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May 10, 2007

Mr. Alan Peterson, Brownfields Project Officer
U.S. Environmental Protection Agency
1 Congress Street, Suite 1100 (HBT)
Boston, MA 02114-2023

Ms. Patricia Coppolino, Environmental Analyst
Sites Management Section
Vermont Department of Environmental Conservation
103 South Main Street, West Building
Waterbury, Vermont 05671-0404

RE: Phase I Environmental Site Assessment, 3 Railroad Avenue, Windsor, Vermont

Dear Mr. Peterson and Ms. Coppolino:

Please find enclosed the final draft of the Phase I Environmental Site Assessment (ESA) report for the above referenced property. The ESA was conducted in compliance with ASTM E-1527-05.

Please call me should you have questions.

Sincerely,



Angela Rogers
Geologist

Enc

cc: KAS # 502070080

RECEIVED
MAY 15 2007
WMD

**PHASE I
ENVIRONMENTAL SITE
ASSESSMENT REPORT**

**3 Railroad Avenue
Windsor, Vermont**

FINAL DRAFT
May 2, 2007

RECEIVED
MAY 15 2007
WMD

Prepared for:

Southern Windsor County Regional Planning Commission
P.O. Box 320
Ascutney, VT 05030

Prepared by:



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KAS Project # 502070080

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1.0 EXECUTIVE SUMMARY

KAS, Inc. conducted a Phase I Environmental Site Assessment (ESA) of a portion of land located at 3 Railroad Avenue in Windsor, Vermont (subject property). The Phase I ESA was conducted pursuant to ASTM E-1527-05 for the Southern Windsor County Regional Planning Commission (SWCRPC) of Ascutney, Vermont.

The subject property is currently unused, and is the proposed location for the Windsor Welcome Center, which is scheduled to begin construction in the early spring. Another structure exists on the property, which currently houses the Windsor Connection Resource Center. This second structure was not included in this ESA, and is considered a separate property.

The subject property has historically been used for the manufacturing of precision tools, manufacturing of cement, and the storage of lumber, grain, feed, and shingles. The building was reportedly constructed in the late 1800s¹.

The following Recognized Environmental Conditions (RECs) were observed on the subject property:

On-Site RECs:

1. Five weathered and unlabeled 55 gallon drums are located on the southeastern portion of the subject property and inside the garage portion of the building. Pails without lids, most likely containing cutting oils and motor oil, exist inside the subject property building.
2. The presence of Tetrachloroethene (PCE), Volatile Organic Contaminants (VOCs), and Polynuclear Aromatic Hydrocarbons (PAHs) above the VGES in the soil and/or groundwater.

Historic on-Site RECs:

1. Based on previous findings and testing of the oily substance on the slab, a release of PCB has occurred on the subject property.
2. The sump and trench in the southern portion of the property that discharged onto the property at an unknown location.
3. Drums may have been moved from the subject property to the 28 River Street Site.
4. 4,000 gallon UST removed in 1990 without proper documentation or site assessment.

Historic off-Site RECs:

1. The presence of the Former Windsor Gas Works, the Former Windsor Dry Cleaning, a former automobile sales and service shop, a machine shop, and a photography shop indicates a possible historic release of hazardous materials on or near the subject property.

¹ Phase I Environmental Site Assessment Report, WAG Building, April 24, 2000, prepared by Marin Environmental.

This Phase I ESA was overseen by a qualified environmental professional as defined by ASTM E-1527-05 and is believed to accurately represent the environmental condition of the property as of March 7, 2007. All statements made are based on KAS' personal observations except as otherwise referenced. Use and reliance of this document is subject to the assumptions, limitations, terms and exclusions set forth at Section 10.0 of this document.

2.0 INTRODUCTION

KAS, Inc. of Williston, Vermont (KAS) conducted a Phase I Environmental Site Assessment (ESA) of a portion of land and premises located at 3 Railroad Avenue in Windsor, Vermont (subject property). A Site Location Map is included in Appendix A, and a Site Sketch depicting the subject property boundaries is included in Appendix B. The ESA was conducted pursuant to the American Society of Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-05). This assessment was conducted for the Southern Windsor County Regional Planning Commission (SWCRPC) of Ascutney, Vermont, herein referred to as client. The owner of record of the subject property as of the date of this report is Connecticut River Development Corporation (CRDC).

2.1. Purpose

The purpose of this ESA was to identify recognized environmental conditions (RECs), historic RECs and de minimis conditions in association with the property as defined and described in the ASTM standard.

2.2. Detailed Scope-of-Services

KAS was engaged by client to conduct a Phase I ESA as defined in ASTM E-1527-05. The Phase I ESA work scope included the following elements:

- A general description of the site and vicinity, current property and adjoining property uses, description of improvements.
- An evaluation of user supplied information including land records, liens, limitations, specialized knowledge, and valuation information if pertinent.
- A review of practically reviewable regulatory and historic records in connection with the property.
- A site reconnaissance including general site setting, interior and exterior observations.
- Interviews with owner, site manager, occupants, local government officials and others as available.
- Presentation of Findings, Opinion, Conclusions, Deviations and the results of any tasks conducted outside the scope of ASTM E-1527-05.

Unless otherwise stated in Section 10.0 of this document, no invasive environmental testing was conducted, and no assessment or testing of asbestos, lead paint, radon or other structural environmental hazards was conducted. If any of these tasks were contracted between KAS and client, the methodology, limitations and results of such tasks may be presented in Section 10.0 of this document.

3.0 SITE DESCRIPTION

3.1. Location and Legal Description

The subject property is located on commercial land at 3 Railroad Avenue in the Town of Windsor, Vermont. The subject property hosts one unoccupied structure, approximately 4,300 square feet, and surrounding land (see Appendix Site Location Map and Site Sketch). The property coordinates are -72:23:7 (deg/min/sec) north latitude and 43:28:47 west longitude.² The legal description of the property as ascertained from local land records indicates that it consists of land that was formerly owned by WAG and sold to CRCD in 1997³.

A more complete description of the property land use history is included in Section 4.1 of this report.

3.2. Site and Vicinity General Characteristics

The subject property is located at 3 Railroad Avenue in Windsor, Vermont (See Appendix A, Site Location Map). As of the date of this report, the subject property was under redevelopment and not in use. The property previously operated as a machine product manufacturing plant, a concrete block manufacturing facility, and as storage for lumber, grain, feed, and shingles.^{3,4}

The subject property is located in a commercial portion of Windsor, Vermont, with residential buildings in close proximity to the property. Commercial uses in the area of the property consist of a railroad station, plumbing shop, and many other commercial businesses. Other area features consist of residential developments. The area topography is generally flat, but slopes slightly to the east. The area in the vicinity of the subject property is generally flat, but slopes east from Route 5 to the railroad tracks.

No surface water bodies were observed within the subject property boundaries on the day of the site inspection. Studies performed at the subject property have measured groundwater between 6 feet below grade to 25 feet below grade, and the hydraulic gradient was calculated to be 15%

² First Search report, page 3.

³ Phase I Environmental Site Assessment Report, WAG Building, April 24, 2000, prepared by Marin Environmental

⁴ Electronic Mail, Naomi Johnson of Dufresne and Associates, Inc, 2/20/2007.

toward the southeast⁵. No studies were performed during this ESA to verify the groundwater depth or gradient. The subject property and its surroundings are depicted in photographs in Appendix C.

3.3. Current Use of the Property

As of the date of this report, subject property was not in active use.

3.4. Descriptions of On-Site Structures, Roads and Other Improvements

As of March 2007, the subject property hosted one barn-like structure. This building is believed to have been constructed in the late 1800s. The structure is currently not being used, except to store equipment.

The subject property is served by municipal water and sewer. Electric power was historically served to the subject property by Central Vermont Public Services (CVPS), but it is not currently in use. As of March 2007, the building on the subject property was not being heated.

3.5. Current Uses of Adjoining Properties

KAS documented land use on neighboring properties at the time of this ESA as follows:

- South: Windsor Connection Resource Center.
- East: Railroad Avenue and Central Vermont Railroad.
- West: Residential apartments.
- North: Thomas and Nancy Levesque Plumbing.

4.0 USER SUPPLIED INFORMATION

4.1. Title Records

KAS reviewed the Deed Records included in the previous Phase I Report⁶ to determine ownership of the subject property, and spoke with the Town Clerk of Windsor⁷ who reviewed the current deed. A summary of the ownership history of the subject property is provided below⁸.

⁵ Phase II Environmental Site Assessment Report, August 15, 2000, prepared by Marin Environmental.

⁶ Phase I Environmental Site Assessment Report, WAG Building, April 24, 2000, prepared by Marin Environmental

⁷ Telecommunication, KAS and Town Clerk of Windsor, March 28, 2007

⁸ Town of Windsor Land Records

Grantor	Grantee	Book	Page	Date
WAG, Inc	CRDC	114	134-150	1997
WAG, Inc ⁹	1 st National Bank	95	345-349	3/8/90
John & Mary Howland	Windsor Machine Products, Inc	71	71-73	9/12/75
Hammond Inc.	John & Mary Howland	55	318	1/12/56
Hammond Construction	Hammond Inc.	45	4	12/2/39
Dwight & Lucy Hammond	Hammond Construction	41	66	1/30/32
Sherman Tayler	Dwight Hammond	40	23	2/16/29
Maxwell Everts	Sherman Tayler	35	366-367	12/30/15
Rollice Arusdeu	Maxwell Everts	32	194	11/24/06

4.2. Environmental Liens or Activity and Use Limitations

An environmental protection easement and declaration of restrictive covenants was issued for the subject property on January 10, 2001¹⁰. A copy of the easement is included in Appendix H. The restrictions set forth in this easement include:

- No water supply wells shall be installed anywhere on or within the property
- The grantor shall obtain written approval from the grantee prior to undertaking any earth excavation
- The existing basement in the adjacent building on the subject property parcel will not be expanded and no new basement area construction can occur without prior approval
- The above listed restrictions remain in effect as long as contaminated groundwater is present

4.3. Specialized Knowledge

Client provided the following specialized knowledge regarding the property: None.

4.4. Commonly Known or Reasonably Ascertainable Information

Client provided the following commonly known or reasonable ascertainable information regarding the property: None.

4.5. Valuation Reduction for Environmental Issues

Client provided no information relative to valuation reduction for environmental issues.

⁹ Possible name change from Windsor Machine Products to WAG, Inc

¹⁰ Environmental Protection Easement and Declaration of Restrictive Covenant, dated January 10, 2001.

4.6. Owner, Property Manager, and Occupant Information

Client identified the property owner, manager and occupants as follows: Subject Property owner; Connecticut River Development Corporation (CRDC); occupant; none.

4.7. Reasons for Performing Phase I

Client provided the following reason(s) for conducting this Phase I ESA: possible property transaction to town of Windsor.

4.8. Other User Supplied Information and Documentation

Client provided the following other information and documentation: Phase I ESA Report, a waste inventory / drum sampling information, and a letter and map from Winthrop Townsend to Patricia Coppolino of the VTDEC.

The Phase I ESA was performed by Marin Environmental of Richmond, Vermont in 2000¹¹. The Phase I ESA was performed for both buildings on the property parcel. The consultant did not identify Recognized Environmental Conditions (RECs) as defined by ASTM in the report. However, the conclusions of the report identified the following:

- The presence of volatile and semi-volatile organic compounds in groundwater samples collected from adjacent and downgradient monitoring wells.
- An on-Site UST was removed without a state inspection or state assessment.
- Investigations at a near-by Hazardous Waste Site, Stacey Fuel and Lumber, revealed chlorinated solvents in groundwater contamination downgradient of the subject property.
- The drainage system in the building contained a sump connected to a pvc pipe that discharged outside the building.
- Gasoline USTs were located on adjacent properties according to Sanborn maps.
- The subject property was listed as a small quantity generator on the RCRA database.

A waste inventory and analysis summary was written by Daly Environmental Contracting in 2006¹². The document included results from product samples, a CRDC waste inventory, and laboratory data. The waste inventory was performed at the 28 River Street Site, and may or may not contain drums from the subject property.

¹¹ Phase I Environmental Site Assessment Report, WAG Building, April 24, 2000, prepared by Marin Environmental

¹² Waste inventory and laboratory data, 28 River Street, Windsor, Vermont, October 2000, prepared by Daly Environmental Contracting.

A letter dated March 21, 2007 from Winthrop Townsend to the VTDEC¹³ stated that CRDC has never used the property, but that they moved drums from the subject property in 2000. The associated map indicated the drums were stored in the garage area of the building.

5.0 RECORDS REVIEW

5.1. Standard Environmental Record Sources

5.1.1 Regulatory Database Search

KAS contracted with FirstSearch Technology Corporation to perform a review of state and federal regulatory records during this ESA. The results of the FirstSearch report indicated activities or registrations associated with the neighboring area of potential environmental concern to the property. The address used for the FirstSearch was 1 Railroad Avenue, which is the address of the building that shares a land parcel with the Welcome Center.

Subject Property

The subject property was listed on the First Search Report as a leaking underground storage tank (UST) Site for a 4,000 gallon #2 or #4 fuel oil UST. The report specifies this UST was removed in 1990 without a state inspection or site assessment. The Site is also listed as a small quantity RCRA generator, but the report does not specify what waste was generated.

Immediately Adjacent Sites

The Levesque Plumbing Building, located adjacent to the north side of the subject property is listed as being a leaking UST Site, with groundwater contamination above State standards. The Targeted Brownfields Site Assessment and Site Conceptual Model for the Downtown Windsor Redevelopment Project¹⁴, dated December 2005 and performed by the Johnson Company, identified the presence of coal tar and PAH contamination from the former Windsor Gas Works coal gasification plant. This property is located adjacent to the north side of the subject property.

Nearby Sites

The Goodyear Site, located southeast of the subject property was listed in the First Search Report. This property is listed as a Federal Brownfields Site, and a leaking UST Site. Three additional Federal Brownfields Sites, and seven active hazardous waste/petroleum release Sites were listed within ¼ mile of the subject property. Three spills are listed within ¼ mile of the subject property. Six RCRA generator Sites are located with ¼ mile of the subject property. Three of the leaking UST Sites, Levesque Plumbing at 101 Main Street, Mascoma Savings Bank

¹³ Letter from Winthrop Townsend to VTDEC dated March 21, 2007.

¹⁴ Targeted Brownfields Site Assessment and Site Conceptual Model, Windsor Downtown Brownfield Redevelopment Project, prepared by the Johnson Company, dated December 2005.

at 105 Main Street, and Barton's Garage at 106 Main Street, are located up-gradient or crossgradient of the subject property, and could have had an impact on the soils and/or groundwater on the subject property. The other Sites listed are located down-gradient or cross-gradient of the subject property, and are not deemed to cause environmental concern in reference to the subject property.

Other Sites

A total of 69 sites are included in the FirstSearch report within the Town of Windsor. None are believed to represent a tangible environmental threat to the properties.

5.2. Additional Environmental Record Sources

The following additional environmental record sources were reviewed at the Vermont Department of Environmental Conservation (VTDEC) offices in Waterbury, Vermont on March 20, 2007:

- Phase II ESA Report, August 2000¹⁵
- Results of Air Sample Analysis, WAG Building, dated November 28, 2000¹⁶
- Initial Hazardous Materials Assessment at Interpretive Center, performed by Clay Point Associates, dated March 26, 2003¹⁷
- Letter from VTDEC to Ms. Andrea Cabral, dated March 13, 2003¹⁸
- Letter from VTDEC to Mr. Winthrop Townsend III, dated December 14, 2003¹⁹
- Indoor Air Sampling Results, Downtown Windsor Redevelopment Project, dated February 13, 2006²⁰
- Soil and Building Sampling Report for the Windsor Welcome Center, dated February 2007²¹
- First Letter from VTDEC to Win Townsend, dated March 12, 2007²²

A brief synopsis of each document with respect to impacts on or to the subject property is as follows:

A Phase II ESA was completed in August 2000 by Marin Environmental. During the Phase II investigation, five groundwater monitoring wells were installed and sampled. One shallow soil

¹⁵ Phase II Environmental Site Assessment Report, August 15, 2000, prepared by Marin Environmental.

¹⁶ Results of Air Sample Analysis, WAG Building, November 28, 2000, prepared by Marin Environmental.

¹⁷ Initial Hazardous Materials Assessment at Interpretive Center, performed by Clay Point Associates, dated March 26, 2003.

¹⁸ Letter from VTDEC to Ms. Andrea Cabral, dated March 13, 2003.

¹⁹ Letter from VTDEC to Mr. Winthrop Townsend III, dated December 14, 2003.

²⁰ Indoor Air Sampling Results, Downtown Windsor Brownfield Redevelopment Project, prepared by Johnson Company, dated February 13, 2006.

²¹ Soil and Building Sampling report for the Windsor Welcome Center, KAS, Inc, February 2007.

²² Letter from VTDEC to Win Townsend, dated March 12, 2007.

sample was collected for analysis of TPH and PAHs, and three shallow soil samples were collected for pesticide analysis. Groundwater samples were collected from two of the five monitoring wells. Two monitoring wells were dry, and one contained free product. The following conclusions were presented:

- No VOCs above the groundwater table were measured with a PID during monitoring well installation.
- No pesticides were reported in the shallow soil samples.
- The shallow aquifer below the eastern portion of the site is contaminated with VOCs and PAHs above the VGES.
- The soil sample tested for PAH revealed concentrations greater than the EPA Region IX values.
- The free product observed in MW-2 was thick, oily, and brown with an odor at the groundwater table.
- Groundwater flow is likely from the northwest to the southeast, with a hydraulic gradient of approximately 15%.
- Contaminant sources are likely off-Site (Former Windsor Gas Works and Former Windsor Dry Cleaning).
- The lateral extent of groundwater contamination was not delineated.
- Additional groundwater monitoring wells are needed to determine the extent of VOCs and PAH groundwater contamination.

The Results of Air Sample Analysis for the neighboring building on the land parcel, performed by Marin Environmental, dated November 28, 2000, reported low level concentrations of toluene and xylenes. A response letter from Mr. Smith of the VTDEC to Mr. Winthrop Townsend III, dated December 14, 2003, reported the detection limits for most of the compounds tested were above the RBCs. Furthermore, Mr. Smith stated the sampling results indicate that the subsurface contamination at the Site has likely not impacted the indoor air quality of the building.

A summary of the Environmental Protection Easement and Declaration of Restrictive Covenant, dated January 10, 2001 is included in section 4.2.

The Initial Hazardous Materials Assessment at Interpretive Center, performed by Clay Point Associates, dated March 26, 2003, identified hazardous materials present in the subject property building. The list of the materials identified include; a mercury containing thermostat, fluorescent light tubes and ballasts, 275 gallon AST half full of #2 fuel oil, oil filters for the furnace and boiler, an oxygen canister, an acetylene canister, used oils and metal cuttings in various containers, one 55 gallon drum, miscellaneous paints, cleaners, and motor oil containers, an oily residue and stain on entire floor surface of the east and west sections of the building.

The letter from VTDEC to Ms. Andrea Cabral, dated March 13, 2003 specifies that the VTDEC cannot provide a clearance letter, since known contamination is present in soils and groundwater, and more environmental work is needed to accurately define the contamination. Mr. Smith stated he is aware of PCE and coal gasification contamination under the Windsor Gas Works Site, and he stated the AOT should have a Site investigation conducted prior to performing work.

The Indoor Air Sampling Results for the Downtown Windsor Redevelopment Project, dated February 13, 2006 and performed by the Johnson Company, stated elevated levels of PCE were measured in the Windsor Station Restaurant, the Windsor Area Community Partnership, and one residence.

A Soil and Building Sampling investigation was performed by KAS in February 2007²³. In this study, 24 hour indoor air quality samples for chlorinated VOCs were obtained in the building, two samples from oily substances on the concrete slab were collected and tested for PCBs, and ten shallow soil borings were advanced and soil samples were collected and tested for VOCs, SVOCs, PAHs, and 13 Priority Pollutant Metals. The conclusions of this study are presented below:

- Indoor air in the building did not contain detectable levels of chlorinated solvents under present sampling conditions.
- Two samples of an oily substance present on the slab of the building were obtained. One sample contained concentrations of PCBs above the Toxic Substances Control Act (TSCA) threshold value of 50 ppm and one sample was non-detect.
- Bird guano was observed throughout the slab, at an average thickness of approximately 1/8".
- PCE was detected in the soil sample obtained from SB-3 at a concentration higher than the Region IX PRG. VOCs were not detected in the soil samples obtained from SB-1, SB-2, SB-4, SB-5, SB-6, SB-7, SB-8, SB-9, and SB-10.
- PAHs were reported above the EPA's Region IX PRG for a residential site in the samples collected from SB-1, SB-3, SB-4, SB-5, and SB-6. No PAHs were detected above the laboratory detection limit in the soil samples collected from SB-2, SB-7, SB-8, or SB-9, and one PAH was reported below the applicable residential PRG in the sample collected from SB-10.
- Concentrations of total arsenic above the EPA's Region IX PRG for a residential site were reported in the soil samples collected from all of the borings. Other metals were reported in the samples collected from all of the borings, but none of these concentrations were greater than the applicable EPA Region IX PRGs for a residential site.

A First Letter from the VTDEC to Win Townsend, dated March 12, 2007, requested additional investigations to further define the extent of soil and groundwater contamination at the Site. The tasks requested included; document if drums present at the former Goodyear Site were transported there from this Site, and determine what the source of waste was, and where they were stored prior to being transported; prepare a work plan to perform a Site Investigation in accordance with the 2005 State of Vermont Site Investigation Procedure; Create a soil management plan; submit a final renovation plan; and submit a cleanup plan for the PCB contamination to TSCA and SMS.

²³ Soil and Building Sampling report for the Windsor Welcome Center, KAS, Inc, February 2007.

5.3. Physical Setting Sources

5.3.1 USGS Topographic Maps

The most recent available USGS topographic map dated 1984 was examined during this assessment.²⁴ This map indicated that the subject property was developed with one structure, similar to how it was observed in March 2007.

5.3.2 State Geological Maps

Bedrock in the vicinity of the property consists of Devonian-aged Gile Mountain formation according to the Centennial Geologic Map of the State of Vermont.²⁵ The Gile Mountain formation is described as a gray quartz-muscovite phyllite or schist. The overburden deposits in the area of the subject property are mapped as recent alluvium according to the Surficial Geological Map of the State of Vermont.²⁶

5.3.3 Other Physical Setting Sources

None

5.4. Historical Use Information on the Property

5.4.1 Standard Historical Sources

Aerial Photographs

An aerial photo of the subject property was reviewed on line at the KAS office²⁷. The photo, dated April 13, 1998, shows the subject property consistent with how it was observed in March 2007. A copy is included in Appendix D.

Fire Insurance Maps

Copies of the Sanborn Fire Insurance maps from 1876, 1884, 1889, 1894, 1901, 1906, 1917, 1925, and 1951 were reviewed on March 12, 2007²⁸. The subject property building appears as a lumber warehouse on the maps from 1876 through 1894. The subject building is listed as a store

²⁴ USGS Topographic Map July 1984.

²⁵ Centennial Geologic Map.

²⁶ Surficial Geologic Map.

²⁷ Terraserver Image, www.terraserve-usa.com

²⁸ Phase I Environmental Site Assessment Report, WAG Building, April 24, 2000, prepared by Marin Environmental

house on the 1901 map, and as a grain feed and shingles store house from the 1906 to the 1925 map. The building is listed as a cement block manufacturer on the 1951 map.

Historic USGS Topographic Maps

The 1929, and 1957 historic USGS maps of Windsor, Vermont were reviewed on line at the KAS office on March 12, 2007.²⁹ The 1929 map does not show any buildings on the subject property, and the 1957 map depicts one structure on the subject property. Copies of the maps are included in Appendix D.

5.5. Historical Use Information on Adjoining Properties

Aerial Photographs

KAS reviewed the aerial photograph dated April 13, 1998³⁰. The April 1998 photograph depicts the surrounding properties as follows:

- North-Commercial Businesses
- South-Commercial Businesses
- East-Railroad
- West-Commercial Businesses

The April 1998 aerial photograph showed surrounding property developments to be very similar to those observed in March 2007 (see Section 6.0).

Fire Insurance Maps

Copies of the Sanborn Fire Insurance maps from 1876, 1884, 1889, 1894, 1901, 1906, 1917, 1925, and 1951 were reviewed on March 12, 2007³¹. A gasoline UST was noted on the 1917 and 1925 maps, on a property to the west of the subject property. An additional gasoline tank was depicted on the 1925 map, on a property west of the subject property. An automobile sales and service shop was located on the adjacent property to the west of the property on the 1951 Sanborn maps. A photography shop is located west of the subject property on the 1894, 1901, and 1906 maps. The Windsor Gas Company was located on the adjacent property north of the subject property on the 1884 through the 1906 maps. Two large gasoline holding tanks, a fuel oil tank, and a fuel shed are depicted on this property. A machine shop is located on the adjacent property to the north of the subject property on the 1917, 1925, and 1951 maps. Ruins of a fire were noted on the property adjacent to the south of the subject property on the 1917 map.

²⁹ Historic USGS Maps of Windsor. www.docs.unh.edu/nhtopos

³⁰ Terraserver Image, www.terraserve-usa.com

³¹ Phase I Environmental Site Assessment Report, WAG Building, April 24, 2000, prepared by Marin Environmental

Historic USGS Topographic Maps

The 1929, and 1957 historic USGS maps of Windsor, Vermont was reviewed by KAS³². The 1929 map shows the area around the subject property as being undeveloped, with a railroad located to the east. The 1957 map depicts the railroad to the east, and two adjacent buildings. Copies of the maps are included in Appendix D.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

On March 7, 2007, Angela Rogers of KAS conducted a site reconnaissance to inspect the property for indications of environmental risks or hazardous conditions. A completed site inspection checklist is included in Appendix C. The reconnaissance was conducted on foot by visiting all the accessible parts of the property to conduct visual inspections. Ms. Rogers was accompanied by Mr. Peter Nelson, Project Supervisor of Construction, during a portion of the site reconnaissance. Photographs of the property are included in Appendix C.

6.2 General Site Setting

6.2.1 Current Uses

The subject property was not in use during the reconnaissance, but it was in the early stages of redevelopment.

6.2.2 Past Uses

Based on visual evidence, including the presence of a sign on the front of the building and equipment inside the building, the past use of the subject property appeared to be a machine product manufacturing plant.

6.2.3 Current and Past Uses of the Adjoining Properties

Current uses on the adjoining properties at the time of the site reconnaissance were as noted in Section 3.5 of this report. Past uses of the adjoining properties were likely similar to current uses based on visual evidence, except for the building adjacent to the southern portion of the subject property. This building was most likely used for machine product manufacturing with the subject property.

³² Historic USGS Maps of Windsor. www.docs.unh.edu/nhtopos

6.2.4 *Current and Past Uses in the Surrounding Area*

The surrounding area uses at the time of the site reconnaissance were as noted in Section 3.2 of this report.

6.2.5 *Geologic, Hydrogeologic and Topographic Conditions*

Observations made during the site reconnaissance indicated that the property is nearly flat and mostly covered by paved areas. A large portion of the ground was covered in snow. No bedrock outcrops were observed on the property. One stormwater drain was noted on the subject property, which had no water present in it.

6.2.6 *General Description of Structures*

One structure was noted on the subject property during the site reconnaissance. The building was not being used, but was in the early stages of re-development. The building was not being heated during the site inspection. Historically, fuel oil was used to heat the building.

6.2.7 *Roads*

The subject property is abutted on the east by Railroad Avenue.

6.2.8 *Potable Water Supply*

The subject property is serviced by the Town of Windsor Municipal water supply.

6.2.9 *Sewage Disposal System*

The subject property is serviced by the Town of Windsor Municipal sewer.

6.3. Exterior Observations

6.3.1 *Current Usage*

The exterior use of the subject property was parking for the adjacent Resource Center. A fence had been installed around the perimeter of the building for the scheduled redevelopment of the site.

6.3.2 *Hazardous Substances and Petroleum Products*

Four 55 gallon drums with unknown substances were observed on the southwestern portion of the subject property.

6.3.3 *Storage Tanks*

One empty 275 gallon fuel oil AST was observed along the southern wall of the building.

6.3.4 *Odors*

No noteworthy odors were observed on the subject property.

6.3.5 *Pools of Liquid*

No pools of liquid were noted.

6.3.6 *Drums*

Four 55 gallon drums with unknown substances were observed on the southwestern portion of the subject property (see section 6.3.2).

6.3.7 *PCBs*

No containers or equipment suspected to contain PCBs were noted. In addition, no pole mounted electrical transformers were noted on the subject property.

6.3.8 *Pits, Ponds and Lagoons*

No pits, ponds or lagoons were noted on the property during the site reconnaissance. One stormwater catch basin was located in the parking lot of the subject property.

6.3.9 *Stained Soil or Pavement*

No stained soil or pavement was noted during the site reconnaissance. However, the ground was covered with snow.

6.3.10 *Stressed Vegetation*

No stressed vegetation was noted during the site reconnaissance. However, the ground was covered with snow.

6.3.11 *Solid Waste*

No evidence of solid waste disposal was observed on the subject property. Some old furniture and other trash was noted on the southeastern portion of the subject property.

6.3.12 *Waste Water*

Waste water was not observed during the site reconnaissance.

6.3.13 *Wells*

No monitoring wells or other wells were observed on the subject property.

6.3.14 *Septic Systems*

No evidence of septic systems was noted on the subject property during the site inspection.

6.3.15 *Other*

No other noteworthy observations were made during the site reconnaissance.

6.4. Interior Observations

6.4.1 *Current Usage*

The building spaces visited during the Phase I ESA include the interior of the building located on the subject property. The building was being used to store equipment, but was unoccupied.

6.4.2 *Hazardous Substances and Petroleum Products*

One 55 gallon drum containing an unknown substance was present in the garage section of the building. Several 5 gallon pails and plastic containers (approximately 8) contained varying amounts of unknown substances, which appear to be cutting oils, and motor oils.

6.4.3 *Storage Tanks*

One 275 gallon #2 fuel oil AST was noted along the north wall of the building. The AST was approximately ½ full of oil.

6.4.4 *Odors*

No noteworthy odors were observed inside the buildings. However, the interior examination of the Phase I ESA was performed with a full face respirator due to the presence of bird guano.

6.4.5 *Pools of Liquid*

Pools of liquid were present in the sump and trench along the west wall of the subject building. No sheens were noted.

6.4.6 Drums

1-55 gallon drum, containing an unknown liquid, without a label, was noted inside the building.

6.4.7 PCBs

Several pails and plastic containers contained what appears to be cutting oils. An oily sludge is present on the concrete slab in the building.

6.4.8 Heating and Cooling

The building was not being heated or cooled during the site reconnaissance.

6.4.9 Stains and Corrosion

Stains were noted on the slab during the site reconnaissance. The presence of guano on the slab prohibited visual inspection of a significant portion of the slab.

6.4.10 Drains and Sumps

A sump was present along the west wall of the subject building. The sump was not operational during the reconnaissance. The sump appeared to have historically discharged outside through a pvc pipe located on the western wall of the building.

7.0 INTERVIEWS

7.1 Interview with Property Owner

Mr. Winthrop Townsend, representative of CRDC, owner of the subject property, completed an owner/operator interview form. A copy of the interview questionnaire is provided in Appendix F. Important points raised in the interview included the following.

- Previous Phase I and Phase II ESA reports were prepared by Marin Environmental in 2000.
- CRDC placed a deed restriction on the property to prohibit drinking wells and to notify the State of Vermont before digging or expanding basements.
- A letter from the VTDEC requesting a work plan for additional work was received in 2007.
- Past uses of the building included a machine shop. Suspected chemicals used include cutting oil and naphthalene.

7.2. Interview with Owner

See Section 7.1.

7.3. Interview with Occupants

There are no occupants currently residing the property.

7.4. Interview with Local Government Officials

The fire chief of Windsor, Vermont was interviewed via a telephone conversation on March 16, 2007. Ronald Vezina has been on the Windsor Fire Department for approximately 20 years, and has been chief for approximately 8 months. He has also resided in Windsor, Vermont for over 60 years. Mr. Vezina said he was not aware of any past environmental conditions or responses to any environmental conditions on the subject property.

7.5. Interview with Others

No other interviews were conducted.

8.0 FINDINGS

The subject property has two on-Site RECs, including weathered and unlabeled 55 gallon drums, and containers likely containing cutting oils and motor oil, and the presence of PCE, VOCs, and PAHs above the VGES in the soil and/or groundwater. The subject property has four historic on-Site RECs, including a release of PCB has occurred on the subject property, a sump and trench in the southern portion of the property that discharged onto the property at an unknown location, drums that may have been moved from the subject property, and a 4,000 gallon UST removed in 1990 without proper documentation or site assessment. The subject property has one historic off-Site REC, which is the presence of the Former Windsor Gas Works, the Former Windsor Dry Cleaning, a former automobile sales and service shop, a machine shop, and a photography shop adjacent to the subject property.

A Phase II Investigation, in compliance with the VTDEC's first letter dated March 13, 2007, are recommended relative to the subject property.

9.0 CONCLUSIONS

KAS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the property as defined earlier in this report.

Any exceptions to, or deletions from, this practice are described at Section 11.0 of this report. This assessment has revealed evidence of the following recognized environmental conditions in connection with the property:

On-Site RECs:

1. Five weathered and unlabeled 55 gallon drums are located on the southeastern portion of the subject property and inside the garage portion of the building. Pails without lids, most likely containing cutting oils and motor oil, exist inside the subject property building.
2. The presence of Tetrachloroethene (PCE), Volatile Organic Contaminants (VOCs), and Polynuclear Aromatic Hydrocarbons (PAHs) above the VGES in the soil and/or groundwater.

Historic on-Site RECs:

1. Based on previous findings and testing of the oily substance on the slab, a release of PCB has occurred on the subject property.
2. The sump and trench in the southern portion of the property that discharged onto the property at an unknown location.
3. Drums may have been moved from the subject property to the 28 River Street Site.
4. 4,000 gallon UST removed in 1990 without proper documentation or site assessment.

Historic off-Site RECs:

1. The presence of the Former Windsor Gas Works, the Former Windsor Dry Cleaning, a former automobile sales and service shop, a machine shop, and a photography shop indicates a possible historic release of hazardous materials on or near the subject property.

A recognized environmental condition is defined in ASTM E 1527-05 as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.”

10.0 DEVIATIONS, ASSUMPTIONS, LIMITATIONS, EXCLUSIONS, RELIANCE

10.1. Deviations

Noted exclusions to the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-2005) included: An owner interview

was not completed; The ground and part of the interior floor of the subject property were covered with snow and/or guano during this assessment.

10.2. Significant Assumptions

KAS undertook performance of this Phase I ESA according to the following assumptions.

- All observations and material findings stated herein are based on KAS' direct observations unless otherwise attributed.
- Free and easy access was provided to all relevant property locations and to KAS' knowledge, no information of material importance to the Phase I ESA was withheld by the client, owner, interviewees or other sources.
- The information provided by historical sources and interviewees is assumed to be reasonably accurate and indicative of past and current property conditions.

Should additional information be received subsequent to the issuance of this Phase I ESA, KAS reserves the right to alter and /or amend its findings, opinions and conclusions.

10.3. Limitations and Exclusions

KAS has prepared this Phase I ESA report in accord with ASTM E-1527-05 using the best efforts of Environmental Professionals and information available at the time of preparation. This report is intended to convey a point-in-time environmental evaluation of the property, as well as relevant information on past uses. The user of this document must recognize the limitations inherent in conducting a Phase I ESA, as stated in ASTM E-1527-05, which include but are not necessarily limited to:

- This document does not address regulatory compliance issues and KAS makes no assurances relative to the federal, state or local regulatory compliance of the property (ref. ASTM Section 1.4).
- All appropriate inquiry as defined by ASTM E-1527-05 is not an exhaustive assessment of a clean property (ref. ASTM Section 4.5.2).
- A variable level of inquiry may be conducted depending on the specific characteristics and features of the property and the information developed during the course of the assessment (ref. ASTM Section 4.5.3).
- An assessment meeting or exceeding the requirements of ASTM E-1527-05 and completed less than 180 days prior to the date of acquisition or intended transaction is presumed to be valid (ref. ASTM Section 4.6).
- All appropriate inquiry as defined by ASTM E-1527-05 is not exhaustive and does not require assessment of historic uses more frequently than every five years (ref. ASTM Section 8.3.2.1).

10.4. Special Terms and Conditions

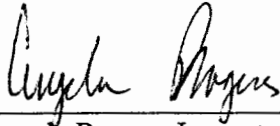
None.

10.5. User Reliance

This report is for the use and benefit of client as defined herein. Affiliates of client, and third parties authorized in writing by KAS, may rely upon this report to the extent that client is entitled to do so, provided said parties agree to abide by the limitations and exclusions as stated herein.

11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We hereby certify that this Phase I Environmental Site Assessment report, as presented, is a complete and accurate record of my findings, to the best of my knowledge.



Angela Rogers, Inspector

Reviewed by:



Alan R. Liptak, CPG, Environmental Programs Manager

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312, and that I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. KAS has developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

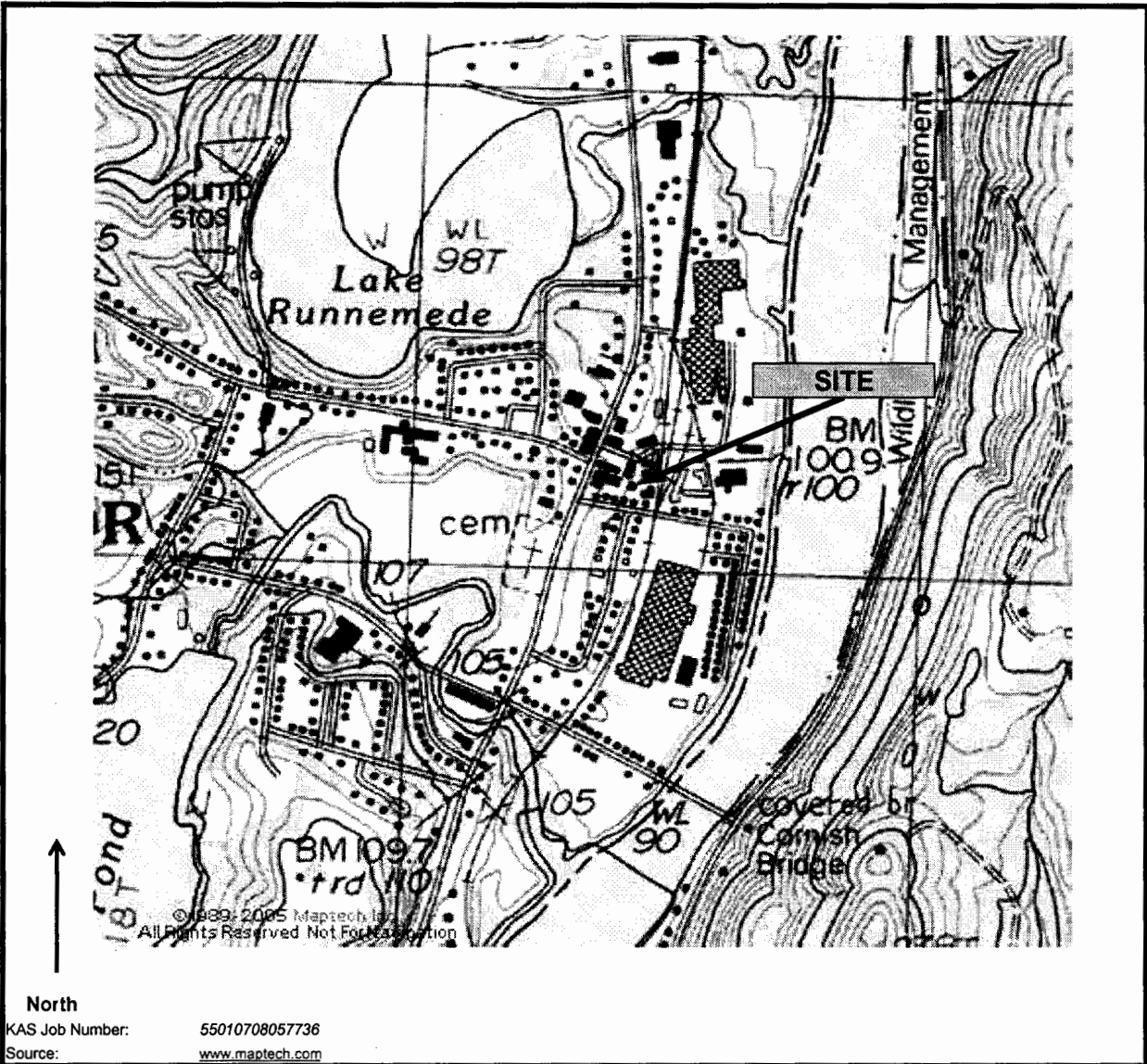


Alan R. Liptak, CPG, Environmental Programs Manager

13.0 APPENDICIES

- A. Site Location Map
- B. Site Sketches
- C. Site Photographs and Site Inspection Forms
- D. Historical Research Documentation
- E. Regulatory Records Documentation
- F. Interview Documentation
- G. Qualifications of Environmental Professionals
- H. Environmental Record Sources

APPENDIX A
SITE LOCATION MAP

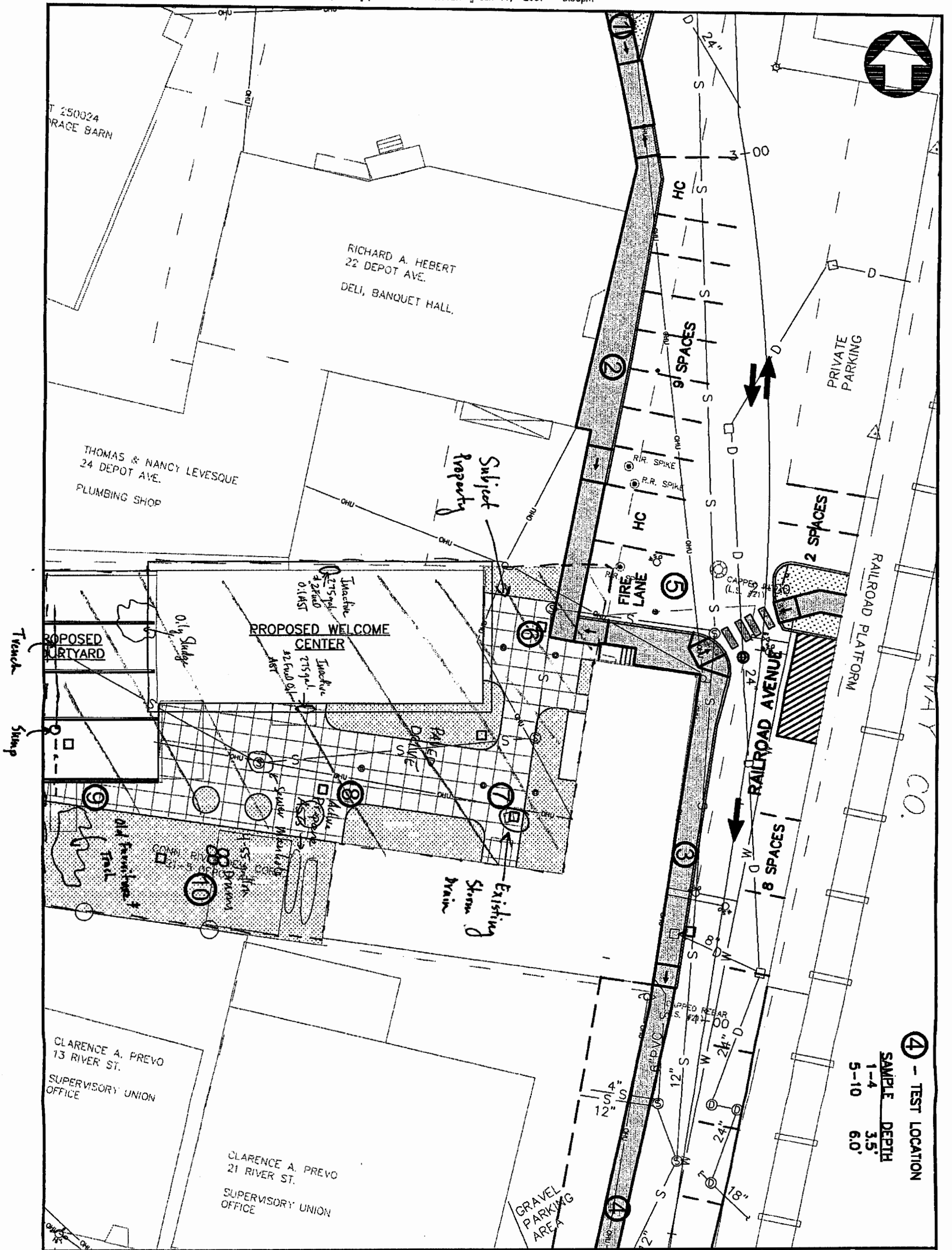


Windsor Welcome Center
Railroad Avenue
 Windsor, Vermont

Site Location Map

Date: 02/21/07 Drawing No 0 Scale: NTS By: AR

APPENDIX B
SITE SKETCHES



④ - TEST LOCATION
 SAMPLE DEPTH
 1-4 3.5'
 5-10 6.0'



Dufour & Associates, P.C.
 54 Main Street, P.O. Box B
 Windsor, Vermont 05089
 Tel: (802) 674-2904 Fax: (802) 674-2913
 E-mail: dufour@dufour.com
 Home page: http://www.dufour.com

Project # 712000
 Project Mgr. NRU
 Design NRU
 Drawn TRK
 Checked by RED
 Date JAN 2007
 Scale 1"=20'
 Approved by NRU

Site Sketch
 Annotated By
 MTS, Inc.
 3/24/07

THE DRAWING IS FOR THE PROJECT SHOWN AND NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED BY THE CONTRACTOR.

WINDSOR WELCOME CENTER
 PROPOSED SOIL TESTING LOCATIONS
 WINDSOR, VERMONT

④ = Subject Property

1
 DWG. NO. 712000 - TestLoc2.dwg
 SHEET 1 OF 1

APPENDIX C

**SITE PHOTOGRAPHS and SITE INSPECTION
CHECKLISTS**

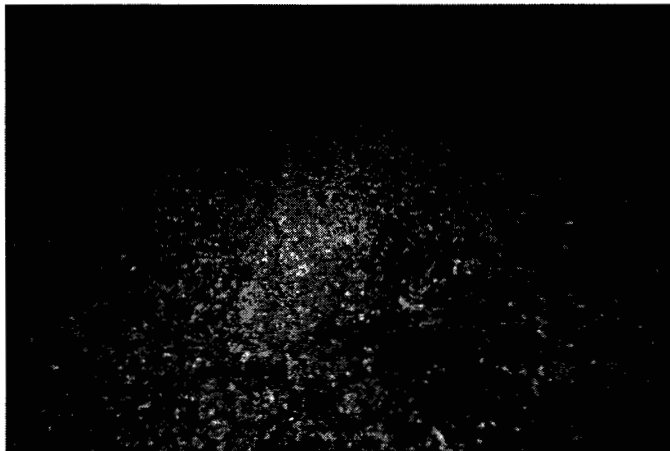


PHOTOGRAPHIC DOCUMENTATION

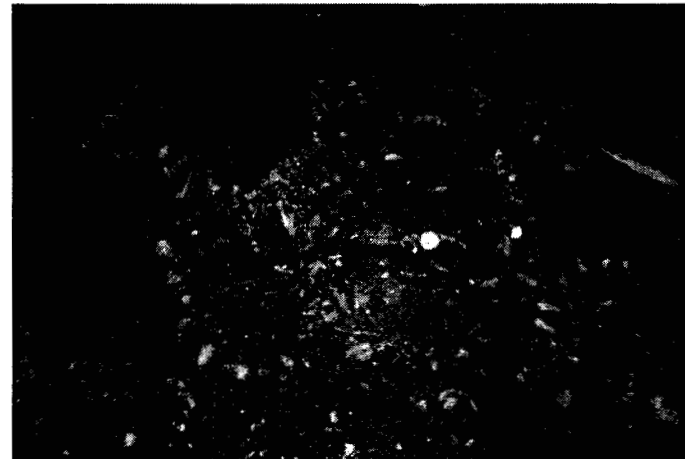
Windsor Welcome Center

Windsor, Vermont

3/7/2007



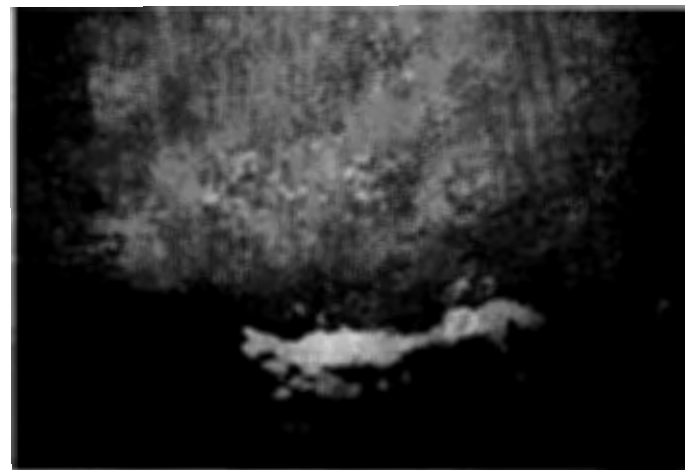
Bird guano on slab



Bird guano on slab



Bird guano on slab



Mold on ceiling

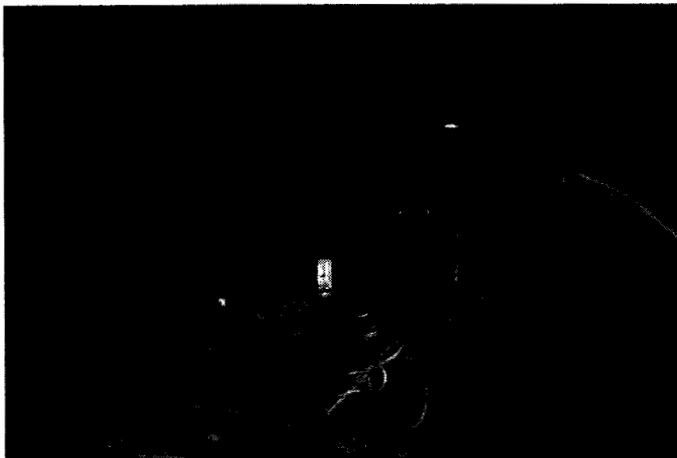


PHOTOGRAPHIC DOCUMENTATION

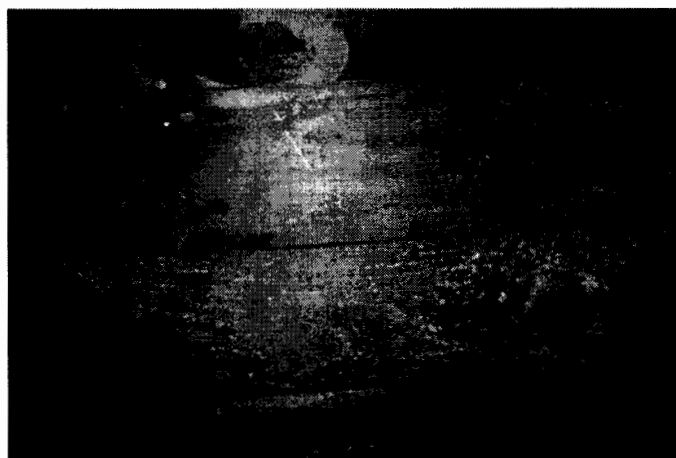
Windsor Welcome Center

Windsor, Vermont

3/7/2007



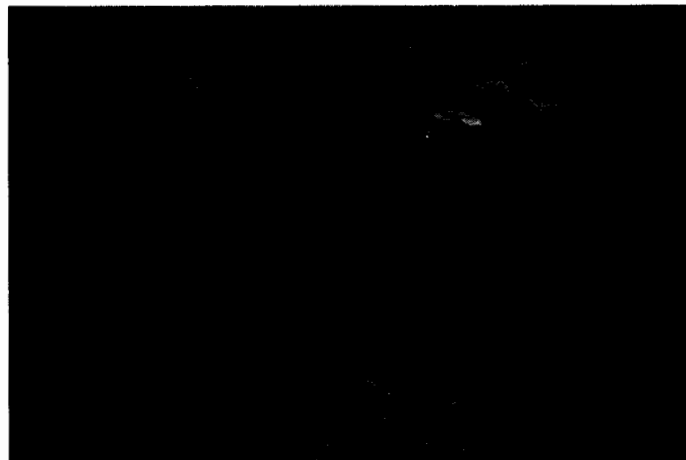
Former AST inside the Windsor Welcome Center



Mold on interior wall of Welcome Center



Empty drum inside the Welcome Center



Sump along north wall of the Welcome Center.



PHOTOGRAPHIC DOCUMENTATION

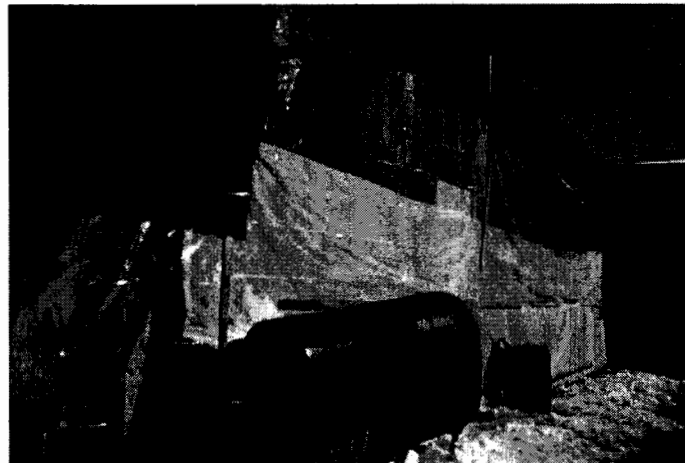
Windsor Welcome Center

Windsor, Vermont

3/7/2007



55 gallon drums located outside the Welcome Center.



Empty AST outside the Welcome Center. The 55 gallon in the bottom left corner of the photo was empty



Propane ASTs on Site property

Site Reconnaissance Checklist
Phase I Environmental Site Assessment

KAS Project No.: 502070080

Date: 3/7/07

Site Name: Windsor Welcome Center

Location: Railroad Avenue
Windsor, VT

Inspector: Angela Rogers

Signed: Angela Rogers

Weather: Sunny, Cold ~5° F

Accompanied By: Peter Nelson

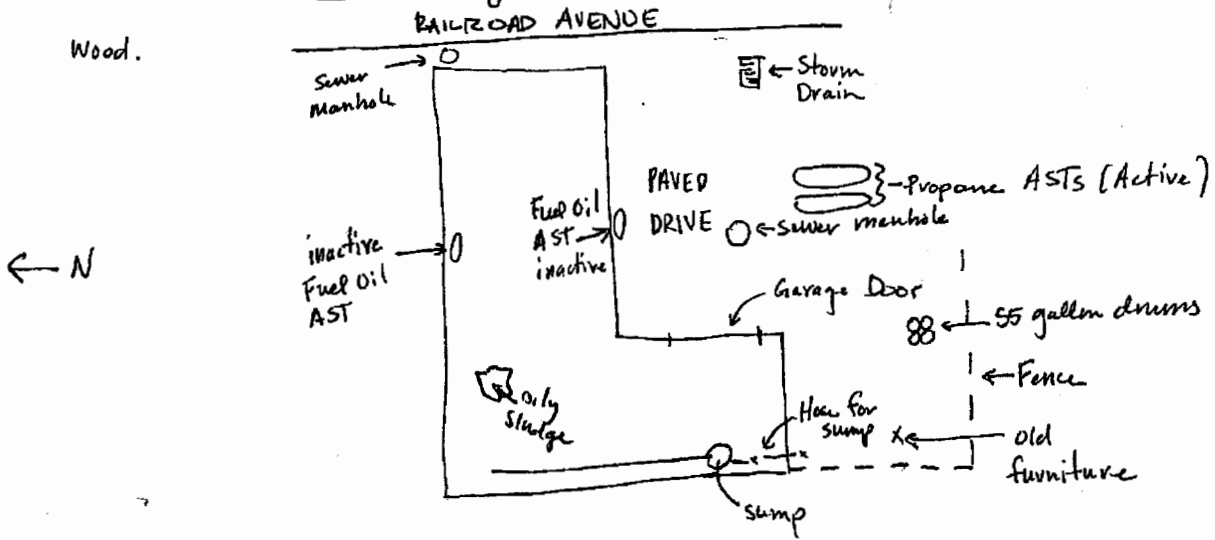
Title, or Relationship to the Property: Project Supervisor, Contractor

Telephone: _____

Section 1. General Site Setting (ASTM E-1527-05 Section 9.4.1)

A. *Current uses of the property (Section 9.4.1.1):* Describe current property uses with emphasis on those likely to involve use, treatment, storage, disposal and/or generation of hazardous substances and/or petroleum products. Generate site sketch map (or obtain existing site plans). Include an estimate of the subject property boundaries. Include detail sketches if appropriate. Describe structures and other improvements on the property.

Current building is an abandoned barn-like structure, made from a wooden frame. The building currently stores old machine equipment and some wood.



Site Reconnaissance Checklist
Phase I Environmental Site Assessment

- B. Past uses of the property (Section 9.4.1.2): To the extent visually evident, describe past property uses with emphasis on those likely to involve use, treatment, storage, disposal and/or generation of hazardous substances and/or petroleum products.

Past uses include the manufacturing of precision tools. Petroleum products were likely used during manufacturing.

- C. Current and past uses of adjoining properties (Section 9.4.1.3 and 9.4.1.4): To the extent visually identifiable from the subject property, list current uses of adjoining properties with emphasis on those likely to indicate recognized environmental conditions on the subject property. If past uses of adjoining properties with such potential are evident list these also.

North: Plumbing shop & Banquet Hall
South: Community Resource Center
East: Railroad Avenue
West: Apartment Building

Site Reconnaissance Checklist
Phase I Environmental Site Assessment

- D. Current or past uses in the surrounding area (Section 9.4.1.5): To the extent visually identifiable from the subject property and public thoroughfares in the vicinity, describe general area development with potential to indicate recognized environmental conditions with the subject property.

Area is commercial with some apartments.

- E. Geologic, Hydrogeologic, Hydrologic and Topographic Conditions (Section 9.4.1.6): Describe the overall property setting. Describe natural bodies of water (including springs and seeps) and possible wetlands on subject property and indicate location(s) on site sketch map. Note presence of exposed bedrock on property grounds and indicate general location(s) on site sketch map.

No bodies of water, bedrock, or wetlands observed on property.

Site Reconnaissance Checklist

Phase I Environmental Site Assessment

- F. General Description of Structures (Section 9.4.1.7): Describe structures or other improvements on the property including number and size of buildings, footprints, number of stories each, approximate age of buildings, occupancy status, pavement, fences, foundations/ruins, utilities, product pipelines, and ancillary structures such as railroad spurs and power transmission lines.

One wooden structure - one story
Vacant - in preliminary renovation stage

- G. Roads (Section 9.4.1.8): List public thoroughfares, roads, streets and parking facilities adjoining / on the subject property.

Railroad Avenue east of site

- H. Potable Water Supply (Section 9.4.1.9): Identify potable water supply source(s) for the subject property as apparent from visual inspection.

Municipal Water

- I. Sewage Disposal System (Section 9.4.1.10): Identify current sewage disposal system as apparent from visual inspection.

Municipal Sewer

Site Reconnaissance Checklist
Phase I Environmental Site Assessment

Section 2. Interior and Exterior Observations (ASTM E-1527-05 Section 9.4.2)

- A. Current and Past Property Use (Sections 9.4.2.1 and 9.4.2.2): If building structures are identified on the subject property, visually inspect accessible common areas (lobbies, hallways), maintenance and repair areas (boiler rooms) and a representative sample of occupant spaces. Identify below which interior spaces were inspected and describe. Also note which interior spaces were not inspected.

Interior of barn-like structure and attached garage were inspected.

Some piles of snow were present on the concrete slab, which prohibited inspection of this area.

Piles of wood and machinery were present in the building, which prohibited inspection.

- B. Hazardous Substances and Petroleum Products (Sections 9.4.2.3, 9.4.2.8 and 9.4.2.9): List apparent hazardous substances, petroleum products, pollutants, contaminants and raw materials observed on the subject property. Include type, container size and quantity, locations and whether stored appropriately. Note presence or absence of labeling, content according to labels, drum condition. Are adverse environmental conditions observed? Obtain/ review Material Safety Data Sheets if possible.

- (7) 5 gallon pails - mostly empty with small amounts of liquid inside - most likely petroleum products - no lids on buckets
- (1) 1 gallon jug of dark liquid (appears to be oil)
- (4) 55 gallon drums outside building - no labels; partially full of liquid
- (1) 55 gallon drum inside garage.

Site Reconnaissance Checklist
Phase I Environmental Site Assessment

- C. Storage Tanks (Section 9.4.2.4): Identify ASTs and USTs on the subject property. Note pumps, fill pipes, vents, access ways, concrete pads, saw cuts in paved areas, etc. Determine location, size and construction material to the extent visually identifiable, apparent contents, spill/ release protection, containment measures, status (active or inactive). Note upgrades such as corrosion protection, spill and overfill protection, secondary containment systems, etc. Note visual evidence of whether tank(s) have been taken out of operation, removed, closed in place, or otherwise closed.

2 Propane ASTs (Active)

2 Fuel Oil ASTs (Inactive) (275 gallon)

No USTs apparent

Site Reconnaissance Checklist
Phase I Environmental Site Assessment

D. Odors (Section 9.4.2.5): Note strong, pungent, or noxious odors and attempt to identify source.

No odors (interior assessment performed w/ respirators due to guano)

E. Pools of Liquid (Section 9.4.2.6): Note standing surface water, and pools or sumps containing liquids likely to be hazardous substances or petroleum products, to the extent visually identifiable.

Sump & trench along west wall - full of water - no sheens

F. Drums (Section 9.4.2.7): Identify drums potentially containing hazardous substances, petroleum products, pollutants, or contaminants. Identify storage methods including whether release protection measures are in place. Are adverse environmental conditions such as leakage, weeping or overfilling observed? If drums are identified, indicate whether they are labeled and identify drum contents according to labeling.

(4) 55 gallon drums located on southeastern portion of property
- no labels, in poor shape

(1) 55 gallon drum inside garage section of building
- no label; fair shape

Site Reconnaissance Checklist
Phase I Environmental Site Assessment

- G. PCBs (Section 9.4.2.10): List suspect sources of polychlorinated biphenyls (PCBs) such as electrical or other equipment with potential to contain PCBs (transformers, circuit breakers, capacitors, hydraulic fluids, pesticide extenders, lubricants, cutting oils, vacuum pumps, heat transfer systems, plasticizer applications). Fluorescent light ballasts need not be noted. Note with respect to each whether known to contain PCBs (as indicated by labeling), name of utility company (if applicable) and serial numbers, other marks, manufacturer, and model number; evidence of spill or release. Indicate location(s) on site sketch map.

Buckets of ^{possible} cutting oil noted in section 2B

Oily sludge on slab

Section 3. Interior Observations (ASTM E-1527-05 Section 9.4.3)

- A. Heating/Cooling (Section 9.4.3.1): Identify current fuel source(s) for heating and cooling. If possible to identify past fuel sources for heating and cooling, list these also.

No current source for heating and cooling. Past fuel sources most likely #2 Fuel Oil

Site Reconnaissance Checklist
Phase I Environmental Site Assessment

- B. Stains/Corrosion (Section 9.4.3.2): Identify stains or corrosion of floors, walls, or ceilings except for staining from water.

Staining on slab (grease & oil)
Mold staining on walls

- C. Drains and Sumps (Section 9.4.3.3): Identify floor drains, other drains, ditches, and sumps on the subject property. Note the presence or absence of wastewater or other liquid discharge, and sediments, in or into these structures. Describe whether flowing or pooled, sheens, color, odor. Note processes active in their vicinity and whether drains are sealed or operational. Can discharge pipes be seen and if so, note the direction they exit the floor drain. Do drains daylight on the property?

- Sump and trench located along western portion of wall. The sump and trench were full of ice. No sheens were observed. Sump is not operational. A pvc pipe daylighting outside the western wall may have been where the sump discharged

Site Reconnaissance Checklist
Phase I Environmental Site Assessment

Section 4. Exterior Observations (ASTM E-1527-05 Section 9.4.4)

- A. Pits, Ponds and Lagoons (Section 9.4.4.1): Note pits, pools, ponds, lagoons, sumps, or catch basins and indicate location on site sketch map and indicate whether they appear to have been used in connection with waste disposal or treatment.

One catch basin located on property - dry - no sheens

- B. Stained soil or pavement (Section 9.4.4.2): Note stained soil or pavement.

None noted

- C. Stressed Vegetation (section 9.4.4.3): Note areas of stressed vegetation from cause other than lack of water and indicate location on site sketch map.

None noted

- D. Solid Waste (Section 9.4.4.4): Note landfills for solid waste or hazardous waste and whether active or abandoned. Note presence of trash and/or construction debris. Note areas that are apparently filled or graded by non-natural causes or filled with material of unknown origin, mounds, or depressions suggesting solid waste disposal.

Old furniture and trash were noted on southwestern portion of property

Site Reconnaissance Checklist
Phase I Environmental Site Assessment

- D. Waste Water (Section 9.4.4.5): Describe wastewater or other liquid (including storm water) discharge into drain, ditch, or stream on or adjacent to the subject property. Note the condition of wastewater or liquid discharge (e.g., water flowing or pooled, sheens on the liquid surface, color, odor)

No waste water noted

- E. Wells (Section 9.4.4.6): Note active or inactive wells on the subject property (including oil or gas wells, injection wells, irrigation wells, groundwater monitoring wells, dry wells, abandoned wells, or other wells) and indicate location on site sketch map.

No wells noted

- F. Septic Systems (Section 9.4.4.7): Indicate whether evidence exists of on site septic systems and/or cesspools, to the extent visually identifiable.

No septic system noted

- G. Limitations (Section 9.2.4): Identify condition(s) which prevented thorough inspection of building interiors and/or property grounds (snow cover, denied access, safety or structural issues).

Snow cover on property
Guano covering slab of building

Site Reconnaissance Checklist
Phase I Environmental Site Assessment

- H. Additional Site Reconnaissance Observations: This section is used to describe other contract specific requests not addressed above, whether ASTM or non-ASTM criteria are used to evaluate the specific feature (Attach additional pages as needed.)

APPENDIX D

HISTORICAL RESEARCH DOCUMENTATION



VERMONT
G. DOLL
OLOGIST

STATE OF NEW HAMPSHIRE
HIGHWAY DEPARTMENT

CLAREMONT QUADRANGLE
NEW HAMPSHIRE-VERMONT
15 MINUTE SERIES (TOPOGRAPHIC)

WEST LEBANON JUNC. U.S. 41 12 MI.

CLAREMONT JUNC. U.S. 41 12 MI.

1:50,000 FEET (IN. H.)

(M.A.S.C.)

43°30'

1,000 F
H.)



CLAREMONT QUADRANGLE

43°30'

1,000 F
H.)

APPENDIX E

REGULATORY RECORDS DOCUMENTATION

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

1 RAILROAD AVE

WINDSOR VT 05089

Job Number: 502070080

PREPARED FOR:

KAS, Inc.

368 Avenue D

Williston, VT 05495

03-09-07

Environmental
FIRSTSEARCH



Tel: (781) 551-0470

Fax: (781) 551-0471

Environmental FirstSearch Search Summary Report

**Target Site: 1 RAILROAD AVE
WINDSOR VT 05089**

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-10-07	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	01-10-07	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-10-07	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-10-07	0.50	0	1	0	0	-	0	1
RCRA COR ACT	Y	06-06-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	06-06-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	06-06-06	0.25	0	4	4	-	-	5	13
Federal IC / EC	Y	01-24-07	0.25	0	6	1	-	-	2	9
ERNS	Y	12-31-06	0.25	0	2	0	-	-	4	6
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	10-12-06	1.00	0	5	4	6	4	3	22
State Spills 90	Y	10-12-06	0.25	0	2	1	-	-	41	44
State/Tribal SWL	Y	07-25-06	0.50	0	0	0	0	-	1	1
State/Tribal LUST	Y	10-12-06	0.50	0	10	2	7	-	5	24
State/Tribal UST/AST	Y	10-12-06	0.25	0	6	7	-	-	5	18
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	01-02-07	0.50	0	1	0	0	-	3	4
- TOTALS -				0	37	19	13	4	69	142

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 03-09-07
Requestor Name: Angela Rogers
Standard: ASTM-05

Search Type: COORD
Job Number: 502070080

Target Site: 1 RAILROAD AVE
WINDSOR VT 05089

Demographics

Sites: 142	Non-Geocoded: 69	Population: NA
Radon: 0.1 - 5.6 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-72.385376	-72:23:7	Easting: 711458.63
Latitude:	43.479624	43:28:47	Northing: 4817184.019
			Zone: 18

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td> </td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td> </td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td> </td> </tr> <tr> <td>City Directories</td> <td>No</td> <td> </td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td> </td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td> </td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td> </td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
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Environmental FirstSearch Sites Summary Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

TOTAL: 142 **GEOCODED:** 73 **NON GEOCODED:** 69 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
1	ERNS	P40518/FIX FAC	28 RIVER STREET WINDSOR VT 05089	0.02 SW	1
1	ERNS	I40555/FIX FAC	28 RIVER ST. WINDSOR VT 05089	0.02 SW	1
1	FEDBROWNFIELD	GOODYEAR INDUSTRIAL CAMPUS 62827518-5/EPA BROWNFIELD	28 RIVER STREET WINDSOR VT 05089	0.02 SW	2
1	FEDBROWNFIELD	FORMER GOODYEAR INDUSTRIAL CAMPUS 62827518-11400/EPA BROWNFIELD	28 RIVER STREET WINDSOR VT 05089	0.02 SW	4
1	NFRAP	CONNECTICUT RIVER DEVELOPMENT VT0000818385/NFRAP-N	28 RIVER STREET WINDSOR VT 05089	0.02 SW	5
1	RCRAGN	MOUNTAIN LAUREL WOODWORKS VTR000013151/VGN	28 RIVER ST WINDSOR VT 05089	0.02 SW	6
27	LUST	STACEY FUEL AND LUMBER CO., INC. 6745656/PULLED UST DATABASE	23 RIVER STREET WINDSOR VT 05089	0.03 SE	8
27	UST	STACEY FUEL AND LUMBER CO., INC. 6745656/INSTITUTIONAL	23 RIVER STREET WINDSOR VT 05089	0.03 SE	10
8	LUST	WINDSOR MACHINE PRODUCTS, INC. 6746668/PULLED UST DATABASE	21 1/2 DEPOT AVENUE WINDSOR VT 05089	0.04 NE	11
8	RCRAGN	W A G INC WINDSOR MACHINE PRODUCTS VT5000001057/SGN	21-1/2 DEPOT ST WINDSOR VT 05089	0.04 NE	12
15	LUST	RIGHT OF WAY, LEVESQUE PLUMBING 5554916/PULLED UST DATABASE	101 MAIN STREET WINDSOR VT 05089	0.05 NW	13
16	LUST	MASCOMA SAVINGS BANK 5551019/PULLED UST DATABASE	105 MAIN STREET WINDSOR VT 05089	0.05 NW	14
16	LUST	AUBUCHON HARDWARE 1014/PULLED UST DATABASE	105 MAIN STREET WINDSOR VT 05089	0.05 NW	16
15	STATE	LEVESQUE RIGHT OF WAY 20043237/ACTIVE	101 MAIN ST WINDSOR VT 05089	0.05 NW	17
16	STATE	MASCOMA SAVINGS BANK 20002808/CLOSED	105 MAIN ST WINDSOR VT 05089	0.05 NW	18
16	UST	AUBUCHON HARDWARE 1014/INSTITUTIONAL	105 MAIN STREET WINDSOR VT 05089	0.05 NW	19
25	LUST	BARTONS GARAGE 2635405/PULLED UST DATABASE	106 MAIN STREET WEATHERSFIELD VT 05089	0.06 NW	20
24	SPILLS	MASCOMA BANK 00-WMD283	111 MAIN ST WINDSOR VT 05089	0.06 NW	21
25	UST	BARTONS GARAGE 2635405/INSTITUTIONAL	106 MAIN STREET WEATHERSFIELD VT 05089	0.06 NW	22
30	LUST	WINDSOR ANT. MARKET/CHURCH 9990251/PULLED UST DATABASE	57 NORTH MAIN STREET WINDSOR VT 05089	0.07 NW	23
30	UST	US POST OFFICE 6745822	57 MAIN STREET WINDSOR VT 05089	0.07 NW	24

Environmental FirstSearch Sites Summary Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

TOTAL: 142 **GEOCODED:** 73 **NON GEOCODED:** 69 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
13	BROWNFIELD	GOODYEAR VTBF-008/ACTIVE	28 RIVER STREET WINDSOR VT 05089	0.08 SE	25
13	LUST	GOODYEAR TIRE and RUBBER CO. 6742151/PULLED UST DATABASE	RIVER STREET WINDSOR VT 05089	0.08 SE	26
13	STATE	GOODYEAR INDUSTRIAL CAMPUS 20002797/ACTIVE	MECHANIC STREET WINDSOR VT	0.08 SE	28
35	FEDBROWNFIELD	133 and 135 MAIN STREET 62827518-12/EPA BROWNFIELD	133 and 135 MAIN STREET WINDSOR VT	0.09 SW	29
10	FEDBROWNFIELD	18 CENTRAL STREET 69597821-26541/EPA BROWNFIELD	18 CENTRAL STREET WINDSOR VT	0.09 SW	30
36	FEDBROWNFIELD	135 MARCOUX DRIVE (RACTL 2) 69597821-27622/EPA BROWNFIELD	135 MARCOUX DRIVE WINDSOR VT 05089	0.09 SW	31
36	FEDBROWNFIELD	133 MARCOUX DRIVE (RACTL 1) 69597821-27621/EPA BROWNFIELD	133 MARCOUX DRIVE WINDSOR VT 05089	0.09 SW	32
10	STATE	18 CENTRAL ST. (FORMER LEMIRE PROP 982466/ACTIVE	18 CENTRAL ST WINDSOR VT	0.09 SW	33
23	LUST	HISTORIC WINDSOR HOUSE 1005/PULLED UST DATABASE	54 MAIN STREET WINDSOR VT 05089	0.10 NW	34
3	RCRAGN	FLEMING OIL CO INC VTR000512558/VGN	55 MAIN ST WINDSOR VT 05089	0.10 NW	35
23	SPILLS	INTERSECTION/ROADSIDE 06-WMD211	RT 17/GREEN ST VERGENNES VT	0.10 NW	37
3	STATE	WINDSOR TEXACO 982407/CLOSED	55 MAIN ST WINDSOR VT 05089	0.10 NW	39
23	UST	HISTORIC WINDSOR HOUSE 1005	54 MAIN STREET WINDSOR VT 05089	0.10 NW	40
3	UST	WINDSOR TEXACO 405	55 MAIN STREET WINDSOR VT 05089	0.10 NW	41
33	LUST	CHITTENDEN BANK 5552158/PULLED UST DATABASE	50 MAIN STREET WINDSOR VT	0.12 NW	44
6	RCRAGN	VT AGENCY OF TRANSPORTATION VTD982763138/VGN	US 5 WINDSOR VT 05089	0.12 SW	45
4	RCRAGN	RICHARDS AUTO SVC VTR000007609/VGN	51 N MAIN ST WINDSOR VT 05089	0.13 NE	46
4	STATE	RICHARDS AUTO SERVICE 20002739/CLOSED	51 N MAIN ST WINDSOR VT	0.13 NE	48
4	UST	RICHARD S GULF 1371	51 NORTH MAIN STREET WINDSOR VT 05089	0.13 NE	49
21	STATE	WINDSOR TOWN GARAGE 911175/ACTIVE	CENTRAL ST WINDSOR VT 05089	0.13 SW	51

Environmental FirstSearch Sites Summary Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

TOTAL: 142 **GEOCODED:** 73 **NON GEOCODED:** 69 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
21	UST	WINDSOR TOWN HIGHWAY GARAGE 367	CENTRAL STREET WINDSOR VT 05089	0.13 SW	52
19	STATE	STACEY FUEL AND LUMBER 961965/ACTIVE	DEPOT ST WINDSOR VT	0.14 NE	54
28	LUST	STOUGHTON HOUSE 2635746/PULLED UST DATABASE	46 MAIN STREET WINDSOR VT 05089	0.14 NW	55
28	UST	STOUGHTON HOUSE 2635746/RETAIL	46 MAIN STREET WINDSOR VT 05089	0.14 NW	56
37	FEDBROWNFIELD	139 ETTA FRASIER DRIVE 69597821-26661/EPA BROWNFIELD	139 ETTA FRASIER DRIVE WINDSOR VT 05089	0.15 SW	56
22	SPILLS	COCHRAN RESIDENCE 98-WMD028	12 FOSTER AVE WINDSOR VT 05089	0.16 SE	57
26	UST	HEATH RESIDENCE 1115	40 VILLAGE GREEN WINDSOR VT 05089	0.18 NW	58
5	RCRAGN	SELDON LABORATORIES LLC VTD061997631/VGN	7 EVERETT LN DOOR 18 WINDSOR VT 05089	0.20 NE	59
5	RCRAGN	SELDON LABORATORIES LLC VTR000512590/VGN	7 EVERETT LANE DOOR 18 WINDSOR VT 05089	0.20 NE	62
5	UST	CONE BLANCHARD MACHINE COMPANY 6742161	EVERETT LANE WINDSOR VT 05089	0.20 NE	64
34	LUST	NET C.O. (4764-06) 926/PULLED UST DATABASE	PINE STREET WINDSOR VT 05089	0.22 NW	66
29	UST	THE THREE S CO / RESIDENCE 1062	63 STATE STREET WINDSOR VT 05089	0.23 NW	67
7	RCRAGN	VT DEC OLD WINDSOR APTS VTR000512640/VGN	65 STATE ST WINDSOR VT 05089	0.24 NW	68
7	STATE	65 STATE ST 972197/ACTIVE	65 STATE ST WINDSOR VT 05089	0.24 NW	70
7	UST	OLDE WINDSOR VILLAGE 6742867	65 STATE STREET WINDSOR VT 05089	0.24 NW	71
32	LUST	BRIGGS PROPERTY 5555536/PULLED UST DATABASE	15 1/2 PINE STREET WINDSOR VT 05089	0.27 NW	72
2	STATE	CUMBERLAND FARMS 4005 20053389/ACTIVE	MAIN ST WINDSOR VT 05089	0.30 SW	73
2	STATE	CUMBERLAND FARMS 4005 20002767/CLOSED	181 MAIN ST WINDSOR VT	0.30 SW	74
14	LUST	KNOX S and SONS 9990466/PULLED UST DATABASE	91 NORTH MAIN STREET WINDSOR VT 05089	0.41 NE	75
14	STATE	KNOX AND SONS 931543/CLOSED	91 N MAIN ST WINDSOR VT 05089	0.41 NE	76

***Environmental FirstSearch
Sites Summary Report***

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

TOTAL: 142 **GEOCODED:** 73 **NON GEOCODED:** 69 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
31	LUST	101-103 APT BUILDING 6742759/PULLED UST DATABASE	107-109 (101-103) STATE STR WINDSOR VT 05089	0.41 NW	77
12	LUST	WINDSOR HIGH SCHOOL 361/PULLED UST DATABASE	UNION STREET WINDSOR VT 05089	0.41 SW	78
12	STATE	FORMER WINDSOR SCHOOL 20023047/ACTIVE	29 UNION STREET WINDSOR VT	0.41 SW	79
18	LUST	STATE STREET SCHOOL 362	STATE STREET WINDSOR VT 05089	0.46 NW	80
18	LUST	STATE STREET SCHOOL 1110362	STATE STREET WINDSOR VT 05089	0.46 NW	81
18	LUST	NEW WINDSOR ELEMENTARY SCHOOL 9999724/PULLED UST DATABASE	STATE STREET WINDSOR VT 05089	0.46 NW	82
18	STATE	NEW WINDSOR ELEM SCHOOL 951870/CLOSED	STATE ST WINDSOR VT	0.46 NW	83
18	STATE	STATE STREET SCHOOL 961990/CLOSED	STATE AND ASCUTNEY ST WINDSOR VT	0.46 NW	84
11	STATE	FORMER QUICK STOP 992585/ACTIVE	RTE. 5, NORTH MAIN STREET WINDSOR VT	0.52 NE	85
17	STATE	MATT SEIPLE PROPERTY 20043247/ACTIVE	10 ASCUTNEY ST WINDSOR VT 05089	0.52 NW	86
9	STATE	12 PER CENT SOLUTION STORE 199608003/GW HAZ INV	RT 12-A and TOWN HOUSE ROAD CORNISH NH 03745	0.78 SE	87
20	STATE	WELKER RESIDENCE 199602032/GW HAZ INV	ROUTE 12-A CORNISH NH	0.86 SW	87

Environmental FirstSearch Sites Summary Report

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WINDSOR VT 05089

JOB: 502070080

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Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
	BROWNFIELD	RACLT PROPERTIES VTBF-0106-08/ACTIVE	WINDSOR VT	NON GC	88
	BROWNFIELD	DOWNTOWN WINDSOR VTBF-0805-001/ACTIVE	DOWNTOWN WINDSOR WINDSOR VT	NON GC	88
	BROWNFIELD	DOWNTOWN WINDSOR VTBF-0505-01/ACTIVE	DOWNTOWN WINDSOR WINDSOR VT	NON GC	89
	ERNS	D30254/HIGHWAY	WINDSOR VT 05089	NON GC	89
	ERNS	DOT CROSSING 247-795C NRC-542033/RAILROAD NON-RELEASE	DEPOT AVENUE WINDSOR VT	NON GC	90
	ERNS	294232/HIGHWAY RELATED	MAIN ST WINDSOR VT	NON GC	93
	ERNS	JUNK YARD NRC-576455/FIXED	RT 5 NORTH WINDSOR VT	NON GC	94
	FEDBROWNFIELD	STACEY/CN RAILROAD 62827518-2/EPA BROWNFIELD	WINDSOR VT	NON GC	97
	FEDBROWNFIELD	BURNHAM/WINDSOR DUMP 62827518-7/EPA BROWNFIELD	841 U.S. ROUTE 5 WINDSOR VT 05089	NON GC	98
	LUST	THE CARRIAGE HOUSE INC 6745100/PULLED UST DATABASE	NORTH MAIN STREET ROUTE 5 WINDSOR VT 05089	NON GC	99
	LUST	WINDSOR COURT HOUSE 9990252/PULLED UST DATABASE	RAILROAD ROW WHITE RIVER JU WINDSOR VT 05089	NON GC	100
	LUST	SABO ASSOCIATES (OLD HUME PIP PPT 9990253/PULLED UST DATABASE	ROUTE 5 NORTH WINDSOR WINDSOR VT 05089	NON GC	101
	LUST	OSTERLAND RESIDENCE 5553019/PULLED UST DATABASE	CEMETERY RD WINDSOR VT 05089	NON GC	102
	LUST	WINDSOR QUICK STOP 849/PULLED UST DATABASE	NORTH MAIN STREET ROUTE 5 WINDSOR VT 05089	NON GC	103
	RCRAGN	VTDEC WINDSOR SCHOOL SITE VTR000506949/VGN	STATE ST WINDSOR VT 05089	NON GC	105
	RCRAGN	VT DEPT OF STATE BUILDINGS VTR000003061/VGN	COUNTY RD MAINTENANCE SHOP WINDSOR VT 05089	NON GC	107
	RCRAGN	ROD GRAY MACHINE TOOL SVC VTR000510404/VGN	DEPOT AVE CONE PLANT 2 WINDSOR VT 05089	NON GC	109
	RCRAGN	LAND AIR EXPRESS OF NEW ENGLAND VTR000510099/VGN	WINDSOR INDUSTRIAL PK WINDSOR VT 05089	NON GC	111
	RCRAGN	FARRELL SEWARD INC VTR000508242/VGN	23 US RTE 5 WINDSOR VT 05089	NON GC	112
	SPILLS	91-183	HUNT HILL RD WINDSOR VT 05089	NON GC	113

Environmental FirstSearch Sites Summary Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

TOTAL: 142 **GEOCODED:** 73 **NON GEOCODED:** 69 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
	SPILLS	92-056	RT 5, NORTH WINDSOR VT 05089	NON GC	114
	SPILLS	04-WMD301	INTERSTATE 91, MM 47 WINDSOR VT	NON GC	115
	SPILLS	FORMER GOODYEAR PLANT 94-WMD368	WINDSOR VT 05089	NON GC	117
	SPILLS	06-WMD200	BLOOD HILL RD WINDSOR VT 05089	NON GC	118
	SPILLS	05-WMD031	14 BAYVIEW WINDSOR VT 05089	NON GC	119
	SPILLS	00-WMD343	TIMSON AVE WINDSOR VT 05089	NON GC	121
	SPILLS	90-267	RT 5 WINDSOR VT 05089	NON GC	123
	SPILLS	91-030	RT 44-WEST OF RT. 44 A WINDSOR VT 05089	NON GC	124
	SPILLS	94-WMD085	RIVER ST WINDSOR VT 05089	NON GC	125
	SPILLS	91-092	HUNT HILL RD WINDSOR VT 05089	NON GC	126
	SPILLS	96-WMD360	TRASHER RD WINDSOR VT 05089	NON GC	127
	SPILLS	93-022	I-91 WINDSOR VT 05089	NON GC	128
	SPILLS	93-159	8005 MAIN ST WINDSOR VT 05089	NON GC	129
	SPILLS	95-WMD147	MAIN ST WINDSOR VT 05089	NON GC	130
	SPILLS	97-WMD140	BESIDE EVERETTS POND WINDSOR VT 05089	NON GC	131
	SPILLS	92-059	TOWN CENTER WINDSOR VT 05089	NON GC	132
	SPILLS	94-WMD159	BRIDGE SCHOOL, RT 44 WINDSOR VT 05089	NON GC	133
	SPILLS	94-WMD204	BROOK RD WINDSOR VT 05089	NON GC	134
	SPILLS	06-WMD236	RICH RD WINDSOR VT	NON GC	135
	SPILLS	91-072	COLES EXPRESS WINDSOR VT 05089	NON GC	136

Environmental FirstSearch Sites Summary Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

TOTAL: 142 **GEOCODED:** 73 **NON GEOCODED:** 69 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
	SPILLS	VHFA PROPERTY 98-WMD056	COUNTY RD WINDSOR VT	NON GC	137
	SPILLS	BACON RESIDENCE 92-273	RT 44 WINDSOR VT 05089	NON GC	139
	SPILLS	BRIDGE 02-WMD012	BRIDGE ST WINDSOR VT	NON GC	140
	SPILLS	CVPS TRANSFORMER STATION 05-WMD446	OFF RT 131 WINDSOR VT	NON GC	141
	SPILLS	FAIRFIELD RESIDENCE 96-WMD272	1069 HUNT HILL RD WINDSOR VT 05089	NON GC	143
	SPILLS	FAITH REED RESIDENCE 99-WMD229	WINDSOR VT 05089	NON GC	144
	SPILLS	FORMER WINDSOR HIGH SCHOOL 02-WMD320	UNION ST WINDSOR VT	NON GC	145
	SPILLS	LUZENAC AMERICA VERMONT 04-WMD131	RT 44 WINDSOR VT	NON GC	146
	SPILLS	MCCLELLAND FARM 06-WMD223	RT 5 WINDSOR VT	NON GC	148
	SPILLS	MILL BROOK 97-WMD135	ROUTE 44 WINDSOR VT	NON GC	149
	SPILLS	PETER SERICK RESIDENCE 98-WMD417	WINDSOR VT	NON GC	150
	SPILLS	05-WMD422	I - 91 SOUTH WINDSOR VT	NON GC	151
	SPILLS	ROBERT GOFF RESIDENCE 94-WMD344	WINDSOR VT 05089	NON GC	153
	SPILLS	WINDSOR SUB-STATION 06-WMD189	MAPLE ST WINDSOR VT	NON GC	154
	SPILLS	94-WMD222	HAMMOND HILL RD WINDSOR VT 05089	NON GC	155
	SPILLS	04-WMD394	RT 131, WEATHERSFIELD CT WINDSOR VT	NON GC	156
	SPILLS	RALPH BURNHAM RESIDENCE 99-WMD116	COUNTY RD WINDSOR VT	NON GC	158
	SPILLS	WINDSOR WATER PLANT 92-001	WINDSOR VT 05089	NON GC	160
	SPILLS	94-WMD167	GENNYVILLE RD WINDSOR VT 05089	NON GC	161
	SPILLS	VT SPORTS AND HOBBIES SHOP 91-006	93 MAIN ST WINDSOR VT 05089	NON GC	162

***Environmental FirstSearch
Sites Summary Report***

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JOB: 502070080

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Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
	STATE	A T AND T - BROWNSVILLE 941712/CLOSED	BLOOD HILL RD WINDSOR VT 05089	NON GC	163
	STATE	TOWN GARAGE 870142/CLOSED	WINDSOR VT 05089	NON GC	164
	STATE	FORMER STATE PRISON/WINDSOR SCHOOL 951840/ACTIVE	STATE ST WINDSOR VT 05089	NON GC	165
	SWL	WINDSOR RECYCLING CENTER WS113	WINDSOR VT	NON GC	166
	UST	MASONIC TEMPLE 6745344	DUNHAM ST ACCESS WINDSOR VT 05089	NON GC	167
	UST	THE CARRIAGE HOUSE INC 6745100/INSTITUTIONAL	NORTH MAIN STREET ROUTE 5 WINDSOR VT 05089	NON GC	168
	UST	TOWN OF WEST WINDSOR GARAGE 2467	2305 ROUTE 44 WINDSOR VT 05089	NON GC	169
	UST	VTRANS WINDSOR GARAGE 266	US ROUTE 5 NORTH WINDSOR VT 05089	NON GC	170
	UST	WINDSOR QUICK STOP 849	NORTH MAIN STREET ROUTE 5 WINDSOR VT 05089	NON GC	172

Environmental FirstSearch Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

FED BROWNFIELD

SEARCH ID: 73

DIST/DIR: 0.02 SW

MAP ID: 1

NAME: GOODYEAR INDUSTRIAL CAMPUS
ADDRESS: 28 RIVER STREET
WINDSOR VT 05089

REV: 1/16/07
ID1: 62827518-5
ID2: 62827518
STATUS: EPA BROWNFIELD
PHONE:

CONTACT:

SITE INFORMATION:

EPA ID:
EPA SITE NAME:
SITE ALIAS:
CONTAMINANTS:
TOTAL ACRES: 0
CERCLA WASTELAN: U
RCRA FACILITY: U
AIR AFFECTED:
GROUNDWATER AFFECTED:
SURFACE WATER AFFECTED:
NUMBER OF PARCELS:
LOCAL PARCEL NUMBER:
ADD DATE:

COMMENTS: **PARCEL KEY MEASURE DESCRIPTIONS** An environmental assessment was started with Pilot funding at the Goodyear property. (QR 3, 4/1/00-6/30/00) A Phase III ESA draft report was submitted on 12/28/00. A Steering Committee meeting was held to review environmental work completed at Goodyear, as well as to review the budget and remaining work at this property. (QR 5, 10/1/00-12/31/00) The Phase I and II ESAs were completed prior to the Pilot as part of a VCDP grant and funding from CRDC. The Phase II assessment showed subsurface and groundwater contamination with DEHP, a plasticizer. Additionally, other contaminants were detected in the soil and/or groundwater including polycyclic aromatic hydrocarbons, possibly associated with transformers at the property, and metals. The Pilot has instructed the consultant Marin to conduct a Phase III environmental assessment to determine the extent of contamination and explore cleanup options. (QR 4, 7/1/00-9/30/00 and Brownfields Project Fact Sheet No. 3 attached to QR 4) The Pilot indicated that the Phase I environmental assessment for the Goodyear property was completed in December 1998 by the Town of Windsor, and the CRDC (a nonprofit entity) completed a Phase II assessment of the property in 1999. Because these assessments were conducted before the Pilot was funded, they will not be counted under the Pilot key measures. The Pilot reported that a Pilot-funded Phase III assessment was conducted at the Goodyear property, and that additional environmental assessment is required. (Slide presentation included with QR 8, 7/1/01-9/30/01) Demolition and cleanup of the Goodyear property are underway. (News article, Old Factory Nears the End of the Road, included with QR 9, 10/1/01-12/31/01)

COMMENTS: The Goodyear Company agreed to contribute \$30,000 toward the Phase IV environmental assessment work at the property the company owned until the 1980s. (QR 11, 4/1/02-6/30/02) The Pilot reported receipt of \$30,000 from Goodyear for the next phase of assessment work. This figure was agreed upon through a negotiation between the Southern Windsor County Regional Planning Commission, Griffin International, and attorneys and an engineer representing Goodyear. Although the company has not admitted to being responsible for the contamination at the property, a letter from the State prompted them to participate in the assessment. (QR 12, 7/1/02-9/30/02) A QAPP was submitted in August of 2002 to EPA and the Vermont DEC for the second Phase III site assessment of the former Goodyear property (28 River Street). Comments from EPA led to revision of the Work Plan and QAPP and submittal of an amendment. The revised QAPP has been approved and site work on the property has begun. (QR 12, 7/1/02-9/30/02) The QAPP was completed and approved in October, 2002, and all site work has been completed. A final Phase III report is expected in January, 2003. (QR 13, 10/1/02-12/31/02)

COMMENTS: Several Steering Committee meetings have been held to discuss the remaining funds and which sites should receive priority for funding. It was decided that the funds should be used to complete a remediation plan for the Goodyear property and a Phase II for the JandL 1 property in Springfield. (QR 13, 10/1/02-12/31/02) One Steering Committee meeting was held to discuss outreach for the Goodyear property. (QR 14, 1/1/03-3/31/03) The Vermont DEC reviewed the Phase III report for the Goodyear facility and submitted comments. Based on a number of outstanding concerns, further environmental assessment work will need to be done on the property. (QR 15, 4/1/03-6/30/03) Griffin International also completed a work plan for a supplemental Phase III assessment to be done on the 28 River Street (former Goodyear) property. SWCPRC staff and local officials continue to work diligently to access additional funds to complete work on the property and have contacted the Goodyear Tire and Rubber Co. to encourage their participation in financing the additional work and cleanup costs. (QR 16, 7/1/03-9/30/03)

COMMENTS: PRE/NON-PILOT PARCEL ACCOMPLISHMENTS

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

FED BROWNFIELD

SEARCH ID: 73

DIST/DIR: 0.02 SW

MAP ID: 1

NAME: GOODYEAR INDUSTRIAL CAMPUS
ADDRESS: 28 RIVER STREET
WINDSOR VT 05089

REV: 1/16/07
ID1: 62827518-5
ID2: 62827518
STATUS: EPA BROWNFIELD
PHONE:

CONTACT:

COMMENTS: LEVERAGED PARCEL ACCOMPLISHMENTS/RESOURCES Under EPAs Targeted Brownfields Assessment Program, announced that the Southern Windsor County RPC will receive a \$100,000 grant to complete the study of the Goodyear property to determine its dedevelopment potential. (Windsor receives Goodyear study grant article attached to QR 17, 10/1/03-12/31/03)

COMMENTS: PARCEL ACCOMPLISHMENTS Phase II environmental assessment showed subsurface and groundwater contamination with DEHP, a plasticizer. Additionally, other contaminants were detected in the soil and/or groundwater including polycyclic aromatic hydrocarbons, possibly associated with transformers at the property, and metals. The Pilot has instructed the consultant Marin to conduct a Phase III environmental assessment to determine the extent of contamination and explore cleanup options. (QR 4, 7/1/00-9/30/00 and Brownfields Project Fact Sheet No. 3 attached to QR 4) The Windsor Area Community Partnership visited the neighborhood around the Goodyear property to generate interest and invite people to a community design workshop for the area east of the train tracks. Brownfields in the area were mapped and discussed at the design workshop. Several neighborhood residents attended the workshop, along with professional planners, landscape architects, and local officials. (QR 8, 7/1/01-9/30/01) CRDC and the State of Vermont are working on getting Goodyear involved to pay for some of the cleanup at the Goodyear property. (Slide presentation included in QR 8, 7/1/01-9/30/01) The Pilot reports that work on the former Goodyear facility is on hold, pending the CRDC attorney s attempts to have Goodyear come to the table. (QR 8, 7/1/01-9/30/01) At the 10/31/01 Steering Committee meeting, the committee approved moving forward with environmental assessment work on the former Goodyear facility. Although the state and EPA are working together to develop ways to get Goodyear to come to the table, the property is a high priority for redevelopment for the town. Therefore, it was decided that environmental assessment would continue without Goodyear s participation. (QR 9, 10/1/01-12/31/01)

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

FED BROWNFIELD

SEARCH ID: 72

DIST/DIR: 0.02 SW

MAP ID: 1

NAME: FORMER GOODYEAR INDUSTRIAL CAMPUS
ADDRESS: 28 RIVER STREET
WINDSOR VT 05089

REV: 1/16/07
ID1: 62827518-11400
ID2: 62827518
STATUS: EPA BROWNFIELD
PHONE:

CONTACT:

SITE INFORMATION:

EPA ID:
EPA SITE NAME:
SITE ALIAS:
CONTAMINANTS:
TOTAL ACRES:
CERCLA WASTELAN:
RCRA FACILITY:
AIR AFFECTED:
GROUNDWATER AFFECTED:
SURFACE WATER AFFECTED:
NUMBER OF PARCELS:
LOCAL PARCEL NUMBER:
ADD DATE:

4/11/2005 2:26:07 PM

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

CERCLIS NFRAP

SEARCH ID: 1 **DIST/DIR:** 0.02 SW **MAP ID:** 1

NAME: CONNECTICUT RIVER DEVELOPMENT
ADDRESS: 28 RIVER STREET
WINDSOR VT 05089

REV: 12/20/06
ID1: VT0000818385
ID2: 0102823
STATUS: NFRAP-N
PHONE:

CONTACT:

DESCRIPTION:

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
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**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 3

DIST/DIR: 0.02 SW

MAP ID: 1

NAME: MOUNTAIN LAUREL WOODWORKS
ADDRESS: 28 RIVER ST
WINDSOR VT 05089

REV: 6/6/06
ID1: VTR000013151
ID2:
STATUS: VGN
PHONE: 8026749337

CONTACT: KEVIN GRADY

SITE INFORMATION

CONTACT INFORMATION: KEVIN GRADY
PO BOX 407
WINDSOR VT 050890407

PHONE: 8026749337

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZA

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 3

DIST/DIR: 0.02 SW

MAP ID: 1

NAME: MOUNTAIN LAUREL WOODWORKS
ADDRESS: 28 RIVER ST
WINDSOR VT 05089

REV: 6/6/06
ID1: VTR000013151
ID2:
STATUS: VGN
PHONE: 8026749337

CONTACT: KEVIN GRADY

The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol, and 2-nitropropane; all spent solvent mixtures/blends containing, before use, a to
The following spent non-halogenated solvents: Xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol; all spent solvent mixtures/ blends containing, b

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 59

DIST/DIR: 0.03 SE

MAP ID: 27

NAME: STACEY FUEL AND LUMBER CO., INC.
ADDRESS: 23 RIVER STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 6745656
ID2: 961965.00
STATUS: PULLED UST DATABASE
PHONE: 802-674-5656

CONTACT: STACEY FUEL AND LUMBER COMPANY INC

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: CONTAMINATION FOUND ABOVE STATE STANDARD. REFERRED TO SITE MANAGEMENT

OWNER AND OPERATOR INFORMATION

OWNER NAME: STACEY FUEL AND LUMBER COMPANY INC
STACEY, III, V.P.
PO BOX 48
WINDSOR VT, 05089

OWNER PERSON: JAMES H.

OPERATOR NAME: STACEY FUEL AND LUMBER COMPANY INC
STACEY, III, V.P.
PO BOX 48
WINDSOR VT, 05089

OPERATOR PERSON: JAMES H.

LANDOWNER:

FACILITY TYPE: INDUSTRIAL/COMMERCIAL
PERMITTED TO: Tank Owner

NUMBER OF TANKS PULLED: 112
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1989/1992/1995

TANK INFORMATION

TANK ID: 1966-2
YEAR REMOVED: 1992
TANK CAPACITY IN GALL.: 1000
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: GASOLINE

TANK INFORMATION

TANK ID: 1980-3
YEAR REMOVED: 1995
TANK CAPACITY IN GALL.: 1000
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: GASOLINE

TANK INFORMATION

TANK ID: 1982-1
YEAR REMOVED: 1995
TANK CAPACITY IN GALL.: 3000
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: DIESEL

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 59

DIST/DIR: 0.03 SE

MAP ID: 27

NAME: STACEY FUEL AND LUMBER CO., INC.
ADDRESS: 23 RIVER STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 6745656
ID2: 961965.00
STATUS: PULLED UST DATABASE
PHONE: 802-674-5656

CONTACT: STACEY FUEL AND LUMBER COMPANY INC

TANK INFORMATION

TANK ID: 1984-4

YEAR REMOVED: 1989

TANK CAPACITY IN GALL.: 275

TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:

SUBSTANCE STORED: KEROSENE

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 41

DIST/DIR: 0.03 SE

MAP ID: 27

NAME: STACEY FUEL AND LUMBER CO., INC.
ADDRESS: 23 RIVER STREET
WINDSOR VT 05089

REV:
ID1: 6745656
ID2:
STATUS: INSTITUTIONAL
PHONE: 802-674-5656

CONTACT: STACEY FUEL AND LUMB

	<u>Tanks</u>	<u>Installed</u>	<u>Capacity</u>
CURRENT:	0		
REMOVED:	0		
PERMANENT:	0		
UNKNOWN:	0		
TEMP:	0		
CLOSED:	1	?? 82	3000 - 3000

PRODUCTS: DIESEL
TANK MATERIAL: UNPROTECTED
PIPE MATERIAL:

*Environmental FirstSearch
Site Detail Report*

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 65

DIST/DIR: 0.04 NE

MAP ID: 8

NAME: WINDSOR MACHINE PRODUCTS, INC.
ADDRESS: 21 1/2 DEPOT AVENUE
WINDSOR VT

REV: 10/12/06
ID1: 6746668
ID2:
STATUS: PULLED UST DATABASE
PHONE:

CONTACT: WINDSOR MACHINE PRODUCTS INC

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: NO STATE INSPECTION OR SITE ASSESSMENT

OWNER AND OPERATOR INFORMATION

OWNER NAME: WINDSOR MACHINE PRODUCTS INC
21 1/2 DEPOT AVENUE
WINDSOR VT, 05089

OWNER PERSON:

OPERATOR NAME: WINDSOR MACHINE PRODUCTS INC
21 1/2 DEPOT AVENUE
WINDSOR VT, 05089

OPERATOR PERSON:

LANDOWNER:

FACILITY TYPE: INDUSTRIAL/COMMERCIAL
PERMITTED TO:

NUMBER OF TANKS PULLED: 1
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1990

TANK INFORMATION

TANK ID: 1981-1
YEAR REMOVED: 1990
TANK CAPACITY IN GALL.: 4000
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: 2 OR 4 FUEL OIL

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 9

DIST/DIR: 0.04 NE

MAP ID: 8

NAME: W A G INC WINDSOR MACHINE PRODUCTS
ADDRESS: 21-1/2 DEPOT ST
WINDSOR VT 05089

REV: 2/14/05
ID1: VT5000001057
ID2:
STATUS: SGN
PHONE:

CONTACT:

SITE INFORMATION

SNC:	N - NO		
BOYSNC:	N - NO		
GPRA PERMIT:	N - NO		
GPRA POSTCLOSURE:	N - NO		
GPRA CA:	N - NO		
GPRA CME:	N - NO		
PERM PROG:	----		
PREM WRKLD:	----		
CLOSURE WRKLD:	----		
P C WRKLD:	----		
SUBJCA:	N - NO		
SUBJCA TSD 3004:	N - NO		
SUBJCA NON TSD:	N - NO		
CA WRKLD:	N - NO		
GEN STATUS:	SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE		

UNIVERSE INFORMATION:

IMPORTER ACTIVITY:	U - UNKNOWN	MIX WASTE GEN:	U - UNKNOWN
RECYCLER ACT:	N - NO	TRANS ACT:	N - NO
TSD ACT:	N - NO	U GRND INJ ACT:	N - NO
UNIV WASTE FAC:		TRANSFER FAC:	U - UNKNOWN
OS BURNER EXEMPT:	U - UNKNOWN	FURNACE EXEMP:	U - UNKNOWN

USED OIL INFORMATION

BURNER:	N - NO	PROCESSOR:	N - NO
REFINER:	N - NO	MARKET BURNER:	N
SPEC MARKETER:	N - NO	TRANSFER FAC:	N - NO
TRANSPORTER:	N - NO		

NAIC INFORMATION

SECOND ID:		OFF SITE RECEIPT:	U - UNKNOWN
ACCESSIBILITY:		COUNTY OWNER:	
FED WSTE GEN OWNER:	HQ	FED WASTE GEN:	2
STATE WSTE GEN OWNER:		STATE WSTE GEN:	

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 58 **DIST/DIR:** 0.05 NW **MAP ID:** 15

NAME: RIGHT OF WAY, LEVESQUE PLUMBING	REV: 10/12/06
ADDRESS: 101 MAIN STREET	ID1: 5554916
WINDSOR VT	ID2: 20043237.00
WINDSOR	STATUS: PULLED UST DATABASE
CONTACT: UNKNOWN/WINDSOR ROW	PHONE:

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank, please review the data below for further indications of contamination.

SITE FINDINGS: CONTAMINATION FOUND ABOVE STATE STANDARD. REFERRED TO SITE MANAGEMENT

OWNER AND OPERATOR INFORMATION

OWNER NAME: UNKNOWN/WINDSOR ROW **OWNER PERSON:**

OPERATOR NAME: UNKNOWN/WINDSOR ROW **OPERATOR PERSON:**

LANDOWNER:

FACILITY TYPE: INDUSTRIAL/COMMERICAL
PERMITTED TO:

NUMBER OF TANKS PULLED: 2
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 2004

TANK INFORMATION

TANK ID: -1-1-R	DATE OUT OF SERVICE:
YEAR REMOVED: 2004	SUBSTANCE STORED: 2 OR 4 FUEL OIL
TANK CAPACITY IN GALL.: 2400	
TANK PROTECTION:	

TANK INFORMATION

TANK ID: -1-2-R	DATE OUT OF SERVICE:
YEAR REMOVED: 2004	SUBSTANCE STORED: 2 OR 4 FUEL OIL
TANK CAPACITY IN GALL.: 1200	
TANK PROTECTION:	

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 55

DIST/DIR: 0.05 NW

MAP ID: 16

NAME: MASCOMA SAVINGS BANK
ADDRESS: 105 MAIN STREET
WINDSOR VT

REV: 10/12/06
ID1: 5551019
ID2: 20002808.00
STATUS: PULLED UST DATABASE
PHONE: 802-674-3463

CONTACT: MASCOMA SAVINGS BANK

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: CONTAMINATION FOUND ABOVE STATE STANDARD. REFERRED TO SITE MANAGEMENT

OWNER AND OPERATOR INFORMATION

OWNER NAME: MASCOMA SAVINGS BANK
67 NORTH PARK STREET PO BOX 435
LEBANON NH,

OWNER PERSON: TERRY ALLEN

OPERATOR NAME: MASCOMA SAVINGS BANK
67 NORTH PARK STREET PO BOX 435
LEBANON NH,

OPERATOR PERSON: TERRY ALLEN

LANDOWNER:

FACILITY TYPE: INDUSTRIAL/COMMERICAL
PERMITTED TO:

NUMBER OF TANKS PULLED: 5
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 2000

TANK INFORMATION

TANK ID: -1-5-R
YEAR REMOVED: 2000
TANK CAPACITY IN GALL.: 750
TANK PROTECTION:

DATE OUT OF SERVICE:
SUBSTANCE STORED: GASOLINE

TANK INFORMATION

TANK ID: -1-2-R
YEAR REMOVED: 2000
TANK CAPACITY IN GALL.: 1000
TANK PROTECTION:

DATE OUT OF SERVICE:
SUBSTANCE STORED: 2 OR 4 FUEL OIL

TANK INFORMATION

TANK ID: -1-3-R
YEAR REMOVED: 2000
TANK CAPACITY IN GALL.: 1500
TANK PROTECTION:

DATE OUT OF SERVICE:
SUBSTANCE STORED: GASOLINE

TANK INFORMATION

TANK ID: -1-4-R

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 55

DIST/DIR: 0.05 NW

MAP ID: 16

NAME: MASCOMA SAVINGS BANK
ADDRESS: 105 MAIN STREET
WINDSOR VT

REV: 10/12/06
ID1: 5551019
ID2: 20002808.00
STATUS: PULLED UST DATABASE
PHONE: 802-674-3463

CONTACT: MASCOMA SAVINGS BANK

YEAR REMOVED: 2000
TANK CAPACITY IN GALL.: 1000
TANK PROTECTION:

DATE OUT OF SERVICE:
SUBSTANCE STORED: GASOLINE

TANK INFORMATION

TANK ID: -1-1-R
YEAR REMOVED: 2000
TANK CAPACITY IN GALL.: 500
TANK PROTECTION:

DATE OUT OF SERVICE:
SUBSTANCE STORED: 2 OR 4 FUEL OIL

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 21

DIST/DIR: 0.05 NW

MAP ID: 15

NAME: LEVESQUE RIGHT OF WAY
ADDRESS: 101 MAIN ST
WINDSOR VT
WINDSOR

REV: 10/12/06
ID1: 20043237
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: THREATENED SENSITIVE RECEPTOR (30 >= VT SITE PRIORITY SCORE <= 60)
PROJECT STATUS: 2 UNDERGROUND STORAGE TANKS REMOVED DURING EXCAVATION WORK FOR A
WATER/SEWER LINE. CONTAMINATION FOUND. INVESTIGATION NEEDED.
DATE OF SITE DISCOVERY: 4/20/2004 0:00:00
DATE OF SITE CLOSURE:
SOURCE: UST-GASOLINE,

OWNER INFORMATION:

OWNER:
OWNER ADDRESS:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 22

DIST/DIR: 0.05 NW

MAP ID: 16

NAME: MASCOMA SAVINGS BANK
ADDRESS: 105 MAIN ST
WINDSOR VT

REV: 10/12/06
ID1: 20002808
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: SITES MANAGEMENT ACTIVITY COMPLETED
PROJECT STATUS: USTS REMOVED. CONTAM FOUND. 1 MW BELOW VGES, 4 MWS ND. SMAC
DATE OF SITE DISCOVERY: 8/18/2000 0:00:00
DATE OF SITE CLOSURE: 6/21/2002 0:00:00
SOURCE: UST-HEATING OIL, UST-GASOLINE,

OWNER INFORMATION:

OWNER: MASCOMA SAVINGS BANK
OWNER ADDRESS: 67 N PARK ST BOX 435
LEBANON NH 03766

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 34 **DIST/DIR:** 0.05 NW **MAP ID:** 16

NAME: AUBUCHON HARDWARE
ADDRESS: 105 MAIN STREET
WINDSOR VT 05089

REV:
ID1: 1014
ID2:
STATUS: INSTITUTIONAL
PHONE:

CONTACT:

	<u>Tanks</u>	<u>Installed</u>	<u>Capacity</u>
CURRENT:	0		
REMOVED:	0		
PERMANENT:	0		
UNKNOWN:	0		
TEMP:	0		
CLOSED:	0		

PRODUCTS:
TANK MATERIAL:
PIPE MATERIAL:

Environmental FirstSearch Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 49 **DIST/DIR:** 0.06 NW **MAP ID:** 25

NAME: BARTONS GARAGE	REV: 10/12/06
ADDRESS: 106 MAIN STREET WEATHERSFIELD VT 05151	ID1: 2635405
	ID2:
CONTACT: FREDERICK W BARTON	STATUS: PULLED UST DATABASE
	PHONE:

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank, please review the data below for further indications of contamination.

SITE FINDINGS: NO CONTAMINATION FOUND

OWNER AND OPERATOR INFORMATION

OWNER NAME: FREDERICK W BARTON
BOX 47
PERKINSVILLE VT, 05151

OWNER PERSON:

OPERATOR NAME: FREDERICK W BARTON
BOX 47
PERKINSVILLE VT, 05151

OPERATOR PERSON:

LANDOWNER:

FACILITY TYPE: SERVICE STATION
PERMITTED TO:

NUMBER OF TANKS PULLED: 3
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1995

TANK INFORMATION

TANK ID: 1960-1	
YEAR REMOVED: 1995	DATE OUT OF SERVICE:
TANK CAPACITY IN GALL.: 300	SUBSTANCE STORED: KEROSENE
TANK PROTECTION: UNPROTECTED STEEL	

TANK INFORMATION

TANK ID: 1955-2	
YEAR REMOVED: 1995	DATE OUT OF SERVICE:
TANK CAPACITY IN GALL.: 1000	SUBSTANCE STORED: GASOLINE
TANK PROTECTION: UNPROTECTED STEEL	

TANK INFORMATION

TANK ID: 1955-3	
YEAR REMOVED: 1995	DATE OUT OF SERVICE:
TANK CAPACITY IN GALL.: 1000	SUBSTANCE STORED: GASOLINE
TANK PROTECTION: UNPROTECTED STEEL	

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 33

DIST/DIR: 0.06 NW

MAP ID: 24

NAME: MASCOMA BANK
ADDRESS: 111 MAIN ST
WINDSOR VT

REV: 10/12/06
ID1: 00-WMD283
ID2:
STATUS:
PHONE: 885-4547

CONTACT: NEIL MARTIN

DATE OF INCIDENT: 7/20/2000 0:00:00
TIME OF INCIDENT: 1130
DATE CLOSED: 8/4/2000 0:00:00
REPORTED BY: NEIL MARTIN
REPORTER S ORGANIZATION: JOHNSON AND DIX
REPORTER S WORK PHONE: 885-4547

TYPE OF INCIDENT: ABOVE GROUND TANK PIPING LEAK
PRODUCT: 2
QUANTITY: 10
UNIT OF MEASURE: G

RESPONSIBLE PARTY: JOHNSON AND DIX
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 02
TIME OF INCIDENT: 7/20/2000 0:00:00
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: NEIL MARTIN
REPORTER S WORK PHONE: Johnson and Dix

TYPE OF INCIDENT:
PRODUCT: 1130
QUANTITY: 2
UNIT OF MEASURE: 10

RESPONSIBLE PARTY: G
ADDRESS: JOHNSON AND DIX

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: SPEEDI DRI APPLIED. WILL CONTINUE CLEAN UP.
COMMENTS:
DATE CLOSED: 8/4/2000 0:00:00

SURFACE WATER AFFECTED: SPEEDI DRI APPLIED. WILL CONTINUE CLEAN UP.

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

*Environmental FirstSearch
Site Detail Report*

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 35 **DIST/DIR:** 0.06 NW **MAP ID:** 25

NAME: BARTONS GARAGE
ADDRESS: 106 MAIN STREET
WEATHERSFIELD VT 05089

REV:
ID1: 2635405
ID2:
STATUS: INSTITUTIONAL
PHONE:

CONTACT:

	<u>Tanks</u>	<u>Installed</u>	<u>Capacity</u>
CURRENT:	0		
REMOVED:	0		
PERMANENT:	0		
UNKNOWN:	0		
TEMP:	0		
CLOSED:	0		

PRODUCTS:
TANK MATERIAL:
PIPE MATERIAL:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 63 **DIST/DIR:** 0.07 NW **MAP ID:** 30

NAME: WINDSOR ANT. MARKET/CHURCH	REV: 10/12/06
ADDRESS: 57 NORTH MAIN STREET WINDSOR VT	ID1: 9990251
CONTACT: THOMAS J BYRNE JR	ID2: STATUS: PULLED UST DATABASE
	PHONE:

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: CONTAMINATION FOUND BELOW STATE STANDARD, <20 PPM GAS OR 10 PPM DIESEL/HEATING OIL 2

OWNER AND OPERATOR INFORMATION

OWNER NAME:	THOMAS J BYRNE JR 130 EAST 75TH STREET NEW YORK NY, 10021	OWNER PERSON:	
OPERATOR NAME:	THOMAS J BYRNE JR 130 EAST 75TH STREET NEW YORK NY, 10021	OPERATOR PERSON:	

LANDOWNER:

FACILITY TYPE: INDUSTRIAL/COMMERCIAL
PERMITTED TO:

NUMBER OF TANKS PULLED: 1
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1990

TANK INFORMATION

TANK ID:	-1-1	DATE OUT OF SERVICE:	
YEAR REMOVED:	1990	SUBSTANCE STORED:	2 OR 4 FUEL OIL
TANK CAPACITY IN GALL.:	750		
TANK PROTECTION:	UNPROTECTED STEEL		

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 44 **DIST/DIR:** 0.07 NW **MAP ID:** 30

NAME: US POST OFFICE	REV: 10/12/06
ADDRESS: 57 MAIN STREET	ID1: 6745822
WINDSOR VT 05089	ID2:
	STATUS:
CONTACT: UNITED STATES POSTAL SERVICE	PHONE: 860-285-7192

FACILITY AND OWNER INFORMATION

TYPE OF FACILITY: FEDERAL		
OWNER NAME: UNITED STATES POSTAL SERVICE	CONTACT:	FACILITIES SERVICE
OFFICE		
OWNER ADDRESS: 6 GRIFFIN ROAD NORTH		
WINDSOR, CT		

TANK INFORMATION

TOTAL NUMBER OF TANKS: 2		
TANK ID: 1966-1-R		
SUBSTANCE STORED: FUEL OIL	TANK CAPACITY IN GAL.: 6000	
TANK PROTECTION:	YEAR REMOVED: 1990	
TANK MONITORING: /	PUMP TYPE:	
SPILL/OVERFILL PROT.:	TESTED DATE:	
PIPE PROTECTION:		
MONITORING:		

TANK ID: 1990-1		
SUBSTANCE STORED: FUEL OIL	TANK CAPACITY IN GAL.: 6000	
TANK PROTECTION: FIBERGLASS REINFORCED PLASTIC	YEAR REMOVED:	
TANK MONITORING: INTERSTITIAL/IN TANK MONITOR	PUMP TYPE: SUCTION	
SPILL/OVERFILL PROT.: SPILL AND OVERFILL	TESTED DATE:	
PIPE PROTECTION: SECONDARILY CONTAINED FLEXIBLE PIPING		
MONITORING: INTERSTITIAL		

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

BROWNFIELD

SEARCH ID: 66

DIST/DIR: 0.08 SE

MAP ID: 13

NAME: GOODYEAR
ADDRESS: 28 RIVER STREET
WINDSOR VT

REV: 01/02/07
ID1: VTBF-008
ID2: 2000-2797
STATUS: ACTIVE
PHONE:

CONTACT: HUGO MARTINEZ CAZON

SITE INFORMATION

ADMITTED TO RCPP: NO
EPA BROWNFIELD: YES

ACREAGE:

CONTAMINANTS/AFFECTED MEDIA: CHLORINATED SOLVENTS, DEHP, DEHA, METALS, PETROLEUM COMPOUNDS
RESPONSE ACTIONS ANTICIPATED: INVESTIGATION ONGOING, ASSOCIATED INVESTIGATION IN DOWNTOWN WINDSOR

RESPONSE ACTIONS COMPLETED:

TYPE OF CLEANUP:

INSTITUTIONAL CONTROLS:

PROJECT MANAGER: HUGO MARTINEZ CAZON

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 52

DIST/DIR: 0.08 SE

MAP ID: 13

NAME: GOODYEAR TIRE and RUBBER CO.
ADDRESS: RIVER STREET
WINDSOR VT

REV: 10/12/06
ID1: 6742151
ID2:
STATUS: PULLED UST DATABASE
PHONE:

CONTACT: THE GOODYEAR TIRE AND RUBBER COMPANY

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: NO STATE INSPECTION OR SITE ASSESSMENT

OWNER AND OPERATOR INFORMATION

OWNER NAME: THE GOODYEAR TIRE AND RUBBER COMPANY
1144 EAST MARKET STREET
AKRON OH, 44316

OWNER PERSON:

OPERATOR NAME: THE GOODYEAR TIRE AND RUBBER COMPANY
1144 EAST MARKET STREET
AKRON OH, 44316

OPERATOR PERSON:

LANDOWNER:

FACILITY TYPE: INDUSTRIAL/COMMERCIAL
PERMITTED TO:

NUMBER OF TANKS PULLED: 4
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1986

TANK INFORMATION

TANK ID: 1964-1	DATE OUT OF SERVICE:	
YEAR REMOVED: 1986	SUBSTANCE STORED:	UNKNOWN
TANK CAPACITY IN GALL.: 20000		
TANK PROTECTION: UNPROTECTED STEEL		

TANK INFORMATION

TANK ID: 1964-2	DATE OUT OF SERVICE:	
YEAR REMOVED: 1986	SUBSTANCE STORED:	CHEMICAL
TANK CAPACITY IN GALL.: 12000		
TANK PROTECTION: UNPROTECTED STEEL		

TANK INFORMATION

TANK ID: 1964-3	DATE OUT OF SERVICE:	
YEAR REMOVED: 1986	SUBSTANCE STORED:	CHEMICAL
TANK CAPACITY IN GALL.: 12000		
TANK PROTECTION: UNPROTECTED STEEL		

TANK INFORMATION

TANK ID: 1964-4

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 52

DIST/DIR: 0.08 SE

MAP ID: 13

NAME: GOODYEAR TIRE and RUBBER CO.
ADDRESS: RIVER STREET
WINDSOR VT

REV: 10/12/06
ID1: 6742151
ID2:
STATUS: PULLED UST DATABASE
PHONE:

CONTACT: THE GOODYEAR TIRE AND RUBBER COMPANY

YEAR REMOVED: 1986
TANK CAPACITY IN GALL.: 10000
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: CHEMICAL

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 19

DIST/DIR: 0.08 SE

MAP ID: 13

NAME: GOODYEAR INDUSTRIAL CAMPUS
ADDRESS: MECHANIC STREET
WINDSOR VT

REV: 10/12/06
ID1: 20002797
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: THREATENED SENSITIVE RECEPTOR (30 >= VT SITE PRIORITY SCORE <= 60)
PROJECT STATUS: ADDITIONAL S.I. BY TETRATECH NUS PRESENTED NOV 2, 2004. DEC COMMENTS BACK
DECEMBER 22, 2004. MEETING OF PARTIES IN JANUARY.
DATE OF SITE DISCOVERY:
DATE OF SITE CLOSURE:
SOURCE:

OWNER INFORMATION:

OWNER: CONNETICUT RIVER DEVELOPMENT CORPORATION
OWNER ADDRESS: 28 RIVER STREET
WINDSOR VT 05089

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

FED BROWNFIELD

SEARCH ID: 67

DIST/DIR: 0.09 SW

MAP ID: 35

NAME: 133 and 135 MAIN STREET
ADDRESS: 133 and 135 MAIN STREET
WINDSOR VT 05089

REV: 1/16/07
ID1: 62827518-12
ID2: 62827518
STATUS: EPA BROWNFIELD
PHONE:

CONTACT:

SITE INFORMATION:

EPA ID:
EPA SITE NAME:
SITE ALIAS: PROPERTY OWNED BY RACLT
CONTAMINANTS:
TOTAL ACRES:
CERCLA WASTELAN:
RCRA FACILITY:
AIR AFFECTED:
GROUNDWATER AFFECTED:
SURFACE WATER AFFECTED:
NUMBER OF PARCELS:
LOCAL PARCEL NUMBER:
ADD DATE:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

FED BROWNFIELD

SEARCH ID: 71

DIST/DIR: 0.09 SW

MAP ID: 10

NAME: 18 CENTRAL STREET
ADDRESS: 18 CENTRAL STREET
WINDSOR VT 05089

REV: 1/16/07
ID1: 69597821-26541
ID2: 69597821
STATUS: EPA BROWNFIELD
PHONE:

CONTACT:

SITE INFORMATION:

EPA ID:
EPA SITE NAME:
SITE ALIAS:
CONTAMINANTS:
TOTAL ACRES:
CERCLA WASTELAN:
RCRA FACILITY:
AIR AFFECTED:
GROUNDWATER AFFECTED:
SURFACE WATER AFFECTED:
NUMBER OF PARCELS:
LOCAL PARCEL NUMBER: 130018 (18 Central)
ADD DATE: 8/10/2006 5:06:25 PM

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

FED BROWNFIELD

SEARCH ID: 69

DIST/DIR: 0.09 SW

MAP ID: 36

NAME: 135 MARCOUX DRIVE (RACTL 2)
ADDRESS: 135 MARCOUX DRIVE
WINDSOR VT 05089

REV: 1/16/07
ID1: 69597821-27622
ID2: 69597821
STATUS: EPA BROWNFIELD
PHONE:

CONTACT:

SITE INFORMATION:

EPA ID:
EPA SITE NAME:
SITE ALIAS:
CONTAMINANTS:
TOTAL ACRES:
CERCLA WASTELAN:
RCRA FACILITY:
AIR AFFECTED:
GROUNDWATER AFFECTED:
SURFACE WATER AFFECTED:
NUMBER OF PARCELS:
LOCAL PARCEL NUMBER: 564137 (135 Marcoux Drive)
ADD DATE: 9/1/2006 1:33:45 PM

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

FED BROWNFIELD

SEARCH ID: 68

DIST/DIR: 0.09 SW

MAP ID: 36

NAME: 133 MARCOUX DRIVE (RACT 1)
ADDRESS: 133 MARCOUX DRIVE
WINDSOR VT 05089

REV: 1/16/07
ID1: 69597821-27621
ID2: 69597821
STATUS: EPA BROWNFIELD
PHONE:

CONTACT:

SITE INFORMATION:

EPA ID:
EPA SITE NAME:
SITE ALIAS:
CONTAMINANTS:
TOTAL ACRES:
CERCLA WASTELAN:
RCRA FACILITY:
AIR AFFECTED:
GROUNDWATER AFFECTED:
SURFACE WATER AFFECTED:
NUMBER OF PARCELS:
LOCAL PARCEL NUMBER: 564133 (133 Marcoux)
ADD DATE: 9/1/2006 1:25:57 PM

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 13

DIST/DIR: 0.09 SW

MAP ID: 10

NAME: 18 CENTRAL ST. (FORMER LEMIRE PROPERTY)
ADDRESS: 18 CENTRAL ST
WINDSOR VT

REV: 10/12/06
ID1: 982466
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: NO SENSITIVE RECEPTOR IMPACT (VT SITE PRIORITY SCORE<30)
PROJECT STATUS: ROCKINGHAM AREA COMMUNITY LAND TRUST NOW OWNS THE PROPERTY. THEY WILL
BE HIRING A CONSULTANT TO DO ADDITIONAL WORK ON THE SITE TO BRING THS SITE CLOSER TO A SMAC.
DATE OF SITE DISCOVERY: 8/1/1998 0:00:00
DATE OF SITE CLOSURE:
SOURCE: UNKNOWN, ABOVE GROUND STORAGE TANK,

OWNER INFORMATION:

OWNER: JEFF STAUDINGER, RACLT
OWNER ADDRESS: 24 PARK STREET
SPRINGFIELD VT 05156

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 53 **DIST/DIR:** 0.10 NW **MAP ID:** 23

NAME: HISTORIC WINDSOR HOUSE	REV: 10/12/06
ADDRESS: 54 MAIN STREET	ID1: 1005
WINDSOR VT 05089	ID2:
WINDSOR	STATUS: PULLED UST DATABASE
CONTACT: HISTORIC WINDSOR INC	PHONE:

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: NO CONTAMINATION FOUND

OWNER AND OPERATOR INFORMATION

OWNER NAME: TOWN OF WINDSOR PO BOX 47 29 UNION STREET WINDSOR VT, 05089	OWNER PERSON: DON HOWARD TOWN ADMINISTRATOR
--	--

OPERATOR NAME: TOWN OF WINDSOR	OPERATOR PERSON:
---------------------------------------	-------------------------

LANDOWNER:

FACILITY TYPE: TOWN
PERMITTED TO:

NUMBER OF TANKS PULLED: 1
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 2005

TANK INFORMATION

TANK ID: 1958-1-R	DATE OUT OF SERVICE:
YEAR REMOVED: 2005	SUBSTANCE STORED: 2 OR 4 FUEL OIL
TANK CAPACITY IN GALL.: 6000	
TANK PROTECTION: UNPROTECTED STEEL	

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 2

DIST/DIR: 0.10 NW

MAP ID: 3

NAME: FLEMING OIL CO INC

REV: 6/6/06

ADDRESS: 55 MAIN ST
WINDSOR VT 05089
WINDSOR

ID1: VTR000512558

ID2:
STATUS: VGN

CONTACT: RICHARD J FLEMING JR

PHONE: 8022546095 11

SITE INFORMATION

CONTACT INFORMATION: RICHARD FLEMING JR
PUTNEY RD
BRATTLEBORO VT 05301

PHONE: 8022546095

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO

GPRA POST CLOSURE: N - NO

GPRA CA: N - NO

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO

GPRA POST CLOSURE: N - NO

GPRA CA: N - NO

GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO

BEGINNING OF THE YEAR SNC: N - NO

PERMIT WORKLOAD: ----

CLOSURE WORKLOAD: ----

POST CLOSURE WORKLOAD: ----

PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----

CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN

100 KG/MONTH OF HAZA

NAIC INFORMATION

44711 - GASOLINE STATIONS WITH CONVENIENCE STORES

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 2

DIST/DIR: 0.10 NW

MAP ID: 3

NAME: FLEMING OIL CO INC
ADDRESS: 55 MAIN ST
WINDSOR VT 05089
WINDSOR
CONTACT: RICHARD J FLEMING JR

REV: 6/6/06
ID1: VTR000512558
ID2:
STATUS: VGN
PHONE: 8022546095 11

Benzene
Ignitable waste

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 32

DIST/DIR: 0.10 NW

MAP ID: 23

NAME: INTERSECTION/ROADSIDE
ADDRESS: RT 17/GREEN ST
WALTHAM VT

REV: 10/12/06
ID1: 06-WMD211
ID2:
STATUS:
PHONE:

CONTACT: MATT FARLEY

DRUM OF OILY ABSORBENTS and DEBRIS.

DATE CLOSED: 8/3/2006 0:00:00

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 29

DIST/DIR: 0.10 NW

MAP ID: 3

NAME: WINDSOR TEXACO
ADDRESS: 55 MAIN ST
WINDSOR VT

REV: 10/12/06
ID1: 982407
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: SITES MANAGEMENT ACTIVITY COMPLETED
PROJECT STATUS: UNDERGROUND STORAGE TANK REMOVED. CONTAMINATION FOUND. SITE COMPLETED
NATURAL ATTENUATION MONITORING. GWESS MET AT ALL MWS ON SITE.
DATE OF SITE DISCOVERY: 5/7/1998 0:00:00
DATE OF SITE CLOSURE: 4/8/2005 0:00:00
SOURCE: UST-GASOLINE, WASTE OIL,

OWNER INFORMATION:

OWNER: FLEMING OIL CO. INC
OWNER ADDRESS: 1 PUTNEY RD
BRATTLEBORO VT 05301

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 38

DIST/DIR: 0.10 NW

MAP ID: 23

NAME: HISTORIC WINDSOR HOUSE
ADDRESS: 54 MAIN STREET
WINDSOR VT 05089

REV: 6/28/05
ID1: 1005
ID2:
STATUS:
PHONE:

CONTACT: HISTORIC WINDSOR INC

TOTAL NUMBER OF TANKS: 1

FACILITY AND OWNER INFORMATION

TYPE OF FACILITY: TOWN

OWNER NAME: TOWN OF WINDSOR
OWNER ADDRESS: TOWN HALL MAIN STREET
WINDSOR, VT 05089

CONTACT: JOHN SCHEMPF TOWN ADMINISTRATOR

TANK ID: 1958-1
SUBSTANCE STORED: FUEL OIL
TANK PROTECTION: UNPROTECTED STEEL
TANK MONITORING: /
SPILL/OVERFILL PROT.: NONE
PIPE PROTECTION: UNPROTECTED STEEL

TANK CAPACITY IN GAL.: 6000
YEAR REMOVED:
PUMP TYPE:
MONITORING:

Environmental FirstSearch Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 45

DIST/DIR: 0.10 NW

MAP ID: 3

NAME: WINDSOR TEXACO
ADDRESS: 55 MAIN STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 405
ID2: 982407
STATUS:
PHONE: 614-433-0170

CONTACT: FLEMING OIL COMPANY INC

TANK MONITORING: /
SPILL/OVERFILL PROT.:
PIPE PROTECTION:
MONITORING:

PUMP TYPE:
TESTED DATE:

TANK ID: 1957-2-R
SUBSTANCE STORED: GASOLINE
TANK PROTECTION:
TANK MONITORING: /
SPILL/OVERFILL PROT.:
PIPE PROTECTION:
MONITORING:

TANK CAPACITY IN GAL.: 5000
YEAR REMOVED: 1986

PUMP TYPE:
TESTED DATE:

TANK ID: 1957-3-R
SUBSTANCE STORED: GASOLINE
TANK PROTECTION:
TANK MONITORING: /
SPILL/OVERFILL PROT.:
PIPE PROTECTION:
MONITORING:

TANK CAPACITY IN GAL.: 5000
YEAR REMOVED: 1986

PUMP TYPE:
TESTED DATE:

TANK ID: 1986-1
SUBSTANCE STORED: GASOLINE
TANK PROTECTION: PROTECTED STEEL
TANK MONITORING: IN TANK MONITOR/
SPILL/OVERFILL PROT.: SPILL AND OVERFILL
PIPE PROTECTION: SECONDARILY CONTAINED FLEXIBLE PIPING
5/31/2006
MONITORING: INTERSTITIAL

TANK CAPACITY IN GAL.: 10000
YEAR REMOVED:

PUMP TYPE: PRESSURE
TESTED DATE:

TANK ID: 1986-2
SUBSTANCE STORED: GASOLINE
TANK PROTECTION: PROTECTED STEEL
TANK MONITORING: IN TANK MONITOR/
SPILL/OVERFILL PROT.: SPILL AND OVERFILL
PIPE PROTECTION: SECONDARILY CONTAINED FLEXIBLE PIPING
5/31/2006
MONITORING: INTERSTITIAL

TANK CAPACITY IN GAL.: 10000
YEAR REMOVED:

PUMP TYPE: PRESSURE
TESTED DATE:

TANK ID: 1986-3
SUBSTANCE STORED: GASOLINE
TANK PROTECTION: PROTECTED STEEL
TANK MONITORING: IN TANK MONITOR/
SPILL/OVERFILL PROT.: SPILL AND OVERFILL
PIPE PROTECTION: SECONDARILY CONTAINED FLEXIBLE PIPING
5/31/2006
MONITORING: INTERSTITIAL

TANK CAPACITY IN GAL.: 10000
YEAR REMOVED:

PUMP TYPE: PRESSURE
TESTED DATE:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 45

DIST/DIR: 0.10 NW

MAP ID: 3

NAME: WINDSOR TEXACO
ADDRESS: 55 MAIN STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 405
ID2: 982407
STATUS:
PHONE: 614-433-0170

CONTACT: FLEMING OIL COMPANY INC

TANK ID: 991
SUBSTANCE STORED:
TANK PROTECTION:
TANK MONITORING: /
SPILL/OVERFILL PROT.:
PIPE PROTECTION:
MONITORING:

TANK CAPACITY IN GAL.:
YEAR REMOVED:

PUMP TYPE:
TESTED DATE:

Environmental FirstSearch Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 51 **DIST/DIR:** 0.12 NW **MAP ID:** 33

<p>NAME: CHITTENDEN BANK ADDRESS: 50 MAIN STREET WINDSOR VT</p> <p>CONTACT: CHITTENDEN BANK</p>	<p>REV: 10/12/06 ID1: 5552158 ID2: STATUS: PULLED UST DATABASE PHONE:</p>
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This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: NO CONTAMINATION FOUND

OWNER AND OPERATOR INFORMATION

<p>OWNER NAME: CHITTENDEN BANK PO BOX 820 BURLINGTON VT,</p>	<p>OWNER PERSON:</p>
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<p>OPERATOR NAME: CHITTENDEN BANK PO BOX 820 BURLINGTON VT,</p>	<p>OPERATOR PERSON:</p>
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LANDOWNER:

FACILITY TYPE: INDUSTRIAL/COMMERICAL
PERMITTED TO:

NUMBER OF TANKS PULLED: 1
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 2001

TANK INFORMATION

<p>TANK ID: -1-1-R YEAR REMOVED: 2001 TANK CAPACITY IN GALL.: 1000 TANK PROTECTION:</p>	<p>DATE OUT OF SERVICE: SUBSTANCE STORED: 2 OR 4 FUEL OIL</p>
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**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 7 **DIST/DIR:** 0.12 SW **MAP ID:** 6

NAME: VT AGENCY OF TRANSPORTATION	REV: 6/6/06
ADDRESS: US 5	ID1: VTD982763138
WINDSOR VT 05089	ID2:
CONTACT: THOMAS-B TETREULT	STATUS: VGN
	PHONE: 8022958888

SITE INFORMATION

CONTACT INFORMATION: THOMAS-B TETREULT
PO BOX 977
WHITE RIVER JUNCTION VT 05001

PHONE: 8022958888

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZA
NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 4 **DIST/DIR:** 0.13 NE **MAP ID:** 4

NAME: RICHARDS AUTO SVC	REV: 6/6/06
ADDRESS: 51 N MAIN ST WINDSOR VT 05089	ID1: VTR000007609
	ID2:
CONTACT: HENRY RICHARDS	STATUS: VGN
	PHONE: 8026742785

SITE INFORMATION

CONTACT INFORMATION: HENRY RICHARDS
51 N MAIN ST
WINDSOR VT 05089

PHONE: 8026742785

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZA

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 4

DIST/DIR: 0.13 NE

MAP ID: 4

NAME: RICHARDS AUTO SVC
ADDRESS: 51 N MAIN ST
WINDSOR VT 05089

REV: 6/6/06
ID1: VTR000007609
ID2:
STATUS: VGN
PHONE: 8026742785

CONTACT: HENRY RICHARDS

1,4-Dichlorobenzene
VT08
Benzene
VT02
Trichloroethylene
Tetrachloroethylene
Lead
Ignitable waste
Cadmium

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 25

DIST/DIR: 0.13 NE

MAP ID: 4

NAME: RICHARDS AUTO SERVICE
ADDRESS: 51 N MAIN ST
WINDSOR VT

REV: 10/12/06
ID1: 20002739
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: SITES MANAGEMENT ACTIVITY COMPLETED
PROJECT STATUS: UST PIPE SYSTEM REPLACED. CONTAM FOUND. 100 YD CONTAM SOIL MIXED WITH CLEAN SOIL. 500 YD STOCKPILED AND THIN SPREAD. INVESTIGATION COMPLETED. NO IMPACT TO GROUNDWATER ABOVE VGES. SMAC
DATE OF SITE DISCOVERY: 4/19/1999 0:00:00
DATE OF SITE CLOSURE: 8/22/2000 0:00:00
SOURCE: UST-GASOLINE,

OWNER INFORMATION:

OWNER: BARROWS COAL CO
OWNER ADDRESS: 35 MAIN ST
BRATTLEBORO VT 05301

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 40

DIST/DIR: 0.13 NE

MAP ID: 4

NAME: RICHARD S GULF
ADDRESS: 51 NORTH MAIN STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 1371
ID2:
STATUS:
PHONE:

CONTACT: HENRY E RICHARDS JR

FACILITY AND OWNER INFORMATION

TYPE OF FACILITY: SERVICE STATION

OWNER NAME: BARROWS COAL COMPANY INC **CONTACT:** DBA BARROWS and FISHER OIL LEE MERRILL
OWNER ADDRESS: PO BOX 496
BRATTLEBORO, VT

TANK INFORMATION

TOTAL NUMBER OF TANKS: 9

TANK ID: -1-1-R		TANK CAPACITY IN GAL.: 550
SUBSTANCE STORED: USED OIL		YEAR REMOVED: 1998
TANK PROTECTION: UNPROTECTED STEEL		
TANK MONITORING: /		
SPILL/OVERFILL PROT.:		PUMP TYPE:
PIPE PROTECTION:		TESTED DATE:
MONITORING:		

TANK ID: 1958-1-R		TANK CAPACITY IN GAL.: 3000
SUBSTANCE STORED: GASOLINE		YEAR REMOVED: 1987
TANK PROTECTION:		
TANK MONITORING: /		
SPILL/OVERFILL PROT.:		PUMP TYPE:
PIPE PROTECTION:		TESTED DATE:
MONITORING:		

TANK ID: 1958-2-R		TANK CAPACITY IN GAL.: 3000
SUBSTANCE STORED: GASOLINE		YEAR REMOVED: 1987
TANK PROTECTION:		
TANK MONITORING: /		
SPILL/OVERFILL PROT.:		PUMP TYPE:
PIPE PROTECTION:		TESTED DATE:
MONITORING:		

TANK ID: 1958-3-R		TANK CAPACITY IN GAL.: 4000
SUBSTANCE STORED: GASOLINE		YEAR REMOVED: 1987
TANK PROTECTION:		
TANK MONITORING: /		
SPILL/OVERFILL PROT.:		PUMP TYPE:
PIPE PROTECTION:		TESTED DATE:
MONITORING:		

TANK ID: 1958-4-R		TANK CAPACITY IN GAL.: 4000
SUBSTANCE STORED: GASOLINE		YEAR REMOVED: 1987
TANK PROTECTION:		

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 40

DIST/DIR: 0.13 NE

MAP ID: 4

NAME: RICHARD S GULF
ADDRESS: 51 NORTH MAIN STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 1371
ID2:

CONTACT: HENRY E RICHARDS JR

STATUS:
PHONE:

TANK MONITORING: /
SPILL/OVERFILL PROT.:
PIPE PROTECTION:
MONITORING:

PUMP TYPE:
TESTED DATE:

TANK ID: 1987-1
SUBSTANCE STORED: GASOLINE
TANK PROTECTION: PROTECTED STEEL
TANK MONITORING: INTERSTITIAL/IN TANK MONITOR
SPILL/OVERFILL PROT.: SPILL AND OVERFILL
PIPE PROTECTION: SECONDARILY CONTAINED FLEXIBLE PIPING
3/17/2006
MONITORING: INTERSTITIAL

TANK CAPACITY IN GAL.: 4000
YEAR REMOVED:

PUMP TYPE: PRESSURE
TESTED DATE:

TANK ID: 1987-2
SUBSTANCE STORED: GASOLINE
TANK PROTECTION: PROTECTED STEEL
TANK MONITORING: INTERSTITIAL/IN TANK MONITOR
SPILL/OVERFILL PROT.: SPILL AND OVERFILL
PIPE PROTECTION: SECONDARILY CONTAINED FLEXIBLE PIPING
3/17/2006
MONITORING: INTERSTITIAL

TANK CAPACITY IN GAL.: 6000
YEAR REMOVED:

PUMP TYPE: PRESSURE
TESTED DATE:

TANK ID: 1987-3
SUBSTANCE STORED: GASOLINE
TANK PROTECTION: PROTECTED STEEL
TANK MONITORING: INTERSTITIAL/IN TANK MONITOR
SPILL/OVERFILL PROT.: SPILL AND OVERFILL
PIPE PROTECTION: SECONDARILY CONTAINED FLEXIBLE PIPING
3/17/2006
MONITORING: INTERSTITIAL

TANK CAPACITY IN GAL.: 5000
YEAR REMOVED:

PUMP TYPE: PRESSURE
TESTED DATE:

TANK ID: 991
SUBSTANCE STORED: /
TANK PROTECTION: /
TANK MONITORING: /
SPILL/OVERFILL PROT.: /
PIPE PROTECTION: /
MONITORING: /

TANK CAPACITY IN GAL.:
YEAR REMOVED:

PUMP TYPE:
TESTED DATE:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 30

DIST/DIR: 0.13 SW

MAP ID: 21

NAME: WINDSOR TOWN GARAGE
ADDRESS: CENTRAL ST
WINDSOR VT

REV: 10/12/06
ID1: 911175
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: THREATENED SENSITIVE RECEPTOR (30 >= VT SITE PRIORITY SCORE <= 60)
PROJECT STATUS: UST CONTAMINATION, INVEST PENDING
DATE OF SITE DISCOVERY: 8/27/1991 0:00:00
DATE OF SITE CLOSURE:
SOURCE: UST-GASOLINE,

OWNER INFORMATION:

OWNER: TOWN OF WINDSOR
OWNER ADDRESS: 147 MAIN ST, P O BOX 47
WINDSOR VT 05089

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 46 **DIST/DIR:** 0.13 SW **MAP ID:** 21

NAME: WINDSOR TOWN HIGHWAY GARAGE **REV:** 10/12/06
ADDRESS: CENTRAL STREET **ID1:** 367
WINDSOR VT 05089 **ID2:** 911175
CONTACT: TOWN OF WINDSOR **STATUS:**
PHONE: 802-674-6000

FACILITY AND OWNER INFORMATION

TYPE OF FACILITY: TOWN
OWNER NAME: TOWN OF WINDSOR **CONTACT:** DON HOWARD TOWN ADMINISTRATOR
OWNER ADDRESS: PO BOX 47 29 UNION STREET
WINDSOR, VT

TANK INFORMATION

TOTAL NUMBER OF TANKS: 5

TANK ID: 1971-1-R
SUBSTANCE STORED: DIESEL **TANK CAPACITY IN GAL.:** 6000
TANK PROTECTION: **YEAR REMOVED:** 1991
TANK MONITORING: /
SPILL/OVERFILL PROT.: **PUMP TYPE:**
PIPE PROTECTION: **TESTED DATE:**
MONITORING:

TANK ID: 1971-2-R
SUBSTANCE STORED: GASOLINE **TANK CAPACITY IN GAL.:** 4000
TANK PROTECTION: **YEAR REMOVED:** 1991
TANK MONITORING: /
SPILL/OVERFILL PROT.: **PUMP TYPE:**
PIPE PROTECTION: **TESTED DATE:**
MONITORING:

TANK ID: 1971-3-R
SUBSTANCE STORED: FUEL OIL **TANK CAPACITY IN GAL.:** 10000
TANK PROTECTION: **YEAR REMOVED:** 1991
TANK MONITORING: /
SPILL/OVERFILL PROT.: **PUMP TYPE:**
PIPE PROTECTION: **TESTED DATE:**
MONITORING:

TANK ID: 1991-1-2
SUBSTANCE STORED: GASOLENE/DIESEL **TANK CAPACITY IN GAL.:** 8000
TANK PROTECTION: FIBERGLASS JACKETED STEEL TANK **YEAR REMOVED:**
TANK MONITORING: INTERSTITIAL/IN TANK MONITOR **PUMP TYPE:** SUCTION
SPILL/OVERFILL PROT.: SPILL and OVERFILL FLOAT VENT **TESTED DATE:**
PIPE PROTECTION: FIBERGLASS REINFORCED PLASTIC
MONITORING: INTERSTITIAL

TANK ID: 1991-2
SUBSTANCE STORED: FUEL OIL **TANK CAPACITY IN GAL.:** 5000
TANK PROTECTION: FIBERGLASS JACKETED STEEL TANK **YEAR REMOVED:**

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 46

DIST/DIR: 0.13 SW

MAP ID: 21

NAME: WINDSOR TOWN HIGHWAY GARAGE
ADDRESS: CENTRAL STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 367
ID2: 911175
STATUS:
PHONE: 802-674-6000

CONTACT: TOWN OF WINDSOR

TANK MONITORING: INTERSTITIAL/IN TANK MONITOR

SPILL/OVERFILL PROT.: SPILL AND OVERFILL

PUMP TYPE: SUCTION

PIPE PROTECTION: FIBERGLASS REINFORCED PLASTIC

TESTED DATE:

MONITORING:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 26

DIST/DIR: 0.14 NE

MAP ID: 19

NAME: STACEY FUEL AND LUMBER
ADDRESS: DEPOT ST
WINDSOR VT

REV: 10/12/06
ID1: 961965
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: NO SENSITIVE RECEPTOR IMPACT (VT SITE PRIORITY SCORE<30)
PROJECT STATUS: INVESTIGATING CONTAMINATION
DATE OF SITE DISCOVERY: 12/1/1995 0:00:00
DATE OF SITE CLOSURE:
SOURCE: SPILL, ABOVE GROUND STORAGE TANK,

OWNER INFORMATION:

OWNER: CANADIAN NATIONAL RAILWAYS
OWNER ADDRESS: 1060 UNIVERSITY, SUITE 10.167
MONTREAL QUEBEC CN H3B3A2

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 62

DIST/DIR: 0.14 NW

MAP ID: 28

NAME: STOUGHTON HOUSE
ADDRESS: 46 MAIN STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 2635746
ID2:
STATUS: PULLED UST DATABASE
PHONE:

CONTACT: WHEELS AROUND WINDSOR

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: CONTAMINATION FOUND BELOW STATE STANDARD, <20 PPM GAS OR 10 PPM DIESEL/HEATING OIL 2

OWNER AND OPERATOR INFORMATION

OWNER NAME: WHEELS AROUND WINDSOR
46 MAIN STREET
WINDSOR VT, 05089

OWNER PERSON:

OPERATOR NAME: WHEELS AROUND WINDSOR
46 MAIN STREET
WINDSOR VT, 05089

OPERATOR PERSON:

LANDOWNER:

FACILITY TYPE: INSTITUTIONAL
PERMITTED TO:

NUMBER OF TANKS PULLED: 1
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1997

TANK INFORMATION

TANK ID: 1973-1
YEAR REMOVED: 1997
TANK CAPACITY IN GALL.: 9000
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: 2 OR 4 FUEL OIL

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS			
SEARCH ID: 42	DIST/DIR: 0.14 NW	MAP ID: 28	
NAME: STOUGHTON HOUSE ADDRESS: 46 MAIN STREET WINDSOR VT 05089		REV: ID1: 2635746 ID2: STATUS: RETAIL PHONE:	
CONTACT:			
	<u>Tanks</u>	<u>Installed</u>	<u>Capacity</u>
CURRENT:	1	??? 73	5000
REMOVED:	0		
PERMANENT:	0		
UNKNOWN:	0		
TEMP:	0		
CLOSED:	0		
PRODUCTS:	2and4 FUEL OIL		
TANK MATERIAL:	UNPROTECTED		
PIPE MATERIAL:	UNPROTECTED		

FED BROWNFIELD			
SEARCH ID: 70	DIST/DIR: 0.15 SW	MAP ID: 37	
NAME: 139 ETTA FRASIER DRIVE ADDRESS: 139 ETTA FRASIER DRIVE WINDSOR VT 05089		REV: 1/16/07 ID1: 69597821-26661 ID2: 69597821 STATUS: EPA BROWNFIELD PHONE:	
CONTACT:			
<u>SITE INFORMATION:</u>			
EPA ID:			
EPA SITE NAME:			
SITE ALIAS:			
CONTAMINANTS:			
TOTAL ACRES:			
CERCLA WASTELAN:			
RCRA FACILITY:			
AIR AFFECTED:			
GROUNDWATER AFFECTED:			
SURFACE WATER AFFECTED:			
NUMBER OF PARCELS:			
LOCAL PARCEL NUMBER:	566139 (139 Etta Frasier)		
ADD DATE:	8/11/2006 12:08:17 PM		

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 31 **DIST/DIR:** 0.16 SE **MAP ID:** 22

NAME: COCHRAN RESIDENCE	REV: 10/12/06
ADDRESS: 12 FOSTER AVE WINDSOR VT	ID1: 98-WMD028
	ID2:
	STATUS:
CONTACT: PAUL SAYER	PHONE: 674-2782

DATE OF INCIDENT: 1/25/1998 0:00:00
TIME OF INCIDENT: 900
DATE CLOSED: 8/12/1998 0:00:00
REPORTED BY: PAUL SAYER
REPORTER S ORGANIZATION: WINDSOR F D
REPORTER S WORK PHONE: 674-2782

TYPE OF INCIDENT: FITTING BROKE
PRODUCT: 2
QUANTITY: 30
UNIT OF MEASURE: G

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 25
TIME OF INCIDENT: 1/25/1998 0:00:00
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: PAUL SAYER
REPORTER S WORK PHONE: Windsor F D

TYPE OF INCIDENT:
PRODUCT: 900
QUANTITY: 2
UNIT OF MEASURE: 30

RESPONSIBLE PARTY: G
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: F D CLEAN UP. SOME PRODUCT UNDER CONCRETE PAD.
COMMENTS: FOLLOW UP NEEDED.
DATE CLOSED: 8/12/1998 0:00:00

SURFACE WATER AFFECTED: F D CLEAN UP. SOME PRODUCT UNDER CONCRETE PAD.

CASE ASSIGNED TO: FOLLOW UP NEEDED.
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 37

DIST/DIR: 0.18 NW

MAP ID: 26

NAME: HEATH RESIDENCE
ADDRESS: 40 VILLAGE GREEN
WINDSOR VT 05089

REV: 10/12/06
ID1: 1115
ID2:
STATUS:
PHONE:

CONTACT: FRANCIS AND LORI HEATH

FACILITY AND OWNER INFORMATION

TYPE OF FACILITY: RESIDENTIAL

OWNER NAME: FRANCIS AND LORI HEATH **CONTACT:**
OWNER ADDRESS: 40 VILLAGE GREEN
WINDSOR, VT

TANK INFORMATION

TOTAL NUMBER OF TANKS: 1

TANK ID: 1973-1
SUBSTANCE STORED: FUEL OIL
TANK PROTECTION: UNPROTECTED STEEL
TANK MONITORING: /
SPILL/OVERFILL PROT.:
PIPE PROTECTION: UNPROTECTED STEEL
MONITORING:

TANK CAPACITY IN GAL.: 3000
YEAR REMOVED:

PUMP TYPE:
TESTED DATE:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE			
SEARCH ID: 5	DIST/DIR: 0.20 NE	MAP ID: 5	
NAME: SELDON LABORATORIES LLC	REV: 6/13/05	ID1: VTD061997631	
ADDRESS: 7 EVERETT LN DOOR 18 WINDSOR VT 05089	ID2:	STATUS: VGN	
CONTACT: ROSALIE A BELCHER	PHONE: 8026742444 114		
<u>SITE INFORMATION</u>			
CONTACT INFORMATION:	WALLACE OSGOOD PO BOX 757 WINDSOR VT 050890757		
PHONE:	8026742161		
<u>UNIVERSE INFORMATION:</u>			
SNC:	N - NO		
BOYSNC:	N - NO		
GPRA PERMIT:	N - NO		
GPRA POSTCLOSURE:	N - NO		
GPRA CA:	N - NO		
GPRA CME:	N - NO		
PERM PROG:	----		
PREM WR			
HANDLER INFORMATION:			
SECOND ID:		OFF SITE RECEIPT:	
ACCESSIBILITY:		COUNTY OWNER:	
FED WSTE GEN OWNER:	HQ	FED WASTE GEN:	N
STATE WSTE GEN OWNER:	VT	STATE WSTE GEN:	N - NO
<u>NAIC INFORMATION</u>			
HANDLER INFORMATION:			
SECOND ID:		OFF SITE RECEIPT:	U - UNKNOWN
ACCESSIBILITY:		COUNTY OWNER:	
FED WSTE GEN OWNER:	HQ	FED WASTE GEN:	2
STATE WSTE GEN OWNER:		STATE WSTE GEN:	
333512 - MACHINE TOOL (METAL CUTTING TYPES) MANUFACTURING			
<u>ENFORCEMENT INFORMATION:</u>			
AGENCY:	S - STATE	DATE:	8/2/1988
TYPE:	120 - WRITTEN INFORMAL		
AGENCY:	S - STATE	DATE:	2/3/1986
TYPE:	120 - WRITTEN INFORMAL		
AGENCY:	S - STATE	DATE:	3/2/1994
TYPE:	120 - WRITTEN INFORMAL		
AGENCY:	S - STATE	DATE:	2/11/1985
TYPE:	120 - WRITTEN INFORMAL		
- Continued on next page -			

Environmental FirstSearch Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 5

DIST/DIR: 0.20 NE

MAP ID: 5

NAME: SELDON LABORATORIES LLC
ADDRESS: 7 EVERETT LN DOOR 18
WINDSOR VT 05089

REV: 6/13/05
ID1: VTD061997631
ID2:
STATUS: VGN
PHONE: 8026742444 114

CONTACT: ROSALIE A BELCHER

VIOLATION INFORMATION:

RESOLVED:	6/5/1985		
TYPE:	GER - GENERATOR ALL REQUIREMENTS		
VIOLATION NUMBER:	0001	RESPONSIBLE:	S - STATE
DETERMINED:	1/29/1985	DETERMINED BY:	S - STATE
CITATION:			
RESOLVED:	7/19/1991		
TYPE:	GER - GENERATOR ALL REQUIREMENTS		
VIOLATION NUMBER:	0002	RESPONSIBLE:	S - STATE
DETERMINED:	1/29/1985	DETERMINED BY:	S - STATE
CITATION:			
RESOLVED:	2/26/1986		
TYPE:	GER - GENERATOR ALL REQUIREMENTS		
VIOLATION NUMBER:	0003	RESPONSIBLE:	S - STATE
DETERMINED:	2/3/1986	DETERMINED BY:	S - STATE
CITATION:			
VIOLATION NUMBER:	0004	RESPONSIBLE:	S - STATE
DETERMINED:	7/14/1988	DETERMINED BY:	S - STATE
CITATION:			
RESOLVED:	10/11/1988		
TYPE:	GER - GENERATOR ALL REQUIREMENTS		
RESOLVED:	10/11/1988		
TYPE:	GLB - GENERATOR LAND BAN REQUIREMENTS		
VIOLATION NUMBER:	0005	RESPONSIBLE:	S - STATE
DETERMINED:	7/14/1988	DETERMINED BY:	S - STATE
CITATION:			
RESOLVED:	7/19/1991		
TYPE:	GER - GENERATOR ALL REQUIREMENTS		
VIOLATION NUMBER:	0006	RESPONSIBLE:	S - STATE
DETERMINED:	7/14/1988	DETERMINED BY:	S - STATE
CITATION:			
RESOLVED:	7/19/1991		
TYPE:	GLB - GENERATOR LAND BAN REQUIREMENTS		
VIOLATION NUMBER:	0007	RESPONSIBLE:	S - STATE
DETERMINED:	7/14/1988	DETERMINED BY:	S - STATE
CITATION:			
VIOLATION NUMBER:	0009	RESPONSIBLE:	S - STATE
DETERMINED:	11/23/1993	DETERMINED BY:	S - STATE
CITATION:	7-309(3)(a)(i)andiv		
RESOLVED:	4/5/1994		
TYPE:	GCP		
RESOLVED:	4/5/1994		

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 5

DIST/DIR: 0.20 NE

MAP ID: 5

NAME: SELDON LABORATORIES LLC
ADDRESS: 7 EVERETT LN DOOR 18
WINDSOR VT 05089

REV: 6/13/05
ID1: VTD061997631
ID2:
STATUS: VGN
PHONE: 8026742444 114

CONTACT: ROSALIE A BELCHER

TYPE: GPR

VIOLATION NUMBER: 0010
DETERMINED: 11/23/1993
CITATION: 7-309(4)(e)

RESPONSIBLE: S - STATE
DETERMINED BY: S - STATE

HAZARDOUS WASTE INFORMATION:

VT02

Ignitable waste

The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol, and 2-nitropropane; all spent solvent mixtures/blends containing, before use, a to

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 6

DIST/DIR: 0.20 NE

MAP ID: 5

NAME: SELDON LABORATORIES LLC
ADDRESS: 7 EVERETT LANE DOOR 18
WINDSOR VT 05089
WINDSOR
CONTACT: ROSALIE BELCHER

REV: 6/6/06
ID1: VTR000512590
ID2:
STATUS: VGN
PHONE: 8026742444 114

SITE INFORMATION

CONTACT INFORMATION: ROSALIE BELCHER
PO BOX 710
WINDSOR VT 05089

PHONE: 8026742444

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZA

NAIC INFORMATION

335991 - CARBON AND GRAPHITE PRODUCT MANUFACTURING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 6

DIST/DIR: 0.20 NE

MAP ID: 5

NAME: SELDON LABORATORIES LLC

REV: 6/6/06

ADDRESS: 7 EVERETT LANE DOOR 18
WINDSOR VT 05089
WINDSOR

ID1: VTR000512590

ID2:

STATUS: VGN

CONTACT: ROSALIE BELCHER

PHONE: 8026742444 114

Ignitable waste
Carbon tetrachloride

Environmental FirstSearch Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS											
SEARCH ID: 36	DIST/DIR: 0.20 NE										
MAP ID: 5											
<table style="width: 100%;"> <tr> <td style="width: 60%;">NAME: CONE BLANCHARD MACHINE COMPANY</td> <td>REV: 10/12/06</td> </tr> <tr> <td>ADDRESS: EVERETT LANE WINDSOR VT 05089</td> <td>ID1: 6742161</td> </tr> <tr> <td></td> <td>ID2:</td> </tr> <tr> <td></td> <td>STATUS:</td> </tr> <tr> <td>CONTACT: CONE BLANCHARD MACHINE COMPANY</td> <td>PHONE:</td> </tr> </table>		NAME: CONE BLANCHARD MACHINE COMPANY	REV: 10/12/06	ADDRESS: EVERETT LANE WINDSOR VT 05089	ID1: 6742161		ID2:		STATUS:	CONTACT: CONE BLANCHARD MACHINE COMPANY	PHONE:
NAME: CONE BLANCHARD MACHINE COMPANY	REV: 10/12/06										
ADDRESS: EVERETT LANE WINDSOR VT 05089	ID1: 6742161										
	ID2:										
	STATUS:										
CONTACT: CONE BLANCHARD MACHINE COMPANY	PHONE:										
<u>FACILITY AND OWNER INFORMATION</u>											
TYPE OF FACILITY:	INDUSTRIAL/COMMERCIAL										
OWNER NAME:	CONE BLANCHARD MACHINE COMPANY										
OWNER ADDRESS:	EVERETT LANE WINDSOR, VT										
	CONTACT:										
<u>TANK INFORMATION</u>											
TOTAL NUMBER OF TANKS:	5										
TANK ID:	-1-1-R										
SUBSTANCE STORED:	FUEL OIL										
TANK PROTECTION:											
TANK MONITORING:	/										
SPILL/OVERFILL PROT.:											
PIPE PROTECTION:											
MONITORING:											
	TANK CAPACITY IN GAL.: 4000										
	YEAR REMOVED: 1990										
	PUMP TYPE:										
	TESTED DATE:										
TANK ID:	-1-2-R										
SUBSTANCE STORED:	FUEL OIL										
TANK PROTECTION:											
TANK MONITORING:	/										
SPILL/OVERFILL PROT.:											
PIPE PROTECTION:											
MONITORING:											
	TANK CAPACITY IN GAL.: 6000										
	YEAR REMOVED: 1990										
	PUMP TYPE:										
	TESTED DATE:										
TANK ID:	1956-1										
SUBSTANCE STORED:	FUEL OIL										
TANK PROTECTION:	UNPROTECTED STEEL										
TANK MONITORING:	/										
SPILL/OVERFILL PROT.:	NONE										
PIPE PROTECTION:	UNPROTECTED STEEL										
MONITORING:											
	TANK CAPACITY IN GAL.: 30000										
	YEAR REMOVED:										
	PUMP TYPE:										
	TESTED DATE:										
TANK ID:	1972-2										
SUBSTANCE STORED:	FUEL OIL										
TANK PROTECTION:	UNPROTECTED STEEL										
TANK MONITORING:	/										
SPILL/OVERFILL PROT.:	NONE										
PIPE PROTECTION:	UNPROTECTED STEEL										
MONITORING:											
	TANK CAPACITY IN GAL.: 10000										
	YEAR REMOVED:										
	PUMP TYPE:										
	TESTED DATE:										
TANK ID:	1973-3-R										
SUBSTANCE STORED:	USED OIL										
TANK PROTECTION:											
	TANK CAPACITY IN GAL.: 2000										
	YEAR REMOVED: 1990										

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 36

DIST/DIR: 0.20 NE

MAP ID: 5

NAME: CONE BLANCHARD MACHINE COMPANY
ADDRESS: EVERETT LANE
WINDSOR VT 05089

REV: 10/12/06
ID1: 6742161

CONTACT: CONE BLANCHARD MACHINE COMPANY

ID2:
STATUS:
PHONE:

TANK MONITORING: /
SPILL/OVERFILL PROT.:
PIPE PROTECTION:
MONITORING:

PUMP TYPE:
TESTED DATE:

Environmental FirstSearch Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 56

DIST/DIR: 0.22 NW

MAP ID: 34

NAME: NET C.O. (4764-06)
ADDRESS: PINE STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 926
ID2:
STATUS: PULLED UST DATABASE
PHONE: 617-743-0065

CONTACT: NEW ENGLAND TELEPHONE

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank, please review the data below for further indications of contamination.

SITE FINDINGS: CONTAMINATION FOUND BELOW STATE STANDARD, <20 PPM GAS OR 10 PPM DIESEL/HEATING OIL 2

OWNER AND OPERATOR INFORMATION

OWNER NAME: NEW ENGLAND TELEPHONE
125 HIGH STREET ROOM 1006
BOSTON MA, 02110

OWNER PERSON: JAN SHERWIN, DIR. ENVIR. GROUP

OPERATOR NAME: NEW ENGLAND TELEPHONE
125 HIGH STREET ROOM 1006
BOSTON MA, 02110

OPERATOR PERSON: JAN SHERWIN, DIR. ENVIR. GROUP

LANDOWNER:

FACILITY TYPE: INDUSTRIAL/COMMERCIAL
PERMITTED TO: Tank Owner

NUMBER OF TANKS PULLED: 1
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1994

TANK INFORMATION

TANK ID: 1976-1
YEAR REMOVED: 1994
TANK CAPACITY IN GALL.: 300
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: DIESEL

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 43

DIST/DIR: 0.23 NW

MAP ID: 29

NAME: THE THREE S CO / RESIDENCE
ADDRESS: 63 STATE STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 1062

CONTACT: THE THREE S COMPANY (PARTNERSHIP)

ID2:
STATUS:
PHONE:

FACILITY AND OWNER INFORMATION

TYPE OF FACILITY: RESIDENTIAL

OWNER NAME: THE THREE S COMPANY (PARTNERSHIP)
OWNER ADDRESS: PO BOX 23
WINDSOR, VT

CONTACT:

TANK INFORMATION

TOTAL NUMBER OF TANKS: 1

TANK ID: 1978-1
SUBSTANCE STORED: FUEL OIL
TANK PROTECTION: UNPROTECTED STEEL
TANK MONITORING: /
SPILL/OVERFILL PROT.: NONE
PIPE PROTECTION: UNPROTECTED STEEL
MONITORING:

TANK CAPACITY IN GAL.: 3000
YEAR REMOVED:

PUMP TYPE:
TESTED DATE:

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 8

DIST/DIR: 0.24 NW

MAP ID: 7

NAME: VT DEC OLD WINDSOR APTS
ADDRESS: 65 STATE ST
WINDSOR VT 05089
WINDSOR
CONTACT: MICHAEL SMITH

REV: 6/6/06
ID1: VTR000512640
ID2:
STATUS: VGN
PHONE: 8022413879

SITE INFORMATION

CONTACT INFORMATION: MICHAEL SMITH
SOUTH MAIN ST
WATERBURY VT 056710404
PHONE: 8022413879

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZA

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 8

DIST/DIR: 0.24 NW

MAP ID: 7

NAME: VT DEC OLD WINDSOR APTS

REV: 6/6/06

ADDRESS: 65 STATE ST
WINDSOR VT 05089
WINDSOR

ID1: VTR000512640

ID2:

CONTACT: MICHAEL SMITH

STATUS: VGN

PHONE: 8022413879

VT02

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 14

DIST/DIR: 0.24 NW

MAP ID: 7

NAME: 65 STATE ST
ADDRESS: 65 STATE ST
WINDSOR VT

REV: 10/12/06
ID1: 972197
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: THREATENED SENSITIVE RECEPTOR (30 >= VT SITE PRIORITY SCORE <= 60)
PROJECT STATUS: OIL CONTAMINATION FR RELEASE WHICH OCCURRED IN THE 1970 S - FURTHER
EVALUATION REQUESTED BY THE SMS. STONE ENVIRONMENTAL CONDUCTED AN INVESTIGATION IN THE SUMMER OF 2000.
WAITING FOR REPORT.
DATE OF SITE DISCOVERY:
DATE OF SITE CLOSURE:
SOURCE: UST-HEATING OIL,

OWNER INFORMATION:

OWNER: HOUSING VERMONT-PEABODY PROPERTIES
OWNER ADDRESS: 159 BURGIN PKWY
QUINCEY MA 02169

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 39

DIST/DIR: 0.24 NW

MAP ID: 7

NAME: OLDE WINDSOR VILLAGE
ADDRESS: 65 STATE STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 6742867
ID2:
STATUS:
PHONE:

CONTACT: PEABODY PROPERTIES INC

FACILITY AND OWNER INFORMATION

TYPE OF FACILITY: RESIDENTIAL

OWNER NAME: WINDSOR HOUSING ASSOCIATES
OWNER ADDRESS: 1 BURLINGTON SQUARE C/O HOUSING VT
BURLINGTON, VT

TANK INFORMATION

TOTAL NUMBER OF TANKS: 3

TANK ID: 1978-1-R
SUBSTANCE STORED: FUEL OIL
TANK PROTECTION:
TANK MONITORING: /
SPILL/OVERFILL PROT.:
PIPE PROTECTION:
MONITORING:

TANK CAPACITY IN GAL.: 15000
YEAR REMOVED: 1995

PUMP TYPE:
TESTED DATE:

TANK ID: 1978-2-R
SUBSTANCE STORED: FUEL OIL
TANK PROTECTION:
TANK MONITORING: /
SPILL/OVERFILL PROT.:
PIPE PROTECTION:
MONITORING:

TANK CAPACITY IN GAL.: 5000
YEAR REMOVED: 1995

PUMP TYPE:
TESTED DATE:

TANK ID: 1995-1
SUBSTANCE STORED: FUEL OIL
TANK PROTECTION: PROTECTED STEEL
TANK MONITORING: INTERSTITIAL/
SPILL/OVERFILL PROT.: SPILL AND OVERFILL
PIPE PROTECTION: COPPER SECONDARILY CONTAINED WITHIN POLYETHYLENE
MONITORING:

TANK CAPACITY IN GAL.: 5000
YEAR REMOVED:

PUMP TYPE: SUCTION
TESTED DATE:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 50

DIST/DIR: 0.27 NW

MAP ID: 32

NAME: BRIGGS PROPERTY
ADDRESS: 15 1/2 PINE STREET
WINDSOR VT
WINDSOR
CONTACT: ANNE BRIGGS

REV: 10/12/06
ID1: 5555536
ID2:
STATUS: PULLED UST DATABASE
PHONE:

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank, please review the data below for further indications of contamination.

SITE FINDINGS: CONTAMINATION FOUND BELOW STATE STANDARD, <20 PPM GAS OR 10 PPM DIESEL/HEATING OIL 2

OWNER AND OPERATOR INFORMATION

OWNER NAME: ANNE BRIGGS
1012 WATERWAY DRIVE
BAREFOOT BAY FL, 32976

OWNER PERSON:

OPERATOR NAME: ANNE BRIGGS
1012 WATERWAY DRIVE
BAREFOOT BAY FL, 32976

OPERATOR PERSON:

LANDOWNER:

FACILITY TYPE: RESIDENTIAL
PERMITTED TO:

NUMBER OF TANKS PULLED: 1
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 2005

TANK INFORMATION

TANK ID: 1980-1-R
YEAR REMOVED: 2005
TANK CAPACITY IN GALL.: 1000
TANK PROTECTION:

DATE OUT OF SERVICE:
SUBSTANCE STORED: 2 OR 4 FUEL OIL

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 16

DIST/DIR: 0.30 SW

MAP ID: 2

NAME: CUMBERLAND FARMS 4005
ADDRESS: MAIN ST
WINDSOR VT
WINDSOR

REV: 10/12/06
ID1: 20053389
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: THREATENED SENSITIVE RECEPTOR (30 >= VT SITE PRIORITY SCORE <= 60)
PROJECT STATUS: CLOSED SITE 20002767, UST REPLACED 2000, PIPES REPLACED JUNE 2005. CONTAM FOUND.
INVESTIGATION NEEDED.
DATE OF SITE DISCOVERY: 6/17/2005 0:00:00
DATE OF SITE CLOSURE:
SOURCE: UST-GASOLINE,

OWNER INFORMATION:

OWNER: CUMBERLAND FARMS INC
OWNER ADDRESS: 777 DEDHAM ST
CANTON MA 02021

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 15

DIST/DIR: 0.30 SW

MAP ID: 2

NAME: CUMBERLAND FARMS 4005
ADDRESS: 181 MAIN ST
WINDSOR VT
WINDSOR

REV: 10/12/06
ID1: 20002767
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: SITES MANAGEMENT ACTIVITY COMPLETED
PROJECT STATUS: UST S REMOVED. CONTAMINATION FOUND. INVESTIGATION NEEDED. 350 CUBIC YARDS OF SOILS STOCKPILED OFF-SITE. SOILS THIN-SPREAD AT ROUTE 5 SAND and GRAVEL FACILITY. SMAC 10/29/01
DATE OF SITE DISCOVERY: 5/3/2000 0:00:00
DATE OF SITE CLOSURE: 2/26/2002 0:00:00
SOURCE: UST-GASOLINE,

OWNER INFORMATION:

OWNER: CUMBERLAND FARMS INC
OWNER ADDRESS: 777 DEDHAM ST
CANTON MA 02021

Environmental FirstSearch Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 54 **DIST/DIR:** 0.41 NE **MAP ID:** 14

NAME: KNOX S and SONS	REV: 10/12/06
ADDRESS: 91 NORTH MAIN STREET WINDSOR VT	ID1: 9990466
	ID2: 931543.00
	STATUS: PULLED UST DATABASE
CONTACT: CONNECTICUT RIVER BANK	PHONE:

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank, please review the data below for further indications of contamination.

SITE FINDINGS: CONTAMINATION FOUND ABOVE STATE STANDARD. REFERRED TO SITE MANAGEMENT

OWNER AND OPERATOR INFORMATION

OWNER NAME: CONNECTICUT RIVER BANK 100 MAIN STREET CHARLESTOWN NH, 03603	OWNER PERSON:
OPERATOR NAME: CONNECTICUT RIVER BANK 100 MAIN STREET CHARLESTOWN NH, 03603	OPERATOR PERSON:

LANDOWNER:

FACILITY TYPE: INDUSTRIAL/COMMERCIAL
PERMITTED TO:

NUMBER OF TANKS PULLED: 3
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1993

TANK INFORMATION

TANK ID: -1-1	
YEAR REMOVED: 1993	DATE OUT OF SERVICE:
TANK CAPACITY IN GALL.: 500	SUBSTANCE STORED: DIESEL
TANK PROTECTION: UNPROTECTED STEEL	

TANK INFORMATION

TANK ID: -1-2	
YEAR REMOVED: 1993	DATE OUT OF SERVICE:
TANK CAPACITY IN GALL.: 1000	SUBSTANCE STORED: 2 OR 4 FUEL OIL
TANK PROTECTION: UNPROTECTED STEEL	

TANK INFORMATION

TANK ID: -1-3	
YEAR REMOVED: 1993	DATE OUT OF SERVICE:
TANK CAPACITY IN GALL.: 500	SUBSTANCE STORED: GASOLINE
TANK PROTECTION: UNPROTECTED STEEL	

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 20

DIST/DIR: 0.41 NE

MAP ID: 14

NAME: KNOX AND SONS
ADDRESS: 91 N MAIN ST
WINDSOR VT

REV: 10/12/06
ID1: 931543
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: SITES MANAGEMENT ACTIVITY COMPLETED
PROJECT STATUS: INVEST COMPLETED. NO GW CONTAMINATION.
DATE OF SITE DISCOVERY: 3/1/1994 0:00:00
DATE OF SITE CLOSURE: 6/1/1996 0:00:00
SOURCE: UST-GASOLINE,

OWNER INFORMATION:

OWNER: ROBERT VARNEY
OWNER ADDRESS: P O BOX 42
WINDSOR VT 05089

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 54

DIST/DIR: 0.41 NE

MAP ID: 14

NAME: KNOX S and SONS
ADDRESS: 91 NORTH MAIN STREET
WINDSOR VT

REV: 10/12/06
ID1: 9990466
ID2: 931543.00
STATUS: PULLED UST DATABASE
PHONE:

CONTACT: CONNECTICUT RIVER BANK

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank, please review the data below for further indications of contamination.

SITE FINDINGS: CONTAMINATION FOUND ABOVE STATE STANDARD. REFERRED TO SITE MANAGEMENT

OWNER AND OPERATOR INFORMATION

OWNER NAME: CONNECTICUT RIVER BANK
100 MAIN STREET
CHARLESTOWN NH, 03603

OWNER PERSON:

OPERATOR NAME: CONNECTICUT RIVER BANK
100 MAIN STREET
CHARLESTOWN NH, 03603

OPERATOR PERSON:

LANDOWNER:

FACILITY TYPE: INDUSTRIAL/COMMERCIAL
PERMITTED TO:

NUMBER OF TANKS PULLED: 3
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1993

TANK INFORMATION

TANK ID: -1-1
YEAR REMOVED: 1993
TANK CAPACITY IN GALL.: 500
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: DIESEL

TANK INFORMATION

TANK ID: -1-2
YEAR REMOVED: 1993
TANK CAPACITY IN GALL.: 1000
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: 2 OR 4 FUEL OIL

TANK INFORMATION

TANK ID: -1-3
YEAR REMOVED: 1993
TANK CAPACITY IN GALL.: 500
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: GASOLINE

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 20

DIST/DIR: 0.41 NE

MAP ID: 14

NAME: KNOX AND SONS
ADDRESS: 91 N MAIN ST
WINDSOR VT

REV: 10/12/06
ID1: 931543
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: SITES MANAGEMENT ACTIVITY COMPLETED
PROJECT STATUS: INVEST COMPLETED. NO GW CONTAMINATION.
DATE OF SITE DISCOVERY: 3/1/1994 0:00:00
DATE OF SITE CLOSURE: 6/1/1996 0:00:00
SOURCE: UST-GASOLINE,

OWNER INFORMATION:

OWNER: ROBERT VARNEY
OWNER ADDRESS: P O BOX 42
WINDSOR VT 05089

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 47 **DIST/DIR:** 0.41 NW **MAP ID:** 31

NAME: 101-103 APT BUILDING **REV:** 10/12/06
ADDRESS: 107-109 (101-103) STATE STREET **ID1:** 6742759
WINDSOR VT 05089 **ID2:**
WINDSOR **STATUS:** PULLED UST DATABASE
CONTACT: CLAIRE KILFEATHER **PHONE:**

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: NO CONTAMINATION FOUND

OWNER AND OPERATOR INFORMATION

OWNER NAME: CLAIRE KILFEATHER **OWNER PERSON:**
PO BOX 3
HARTLAND VT, 05048

OPERATOR NAME: CLAIRE KILFEATHER **OPERATOR PERSON:**
PO BOX 3
HARTLAND VT, 05048

LANDOWNER:

FACILITY TYPE: RESIDENTIAL
PERMITTED TO:

NUMBER OF TANKS PULLED: 1
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 2005

TANK INFORMATION

TANK ID: 1979-1-R
YEAR REMOVED: 2005 **DATE OUT OF SERVICE:**
TANK CAPACITY IN GALL.: 15000 **SUBSTANCE STORED:** 2 OR 4 FUEL OIL
TANK PROTECTION: UNPROTECTED STEEL

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 64

DIST/DIR: 0.41 SW

MAP ID: 12

NAME: WINDSOR HIGH SCHOOL
ADDRESS: UNION STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 361
ID2:
STATUS: PULLED UST DATABASE
PHONE:

CONTACT: WINDSOR SCHOOL DISTRICT

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank, please review the data below for further indications of contamination.

SITE FINDINGS: CONTAMINATION FOUND BELOW STATE STANDARD, <20 PPM GAS OR 10 PPM DIESEL/HEATING OIL 2

OWNER AND OPERATOR INFORMATION

OWNER NAME: WINDSOR SCHOOL DISTRICT
21 RIVER STREET
WINDSOR VT, 05089

OWNER PERSON:

OPERATOR NAME: WINDSOR SCHOOL DISTRICT
21 RIVER STREET
WINDSOR VT, 05089

OPERATOR PERSON:

LANDOWNER:

FACILITY TYPE: TOWN
PERMITTED TO:

NUMBER OF TANKS PULLED: 1
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 2000

TANK INFORMATION

TANK ID: 1952-1-R
YEAR REMOVED: 2000
TANK CAPACITY IN GALL.: 6800
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: 2 OR 4 FUEL OIL

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 18

DIST/DIR: 0.41 SW

MAP ID: 12

NAME: FORMER WINDSOR SCHOOL
ADDRESS: 29 UNION STREET
WINDSOR VT
WINDSOR

REV: 10/12/06
ID1: 20023047
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: NO SENSITIVE RECEPTOR IMPACT (VT SITE PRIORITY SCORE<30)
PROJECT STATUS: STAINED SOIL FOUND BENEATH BOILER ROOM SLAB. EXCAVATED, STOCKPILED. SI
REPORT SUBMITTED 10/31/02. INVESTIGATION COMPLETED, SOIL STOCKPILE REPORT PENDING.
DATE OF SITE DISCOVERY:
DATE OF SITE CLOSURE:
SOURCE:

OWNER INFORMATION:

OWNER: TOWN OF WINDSOR
OWNER ADDRESS: 147 MAIN ST, P O BOX 47
WINDSOR VT 05089

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 60

DIST/DIR: 0.46 NW

MAP ID: 18

NAME: STATE STREET SCHOOL
ADDRESS: STATE STREET
WINDSOR VT 05089

REV:
ID1: 362
ID2:
STATUS:
PHONE:

CONTACT:

REPORT DATE:

FED REG:

MATERIAL:

NUMBER OF TANKS: 1

LOW CAPACITY:

HIGH CAPACITY:

PRODUCT:

TANK REMOVED: Y

UNCONTROLLED RELEASE:

EMERGENCY:

TANK RELEASE:

PIPING RELEASE:

OVERFILL RELEASE:

REMEDICATION:

COMPLETE:

REFERRED: 96

COMMENT: TOWN

YEAR PULLED: 1996

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 61 **DIST/DIR:** 0.46 NW **MAP ID:** 18

NAME: STATE STREET SCHOOL	REV: 01/14/99
ADDRESS: STATE STREET	ID1: 1110362
WINDSOR VT 05089	ID2: 96
WINDSOR	STATUS:
CONTACT: WINDSOR SCHOOL DISTRICT	PHONE:

OWNER INFORMATION:

OWNER NAME:	Windsor School District	OWNER PERSON:
	Municipal Building	
	Windsor VT, 05089	

OPERATOR INFORMATION:

OPERATOR NAME:	Windsor School District	OPERATOR PERSON:
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LANDOWNER:

FACILITY TYPE: TOWN

PERMITTEE

SITE FINDINGS:

CONTAMINATION FOUND ABOVE STATE STANDARD. REFERRED TO SITE MANAGEMENT

NUMBER OF TANKS PULLED: 1

NUMBER OF GROUNDWATER MONITORING WELLS:

NUMBER OF VAPOR MONITORING WELLS:

COMMENTS: 1996

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 57

DIST/DIR: 0.46 NW

MAP ID: 18

NAME: NEW WINDSOR ELEMENTARY SCHOOL
ADDRESS: STATE STREET
WINDSOR VT 05089

REV: 10/12/06
ID1: 9999724
ID2: 951840.00
STATUS: PULLED UST DATABASE
PHONE:

CONTACT: WINDSOR SOUTH SUPERVISORY UNION

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: CONTAMINATION FOUND ABOVE STATE STANDARD. REFERRED TO SITE MANAGEMENT

OWNER AND OPERATOR INFORMATION

OWNER NAME: WINDSOR SOUTH SUPERVISORY UNION
21 RIVER STREET
WINDSOR VT, 05089

OWNER PERSON: JONATHAN BRUSH

OPERATOR NAME: WINDSOR SOUTH SUPERVISORY UNION
21 RIVER STREET
WINDSOR VT, 05089

OPERATOR PERSON: JONATHAN BRUSH

LANDOWNER:

FACILITY TYPE: TOWN
PERMITTED TO:

NUMBER OF TANKS PULLED: 1
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1995

TANK INFORMATION

TANK ID: -1-1
YEAR REMOVED: 1995
TANK CAPACITY IN GALL.: 1000
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: 2 OR 4 FUEL OIL

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 24

DIST/DIR: 0.46 NW

MAP ID: 18

NAME: NEW WINDSOR ELEM SCHOOL
ADDRESS: STATE ST
WINDSOR VT

REV: 10/12/06
ID1: 951870
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: SITES MANAGEMENT ACTIVITY COMPLETED
PROJECT STATUS: SITE CLOSED
DATE OF SITE DISCOVERY: 9/1/1995 0:00:00
DATE OF SITE CLOSURE: 3/1/1996 0:00:00
SOURCE:

OWNER INFORMATION:

OWNER: W S S U 52
OWNER ADDRESS: 1 RIVER ST
WINDSOR VT 05081

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 27

DIST/DIR: 0.46 NW

MAP ID: 18

NAME: STATE STREET SCHOOL
ADDRESS: STATE AND ASCUTNEY ST
WINDSOR VT

REV: 10/12/06
ID1: 961990
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: SITES MANAGEMENT ACTIVITY COMPLETED
PROJECT STATUS: ALL PCS EXCAVATED AND SUCCESSFULLY TREATED. SITE CLOSED.
DATE OF SITE DISCOVERY: 4/1/1996 0:00:00
DATE OF SITE CLOSURE: 12/1/1996 0:00:00
SOURCE: UST-HEATING OIL,

OWNER INFORMATION:

OWNER: WINDSOR SOUTH SUPER UNION
OWNER ADDRESS: 21 UNION ST
WINDSOR VT 05089

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 17

DIST/DIR: 0.52 NE

MAP ID: 11

NAME: FORMER QUICK STOP
ADDRESS: RTE. 5, NORTH MAIN STREET
WINDSOR VT

REV: 10/12/06
ID1: 992585
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: THREATENED SENSITIVE RECEPTOR (30 >= VT SITE PRIORITY SCORE <= 60)
PROJECT STATUS: FIVE USTS WERE REMOVED IN NOVEMBER 98. PETROLEUM CONTAMINATION WAS
DETECTED AND MONITORING WELLS INSTALLED. WE ARE AWAITING THE REPORT FROM THE CONSULTANT - THE EXPRESSWAY
NOTIFICATION STATED THAT THE REPORT WOULD BE SUBMITTED ON AUGUST 1, 1999.
DATE OF SITE DISCOVERY: 11/3/1998 0:00:00
DATE OF SITE CLOSURE:
SOURCE: UST-GASOLINE,

OWNER INFORMATION:

OWNER: K,BandD, INC.
OWNER ADDRESS: RR1, BOX 225
WINDSOR VT 05089

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 23

DIST/DIR: 0.52 NW

MAP ID: 17

NAME: MATT SEIPLE PROPERTY
ADDRESS: 10 ASCUTNEY ST
WINDSOR VT
WINDSOR

REV: 10/12/06
ID1: 20043247
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: THREATENED SENSITIVE RECEPTOR (30 >= VT SITE PRIORITY SCORE <= 60)
PROJECT STATUS: MW S INSTALLED. SAMPLING TO BE ONGOING. GROUNDWATER TREATMENT SYSTEM IN PLACE.
DATE OF SITE DISCOVERY: 1/21/2004 0:00:00
DATE OF SITE CLOSURE:
SOURCE: ABOVE GROUND STORAGE TANK, HEATING OIL,

OWNER INFORMATION:

OWNER: MATT SEIPLE
OWNER ADDRESS:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE			
SEARCH ID: 12	DIST/DIR: 0.78 SE	MAP ID: 9	
NAME: 12 PER CENT SOLUTION STORE		REV: 2/2/07	
ADDRESS: RT 12-A and TOWN HOUSE ROAD CORNISH NH		ID1: 199608003	
		ID2:	
CONTACT:		STATUS: GW HAZ INV	
		PHONE:	
PERMITS: 0			
PROJECT TYPE: ON PREM US			
PROJECT MANAGER: CLOSED			

STATE			
SEARCH ID: 28	DIST/DIR: 0.86 SW	MAP ID: 20	
NAME: WELKER RESIDENCE		REV: 2/2/07	
ADDRESS: ROUTE 12-A CORNISH NH		ID1: 199602032	
		ID2:	
CONTACT:		STATUS: GW HAZ INV	
		PHONE:	
PERMITS: 0			
PROJECT TYPE: ON PREM US			
PROJECT MANAGER: CLOSED			

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

BROWNFIELD			
SEARCH ID: 140	DIST/DIR: NON GC	MAP ID:	
NAME: RACLT PROPERTIES		REV: 01/02/07	
ADDRESS: WINDSOR VT		ID1: VTBF-0106-08	
		ID2: NA	
		STATUS: ACTIVE	
CONTACT: PATRICIA COPPOLINO		PHONE:	
 <u>SITE INFORMATION</u>			
ADMITTED TO RCPP:	NA		
EPA BROWNFIELD:	YES		
ACREAGE:			
CONTAMINANTS/AFFECTED MEDIA:	PETROLEUM SOIL AND GROUNDWATER		
RESPONSE ACTIONS ANTICIPATED:	PHASE I TO BE COMPLETED IN JAN. 2006		
RESPONSE ACTIONS COMPLETED:			
TYPE OF CLEANUP:			
INSTITUTIONAL CONTROLS:			
PROJECT MANAGER:	PATRICIA COPPOLINO		

BROWNFIELD			
SEARCH ID: 139	DIST/DIR: NON GC	MAP ID:	
NAME: DOWNTOWN WINDSOR		REV: 01/02/07	
ADDRESS: DOWNTOWN WINDSOR WINDSOR VT		ID1: VTBF-0805-001	
		ID2:	
		STATUS: ACTIVE	
CONTACT: PATRICIA COPPOLINO		PHONE:	
 <u>SITE INFORMATION</u>			
ADMITTED TO RCPP:	NO		
EPA BROWNFIELD:	YES		
ACREAGE:			
CONTAMINANTS/AFFECTED MEDIA:	GROUNDWATER. COAL TAR, CHLORINATED SOLVENTS, PETROLEUM		
RESPONSE ACTIONS ANTICIPATED:	FIELD WORK COMPLETER DEC. 2005		
RESPONSE ACTIONS COMPLETED:	RECOMMENDATIONS FOR REMEDIAL OPTIONS		
TYPE OF CLEANUP:			
INSTITUTIONAL CONTROLS:			
PROJECT MANAGER:	PATRICIA COPPOLINO		

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

BROWNFIELD			
SEARCH ID:	DIST/DIR:	MAP ID:	
138	NON GC		
NAME: DOWNTOWN WINDSOR	REV: 4/29/05		
ADDRESS: DOWNTOWN WINDSOR WINDSOR VT	ID1: VTBF-0505-01		
	ID2:		
	STATUS: ACTIVE		
CONTACT: PATRICIA COPPOLINO	PHONE:		
 <u>SITE INFORMATION</u>			
ADMITTED TO RCPP:	NO		
EPA BROWNFIELD:	YES		
ACREAGE:			
CONTAMINANTS/AFFECTED MEDIA:	GROUNDWATER. COAL TAR, CHLORINATED SOLVENTS, PETROLEUM		
RESPONSE ACTIONS ANTICIPATED:	PHASE I/PHASE II MAY 2005		
RESPONSE ACTIONS COMPLETED:	SEVERAL PHASE I AND II S HAVE BEEN DONE ON THE PROPERTIES THAT COMPRISE THE DOWNTOWN WINDSOR AREA		
TYPE OF CLEANUP:			
INSTITUTIONAL CONTROLS:			
LINK TO LATEST REPORT:			
PROJECT MANAGER:	PATRICIA COPPOLINO		

EMERGENCY RESPONSE NOTIFICATION SITE			
SEARCH ID:	DIST/DIR:	MAP ID:	
82	NON GC		
NAME:	REV: 12-13-93		
ADDRESS: WINDSOR VT 05089	ID1: D30254		
	ID2:		
	STATUS: HIGHWAY		
CONTACT:	PHONE:		
 CERCLIS (Y/N):			
MAT: GASOLINE	QUANT: 2.00	GALLONS	
LOCATION: MAIN ST.	REPORTED: 19921203		
CITY: UNKNOWN	MEDIUM: LAND		
SOURCE: HIGHWAY			
CAUSE: AUTOMOBILE			
EQUIP FAILURE			
GAS.SPILLED FROM A HOLE IN TANK WHEN CUSTOMER WAS FILLING TANK			
ACT: USED ABSORBENTS TO CLEAN UP THE SPILL			
BY:			

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 79

DIST/DIR: NON GC

MAP ID:

NAME: DOT CROSSING 247-795C
ADDRESS: DEPOT AVENUE
WINDSOR VT
WINDSOR
CONTACT: KEVIN CHITTENDEN

REV: 12/31/00
ID1: NRC-542033
ID2:
STATUS: RAILROAD NON-RELEASE
PHONE: 4137854234

SITE INFORMATION

THIS INFORMATION WAS OBTAINED FROM THE NATIONAL RESPONSE CENTER

DATE RECEIVED: 13-SEP-00 **DATE COMPLETE:** 13-SEP-00
CALL TAKER: JMA4440 **CALL TYPE:** INC

RESPONSIBLE PARTY: KEVIN CHITTENDEN
PHONE 1: 4137854234 PRIMARY
PHONE 2:
PHONE 3:

RESPONSIBLE COMPANY: AMTRAK
ORGANIZATION TYPE: PRIVATE ENTERPRISE

ADDRESS:
SPRINGFIELD MA

INITIALLY REPORTED BY:
PHONE:

INIT REPORTED COMPANY:
ON BEHALF OF: Y
SOURCE: UNAVAILABLE

INCIDENT INFORMATION

INCIDENT DESCRIPTION: THE CALLER IS REPORTING A GRADE CROSSING ACCIDENT.

INCIDENT TYPE:	RAILROAD NON-RELEASE	INCIDENT CAUSE: UNKNOWN
INCIDENT DATE:	13-SEP-00	INCIDENT DATE DESC: OCCURRED
DISTANCE FROM CITY:		DISTANCE UNITS:
DIRECTION FROM CITY:		LOCATION SECTION:
LOCATION TOWNSHIP:		LOCATION RANGE:
WMD CHEM FLAG:	F	RAD FLAG: F
BIO FLAG:	F	OIL FLAG:
POTENTIAL FLAG:	Y	AMT MATERIAL FLAG:
MILITARY ORG FLAG:	N	LNG FLAG:

AIRCRAFT TYPE:	AIRCRAFT MODEL:
AIRCRAFT ID:	AIRCRAFT FUEL CAPACITY:
AIRCRAFT FUEL CAPACITY UNITS:	AIRCRAFT FUEL ON BOARD:
AIRCRAFT FUEL ON BOARD UNITS:	AIRCRAFT SPOT NUMBER:
AIRCRAFT HANGER:	AIRCRAFT RUNWAY NUM:
ROAD MILE MARKER:	BUILDING ID:
TYPE OF FIXED OBJECT:	POWER GEN FACILITY: U
GENERATING CAPACITY:	TYPE OF FUEL:
NPDES:	NPDES COMPLIANCE: U
PIPELINE TYPE:	DOT REGULATED: U

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 79

DIST/DIR: NON GC

MAP ID:

NAME: DOT CROSSING 247-795C
ADDRESS: DEPOT AVENUE
WINDSOR VT
WINDSOR
CONTACT: KEVIN CHITTENDEN

REV: 12/31/00
ID1: NRC-542033
ID2:
STATUS: RAILROAD NON-RELEASE
PHONE: 4137854234

PIPELINE ABOVE GROUND:	ABOVE	EXPOSED UNDERWATER:	N
PIPELINE COVERED:	U	RAILROAD HOTLINE:	
GRADE CROSSING:	Y	LOCATION SUBDIVISION:	ROXSBURY
RAILROAD MILEPOST:	0.75	TYPE VEHICLE INVOLVED:	UNKNOWN
CROSSING DEVICE TYPE:	FLASHERS	DEVICE OPERATIONAL:	Y

DOT CROSSING NUMBER:	247-795C	BRAKE FAILURE:	N
TANK ABOVE GROUND:	ABOVE	TRANSPORTABLE CONTAINER:	U
TANK REGULATED:	U	TANK REGULATED BY:	
TANK ID:		CAPACITY OF TANK:	
CAPACITY OF TANK UNITS:		ACTUAL AMOUNT:	
ACTUAL AMOUNT UNITS:		PLATFORM RIG NAME:	
PLATFORM LETTER:		LOCATION AREA ID:	
LOCATION BLOCK ID:			

DESCRIPTION OF TANK:

OCSG NUMBER:		OCSP NUMBER:	
STATE LEASE NUMBER:		PIER DOCK NUMBER:	
BERTH SLIP NUMBER:		CONTIN RELEASE TYPE:	
INITIAL CONT RELEASE NUM:		CONT RELEASE PERMIT:	
ALLISION:	N	TYPE OF STRUCTURE:	
STRUCTURE NAME:		STRUCT OPERATIONAL:	U
AIRBAG DEPLOYED:		DATE NORMAL SERVICE:	09-SEP-00
SERVICE DISRUPT TIME:		SERVICE DISRUPT UNITS:	
TRANSIT BUS FLAG:		CR BEGIN DATE:	
CR END DATE:		CR CHANGE DATE:	

FIRE INVOLVED:	N	FIRE EXTINGUISHED:	U
ANY EVACUATIONS:	N	NUMBER EVACUATED:	
WHO EVACUATED:		RADIUS OF EVACUATION:	
ANY INJURIES:	U	NUMBER INJURED:	
NUMBER HOSPITALIZED:		ANY FATALITIES:	N
NUMBER FATALITIES:		ANY DAMAGES:	N
DAMAGE AMOUNT:		AIR CORRIDOR CLOSED:	N
AIR CORRIDOR DESC:		AIR CLOSURE TIME:	
WATERWAY CLOSED:	N	WATERWAY DESC:	
WATERWAY CLOSURE TIME:		ROAD CLOSED:	N
ROAD DESC:		ROAD CLOSURE TIME:	
CLOSURE DIRECTION:		MAJOR ARTERY:	N
TRACK CLOSED:	N	TRACK DESC:	
TRACK CLOSURE TIME:		MEDIA INTEREST:	NONE
MEDIUM DESC:	RAIL REPORT (N/A)	ADDTL MEDIUM INFO:	RAIL
NON-RELEASE			
BODY OF WATER:		TRIBUTARY OF:	
NEAREST RIVER MILE MARK:		RELEASE SECURED:	Y
EST DUR OF RELEASE:		RELEASE RATE:	
TRACK CLOSE DIR:		ST AGENCY ON SCENE:	
ST AGENCY RPT NUM:		OTHER AGENCY NOTIFIED:	
WEATHER CONDITIONS:		AIR TEMPERATURE:	
WIND SPEED:		WIND DIRECTION:	
WATER SUPPLY CONTAM:	U	SHEEN SIZE:	

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 79

DIST/DIR: NON GC

MAP ID:

NAME: DOT CROSSING 247-795C
ADDRESS: DEPOT AVENUE
WINDSOR VT
WINDSOR
CONTACT: KEVIN CHITTENDEN

REV: 12/31/00
ID1: NRC-542033
ID2:
STATUS: RAILROAD NON-RELEASE
PHONE: 4137854234

SHEEN COLOR:
SHEEN ODOR DESCRIPTION:
CURRENT SPEED:
WATER TEMPERATURE:

DIR OF SHEEN TRAVEL:
WAVE CONDITION:
CURRENT DIRECTION:

DESC OF REMEDIAL ACTION:

EMPL FATALITY:
COMMUNITY IMPACT: N
EMPLOYEE INJURIES:
OCCUPANT FATALITY:
ROAD CLOSURE UNITS:
SHEEN SIZE UNITS:
EMERGENCY SVCS
FED AGENCY NOTIFIED:
TYPE OF STRUCTURE:
STRUCTURE OPERATIONAL:
SHEEN SIZE LENGTH:
SHEEN SIZE WIDTH:
OFFSHORE: N
RELEASE RATE UNIT:

PASS FATALITY:
WIND SPEED UNITS:
PASSENGER INJURIES:
CURRENT SPEED UNITS:
TRACK CLOSURE UNITS:
STATE AGENCY NOTIFIED: VT TRANSPORTATION AGCY,
STRUCTURE NAME:
ALLISION:
NEAREST RIVER MILE MARK:
SHEEN SIZE LENGTH UNITS:
SHEEN SIZE WIDTH UNITS:
DURATION UNIT:
RELEASE RATE RATE:

ADDITIONAL INFO: THERE WERE INJURIES TO THE OCCUPANTS OF THE VEHICLE STRUCK. THE NUMBER AND SEVERITY OF THE INJURIES ARE UNKNOWN.

MATERIAL INFORMATION

OTHER MATERIAL INFORMATION

MOBILE DETAILS INFORMATION

TRAIN INFORMATION

TRAIN NAME/NUMBER: 56 **RAILROAD NAME:** NEW ENGLAND CENTRAL
RAILROAD
TRAIN TYPE: PASSENGER **TRACK SPEED:**
TRAIN SPEED: **TRAIN DIRECTION:** N
NUMBER OF LOCOMOTIVES: 2 **NUMBER OF CARS:** 6
NUMBER DERAILED: **NON COMPLIANCE WITH HAZMAT:** N

VESSEL INFORMATION

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 81

DIST/DIR: NON GC

MAP ID:

NAME:		REV:	12/3/92
ADDRESS:	MAIN ST	ID1:	294232
	WINDSOR VT	ID2:	
	WINDSOR	STATUS:	HIGHWAY RELATED
CONTACT:		PHONE:	

SPILL INFORMATION

DATE OF SPILL: 12/3/1992 **TIME OF SPILL:** 0900

PRODUCT RELEASED (1): GASOLINE: AUTOMOTIVE (4.23G PB/G)
QUANTITY (1): 2
UNITS (1): GAL

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR:	NO	GROUNDWATER:	NO
LAND:	YES	FIXED FACILITY:	NO
WATER:	NO	OTHER:	NO
WATERBODY AFFECTED BY RELEASE:			CONCRETE

CAUSE OF RELEASE

DUMPING:	NO	EQUIPMENT FAILURE:	NO
NATURAL PHENOMENON:	NO	OPERATOR ERROR:	NO
OTHER CAUSE:	NO	TRANSP. ACCIDENT:	NO
UNKNOWN:	NO		

ACTIONS TAKEN: USED ABSORBENTS TO CLEAN UP THE SPILL.

RELEASE DETECTION: GAS TANK OF AN AUTO/CUSTOMER WAS FILLING HIS TANK. THERE WAS A HOLE IN THE TANK

MISC. NOTES:

DISCHARGER INFORMATION

DISCHARGER ID: 294232

DUN and BRADSTREET :

TYPE OF DISCHARGER:

NAME OF DISCHARGER:

ADDRESS:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 80

DIST/DIR: NON GC

MAP ID:

NAME: JUNK YARD
ADDRESS: RT 5 NORTH
WINDSOR VT 05030
WINDSOR
CONTACT: UNKNOWN

REV: 12/31/01
ID1: NRC-576455
ID2:
STATUS: FIXED
PHONE:

SITE INFORMATION

THIS INFORMATION WAS OBTAINED FROM THE NATIONAL RESPONSE CENTER

DATE RECEIVED: 14-AUG-01 **DATE COMPLETE:** 14-AUG-01
CALL TAKER: NGB8826 **CALL TYPE:** INC

RESPONSIBLE PARTY: UNKNOWN
PHONE 1:
PHONE 2:
PHONE 3:

RESPONSIBLE COMPANY: BROWNS SALES AND SERVICE
ORGANIZATION TYPE: PRIVATE ENTERPRISE

ADDRESS: RT 5 N
WINDSOR VT 05030

INITIALLY REPORTED BY:
PHONE:

INIT REPORTED COMPANY:
ON BEHALF OF: N
SOURCE: TELEPHONE

INCIDENT INFORMATION

INCIDENT DESCRIPTION: THE CALLER WAS IN THE JUNK YARD AND OBSERVED CHEMICALS, OIL, AND OTHER UNKNOWN SUBSTANCES SATURATED IN THE SOIL. THE AREA AROUND THE JUNK YARD SMELLS LIKE OIL AND GAS.

INCIDENT TYPE: FIXED **INCIDENT CAUSE:** DUMPING
INCIDENT DATE: 12-AUG-01 **INCIDENT DATE DESC:** DISCOVERED
DISTANCE FROM CITY: **DISTANCE UNITS:**
DIRECTION FROM CITY: **LOCATION SECTION:**
LOCATION TOWNSHIP: **LOCATION RANGE:**
WMD CHEM FLAG: F **RAD FLAG:** F
BIO FLAG: F **OIL FLAG:** T
POTENTIAL FLAG: **AMT MATERIAL FLAG:**
MILITARY ORG FLAG: **LNG FLAG:**

AIRCRAFT TYPE: **AIRCRAFT MODEL:**
AIRCRAFT ID: **AIRCRAFT FUEL CAPACITY:**
AIRCRAFT FUEL CAPACITY UNITS: **AIRCRAFT FUEL ON BOARD:**
AIRCRAFT FUEL ON BOARD UNITS: **AIRCRAFT SPOT NUMBER:**
AIRCRAFT HANGER: **AIRCRAFT RUNWAY NUM:**
ROAD MILE MARKER: **BUILDING ID:** JUNK YARD
TYPE OF FIXED OBJECT: OTHER **POWER GEN FACILITY:** N
GENERATING CAPACITY: **TYPE OF FUEL:**
NPDES: **NPDES COMPLIANCE:** U

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 80

DIST/DIR: NON GC

MAP ID:

NAME: JUNK YARD
ADDRESS: RT 5 NORTH
WINDSOR VT 05030
WINDSOR
CONTACT: UNKNOWN

REV: 12/31/01
ID1: NRC-576455
ID2:
STATUS: FIXED
PHONE:

PIPELINE TYPE:		DOT REGULATED:	U
PIPELINE ABOVE GROUND:	ABOVE	EXPOSED UNDERWATER:	N
PIPELINE COVERED:	U	RAILROAD HOTLINE:	
GRADE CROSSING:	N	LOCATION SUBDIVISION:	
RAILROAD MILEPOST:		TYPE VEHICLE INVOLVED:	
CROSSING DEVICE TYPE:		DEVICE OPERATIONAL:	Y

DOT CROSSING NUMBER:		BRAKE FAILURE:	N
TANK ABOVE GROUND:	ABOVE	TRANSPORTABLE CONTAINER:	U
TANK REGULATED:	U	TANK REGULATED BY:	
TANK ID:		CAPACITY OF TANK:	
CAPACITY OF TANK UNITS:		ACTUAL AMOUNT:	
ACTUAL AMOUNT UNITS:		PLATFORM RIG NAME:	
PLATFORM LETTER:		LOCATION AREA ID:	
LOCATION BLOCK ID:			

DESCRIPTION OF TANK:

OCSG NUMBER:		OCSF NUMBER:	
STATE LEASE NUMBER:		PIER DOCK NUMBER:	
BERTH SLIP NUMBER:		CONTIN RELEASE TYPE:	
INITIAL CONT RELEASE NUM:		CONT RELEASE PERMIT:	
ALLISION:	N	TYPE OF STRUCTURE:	
STRUCTURE NAME:		STRUCT OPERATIONAL:	U
AIRBAG DEPLOYED:		DATE NORMAL SERVICE:	
SERVICE DISRUPT TIME:		SERVICE DISRUPT UNITS:	
TRANSIT BUS FLAG:		CR BEGIN DATE:	
CR END DATE:		CR CHANGE DATE:	

FIRE INVOLVED:	N	FIRE EXTINGUISHED:	U
ANY EVACUATIONS:	N	NUMBER EVACUATED:	
WHO EVACUATED:		RADIUS OF EVACUATION:	
ANY INJURIES:	N	NUMBER INJURED:	
NUMBER HOSPITALIZED:		ANY FATALITIES:	N
NUMBER FATALITIES:		ANY DAMAGES:	N
DAMAGE AMOUNT:		AIR CORRIDOR CLOSED:	N
AIR CORRIDOR DESC:		AIR CLOSURE TIME:	
WATERWAY CLOSED:	N	WATERWAY DESC:	
WATERWAY CLOSURE TIME:		ROAD CLOSED:	N
ROAD DESC:		ROAD CLOSURE TIME:	
CLOSURE DIRECTION:		MAJOR ARTERY:	N

TRACK CLOSED:	N	TRACK DESC:	
TRACK CLOSURE TIME:		MEDIA INTEREST:	NONE
MEDIUM DESC:	LAND	ADDTL MEDIUM INFO:	SOIL
BODY OF WATER:		TRIBUTARY OF:	
NEAREST RIVER MILE MARK:		RELEASE SECURED:	U
EST DUR OF RELEASE:		RELEASE RATE:	
TRACK CLOSE DIR:		ST AGENCY ON SCENE:	
ST AGENCY RPT NUM:	NO REPORT	OTHER AGENCY NOTIFIED:	
WEATHER CONDITIONS:	CLEAR	AIR TEMPERATURE:	
WIND SPEED:		WIND DIRECTION:	
WATER SUPPLY CONTAM:	U	SHEEN SIZE:	

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 80

DIST/DIR: NON GC

MAP ID:

NAME: JUNK YARD
ADDRESS: RT 5 NORTH
WINDSOR VT 05030
WINDSOR
CONTACT: UNKNOWN

REV: 12/31/01
ID1: NRC-576455
ID2:
STATUS: FIXED
PHONE:

SHEEN COLOR:
SHEEN ODOR DESCRIPTION:
CURRENT SPEED:
WATER TEMPERATURE:

DIR OF SHEEN TRAVEL:
WAVE CONDITION:
CURRENT DIRECTION:

DESC OF REMEDIAL ACTION: NONE

EMPL FATALITY:
COMMUNITY IMPACT: N
EMPLOYEE INJURIES:
OCCUPANT FATALITY:
ROAD CLOSURE UNITS:
SHEEN SIZE UNITS:
FED AGENCY NOTIFIED:
TYPE OF STRUCTURE:
STRUCTURE OPERATIONAL:
SHEEN SIZE LENGTH: N
SHEEN SIZE WIDTH:
OFFSHORE:
RELEASE RATE UNIT:

PASS FATALITY:
WIND SPEED UNITS:
PASSENGER INJURIES:
CURRENT SPEED UNITS:
TRACK CLOSURE UNITS:
STATE AGENCY NOTIFIED:
STRUCTURE NAME:
ALLISION:
NEAREST RIVER MILE MARK:
SHEEN SIZE LENGTH UNITS:
SHEEN SIZE WIDTH UNITS:
DURATION UNIT:
RELEASE RATE RATE:

ADDITIONAL INFO: THE JUNK YARD SITS APPROXIMATELY 500 FEET FROM THE CONNICUT RIVER AND THE CALLER IS CONCERNED ABOUT THE CONTAMINATION.

MATERIAL INFORMATION

CHRIS CODE: GAS **CASE NUMBER:** 000000-00-0
UN NUMBER: **REACHED WATER:** UNKNOWN

NAME OF MATERIAL: GASOLINE: AUTOMOTIVE (UNLEADED)
AMOUNT OF MATERIAL: 0 UNKNOWN AMOUNT
AMOUNT IN WATER: 0 UNKNOWN AMOUNT

CHRIS CODE: OMT **CASE NUMBER:** 000000-00-0
UN NUMBER: **REACHED WATER:** UNKNOWN

NAME OF MATERIAL: OIL, MISC: MOTOR
AMOUNT OF MATERIAL: 0 UNKNOWN AMOUNT
AMOUNT IN WATER: 0 UNKNOWN AMOUNT

CHRIS CODE: UNK **CASE NUMBER:** 000000-00-0
UN NUMBER: **REACHED WATER:** UNKNOWN

NAME OF MATERIAL: UNKNOWN MATERIAL
AMOUNT OF MATERIAL: 0 UNKNOWN AMOUNT
AMOUNT IN WATER: 0 UNKNOWN AMOUNT

OTHER MATERIAL INFORMATION

- More Details Exist For This Site; Max Page Limit Reached -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

FED BROWNFIELD

SEARCH ID: 142

DIST/DIR: NON GC

MAP ID:

NAME: STACEY/CN RAILROAD

REV: 1/16/07

ADDRESS: WINDSOR VT

ID1: 62827518-2

ID2: 62827518

STATUS: EPA BROWNFIELD

CONTACT:

PHONE:

SITE INFORMATION:

EPA ID:

EPA SITE NAME:

SITE ALIAS:

CONTAMINANTS:

TOTAL ACRES: 0

CERCLA WASTELAN: U

RCRA FACILITY: U

AIR AFFECTED:

GROUNDWATER AFFECTED:

SURFACE WATER AFFECTED:

NUMBER OF PARCELS:

LOCAL PARCEL NUMBER:

ADD DATE:

COMMENTS: PARCEL KEY MEASURE DESCRIPTIONS An environmental assessment was started with Pilot funding at the following: Stacey/CN Railroad property. (QR 3, 4/1/00-6/30/00) An assessment was completed with Pilot funding at the following: Stacey/CN Railroad property, with the Phase I ESA completed on 8/31/00. (QR 4, 7/1/00-9/30/00)

COMMENTS: PRE/NON-PILOT PARCEL ACCOMPLISHMENTS

COMMENTS: PARCEL ACCOMPLISHMENTS The Stacey/CN Railroad property has had USTs pulled and some environmental assessment work done by a consulting firm. The consultant, Marin, was asked to look at all former assessments and make a recommendation as to further assessment work to be needed. Marin recommended further testing to fill in data gaps based on former uses and existing ESAs. These additional tests include soils for metals from a former foundry and for metals from herbicides from potential spraying on RR tracks. CN Railroad has been asked to complete the additional testing.

COMMENTS: LEVERAGED PARCEL ACCOMPLISHMENTS/RESOURCES

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

FED BROWNFIELD

SEARCH ID: 141

DIST/DIR: NON GC

MAP ID:

NAME: BURNHAM/WINDSOR DUMP
ADDRESS: 841 U.S. ROUTE 5
WINDSOR VT 05089

REV: 1/16/07
ID1: 62827518-7
ID2: 62827518
STATUS: EPA BROWNFIELD
PHONE:

CONTACT:

SITE INFORMATION:

EPA ID:
EPA SITE NAME:
SITE ALIAS:
CONTAMINANTS:
TOTAL ACRES: 0
CERCLA WASTELAN: U
RCRA FACILITY: U
AIR AFFECTED:
GROUNDWATER AFFECTED:
SURFACE WATER AFFECTED:
NUMBER OF PARCELS:
LOCAL PARCEL NUMBER:
ADD DATE:

COMMENTS: PARCEL KEY MEASURE DESCRIPTIONS The Pilot reported an environmental assessment started with Pilot funding at: the Burnham property (former Windsor dump) with the submittal of the Phase II ESA work plan on 8/23/00 and QAPP on 9/6/00. (QR 4, 7/1/00-9/30/00) A final report for the Phase II ESA was completed and submitted on 11/22/00. (QR 5, 10/1/00-12/31/00) The Pilot received a letter from the state written in response to the Phase II report recommending that further water sampling be conducted at the Burnham Property in the spring. (QR 6, 1/1/01-3/31/01) The Pilot reports that the Burnham Property was sold in October 2000, having been on the market for 5 years, and now houses an accounting firm with 8 employees. (Slide presentation included with QR 8, 7/1/01-9/30/01)

COMMENTS: PARCEL ACCOMPLISHMENTS

COMMENTS: LEVERAGED PARCEL ACCOMPLISHMENTS/RESOURCES

COMMENTS: PRE/NON-PILOT PARCEL ACCOMPLISHMENTS

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 135

DIST/DIR: NON GC

MAP ID:

NAME: THE CARRIAGE HOUSE INC
ADDRESS: NORTH MAIN STREET ROUTE 5
WINDSOR VT 05089

REV: 10/12/06
ID1: 6745100
ID2:
STATUS: PULLED UST DATABASE
PHONE:

CONTACT: THE CARRIAGE HOUSE INC

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: NO CONTAMINATION FOUND

OWNER AND OPERATOR INFORMATION

OWNER NAME: MILES MUSHLIN
RR 1 BOX 33
HARTLAND VT, 05408

OWNER PERSON: WINDSOR RIVER VALLEY CORP

OPERATOR NAME: MILES MUSHLIN
PO BOX 710
WINDSOR VT, 05089

OPERATOR PERSON:

LANDOWNER:

FACILITY TYPE: INDUSTRIAL/COMMERCIAL
PERMITTED TO: Tank Owner

NUMBER OF TANKS PULLED: 3
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1996

TANK INFORMATION

TANK ID: 1982-1
YEAR REMOVED: 1996
TANK CAPACITY IN GALL.: 2000
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: GASOLINE

TANK INFORMATION

TANK ID: -1-2
YEAR REMOVED: 1996
TANK CAPACITY IN GALL.: 1000
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: 2 OR 4 FUEL OIL

TANK INFORMATION

TANK ID: -1-3
YEAR REMOVED: 1996
TANK CAPACITY IN GALL.: 500
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE:
SUBSTANCE STORED: USED OIL

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 134

DIST/DIR: NON GC

MAP ID:

NAME: SABO ASSOCIATES (OLD HUME PIPI PPTY)
ADDRESS: ROUTE 5 NORTH WINDSOR
WINDSOR VT

REV: 10/12/06
ID1: 9990253
ID2:
STATUS: PULLED UST DATABASE
PHONE:

CONTACT: STACEY FUEL AND LUMBER COMPANY

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: NO CONTAMINATION FOUND

OWNER AND OPERATOR INFORMATION

OWNER NAME: STACEY FUEL AND LUMBER COMPANY **OWNER PERSON:** JAMES J. STACEY, III
PO BOX 23
WINDSOR VT,

OPERATOR NAME: STACEY FUEL AND LUMBER COMPANY **OPERATOR PERSON:** JAMES J. STACEY, III
PO BOX 23
WINDSOR VT,

LANDOWNER:

FACILITY TYPE: BULK
PERMITTED TO:

NUMBER OF TANKS PULLED: 3
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1988

TANK INFORMATION

TANK ID: -1-1
YEAR REMOVED: 1988
TANK CAPACITY IN GALL.: 4000
TANK PROTECTION: UNPROTECTED STEEL
DATE OUT OF SERVICE:
SUBSTANCE STORED: DIESEL

TANK INFORMATION

TANK ID: -1-2
YEAR REMOVED: 1988
TANK CAPACITY IN GALL.: 4000
TANK PROTECTION: UNPROTECTED STEEL
DATE OUT OF SERVICE:
SUBSTANCE STORED: DIESEL

TANK INFORMATION

TANK ID: -1-3
YEAR REMOVED: 1988
TANK CAPACITY IN GALL.: 5000
TANK PROTECTION: UNPROTECTED STEEL
DATE OUT OF SERVICE:
SUBSTANCE STORED: GASOLINE

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 133

DIST/DIR: NON GC

MAP ID:

NAME: OSTERLAND RESIDENCE
ADDRESS: CEMETERY RD
WINDSOR VT

REV: 10/12/06
ID1: 5553019
ID2:
STATUS: PULLED UST DATABASE
PHONE:

CONTACT: NORBERT OSTERLAND

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank , please review the data below for further indications of contamination.

SITE FINDINGS: NO CONTAMINATION FOUND

OWNER AND OPERATOR INFORMATION

OWNER NAME: NORBERT OSTERLAND
865 KIMBALL FARM ROAD
BROWNSVILLE VT, 05037

OWNER PERSON:

OPERATOR NAME: NORBERT OSTERLAND
865 KIMBALL FARM ROAD
BROWNSVILLE VT, 05037

OPERATOR PERSON:

LANDOWNER:

FACILITY TYPE: RESIDENTAL
PERMITTED TO:

NUMBER OF TANKS PULLED: 1
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1999

TANK INFORMATION

TANK ID: -1-1-R
YEAR REMOVED: 1999
TANK CAPACITY IN GALL.: 300
TANK PROTECTION:

DATE OUT OF SERVICE:
SUBSTANCE STORED: GASOLINE

Environmental FirstSearch Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 137 **DIST/DIR:** NON GC **MAP ID:**

NAME: WINDSOR QUICK STOP	REV: 10/12/06
ADDRESS: NORTH MAIN STREET ROUTE 5 WINDSOR VT 05089	ID1: 849
	ID2: 992585.00
CONTACT: KBandD INC	STATUS: PULLED UST DATABASE
	PHONE:

This site comes from the Vermont Department of Environmental Conservation Pulled Underground Storage Tanks database and may or may not be considered a leaking underground storage tank, please review the data below for further indications of contamination.

SITE FINDINGS: CONTAMINATION FOUND ABOVE STATE STANDARD. REFERRED TO SITE MANAGEMENT

OWNER AND OPERATOR INFORMATION

OWNER NAME: KBandD INC RR 1 BOX 225 WINDSOR VT, 05089	OWNER PERSON: KEN BROWN
--	--------------------------------

OPERATOR NAME: KBandD INC RR 1 BOX 225 WINDSOR VT, 05089	OPERATOR PERSON: KEN BROWN
---	-----------------------------------

LANDOWNER: KBandD INC/KEN BROWN

FACILITY TYPE: RETAIL
PERMITTED TO:

NUMBER OF TANKS PULLED: 5
NUMBER OF GROUNDWATER MONITORING WELLS:
NUMBER OF VAPOR MONITORING WELLS:
COMMENTS: 1998

TANK INFORMATION

TANK ID: 1971-2	DATE OUT OF SERVICE: Y89
YEAR REMOVED: 1998	SUBSTANCE STORED: GASOLINE
TANK CAPACITY IN GALL.: 4000	
TANK PROTECTION: UNPROTECTED STEEL	

TANK INFORMATION

TANK ID: 1971-5	DATE OUT OF SERVICE: Y89
YEAR REMOVED: 1998	SUBSTANCE STORED: DIESEL
TANK CAPACITY IN GALL.: 1000	
TANK PROTECTION: UNPROTECTED STEEL	

TANK INFORMATION

TANK ID: 1971-3	DATE OUT OF SERVICE: Y89
YEAR REMOVED: 1998	SUBSTANCE STORED: GASOLINE
TANK CAPACITY IN GALL.: 4000	
TANK PROTECTION: UNPROTECTED STEEL	

TANK INFORMATION

TANK ID: 1971-1

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 137

DIST/DIR: NON GC

MAP ID:

NAME: WINDSOR QUICK STOP
ADDRESS: NORTH MAIN STREET ROUTE 5
WINDSOR VT 05089

REV: 10/12/06
ID1: 849
ID2: 992585.00
STATUS: PULLED UST DATABASE
PHONE:

CONTACT: KBandD INC

YEAR REMOVED: 1998
TANK CAPACITY IN GALL.: 4000
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE: Y89
SUBSTANCE STORED: GASOLINE

TANK INFORMATION

TANK ID: 1971-4
YEAR REMOVED: 1998
TANK CAPACITY IN GALL.: 4000
TANK PROTECTION: UNPROTECTED STEEL

DATE OUT OF SERVICE: Y89
SUBSTANCE STORED: GASOLINE

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 78

DIST/DIR: NON GC

MAP ID:

NAME: VTDEC WINDSOR SCHOOL SITE
ADDRESS: STATE ST
WINDSOR VT 05089
WINDSOR
CONTACT: MICHAEL B SMITH

REV: 6/6/06
ID1: VTR000506949
ID2:
STATUS: VGN
PHONE: 8022413879

SITE INFORMATION

CONTACT INFORMATION: MICHAEL SMITH
S MAIN ST WEST BLDG
WATERBURY VT 056710404

PHONE: 8022413879

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZA

NAIC INFORMATION

56291 - REMEDIATION SERVICES
321114 - WOOD PRESERVATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 78

DIST/DIR: NON GC

MAP ID:

NAME: VTDEC WINDSOR SCHOOL SITE

REV: 6/6/06

ADDRESS: STATE ST
WINDSOR VT 05089
WINDSOR

ID1: VTR000506949

ID2:

STATUS: VGN

CONTACT: MICHAEL B SMITH

PHONE: 8022413879

HAZARDOUS WASTE INFORMATION:

Wastewaters, process residuals, preservative drippage, and spent formulations from wood preserving processes generated at plants that currently use, or have previously used, chlorophenolic formulations <except potentially cr

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 77

DIST/DIR: NON GC

MAP ID:

NAME: VT DEPT OF STATE BUILDINGS
ADDRESS: COUNTY RD MAINTENANCE SHOP
WINDSOR VT 05089

REV: 6/6/06
ID1: VTR000003061
ID2:
STATUS: VGN
PHONE: 8028283314

CONTACT: BILL MARTIN

SITE INFORMATION

CONTACT INFORMATION: BILL MARTIN
2 GOV AIKEN AVE DRAWER 33
MONTPELIER VT 056335801

PHONE: 8028283314

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZA

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 77

DIST/DIR: NON GC

MAP ID:

NAME: VT DEPT OF STATE BUILDINGS
ADDRESS: COUNTY RD MAINTENANCE SHOP
WINDSOR VT 05089

REV: 6/6/06
ID1: VTR000003061
ID2:
STATUS: VGN
PHONE: 8028283314

CONTACT: BILL MARTIN

Lead
Tetrachloroethylene
Benzene
VT02
VT09
VT08
Ignitable waste

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 76

DIST/DIR: NON GC

MAP ID:

NAME: ROD GRAY MACHINE TOOL SVC
ADDRESS: DEPOT AVE CONE PLANT 2
WINDSOR VT 05089
WINDSOR
CONTACT: EVERETT GRAY

REV: 6/6/06
ID1: VTR000510404
ID2:
STATUS: VGN
PHONE: 8026746455

SITE INFORMATION

CONTACT INFORMATION: EVERETT GRAY
PO BOX 34
WINDSOR VT 05089

PHONE: 8026746455

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZA

NAIC INFORMATION

81131 - COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT (EXCEPT AUTOMOTIVE AND ELECTRONIC) REPAIR AND MAINTENANCE

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 76

DIST/DIR: NON GC

MAP ID:

NAME: ROD GRAY MACHINE TOOL SVC

REV: 6/6/06

ADDRESS: DEPOT AVE CONE PLANT 2
WINDSOR VT 05089

ID1: VTR000510404

WINDSOR

ID2:

CONTACT: EVERETT GRAY

STATUS: VGN

PHONE: 8026746455

HAZARDOUS WASTE INFORMATION:

Benzene
Tetrachloroethylene
Trichloroethylene
Ignitable waste

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 75

DIST/DIR: NON GC

MAP ID:

NAME: LAND AIR EXPRESS OF NEW ENGLAND
ADDRESS: WINDSOR INDUSTRIAL PK
WINDSOR VT 05089
WINDSOR
CONTACT: JAMES ASHLINE

REV: 6/6/06
ID1: VTR000510099
ID2:
STATUS: VGN
PHONE: 8026742213

SITE INFORMATION

CONTACT INFORMATION: JAMES ASHLINE
WINDSOR INDUSTRIAL PK
WINDSOR VT 05089

PHONE: 8026742213

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZA

NAIC INFORMATION

48411 - GENERAL FREIGHT TRUCKING, LOCAL

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

RCRA GENERATOR SITE

SEARCH ID: 74

DIST/DIR: NON GC

MAP ID:

NAME: FARRELL SEWARD INC
ADDRESS: 23 US RTE 5
WINDSOR VT 05089
WINDSOR
CONTACT: GLENN SEWARD

REV: 6/6/06
ID1: VTR000508242
ID2:
STATUS: VGN
PHONE: 8024847279

SITE INFORMATION

CONTACT INFORMATION: GLENN SEWARD
PO BOX 60
BROWNSVILLE VT 05037
PHONE: 8024847279

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZA

NAIC INFORMATION

81131 - COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT (EXCEPT AUTOMOTIVE AND ELECTRONIC) REPAIR AND MAINTENANCE

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 115

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: HUNT HILL RD
WINDSOR VT

REV: 10/12/06
ID1: 91-183
ID2:
STATUS:
PHONE:

CONTACT: RON LIMA

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 7/31/1991 0:00:00
REPORTED BY: RON LIMA
REPORTER S ORGANIZATION: FIRE CHIEF
REPORTER S WORK PHONE:

TYPE OF INCIDENT: CAR IN DITCH
PRODUCT: GASOLINE/OIL
QUANTITY:
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 13
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: RON LIMA
REPORTER S WORK PHONE: Fire Chief

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: GASOLINE/OIL
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: RESPOND AT REQUEST OF R. LIMA-0938
COMMENTS: CLEAN UP BY PUBLIC WORKS
DATE CLOSED: 7/31/1991 0:00:00

SURFACE WATER AFFECTED: RESPOND AT REQUEST OF R. LIMA-0938

CASE ASSIGNED TO: CLEAN UP BY PUBLIC WORKS
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 107

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: RT 5, NORTH
WINDSOR VT

REV: 10/12/06
ID1: 92-056
ID2:
STATUS:
PHONE: 675-2113

CONTACT: RON LIMA

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 3/23/1992 0:00:00
REPORTED BY: RON LIMA
REPORTER S ORGANIZATION: FIRE CHIEF
REPORTER S WORK PHONE: 675-2113

TYPE OF INCIDENT: GASOLINE FUMES
PRODUCT: GASOLINE
QUANTITY:
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 17
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: RON LIMA
REPORTER S WORK PHONE: Fire Chief

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: GASOLINE
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: POLICE BELIEVE DUE TO TRAFFIC
COMMENTS: NO SOURCE FOUND. VAPORS IN OUTDOOR AIR.
DATE CLOSED: 3/23/1992 0:00:00

SURFACE WATER AFFECTED: POLICE BELIEVE DUE TO TRAFFIC

CASE ASSIGNED TO: NO SOURCE FOUND. VAPORS IN OUTDOOR AIR.
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 125

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: INTERSTATE 91, MM 47
WINDSOR VT

REV: 10/12/06
ID1: 04-WMD301
ID2:
STATUS:
PHONE:

CONTACT: LEW GAGE

DATE OF INCIDENT: 8/31/2004 0:00:00
TIME OF INCIDENT: 0
DATE CLOSED: 12/8/2004 0:00:00
REPORTED BY: LEW GAGE
REPORTER S ORGANIZATION: WINDSOR FD
REPORTER S WORK PHONE:

TYPE OF INCIDENT: TRUCK ACCIDENT WITH ANOTHER VEHICLE
PRODUCT: DIESEL
QUANTITY: 150
UNIT OF MEASURE: G

RESPONSIBLE PARTY: CRESSLER TRANSPORT
ADDRESS:

RESPONSIBLE PARTY S PHONE: 800-366-4284

DATE OF INCIDENT: 13
TIME OF INCIDENT: 8/31/2004 0:00:00
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: LEW GAGE
REPORTER S WORK PHONE: Windsor FD

TYPE OF INCIDENT: 802-674-2113
PRODUCT: 0
QUANTITY: DIESEL
UNIT OF MEASURE: 150

RESPONSIBLE PARTY: G
ADDRESS: CRESSLER TRANSPORT

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED: ECS HIRED FOR CLEANUP. REMOVED SPILL DEBRIS AND PCS.

CASE ASSIGNED TO: ROADWAY SANDED. POSSIBLE SADDLE TANKS LEAKED BUT THEY AREN T VISIBLE. SOIL SATURATED IN MEDIAN, NO MIGRATION.
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: ECS HIRED FOR CLEANUP. REMOVED SPILL DEBRIS AND PCS.
COMMENTS: ROADWAY SANDED. POSSIBLE SADDLE TANKS LEAKED BUT THEY AREN T VISIBLE. SOIL SATURATED IN MEDIAN, NO MIGRATION.
DATE CLOSED: 12/8/2004 0:00:00

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 125

DIST/DIR: NON GC

MAP ID:

NAME:

ADDRESS: INTERSTATE 91, MM 47
WINDSOR VT

REV: 10/12/06

ID1: 04-WMD301

ID2:

STATUS:

CONTACT: LEW GAGE

PHONE:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 91

DIST/DIR: NON GC

MAP ID:

NAME: FORMER GOODYEAR PLANT
ADDRESS: WINDSOR VT

REV: 10/12/06
ID1: 94-WMD368
ID2:
STATUS:
PHONE: 674-2649

CONTACT: JOHNATHAN SPRINGER

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 12/21/1994 0:00:00
REPORTED BY: JOHNATHAN SPRINGER
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE: 674-2649

TYPE OF INCIDENT: TRANSFER SPILL
PRODUCT: 6
QUANTITY: 20
UNIT OF MEASURE: G

RESPONSIBLE PARTY: ROCK TENN CO
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 26
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: JOHNATHAN SPRINGER
REPORTER S WORK PHONE:

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: 6
UNIT OF MEASURE: 20

RESPONSIBLE PARTY: G
ADDRESS: ROCK TENN CO

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: CONTAINED AND ABSORBED/SPEEDI DRI
COMMENTS: ENVIRO PRODUCTS CLEAN UP AND TRANSPORT
DATE CLOSED: 12/21/1994 0:00:00

SURFACE WATER AFFECTED: CONTAINED AND ABSORBED/SPEEDI DRI

CASE ASSIGNED TO: ENVIRO PRODUCTS CLEAN UP AND TRANSPORT
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 108

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: BLOOD HILL RD
WEST WINDSOR VT

REV: 10/12/06
ID1: 06-WMD200
ID2:
STATUS:
PHONE: 802-747-2153

CONTACT: JOE CELENTANO

DATE OF INCIDENT: 5/10/2006 0:00:00
TIME OF INCIDENT: 1300
DATE CLOSED: 5/10/2006 0:00:00
REPORTED BY: JOE CELENTANO
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE: 802-747-2153

TYPE OF INCIDENT: HYDRAULIC LEAK
PRODUCT: HYDRAULIC OIL
QUANTITY: 1
UNIT OF MEASURE: G

RESPONSIBLE PARTY: CVPS
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 25
TIME OF INCIDENT: 5/10/2006 0:00:00
DATE CLOSED:
REPORTED BY: WEST WINDSOR
REPORTER S ORGANIZATION: JOE CELENTANO
REPORTER S WORK PHONE:

TYPE OF INCIDENT:
PRODUCT: 1300
QUANTITY: HYDRAULIC OIL
UNIT OF MEASURE: 1

RESPONSIBLE PARTY: G
ADDRESS: CVPS

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED: SPILL TO DRIVEWAY, NO IMPACT TO SOIL. CLEAN UP BY CVPS.

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: SPILL TO DRIVEWAY, NO IMPACT TO SOIL. CLEAN UP BY CVPS.
COMMENTS:
DATE CLOSED: 5/10/2006 0:00:00

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 109

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: 14 BAYVIEW
WINDSOR VT

REV: 10/12/06
ID1: 05-WMD031
ID2:
STATUS:
PHONE: 802-674-2113

CONTACT: MIKE TIDWALL

DATE OF INCIDENT:
TIME OF INCIDENT: 0
DATE CLOSED:
REPORTED BY: MIKE TIDWALL
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE: 802-674-2113

TYPE OF INCIDENT: SPILL FROM CAR
PRODUCT: GASOLINE
QUANTITY:
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 13
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: MIKE TIDWALL
REPORTER S WORK PHONE:

TYPE OF INCIDENT:
PRODUCT: 0
QUANTITY: GASOLINE
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED: FD APPLIED SPEEDI DRI TO DRIVEWAY. PCS WILL BE PICKED UP AND STOCKPILED. FD TO ASSESS AND PROVIDE LIMITED CLEANUP. WILL CALL FOR ASSISTANCE IF NEEDED.

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: FD APPLIED SPEEDI DRI TO DRIVEWAY. PCS WILL BE PICKED UP AND STOCKPILED. FD TO ASSESS AND PROVIDE LIMITED CLEANUP. WILL CALL FOR ASSISTANCE IF NEEDED.
COMMENTS:
DATE CLOSED:

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 109

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: 14 BAYVIEW
WINDSOR VT

REV: 10/12/06
ID1: 05-WMD031
ID2:
STATUS:
PHONE: 802-674-2113

CONTACT: MIKE TIDWALL

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 110

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: TIMSON AVE
WINDSOR VT

REV: 10/12/06
ID1: 00-WMD343
ID2:
STATUS:
PHONE:

CONTACT: CHRIS HERRICK

DATE OF INCIDENT: 9/7/2000 0:00:00
TIME OF INCIDENT: 1100
DATE CLOSED: 9/8/2000 0:00:00
REPORTED BY: CHRIS HERRICK
REPORTER S ORGANIZATION: EM MGMNT
REPORTER S WORK PHONE:

TYPE OF INCIDENT: ANTIFREEZE IN DRAIN
PRODUCT: ANTIFREEZE
QUANTITY:
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 15
TIME OF INCIDENT: 9/7/2000 0:00:00
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: CHRIS HERRICK
REPORTER S WORK PHONE: Em Mgrnt

TYPE OF INCIDENT:
PRODUCT: 1100
QUANTITY: ANTIFREEZE
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: FD WILL PUMP OUT DRAIN AND DRUM. T. MCNAMARA INVESTIGATED, MATERIAL IS DYE
USED BY PLUMBER:
COMMENTS:
DATE CLOSED: 9/8/2000 0:00:00

SURFACE WATER AFFECTED: FD WILL PUMP OUT DRAIN AND DRUM. T. MCNAMARA INVESTIGATED, MATERIAL IS DYE
USED BY PLUMBER:

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 110

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: TIMSON AVE
WINDSOR VT

REV: 10/12/06
ID1: 00-WMD343

CONTACT: CHRIS HERRICK

ID2:
STATUS:
PHONE:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 111

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: RT 5
WINDSOR VT

REV: 7/10/01
ID1: 90-267
ID2:
STATUS:
PHONE: 674-2113

CONTACT:

DATE OF INCIDENT:

TIME OF INCIDENT:

DATE CLOSED: 11/19/90

REPORTED BY:

REPORTER S ORGANIZATION: WINDSOR P.D.

REPORTER S WORK PHONE: 674-2113

TYPE OF INCIDENT: TRUCK ACCIDENT

PRODUCT: DIESEL FUEL

QUANTITY: 2

UNIT OF MEASURE: G

RESPONSIBLE PARTY: CLYDE RIVER TRANSPORT

ADDRESS:

RESPONSIBLE PARTY S PHONE: 674-6239

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:

ACTIONS TAKEN: INFO ONLY

COMMENTS: CLYDE RIVER CLEAN UP

DATE CLOSED: 11/19/90

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 112

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: RT 44-WEST OF RT. 44 A
WINDSOR VT

REV: 10/12/06
ID1: 91-030
ID2:
STATUS:
PHONE: 674-2113

CONTACT: TAMMY

DATE OF INCIDENT:

TIME OF INCIDENT:

DATE CLOSED: 2/20/1991 0:00:00

REPORTED BY: TAMMY

REPORTER S ORGANIZATION: WINDSOR DISPATCH

REPORTER S WORK PHONE: 674-2113

TYPE OF INCIDENT:

TRUCK ACCIDENT-OVERTURN

PRODUCT: PROPANE

QUANTITY: 0

UNIT OF MEASURE:

RESPONSIBLE PARTY:

PETROLANE

ADDRESS:

CLAREMONT NH

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT:

14

TIME OF INCIDENT:

DATE CLOSED:

REPORTED BY: WINDSOR

REPORTER S ORGANIZATION: TAMMY

REPORTER S WORK PHONE: Windsor Dispatch

TYPE OF INCIDENT:

PRODUCT:

QUANTITY: PROPANE

UNIT OF MEASURE: 0

RESPONSIBLE PARTY:

ADDRESS: PETROLANE

Claremont

RESPONSIBLE PARTY S PHONE:

NH

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:

ACTIONS TAKEN: REPORT TAKEN

COMMENTS: NO SPILL.

DATE CLOSED: 2/20/1991 0:00:00

SURFACE WATER AFFECTED:

REPORT TAKEN

CASE ASSIGNED TO:

NO SPILL.

ACTIONS TAKEN:

COMMENTS:

DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 106

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: RIVER ST
WINDSOR VT

REV: 10/12/06
ID1: 94-WMD085
ID2:
STATUS:
PHONE: 674-2315

CONTACT: FRANK ANTHONY

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 3/30/1994 0:00:00
REPORTED BY: FRANK ANTHONY
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE: 674-2315

TYPE OF INCIDENT: ABANDONED MANUFAC PLANT
PRODUCT: PETRO/CHEMS/SOLVENTS
QUANTITY:
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 15
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: FRANK ANTHONY
REPORTER S WORK PHONE:

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: PETRO/CHEMS/SOLVENTS
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED: 3/30/1994 0:00:00

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 114

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: HUNT HILL RD
WINDSOR VT

REV: 10/12/06
ID1: 91-092
ID2:
STATUS:
PHONE: 674-2113

CONTACT: RON LIMA

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 4/5/1991 0:00:00
REPORTED BY: RON LIMA
REPORTER S ORGANIZATION: WINDSOR FIRE CHIEF
REPORTER S WORK PHONE: 674-2113

TYPE OF INCIDENT: FOUND DRUM
PRODUCT: WASTE OIL
QUANTITY: 55
UNIT OF MEASURE: G

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 15
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: RON LIMA
REPORTER S WORK PHONE: Windsor Fire Chief

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: WASTE OIL
UNIT OF MEASURE: 55

RESPONSIBLE PARTY: G
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: REPORT TAKEN
COMMENTS:
DATE CLOSED: 4/5/1991 0:00:00

SURFACE WATER AFFECTED: REPORT TAKEN

CASE ASSIGNED TO:
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 124

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: TRASHER RD
WEATHERSFIELD VT
CONTACT: DARREN SPAULDING

REV: 10/12/06
ID1: 96-WMD360
ID2:
STATUS:
PHONE: 674-5561

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 11/27/1996 0:00:00
REPORTED BY: DARREN SPAULDING
REPORTER S ORGANIZATION: ASCUTNEY F D
REPORTER S WORK PHONE: 674-5561

TYPE OF INCIDENT: TRUCK ACCIDENT WITH FIRE
PRODUCT: AUTO FLUIDS
QUANTITY: 23
UNIT OF MEASURE: G

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 13
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WEATHERSFIELD
REPORTER S ORGANIZATION: DARREN SPAULDING
REPORTER S WORK PHONE: Ascutney F D

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: AUTO FLUIDS
UNIT OF MEASURE: 23

RESPONSIBLE PARTY: G
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: MOST OIL GAS BURNED. RESIDUAL WILL PURGE DURING NEXT RAIN
COMMENTS: NO CLEAN UP NECESSARY
DATE CLOSED: 11/27/1996 0:00:00

SURFACE WATER AFFECTED: MOST OIL GAS BURNED. RESIDUAL WILL PURGE DURING NEXT RAIN

CASE ASSIGNED TO: NO CLEAN UP NECESSARY
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 116

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: I-91
WINDSOR VT

REV: 10/12/06
ID1: 93-022
ID2:
STATUS:
PHONE:

CONTACT: TOM WEYMOUTH

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 1/25/1993 0:00:00
REPORTED BY: TOM WEYMOUTH
REPORTER S ORGANIZATION: WHITE RIVER JCT POST OFFICE
REPORTER S WORK PHONE:

TYPE OF INCIDENT: TRUCK OFF ROAD
PRODUCT: DIESEL
QUANTITY: 75
UNIT OF MEASURE: G

RESPONSIBLE PARTY: RYDER TRUCKING
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 13
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: TOM WEYMOUTH
REPORTER S WORK PHONE: White River Jct Post Office

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: DIESEL
UNIT OF MEASURE: 75

RESPONSIBLE PARTY: G
ADDRESS: RYDER TRUCKING

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILL CLEANED UP W/ABSORBANT PADS
COMMENTS: RYDER TO DISPOSE OF
DATE CLOSED: 1/25/1993 0:00:00

SURFACE WATER AFFECTED: SPILL CLEANED UP W/ABSORBANT PADS

CASE ASSIGNED TO: RYDER TO DISPOSE OF
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 117

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: 8005 MAIN ST
WINDSOR VT

REV: 10/12/06
ID1: 93-159
ID2:
STATUS:
PHONE: 675-9956

CONTACT: DONALD ABRAHAMSEN

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 6/10/1993 0:00:00
REPORTED BY: DONALD ABRAHAMSEN
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE: 675-9956

TYPE OF INCIDENT: GASOLINE SPILL AT PUMP
PRODUCT: GASOLINE
QUANTITY: 0.5
UNIT OF MEASURE: Q

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 07
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: DONALD ABRAHAMSEN
REPORTER S WORK PHONE:

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: GASOLINE
UNIT OF MEASURE: 0.5

RESPONSIBLE PARTY: Q
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: FIRE DEPT TO SITE AND CLEAN UP
COMMENTS:
DATE CLOSED: 6/10/1993 0:00:00

SURFACE WATER AFFECTED: FIRE DEPT TO SITE AND CLEAN UP

CASE ASSIGNED TO:
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 118

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: MAIN ST
WINDSOR VT

REV: 10/12/06
ID1: 95-WMD147
ID2:
STATUS:
PHONE: 674-2184

CONTACT: MARTHA MORSE

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 5/23/1995 0:00:00
REPORTED BY: MARTHA MORSE
REPORTER S ORGANIZATION: DISPATCH - WINDSOR
REPORTER S WORK PHONE: 674-2184

TYPE OF INCIDENT: TANK LEAKING ON TRUCK
PRODUCT: GASOLINE
QUANTITY: 1
UNIT OF MEASURE: G

RESPONSIBLE PARTY: RICHARD KNIGHT
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 13
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: MARTHA MORSE
REPORTER S WORK PHONE: Dispatch - Windsor

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: GASOLINE
UNIT OF MEASURE: 1

RESPONSIBLE PARTY: G
ADDRESS: RICHARD KNIGHT

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: FLUSHED W/WATER TO STORM DRAIN. NO RECOVERY ATTEMPTED
COMMENTS:
DATE CLOSED: 5/23/1995 0:00:00

SURFACE WATER AFFECTED: FLUSHED W/WATER TO STORM DRAIN. NO RECOVERY ATTEMPTED

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 119

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: BESIDE EVERETTS POND
WINDSOR VT

REV: 10/12/06
ID1: 97-WMD140
ID2:
STATUS:
PHONE: 674-9305

CONTACT: ELIZABETH THAYER

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 4/18/1997 0:00:00
REPORTED BY: ELIZABETH THAYER
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE: 674-9305

TYPE OF INCIDENT: LEAKING CANNISTER FOUND ON BANK
PRODUCT: UNKNOWN BLACK FLUID
QUANTITY:
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 15
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: ELIZABETH THAYER
REPORTER S WORK PHONE:

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: UNKNOWN BLACK FLUID
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: ENF
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED: 4/18/1997 0:00:00

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: ENF
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 120

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: TOWN CENTER
WINDSOR VT

REV: 10/12/06
ID1: 92-059

CONTACT: RON LIMA

ID2:
STATUS:
PHONE: 674-2113

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 3/17/1992 0:00:00
REPORTED BY: RON LIMA
REPORTER S ORGANIZATION: FIRE CHIEF
REPORTER S WORK PHONE: 674-2113

TYPE OF INCIDENT: FLOODED BASEMENTS PUMPED TO ST
PRODUCT: 2
QUANTITY:
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 22
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: RON LIMA
REPORTER S WORK PHONE: Fire Chief

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: 2
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: OILY WATER TO STORM DRAINS
COMMENTS: LEES OIL TO PUMP STORM DRAINS
DATE CLOSED: 3/17/1992 0:00:00

SURFACE WATER AFFECTED: OILY WATER TO STORM DRAINS

CASE ASSIGNED TO: LEES OIL TO PUMP STORM DRAINS
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 121

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: BRIDGE SCHOOL, RT 44
WINDSOR VT

REV: 10/12/06
ID1: 94-WMD159

CONTACT: DAVID TORDOFF

ID2:
STATUS:
PHONE: 617-223-7265

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 5/20/1994 0:00:00
REPORTED BY: DAVID TORDOFF
REPORTER S ORGANIZATION: EPA LEXINGTON
REPORTER S WORK PHONE: 617-223-7265

TYPE OF INCIDENT: FUMES IN BUILDING
PRODUCT: UNKNOWN
QUANTITY:
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 17
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: DAVID TORDOFF
REPORTER S WORK PHONE: Epa Lexington

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: UNKNOWN
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: NO EVIDENCE FOUND, NO PROPANE LEAK
COMMENTS: INFO GIVEN. NO LEAKS, NO FUMES
DATE CLOSED: 5/20/1994 0:00:00

SURFACE WATER AFFECTED: NO EVIDENCE FOUND, NO PROPANE LEAK

CASE ASSIGNED TO: INFO GIVEN. NO LEAKS, NO FUMES
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 122

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: BROOK RD
WINDSOR VT

REV: 10/12/06
ID1: 94-WMD204
ID2:
STATUS:
PHONE: 244-8721

CONTACT:

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 6/4/1994 0:00:00
REPORTED BY:
REPORTER S ORGANIZATION: PUBLIC SAFETY
REPORTER S WORK PHONE: 244-8721

TYPE OF INCIDENT: CAR ACCIDENT
PRODUCT: GASOLINE
QUANTITY: 1
UNIT OF MEASURE: G

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 13
TIME OF INCIDENT:
DATE CLOSED: Local Brook
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE: Public Safety

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: GASOLINE
UNIT OF MEASURE: 1

RESPONSIBLE PARTY: G
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED: LOCAL BROOK

CASE ASSIGNED TO:
ACTIONS TAKEN: WINDSOR F D CONTAINED AND CLEANED U
COMMENTS:
DATE CLOSED: 6/4/1994 0:00:00

SURFACE WATER AFFECTED: WINDSOR F D CONTAINED AND CLEANED U

CASE ASSIGNED TO:
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED: Local Brook

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 123

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: RICH RD
WEST WINDSOR VT

REV: 10/12/06
ID1: 06-WMD236
ID2:
STATUS:
PHONE: 802-747-5210

CONTACT: RAY WASHBURN

DATE OF INCIDENT: 5/31/2006 0:00:00
TIME OF INCIDENT: 1515
DATE CLOSED: 6/7/2006 0:00:00
REPORTED BY: RAY WASHBURN
REPORTER S ORGANIZATION: CVPS
REPORTER S WORK PHONE: 802-747-5210

TYPE OF INCIDENT: STAINED SOIL FOUND ON TRANSFORMER PAD
PRODUCT: NON-PCB OIL
QUANTITY:
UNIT OF MEASURE:

RESPONSIBLE PARTY: CVPS
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 99
TIME OF INCIDENT: 5/31/2006 0:00:00
DATE CLOSED:
REPORTED BY: WEST WINDSOR
REPORTER S ORGANIZATION: RAY WASHBURN
REPORTER S WORK PHONE: CVPS

TYPE OF INCIDENT:
PRODUCT: 1515
QUANTITY: NON-PCB OIL
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS: CVPS

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED: CONTAM SOIL WAS REMOVED AND TAKEN TO FACILITY FOR DISPOSAL.

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: CONTAM SOIL WAS REMOVED AND TAKEN TO FACILITY FOR DISPOSAL.
COMMENTS:
DATE CLOSED: 6/7/2006 0:00:00

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 113

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: COLES EXPRESS
WINDSOR VT

REV: 10/12/06
ID1: 91-072

CONTACT: LEWIS GAGE

ID2:
STATUS:
PHONE: 674-2113

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 4/16/1991 0:00:00
REPORTED BY: LEWIS GAGE
REPORTER S ORGANIZATION: ASST FIRE CHIEF- WINDSOR
REPORTER S WORK PHONE: 674-2113

TYPE OF INCIDENT: SPILLED OIL DRUMS
PRODUCT: ACRYLIC LAQUER THINNER
QUANTITY: 5
UNIT OF MEASURE: G

RESPONSIBLE PARTY: COLES EXPRESS
ADDRESS:
BANGOR ME
RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 16
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: LEWIS GAGE
REPORTER S WORK PHONE: Asst Fire Chief- Windsor

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: ACRYLIC LAQUER THINNER
UNIT OF MEASURE: 5

RESPONSIBLE PARTY: G
ADDRESS: COLES EXPRESS
Bangor
RESPONSIBLE PARTY S PHONE: ME

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: F.D.ON SCENE.JET LINE CLEAN UP
COMMENTS:
DATE CLOSED: 4/16/1991 0:00:00

SURFACE WATER AFFECTED: F.D.ON SCENE.JET LINE CLEAN UP

CASE ASSIGNED TO:
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 99

DIST/DIR: NON GC

MAP ID:

NAME: VHFA PROPERTY
ADDRESS: COUNTY RD
WINDSOR VT

REV: 10/12/06
ID1: 98-WMD056
ID2:
STATUS:
PHONE: 603-355-3392

CONTACT: RON BELL

DATE OF INCIDENT: 10/12/1997 0:00:00
TIME OF INCIDENT:
DATE CLOSED: 6/10/1998 0:00:00
REPORTED BY: RON BELL
REPORTER S ORGANIZATION: BELL ENGINEERING
REPORTER S WORK PHONE: 603-355-3392

TYPE OF INCIDENT: ABOVE GROUND PIPING RELEASE
PRODUCT: 2
QUANTITY:
UNIT OF MEASURE:

RESPONSIBLE PARTY: V H F A
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 02
TIME OF INCIDENT: 10/12/1997 0:00:00
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: RON BELL
REPORTER S WORK PHONE: Bell Engineering

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: 2
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS: V H F A

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: BELL HIRED TO ASSESS. SOIL EXCAVATED AND STOCKPILED. BELL WILL CHECK SOIL IN FALL.
COMMENTS:
DATE CLOSED: 6/10/1998 0:00:00

SURFACE WATER AFFECTED: BELL HIRED TO ASSESS. SOIL EXCAVATED AND STOCKPILED. BELL WILL CHECK SOIL IN FALL.

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 99

DIST/DIR: NON GC

MAP ID:

NAME: VHFA PROPERTY
ADDRESS: COUNTY RD
WINDSOR VT

REV: 10/12/06
ID1: 98-WMD056
ID2:
STATUS:
PHONE: 603-355-3392

CONTACT: RON BELL

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 86

DIST/DIR: NON GC

MAP ID:

NAME: BACON RESIDENCE
ADDRESS: RT 44
WINDSOR VT

REV: 10/12/06
ID1: 92-273
ID2:
STATUS:
PHONE: 674-5815

CONTACT: MARION DANE

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 10/20/1992 0:00:00
REPORTED BY: MARION DANE
REPORTER S ORGANIZATION: 199 MAIN ST
REPORTER S WORK PHONE: 674-5815

TYPE OF INCIDENT: JUNK CARS, BARRELS, WOOD
PRODUCT: JUNK
QUANTITY:
UNIT OF MEASURE:

RESPONSIBLE PARTY: ARTHUR BACON
ADDRESS: RT 44
WINDSOR VT
RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 15
TIME OF INCIDENT:
DATE CLOSED: Local Brook
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: MARION DANE
REPORTER S WORK PHONE: 199 Main St

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: JUNK
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS: ARTHUR BACON
RT 44 Windsor
RESPONSIBLE PARTY S PHONE: VT

SURFACE WATER AFFECTED: LOCAL BROOK

CASE ASSIGNED TO:
ACTIONS TAKEN: REPORT TAKEN
COMMENTS:
DATE CLOSED: 10/20/1992 0:00:00

SURFACE WATER AFFECTED: REPORT TAKEN

CASE ASSIGNED TO:
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED: Local Brook

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 87

DIST/DIR: NON GC

MAP ID:

NAME: BRIDGE
ADDRESS: BRIDGE ST
WINDSOR VT

REV: 10/12/06
ID1: 02-WMD012
ID2:
STATUS:
PHONE: 674-2113

CONTACT: LEW GAGE

DATE OF INCIDENT: 1/14/2002 0:00:00
TIME OF INCIDENT: 1330
DATE CLOSED: 1/15/2002 0:00:00
REPORTED BY: LEW GAGE
REPORTER S ORGANIZATION: WINDSOR FD
REPORTER S WORK PHONE: 674-2113

TYPE OF INCIDENT: HYDRAULIC LEAK
PRODUCT: HYDRAULIC OIL
QUANTITY: 5
UNIT OF MEASURE: G

RESPONSIBLE PARTY: MCGRAY-NICHOLS BUILDING
ADDRESS:

RESPONSIBLE PARTY S PHONE: 603-526-2877

DATE OF INCIDENT: 18
TIME OF INCIDENT: 1/14/2002 0:00:00
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: LEW GAGE
REPORTER S WORK PHONE: Windsor FD

TYPE OF INCIDENT:
PRODUCT: 1330
QUANTITY: HYDRAULIC OIL
UNIT OF MEASURE: 5

RESPONSIBLE PARTY: G
ADDRESS: MCGRAY-NICHOLS BUILDING

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED: SPILL TO ASPHALT. FD PADDED AND SANDED. RP HIRED NES TO CLEAN UP.

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: SPILL TO ASPHALT. FD PADDED AND SANDED. RP HIRED NES TO CLEAN UP.
COMMENTS:
DATE CLOSED: 1/15/2002 0:00:00

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 88

DIST/DIR: NON GC

MAP ID:

NAME: CVPS TRANSFORMER STATION
ADDRESS: OFF RT 131
ASCUTNEY VT

REV: 10/12/06
ID1: 05-WMD446
ID2:
STATUS:
PHONE: 802-296-1888

CONTACT: DARREN SPAULDING

DATE OF INCIDENT: 12/10/2005 0:00:00
TIME OF INCIDENT: 1400
DATE CLOSED: 12/23/2005 0:00:00
REPORTED BY: DARREN SPAULDING
REPORTER S ORGANIZATION: ASCUTNEY FIRE CHIEF
REPORTER S WORK PHONE: 802-296-1888

TYPE OF INCIDENT: SUBSTATION EXPLOSION
PRODUCT: MODF
QUANTITY: 200
UNIT OF MEASURE: G

RESPONSIBLE PARTY: CVPS JOHN GREENEN
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 99
TIME OF INCIDENT: 12/10/2005 0:00:00
DATE CLOSED:
REPORTED BY: ASCUTNEY
REPORTER S ORGANIZATION: DARREN SPAULDING
REPORTER S WORK PHONE: Ascutney Fire Chief

TYPE OF INCIDENT:
PRODUCT: 1400
QUANTITY: MODF
UNIT OF MEASURE: 200

RESPONSIBLE PARTY: G
ADDRESS: CVPS JOHN GREENEN

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED: RELEASE TO GROUND. FIRE DEPT BERMED. NO PRODUCT TO BROOK. 150 SQ FT AREA
BURNED BY OIL FIRE. EPandS AND CVPS CLEANUP.

CASE ASSIGNED TO: SEE REPORT
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: RELEASE TO GROUND. FIRE DEPT BERMED. NO PRODUCT TO BROOK. 150 SQ FT AREA
BURNED BY OIL FIRE. EPandS AND CVPS CLEANUP.
COMMENTS: SEE REPORT
DATE CLOSED: 12/23/2005 0:00:00

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 88

DIST/DIR: NON GC

MAP ID:

NAME: CVPS TRANSFORMER STATION
ADDRESS: OFF RT 131
ASCUTNEY VT

REV: 10/12/06
ID1: 05-WMD446
ID2:
STATUS:
PHONE: 802-296-1888

CONTACT: DARREN SPAULDING

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 89

DIST/DIR: NON GC

MAP ID:

NAME: FAIRFIELD RESIDENCE
ADDRESS: 1069 HUNT HILL RD
WINDSOR VT

REV: 10/12/06
ID1: 96-WMD272
ID2:
STATUS:
PHONE: 860-652-8901

CONTACT: CATH. FAIRFIELD

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 9/13/1996 0:00:00
REPORTED BY: CATH. FAIRFIELD
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE: 860-652-8901

TYPE OF INCIDENT: LEAKING ABOVE GROUND TANK
PRODUCT: KEROSENE
QUANTITY: 75
UNIT OF MEASURE: G

RESPONSIBLE PARTY: CATHERINE FAIRFIELD
ADDRESS: 1069 HUNT HILL RD
WINDSOR VT

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 01
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: CATH. FAIRFIELD
REPORTER S WORK PHONE:

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: KEROSENE
UNIT OF MEASURE: 75

RESPONSIBLE PARTY: G
ADDRESS: CATHERINE FAIRFIELD
1069 HUNT HILL RD Windsor

RESPONSIBLE PARTY S PHONE: VT

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: REFERRED TO SITES
COMMENTS:
DATE CLOSED: 9/13/1996 0:00:00

SURFACE WATER AFFECTED: REFERRED TO SITES

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 90

DIST/DIR: NON GC

MAP ID:

NAME: FAITH REED RESIDENCE
ADDRESS: WEATHERSFIELD VT

REV: 10/12/06
ID1: 99-WMD229
ID2:
STATUS:
PHONE:

CONTACT: LARRY REED

DATE OF INCIDENT: 7/1/1999 0:00:00
TIME OF INCIDENT: 0
DATE CLOSED: 8/30/1999 0:00:00
REPORTED BY: LARRY REED
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE:

TYPE OF INCIDENT: BROKE PIPE WHILE MOVING TANK
PRODUCT: 2
QUANTITY: 25
UNIT OF MEASURE: G

RESPONSIBLE PARTY: LARRY REED
ADDRESS: RR 3 BOX 185
CLAREMONT NH 03743
RESPONSIBLE PARTY S PHONE: 603-542-9205

DATE OF INCIDENT: 02
TIME OF INCIDENT: 7/1/1999 0:00:00
DATE CLOSED:
REPORTED BY: WEATHERSFIELD
REPORTER S ORGANIZATION: LARRY REED
REPORTER S WORK PHONE:

TYPE OF INCIDENT:
PRODUCT: 0
QUANTITY: 2
UNIT OF MEASURE: 25

RESPONSIBLE PARTY: G
ADDRESS: LARRY REED
RR 3 BOX 185 03743 Claremont
RESPONSIBLE PARTY S PHONE: NH

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: CONSULTANT HIRED TO ASSESS. RP HAND EXCAVATING.
COMMENTS:
DATE CLOSED: 8/30/1999 0:00:00

SURFACE WATER AFFECTED: CONSULTANT HIRED TO ASSESS. RP HAND EXCAVATING.

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 92

DIST/DIR: NON GC

MAP ID:

NAME: FORMER WINDSOR HIGH SCHOOL
ADDRESS: UNION ST
WINDSOR VT

REV: 10/12/06
ID1: 02-WMD320
ID2:
STATUS:
PHONE: 802-674-6786

CONTACT: JOHN SCHEMPF

DATE OF INCIDENT: 10/3/2002 0:00:00
TIME OF INCIDENT: 800
DATE CLOSED: 10/3/2002 0:00:00
REPORTED BY: JOHN SCHEMPF
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE: 802-674-6786

TYPE OF INCIDENT: CONTAM SOIL AND GROUNDWATER FOUND DURING EXCAVATIO
PRODUCT: 3 AND 4
QUANTITY:
UNIT OF MEASURE:

RESPONSIBLE PARTY: TOWN OF WINDSOR
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 99
TIME OF INCIDENT: 10/3/2002 0:00:00
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: JOHN SCHEMPF
REPORTER S WORK PHONE:

TYPE OF INCIDENT:
PRODUCT: 800
QUANTITY: 3 AND 4
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS: TOWN OF WINDSOR

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED: CONTAM SOIL TO STOCKPILE. SUGGESTED THEY HIRE A CONSULTANT.

CASE ASSIGNED TO:
ACTIONS TAKEN: SITES
COMMENTS:
DATE CLOSED:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SITES
ACTIONS TAKEN: CONTAM SOIL TO STOCKPILE. SUGGESTED THEY HIRE A CONSULTANT.
COMMENTS:
DATE CLOSED: 10/3/2002 0:00:00

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 93

DIST/DIR: NON GC

MAP ID:

NAME: LUZENAC AMERICA VERMONT
ADDRESS: RT 44
WINDSOR VT

REV: 10/12/06
ID1: 04-WMD131
ID2:
STATUS:
PHONE: 802-228-6492

CONTACT: PAUL CARLSON

DATE OF INCIDENT: 4/8/2004 0:00:00
TIME OF INCIDENT: 1200
DATE CLOSED: 4/14/2004 0:00:00
REPORTED BY: PAUL CARLSON
REPORTER S ORGANIZATION: LUZENAC
REPORTER S WORK PHONE: 802-228-6492

TYPE OF INCIDENT: HYDRAULIC FAILURE ON CRANE
PRODUCT: HYDRAULIC FLUID
QUANTITY: 5
UNIT OF MEASURE: G

RESPONSIBLE PARTY: LUZENAC/NEIL DANIELS CORP.
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 25
TIME OF INCIDENT: 4/8/2004 0:00:00
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: PAUL CARLSON
REPORTER S WORK PHONE: Luzenac

TYPE OF INCIDENT:
PRODUCT: 1200
QUANTITY: HYDRAULIC FLUID
UNIT OF MEASURE: 5

RESPONSIBLE PARTY: G
ADDRESS: LUZENAC/NEIL DANIELS CORP.

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED: SOIL EXCAVATED INTO DRUMS ON 4/14/04 AND TO BE SHIPPED AS HAZ WASTE.

CASE ASSIGNED TO: NEIL DANIELS CORP (LUZENAC CONTRACTOR) CRANE HYDRAULIC RELEASE IMPACTED
SOIL AND GRASS. SURFACE AREA OF 3 X 5 X 1/2 IMPACTED.
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: SOIL EXCAVATED INTO DRUMS ON 4/14/04 AND TO BE SHIPPED AS HAZ WASTE.
COMMENTS: NEIL DANIELS CORP (LUZENAC CONTRACTOR) CRANE HYDRAULIC RELEASE IMPACTED
SOIL AND GRASS. SURFACE AREA OF 3 X 5 X 1/2 IMPACTED.
DATE CLOSED: 4/14/2004 0:00:00

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 93

DIST/DIR: NON GC

MAP ID:

NAME: LUZENAC AMERICA VERMONT
ADDRESS: RT 44
WINDSOR VT

REV: 10/12/06
ID1: 04-WMD131
ID2:

CONTACT: PAUL CARLSON

STATUS:
PHONE: 802-228-6492

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 94

DIST/DIR: NON GC

MAP ID:

NAME: MCCLELLAND FARM
ADDRESS: RT 5
WINDSOR VT

REV: 10/12/06
ID1: 06-WMD223
ID2:
STATUS:
PHONE:

CONTACT:

DATE OF INCIDENT: 5/22/2006 0:00:00
TIME OF INCIDENT: 850
DATE CLOSED: 5/22/2006 0:00:00
REPORTED BY:
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE:

TYPE OF INCIDENT: HYDRAULIC HOSE BURST
PRODUCT: HYDRAULIC OIL
QUANTITY: 3
UNIT OF MEASURE: G

RESPONSIBLE PARTY: A O T
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 25
TIME OF INCIDENT: 5/22/2006 0:00:00
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE:

TYPE OF INCIDENT:
PRODUCT: 850
QUANTITY: HYDRAULIC OIL
UNIT OF MEASURE: 3

RESPONSIBLE PARTY: G
ADDRESS: A O T

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED: SPILL TO DIRT DRIVEWAY. AOT CLEANUP. 15 - 20 GAL PCS GENERATED.

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: SPILL TO DIRT DRIVEWAY. AOT CLEANUP. 15 - 20 GAL PCS GENERATED.
COMMENTS:
DATE CLOSED: 5/22/2006 0:00:00

Environmental FirstSearch Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE	
SEARCH ID: 95	DIST/DIR: NON GC
MAP ID:	
NAME: MILL BROOK ADDRESS: ROUTE 44 WINDSOR VT CONTACT: CHEIF GAGE	REV: 10/12/06 ID1: 97-WMD135 ID2: STATUS: PHONE: 674-2184
DATE OF INCIDENT: TIME OF INCIDENT: DATE CLOSED: 4/13/1997 0:00:00 REPORTED BY: CHEIF GAGE REPORTER S ORGANIZATION: WINDSOR F D REPORTER S WORK PHONE: 674-2184	
TYPE OF INCIDENT: CARS IN BROOK PRODUCT: OIL/GASOLINE QUANTITY: UNIT OF MEASURE:	
RESPONSIBLE PARTY: TIMOTHY STONE ADDRESS: 15 BRIDGE ST WINDSOR VT RESPONSIBLE PARTY S PHONE:	
DATE OF INCIDENT: 13 TIME OF INCIDENT: DATE CLOSED: Mill Brook WINDSOR REPORTED BY: CHEIF GAGE REPORTER S ORGANIZATION: Windsor F D REPORTER S WORK PHONE:	
TYPE OF INCIDENT: PRODUCT: OIL/GASOLINE QUANTITY: UNIT OF MEASURE:	
RESPONSIBLE PARTY: TIMOTHY STONE ADDRESS: 15 BRIDGE ST Windsor VT RESPONSIBLE PARTY S PHONE:	
SURFACE WATER AFFECTED: MILL BROOK	
CASE ASSIGNED TO: SPILLS ACTIONS TAKEN: NO CLEANUP NECESSARY. VERY LITTLE IMPACT TO ENVIRONMENT COMMENTS: BOTH VEHICLES REMOVED FROM BROOK DATE CLOSED: 4/13/1997 0:00:00	
SURFACE WATER AFFECTED: NO CLEANUP NECESSARY. VERY LITTLE IMPACT TO ENVIRONMENT	
CASE ASSIGNED TO: BOTH VEHICLES REMOVED FROM BROOK ACTIONS TAKEN: SPILLS COMMENTS: DATE CLOSED: Mill Brook	

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 96

DIST/DIR: NON GC

MAP ID:

NAME: PETER SERICK RESIDENCE
ADDRESS: WINDSOR VT

REV: 10/12/06
ID1: 98-WMD417
ID2:
STATUS:
PHONE:

CONTACT: PETER SERICK

DATE OF INCIDENT: 11/11/1998 0:00:00
TIME OF INCIDENT: 0
DATE CLOSED: 11/11/1998 0:00:00
REPORTED BY: PETER SERICK
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE:

TYPE OF INCIDENT: DEAD MOUSE IN WELL
PRODUCT:
QUANTITY: 1
UNIT OF MEASURE:

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 99
TIME OF INCIDENT: 11/11/1998 0:00:00
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: PETER SERICK
REPORTER S WORK PHONE:

TYPE OF INCIDENT: 484-7238
PRODUCT: 0
QUANTITY:
UNIT OF MEASURE: 1

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: ADVICE GIVEN AS TO HOW TO FLUSH SYSTEM
COMMENTS:
DATE CLOSED: 11/11/1998 0:00:00

SURFACE WATER AFFECTED: ADVICE GIVEN AS TO HOW TO FLUSH SYSTEM

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 126

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: I - 91 SOUTH
ASCUTNEY VT

REV: 10/12/06
ID1: 05-WMD422
ID2:
STATUS:
PHONE: 802-747-8534

CONTACT: VINNIE DEMARO

DATE OF INCIDENT: 11/21/2005 0:00:00
TIME OF INCIDENT: 700
DATE CLOSED: 11/21/2005 0:00:00
REPORTED BY: VINNIE DEMARO
REPORTER S ORGANIZATION: ASCUTNEY FD
REPORTER S WORK PHONE: 802-747-8534

TYPE OF INCIDENT: TRACTOR TRAILER ACCIDENT
PRODUCT: SODIUM PERSULFATE/TRIETHMA
QUANTITY: 10
UNIT OF MEASURE: G

RESPONSIBLE PARTY: GREEN MOUNTAIN PIPELINE
ADDRESS:
RESPONSIBLE PARTY S PHONE: BETHEL VT
802-234-9931

DATE OF INCIDENT: 14
TIME OF INCIDENT: 11/21/2005 0:00:00
DATE CLOSED:
REPORTED BY: ASCUTNEY
REPORTER S ORGANIZATION: VINNIE DEMARO
REPORTER S WORK PHONE: Ascutney FD

TYPE OF INCIDENT:
PRODUCT: 700
QUANTITY: SODIUM PERSULFATE/TRIETHMA
UNIT OF MEASURE: 10

RESPONSIBLE PARTY: G
ADDRESS: GREEN MOUNTAIN PIPELINE
Bethel
RESPONSIBLE PARTY S PHONE: VT

SURFACE WATER AFFECTED: ASCUTNEY FD ON SCENE. REQUESTED ASSISTANCE FROM HAZ MAT TEAM. NO DISCHARGE OBSERVED. TRANSMISSION OIL CLEANED UP.

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: ASCUTNEY FD ON SCENE. REQUESTED ASSISTANCE FROM HAZ MAT TEAM. NO DISCHARGE OBSERVED. TRANSMISSION OIL CLEANED UP.
COMMENTS:
DATE CLOSED: 11/21/2005 0:00:00

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 126

DIST/DIR: NON GC

MAP ID:

NAME:

ADDRESS: I - 91 SOUTH
ASCUTNEY VT

CONTACT: VINNIE DEMARO

REV: 10/12/06

ID1: 05-WMD422

ID2:

STATUS:

PHONE: 802-747-8534

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 98

DIST/DIR: NON GC

MAP ID:

NAME: ROBERT GOFF RESIDENCE
ADDRESS: WINDSOR VT

REV: 10/12/06
ID1: 94-WMD344
ID2:
STATUS:
PHONE:

CONTACT: MOE FORCIER

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 12/1/1994 0:00:00
REPORTED BY: MOE FORCIER
REPORTER S ORGANIZATION: EMER MGMNT
REPORTER S WORK PHONE:

TYPE OF INCIDENT: TANK IN BASEMENT RUPTURED
PRODUCT: HEATING OIL
QUANTITY: 100
UNIT OF MEASURE: G

RESPONSIBLE PARTY: ROBERT GOFF
ADDRESS: WEST WINDSOR VT
RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 01
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: MOE FORCIER
REPORTER S WORK PHONE: Emer Mgmnt

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: HEATING OIL
UNIT OF MEASURE: 100

RESPONSIBLE PARTY: G
ADDRESS: ROBERT GOFF
West Windsor
RESPONSIBLE PARTY S PHONE: VT

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: RP HIRED CLEAN UP
COMMENTS: NO RELEASE TO ENVIRONMENT
DATE CLOSED: 12/1/1994 0:00:00

SURFACE WATER AFFECTED: RP HIRED CLEAN UP

CASE ASSIGNED TO: NO RELEASE TO ENVIRONMENT
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 101

DIST/DIR: NON GC

MAP ID:

NAME: WINDSOR SUB-STATION
ADDRESS: MAPLE ST
WINDSOR VT

REV: 10/12/06
ID1: 06-WMD189
ID2:

CONTACT: RAY WASHBURN

STATUS:
PHONE: 802-747-5210

DATE OF INCIDENT: 5/4/2006 0:00:00
TIME OF INCIDENT: 1000
DATE CLOSED: 5/5/2006 0:00:00
REPORTED BY: RAY WASHBURN
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE: 802-747-5210

TYPE OF INCIDENT: TRANSFORMER LEAK
PRODUCT: MINERAL OIL W/PCB
QUANTITY: 1
UNIT OF MEASURE: G

RESPONSIBLE PARTY: CVPS
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 18
TIME OF INCIDENT: 5/4/2006 0:00:00
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: RAY WASHBURN
REPORTER S WORK PHONE:

TYPE OF INCIDENT:
PRODUCT: 1000
QUANTITY: MINERAL OIL W/PCB
UNIT OF MEASURE: 1

RESPONSIBLE PARTY: G
ADDRESS: CVPS

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED: CVPS CLEANUP, REMOVAL AND DISPOSAL.

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: CVPS CLEANUP, REMOVAL AND DISPOSAL.
COMMENTS:
DATE CLOSED: 5/5/2006 0:00:00

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 104

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: HAMMOND HILL RD
WINDSOR VT

REV: 10/12/06
ID1: 94-WMD222

CONTACT: TED CHIVERS

ID2:
STATUS:
PHONE: 885-5722

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 7/13/1994 0:00:00
REPORTED BY: TED CHIVERS
REPORTER S ORGANIZATION: ALLSEASONS CONSTR
REPORTER S WORK PHONE: 885-5722

TYPE OF INCIDENT: L U S T
PRODUCT: 2
QUANTITY: 1800
UNIT OF MEASURE: G

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 12
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: TED CHIVERS
REPORTER S WORK PHONE: Allseasons Constr

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: 2
UNIT OF MEASURE: 1800

RESPONSIBLE PARTY: G
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: TOLD TO HIRE CONSULTANT
COMMENTS:
DATE CLOSED: 7/13/1994 0:00:00

SURFACE WATER AFFECTED: TOLD TO HIRE CONSULTANT

CASE ASSIGNED TO:
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 103

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: RT 131, WEATHERSFIELD CT
ASCUTNEY VT

REV: 10/12/06
ID1: 04-WMD394
ID2:
STATUS:
PHONE: 802-263-5377

CONTACT: DARREN SPAULDING

DATE OF INCIDENT: 11/10/2004 0:00:00
TIME OF INCIDENT: 0
DATE CLOSED: 11/12/2004 0:00:00
REPORTED BY: DARREN SPAULDING
REPORTER S ORGANIZATION:
REPORTER S WORK PHONE: 802-263-5377

TYPE OF INCIDENT: SPILL AND RUN
PRODUCT: DIESEL
QUANTITY: 20
UNIT OF MEASURE: G

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 13
TIME OF INCIDENT: 11/10/2004 0:00:00
DATE CLOSED:
REPORTED BY: ASCUTNEY
REPORTER S ORGANIZATION: DARREN SPAULDING
REPORTER S WORK PHONE:

TYPE OF INCIDENT:
PRODUCT: 0
QUANTITY: DIESEL
UNIT OF MEASURE: 20

RESPONSIBLE PARTY: G
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED: FD CLEAN UP W/PADS, PEAT MOSS, SAND. 3 DRUMS TRANSPORTED TO FIRE STATION.
EPandS TO PICK UP.

CASE ASSIGNED TO:
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: FD CLEAN UP W/PADS, PEAT MOSS, SAND. 3 DRUMS TRANSPORTED TO FIRE STATION.
EPandS TO PICK UP.
COMMENTS:
DATE CLOSED: 11/12/2004 0:00:00

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 103

DIST/DIR: NON GC

MAP ID:

NAME:

ADDRESS: RT 131, WEATHERSFIELD CT
ASCUTNEY VT

REV: 10/12/06

ID1: 04-WMD394

ID2:

STATUS:

CONTACT: DARREN SPAULDING

PHONE: 802-263-5377

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 97

DIST/DIR: NON GC

MAP ID:

NAME: RALPH BURNHAM RESIDENCE
ADDRESS: COUNTY RD
WINDSOR VT

REV: 10/12/06
ID1: 99-WMD116

CONTACT: RANDY BRONSON

ID2:
STATUS:
PHONE:

DATE OF INCIDENT: 4/13/1999 0:00:00
TIME OF INCIDENT: 1415
DATE CLOSED: 4/22/1999 0:00:00
REPORTED BY: RANDY BRONSON
REPORTER S ORGANIZATION: EMER MGMNT
REPORTER S WORK PHONE:

TYPE OF INCIDENT: AST LEAK FROM VOLUME GAGE
PRODUCT: 2
QUANTITY: 30
UNIT OF MEASURE: G

RESPONSIBLE PARTY: MC GEE FUELS
ADDRESS:
RESPONSIBLE PARTY S PHONE: WOODSTOCK VT
457-2405

DATE OF INCIDENT: 02
TIME OF INCIDENT: 4/13/1999 0:00:00
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: RANDY BRONSON
REPORTER S WORK PHONE: Emer Mgmnt

TYPE OF INCIDENT:
PRODUCT: 1415
QUANTITY: 2
UNIT OF MEASURE: 30

RESPONSIBLE PARTY: G
ADDRESS: MC GEE FUELS
Woodstock
RESPONSIBLE PARTY S PHONE: VT

SURFACE WATER AFFECTED:

CASE ASSIGNED TO: SPILLS
ACTIONS TAKEN: MCGEE CALLED FOR CLEANUP CONTRACTER. NO MIGRATION, SPILL SOAKED INTO DIRT FLOOR.
COMMENTS: TWIN STATE ENVIRONMENTAL HIRED FOR CLEANUP. SEE REPORT.
DATE CLOSED: 4/22/1999 0:00:00

SURFACE WATER AFFECTED: MCGEE CALLED FOR CLEANUP CONTRACTER. NO MIGRATION, SPILL SOAKED INTO DIRT FLOOR.

CASE ASSIGNED TO: TWIN STATE ENVIRONMENTAL HIRED FOR CLEANUP. SEE REPORT.
ACTIONS TAKEN: SPILLS
COMMENTS:
DATE CLOSED:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 97

DIST/DIR: NON GC

MAP ID:

NAME: RALPH BURNHAM RESIDENCE
ADDRESS: COUNTY RD
WINDSOR VT

REV: 10/12/06
ID1: 99-WMD116

CONTACT: RANDY BRONSON

ID2:
STATUS:
PHONE:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 102

DIST/DIR: NON GC

MAP ID:

NAME: WINDSOR WATER PLANT
ADDRESS: WINDSOR VT

REV: 10/12/06
ID1: 92-001
ID2:
STATUS:
PHONE: 674-2183

CONTACT: BUD UPMAL

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 10/1/1992 0:00:00
REPORTED BY: BUD UPMAL
REPORTER S ORGANIZATION: EMER MGMNT
REPORTER S WORK PHONE: 674-2183

TYPE OF INCIDENT: CYLINDER VALVE LEAK
PRODUCT: CHLORINE
QUANTITY: 150
UNIT OF MEASURE: P

RESPONSIBLE PARTY:
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 99
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: BUD UPMAL
REPORTER S WORK PHONE: Emer Mgmt

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: CHLORINE
UNIT OF MEASURE: 150

RESPONSIBLE PARTY: P
ADDRESS:

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: INFO GIVEN
COMMENTS:
DATE CLOSED: 10/1/1992 0:00:00

SURFACE WATER AFFECTED: INFO GIVEN

CASE ASSIGNED TO:
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 105

DIST/DIR: NON GC

MAP ID:

NAME:
ADDRESS: GENNYVILLE RD
WINDSOR VT

REV: 10/12/06
ID1: 94-WMD167
ID2:

CONTACT: DISPATCHER MORSE

STATUS:
PHONE: 674-2184

DATE OF INCIDENT:
TIME OF INCIDENT:
DATE CLOSED: 5/18/1994 0:00:00
REPORTED BY: DISPATCHER MORSE
REPORTER S ORGANIZATION: STATE POLICE
REPORTER S WORK PHONE: 674-2184

TYPE OF INCIDENT: OIL LEAK
PRODUCT: 2
QUANTITY: 10
UNIT OF MEASURE: G

RESPONSIBLE PARTY: AGWAY
ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT: 02
TIME OF INCIDENT:
DATE CLOSED:
REPORTED BY: WINDSOR
REPORTER S ORGANIZATION: DISPATCHER MORSE
REPORTER S WORK PHONE: State Police

TYPE OF INCIDENT:
PRODUCT:
QUANTITY: 2
UNIT OF MEASURE: 10

RESPONSIBLE PARTY: G
ADDRESS: AGWAY

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:
ACTIONS TAKEN: AGWAY CLEAN UP AND STOCKPILE SOIL
COMMENTS:
DATE CLOSED: 5/18/1994 0:00:00

SURFACE WATER AFFECTED: AGWAY CLEAN UP AND STOCKPILE SOIL

CASE ASSIGNED TO:
ACTIONS TAKEN:
COMMENTS:
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE SPILLS SITE

SEARCH ID: 100

DIST/DIR: NON GC

MAP ID:

NAME: VT SPORTS AND HOBBIES SHOP
ADDRESS: 93 MAIN ST
WINDSOR VT

REV: 10/12/06
ID1: 91-006

CONTACT:

ID2:
STATUS:
PHONE: 674-2113

DATE OF INCIDENT:

TIME OF INCIDENT:

DATE CLOSED: 6/30/1995 0:00:00

REPORTED BY:

REPORTER S ORGANIZATION: WINDSOR FIRE DEPT

REPORTER S WORK PHONE: 674-2113

TYPE OF INCIDENT:

BOILER LEAK IN BASEMENT

PRODUCT:

HEATING OIL

QUANTITY:

150

UNIT OF MEASURE:

G

RESPONSIBLE PARTY:

VT. SPORTS and HOBBIES SHOP

ADDRESS:

RESPONSIBLE PARTY S PHONE:

DATE OF INCIDENT:

02

TIME OF INCIDENT:

DATE CLOSED:

REPORTED BY:

WINDSOR

REPORTER S ORGANIZATION:

REPORTER S WORK PHONE: Windsor Fire Dept

TYPE OF INCIDENT:

PRODUCT:

QUANTITY:

HEATING OIL

UNIT OF MEASURE:

150

RESPONSIBLE PARTY:

G

ADDRESS:

VT. SPORTS and HOBBIES SHOP

RESPONSIBLE PARTY S PHONE:

SURFACE WATER AFFECTED:

CASE ASSIGNED TO:

ACTIONS TAKEN: SITE VISIT, OVERSEE CLEAN UP

COMMENTS: JET LINE CLEAN UP

DATE CLOSED: 6/30/1995 0:00:00

SURFACE WATER AFFECTED:

SITE VISIT, OVERSEE CLEAN UP

CASE ASSIGNED TO:

JET LINE CLEAN UP

ACTIONS TAKEN:

COMMENTS:

DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 83

DIST/DIR: NON GC

MAP ID:

NAME: A T AND T - BROWNSVILLE
ADDRESS: BLOOD HILL RD
WEST WINDSOR VT

REV: 10/12/06
ID1: 941712
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: SITES MANAGEMENT ACTIVITY COMPLETED
PROJECT STATUS: SMS HAS BEEN AWAITING A TREATMENT PLAN FOR STOCKPILED CONTAMINATED SOILS
SINCE NOVEMBER 14, 1994. AS OF THIS UPDATE, THERE HAS BEEN NO ACTIVITY IN THIS FILE SINCE NOV. 14, 1994. (8/2/99) SOIL
STOCKPILE MOVED TO ESMI 5/23and24/1995. VERIFIED 12/17/2001. SMAC
DATE OF SITE DISCOVERY: 11/1/1994 0:00:00
DATE OF SITE CLOSURE: 12/19/2001 0:00:00
SOURCE: UST-HEATING OIL,

OWNER INFORMATION:

OWNER: LAMOILLE HOUSING PATNERSHIP
OWNER ADDRESS: 109 PROFESSIONAL DRIVE
MORRISVILLE VT 05661

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE		
SEARCH ID: 85	DIST/DIR: NON GC	MAP ID:
NAME: TOWN GARAGE	REV: 10/12/06	
ADDRESS: WINDSOR VT	ID1: 870142	
	ID2:	
CONTACT:	STATUS: CLOSED	
	PHONE:	
 <u>SITE INFORMATION</u>		
PRIORITY:	NO FURTHER ACTION PLANNED	
PROJECT STATUS:	SITE CLOSED	
DATE OF SITE DISCOVERY:		
DATE OF SITE CLOSURE:		
SOURCE:		
 OWNER INFORMATION:		
OWNER:		
OWNER ADDRESS:		

Environmental FirstSearch
Site Detail Report

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

STATE

SEARCH ID: 84

DIST/DIR: NON GC

MAP ID:

NAME: FORMER STATE PRISON/WINDSOR SCHOOL
ADDRESS: STATE ST
WINDSOR VT

REV: 10/12/06
ID1: 951840
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SITE INFORMATION

PRIORITY: THREATENED SENSITIVE RECEPTOR (30 >= VT SITE PRIORITY SCORE <= 60)
PROJECT STATUS: REMEDIATION OF ATHLETIC FIELDS IS COMPLETE. NEED TO DEVELOP INSTITUTIONAL
CONTROLS NEED TO FINALIZE GROUNDWATER STUDY
DATE OF SITE DISCOVERY: 9/1/1995 0:00:00
DATE OF SITE CLOSURE:
SOURCE: SPILL, NON-PETROLEUM,

OWNER INFORMATION:

OWNER: WINDSOR SCHOOL DISTRICT
OWNER ADDRESS: STATE STREET
WINDSOR VT 05089

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

SOLID WASTE LANDFILL SITE

SEARCH ID: 127

DIST/DIR: NON GC

MAP ID:

NAME: WINDSOR RECYCLING CENTER

REV: 07/25/06

ADDRESS: WINDSOR VT
WINDSOR

ID1: WS113

ID2: WS113

CONTACT: SELECTBOARD

STATUS:

PHONE: 802-674-6786

SITE INFORMATION

NUMBER:

WS113

APPLICATION NAME:

TOWN OF WINDSOR
147 MAIN ST, PO BOX 47
WINDSOR VT 05089

PHONE:

802-674-6786

CERTIFICATION TYPE:

CATEGORICAL

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 129

DIST/DIR: NON GC

MAP ID:

NAME: THE CARRIAGE HOUSE INC
ADDRESS: NORTH MAIN STREET ROUTE 5
WINDSOR VT 05089

REV:
ID1: 6745100
ID2:
STATUS: INSTITUTIONAL
PHONE:

CONTACT: THE CARRIAGE HOUSE I

	<u>Tanks</u>	<u>Installed</u>	<u>Capacity</u>
CURRENT:	0		
REMOVED:	0		
PERMANENT:	0		
UNKNOWN:	0		
TEMP:	0		
CLOSED:	1	??? 82	2000 - 2000

PRODUCTS: GASOLINE
TANK MATERIAL: UNPROTECTED
PIPE MATERIAL:

***Environmental FirstSearch
Site Detail Report***

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 130

DIST/DIR: NON GC

MAP ID:

NAME: TOWN OF WEST WINDSOR GARAGE
ADDRESS: 2305 ROUTE 44
WEST WINDSOR VT 05037

REV: 10/12/06
ID1: 2467
ID2: 941697
STATUS:
PHONE: 802-484-7212

CONTACT: TOWN OF WEST WINDSOR

FACILITY AND OWNER INFORMATION

TYPE OF FACILITY: TOWN

OWNER NAME: TOWN OF WEST WINDSOR
OWNER ADDRESS: BOX 6
BROWNSVILLE, VT

CONTACT: MICHAEL SPACKMAN HWY FRMN

TANK INFORMATION

TOTAL NUMBER OF TANKS: 3

TANK ID: -1-1-R
SUBSTANCE STORED: DIESEL
TANK PROTECTION:
TANK MONITORING: /
SPILL/OVERFILL PROT.:
PIPE PROTECTION:
MONITORING:

TANK CAPACITY IN GAL.: 1000
YEAR REMOVED: 1994

PUMP TYPE:
TESTED DATE:

TANK ID: -1-2-R
SUBSTANCE STORED: DIESEL
TANK PROTECTION:
TANK MONITORING: /
SPILL/OVERFILL PROT.:
PIPE PROTECTION:
MONITORING:

TANK CAPACITY IN GAL.: 500
YEAR REMOVED: 1994

PUMP TYPE:
TESTED DATE:

TANK ID: 1994-1
SUBSTANCE STORED: DIESEL
TANK PROTECTION: POLYETHYLENE JACKETED STEEL TANK
TANK MONITORING: INTERSTITIAL ELECTRONIC/
SPILL/OVERFILL PROT.: SPILL AND OVERFILL
PIPE PROTECTION: FIBERGLASS REINFORCED PLASTIC
MONITORING: VERTICAL CHECK VALVE

TANK CAPACITY IN GAL.: 3000
YEAR REMOVED:

PUMP TYPE: SUCTION
TESTED DATE:

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 131

DIST/DIR: NON GC

MAP ID:

NAME: VTRANS WINDSOR GARAGE
ADDRESS: US ROUTE 5 NORTH
WINDSOR VT 05089

REV: 10/12/06
ID1: 266
ID2:
STATUS:
PHONE:

CONTACT: VTRANS DISTRICT 4

TANK MONITORING:	INTERSTITIAL/	PUMP TYPE:	GRAVITY
SPILL/OVERFILL PROT.:	SPILL AND OVERFILL	TESTED DATE:	
PIPE PROTECTION:	PROTECTED STEEL		
MONITORING:	INTERSTITIAL		

TANK ID:	1992-1	TANK CAPACITY IN GAL.:	6000
SUBSTANCE STORED:	DIESEL	YEAR REMOVED:	
TANK PROTECTION:	PROTECTED STEEL		
TANK MONITORING:	INTERSTITIAL/	PUMP TYPE:	SUCTION
SPILL/OVERFILL PROT.:	SPILL AND OVERFILL	TESTED DATE:	
PIPE PROTECTION:	FIBERGLASS REINFORCED PLASTIC		
MONITORING:	VERTICAL CHECK VALVE		

**Environmental FirstSearch
Site Detail Report**

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 132

DIST/DIR: NON GC

MAP ID:

NAME: WINDSOR QUICK STOP
ADDRESS: NORTH MAIN STREET ROUTE 5
WINDSOR VT 05089
WINDSOR
CONTACT:

REV: 01/14/99
ID1: 849
ID2:
STATUS:
PHONE:

TOTAL NUMBER OF TANKS: 5

TANK ID: 1
SUBSTANCE STORED: GASOLINE
TYPE OF OPERATION: RETAIL
TANK PROTECTION: UNPROTECTED
TANK MONITORING:

INSTALLED: 1971
TANK CAP. (gallons): 4000

PERMIT CANCELLED OR REVOKED?: Y

TANK ID: 2
SUBSTANCE STORED: GASOLINE
TYPE OF OPERATION: RETAIL
TANK PROTECTION: UNPROTECTED
TANK MONITORING:

INSTALLED: 1971
TANK CAP. (gallons): 4000

PERMIT CANCELLED OR REVOKED?: Y

TANK ID: 3
SUBSTANCE STORED: GASOLINE
TYPE OF OPERATION: RETAIL
TANK PROTECTION: UNPROTECTED
TANK MONITORING:

INSTALLED: 1971
TANK CAP. (gallons): 4000

PERMIT CANCELLED OR REVOKED?: Y

TANK ID: 4
SUBSTANCE STORED: GASOLINE
TYPE OF OPERATION: RETAIL
TANK PROTECTION: UNPROTECTED
TANK MONITORING:

INSTALLED: 1971
TANK CAP. (gallons): 4000

PERMIT CANCELLED OR REVOKED?: Y

TANK ID: 5
SUBSTANCE STORED: DIESEL
TYPE OF OPERATION: RETAIL
TANK PROTECTION: UNPROTECTED
TANK MONITORING:

INSTALLED: 1971
TANK CAP. (gallons): 1000

PERMIT CANCELLED OR REVOKED?: Y

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 1 RAILROAD AVE
WINDSOR VT 05089

JOB: 502070080

<u>Street Name</u>	<u>Dist/Dir</u>	<u>Street Name</u>	<u>Dist/Dir</u>
Acme St	0.15 SE		
Apothecary Dr	0.11 SW		
Central St	0.04 SW		
Court St	0.13 NW		
Cross St	0.18 SE		
Depot Ave	0.06 NE		
Dunham Ave	0.13 NW		
Durkee St	0.24 SW		
Etta Fraiser Dr	0.15 SW		
Everett Ln	0.21 NE		
Foster Ave	0.14 SE		
G Company Rd	0.07 NW		
Jacob St	0.24 NW		
Jarvis St	0.16 SE		
Jarvist St	0.19 SE		
Main St	0.06 NW		
Marcoux Dr	0.09 SW		
Marcy Ct	0.21 SW		
Maxwell Perkins Ln	0.14 NW		
Mechanic St	0.08 SE		
N Main St	0.14 NW		
National St	0.16 SE		
NORTH Main St	0.14 NW		
Phelps Ct	0.21 NW		
Pine St	0.21 NW		
Point Shop Ln	0.04 NW		
Railroad Ave	0.02 NE		
River St	0.04 SE		
Runnemedede Dr	0.21 NW		
State St	0.06 NW		
United States Highwa	0.06 NW		
Village Green	0.15 NW		
Wright Ct	0.21 SW		



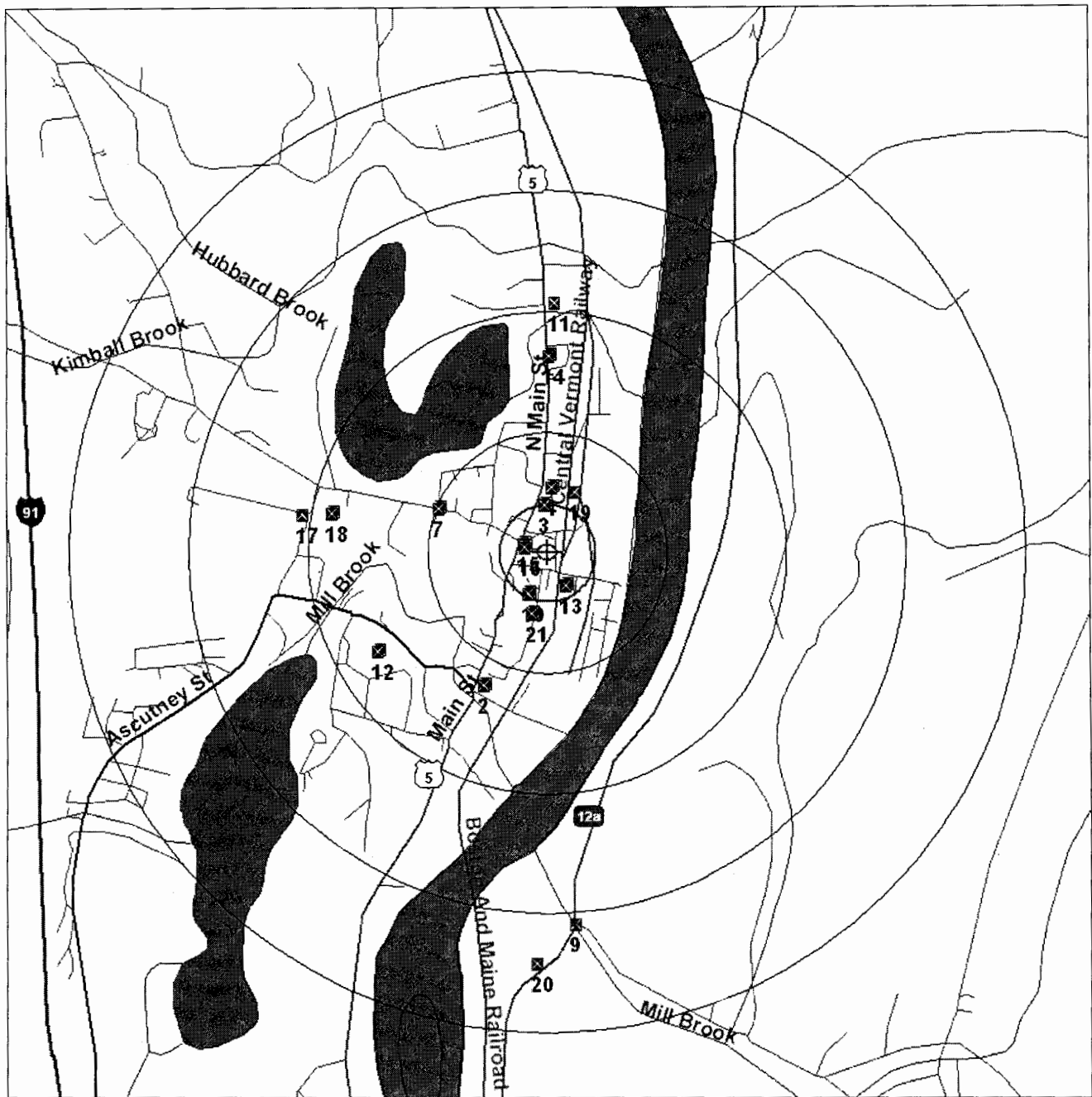
Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRACOR, STATE Sites



1 RAILROAD AVE, WINDSOR VT 05089



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 43.479624 Longitude: -72.385376)

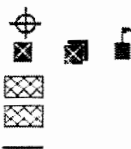
Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL

1 RAILROAD AVE, WINDSOR VT 05089



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 43.479624 Longitude: -72.385376)

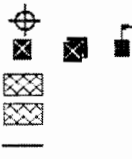
Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





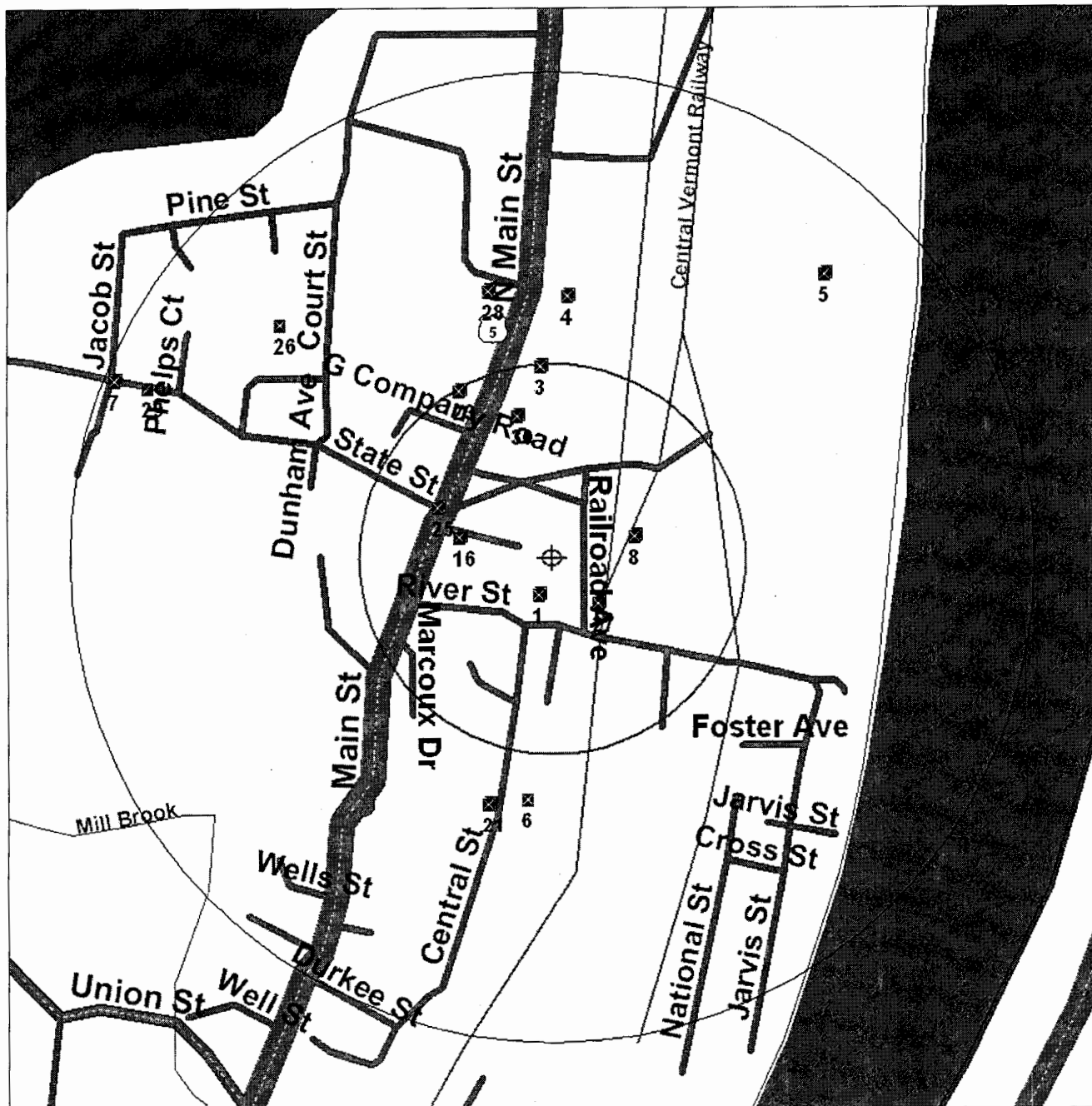
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCAGEN, ERNS, UST



1 RAILROAD AVE, WINDSOR VT 05089



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 43.479624 Longitude: -72.385376)

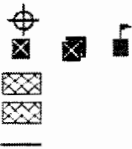
Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

.5 Mile Radius

Non-ASTM Map: Spills 90, Brownfield



1 RAILROAD AVE, WINDSOR VT 05089



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 43.479624 Longitude: -72.385376)
 - Identified Site, Multiple Sites, Receptor
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand.....
 - National Historic Sites and Landmark Sites
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

APPENDIX F

INTERVIEW DOCUMENTATION

Interview Questionnaire - Official or Person Knowledgeable of Subject Property
Phase I Environmental Site Assessment

Telephone
Personal

KAS Project No.: 502070080

Date: 3/16/07

Site Name: Windsor Welcome Center

Location: 2 1/2 Depot Avenue (Railroad Avenue)
Windsor, VT

Person Interviewed: Ronald Vezina

Title/ Affiliation: Fire Chief of Windsor

Relationship to Subject Property: Fire Chief

Address: 147 Main St.
Windsor, VT 05089

Telephone: (802) 674-2112

Interviewer: Angela Rogers

Signed: Angela Rogers

A) Are you familiar with the subject property and the surrounding area?

In what capacity?

Has been resident of Windsor for over 60 years. Has been fire chief for ~ 8 months and has been on fire department for ~ 20 years.

Range in years:

Chief for 8 months

B) Are you aware of any environmental incidents, including, but not limited to leaking tanks, chemical spills, authorized or unauthorized disposal, or hazardous substance, petroleum product, pollutant, or contaminant releases on the subject property or nearby properties?

None

Interview Questionnaire - Official or Person Knowledgeable of Subject Property
Phase I Environmental Site Assessment

Person Interviewed: Ronald Veziua
(Continued)

KAS Project No.: 502070080

C) Other questions specific to subject property:

Owner/ Operator Interview
Phase I Environmental Site Assessment

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Telephone
Personal

KAS Project No.: 502070080

Date: 3/7/07

Site Name: Windsor Welcome Center

Location: Railroad Avenue
Windsor, VT

Person Interviewed: WIN TOWNSEND

Title/ Affiliation: CRDC

Relationship to Subject Property: CRDC (OWNER)

Address: PO BOX 88
WINDSOR, VT 05099

Telephone: (802) 674-9202

Interviewer: _____

Signed: _____

? = DON'T KNOW

A) To your knowledge, do any of the following documents exist?:
(If documents exist and can be reviewed, then interviewer shall review the documents):

1. Environmental Site Assessment Reports:
MADE ENVIRONMENTAL PHASE I/II 2000
2. Environmental Compliance Audit Reports:
?
3. Environmental Permits including solid waste disposal permits, hazardous waste disposal permits, NPDES permits, etc.:
?
4. Registrations for underground storage and aboveground storage tanks, leak test reports, and inventory reports:
?

Owner/ Operator Interview
Phase I Environmental Site Assessment

5. Registration for Underground Injection Systems:

?

6. Material Safety Data Sheets:

?

7. Community right-to-know plan:

?

8. Safety plans; preparedness and prevention plans; spill prevention, counter measure, and control plans:

?

9. Reports regarding hydrogeologic conditions on the property or in the area.

?

10. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property:

?

11. Hazardous waste generator notices or reports:

?

12. Geotechnical studies:

?

13. Risk Assessments:

?

Owner/ Operator Interview
Phase I Environmental Site Assessment

- B) Do you know of any pending, threatened, or past litigation relevant to hazardous substances, petroleum products, pollutants, or contaminants in, on, or from the property?

NO

- C) Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances, petroleum products, pollutants, or contaminants in, on, or from the property?

~~2007 LETTER FROM CA~~

- D) Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

IN 2000 - CRDC PLACED DEED RESTRICTION
ON PROPERTY NO DRINKING WELL,
NOTIFY STATE DIGGING NO EXPANDED
BASEMENTS

- E) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, state, tribal or local law?
2007 LETTER ABOUT WORK PLAN FROM
APOLLONIO CITY

NO

- F) Are you aware of any Activity and Use limitations such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

2000 CRDC DEED RESTRICTION

- G) Do you have any specialized knowledge or experience related to the property or nearby properties?

NO

Owner/ Operator Interview
Phase I Environmental Site Assessment

H) If a purchase, does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

N/A

I) Are you aware of commonly known or reasonably ascertainable information about the property that would help identify conditions indicative of releases or threatened releases?

NO

J) Do you know the past uses of the property? Explain the land use and history of the property:

WAXRUE SHOP

K) Do you know of specific chemicals that are present or once were present at the property?

CUTTING OIL
(DRUMMED)
NAPHTHALENE } ← SUSPECTED

L) Do you know of spills or other chemical releases that have taken place at the property?

NO

Owner/ Operator Interview
Phase I Environmental Site Assessment

M) Do you know of any environmental cleanups that have taken place at the property?

NO

N) Based on your knowledge and experience are there any obvious indicators that point to the presence or likely presence of contamination at the property?

?

O) Are you aware of any environmental incidents, including, but not limited to leaking tanks, chemical spills, authorized or unauthorized disposal, or hazardous substance, petroleum product, pollutant, or contaminant releases on the subject property or nearby properties.

?

P) What is the potable water supply source(s) for the subject property?

MUNICIPAL ✓

Q) What is the current sewage disposal system(s) which serves the property (e.g., on-site septic tank and leachfield, on-site mound system; cisterns, or cesspools, municipal sewer)?

MUNICIPAL SEWER

Range in years of operation:

?

R) What was the historical sewage disposal system(s) (if different than current)?

Range in years of operation:

S) What is the current fuel source(s) and system(s) for heating the building(s) on the subject property?

PROPANE

Owner/ Operator Interview
Phase I Environmental Site Assessment

- for cooling? 7

T) What historical fuel source(s) was used for heating (if different than current)?

FUEL OIL

- for cooling? 7

U) Are there floor drains or sumps in the building(s) on the subject property? Note location(s)

7

Range in years of operation:

Use of floor drains/ sumps or processes active in their vicinity:

Are floor drains sealed or operational?

Are floor drains/ sumps connected to municipal sewer or to on-site wastewater disposal system?

If connected to on-site wastewater disposal system, describe nature of the connection and type of wastewater disposal system.

V) Are there ASTs or USTs currently located on the subject property?

If so, please note:

1. Locations:

PROPANE
Fuel oil

WEST BLDG (connection)
SOUTH BLDG (welcome)

Owner/ Operator Interview
Phase I Environmental Site Assessment

2. Whether and when registered: ?
3. Size, age, construction material, and type of piping (pressure or suction): ?
4. Contents (current and/or former), age of material stored: ?
5. Spill/ release protection, containment measures: ?
6. Status (active or inactive): ?
7. Have tank systems been regularly monitored/ inspected for evidence of spills, releases, leaks? ?
8. Note any upgrades such as corrosion protection, spill and overfill protection, secondary containment systems, etc. ?
9. Note whether tank(s) have been taken out of operation, removed, closed in place, otherwise closed, including available information describing: when removed, abandoned, or otherwise made inoperable; the removal or abandonment procedure; the disposition of residual sludge; and soil analytical data.

Owner/ Operator Interview
Phase I Environmental Site Assessment

W) Any other issues of environmental concern related to the subject property?

APPENDIX G

**QUALIFICATIONS OF ENVIRONMENTAL
PROFESSIONALS**

**KAS, INC.
PROFESSIONAL PROFILE**

ALAN R. LIPTAK, PG, CPG

TITLE	Vice-President, Environmental Programs Manager
EXPERTISE	Environmental project management, solid waste site design, operations, permitting, closure and post closure; contaminated site investigation and clean up, state and local permitting, innovative test methods.
EXPERIENCE	<p>KAS, Inc., Williston, Vermont. September 2004 – Present. Management of KAS's environmental projects/ programs, including environmental site assessments, UST removals, site investigations, and environmental clean up activities. Foster technical innovation, quality control and assurance on projects and written materials. Business development activities for environmental programs. Project Management.</p> <p>Griffin International, Inc., Williston, Vermont May 1999 – September 2004.</p> <p>Environmental Programs Manager June 2001-September 2004; Senior Staff Geologist May 1999 –June 2001. Management and supervision of Griffin's environmental programs. Supervised professional staff of scientists and engineers. Business development activities for environmental programs. Management of individual projects.</p> <p>The Johnson Company, Inc., Montpelier, Vermont October 1990 – May 1999. Senior Scientist. Management of hazardous and solid waste projects and business development. Assisted with company administration including insurance and retirement planning.</p> <p>State of Vermont Department of Environmental Conservation, Waterbury, Vermont October 1984 – October 1990. Progressively responsible positions included assistant regional wastewater engineer, solid waste engineer and supervisor of engineering and technical assistance for the Solid Waste Division.</p> <p>American Cyanamid Company, Pearl River, NY Summers, 1980 & 1984. Performed chemical analysis in a laboratory setting to meet pharmaceutical production schedules.</p>
ACADEMIC BACKGROUND	MBA, Norwich University, June 2005 M.S. Geology, Chemistry Minor, University of Montana, 1984 B.A. Geology, State University of New York at Potsdam, 1982
PROFESSIONAL QUALIFICATIONS	Certified Professional Geologist # 10166 American Institute of Professional Geologists, Arvada, CO New Hampshire Licensed Geologist #0142
OTHER	OSHA 1910.120 Hazardous Waste Site Worker

**KAS, INC.
PROFESSIONAL PROFILE**

ANGELA ROGERS

TITLE	Project Scientist
EXPERTISE	Environmental and Geotechnical investigations; technical reports; OSHA compliance training
EXPERIENCE	<p>KAS, Inc., Williston, Vermont. April 2005-Present. Geological investigations. Technical report writing. Soil, groundwater, and surface water sampling. Phase I and II environmental assessments.</p> <p>Yu & Associates, Elmwood Park, New Jersey. September 2002-October 2003. Staff geologist on 2nd Avenue Subway Project in New York City. Managed all field and laboratory data. Created geotechnical data reports. Monitored drilling operations and geotechnical investigation budget. Sampled monitoring wells and piezometers.</p> <p>Vermont Geological Survey, Waterbury, Vermont. Summer 2001 Interned on project with Vermont Geological Survey. Completed environmental assessments and mapped hazards along the Third Branch of the White River.</p>
ACADMEMIC BACKGROUND	B.S., Geology, University of Vermont, 2002
PROFESSIONAL QUALIFICATIONS	40 Hour OSHA Hazardous Worker Training

APPENDIX H

ENVIRONMENTAL RECORD SOURCES

RECEIVED MAR 23 2007

LR
LR

CONNECTICUT RIVER DEVELOPMENT CORPORATION

PO Box 88, 28 River Street
Windsor, VT 05089
802-674-9202

March 21, 2007

Patricia Coppolino
State of Vermont
Dept of Environmental Cons.
Waste Management Division
103 South Main Street, West Bldg
Waterbury, Vermont 05671-0404

Dear Trish:


This is a letter to respond to some issues outlined in a letter to us dated March 13, 2007. We understand that we are the owner of the 21 ½ Depot Road property referred to in your letter. We would like to state for the record that our ownership of the property has been benign in nature and we haven't used the property. We have acted in the best tradition of a nonprofit to reuse the property as is evidenced by the refurbishment of one building on site as the Windsor Resource Center and the other building soon to house the Windsor Welcome Center.

In an earlier email to your office we designated Becky Basch from the SWCRPC as the project contact to coordinate efforts at the site on behalf of CRDC. This in no way places any legal responsibility on the SWCRPC as a responsible party.

We moved many drums from the 21 ½ Depot Street property on or around 2000. Those drums were moved by CRDC at my direction. We moved the drums in an effort to make some sense out of chaos. During my discussion with a CRDC employee today I asked where the drums were located. He "seemed to think" that they were in the garage section, which will be demolished as part of the Welcome Center project.

We have no personal knowledge of, nor have we witnessed a "release" with respect to these drums or the subject property. Please feel free to contact me with any other questions.

Sincerely yours,


Winthrop I. Townsend
Executive Vice President

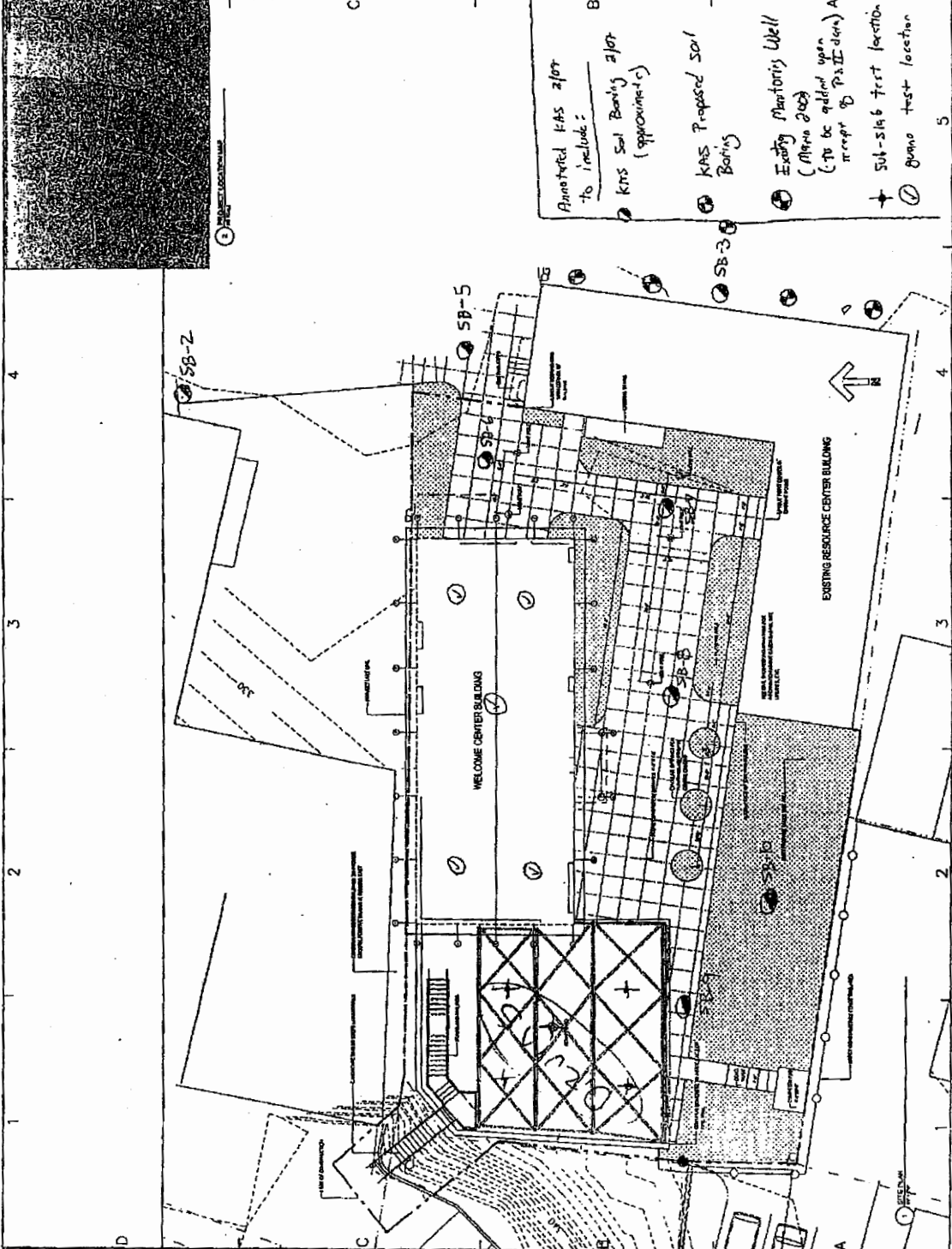
Robert D. Haight, Architect
 100 Main Street
 Windsor, Vermont 05093
 Phone: (802) 888-1111
 Fax: (802) 888-1112



WINDSOR WELCOME CENTER
 RAILROAD AVENUE, WINDSOR VERMONT
 THE TOWN OF WINDSOR

NO.	DATE	DESCRIPTION
1	10/1/01	PRELIMINARY
2	10/1/01	REVISED
3	10/1/01	REVISED
4	10/1/01	REVISED
5	10/1/01	REVISED
6	10/1/01	REVISED
7	10/1/01	REVISED
8	10/1/01	REVISED
9	10/1/01	REVISED
10	10/1/01	REVISED
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42	10/1/01	REVISED
43	10/1/01	REVISED
44	10/1/01	REVISED
45	10/1/01	REVISED
46	10/1/01	REVISED
47	10/1/01	REVISED
48	10/1/01	REVISED
49	10/1/01	REVISED
50	10/1/01	REVISED

SITE INFORMATION
 ST101



Annexed KAS plot to include:
 Kns Soil Boring plot (approximate)
 KAS Proposed Soil Boring
 Existing Monitoring Well (MHW 2002) (To be added upon receipt of PA-1 down) A
 SUI-516 test location
 Bore test location

SB-2
 SB-5
 SB-6
 SB-7
 SB-8
 SB-9
 SB-10



State of Vermont
Department of Environmental Conservation
Waste Management Division
103 South Main Street/West Building
Waterbury, VT 05671-0404
(802) 241-3967
FAX (802) 241-3296
patricia.coppolino@state.vt.us

AGENCY OF NATURAL RESOURCES

March 13, 2007

Win Townsend
Connecticut River Development Corporation
28 River Street
Windsor, VT 05089

RE: First Letter
Parcel 251001.000 Railroad Ave
Windsor, VT - Site #20073638

Dear Mr. Townsend:

The Vermont Department of Environmental Conservation (DEC) Sites Management Section (SMS) has received Soil and Building Sampling Report for the Windsor Welcome Center report dated February 2007 for the Windsor Welcome Center (the Site) parcel id 251001.000 located on Railroad Ave in Windsor, Vermont. On Feb 1, 2 and 7, 2007 KAS, Inc of Williston, Vermont, on behalf of Dufresne & Associates submitted the above mentioned report to the DEC. The DEC is also in receipt of previous reports prepared by Marin Environmental on April 24, 2000 and 15 August 2000 (Phase I Environmental site Assessment Report and Phase II Environmental Site Assessment Report, respectively) that were submitted on behalf of Connecticut River Development Corporation (CRDC) that have been used to make the following determinations.

SMS is aware that this property is currently under redevelopment to become the Windsor Welcome Center and that the Town of Windsor will be leasing the building from CRDC. It is very important for CRDC to understand that you are the party responsible for ensuring that the requested actions below are completed. *Until CRDC designates a project contact, the SMS will assume that CRDC is coordinating all efforts at the site and all correspondence will be through CRDC.*

Based on SMS review of the Phase I and Phase II reports, the SMS has determined the following:

1. The Phase I identified the site as being used for the following purposes; lumber warehouse, grain, feed, and shingles storehouse, cement manufacturing facility, and a machine product manufacturing facility from 1975 to approximately 1994;
2. The Phase I also identified a floor drainage system along the northern and eastern edge of the "barn" building (soon to be the welcome center). The drainage systems consisted of a trench leading to a one-foot diameter sump containing a sump pump, which was connected to a PVC pipe that lead out of the building and was cut off above the ground surface;
3. Several five-gallon buckets and smaller containers full of apparent used oil were observed in the buildings and four nearly empty 55-gallon drums were located on a pallet on the south side of the property;



4. The Phase I recommended additional investigatory work be conducted at the site to determine if a release to the environment had occurred;
5. In August 2000 five soil boring/monitoring wells were installed at the site (MW-1 through MW-5);
6. A thick brown oily substance was encountered in soil boring MW-2. This substance was determined to be coal tar contamination associated with the former Windsor Manufactured Gas Plant (MGP) located upgradient from the site;
7. Soils collected from soil borings were sampled for Total Petroleum Hydrocarbons (TPH), Volatile Organic Compounds (VOCs) and semi Volatile Organic Compounds (sVOCs);
8. The soil sample from MW-2 had a total TPH concentration 4,500 milligrams per kilogram (mg/kg) and several Polycyclic Aromatic Hydrocarbons (PAHs) were detected above Region III Risk-Based Concentrations (RBCs) for soils in an industrial setting. These contaminants are consistent with MGP byproduct;
9. Groundwater samples were collected from monitoring wells MW-3 and MW-5. MW-1 and MW-4 were not sampled due to lack of groundwater and MW-2 was not sampled due to the presence of free product in the monitoring well;
10. No VOCs or sVOCs were detected in the upgradient monitoring well MW-3;
11. Benzo(a)pyrene, Naphthalene and Tetrachloroethene (PCE) were detected above the Vermont Groundwater Enforcement Standards in MW-5;

On 7 November 2000 CRDC entered into a deed restriction with the Agency of Natural Resources (ANR) which restricts subsurface work, the expansion of basements or installation of supply wells at the site and that if any of these activities are to occur CRDC shall request written permission from ANR.

Based on SMS review of the Soil and Building Sampling Report for the Windsor Welcome Center report, the SMS has determined the following:

12. On 1, 2 and 7 February 2007 KAS advanced 10 shallow soils borings, collected and tested soil for VOCs, sVOCs and PP13 Metals, collected and analyzed two oily substances from the slab within the future welcome center for Polychlorinated Biphenyls (PCBs); and tested indoor air quality to determine if vapor intrusion is a possible threat;
13. No detectable levels of chlorinated VOCs were reported for the indoor air samples or outdoor background sample;
14. PCBs were detected at a concentration of 64.6 parts per million (PPM) at location "Stain 1", no detectable levels of PCBs were detected at location "Stain 2";
15. PAHs were detected above residential and industrial PRGs at soil sampling locations SS-1 (0-3.5' below ground surface (bgs)), SS-3 0-3.5' bgs, SS-5 0-6' bgs, SS-6 0-6' bgs. PAHs were detected above the residential PRGs at soil location SS-4 0-3.5' bgs;
16. The residential detection limit for Dibenzo(a,h)anthracene was exceeded at all soil sampling locations (SS-1 through SS-10);

17. Tetrachloroethene (PCE) was detected below the residential and industrial PRGs at soil sampling location SS-3 0-3.5' bgs, but was above the PRG concentration which indicates potential migration and impact to groundwater;
18. KAS concludes that the PCE detected in soil sample SS-3 may be due to a surface spill and is probably not linked to the PCE plume in the area. The SMS does not feel that this statement can be substantiated and believes that this site may be a contributor to the PCE groundwater plume located in the vicinity of this site;
19. Arsenic concentrations at all soil sampling locations were detected above the residential and industrial PRGS; concentrations ranged from 2.9 to 8.8 PPM; and
20. It has come to the attention of SMS through the project manager for the Former Goodyear site that several drums located at that property were transported there from this site (Parcel 251001.000 Railroad Ave) by CRDC.

It is apparent that an environmental release of hazardous materials has occurred at the Site. Pursuant to Title 10 Part 5 Chapter 159 Section 6617(a) of Vermont Statute, **Any person who has knowledge of a release or a suspected release and who may be subject to liability for a release, as detailed in section 6615 of this chapter, shall immediately notify the agency** (Vermont Agency of Natural Resources-DEC). The DEC assumes that the Connecticut River Development Corporation, as site owner, is a potentially responsible party.

With the notification of the release, through the submission of the referenced reports, there comes a responsibility to take action to mitigate the effects of the release (10.V.S.A. section 6615b Corrective action procedures). The statute describes a series of actions, from investigation through corrective action, which must be taken by potentially responsible parties.

This First Letter is addressed to responsible parties whenever indications exist that there has been a release to the environment. The First Letter represents the beginning of the process of identifying, characterizing, and remediating contaminated sites in Vermont. The DEC has assigned the following site number to the Parcel 251001.000 Railroad Ave Site for tracking purposes: SMS # 2007-3638.

REQUESTED ACTIONS

Based on the report information, the SMS has determined that additional work is necessary to determine the severity of the observed contamination. Due to the possible impact to groundwater and migration of contamination off of the property, and the current redevelopment of the site the SMS requests that you retain the services of a qualified environmental consultant to perform the following:

- Please document if the drums present at the former Goodyear Site were transported there from this site (Parcel 251001.000 Railroad Ave), what the source of the waste was, where they were stored before being transported to the former Goodyear Site, and provide analytical results for the contents of the drums ;
- Prepare a workplan to be reviewed and accepted by SMS to conduct a site investigation in accordance with the 2005 State of Vermont Site Investigation Procedure;
- The workplan should assess the following:
 - Determine impact from the floor trench system to soils, groundwater and other sensitive receptors;
 - determine the contents of the storage containers and drums that were identified on the site in the 2000 Phase I and most recently at a site visit on March 12, 2007;
 - determine if any release or possible impacts to the environment occurred from these containers;
 - determine if there is an onsite source of PCE which caused impact to MW-5 and shallow soils at SS-3;
 - resample all accessible monitoring wells onsite for VOCs and sVOCs by EPA low flow methods;
 - determine the impact to any sub slab soils that will be exposed during renovation activities or areas that may have been impacted during site use;

- After completion of the site investigation submit a summary report that outlines the work performed, as well as provides conclusions and recommendations. **As appropriate** include analytical data; a site map showing the location of any potential sensitive receptors, monitoring or sample locations; an area map; detailed well logs; and a groundwater contour map. The summary report should be in conformance with the June 2005 Vermont Site Investigation Procedure and should include a Conceptual Site Model.
- A soil management plan should be submitted that documents where soils will be removed from the site during renovation, what the volume of soils will be, contaminant concentrations for those soils and how the soils will be disposed of;
- A final renovation plan shall be submitted which demonstrates correction action measures to mitigate direct contact to impacted soils by the general public; and
- A cleanup plan for the PCB contaminated slab shall be prepared for TSCA and SMS review and approval.

Please have this work plan completed and submitted to me within 30 days of receipt of this letter. If you have any questions or comments, please feel free to contact me by phone at (802) 241-3967, by email at patricia.coppolino@state.vt.us, or in writing at the above address.

Sincerely,



Patricia Coppolino, Site Manager
Sites Management Section
Brownfields Response Program

cc: Cyndy Kozara, SWCRPC (via electronic mail)
Becky Basch, SWCRPC (via electronic mail)
Angela Rogers, KAS (via electronic mail)
Don Howard, Town of Windsor (via electronic mail)
Naomi Johnson, Dufresne and Associates, PC (via electronic mail)
Hugo Martinez Cazon, SMS (via electronic mail)

10/12/06

FAA TO:

LINDA TOTAL

BOZ 241 3296

FROM: Paul Day

RE: [REDACTED] VTP000012998

WASTE INVENTORY & ANALYTICALS

QUESTIONS?

Paul Day

BOZ 296 1796

Thank you

9 pages

4/1/14

CRDC Waste Inventory

10/4/2006

PTD

Container No.	Size Style	Gallons	Description
1	275 Tank	50	Oily Sludge
2	275 Tank	30	Oily Sludge
3	30 DF	10	Fuel oil and water
4	5 DF	5	Oily Water
5	30 DF	10	Gas Water
6	95 DM	45	Oily Water
7	55 DM	0	Solid debris: not included in shipment
8	30 DF	30	Fuel oil and water
9	30 DF	30	Fuel oil and water
10	30 DF	30	Fuel oil and water
11	55 DM	55	Water soluble oil and water
12	55 DM	55	Unopened drum of oil: see notes.
13	55 DM	30	Oily Water
14	5 DF	5	Oily water
15	5 DF	5	Oily water
16	55 DM	55	Oily water, pH 4
17	5 DM	5	Gasoline and water
18	55 DM	5	Gasoline and water
19	55 DM	10	Oily water
20	55 DM	10	Oily sludge
21	55 DM	10	Oily sludge
22	55 DM	55	Waste oil sludge and water
23	55 DM	55	Waste oil sludge and water
24	55 DM	55	Waste oil and water
25	55 DM	55	Waste oil and water
26	55 DM	55	Waste oil and water
27	55 DM	55	Waste oil and water
28	55 DM	55	Waste oil and water
29	30 DM	30	Pure? Degreaser. TCE. -
30	55 D	55	Waste oil and water
		955	Total Gallons

Notes

Drum # 12 is an unopened drum of White and Bagley P/N 38210 water soluble cutting oil.

Drum # 29 is TCE, probably virgin. Will be overpacked and shipped separately as F listed waste.

PHOENIX



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O. Box 370, Manchester, CT 06040
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

October 19, 2006

FOR: Mr. Paul Daly
Daly Environmental Contracting
PO Box 894
171 Chelsea Street
South Royalton, VT 05068

Sample Information

Matrix: OIL
Location Code: DALY-ENV
Rush Request:
P.O.#:

Custody Information

Collected by:
Received by: LP
Analyzed by: see "By" below

Date Time
10/04/06 12:00
10/11/06 9:36

Laboratory Data

SDG I.D.: GAH59052
Phoenix I.D.: AH59052

Client ID: CRDC COMPOSITE

Parameter	Result	RL	Units	Date	Time	By	Reference
Silver	< 1.0	1.0	mg/kg	10/12/06		TE	6010/E200.7
Arsenic	< 1.0	1.0	mg/kg	10/12/06		TE	6010/E200.7
Barium	1.88	1.0	mg/kg	10/12/06		TE	6010/E200.7
Cadmium	< 1.0	1.0	mg/kg	10/12/06		TE	6010/E200.7
Chromium	< 5.0	5.0	mg/kg	10/12/06		TE	6010/E200.7
Mercury	< 0.50	0.50	mg/kg	10/13/06		RS	SW-7471
Lead	34.1	5.0	mg/kg	10/12/06		TE	6010/E200.7
Selenium	< 2.5	2.5	mg/kg	10/12/06		TE	6010/E200.7
Flash Point	139	200	degree F	10/11/06		KLJL	SW846-1010
Ignitability	Failed	140	deg F	10/11/06		KLJL	SW846-1010
Mercury digestion	Completed			10/12/06		D	SW7471
Total Metals Digest	Completed			10/11/06		AG	SW846-3031

Volatiles

1,1,1,2-Tetrachloroethane	ND	1000	mg/kg	10/18/06		RM	SW8260
1,1,1-Trichloroethane	ND	1000	mg/kg	10/18/06		RM	SW8260
1,1,2,2-Tetrachloroethane	ND	1000	mg/kg	10/18/06		RM	SW8260
1,1,2-Trichloroethane	ND	1000	mg/kg	10/18/06		RM	SW8260
1,1-Dichloroethane	ND	1000	mg/kg	10/18/06		RM	SW8260
1,1-Dichloroethane	ND	1000	mg/kg	10/18/06		RM	SW8260
1,1-Dichloropropane	ND	1000	mg/kg	10/18/06		RM	SW8260
1,2,3-Trichlorobenzene	ND	1000	mg/kg	10/18/06		RM	SW8260
1,2,3-Trichloropropane	ND	1000	mg/kg	10/18/06		RM	SW8260
1,2,4-Trichlorobenzene	ND	1000	mg/kg	10/18/06		RM	SW8260
1,2,4-Trimethylbenzene	1300	1000	mg/kg	10/18/06		RM	SW8260

Parameter	Result	RL	Units	Date	Time	By	Reference
1,2-Dibromo-3-chloropropane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,2-Dibromoethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,2-Dichlorobenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,2-Dichloroethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,2-Dichloropropane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,3,5-Trimethylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,3-Dichlorobenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,3-Dichloropropane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,4-Dichlorobenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
2,2-Dichloropropane	ND	1000	mg/Kg	10/18/06		RM	SW8260
2-Chlorotoluene	ND	1000	mg/Kg	10/18/06		RM	SW8260
4-Chlorotoluene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Benzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Bromobenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Bromochloromethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Bromodichloromethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Bromoforn	ND	1000	mg/Kg	10/18/06		RM	SW8260
Bromomethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Carbon tetrachloride	ND	1000	mg/Kg	10/18/06		RM	SW8260
Chlorobenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Chloroethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Chloroform	ND	1000	mg/Kg	10/18/06		RM	SW8260
Chloromethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
cis-1,2-Dichloroethene	ND	1000	mg/Kg	10/18/06		RM	SW8260
cis-1,3-Dichloropropene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Dibromochloromethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Dibromomethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Dichlorodifluoromethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Ethylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Hexachlorobutadiene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Isopropylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
m&p-Xylene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Methyl tert-butyl ether (MTBE)	ND	2000	mg/Kg	10/18/06		RM	SW8260
Methylene chloride	ND	1000	mg/Kg	10/18/06		RM	SW8260
n-Butylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
n-Propylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Naphthalene	ND	1000	mg/Kg	10/18/06		RM	SW8260
o-Xylene	ND	1000	mg/Kg	10/18/06		RM	SW8260
p-Isopropyltoluene	ND	1000	mg/Kg	10/18/06		RM	SW8260
sec-Butylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Styrene	ND	1000	mg/Kg	10/18/06		RM	SW8260
tert-Butylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Tetrachloroethane	32000	1000	mg/Kg	10/18/06		RM	SW8260
Toluene	ND	1000	mg/Kg	10/18/06		RM	SW8260

Client ID: CRDC COMPOSITE

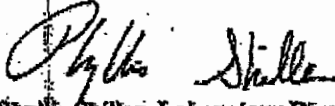
Phoenix I.D.: AH59052

Parameter	Result	RL	Units	Date	Time By	Reference
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trans-1,3-Dichloropropene	ND	1000	mg/Kg	10/18/06	RM	SW8260
Trichloroethene	ND	1000	mg/Kg	10/18/06	RM	SW8260
Trichlorofluoromethane	ND	1000	mg/Kg	10/18/06	RM	SW8260
Vinyl chloride	ND	1000	mg/Kg	10/18/06	RM	SW8260
QA/QC Surrogates						
%4-Bromofluorobenzene (Surrogate)	93		%	10/18/06	RM	SW8260

Comments:

ND=Not detected BDL = Below Detection Limit RL=Reporting Limit

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.


Phyllis Shiller, Laboratory Director
October 19, 2006

FRIEDMAN & BRUYA, INC.
ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
 Charlotte Morrow, M.S.
 Yelena Aravkina, M.S.
 Bradley T. Bosson, B.S.
 Kurt Johnson, B.S.

3012 16th Avenue West
 Seattle, WA 98119-2029
 TEL: (206) 285-8282
 FAX: (206) 283-5044
 e-mail: fbi@isomedia.com



DATE: 10/30/06
 TO: Paul Daly
 COMPANY: Daly Environmental PROJECT ID: CRDC
 FAX #: (800) 763-7035 PHONE #: _____
 FROM: Michelle

We are sending you the following:

# Pages/Documents (including cover sheet)	Description
2	PCB results

These are transmitted as indicated:

- For your use
 For review and comment
 For your signature and return
 As requested
 As noted
 Other _____

Remarks: _____

For items sent via Fax:

Original: Will Follow Will Not Follow

IMPORTANT

THIS FACSIMILE MESSAGE MAY CONTAIN INFORMATION WHICH IS PRIVILEGED, CONFIDENTIAL AND INTENDED ONLY FOR THE ADDRESSEE NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY COPYING OF THIS COMMUNICATION OR DISSEMINATION OR DISTRIBUTION OF IT TO ANYONE OTHER THAN THE INTENDED RECIPIENT IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AT (800) 487-8231 AND WE WILL ARRANGE FOR DISPOSITION OF THE MATERIAL INADVERTENTLY DELIVERED TO YOU.

12/26/2006

CRDC

Estimate to Sample 30 Drums

16	Hours Labor	\$75	1200
160	miles	\$0.50	80
30	Drum Sample Tubes	\$5.00	150
30	Sets of Lab Samples	\$575.00	17250
30	Freight per sample	\$20.00	600
2	Safety Gear	\$30.00	60
1	Sample Plan to ANR	\$150.00	150
1	Sample Report to ANR	\$150.00	150

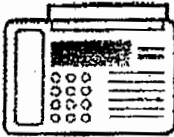
- VOCs
 - SVOCs
 - PCBs
 - Fresh
 - PH
 - Corrosivity

19640

F A X

Daly Environmental Contracting, LLC

POB 894 South Royalton, VT 05068
environmentalcontracting@gmail.com



To WIN

Fax number: 802 674 6699

From: Paul Daly

Fax number: (802) 763-7035

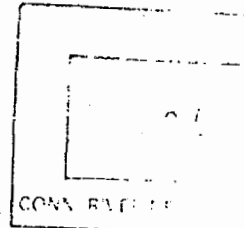
Date: 12/20/06 11:30 AM

Regarding: UPDATE

Phone number for follow-up:

(802) 296-1796 ZPK

Comments:





Paul Daly <environmentalcontracting@gmail.com>

Paul Daly re: CRDC

2 messages

Daly Environmental Contracting
<environmentalcontracting@gmail.com>
To: peter.marshall@state.vt.us

Wed, Dec 20, 2006 at 10:50 AM

Just checking in with you.
Making sure that Hugo shared the phone conv. of 12/18/06.
To summarize: we discussed the concept of bulk T&D of the liquids as F listed waste, and then drumming the remaining sludge/solids and cleanup debris. The drummed waste would be sampled and shipped accordingly.

Thanks. Paul.

Paul Daly
Daly Environmental Contracting
POB 894, So. Royalton, VT 05068
P: (802) 296-1796 F: 763-7035

Marshall, Peter <Peter.Marshall@state.vt.us>
To: Daly Environmental Contracting <environmentalcontracting@gmail.com>

Wed, Dec 20, 2006 at 11:11 AM

Paul - We'll get back to you shortly on this. Hugo and I have not had a chance to catch up on this yet.

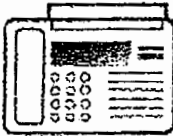
Peter W. Marshall
Chief, Hazardous Waste Management Program
Vermont Department of Environmental Conservation
103 S. Main St. / West Office Bldg.
Waterbury, VT 05671-0404
Phone: (802) 241-3868
Fax: (802) 241-3296

From: Daly Environmental Contracting [mailto:environmentalcontracting@gmail.com]
Sent: Wednesday, December 20, 2006 10:51 AM
To: Marshall, Peter
Subject: Paul Daly re: CRDC

F A X

Daly Environmental Contracting, LLC

POB 894 South Royalton, VT 05068
environmentalcontracting@gmail.com



To *WIN*
Fax number: *ju 674 6699*

From: Paul Daly
Fax number: (802) 763-7035

Date: *12/18/06*

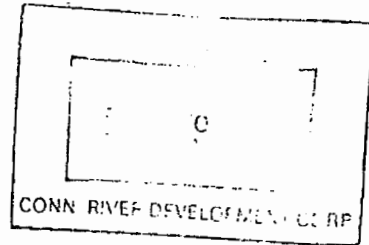
Regarding: *SAMPLE PLAN.*

Phone number for follow-up: *3p*
(802) 296-1796

Comments:

*I RECEIVED THIS BY E-MAIL
ON SATURDAY.*

Paul



Sampling Plan Comments for CRDC Drums at 28 River Street

The following are comments on the sampling proposed by Daly Environmental to CRDC on 12/14/06:

1. There is no source given for the descriptions of the contents of the 30 drums. What information has CRDC or Daly Environmental used to assign these waste descriptions to the various drums? Please document the specific source of this information and how it relates to each drum. The use of "generator knowledge" to characterize a waste under RCRA is only permissible where there is *actual* knowledge of the materials (inputs) and processes that generated the wastes. This type of information would normally include MSDS's for chemicals used and specific waste-producing process information for the entire operation. In addition, where a variety of wastes may have been generated at a site, if there is no clear knowledge of which process a waste came from, generator knowledge cannot be used. Finally, markings on abandoned drums cannot be used as generator knowledge, since drums are often reused without being re-labeled.
2. How are the drums identified on-site? There are no photos or diagrams showing which drum corresponds to a given drum number.
3. If the source information (see comment #1) for the initial descriptions of the drums (e.g. "oily sludge") is inadequate, then the groupings based on these descriptions are inappropriate.
4. Why were PID and pH chosen for field screening methods? Given the level of PCE in the "composite sample" taken in October, it would appear that screening for chlorinated compounds should be done for all drums.
5. Section 1.a.iii. of the sampling plan indicated that drums would be commingled after very cursory screening. If adequate knowledge, by specific container, of the origins of these wastes does not exist, then commingling should not be done based solely on PID and pH.
6. It is our understanding that some or all of these drums may have originated with a metalworking or machine shop, yet there is no mention of sampling specifically for metals. Sampling for metals should be done for all drums containing sludges, and for any drums where there is no clear knowledge of the contents.
7. Sections 1.a.iii. and 1.a.iv. of the sampling plan indicated that drums would first be commingled, then sampled based on their "known or suspected contents." It is unclear where this knowledge of the drums "known or suspected contents" is originating (see comments 1 & 3 above)?

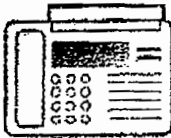
8. What was the source of the tetrachloroethylene (PCE) in the October sample? What was this a sample of? It was a "composite" sample, yet EP&S thought that it was a sample of the suspected trichloroethylene (TCE) drum.
9. What knowledge is there to support the listing of drum 29 as being TCE?
10. The original proposal for removing this material was to empty the contents of most of the drums into a vac truck. However, several of the drums are identified as containing sludge. These would not appear to be pumpable, and may be hazardous waste due metals content. If any of the waste is an F-listed waste under RCRA, the commingling of the wastes would render the entire shipment an F-waste and thereby significantly raise the cost of disposal.
11. Have all of the drums been assessed to characterize the physical state of the wastes? In other words, is there current information to be sure that there are no sludges or solids, in whole or part, beyond what is currently listed on the inventory?
12. While awaiting sampling results, absorbents may need to be placed around the drums or groupings of drums, and the drums should be covered (with tarps or something similar). **The drums are in poor condition and should not be moved prior to packaging for off-site transport. If the drums cannot be covered with one tarp or sheet of plastic, groupings of drums should be covered in place.**
13. In the event that the wastes are not appropriate for consolidation into a vac truck, how will the individual drums be overpacked so that a release doesn't occur during the process?
14. There is evidence of releases from these drums. Further correspondence from this office will clarify what actions are expected to remediate these releases.

5-11-04 C. W. H. E.

F A X

Daly Environmental Contracting, LLC

POB 894 South Royalton, VT 05068
environmentalcontracting@gmail.com



To WIN

Fax number: 674 6199

From: Paul Daly

Fax number: (802) 763-7035

Date: 12/18/06

Regarding: HUGO

Phone number for follow-up:
(802) 296-1796

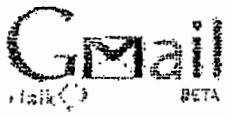
ZP

Comments:

F.Y.I

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Compose Mail

Drum Crushers Drum Washer - www.drumbeaters.com - Crush Sponsored Link

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1 of 98 Older >

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Send Invite 100 left

preview invite

former Goodyear facility [Inbox](#)

Martinez Cazon, Hugo <Hugo.Martinez.Cazon@state.vt.us> [show details](#) 10:38 a

Dear Paul,

This email is simply an advance of a letter I will address to Win Townsend, with Cc to your attention.

Once the drums are removed, Site Management Section will request that the area affected by the release of leaking drum contents be addressed. At a minimum that will require the cleaning of the concrete surface affected by the leaks.

Just wanted you to be informed, in case that allows you to implement a better economy of efforts when you are sampling, collecting, and disposing of the drums.

Thanks for your collaboration with RCRA section, Hugo

Reply Forward Invite Martinez to Gmail

« Back to Inbox Archive Report Spam Delete More actions...

1 of 98 Older >

Add your Gmail inbox to the Google homepage.

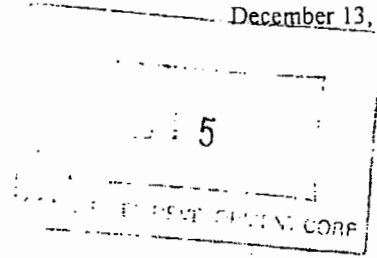
You are currently using 245 MB (9%) of your 2795 MB. Gmail view: [standard with chat](#) | [standard without chat](#) | [basic HTML](#) [Learn more](#)



VERMONT

State of Vermont
Agency of Natural Resources
Department of Environmental Conservation
Waste Management Division
103 South Main Street/West Building
Waterbury, VT 05671-0404
(802) 241-3888
FAX (802) 241-3296

December 13, 2006



Mr. Matt Birmingham, Esq.
Birmingham and Moore, P.C.
71 Main Street, P.O. Box 247
Ludlow, Vermont 05149-0247

Re: Connecticut River Development Corporation, 28 River St, Windsor property
(SMS # 2000-2797)

Dear Mr. Birmingham:

In due respect to the attorney-client relationship, and as Project Manager for this site, I respectfully request permission to access the property named above: to evaluate the location and condition of the drums currently stored on the property. The intention of this effort is to understand the relevance of their presence on the 28 River Street property to future Site Investigation needs. I will do my best to visit the property within a schedule that is most convenient to CRDC.

In a separate issue, the Vermont RCRA related staff are currently in communication with the CRDC environmental contractor, Mr. Paul Daly, to support the proper disposal of the drums.

The State of Vermont is grateful for your attention to this access request in the most expedient manner, and hopes that the information provided by yourself, Mr. Townsend and Daly Environmental will facilitate the proper disposal of the drums.

sincerely,

Hugo Martinez Cazón
Vermont Department of Environmental Conservation
Project Manager
Sites Management Section

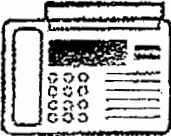
Cc: Erick Titrud Attorney General's Office
Win Townsend Connecticut River Development Corporation
Paul Daly Daly Environmental
Alan Peterson United States Environmental Protection Agency



F A X

Daly Environmental Contracting, LLC

POB 894 South Royalton, VT 05068
environmentalcontracting@gmail.com



To WIN TOWNSEND
Fax number: 802 674 6699

From: Paul Daly
Fax number: (802) 763-7035

Date: 12/14/06

Regarding: SHARPE PLAN

Phone number for follow-up:
(802) 296-1796 5 P80

Comments:

241-3296

Phone: (802) 296-1796

Fax: (802) 763-7035



P.O. Box 894

S. Royalton, VT 05068

EnvironmentalContracting@gmail.com

December 13, 2006

CRDC
Win Townsend
PO Box 88
28 River Street
Windsor, VT 05089

Re: Sample Plan

Dear Win

Daly Environmental Contracting (DEC) is happy to provide you with this time and materials based estimate to:

1. Create a Sampling Plan for review and approval by ANR regarding the 29 containers of waste at your location.
 - a. The Plan would include:
 - i. Assess the condition, size and volume of the contents of each container.
 - ii. Field screen the contents of each container for reactivity, and with a PID and pH indicator. Document these findings.
 - iii. Co-mingle individual containers of similar waste in shippable containers to reduce the quantity of containers sampled and potentially shipped. Please refer to the attached spreadsheet for the plan and rationale to co-mingle and sample containers.
 - iv. Sample co-mingled and/or individual containers based upon their known or suspected contents.
 1. Analytical methods 8260 and Ignitibility would be specified for each sample; results for reactivity, pH and PCB being known.
 - v. Cut and clean the emptied containers, placing the spent and contaminated wipes and supplies into a separate container for transportation and shipment, characterized as being contaminated by any and all of the analytical results received from the sampling of the 29 containers. Coordinate the transportation and recycling of the emptied and decontaminated containers.
 - vi. Label and position containers safely on site in anticipation of shipment within 90 days.
2. Implement the plan upon ANR approval.
3. Review and share the results of the sampling event with ANR.
4. Complete Waste Profiles for the transportation and shipment of the wastes for your signature.
5. Coordinate the preparation of the proper shipping papers, followed by the transportation and disposal of the wastes via approved transporter(s) and facilities.

The costs itemized on the attached spreadsheet include labor on site, supplying 11 new drums, and 15 analytical samples. Shipping, mileage, steel disposal, PPE, consumable supplies will add approximately another \$250.00 if the work can be completed in one day. None of these costs include recent communications with ANR, sample plan preparation, or final disposal costs.

If you approve of this plan, please sign, date and return a copy of this letter by fax or mail. Terms are: payment due upon receipt of invoice.

Signed. _____ Dated.

Daly Environmental Contracting thanks you in advance for trusting us as a valued contractor for your problem solving needs. Please call me if you have any questions at (802) 296-1796.

Sincerely,

Paul T. Daly

CROC Waste Inventory
Revised 12/13/06
PTD

Sample No.	Container No.	Size	Style	Gallons	Description	
A	1	275	Tank	50	Oily Sludge	Contents may include waste oil and/or #2 fuel oil Co-Mingle and package into 2x55DM for T&D. Cut and clean the 275 tanks.
	2	275	Tank	30	Oily Sludge	
B	3	30	DF	10	Fuel oil and water	Co-mingle into 2x55DM for T&D, cut and clean the four DF containers.
	8	30	DF	30	Fuel oil and water	
	9	30	DF	30	Fuel oil and water	
	10	30	DF	30	Fuel oil and water	
C	4	5	DF	5	Oily Water	Co-mingle into 2x55DM for T&D, cut and clean the two DF containers.
	5	30	DF	10	Gas Water	
	17	5	DM	5	Gasoline and water	
	18	55	DM	5	Gasoline and water	
D	6	06	DM	46	City Water	Co-mingle into 2x55DM for T&D. Cut, clean the two DF containers.
	13	55	DM	30	Oily Water	
	14	5	DF	5	Oily water	
	15	5	DF	5	Oily water	
	7	55	DM	0		
E	11	55	DM	55	Water soluble oil and water	Individual sample.
	12	55	DM	55	Unopened drum of oil: see notes	No sample: Virgin, unopened water soluble oil product known.
	16	55	DM	55	Oily water, pH 4	Individual sample.
F	19	55	DM	10	Oily water	Co-mingle into 1x55DM for T&D.
	20	55	DM	10	Oily sludge	
	21	55	DM	10	Oily sludge	
G	22	55	DM	55	Waste oil sludge and water	Individual sample
H	23	55	DM	55	Waste oil sludge and water	Individual sample
I	24	55	DM	55	Waste Oil and water	Individual sample
J	25	55	DM	55	Waste oil and water	Individual sample
K	26	55	DM	55	Waste oil and water	Individual sample
L	27	55	DM	55	Waste oil and water	Individual sample
M	28	55	DM	55	Waste oil and water	Individual sample
N	30	55	DM	55	Waste oil and water	Individual sample
O	29	30	DM	30	Pure? Degreaser. TCE.	Overpack into a 1x55DM for T&D. individually sampled.
15 samples				955	Approximate Total Gallons	

Notes

Drum # 12 is an unopened drum of White and Bagley P/N 35210 water soluble cutting oil.
Drum # 29 is TCE, probably virgin. Will be overpacked and shipped separately as listed waste.

CRDC Waste Inventory
Revised 12/13/06
PTD

Sample No.	Container No.	Size	Style	Gallons	Description	Cost	
A	1	275	Tank	50	Oil Sludge	Contents may include waste oil and/or #2 fuel oil Co-mingle and package into 2x55DM for T&D. Cut and clean the 275 tanks.	\$350
	2	275	Tank	30	Oil Sludge		
B	3	30	DF	10	Fuel oil and water	Co-mingle into 2x55DM for T&D, cut and clean the four DF containers.	\$350
	8	30	DF	30	Fuel oil and water		
	9	30	DF	30	Fuel oil and water		
	10	30	DF	30	Fuel oil and water		
C	4	5	DF	5	Oil Water	Co-mingle into 2x55DM for T&D, cut and clean the two DF containers.	\$300
	5	30	DF	10	Gas Water		
	17	5	DM	5	Gasoline and water		
	18	55	DM	5	Gasoline and water		
D	6	95	DM	45	Oil Water	Co-mingle into 2x55DM for T&D. Cut, clean the two DF containers.	\$350
	13	55	DM	30	Oil Water		
	14	5	DF	5	Oil water		
	15	5	DF	5	Oil water		
	7	55	DM	0			
E	11	55	DM	55	Water soluble oil and water	Individual sample.	\$225
	12	55	DM	55	Unopened drum of oil: see notes.	No sample: Virgin, unopened water soluble oil product known	0
	16	55	DM	55	Oil water, pH 4	Individual sample.	\$225
F	19	55	DM	10	Oil water	Co-mingle into 1x55DM for T&D.	\$225
	20	55	DM	10	Oil sludge		
	21	55	DM	10	Oil sludge		
G	22	55	DM	55	Waste oil sludge and water	Individual sample	\$1,200
H	23	55	DM	55	Waste oil sludge and water	Individual sample	
I	24	55	DM	55	Waste oil and water	Individual sample	
J	25	55	DM	55	Waste oil and water	Individual sample	
K	26	55	DM	55	Waste oil and water	Individual sample	
L	27	55	DM	55	Waste oil and water	Individual sample	
M	28	55	DM	55	Waste oil and water	Individual sample	
N	30	55	DM	55	Waste oil and water	Individual sample	
O	29	30	DM	30	Pure? Degreaser. TCE.	Overpack into a 1x55DM for T&D. Individually sampled.	\$250
15 samples				955	Approximate Total Gallons		Estimate \$2,475

Notes

Drum # 12 is an unopened drum of White and Bagley P/N 36210 water soluble cutting oil.
Drum # 29 is TCE, probably virgin. Will be overpacked and shipped separately as F listed waste.

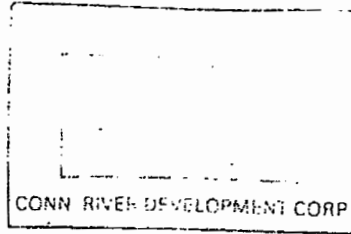


VERMONT

State of Vermont
Agency of Natural Resources
Department of Environmental Conservation
Waste Management Division
103 South Main Street/West Building
Waterbury, VT 05671-0404
(802) 241-3888
FAX (802) 241-3296

December 11, 2006

Mr. Matt Birmingham, Esq.
Birmingham and Moore, P.C.
71 Main Street, P.O. Box 247
Ludlow, Vermont 05149-0247



Certified Mail # 7002 2410 0007 0266 2814

Re: Connecticut River Development Corporation, 28 River St, Windsor property
(SMS # 2000-2797)

Dear Mr. Birmingham:

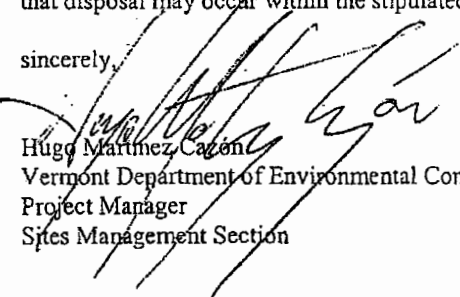
Following my attempts to contact you by phone, I am offering this letter in hopes of receiving information that will allow the State of Vermont to process the request made by Connecticut River Development Corporation (CRDC) to dispose of drums of waste currently located at the 28 River Street property in Windsor. Because this is currently a Sites Management Section listed property, under SMS # 2000-2797, and is currently in negotiation between our Attorney General's office and yourself, as legal representative to CRDC, I am directing my requests to you, rather than directly to Mr. Townsend.

Mr. Townsend has contracted EPS of Vermont to dispose of "non-hazardous oils + water" and "1 X 55 DM TCE". Mr. Paul Daly, of Daly Environmental has made a request for a temporary EPA ID number for that purpose, which is processed by the State of Vermont. Because to our knowledge the CRDC is currently not involved in production activities that generate TCE, we would like to clarify the origin of this waste. It is customary to request the analytical chemistry records that identify the characteristics of the waste. The State of Vermont requests therefore, that CRDC and Daly Environmental provide these for our review.

Our records also show: a previous, 2004 request for a temporary EPA ID made by TetraTech, to dispose of a number of waste drums from the same address. We would also like CRDC to clarify whether the drums listed in the 2004 request were disposed at the time of the temporary EPA ID number, in 2004.

The State of Vermont is grateful for your attention to this matter in the most expedient manner, and hopes that the information provided by yourself, Mr. Townsend and Daly Environmental will facilitate the processing of the Temporary EPA ID number, so that disposal may occur within the stipulated provisions of federal RCRA law.

sincerely,


Hugo Martinez, Esq.
Vermont Department of Environmental Conservation
Project Manager
Sites Management Section

Cc: Erick Titrud Attorney General's Office
Win Townsend Connecticut River Development Corporation
Paul Daly Daly Environmental
Alan Peterson United States Environmental Protection Agency





talk to Ash

STATE OF VERMONT
WASTE MANAGEMENT DIVISION
103 SOUTH MAIN STREET/WEST OFFICE
WATERBURY, VERMONT 05671-0404
(802) 241-3119
FAX (802) 241-3296

TEMPORARY EPA ID # REQUEST

VTP	
DATE ISSUED	
GENERATORS NAME: (FINANCIALLY RESPONSIBLE)	CONNECTICUT RIVER DEVELOPMENT CORP
MAILING ADDRESS:	PO BOX 88
CITY:	WINDSOR
STATE:	VT
ZIP & 4:	05089
ACTUAL SITE LOCATION:	CONNECTICUT RIVER DEVELOPMENT CORP
STREET, ROUTE: (PHYSICAL LOCATION)	28 RIVER ST.
CITY:	WINDSOR
STATE:	VT
ZIP & 4:	05089
CONTACT PERSON:	WIN TOWNSEND
PHONE NUMBER	(802) 674 9202
ADDRESS (MAILING)	PO BOX 88
CITY:	WINDSOR
STATE:	VT
ZIP & 4:	05089
DESCRIPTION OF WASTE: (UNUSUAL CIRCUMSTANCES, SPILLS, VOLUME, ETC)	① NON-HAZ OILS + WATER ② 1255 DM TCE.
TRANSPORTER:	EPS OF VT
FACILITY:	EPS OF VT
REQUESTED BY: (PERSON)	P. DALY
COMPANY	DALY ENVIRON. CONTR.
PHONE (802) 296 1796	FAX (802) 763 7035


*Pile of
Drums
in parking lot.
UTP 000011938
8/3/04*

In the event that the analytical results indicate that the waste is hazardous, the price and transportation costs per gallon and per drum will rise dependant upon the waste composition. Therefore, it would be prudent to sample the waste first in order to create a firmer estimate.

Assumptions:


- Access to 110V, 15A electricity
- Free and clear access.
- Quote good for 30 days.

I have reserved a vacuum truck for Thursday, 12/14/06 to remove the bulk load. The TCE drum would be picked up separately. If you approve of this quote and schedule, please sign, date and return a copy of this letter by fax or mail. Terms are: COD.

 Signed. WIT 12-11-06 Dated.

Daly Environmental Contracting thanks you in advance for trusting us as a valued contractor for your problem solving needs. Please call me if you have any questions at (802) 296-1796.

Sincerely,


Paul T. Daly

S
IS
e
US

CHAIN OF CUSTODY RECORD

587 East Middle Turnpike, P.O. Box 370, Manchester, CT 06040
 Email: service@phoenixlabs.com Fax (860) 645-0823

Client Services (860) 645-8726

Temp _____

Data Delivery (check one):
 Fax #:
 Email:
 Format: Excel Pdf Gis Key

Customer: DALY ENVIRONMENTAL
 Address: POB 894
50 ROXTON VT 05068

Project: CRDC
 Report to: DALY
 Invoice to: DALY

Project P.O.: CRDC
 Phone: 802 296 1796
 Fax #: 802 763 7337

Client Sample Information - Identification
 Sampler's Signature: [Signature]
 Date: 10/4/06

Analysis Request

Matrix Code:
 DW=drinking water WW=wastewater S=soil/solid O=Oil
 GW=groundwater SL=sludge A=air X=Other

Item #	Phoenix Sample #	Customer Sample Identification	Sample Matrix	Date Sampled	Time Sampled
1		COMPOSITE	O	10/4/06	1200

FLASH # 02260 RCRA B METALS

Soil VOA Vial methanol 500 Bismutale	3	3	59052
GL Soil container () oz			
GL Soil container (4) oz			
40 ml VOA Vial As is HCl			
GL Amber 1000ml As is H2SO4			
PL As is 250ml 1500ml 1000ml			
PL H2SO4 250ml 500ml			
PL HNO3 250ml			
PL NaOH 250ml			
Bacteria ES			

Relinquished by: Dan
 Accepted by: [Signature]
 Date: 10/11/06
 Time: 9:36

Turnaround:
 1 Day*
 2 Days*
 3 Days*
 Standard
 Other
 * Surcharge Applies

Requirements for CT/RI:
 Res. Criteria
 GW Protection
 GA Mobility
 GB Mobility
 SW Protection
 Res. Vol.
 Ind. Vol.

Requirements for MA:
 GW-1
 GW-2
 GW-3
 S-1
 S-2
 S-3
 MCP Certification
 Other

Comments, Special Requirements or Regulations:

FRIEDMAN & BRUYA, INC.
ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com



DATE: 10/30/06
TO: Paul Daly
COMPANY: Daly Environmental PROJECT ID: CRDC
FAX #: (802) 763-7035 PHONE #: _____
FROM: Michelle

We are sending you the following:

# Pages/Documents (Including cover sheet)	Description
2	PCB results

These are transmitted as indicated:

- For your use
 For review and comment
 For your signature and return
 As requested
 As noted
 Other _____

Remarks: _____

For items sent via Fax:

Original: Will Follow Will Not Follow

IMPORTANT

THIS FACSIMILE MESSAGE MAY CONTAIN INFORMATION WHICH IS PRIVILEGED, CONFIDENTIAL AND INTENDED ONLY FOR THE ADDRESSEE NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY COPYING OF THIS COMMUNICATION OR DISSEMINATION OR DISTRIBUTION OF IT TO ANYONE OTHER THAN THE INTENDED RECIPIENT IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AT (800) 487-8231 AND WE WILL ARRANGE FOR DISPOSITION OF THE MATERIAL INADVERTENTLY DELIVERED TO YOU.

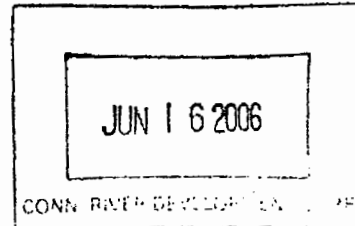
Phone: (802) 296-1796
Fax: (802) 763-7035



P.O. Box 894
S. Royalton, VT 05068
EnvironmentalContracting@gmail.com

June 15, 2006

CRDC
Win Townsend
PO Box 88
28 River Street
Windsor, VT 05089



Re: Commercial Drums Cleanup

Dear Win

Daly Environmental Contracting (DEC) is happy to provide you with this time and materials based estimate to:

Collect and ship to certified labs composite samples of +/- 25 drums and containers of what is believed to be mixed oils and water for analysis for Flash, 8260, RCRA-8 and PCB. These tests are required in advance for either of the disposal facilities which may accept this waste. The cost to collect, ship and analyze the samples and to present the findings to CRDC is estimated at \$750.00.

Empty the liquid from the containers into a vacuum truck and transport the liquid waste for reclamation. Assuming 1000 gallons of liquid at 1.00/gallon vacuumed, 4 hours of vacuum truck mobilization and time on site at \$100/hour, vacuum truck transportation at \$950.00 and fuel surcharge of 25% at \$237.50. This portion of this estimate totals \$ 2587.50.

Cut open and clean out each used container. Package the remaining non-pumpable sludge and/or solids into an estimated three 55 gallon drums to be supplied by DEC. Transport and ship these three drums as oily waste. Transport and dispose by recycling as scrap steel the used steel containers. Scrape and remove using floor absorbents what petroleum residue may remain on the surface of the concrete beneath the drums. Supply tools, consumables and supplies. This portion of this estimate assumes three empty drums at \$50 each, three shipped drums at \$300 each, 10 hours on labor on site at \$75/hr. This portion of this estimate totals \$ 2320.00.

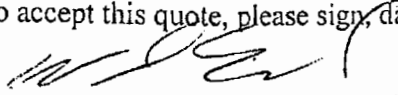
In the event that the analytical results indicate that the waste is hazardous, the price and transportation costs per gallon and per drum will rise dependant upon the waste composition. Therefore, it would be prudent to sample the waste first in order to create a firmer estimate.

Assumptions:

- Access to 110V, 15A electricity
- Free and clear access.
- Quote good for 30 days.

*U.K. - T.J.
9-27-06*

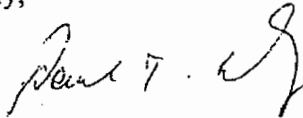
To accept this quote, please sign, date and return a copy of this letter by fax or mail. Terms are: COD.



Signed. 9-27-06 Dated.

Daly Environmental Contracting thanks you in advance for trusting us as a valued contractor for your problem solving needs. Please call me if you have any questions at (802) 296-1796.

Sincerely,



Paul T. Daly



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06040
 Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report
 October 19, 2006

FOR: Mr. Paul Daly
 Daly Environmental Contracting
 PO Box 894
 171 Chelsea Street
 South Royalton, VT 05068

<u>Sample Information</u>	<u>Custody Information</u>	<u>Date</u>	<u>Time</u>
Matrix: OIL	Collected by:	10/04/06	12:00
Location Code: DALY-ENV	Received by: LP	10/11/06	9:36
Rush Request:	Analyzed by: see "By" below		
P.O.#:			

Laboratory Data

SDG I.D.: GAH59052
 Phoenix I.D.: AH59052

Client ID: CRDC COMPOSITE

Parameter	Result	RL	Units	Date	Time	By	Reference
Silver	< 1.0	1.0	mg/kg	10/12/06		T/E	6010/E200.7
Arsenic	< 1.0	1.0	mg/kg	10/12/06		T/E	6010/E200.7
Barium	1.88	1.0	mg/kg	10/12/06		T/E	6010/E200.7
Cadmium	< 1.0	1.0	mg/kg	10/12/06		T/E	6010/E200.7
Chromium	< 5.0	5.0	mg/Kg	10/12/06		T/E	6010/E200.7
Mercury	< 0.50	0.50	mg/kg	10/13/06		RS	SW-7471
Lead	34.1	5.0	mg/kg	10/12/06		T/E	6010/E200.7
Selenium	< 2.5	2.5	mg/kg	10/12/06		T/E	6010/E200.7
Flash Point	139	200	degree F	10/11/06		KL/JL	SW846 - 1010
Ignitability	Failed	140	deg F	10/11/06		KL/JL	SW846 - 1010
Mercury digestion	Completed			10/12/06		D	SW7471
Total Metals Digest	Completed			10/11/06		AG	SW846-3031

Volatiles

1,1,1,2-Tetrachloroethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,1,1-Trichloroethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,1,2,2-Tetrachloroethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,1,2-Trichloroethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,1-Dichloroethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,1-Dichloroethene	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,1-Dichloropropene	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,2,3-Trichlorobenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,2,3-Trichloropropane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,2,4-Trichlorobenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,2,4-Trimethylbenzene	1300	1000	mg/Kg	10/18/06		RM	SW8260

Parameter	Result	RL	Units	Date	Time	By	Reference
1,2-Dibromo-3-chloropropane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,2-Dibromoethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,2-Dichlorobenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,2-Dichloroethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,2-Dichloropropane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,3,5-Trimethylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,3-Dichlorobenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,3-Dichloropropane	ND	1000	mg/Kg	10/18/06		RM	SW8260
1,4-Dichlorobenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
2,2-Dichloropropane	ND	1000	mg/Kg	10/18/06		RM	SW8260
2-Chlorotoluene	ND	1000	mg/Kg	10/18/06		RM	SW8260
4-Chlorotoluene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Benzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Bromobenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Bromochloromethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Bromodichloromethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Bromoform	ND	1000	mg/Kg	10/18/06		RM	SW8260
Bromomethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Carbon tetrachloride	ND	1000	mg/Kg	10/18/06		RM	SW8260
Chlorobenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Chloroethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Chloroform	ND	1000	mg/Kg	10/18/06		RM	SW8260
Chloromethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
cis-1,2-Dichloroethene	ND	1000	mg/Kg	10/18/06		RM	SW8260
cis-1,3-Dichloropropene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Dibromochloromethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Dibromomethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Dichlorodifluoromethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Ethylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Hexachlorobutadiene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Isopropylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
m&p-Xylene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Methyl tert-butyl ether (MTBE)	ND	2000	mg/Kg	10/18/06		RM	SW8260
Methylene chloride	ND	1000	mg/Kg	10/18/06		RM	SW8260
n-Butylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
n-Propylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Naphthalene	ND	1000	mg/Kg	10/18/06		RM	SW8260
o-Xylene	ND	1000	mg/Kg	10/18/06		RM	SW8260
p-Isopropyltoluene	ND	1000	mg/Kg	10/18/06		RM	SW8260
sec-Butylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Styrene	ND	1000	mg/Kg	10/18/06		RM	SW8260
tert-Butylbenzene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Tetrachloroethene	32000	1000	mg/Kg	10/18/06		RM	SW8260
Toluene	ND	1000	mg/Kg	10/18/06		RM	SW8260



STATE OF VERMONT
 WASTE MANAGEMENT DIVISION
 103 SOUTH MAIN STREET/WEST OFFICE
 WATERBURY, VERMONT 05671-0404
 (802) 241-3119
 FAX (802) 241-3296

TEMPORARY EPA ID # REQUEST

VTP 000011938	
DATE ISSUED	8/3/04 <i>[Signature]</i>
	<small>For office use only</small>
GENERATORS NAME: (FINANCIALLY RESPONSIBLE)	U.S. EPA Region 1
MAILING ADDRESS:	1 Congress Street, Suite 1100
CITY:	Boston
STATE:	MA
ZIP & 4	02114-2023
ACTUAL SITE LOCATION:	28 River Street / Site
STREET, ROUTE: (PHYSICAL LOCATION)	28 River Street
CITY:	Windsor
STATE:	VT
ZIP & 4:	05089-1438
CONTACT PERSON:	John Meyer
PHONE NUMBER	(978) 658-7899
ADDRESS (MAILING)	Tetra Tech NUS, Inc. 55 Jonspin Rd
CITY	Wilmington
STATE	MA
ZIP & 4:	01887-1020
DESCRIPTION OF WASTE: (UNUSUAL CIRCUMSTANCES, SPILLS, LEAKS, ETC)	7 x 55-gal drums of soil cuttings (from monitor well drilling for site investigation purposes) 3 x 55-gal drums of purge water (from monitor well pumping/monitoring for site investigation purposes)
TRANSPORTER:	Clean Venture Inc.
FACILITY:	General Chemical Corp.
REQUESTED BY: (PERSON)	Paul Mastrodomenico
COMPANY	Global Remediation Services, Inc.
PHONE (617) 364-0012 x203	FAX (617) 361-5088

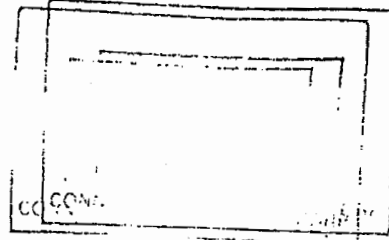
Phone: (802) 296-1796
Fax: (802) 763-7035



P.O. Box 894
S. Royalton, VT 05068
EnvironmentalContracting@gmail.com

December 7, 2006

CRDC
Win Townsend
PO Box 88
28 River Street
Windsor, VT 05089



Re: Commercial Drums Cleanup
Revised Quote and Schedule

Dear Win

The attached analytical results show that if the drum of tetrachloroethylene is shipped separately from the balance of the wastes, then the remaining +/- 1000 gallons can be cost-effectively bulk shipped as (federally) non-hazardous waste.

The drum of virgin oil: White and Bagley product # P/N 36210 is (according to Castrol Oil, who bought W&B) a water soluble oil cutting oil. (Castrol: 1-800-888-4488). This quote assumes that this drum will be co-mingled in the bulk shipment.

Daly Environmental Contracting (DEC) is happy to provide you with this time and materials based estimate to:

Collect and ship to certified labs composite samples of +/- 25 drums and containers of what is believed to be mixed oils and water for analysis for Flash, 8260, RCRA-8 and PCB. These tests are required in advance for either of the disposal facilities which may accept this waste. The cost to collect, ship and analyze the samples and to present the findings to CRDC is estimated at \$750.00.

Empty the liquid from the containers into a vacuum truck and transport the liquid waste for reclamation. Assuming 1000 gallons of liquid at 1.00/gallon vacuumed, 4 hours of vacuum truck mobilization and time on site at \$100/hour, vacuum truck transportation at \$950.00 and fuel surcharge of 25% at \$237.50. This portion of this estimate totals \$ 2587.50.

Cut open and clean out each used container. Package the remaining non-pumpable sludge and/or solids into an estimated three 55 gallon drums to be supplied by DEC. Transport and ship these three drums as oily waste. Transport and dispose by recycling as scrap steel the used steel containers. Scrape and remove using floor absorbents what petroleum residue may remain on the surface of the concrete beneath the drums. Supply tools, consumables and supplies. This portion of this estimate assumes three empty drums at \$50 each, three shipped drums at \$300 each, 10 hours on labor on site at \$75/hr. This portion of this estimate totals \$ 2320.00.

Overpack, transport and ship one drum of Tetrachloroethene. \$150.00 for the overpack container plus \$525.00 for transportation and disposal.

Sample ID: CRDC COMPOSITE

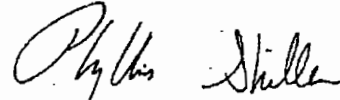
Phoenix I.D.: AH59052

Parameter	Result	RL	Units	Date	Time	By	Reference
trans-1,2-Dichloroethene	ND	1000	mg/Kg	10/18/06		RM	SW8260
trans-1,3-Dichloropropene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Trichloroethene	ND	1000	mg/Kg	10/18/06		RM	SW8260
Trichlorofluoromethane	ND	1000	mg/Kg	10/18/06		RM	SW8260
Vinyl chloride	ND	1000	mg/Kg	10/18/06		RM	SW8260
<u>QA/QC Surrogates</u>							
%4-Bromofluorobenzene (Surrogate)	93		%	10/18/06		RM	SW8260

Comments:

ND=Not detected BDL = Below Detection Limit RL=Reporting Limit

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.



Phyllis Shiller, Laboratory Director

October 19, 2006

FRIDMAN & BROWN, INC 3012 16th AV WOOD, SEATTLE WASH 9811



CHAIN OF CUSTODY RECORD

587 East Middle Turnpike, P.O. Box 370, Manchester, CT 06040
Email: service@phoenixlabs.com Fax (800) 645-0823

Client Services (866) 645-8726

Temp _____
Data Delivery (check one):
 Fax #:
 Email:
Format: Excel Pdf Gis Key

Customer: DALY ENVIRONMENTAL CONTROLS
Address: POB 894, 2467 RIVINGTON HILL RD
Su. ROYALTON, VT 05068

Project: CRUX
Report to: DALY
Invoice to: DALY

Project P.O.: 1250
Phone #: 802 296 1796
Fax #: 802 763 7035

Client Sample - Information - Identification
Sampler's Signature: Paul D. J. Date: 10/4/06

Analysis Request

Soil VOA Vial () methanol () 1oz
GL Soil container () 1oz
GL Soil container () 1oz
40 ml VOA Vial () 1oz
GL Amber 1000ml () As is () HCl
PL As is () 1250ml () 500ml () 1000ml
PL H2SO4 () 1250ml () 500ml
PL HNO3 250ml
PL NaOH 250ml
Bacteria Bottle

Matrix Code:
Drinking water WW=wastewater S=soil/solid O=Oil
Groundwater SL=sludge A=air X=Other

Phoenix Sample #	Customer Sample Identification	Sample Matrix	Date Sampled	Time Sampled
	COMPOSITE	O	10/4/06	1200
PLEASE CALL 802 296 1796 FOR ANY CREDIT CARD INFO TO INVOICE ME				

Relinquished by: [Signature] Accepted by: [Signature] Date: 10/10/06 Time: _____

- Turnaround:
- 1 Day*
 - 2 Days*
 - 3 Days*
 - Standard
 - Other
- * Surcharge Applies

- Requirements for CT/RI
- Res. Criteria
 - GW Protection
 - GA Mobility
 - GB Mobility
 - SW Protection
 - Res. Vol.
 - Ind. Vol.

- Requirements for MA
- GW-1
 - GW-2
 - GW-3
 - S-1
 - S-2
 - S-3
 - MCP Certification
 - Other

Comments, Special Requirements or Regulations:

FAR to: 674-6699

12/20/06

WIN

I'll be over wed. AFTERNOON
TO TIE UP SOME LOOSE ENDS
AND LABEL THE DRUMS.

WE SHOULD TALK ABOUT THE
DRUM STORAGE REGULATIONS

INVOICE + ESTIMATE ATTACHED.

Shel

Paul

4 ps

2-20-07

AVP
EN 504
WIDU





ENVIRONMENTAL ENGINEERING AND CONSULTING

ph (802) 229-4600
fax (802) 229-5876
100 State Street, Suite 600
Montpelier, VT 05602
www.johnsonco.com

December 2, 2005

Patricia Coppolino
State of Vermont, Department of Environmental Conservation
Waste Management Division
103 South Main Street/West Building
Waterbury, Vermont 05671-0404

Re: Targeted Brownfields Site Assessment and Site Conceptual Model
Downtown Windsor Brownfield Redevelopment Project
JCO Project No. 3-2202-11

Dear Ms. Coppolino:

The Johnson Company is pleased to present the following Targeted Brownfield Site Assessment and Site Conceptual Model report to the Vermont Department of Environmental Conservation (VTDEC). This report is intended to provide information pertaining to subsurface contamination within the downtown Windsor study area for the purpose of understanding its potential impact on future redevelopment activities.

We trust that this report satisfies the current needs of the VTDEC. Should you have any questions or require additional assistance, please do not hesitate to contact us at 229-4600. Thank you for the opportunity to be of assistance to the VTDEC on this project.

Sincerely,

THE JOHNSON COMPANY, INC.

By: Rhonda Kay
Rhonda T. Kay
Project Engineer

By: Chad R. Farrell
Chad R. Farrell, P.E.
Senior Project Engineer

C: Diane Kelley, US EPA
Becky Basch, SWCRPC
Don Howard, Town of Windsor

Attachment

K\3-2202-11\Investigation\InvestigReport_12-02-05_FINAL.doc

**Targeted Brownfields Site Assessment and Site
Conceptual Model**

**Windsor Downtown Brownfield Redevelopment Project
Windsor, Vermont**

December, 2005

Prepared for:

**State of Vermont, Department of Environmental Conservation
Waste Management Division
103 South Main Street / West Building
Waterbury, Vermont 05671-0404**



THE JOHNSON COMPANY
1000 WEST MAIN STREET
WATERBURY, VT 05671-0404

December 2, 2005

Patricia Coppolino
State of Vermont, Department of Environmental Conservation
Waste Management Division
103 South Main Street/West Building
Waterbury, Vermont 05671-0404

Re: Targeted Brownfields Site Assessment and Site Conceptual Model
Downtown Windsor Brownfield Redevelopment Project
JCO Project No. 3-2202-11

Dear Ms. Coppolino:

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Sincerely,

THE JOHNSON COMPANY, INC.

By: _____
Rhonda T. Kay
Project Engineer

By: _____
Chad R. Farrell, P.E.
Senior Project Engineer

C: Diane Kelley, US EPA
Becky Basch, SWCRPC
Don Howard, Town of Windsor

Attachment

K:\3-2202-11\Investigation\InvestigReport_12-02-05_FINAL.doc

EXECUTIVE SUMMARY

The Johnson Company was retained by the Vermont Department of Environmental Conservation (VTDEC) to perform a related Targeted Brownfields Site Assessment and develop a Site Conceptual Model of contamination in the downtown core of Windsor, Vermont (the Study Area). This effort was accomplished by generating an initial Site Conceptual Model for the downtown study area and then subsequently using this information as a foundation for a thorough subsurface investigation to address any data gaps and provide information to be utilized in the planning process for future redevelopment activities. The results of the Targeted Brownfields Site Assessment were used to delineate the extent(s) of known contamination issues across the Study Area and allow a preliminary assessment of risks that may result from this contamination. Recommendations were then provided to address issues related to subsurface contamination within the Study Area. The results of the investigation were then used to refine the Site Conceptual Model to provide an up to date illustration of contamination issues affecting the downtown Windsor study area.

CONCLUSIONS

The Targeted Brownfields Site Assessment included screening-level analysis of numerous compounds of concern in soil, soil vapor and groundwater samples collected from the Study Area, laboratory analysis of confirmatory samples based on findings of the screening level data, and comparison of data with published or derived risk values. The results of this assessment confirm that the compound of greatest concern within the Study Area is perchloroethylene (PCE). Issues pertaining to PCE and other compounds of concern including coal tar, metals and petroleum that were observed within the study area are discussed below.

Extent of PCE Contamination

Previously suspected sources of PCE contamination, including the former drycleaner on Depot Avenue and the former store/current apartment building located at the intersection of Depot Avenue and Railroad Avenue were ruled out as sources by the results of this assessment. Instead, groundwater analyses conducted during this investigation indicate that the highest concentration of PCE exists in an isolated area around the Stacey MW-202 well, which is located in the approximate center of a large, ten (10) inch thick concrete pad immediately to the east of the Windsor Station Restaurant/train station. In its current condition, the concrete pad is relatively impervious (with the exception of the monitoring well, which was installed after PCE was detected at other nearby properties). As such, the results of the investigation indicate that although the source of the PCE originates near this location, there does not appear to be a currently on-going PCE discharge to groundwater.

Although PCE concentrations in groundwater appear to decline significantly within approximately 100 feet of the source area, PCE levels exceeding the VGES of 5 mg/L (ppb) are present throughout much of the study area. The PCE groundwater plume generally follows the direction of groundwater flow from the source area towards the south and southeast. The highest

concentrations of PCE in groundwater appear to exist on the properties owned by the Canadian National Railway Company (CN).

Although the depth to groundwater in the PCE-impacted areas is relatively significant over the majority of the Site (between seven (7) feet near the source area and over 20 feet b.g.s. at areas east of the railroad tracks), soil vapor data collected during this investigation indicate that the migration of vapor phase PCE to near surface soils appears to be occurring. The plume of PCE-impacted soil gas appears to generally follow the groundwater plume from the source area to the south through the middle of the Study Area; however, south of River Street, PCE concentrations in soil vapor continue to be somewhat elevated approaching Foster Avenue although groundwater concentrations along the same path decrease significantly. Risk-based screening values were exceeded near the groundwater source area, near the middle of River Street and at one location on Foster Avenue.

Risk to Human Health from PCE in Groundwater and Soil Vapor

Risk to human health from PCE in groundwater is limited by the following factors: groundwater is not currently used for drinking in Windsor; the depth to groundwater is sufficiently great to not be a factor in most construction projects; and the levels appear to attenuate significantly before groundwater reaches the Connecticut River. However, the presence of PCE in groundwater appears to have resulted in the presence of PCE vapors in near surface soils. Since there are no applicable, promulgated soil vapor standards in Vermont, risk-based soil gas screening criteria for volatile organic compounds that exceeded EPA screening levels were derived by AMEC Earth and Environmental for this project. AMEC determined that the criterion for PCE was lower than the laboratory results at eleven (11) locations, which generally define a plume that extends from the source area near the Windsor Station Restaurant towards the southeast. These findings indicate that the presence of PCE in certain locations within the Study Area may result in unacceptable risk to indoor air for unprotected structures.

Extent of Coal Tar/PAH Contamination

During soil coring and groundwater profiling activities, free product characteristic of coal tar (very thick, brownish-black liquid with associated sheens and a strong petroleum odor) was encountered near drilling rig refusal at locations east of the former Windsor Gas Works coal gasification plant. In this area, refusal is likely fractured bedrock at a depth of approximately 25 to 34 feet, but may also be a hard till or cobble layer. According to cross-sections derived from the soil coring results (shown in Figures 10A and 10B), the bedrock in this area slopes down from the west to form a localized low point at approximately 34 b.g.s. near the J-S-RR2 location, in which the coal tar appears to have collected. This low spot has apparently served to impede the further spread of coal tar to the east of the railroad tracks and to the south of the Windsor Area Connection building, as evidenced by the distribution of coal tar in the coring samples. One soil core in the grassy parking area directly to the east of the Levesque Plumbing and Heating building showed evidence of black staining, petroleum odor, and high PAH concentrations in soils at approximately five (5) feet b.g.s. It is possible that this product is a

partitioned fraction of coal tar, which is composed of both light and dense non-aqueous phase liquids, but the appearance and odor was also similar to that of weathered diesel or fuel oil.

The concentrations of two coal-tar related compounds in groundwater, 1,2,4-trimethylbenzene and naphthalene, exceeded their respective standards at the groundwater profiling point in Railroad Avenue to the east of the grassy parking lot, J-GW-RR3. The profiling tip used in this hole was also stained with coal tar upon removal, but there was no evidence of free product in the groundwater sample.

Risk to Human Health from Coal Tar/PAH Contamination

Around much of the former Windsor Gas Works site, the depth to observable coal tar is significant and the risk to future occupants or construction workers at the site is therefore considered low. As soil vapor screening and sampling did not detect volatile compounds at levels above derived screening levels, there appears to be little impact to near-surface soil gas from the volatile components of the coal tar at depth. However, in the grassy parking area to the east of the Levesque building, PAH contamination is closer to the surface and may pose risks to workers or occupants if disturbed.

Extent of Metals Contamination

Despite the historical presence of multiple machine shops and foundries in the study area, elevated metals concentrations in soil at the Site were limited to two metals, arsenic and lead, which were detected at slightly elevated concentrations in only two (2) of 90 sampling locations. Although arsenic levels in all of the analytical samples and likely all of the XRF screening samples were greater than the Region 9 PRG, they fall within the range of native soil concentrations of approximately 1 to 50 mg/kg for arsenic as published by many researchers (Dragun, 1988; Shacklette and Boerngen, 1984; EPA, 1983). Concentrations of lead which exceeded the Region 9 Residential PRG were detected in two screening samples, one of which was confirmed by laboratory analysis in the grassy parking area to the east of the Levesque building.

Risk to Human Health from Metals Contamination

Risk due to metals appears to be limited to the grassy parking area to the east of the Levesque building, and is primarily associated with the presence of lead and arsenic in surficial soils. Exposure risk to these metals would primarily be in the form of dermal contact by future site construction workers and visitors to the Site.

Extent of Petroleum Contamination

Several isolated areas of petroleum contamination were identified in previous investigations conducted throughout the study area. With the exception of an area located just north of the Stacy property, these areas appear to have limited remaining contamination, as the majority of these sites have been closed to additional investigation by the State of Vermont. However, it should be noted that while soil vapor and groundwater data collected during the Targeted Brownfields Assessment detailed in this report do not indicate the presence of

widespread petroleum contamination within the Study Area, given the industrial legacy of downtown Windsor, additional localized areas of petroleum-impacted soils may be present within the Study Area. Examples of these localized areas include the presence of minor amounts of petroleum on the bottom of one of the concrete cores collected from near the Depot Station restaurant and the potential presence of petroleum at near surface intervals in the soil boring advanced in the grassed area behind the Levesque building (J-S-Wag-1).

Risk to Human Health from Petroleum Contamination

Risk due to petroleum appears to be limited to that posed by relatively minor quantities of impacted soil in isolated locations within the Study Area. Potential exposure to petroleum would primarily be in the form of inhalation and dermal contact by future site construction workers during any redevelopment activities within the Study Area. The data generated during this investigation does not indicate the presence of widespread soil vapor or groundwater contamination by petroleum compounds within the Study Area.

RECOMMENDATIONS

The following recommendations are made to address the risks to human health that may be caused or exacerbated by redevelopment of the study area, and to address risks that may be posed to existing occupants.

Recommendations Regarding Potential PCE Exposure Risks

The results of this study indicate that the inferred plumes of PCE in groundwater and soil vapor may extend below a limited number of residential and commercial properties. Because PCE is highly volatile, it has the potential to enter a building after migrating upwards through the soil. As very little is known about the interior conditions of the buildings that are located above the soil vapor and groundwater PCE plumes, indoor air sampling is recommended as the logical next step to determine if residents are at risk of exposure to PCE at concentrations that may present health concerns. If buildings are found to be impacted at concentrations representing potential concern, passive, subslab venting systems (similar to those used for mitigating radon gas) retrofitted into existing buildings have been found to be effective in lowering the concentrations in indoor air.

There are several accepted options for reducing concentrations of PCE in groundwater which may have the result of reducing the source of elevated PCE concentrations in soil vapor. While research has shown that the in-situ remediation of PCE in groundwater is more challenging than other contaminants such as petroleum, methods including chemical reduction, biologically enhanced remediation, and pump and treat methods have been successfully employed. The Johnson Company recommends that a detailed feasibility study be conducted to evaluate the efficacy of potential remediation solutions and, if applicable, select the most appropriate alternative for the Study Area (which may also include monitored natural attenuation as no immediate health or environmental risks exist from the PCE in groundwater). It should be noted that soil vapor extraction has been used to address impacted soil vapor, however, this

method may require years to complete. Therefore, the use of subslab ventilation or an impermeable membrane may be considered prudent in the interim should testing of buildings above impacted soil vapor indicate PCE impacts within these structures. For future redevelopment scenarios, it may be appropriate to consider commercial usage on the ground floors of any future buildings, with the upper floors reserved for residential space (Siegel, 2005). All of these issues should be addressed in a detailed remediation feasibility analysis for the mitigation of impacts caused by the PCE to groundwater and soil vapor in the downtown Windsor study area.

The Johnson Company also recommends that deed restrictions on the installation of drinking water wells in the PCE-impacted area should be considered in and around the study area.

Recommendations Regarding Potential PAH/Coal Tar Exposure Risks

In much of the area affected by coal tar, the depth to contamination is relatively great (20 feet or more), and the risk of contacting coal tar is thus limited. Deed restrictions which indicate the presence of this contamination and disallow the installation of drinking water wells should be considered for all properties immediately west of and including Railroad Avenue.

Recommendations Regarding Potential Metals Exposure Risks

Potential risks posed by elevated concentrations of lead in surficial soil to the east of the Levesque building are currently being mitigated by a grass cover. However, if this area is redeveloped in the future, The Johnson Company recommends the removal and off-site disposal of the top six (6) inches of soil. Alternatively, placement of a 6 to 12 inch layer of clean fill (topsoil or general backfill) would effectively isolate the surficial contamination. Although this would likely be more cost-effective than removal, a deed restriction may be necessary to ensure that future uses of the Site do not expose the metals-contaminated soils. Removal or covering of this material would eliminate the risk associated with dermal contact to these soils by construction workers and future visitors to the Site.

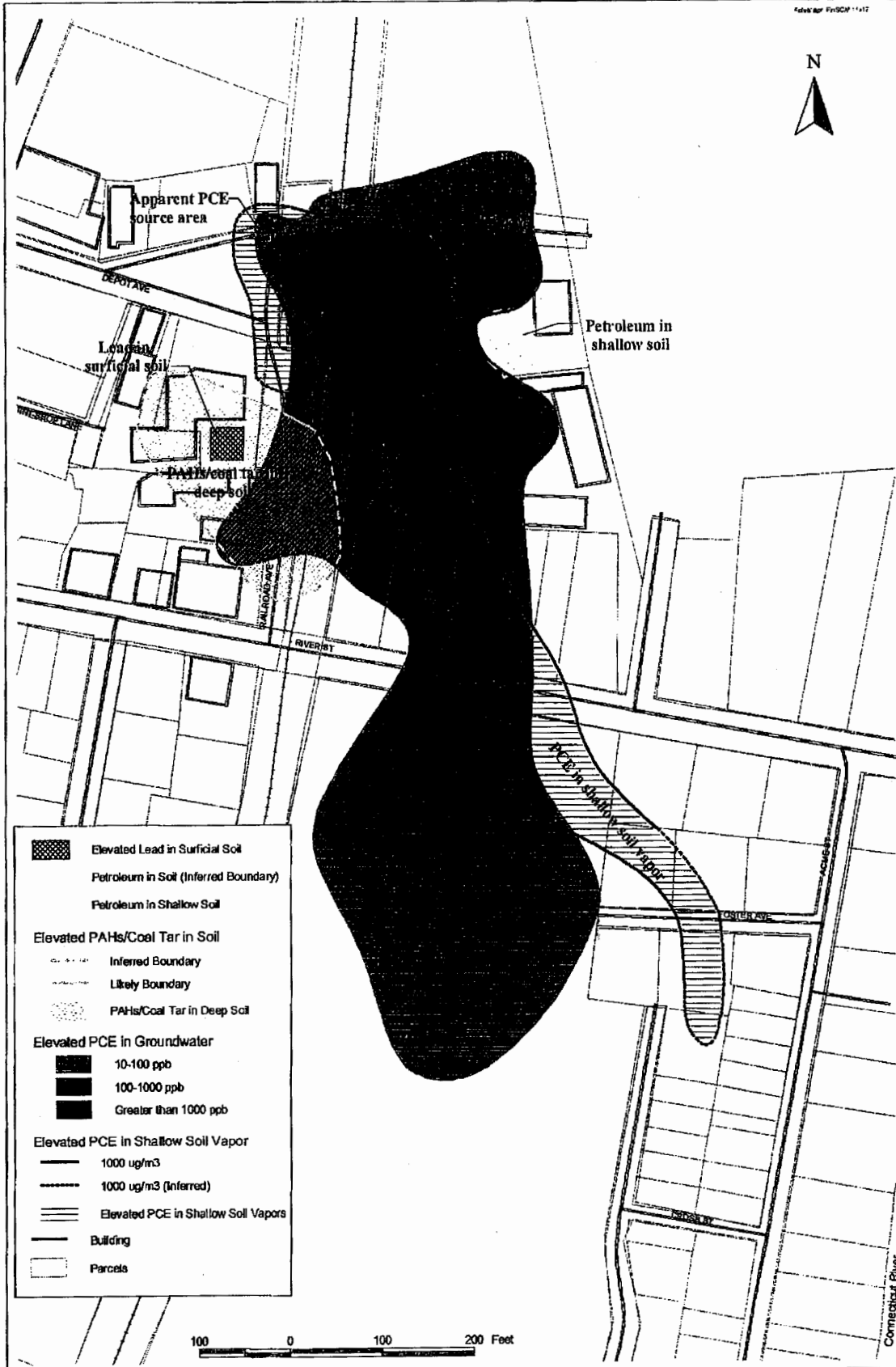
Recommendations Regarding Potential Petroleum Exposure Risks

The potential for contacting petroleum contaminated soils appears to be limited at the Study Area to two areas, one on the east side of the Levesque building, and the other on CN-owned property that was not accessible in this study. In the grassy parking area east of the Levesque building, elevated PAHs accompanied by evidence of coal tar or diesel fuel were present at depths of approximately five (5) feet b.g.s. and lower. Therefore, excavation activities in this area should be limited, or future redevelopment plans should account for further testing and possible disposal or treatment of petroleum-impacted soils in this area. A deed restriction was proposed by CN for the former Stacey bulk fuels area in 2001. The wording of that restriction was not acceptable to the VT DEC and, as such, it was not approved. It is unknown if there is a currently registered notice to the land records which limits excavation activities. The Johnson Company recommends that the petroleum-impacted soils in this location be addressed

prior to redevelopment activities. A feasibility study should be conducted to identify the most practical remediation approach for these soils.

FINAL SITE CONCEPTUAL MODEL

A final Site Conceptual Model (SCM), which includes the results of the Targeted Brownfields Site Assessment with all of the previous data for the Study Area, has been developed and is attached. This final SCM depicts the known areas and constituents of concern at the Site. The extent of PCE contamination in groundwater and soil vapor is included in the final SCM, as is the extent of the fuel oil, coal tar and metals contamination in soils. As a supplement to the SCM, a generalized version of the SCM has been created to assist the public in visualizing the issues of concern at the Site. These generalized illustrations are also attached.



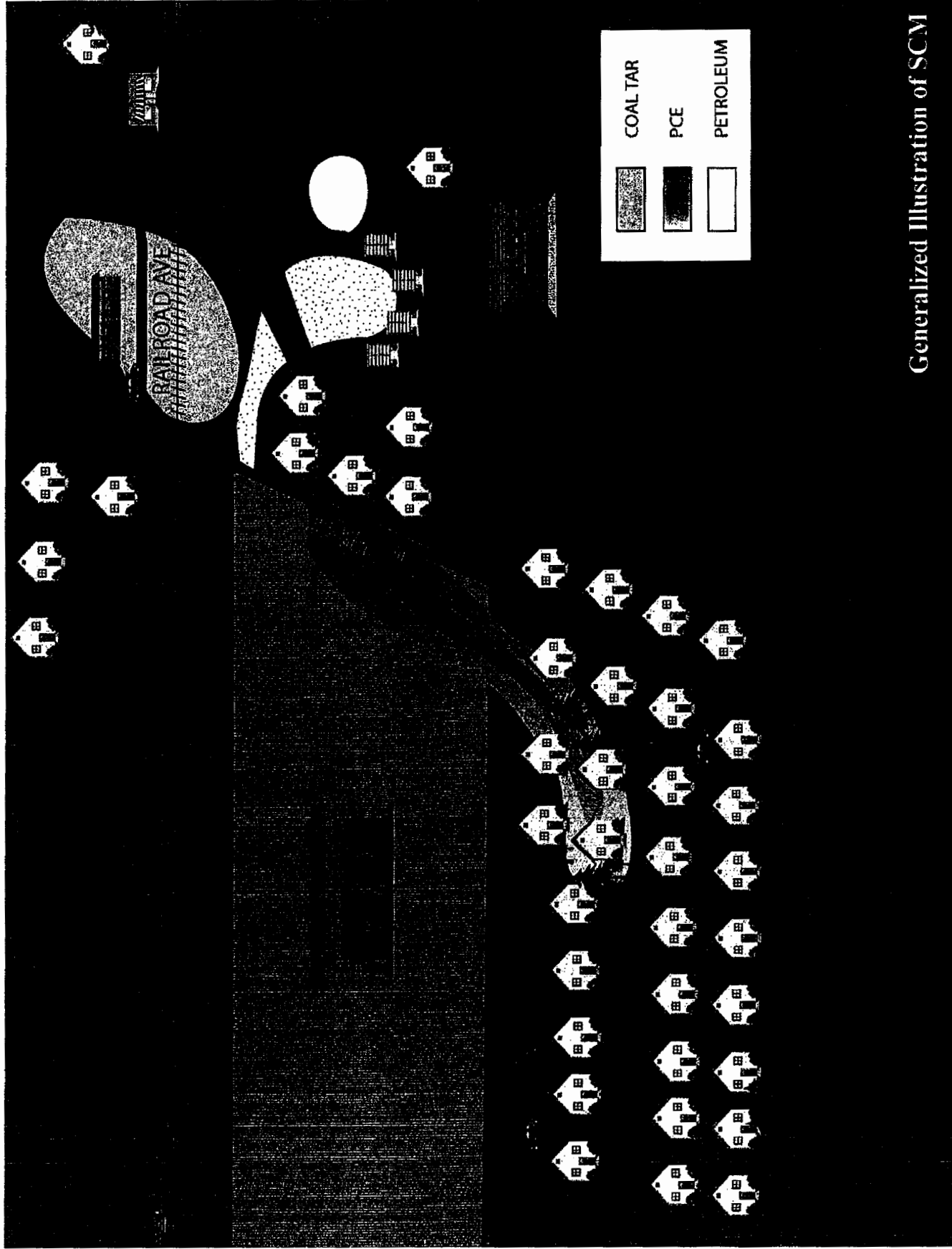
	Elevated Lead in Surficial Soil
	Petroleum in Soil (Inferred Boundary)
	Petroleum in Shallow Soil
	Elevated PAHs/Coal Tar in Soil
	Inferred Boundary
	Likely Boundary
	PAHs/Coal Tar in Deep Soil
	Elevated PCE in Groundwater
	10-100 ppb
	100-1000 ppb
	Greater than 1000 ppb
	Elevated PCE in Shallow Soil Vapor
	1000 ug/m3
	1000 ug/m3 (Inferred)
	Elevated PCE in Shallow Soil Vapors
	Building
	Parcels



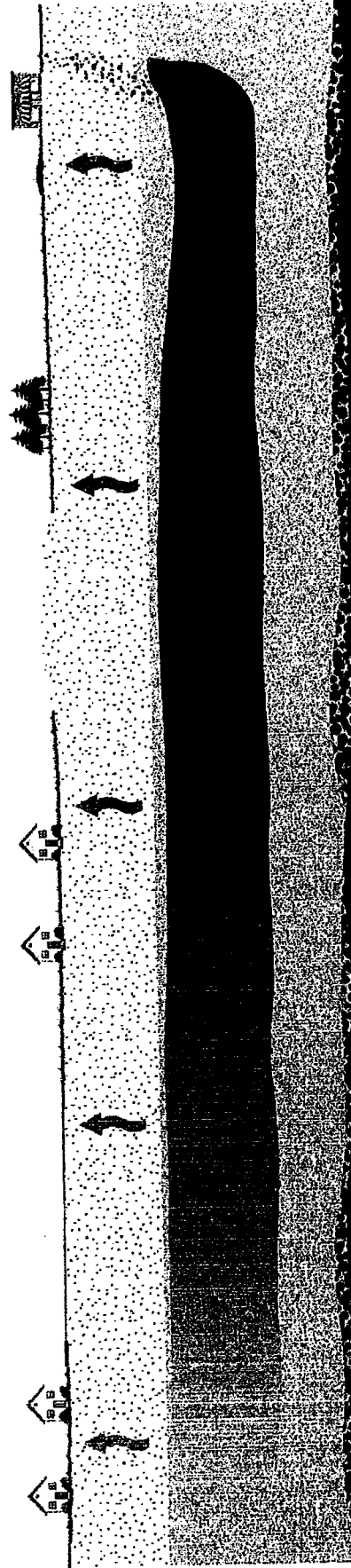
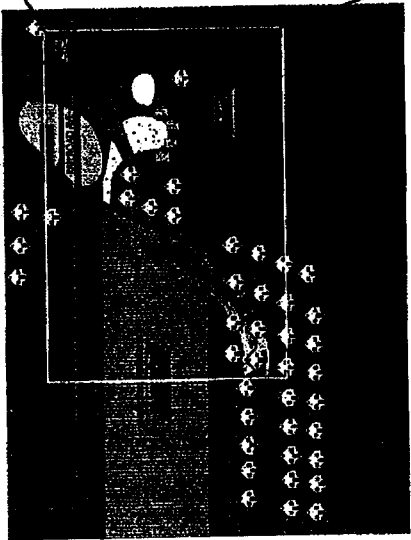
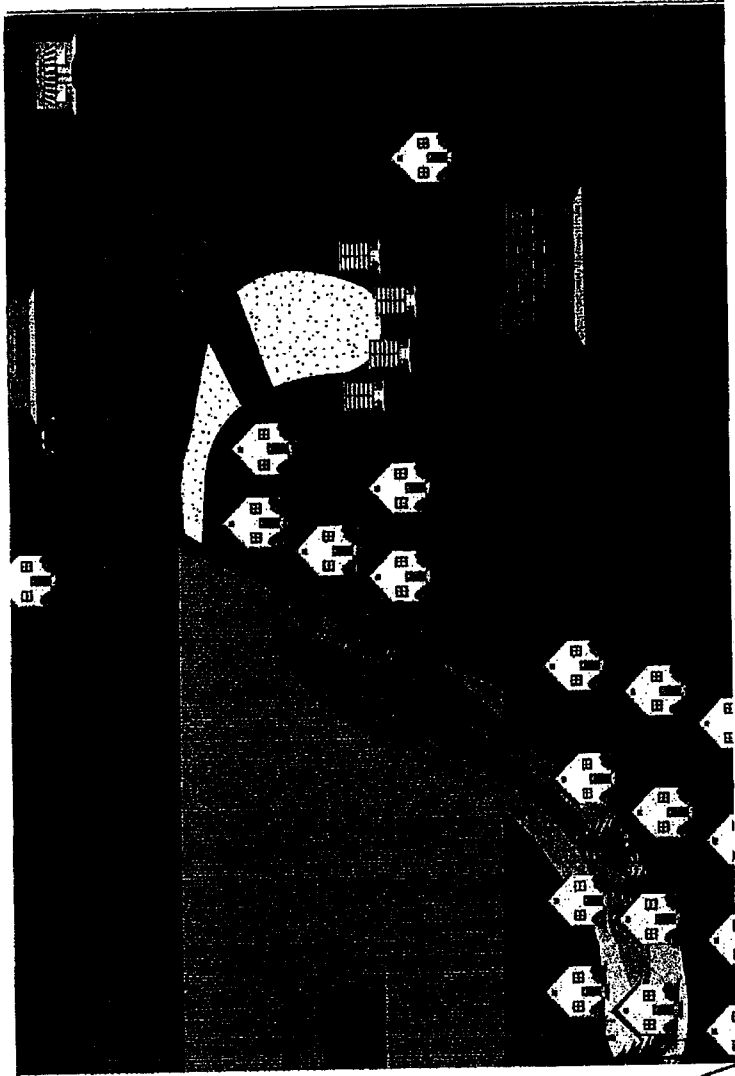
Sources: VCGI, SWCRPC, Town of Windsor, Various Reports & The Johnson Company

**Final Site Conceptual Model
Downtown Brownfield Assessment
Windsor, Vermont**

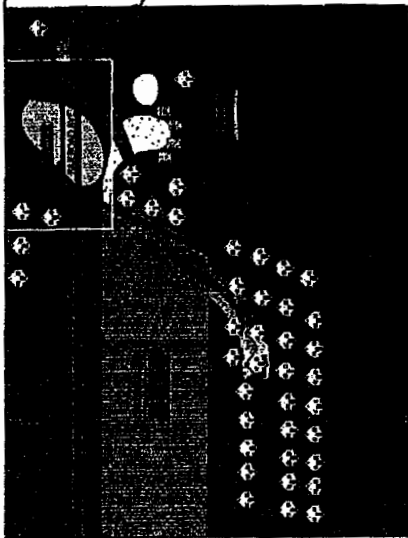
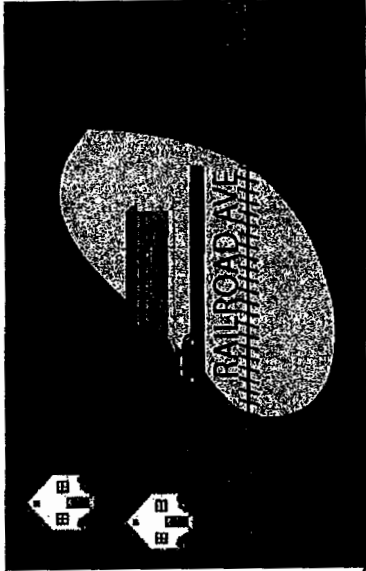
THE JOHNSON COMPANY, INC.
Environmental Science and Engineering #9
100 STATE STREET MONTPELIER, VT 05602
DATE: 03/05 PROJECT: 33302-11
DRAWN BY: RPK SCALE: 1" = 100'



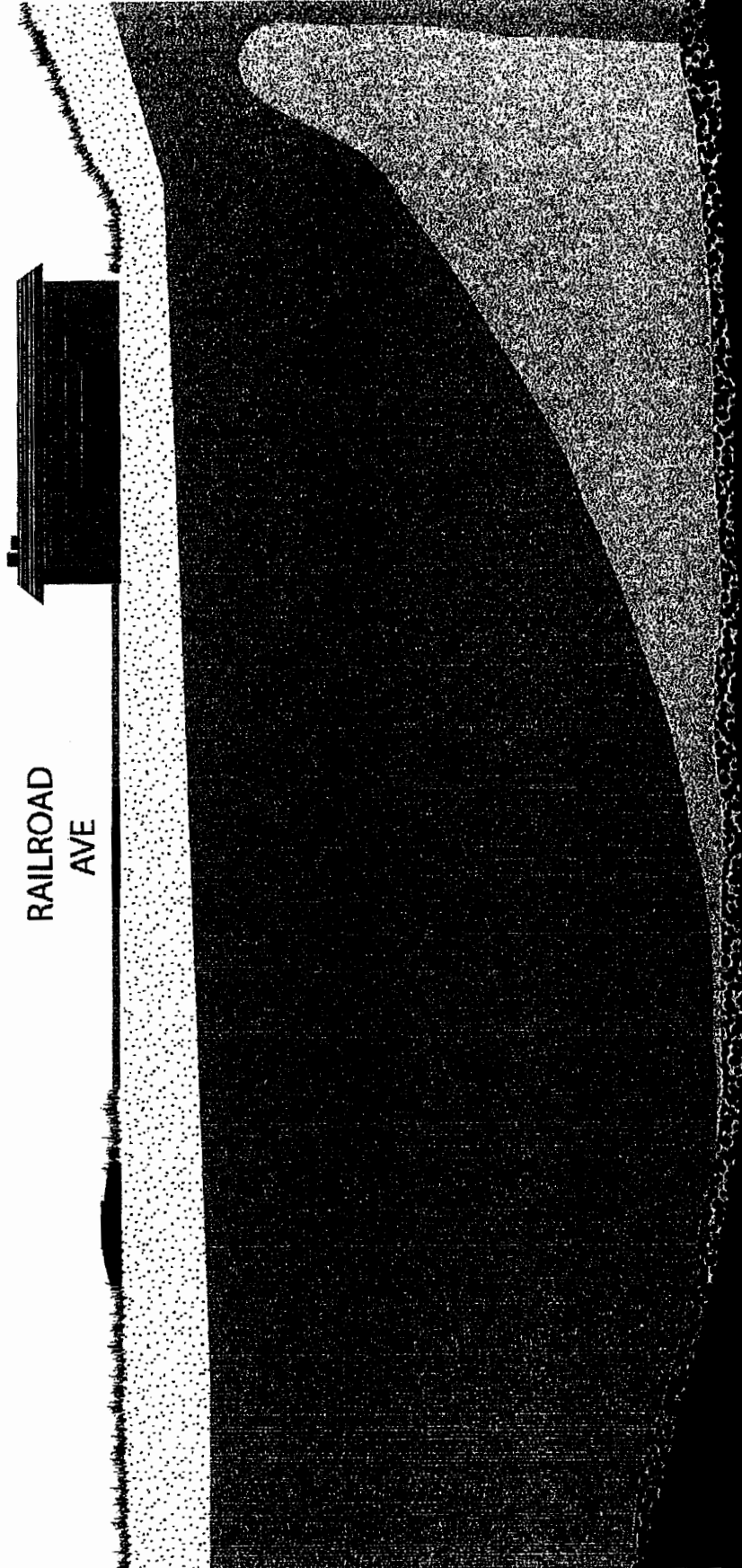
Generalized Illustration of SCM



Generalized Illustration of PCF Issues



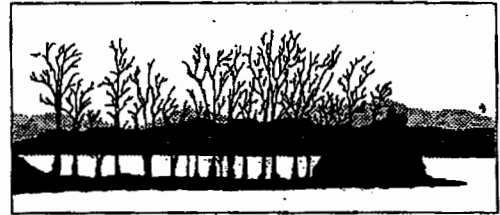
RAILROAD
AVE



Generalized Illustration of PAH Issues

DEC 19 2006

WMD



Clay Point Associates, Inc.

March 26, 2003

Ms. Cindy Kozara
Southern Windsor County Regional Planning Commission
P.O. Box 320
Ascutney, Vermont 05030

Re: Report of Initial Hazardous Materials Assessment
Proposed Waypoint Interpretive Center, Windsor, Vermont
CPAI Project #8713

Dear Ms. Kozara:

This correspondence is in reference to initial ~~hazardous materials assessment~~ activities performed on March 24, 2003 at the proposed Waypoint Interpretive Center, Railroad Avenue, Windsor, Vermont.

During performance of the initial assessment, CPAI identified the following potentially hazardous materials inside the building:

- Mercury containing thermostat (east section)
- Fluorescent light tubes (throughout building)
- Ballasts associated with Fluorescent light fixtures (throughout building)
- 275-gallon above ground storage tank, approx. 1/2 full, assumed to contain #2 fuel oil (east section)
- Oil filters associated with furnace and boiler (east & west sections)
- One (1) each oxygen and acetylene canisters (west section)
- Used oils/metal cuttings in various containers (west section - south room) and in one (1) 55-gallon drum (east section - south entrance)
- Miscellaneous paints, cleaners, motor oil containers, etc. (throughout building)

CPAI also encountered an oily residue/staining on the entire floor surface of the east and west sections of the building. Residue/staining is most likely associated with previous uses of the building. As part of the initial assessment, a portable organic vapor meter (OVM) was utilized to screen indoor air for the presence of volatile organic compounds (VOC's) resulting from past uses/possible releases of lubricating oils and/or solvents. A Thermo Environmental Instruments, Inc., Model 580B OVM was used for this screening activity. The OVM was properly calibrated in accordance with the manufacturers specifications prior to performance of the screening activity. CPAI did not record any readings above background (outside air) levels within the building.

Clay Point Associates, Inc.



March 26, 2003

Ms. Cindy Kozara
Southern Windsor County Regional Planning Commission
P.O. Box 320
Ascutney, Vermont 05030

Re: Report of Limited Asbestos Inspection
Proposed Waypoint Interpretive Center, Windsor, Vermont
CPAI Project #8713

Dear Ms. Kozara:

Enclosed is documentation related to professional asbestos inspection activities performed by Clay Point Associates, Inc. (CPAI) on March 13, 2003 on/within the proposed Waypoint Interpretive Center, Railroad Avenue, Windsor, Vermont. Inspection activities were limited to evaluation of accessible suspect asbestos containing materials on/within the building.

On March 13, 2003, CPAI collected nineteen (19) bulk samples of suspect asbestos containing materials from on/within the the building. All bulk samples were submitted to a Vermont certified analytical service and analyzed by Polarized Light Microscopy (PLM) (Visual Estimation Method) according to EPA Method 600/M4-82-020. Identification of asbestos by PLM is based on optical crystallographic properties, and gives a qualitative differentiation between types of asbestos and other fibrous materials. It also allows for a quantitative estimate of percent asbestos using EPA approved methods. Additionally, two (2) samples of friable materials originally reported to contain < 1% chrysotile asbestos were reanalyzed by the PLM "Point Count" method in accordance with EPA guidelines.

A drawing indicating the inspection area/CPAI Area Numbers, the Bulk Sample Analysis Inventory (Table 1), Inventory of Confirmed/Assumed Asbestos Containing Materials (Table 2), analytical service bulk sample analysis report and CPAI/analytical service certification information are attached to this report.

Thank you for the opportunity to service your professional environmental management needs. If you have any questions concerning this inspection report, please contact us at 879-2600.

Sincerely,
CLAY POINT ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Kyle B. Austin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kyle B. Austin
Environmental Associate

cc: Bob Haight/Project Architect

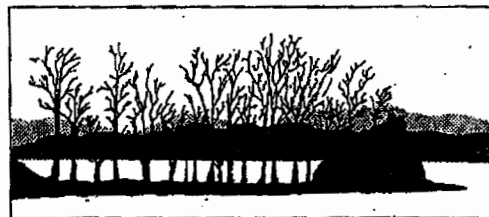


Table 1
Bulk Sample Analysis Inventory
(1 of 3)

Building/Addition:

Proposed Waypoint Interpretive Center
Railroad Avenue
Windsor, Vermont

Homogeneous Material	Sample No.	Date Collected	Lab I.D. No.	Sample Location	Result
Joint Compound, assoc. with Sheet Rock	0313038713-01	03/13/03	5131-001	CPAI Area #5, on east wall, 5 in. from south wall, 4 ft. from floor.	NAD
	0313038713-03	03/13/03	5131-002	CPAI Area #6, on south wall, 4 ft. 4 in. from west wall, 6 ft. 10 in. from floor.	NAD
	0313038713-05	03/13/03	5131-003	CPAI Area #3, on south wall, 4 ft. 1 in. from east wall, 7 ft. 3 in. from floor.	NAD
Sheet Rock	0313038713-02	03/13/03	5131-004	CPAI Area #5, on east wall, 3 ft. 7 in. from north wall, 3 ft. 1 in. from floor.	NAD
	0313038713-04	03/13/03	5131-005	CPAI Area #6, on south wall, 2 ft. 6 in. from west wall, 4 ft. 6 in. from floor.	NAD
	0313038713-06	03/13/03	5131-006	CPAI Area #3, on ceiling, 1 ft. 6 in. from south wall, 4 ft. 4 in. from west wall.	NAD
Composition Board Material	0313038713-07	03/13/03	5131-007	CPAI Area #3, on east wall of bathroom stall, 4 ft. 2 in. from north wall, 5 ft. 9 in. from floor.	NAD

(continued)

Table 1
Bulk Sample Analysis Inventory
 (3 of 3)

Building/Addition:

Proposed Waypoint Interpretive Center
 Railroad Avenue
 Windsor, Vermont

Homogeneous Material	Sample No.	Date Collected	Lab I.D. No.	Sample Location	Result
Asphalt Siding Shingles, red	0313038713-13	03/13/03	5131-013	Exterior, south side of east section of bldg., at southeast corner.	NAD
Asphalt Siding Material, black	0313038713-14	03/13/03	5131-014	Exterior, south side of east section of bldg., at southeast corner.	NAD
Felt Paper	0313038713-17	03/13/03	5131-017	Exterior, upper west wall of west section of bldg., at center.	NAD
Rolled Roofing Material, black	0313038713-18	03/13/03	5131-018	Exterior, on west flat roof, northeast section.	NAD
Roofing Tar, black	0313038713-15	03/13/03	5131-015	Exterior, on east pitched roof, south facing side, west edge.	20% Chrys.
Roofing Tar, glossy black	0313038713-19	03/13/03	5131-019	Exterior, on west flat roof, northeast section.	NAD
Flashing Cement, grey	0313038713-16	03/13/03	5131-016	Exterior, on west flat roof, northeast section.	20% Chrys.

PLM = Polarized Light Microscopy
 NAD = No Asbestos Detected
 Chrys. = Chrysotile Asbestos
 P.C. = PLM "Point Count" Method

Hygienetics Laboratory Services

98 North Washington Street, Boston, MA 02114

Phone: (617) 589-0660 - Fax: (617) 742-4285

Email: Hygieneticslab@aol.com

BULK ASBESTOS LABORATORY REPORT

Polarized Light Microscopy by EPA Method 600/M4-82-020*

NVLAP ID#101147 - NY ELAP ID#11002 - AIHA LAB#100060

CLIENT: Clay Point Associates, Inc.
ADDRESS: PO Box 1254
Williston VT 05495

BATCH #: E5131
JOB #: 5823.01A
DESCRIPTION: CPAI #8713

COLLECTED BY: Chris Walker
DATE COLLECTED: 03/13/2003

DATE RECEIVED: 03/14/2003
DATE ANALYZED: 03/14/2003

Lab ID#	Sample ID#	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
1005131-001	0313038713-01	Not Given White	No		100% Non-Fibrous Material
1005131-002	031303871303	Not Given White	No		100% Non-Fibrous Material
1005131-003	0313038713-05	Not Given White	No		100% Non-Fibrous Material
1005131-004	0313038713-02	Not Given White	No		5% Cellulose Fiber <1% Fibrous Glass 95% Non-Fibrous Material
1005131-005	0313038713-04	Not Given White	No		10% Cellulose Fiber 90% Non-Fibrous Material
1005131-006	0313038713-06	Not Given White	No		100% Non-Fibrous Material
1005131-007	0313038713-07	Not Given Brown	No		100% Cellulose Fiber <1% Non-Fibrous Material
1005131-008	0313038713-08	Not Given Yellow	No		100% Cellulose Fiber <1% Non-Fibrous Material
1005131-009	0313038713-09	Not Given Gray	No		100% Mineral Wool <1% Non-Fibrous Material
1005131-010	0313038713-10	Not Given Gray	No		100% Non-Fibrous Material
1005131-011	0313038713-11	Not Given Gray NOTE: Point Count Chrysotile observed in scan.	Yes	<1% Chrysotile	100% Non-Fibrous Material
1005131-012	0313038713-12	Not Given Gray NOTE: Point Count Chrysotile observed in scan.	Yes	<1% Chrysotile	100% Non-Fibrous Material

* Additional sample preparation and analysis procedures as described in EPA method 600/R-93/116 may have been utilized.

**CERTIFICATE OF LICENSE
VERMONT ASBESTOS REGULATORY PROGRAM**

This is to affirm that Clay Point Associates, Inc.
P.O. Box 1254
Williston, VT 05495

is certified as a (n): Asbestos Consulting Entity under the provisions of 18 VSA.

Cert No.
CE018341

Eff. Date
4/5/2002

Exp. Date
4/5/2003

THIS CERTIFICATE SHALL BE IN FORCE UNTIL THE EXPIRATION DATE
UNLESS REVOKED OR VOIDED BEFORE THAT TIME.
THIS CERTIFICATE IS NOT TRANSFERABLE AND IS VALID ONLY FOR THE
ABOVE PARTY.



Vermont Department of Health
Division of Health Protection
Environmental Health

Agency of Human Services

ASBESTOS SITE INSPECTOR

CHRISTOPHER R. WALKER
CLAY POINT ASSOCIATES, INC. P.
WILLISTON VT 05495

LICENSE: AI017784

EXPIRES: Sunday, January 04, 2004

THIS CERTIFICATE SHALL REMAIN IN FORCE UNTIL THE EXPIRATION DATE UNLESS REVOKED OR VOIDED BEFORE THAT TIME. THIS CERTIFICATE IS NOT TRANSFERABLE AND IS VALID ONLY FOR THE ABOVE PARTY.

THIS CERTIFICATE IS FOR OFFICE USE ONLY. PHOTO ID CARD MUST BE ON SITE AT ALL TIMES



**CERTIFICATE OF LICENSE
VERMONT ASBESTOS REGULATORY PROGRAM**

This is to affirm that
located at

Kevin Pine
Hygienetics Laboratory Services
98 North Washington Street
Boston, MA 02114

is certified as a (n): Asbestos PLM Analyst under the provisions of 18 V.S.A.

Cert Number
PB017559

Eff. Date
5/18/2002

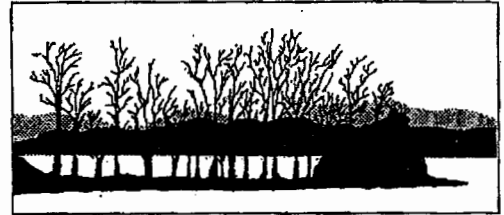
Exp. Date
5/18/2003



THIS CERTIFICATE SHALL REMAIN IN FORCE UNTIL THE EXPIRATION DATE UNLESS REVOKED OR VOIDED BEFORE THAT TIME. THIS CERTIFICATE IS NOT TRANSFERABLE AND IS VALID ONLY FOR THE ABOVE PARTY.

THIS CERTIFICATE IS FOR OFFICE USE ONLY. PHOTO ID CARD MUST BE ON JOB SITE AT ALL TIMES.

Clay Point Associates, Inc.



March 26, 2003

Ms. Cindy Kozara
Southern Windsor County Regional Planning Commission
P.O. Box 320
Ascutney, Vermont 05030

Re: Report of Lead-Based Paint Inspection
Proposed Waypoint Interpretive Center, Windsor, Vermont
CPAI Project #8713

Dear Ms. Kozara:

Enclosed for your review is the Clay Point Associates, Inc. (CPAI) report related to ~~lead-based paint inspection~~ activities performed on March 24, 2003 on/within the proposed Waypoint Interpretive Center, Railroad Avenue, Windsor, Vermont. The inspection was performed in accordance with the guidelines outlined in the 1997 revision of Chapter 7: Lead-Based Paint Inspection of the U.S. Department of Housing and Urban Development's, "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing", June 1995 (HUD).

On-site lead-based paint testing was performed by the use of a portable x-ray fluorescence analyzer (XRF). Specifically, a Warrington Microlead I, Revision 4, registration #754.4, was used by CPAI to inspect all accessible painted/stained surfaces. The XRF calibration was checked according to the guidelines outlined in HUD. In addition, precautionary measures were taken to ensure that building occupants, inspectors, and escorts were not inadvertently exposed to radiation as a result of testing.

Attached are copies of the "Single Family Housing Lead-Based Paint Testing Data Sheets" used during the inspection. The sheets reference locations in each room/area where representative XRF testing was performed. Walls in each room/area were assigned a A, B, C or D letter notation. The A Wall in each room/area is always at the street side of the building (Railroad Avenue). Notations then proceed clockwise from the A Wall to the B, C and D Walls. If more than one door or window is on one particular wall, the #1 door/window is always on the inspector's left as s/he faces the wall. Notations then proceed left to right from A, to B, C, etc. Also attached please find "Lead Survey Building Sketches" which provide room/area numbers and descriptions (i.e. Kitchen, Bathroom, Bedroom, etc.).

Date: 3-24-03

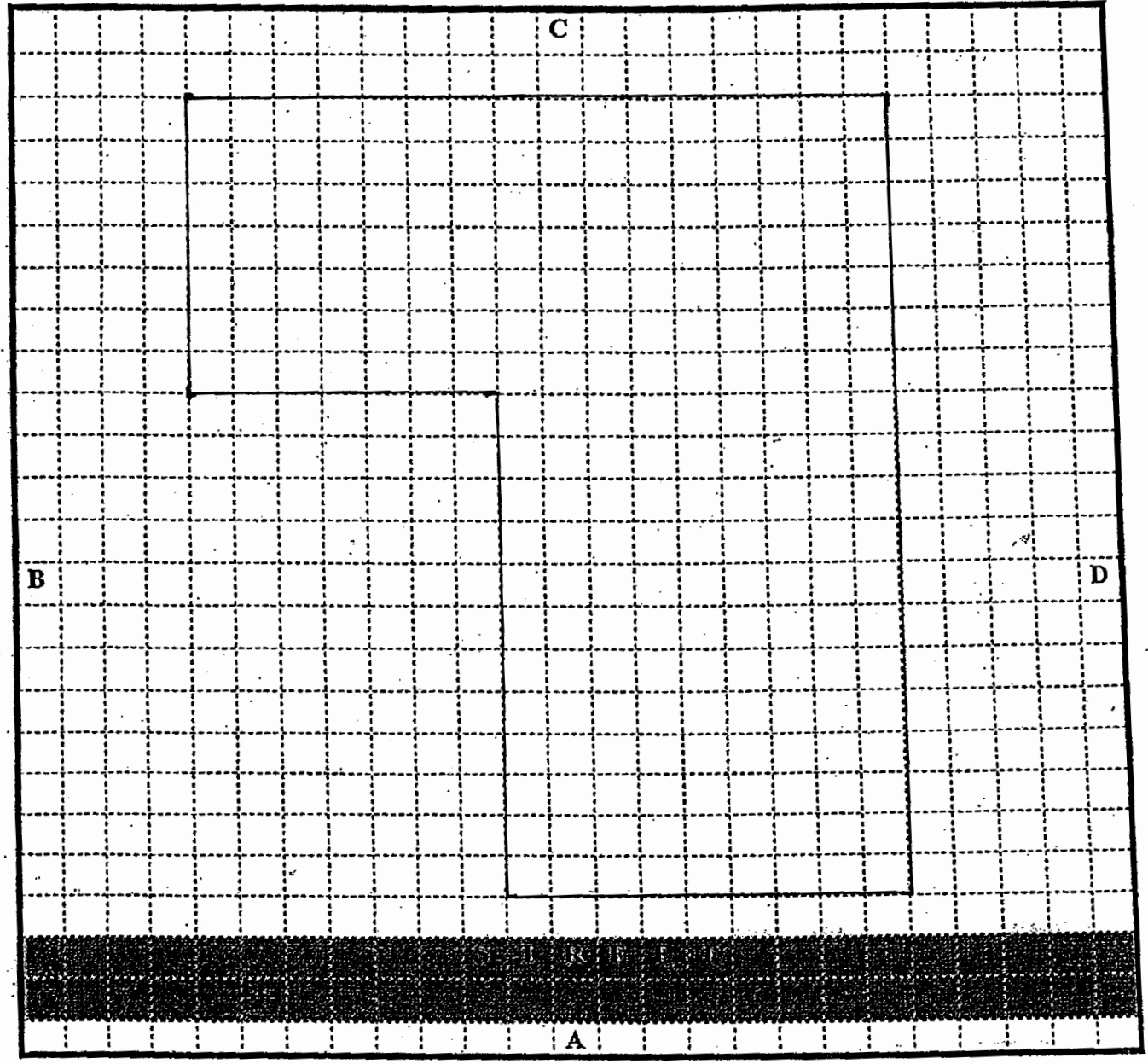
Project Site Map

Page 1 of 2

Address: Dear Ave. Town: Norwood vt Inspector: Chapman

Owner: _____ Building # _____ Unit # _____

Floor or Level: Exterior Project # 8713



Room #'s / Descriptions:

- 01: Gen Req 02: Exterior 03: _____ 04: _____ 05: _____ 06: _____ 07: _____
- 08: _____ 09: _____ 10: _____ 11: _____ 12: _____ 13: _____ 14: _____
- 15: _____ 16: _____ 17: _____ 18: _____ 19: _____ 20: _____ 21: _____
- 22: _____ 23: _____ 24: _____ 25: _____ 26: _____ 27: _____ 28: _____

Calibration Check Test Results

Address/Unit No.: Weymouth Interactive Center Weymouth VT Date: 3-24-03
XRF Serial No.: 758-4 Inspector Signature: CA

Calibration Check Tolerance Used 1.02 *

First Calibration Check:

First Reading:	1.2	mg/sq. cm.
Second Reading:	1.0	mg/sq. cm.
Third Reading:	0.7	mg/sq. cm.
Average:	0.967	
Difference:	-0.053	

Second Calibration Check:

First Reading:	1.0	mg/sq. cm.
Second Reading:	0.7	mg/sq. cm.
Third Reading:	1.1	mg/sq. cm.
Average:	1.0	
Difference:	-0.02	

Third Calibration Check:

First Reading:		mg/sq. cm.
Second Reading:		mg/sq. cm.
Third Reading:		mg/sq. cm.
Average:		
Difference:		

Fourth Calibration Check:

First Reading:		mg/sq. cm.
Second Reading:		mg/sq. cm.
Third Reading:		mg/sq. cm.
Average:		
Difference:		

* - Always use red NIST SRM 1.02 mg/sq. cm.

Single Family Housing LBP Testing Data Sheet

PROCESSED BY AN INDEPENDENT CENTER
 Address: DEPT ST, WINDSOR VT Unit #: _____ Date: 3-24-03
 XRF Serial No.: 704.4 Room Equivalent: Exterior Inspector: CRANKIN

Substrate	Component	Color	Cond.	Test Locations	XRF Reading (mg./sq. cm)	Correction Value	Final Result	Class.
Wood	Door	RED	G	Room A Door 2	4.0	0.4	3.6	Pos
Wood	Door CASING	WHITE	G	Room A Door 2	0.3	0.4	-0.1	NEG
Wood	Carpet Board	RED	F	Room A & B	0.4	0.4	0.0	NEG
Wood	Door	RED	F	Room A Door 1 (Garage)	0.4	0.4	0.0	NEG
Wood	Door CASING	RED	G	Room A Door 1 (Garage)	0.0	0.4	-0.4	NEG
Wood	Door	WHITE	P	Room B Door 1	-0.4	0.4	-0.8	NEG
Wood	Door CASING	RED	G	Room B Door 1	0.3	0.4	-0.1	NEG
Wood	Room	RED	F	A 0.0 B -0.2	-0.1	0.4	-0.5	NEG



State of Vermont

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist
RELAY SERVICE FOR THE HEARING IMPAIRED
1-800-253-0191 TDD>Voice
1-800-253-0195 Voice>TDD

AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation
Waste Management Division
103 South Main Street/West Office
Waterbury, Vermont 05671-0404
(802) 241-3888

13 March 2003

Ms. Andrea Cabral
Agency of Transportation
National Life Building
Drawer 33
Montpelier, VT 05633-5001

Dear Ms. Cabral: (

Thank you for your letter of 10 March 2003 regarding the proposed Windsor Welcome Center. In regards to the areas along Railroad Avenue, River Street, Depot Street, and Main Street, where the Agency of Transportation (AOT) is proposing this work, the Department of Environmental Conservation, Sites Management Section (SMS) can not provide any sort of "Clearance Letter" as you request. While we know that there is contamination present in the soils and groundwater in this vicinity, we do not know the extent of this contamination. Significantly more environmental work will be needed before we will have an accurate understanding of the contaminant regime in Downtown Windsor.

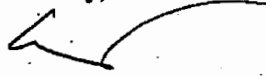
We are aware that groundwater under parts of Depot Avenue is contaminated with tetrachloroethylene (PCE). This contamination may give rise to contaminated soil gas, but this has not been tested. We do not know the source of this contamination. We are also aware of coal gasification related contaminants under the old Windsor Gas Works. This is near where you propose the welcome center. Please note that there are deed restrictions on this property in regards to the allowable depth of excavation.

We do not know if there is contamination in portions of the areas where the AOT is proposing work. It is reasonable however to expect some contamination considering what has previously been found in this area, the age of the village, and the historic land use. If the AOT would like to conduct a site investigation of the area prior to construction, we would be glad to oversee your work and provide limited technical help. This would allow the AOT to understand what risks, if any, the construction poses to human health or the environment. If a site investigation is not conducted prior to the construction, a qualified environmental professional should be on site to screen air and soils during construction. Please note if contamination is found during

construction, the contaminated media will need to be handled according to applicable state and federal regulations.

I hope this is of help. If you have any questions, please feel free to call me at 241-3879 at your convenience.

Sincerely,



Michael B. Smith
Environmental Analyst III/Hydrogeologist



State of Vermont

Department of Fish and Wildlife
Département of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist
RELAY SERVICE FOR THE HEARING IMPAIRED
1-800-253-0191 TDD>Voice
1-800-253-0195 Voice>TDD

AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation
Waste Management Division
103 South Main Street/West Office
Waterbury, Vermont 05671-0404
(802) 241-3888

14 December 2000

Mr. Winthrop Townsend III
Connecticut River Development Corp.
28 River Street
Windsor, VT 05089


Dear Mr. Townsend:

I have received and reviewed the Marin Environmental 28 November 2000 "Results of Air Sample Analysis, WAG Building, Windsor, VT). Please note that unfortunately, the reported detection limits for most of the various compounds chemically analyzed are above risk based indoor air concentrations (for residential air quality) and the Vermont Hazardous Ambient Air Standards. This makes it difficult to determine whether or not there is any exceedence of these standards posed by the air quality in the WAG building. Please note also, that the Vermont Hazardous Ambient Air Standards are for outdoor ambient air quality, not indoor air quality. The analytical results are however, useful in determining if there are contaminants of concern in the indoor air. As only two compounds (Toluene & Xylene, very commonly found in indoor air) were found above detection limits, it is unlikely that there is any significant contamination of the indoor air in this building. These sampling results indicate that the subsurface contamination discovered during the investigation of the WAG building has likely not impacted the indoor air quality in the WAG building.

To relate indoor air quality in a commercial building to worker related standards, indoor air quality should be compared to OSHA permissible exposure limits. These standards are significantly higher than the detection limits obtained during the 14 November 2000 sampling event. No chemicals were found in the indoor air OSHA worker standards.

I hope this letter is of help. If you have any questions, please call me at your convenience.

Sincerely,


Michael B. Smith
Hydrogeologist



Vermont Department of Health
Division of Health Protection
Environmental Health

Agency of Human Services

LEAD INSPECTOR/RISK ASSESSOR

CHRISTOPHER R. WALKER
CLAY POINT ASSOCIATES, INC. P.
WILLISTON VT 05495

LICENSE: RA017449

EXPIRES: Sunday, January 04, 2004

THIS CERTIFICATE SHALL REMAIN IN FORCE UNTIL THE EXPIRATION DATE UNLESS REVOKED OR VOIDED BEFORE THAT TIME. THIS CERTIFICATE IS NOT TRANSFERABLE AND IS VALID ONLY FOR THE ABOVE PARTY.

THIS CERTIFICATE IS FOR OFFICE USE ONLY. PHOTO ID CARD MUST BE ON SITE AT ALL TIMES



**Table 1. Indoor Ambient Air Results
Volatile Organic Compounds**

Parameter	Result	HAAS ¹		RBC ²	Ambient Air - Rutland ³		Indoor Ambient Air ⁴	
		standard	averaging time		average	maximum	average	maximum
Benzene	<1.02	0.12	annual ave	0.22	2.33	7.67	1.47	19.30
Carbon Tetrachloride	<1.02	0.067	annual ave	0.12	0.59	0.99	0.66	12.77
Chlorobenzene	<1.02	833	annual ave	62	--	--	0.52	12.77
Chloroform	<5.08	0.043	annual ave	0.077	0.15	0.34	0.62	12.77
1,2 Dichloroethane	<1.02	--	--	0.069	--	--	--	--
1,1 Dichloroethene	<1.02	19,300	24 hr	0.036	--	--	--	--
Ethylbenzene	<1.02	43,500	8 hr	1,000	1.11	3.6	3.14	44.45
Methylene Chloride	<5.08	2.0	annual ave	3.8	4.63	48.77	5.15	467.13
Naphthalene	<1.02	120	--	3.3	0.25	--	--	--
tetrachloroethene	<1.02	0.41	annual ave	3.1	0.20	0.79	1.47	19.7
1,1,1 Trichloroethane	<1.02	190,000	8 hr	1,000	--	--	2.22	129.24
Trichloroethene	<1.02	0.42	annual ave	1.0	0.21	1.49	0.95	30.32
1,2,4 Trimethyl Benzene	<1.02	0.15	annual ave	6.2	--	--	--	--
1,3,5 Trimethyl Benzene	<1.02	--	--	6.2	--	--	--	--
Toluene	1.57	8,930	24 hr	420	6.38	19.36	1.47	19.7
total Xylenes	1.04	1,040	annual ave	7,300	5.20	16.41	--	--

Notes:

- 1 - HAAS (Vermont Hazardous Ambient Air Standard) from "Air Toxics Report" by the Toxicological Advisory Committee prepared for the Vermont Agency of Natural Resources (February 1998).
- 2 - RBC (Risk-Based Concentrations) from U.S. EPA Region II.
- 3 - Ambient air monitoring data for Rutland, Vermont (1993 to 1995) from "Air Toxics Report" by the Toxicological Advisory Committee prepared for the Vermont Agency of Natural Resources (February 1998).
- 4 - Indoor ambient air monitoring data from 60 homes in Vermont in 1991. From letter to Celeste Gaspari from Bill Bress of Vermont Department Health - Division of Environmental Health (13 August 1998).

~~Air values reported in micrograms per cubic meter (µg/m³)~~

The indoor ambient air samples were collected over a three and one-half-hour period using high volume pumps, calibrated prior to sample collection. All samples were transported in an ice-filled cooler under chain of custody to Endyne, Inc. of Williston, Vermont for laboratory analysis. The indoor air samples were analyzed for the possible presence of volatile organic compounds (VOCs) in accordance with EPA Method TO-1 / TO-2.

It was a pleasure to assist you with this project. Please contact me or Michael Laurent if you have any questions, or if I can be of further assistance.

Sincerely,

Marin Environmental, Inc.



Kim Lockard
Hydrogeologist

Attachment
Ref/A00101101.doc

MARIN

ENVIRONMENTAL

28 November 2000

Mr. Winthrop Townsend III
Connecticut River Development Corp.
28 River Street
Windsor, Vermont 05089

Re: *Results of Air Sample Analysis,
WAG Building, Windsor, Vermont*

Dear Mr. Townsend:

On 14 November 2000, Marin Environmental, Inc. (Marin) collected an indoor ambient air sample from one location in the basement of the "L"-shaped building at the WAG property per the request of Mr. Michael Smith of the Vermont Department of Environmental Conservation (VT DEC). Low level concentrations of two petroleum-related organic compounds were detected including toluene (1.57 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$)) and total xylenes (1.04 $\mu\text{g}/\text{m}^3$). Analytical results are summarized in Table 1, and the laboratory report is attached.

Based on these analytical results, there does not appear to be an immediate health risk to the indoor air at this time. According to the Vermont Agency of Natural Resources, Air Toxics Report by the Toxicological Advisory Committee (February 1998), the concentrations of toluene and xylenes identified in the WAG building basement are below the Vermont Hazardous Ambient Air Standard (HAAS). *What STANDARD?*

Of the sixteen parameters tested, seven had detection limits above the HAAS, including benzene, carbon tetrachloride, chloroform, methylene chloride, tetrachloroethene, trichloroethane, and 1,2,4-trimethyl benzene. However, with the exception of 1,2,4-trimethyl benzene, the detection limits for each of these parameters are below the average and/or maximum concentrations determined during an indoor ambient air survey conducted in 60 rural Vermont homes during 1991. Additionally, the detection limits for three of these parameters were also below the average and/or maximum ambient air concentrations determined for Rutland in surveys conducted in 1993, 1994, and 1995. Background concentration for 1,2,4-trimethylbenzene, was not determined during either indoor ambient air survey or the Rutland surveys.

The detection limit for 1,2,4-trimethyl benzene is below the U.S. Region II Risk-Based Concentration. The state of Vermont does not currently have health-based action levels or risk-based standards for indoor ambient air.

DEC 1 9 14 AM '00

WASTE MANAGEMENT
DIVISION

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ENGINEERS

GIS SPECIALISTS

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WWW.MARINENV.COM

3/6/42

SPONSOR



ENDYNE, INC.

Laboratory Services

160 James Brown Drive
Williston, Vermont 05495
(802) 879-4333
FAX 879-7103

LABORATORY REPORT

Marin Environmental
73 Millet Street
Richmond, VT 05477
Attn: Kim Lockard

PROJECT: WAG Air Sampling

ORDER ID: 10263

RECEIVE DATE: November 16, 2000

REPORT DATE: November 27, 2000

Enclosed please find the results of the analyses performed for the samples referenced on the attached chain of custody. Different groups of analyses may be reported under separate cover.

All samples were prepared and analyzed by requirements outlined in the referenced methods and within the specified holding times.

All instrumentation was calibrated with the appropriate frequency and verified by the requirements outlined in the referenced methods.

Blank contamination was not observed at levels affecting the analytical results.

Analytical method precision and accuracy was monitored by laboratory control standards which include matrix spike, duplicate and quality control analyses. These standards were determined to be within established laboratory method acceptance limits, unless otherwise noted.

Reviewed by,

Harry B. Locker, Ph.D.
Laboratory Director

enclosures



ENDYNE, INC.

Laboratory Services

160 James Brown Drive
Williston, Vermont 05495
(802) 879-4333
FAX 879-7103

LABORATORY REPORT

CLIENT: Marin Environmental
PROJECT: WAG Air Sampling
REPORT DATE: November 27, 2000

ORDER ID: 10263
DATE RECEIVED: November 16, 2000
SAMPLER: HL

Ref. Number: 165698

Site: WAG Air Sample

Date Sampled: November 14, 2000 Time: 4:43 PM

*OSHA
1 ppm
10 ppm
7 ppm (350)
Eppm*

<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Method</u>	<u>Analysis Date</u>	<u>Analyst</u>
Benzene	< 1.02	ug/m3	EPA TO-1/TO-2	11/22/00	725
Carbon Tetrachloride	< 1.02	ug/m3	EPA TO-1/TO-2	11/22/00	725
Chlorobenzene	< 1.02	ug/m3	EPA TO-1/TO-2	11/22/00	725
Chloroform	< 5.08	ug/m3	EPA TO-1/TO-2	11/22/00	725
1,2 Dichloroethane	< 1.02	ug/m3	EPA TO-1/TO-2	11/22/00	725
1,1 Dichloroethene	< 1.02	ug/m3	EPA TO-1/TO-2	11/22/00	725
Ethyl Benzene	< 1.02	ug/m3	EPA TO-1/TO-2	11/22/00	725
Methylene Chloride	< 5.08	ug/m3	EPA TO-1/TO-2	11/22/00	725
Naphthalene	< 1.02	ug/m3	EPA TO-1/TO-2	11/22/00	725
Tetrachloroethene	< 1.02	ug/m3	EPA TO-1/TO-2	11/22/00	725
1,1,1-Trichloroethane	< 1.02	ug/m3	EPA TO-1/TO-2	11/22/00	725
Trichloroethene	< 1.02	ug/m3	EPA TO-1/TO-2	11/22/00	725
1,2,4-Trimethylbenzene	< 1.02	ug/m3	EPA TO-1/TO-2	11/22/00	725
1,3,5-Trimethylbenzene	< 1.02	ug/m3	EPA TO-1/TO-2	11/22/00	725
Toluene	1.57	ug/m3	EPA TO-1/TO-2	11/22/00	725
Xylenes, Total	1.04	ug/m3	EPA TO-1/TO-2	11/22/00	725
UIP's	8.		EPA TO-1/TO-2	11/22/00	725

ENDYNE, INC.
 160 James Brown Drive
 Williston, Vermont 05495
 (802) 879-4333

CHAIN-OF-CUSTODY-RECORD

11-14-00

Project Name: <i>Water for [unclear]</i>		Reporting Address: <i>11-14-00</i>		Billing Address: <i>[unclear]</i>	
Endyne Order ID: (Lab Use Only)	-0	Company: <i>[unclear]</i>		Sampler Name: <i>[unclear]</i>	
	-1	Contact Name/Phone #: <i>[unclear]</i>		Phone #: <i>[unclear]</i>	
	-S				

Ref # (Lab Use Only)	Sample Identification	Matrix	G R A B	C O M P	Date/Time <i>11-14-00</i>	Sample Containers		Field Results/Remarks	Analysis Required	Sample Preservation	Batch
						No.	Type/Size				
	<i>Water for [unclear]</i>	<i>HA</i>		<i>X</i>	<i>0500 PM</i>	<i>1</i>	<i>TSS</i>	<i>AA [unclear]</i>			
								<i>[unclear]</i>			
								<i>[unclear]</i>			
								<i>[unclear]</i>			
								<i>[unclear]</i>			
								<i>[unclear]</i>			
								<i>[unclear]</i>			
								<i>[unclear]</i>			

Relinquished by: <i>[unclear]</i>	Date/Time: <i>[unclear]</i>	Received by: <i>[unclear]</i>	Date/Time: <i>[unclear]</i>	Received by: <i>[unclear]</i>	Date/Time: <i>[unclear]</i>
-----------------------------------	-----------------------------	-------------------------------	-----------------------------	-------------------------------	-----------------------------

New York State Project: Yes No

Requested Analyses

1 pH	6 TKN	11 Total Solids	16 Sulfate	21 1664 TPH/FOG	26 8270 PAH
2 Chloride	7 Total P	12 TSS	17 Coliform (Specify)	22 8015 GRO	27 PPI3 Metals
3 Ammonia N	8 Total Diss. P	13 TDS	18 COD	23 8015 DRO	28 RCRA8 Metals
4 Nitrite N	9 BOD	14 Turbidity	19 8021B	24 8260/8260B	29
5 Nitrate N	10 Alkalinity	15 Conductivity	20 8010/8020	25 8270 B/N or Acid	30
31 Metals (As Is, Total Diss.) Ag, Al, As, B, Ba, Be, Ca, Cd, Co, Cr, Cu, Fe, Hg, K, Mg, Mn, Mo, Na, Ni, Pb, Sb, Se, Si, Sr, Ti, Tl, V, Zn					
32 TCLP (Specify: volatiles, semi-volatiles, metals, pesticides, herbicides)	33				
34 Other					

(White, Yellow, Pink Copy - Laboratory / Goldenrod Copy - Client)

**ENVIRONMENTAL PROTECTION EASEMENT
AND
DECLARATION OF RESTRICTIVE COVENANTS**

JAN 10 2001

1. This Environmental Protection Easement and Declaration of Restrictive Covenants ("Grant") is made this tenth day of January, 2001, by and between Connecticut River Development Corporation, a corporation organized under the laws of the State of Vermont, with a place of business in Windsor in the County of Windsor and State of Vermont (hereinafter, including its successors and assigns, "Grantor"); and the Secretary of the Agency of Natural Resources of the State of Vermont (hereinafter, including its successors and assigns, "Grantee" or "State"), with a place of business in Waterbury, in the County of Washington and State of Vermont.

WITNESSETH

2. WHEREAS, Grantor is the legal title holder in fee simple of a parcel of land located in Windsor in the County of Windsor and State of Vermont, more particularly described in Exhibit A attached hereto and made a part hereof (the "Property"); and
3. WHEREAS, Grantor agrees to grant the following easements, rights, obligations and restrictions, as more particularly set forth below, to the Grantee;

NOW, THEREFORE:

4. Grant: Grantor, on behalf of itself, its successors and assigns, does hereby subject the Property to the restrictions on use set forth below, and does remise, release and forever quit claim to the State, and its successors and assigns, 1) the perpetual right to enforce said use restrictions, and 2) an environmental protection easement of the nature and character, and for the purposes hereinafter set forth, with respect to the Property.
5. Purpose: The purpose of this instrument is to give the Grantee the right to limit certain uses of the Property to reduce the risk that contaminants on the Property may pose to human health and the environment.
6. Restrictions on use: The following covenants, conditions, and restrictions apply to the use of the Property, run with the land and are binding on the Grantor and all other persons:
 - i. No water supply well shall be installed anywhere on or within the property shown on Exhibit A attached hereto and made a part hereof.

- ii. The Grantor its successors or assigns shall obtain written approval from the Grantee prior to undertaking any earth excavation on or within the property.
 - iii. The existing basement will not be expanded and no new basement area constructed without prior written approval of the Grantee.
 - iv. All of the above-listed restrictions shall remain in effect as long as Contaminated Groundwater (as such term is defined in Exhibit B attached hereto) is present at the Property, as determined by Grantee.
7. Environmental Protection Easement: Grantor hereby grants to the Grantee an irrevocable, permanent, and continuing right of access at all reasonable times to the Property for the purpose of determining that the Grantor its successors or assigns is complying with the Restrictions on Use.
8. Reserved rights of Grantor: Grantor hereby reserves unto itself, its successors, and assigns, all rights and privileges in and to the use of the Property which are not incompatible with the restrictions, rights and easements granted herein.
9. No Public Access and Use: No right of access or use by the general public to any portion of the Property is conveyed by this instrument.
10. Notice requirement: Grantor agrees to include in any instrument conveying any interest in any portion of the Property, including but not limited to deeds, leases and mortgages, a notice which is in the following form:

NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL PROTECTION EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS, DATED ____, 2000, RECORDED IN THE LAND RECORDS OF THE TOWN OF WINDSOR ON ____, 2001, IN BOOK ____, PAGE ____, IN FAVOR OF, AND ENFORCEABLE BY, THE STATE OF VERMONT.

Thirty (30) days prior to the date any such instrument of conveyance is executed, Grantor must provide Grantee with a certified true copy of said instrument and, if it is has been recorded in the public land records, its recording reference.

11. Enforcement: If the Grantor is not in compliance with the terms and conditions set forth herein, the Grantee shall be entitled to seek any relief available at law or equity in enforcing this instrument including, without limitation, damages and specific performance. Any injunctive relief obtained could include, without limitation, the issuance of an order to modify or remove any improvements constructed in violation of the restrictions set forth in this instrument. All reasonable costs and expenses of the Grantee, including, but not limited to, attorneys' fees, incurred in any action to enforce the terms of this instrument shall be borne by the Grantor or its successors in interest to the Property. All remedies available hereunder shall be in addition to any and all other remedies at law or in equity, including, without limitation, CERCLA, which remedies the Grantee fully reserves. Enforcement of the terms of this instrument shall be at the discretion of

the Grantee, and any forbearance, delay or omission to exercise its rights under this instrument in the event of a breach of any term of this instrument shall not be deemed to be a waiver by the Grantee of such term or of any subsequent breach of the same or any other term, or of any of the rights of the Grantee under this instrument.

12. Damages: Grantee shall be entitled to recover damages for violations of the terms of this instrument, or for any injury to the remedial action, to the public or to the environment protected by this instrument under State or Federal law.
13. Notices: Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and shall either be served personally or sent by first class mail, postage prepaid, addressed as follows:

To Grantor:

Winthrop I. Townsend III, Executive Vice President
Connecticut River Development Corporation
PO Box 88
Windsor, Vermont 05089

To Grantee:

Attorney General
Office of the Attorney General
109 State Street
Montpelier, Vermont 05609-1001

14. General Provisions:
 - i. Controlling law: The interpretation and performance of this instrument shall be governed by the laws of the State of Vermont.
 - ii. Liberal construction: Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the grant to effect the purpose of this instrument and the policy and purpose of CERCLA and other applicable State and Federal law. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.
 - iii. Severability: If any provision of this instrument, or the application of it to any person or circumstance, is found to be invalid, the remainder of the provisions of this instrument, or the application of such provisions to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.
 - iv. No Forfeiture: Nothing contained herein shall result in a forfeiture or reversion of Grantor's title in any respect.

- v. Successors: The covenants, terms, conditions, and restrictions of this instrument shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns and shall continue as a servitude running in perpetuity with the Property. The term "Grantor" wherever used herein, and any pronouns used in place thereof, shall include, subject to the provisions of paragraph 16.vii) hereof, the entity named at the beginning of this document, identified as "Grantor" and its successors, successors-in-title, and assigns. The term "Grantee," wherever used herein, and any pronouns used in place thereof, shall include the Secretary of the Agency of Natural Resources of the State of Vermont and its successors and assigns. The rights of the Grantee and Grantor under this instrument are freely assignable, subject to the notice provisions hereof.
- vi. Termination of Rights and Obligations: A party's rights and obligations under this instrument terminate upon transfer of the party's interest in the Easement or Property, except that liability for acts or omissions of Grantor occurring during its ownership shall survive transfer, as well as any other liability arising from the Grantor's ownership of the property.
- vii. Captions: The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.
- viii. Counterparts: The parties may execute this instrument in two or more counterparts each of which shall be deemed an original instrument. In the event of any disparity between counterparts, the recorded counterpart shall be controlling.

TO HAVE AND TO HOLD unto the State of Vermont and its assigns forever.

IN WITNESS WHEREOF, CONNECTICUT RIVER DEVELOPMENT CORPORATION, has executed this instrument the day and year first above written.

CONNECTICUT RIVER DEVELOPMENT CORPORATION

By: Winthrop I. Townsend III

Winthrop I. Townsend III, Executive Vice President

In the presence of:

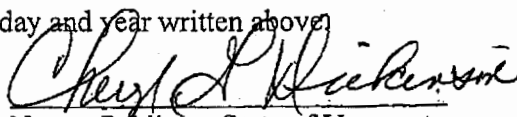
Judy R. Hayward
Witness

Sheila Kirby
Witness

STATE OF VERMONT)
) ss
COUNTY OF WINDSOR)

On this tenth day of January, 2001, before me, the undersigned, a Notary Public in and for the State of Vermont, duly commissioned and sworn, personally appeared Winthrop E. Townsend III, known to be Executive Vice President of Connecticut River Development Corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

Witness my hand an official seal hereto affixed the day and year written above


Notary Public State of Vermont

My Commission Expires: 2/10/03

Attachments: Exhibit A – legal description of the Property
Exhibit B – definition

EXHIBIT B

DEFINITION

Whenever the term listed below is used in this ENVIRONMENTAL PROTECTION EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS, the following definition shall apply:

“Contaminated Groundwater” shall mean groundwater at or from the Site that is contaminated above the Vermont Groundwater Quality Standards. In the absence of Vermont Groundwater Quality Standards, “Contaminated Groundwater” shall mean groundwater that has contaminant concentrations above levels that are protective of human health, as determined by the Vermont Department of Health.

MARIN
ENVIRONMENTAL

AUG 23 2000

**PHASE II
ENVIRONMENTAL SITE
ASSESSMENT REPORT**

15 August 2000

**WAG BUILDING
21-1/2 DEPOT AVENUE
WINDSOR, VERMONT**

SCIENTISTS
ENGINEERS
GIS SPECIALISTS

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TOLL FREE 1.800.524.9258

Prepared for:

**CONNECTICUT RIVER
DEVELOPMENT
CORPORATION
WINDSOR, VERMONT**

Prepared by:

**MARIN
ENVIRONMENTAL, INC.
RICHMOND, VERMONT**

Reference No. A0-0024r01

INTERNET:
WWW.MARINENV.COM

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APPENDIX A:

Figures

Figure 1	Site Location Map
Figure 2	Site Plan
Figure 3	Water-Table Contour Map

Tables

Table 1	Summary of Soil Analytical Results
Table 2	Ground-Water Elevation Calculations
Table 3	Summary of Ground Water Analytical Results

APPENDIX B:

Boring Logs / Monitoring Well Construction Diagrams

APPENDIX C:

Laboratory Report Forms

EXECUTIVE SUMMARY

Marin Environmental, Inc. (Marin) has conducted a Phase II Environmental Site Assessment (ESA) at the WAG Building, located at 21 1/2 Depot Avenue in Windsor, Vermont. The Phase II ESA was recommended by Marin following completion of a Phase I ESA in April 2000. Completion of this Phase II ESA was performed under the direction of Win Townsend of Connecticut River Development Corporation (CDRC). It is Marin's understanding that this property is being considered for redevelopment, which would include renovation of the interior of the "L" shaped building. No on-site excavation activities are proposed at this time. Marin's findings related to this work are summarized as follows:

- No elevated volatile organic compounds (VOCs) were detected in soil samples (soil borings MW-1 through MW-5) collected above the water table by field screening headspace methods using a Photoionization Detector (PID). Furthermore, no visual or olfactory evidence of soil contamination (e.g., oily sheen's, black staining, petroleum odors, etc.) was noted above the water table during soil investigation activities performed on the property. The depth to groundwater across the site ranged from approximately eight to 28 feet.
- No pesticides from reported former on-site practices appear to have impacted the shallow subsurface soils at MW-2, MW-3 and MW-4 on the property.
- Laboratory analytical results of ground-water samples collected at MW-5 and soil sample collected at the water table at MW-2 indicate that the shallow aquifer beneath the eastern portion of the site is contaminated with chlorinated VOCs and polycyclic aromatic hydrocarbons (PAHs) above the Vermont Groundwater Enforcement Standards (VGES). PAHs detected in soil from MW-2 (approximately 20 feet) exceeded both the US EPA soil screening levels (SSLs) and US EPA Region III Risk Based Concentration (RBCs) for soils in an industrial setting. Field observations indicate that a non-aqueous phase liquid (NAPL) may be present in monitoring well MW-2. The contaminant source(s) have not been confirmed. Due to the ground-water flow direction at the site (from northwest to southeast) and the relative locations of the monitoring wells to the property line and potential off-site source(s) (the former Windsor Gas Works and the former Windsor Dr. Cleaning operation), the likely contaminant source(s) appears to be off-site.

EXECUTIVE SUMMARY

- Since ground-water samples were not collected from MW-1 and MW-4 due to dry wells, the lateral extent of on-site ground-water contamination has not been delineated. It is possible that VOCs and PAH-contamination extends under the two buildings and in the paved area between the two buildings. Additional monitoring wells would need to be installed to determine the extent of VOC and PAH groundwater contamination on the subject property.
- Ground-water samples collected from upgradient monitoring well MW-3 located at the western end of the property and adjacent to a discharge pipe, did not detect any VOCs or PAHs.
- Based on the data collected at the site to date, no risk of exposure to documented ground-water contaminants is anticipated to occur at the site as long as the site remains in its current state (i.e., no excavation activities and no groundwater drinking wells are installed). However, any future site excavation activities should include provisions to properly manage contaminated soil and ground water along the eastern portion of the property as well as implementing appropriate health and safety procedures during construction activities. Recommendations previously mentioned in Marin's Phase I ESA pertaining to fluorescent light fixtures and lead and asbestos containing materials should be performed.
- This report should be submitted to the Vermont Department of Environmental Conservation (VT DEC) Sites Management Section (SMS) for review and comment. The five existing monitoring wells should be properly abandoned in accordance with the VT DEC Water Supply Rules upon approval by the VT DEC SMS.

1.0 INTRODUCTION

This report details the results of a Phase II Environmental Site Assessment (ESA) conducted at the WAG Building located at 21 1/2 Depot Avenue in Windsor, Vermont (Figure 1, Appendix A). This report has been prepared by Marin Environmental, Inc. (Marin) under the direction of Win Townsend of Connecticut River Development Corporation (CDRC) in accordance with ASTM Standard E1527. Marin understands that this property is being considered for redevelopment, which would initially include renovation of the interior of the "L" shaped building. No on-site excavation activities are proposed at this time.

1.1 Site Background

Marin conducted a Phase I ESA of the WAG property in the spring of 2000. The following environmental issues regarding the subject property were identified in the Phase I report as follows:

- Vermont Department of Environmental Conservation (VT DEC) file review of the Stacey Fuel and Lumber hazardous waste site located east and downgradient of the subject property revealed ground-water contamination of chlorinated solvents. The source of the contamination was determined to be originating from an upgradient property, which included the subject property as one of the possible contributors.
- The subject property was listed on the VT DEC's list of pulled underground storage tanks (USTs) as having one UST pulled in 1990. It was listed as having no state inspection or site assessment.
- During the site walkthrough, a floor drainage system was observed along the northern and western edge of the rectangular building consisting of a trench leading to a one-foot diameter sump containing a sump pump, which was located in the southwest corner of the building.
- Gasoline USTs are depicted on Sanborn maps of Windsor at distances ranging from approximately 150 to 215 feet west (upgradient) of the subject property. Additionally,

the Windsor Gas Works was identified on the Sanborn maps abutting the subject property to the north.

- The subject property is listed on the RCRA site database as a small quantity generator.

Following completion of the Phase I report, Marin obtained a report of an Urban District Building Inventory of buildings in Windsor from Katherine Voss of the Agency of Commerce, Department of Environmental Development, which indicated a former tenant of the WAG Building property (Gallager Chemical) brought chemicals onto the site to be converted into mosquito repellent and then shipped the finished product back out by rail and truck during World War II.

As a result of the Phase I ESA, Marin recommended the following:

1. One monitoring well should be installed adjacent to the rectangular building at the eastern end to determine possible contamination from former machine manufacturing activities in this building.
2. Two monitoring wells should be installed adjacent to the "L"-shaped building along each end of the eastern edge to determine possible contamination from former machine manufacturing activities in this building.
3. One monitoring well should be installed adjacent to the drainage of the sump pump along the southwestern corner of the rectangular building to determine possible groundwater contamination originating from the drain.
4. One monitoring well should be installed west of the "L"-shaped building to determine possible contamination from the former UST located in this area and removed in 1990.

1.2 Objectives and Scope of Work

The objectives of this Phase II ESA were to:

- Evaluate the potential presence of VOCs, PAHs, and pesticide contamination in soil and ground water on the subject property;

- Identify appropriate monitoring and/or remedial actions based on the site conditions.

To accomplish these objectives, Marin has:

- Supervised the installation of five water-table monitoring wells across the site;
- Collected one soil sample from one soil boring location and submitted it for laboratory analysis of total Petroleum Hydrocarbons (TPHs) by EPA Method 8100 PAHs by EPA Method 8270;
- Collected shallow soil samples from three soil boring locations and submitted them for laboratory analysis of pesticides by EPA Method 8081; and,
- Collected and submitted ground-water samples from two of the five monitoring wells for laboratory analysis of VOCs by EPA Method 8260 and PAHs by EPA Method 8270;
- Prepared this summary report, which details the work performed, provides conclusions, and offers recommendations for further action.

2.0 INVESTIGATIVE PROCEDURES AND RESULTS

2.1 Soil Boring / Monitoring Well Installation

Marin supervised the completion of five soil borings / monitoring wells (MW-1 through MW-5) on 26 June 2000, to initially characterize contaminant and hydrogeologic conditions at the site. Monitoring wells MW-1 and MW-5 were installed north and south of the eastern end of the "L"-shaped building, respectively; MW-2 was installed downgradient of rectangular building referred to as the "barn" building; MW-3 was installed adjacent to the sump discharge pipe of the "barn" building; and, MW-4 was installed in the vicinity of the former on-site UST along the western end of the "L"-shaped building.

The only evidence of soil or groundwater contamination encountered during subsurface investigation activities was detected at soil borings MW-2 and MW-5. During drilling

activities, a thick, brown oily substance with a strong odor was encountered in soil boring MW-2 at the ground-water table (estimated at 17 to 17.5 feet below ground surface (bgs)). Materials consisting of brown well-graded sand and little gravel, with layers of fine sand and silty fine sand was encountered in soil borings MW-1 and MW-5 to depths of 23 and 28 feet bgs, respectively. Fine sand with layers of poorly-graded sand and gravel was encountered in MW-2 and MW-4 to depths of 22 and 20 feet bgs, respectively. In MW-3, silts and fine sand graded to clayey silt at seven feet bgs to end of boring at 12 feet bgs. Ground water was encountered at depths ranging from six feet bgs (MW-3) to twenty-five feet bgs (MW-5) in the borings.

Soil borings were advanced using a Geoprobe drill rig. Soil samples were collected continuously in four-foot increments from each soil boring for field screening of VOCs with a photoionization detector (PID). Soil recovery was generally poor to excellent, ranging from 25 to 100 percent. All downhole drilling and sampling equipment was decontaminated during use, as appropriate.

The monitoring wells were constructed with 1-inch diameter polyvinyl chloride (PVC) pipe with ten-foot lengths of 0.010-inch slot screen. The tops of the screen sections were set between 4.0 to 7.0 feet above the ground-water level. Sections of solid PVC riser were added to bring the tops of the well casings to approximately 0.5 feet bgs. Clean silica #2 filter sand was placed in the borehole annulus around each well up to 0.5 feet above the slotted interval. A granular bentonite seal, approximately one half to one-foot thick, was set above the sand pack and the remainder of the annular space was backfilled with filter sand. Each completed monitoring well was protected by a flush-mounted steel roadbox cemented into place.

Ground water recharge into the wells was slow following installation; hence the wells (MW-3 and MW-5) were developed approximately two weeks (11 July 2000) following installation by hand bailing. Development water was discharged directly to the ground surface in the vicinity of each well. Ground water did not enter MW-1 and MW-4. Only a few inches of water were detected in MW-2 during the two-week return visit.

On 11 July 2000, the monitoring wells were surveyed relative to existing site features, with an azimuth accuracy of ± 1.0 feet, and an elevation accuracy of ± 0.01 feet. Monitoring-well construction details are included on the soil-boring and well-construction logs in Appendix B.

2.2 Soil-Screening Results

During the soil-boring program on 26 June 2000, elevated PID readings were recorded in soil samples at the ground-water table of MW-2 (highest reading of 289 parts per million (ppm)) and MW-5 (highest reading of 36.0 ppm). No PID headspace readings above background levels were obtained on soil samples collected in MW-1, MW-3, and MW-4.

A Marin environmental scientist screened soil samples from discrete intervals in each soil boring for the possible presence of VOCs using a Photovac Model 2020 portable PID. The PID was calibrated in the field with an isobutylene standard gas to a benzene reference. Soil samples were placed into a polyethylene bag, which was then sealed, agitated, and allowed to equilibrate. The PID probe was inserted into the headspace, and the highest reading was recorded. PID screening results are included on the boring logs in Appendix B.

2.3 Soil Sampling and Analysis

On 26 June 2000, one soil sample was collected at soil boring MW-2 from approximately 20 feet bgs (designed MW-2-20) and analyzed for PAHs using EPA Method 8270 and for TPHs using EPA Method 8100. Additionally, three soil samples were collected from 0.5 to 1.5 feet bgs at MW-2, MW-3, and MW-4 and analyzed for pesticides using EPA Method 8081.

Hydrocarbon Analysis of MW-2-20

The soil sample from MW-2-20 had a total TPH concentration of 4,500 milligrams per kilogram (mg/kg) and was reported as "unidentified." Gasoline, fuel oil #2, #4, or #6, motor oil, ligroin, aviation fuel, or other oil including lubricating, cutting and silicon oil were not identified in the analysis.

Sixteen of seventeen PAHs analyzed were detected in the soil sample collected from MW-2-20 at a depth of 20 feet. Three compounds (benzo(a)anthracene, benzo(b)fluoranthene, and benzo(a)pyrene) exceeded both the U.S. EPA soil screening levels (SSLs), which were established to evaluate the potential for soil contamination to migrate to ground water (using a dilution-attenuation factor of one), and U.S. EPA Region III Risk-based Concentrations (RBCs) for soils in an industrial setting. The RBCs generally have higher standards than the SSLs. Four additional compounds (naphthalene, chrysene, benzo(k)fluoranthene, and indeno(1,2,3-cd)pyrene) exceed the SSLs, but not the RBCs.

Pesticide Analysis

No pesticides were detected in the shallow surface soils samples collected from MW-2, MW-3 and MW-4.

Soil analytical results are summarized in Table 1.

2.4 Ground-Water Elevation Calculations and Flow Direction

Based on the recent hydrogeologic data collected at the site to date, ground-water flow direction in the unconfined surficial aquifer at the site is to the southeast, toward the Connecticut River. The ground-water flow gradient between wells MW-3 and MW-5 is 15 percent. The vertical ground-water flow components at the site, and the hydraulic relationship between the shallow unconfined aquifer and the bedrock aquifer, are currently unknown.

Fluid levels were measured in three (MW-2, MW-3, and MW-5) of the on-site monitoring wells on 11 July 2000. No fluid level was monitored from MW-1 and MW-4 because these wells were dry. Depth to ground water in the on-site monitoring wells ranged from 7.88 feet (MW-3) to 27.68 feet (MW-5) below ground surface. Static water-table elevations were computed for each monitoring well by subtracting the measured depth-to-water readings from the surveyed top-of-roadbox elevations, which are relative to an arbitrary site datum of 100.00 feet. Water-level measurements and elevation

calculations are presented in Table 2. A ground water-table contour map was prepared using these data (Figure 3).

2.5 Ground-water Sampling and Analysis

Ground-water samples collected from MW-3 and MW-5 on 11 July 2000 were analyzed for VOCs using EPA Methods 8260 and for PAHs using EPA Method 8270. Only a few inches of ground water and a thick, brown oily product was in MW-2, which was an insufficient volume of water to collect a sample. Insufficient volume of water was present in MW-1 and MW-4 for sample collection.

Volatile Organic Compounds

No VOCs were detected in the groundwater sample collected from MW-3. Six VOCs were detected in the ground-water sample collected from MW-5. Four of the six (naphthalene, tetrachloroethene (PCE), 1,2,4-trimethyl benzene, and 1,3,5-trimethyl benzene) were detected at levels exceeding the Vermont Groundwater Enforcement Standards (VGES) and the Preventative Action Levels (PALs).

Polycyclic Aromatic Hydrocarbons

Fourteen PAHs were detected in the ground-water sample collected from MW-5 and the duplicate sample from this well (designated as MW-6). Of the fourteen compounds detected, benzo(a)pyrene was the only PAH to exceed the VGES and the PAL.

Analytical results are included in Table 3. Laboratory report forms are included in Appendix C.

Prior to collecting ground-water samples, monitoring wells MW-3 and MW-5 were purged and then sampled using dedicated bailers and dropline. Purge water was discharged directly to the ground in the vicinity of each well. All field procedures were conducted in accordance with Marin standard protocols. A trip blank and a duplicate sample were collected to ensure that adequate quality assurance/quality control (QA/QC) standards were maintained. The trip blank was analyzed for VOCs using EPA Method 8260 and the duplicate sample (MW-6) was analyzed for PAHs using EPA Method 8270.

All samples were transported under chain-of-custody in an ice-filled cooler to Spectrum Analytical, Inc. of Agawam, Massachusetts.

Analytical results from the QA/QC samples indicate that adequate QA/QC was maintained during sample collection and analysis. VOCs were not detected in the trip blank. Analytical results of the duplicate sample indicate that several compounds were detected at low levels (10 µg/L or less) in the duplicate sample that were not detected in the original sample and vice versa. This may be due to the fact that the duplicate sample was poured off of the original sample after the original sample had settled. Table 3 includes a summary of the QA/QC analytical results.

3.0 CONTAMINANT SOURCE DISCUSSION

Volatile Organic Compounds

VOCs detected in ground-water samples at MW-5 are commonly associated with chlorinated solvents. Although the use of chlorinated solvents is generally associated with machine shops, no documented waste streams or use of chlorinated solvent at the site has been obtained except for a machine shop depicted on the 1951 Sanborn map in the western portion of the "L" shaped building. Since no elevated PID readings were obtain in subsurface soils above the ground-water table in MW-1 though MW-5, the source of chlorinated solvent-contamination has not been identified on-site. Due to the ground-water flow direction across the site, it is likely that chlorinated solvents detected in the ground water at MW-5 have migrated from an off-site source.

Ground-water contamination of PCE has been documented in the Depot Avenue area in Windsor, Vermont, since its discovery during a 1995 Phase II ESA conducted at property leased by the Stacey Fuel and Lumber, which is located downgradient of the WAG Building property. A site investigation of the Depot Avenue area conducted in 2000 by Heindel and Noyes (H & N) identified nine sites, including the WAG Building (Windsor Machine Products Company) as potential sources of the PCE. H & N's based their conclusions primarily on historical data and file reviews. The H & N site investigation ranked the most likely potential sources with the first being the former Windsor Dry Cleaning operation located approximately 250 feet northwest of

the WAG Building. The former Windsor Gas Works, located adjacent to the WAG Building property, was ranked third as the potential source. The WAG Building was among the properties considered less likely the PCE-contaminant source.

Polycyclic Aromatic Hydrocarbons

Brown oily material was observed in soil at the ground-water table in MW-2. Due to the relative location of this well and the property line, and the fact that this substance was not encountered in soils above the water table, it is likely that this contamination has migrated from an off-site source on the subject property. Field observations indicate that this material may be NAPL. Several PAH compounds detected in the water-table soil sample such as phenanthrene, anthracene, pyrene, chrysene, and benzo(a)pyrene, are considered coal tar pitch volatiles (NIOSH, 1997). Coal tar may have been a byproduct of the former Windsor Gas Works, which was located adjacent to the WAG Building property in the early 1900's. The former Windsor Gas Works facility is directly upgradient of the WAG Building.

4.0 CONCLUSIONS

Based on the results of the site investigation described above, Marin concludes the following:

- No elevated volatile organic compounds (VOCs) were detected in soil samples (soil borings MW-1 through MW-5) collected above the water table by field screening headspace methods using a Photoionization Detector (PID). Furthermore, no visual or olfactory evidence of soil contamination (e.g., oily sheen's, black staining, petroleum odors, etc.) was noted above the water table during soil investigation activities performed on the property. The depth to groundwater across the site ranged from approximately eight to 28 feet.
- No pesticides from reported former on-site practices appear to have impacted the shallow subsurface soils at MW-2, MW-3 and MW-4 on the property.
- Laboratory analytical results of ground-water samples collected at MW-5 and soil sample collected at the water table at MW-2 indicate that the shallow aquifer beneath the eastern portion of the site is contaminated with chlorinated VOCs and polycyclic aromatic hydrocarbons (PAHs) above the Vermont Groundwater Enforcement Standards (VGES). PAHs detected in soil from MW-2 (approximately 20 feet) exceeded both the US EPA soil screening levels (SSLs) and US EPA Region III Risk Based Concentration (RBCs) for soils in an industrial setting. Field observations indicate that a non-aqueous phase liquid (NAPL) may be present in monitoring well MW-2. The contaminant source(s) have not been confirmed. Due to the ground-water flow direction at the site (from northwest to southeast) and the relative locations of the monitoring wells to the property line and potential off-site source(s) (the former Windsor Gas Works and the former Windsor Dry Cleaning operation), the likely contaminant source(s) appears to be off-site.
- Since ground-water samples were not collected from MW-1 and MW-4 due to dry wells, the lateral extent of on-site ground-water contamination has not been delineated. It is possible that VOCs and PAH-contamination extends under the two buildings and in the paved area between the two buildings. Additional monitoring wells would need to be

installed to determine the extent of VOC and PAH groundwater contamination on the subject property

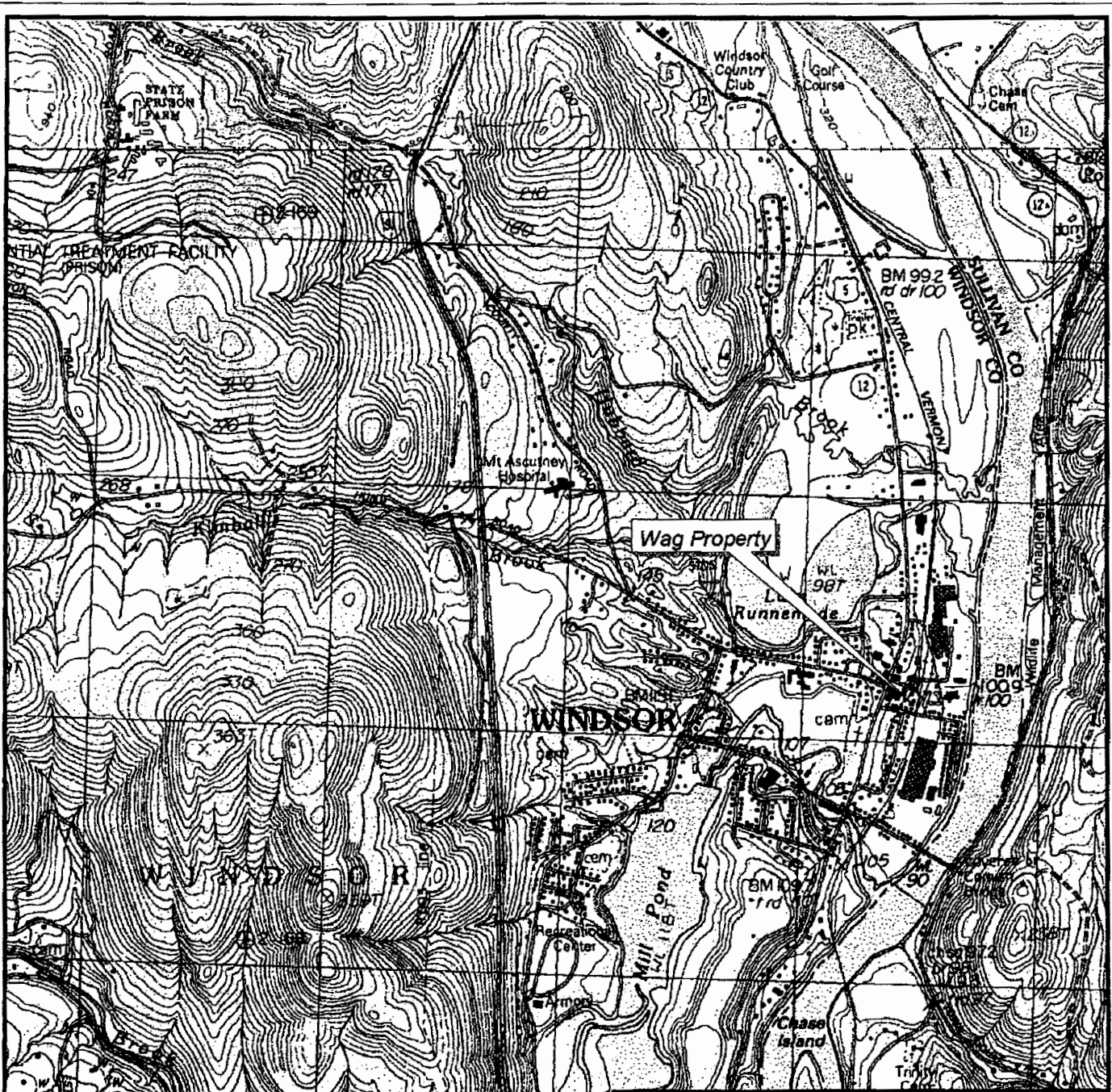
- Ground-water samples collected from upgradient monitoring well MW-3 located at the western end of the property and adjacent to a discharge pipe, did not detect any VOCs or PAHs. Based on the data collected at the site to date, no risk of exposure to documented ground-water contaminants is anticipated to occur at the site as long as the site remains in its current state (i.e., no excavation activities and no groundwater drinking wells are installed). However, any future site excavation activities should include provisions to properly manage contaminated soil and ground water along the eastern portion of the property as well as implementing appropriate health and safety procedures during construction activities. Recommendations previously mentioned in Marin's Phase I ESA pertaining to fluorescent light fixtures and lead and asbestos containing materials should be performed.
- This report should be submitted to the Vermont Department of Environmental Conservation (VT DEC) Sites Management Section (SMS) for review and comment. The five existing monitoring wells should be properly abandoned in accordance with the VT DEC Water Supply Rules upon approval by the VT DEC SMS.



5.0 REFERENCES

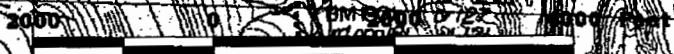
Marin Environmental 1999. *Phase I Environmental Site Assessment – WAG Building*, 24 April 2000.

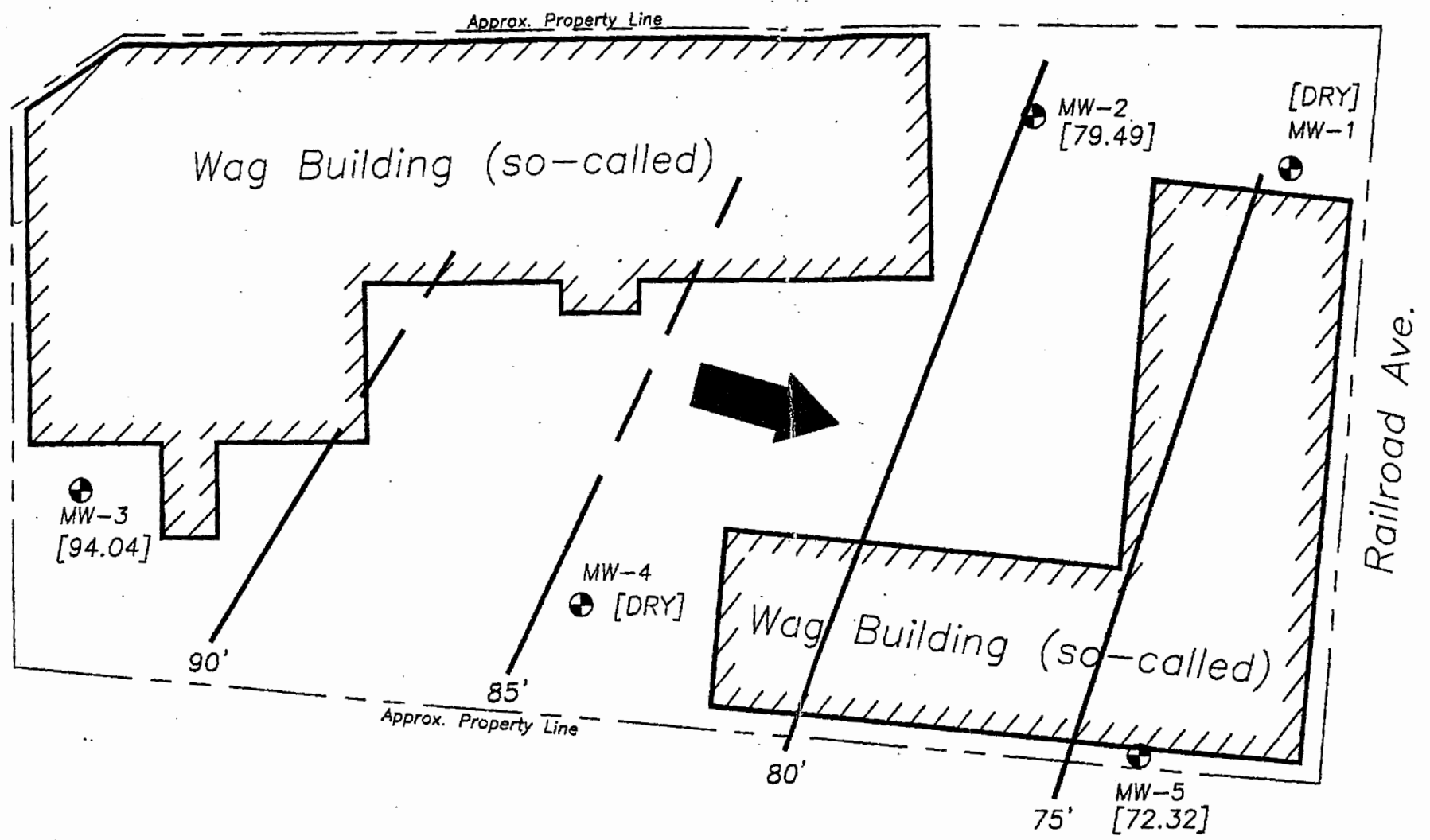
NIOSH 1997, *Pocket Guide to Chemical Hazards*, U. S. Department of Health and Human Services.

APPENDIX A
FIGURES & TABLES



MARIN ENVIRONMENTAL		
TITLE: FIGURE 1. SITE LOCATION MAP Source: USGS Topographic Map Windsor Quadrangle (last revised: 1984)		
SITE: Wag Property Windsor, Vermont Site Lat/Lon NAD83: 43.4793, -72.3819		
 QUADRANGLE LOCATION		 N
DRAWN BY: SRF	DATE: 08/21/00	SCALE: 1in = 2000ft
APPROVED BY: ATH	FILE: 980079SLOC.PLT	





ALL LOCATIONS ARE APPROXIMATE

LEGEND

- MW-2 ⊕ MONITORING WELL
- [94.04] GROUND-WATER ELEVATION
- 90' GROUND-WATER ELEVATION CONTOUR
- ← INFERRED GROUND-WATER FLOW DIRECTION

MARIN
ENVIRONMENTAL

FIGURE 2.
GROUND-WATER CONTOUR MAP
With Monitoring Well Locations

Wag Phase II
Windsor, VT



DRAWN BY: MJB	DATE: 6/28/00	SCALE: 1"= 20'
APPROVED BY: KL	FILE No.: A000024	

**Table 1.
Summary of Soil Analytical Results**

Wag Phase II
Windsor, VT

Monitoring Date: 26 June 2000

Sample Identification	MW-2	MW-2-20	MW-3	MW-4	SSL	RBC- Soil Industrial
TOTAL PETROLEUM HYDROCARBONS (TPH) (mg/kg)						
Sample Depth (feet bgs)		20				
Unidentified ¹	NA	4,500	NA	NA	—	—
POLYCYCLIC AROMATIC HYDROCARBONS (PAHS) (µg/KG)						
Sample Depth (feet bgs)		20				
Naphthalene	NA	200,800	NA	NA	4,000	41,000,000
2-Methylnaphthalene	NA	97,000	NA	NA	—	41,000,000
Acenaphthylene	NA	21,000	NA	NA	—	—
Acenaphthene	NA	7,200	NA	NA	29,000	120,000,000
Fluorene	NA	25,000	NA	NA	28,000	82,000,000
Phenanthrene	NA	94,000	NA	NA	—	—
Anthracene	NA	29,000	NA	NA	590,000	610,000,000
Fluoranthene	NA	27,000	NA	NA	210,000	82,000,000
Pyrene	NA	56,000	NA	NA	210,000	61,000,000
Benzo (a) anthracene	NA	2,000	NA	NA	0.009	7,800
Chrysene	NA	5,000	NA	NA	8,000	780,000
Benzo (b) fluoranthene	NA	1,000	NA	NA	200	7,800
Benzo (k) fluoranthene	NA	3,900	NA	NA	2,000	78,000
Benzo (a) pyrene	NA	2,700	NA	NA	—	780
Indeno (1,2,3-cd) pyrene	NA	3,400	NA	NA	700	7,800
Benzo (g,h,i) perylene	NA	5,500	NA	NA	—	—
PESTICIDES (µg/kg)						
Sample Depth (feet bgs)	0.5 - 1.5		0.5 - 1.5	0.5 - 1.5		
Organochlorine Pesticides	ND	NA	ND	ND	—	—

Notes:

1) Sample fingerprint was characteristic of a petroleum product, but could not be matched to a fingerprint in Spectrum's laboratory.

— No RBC/SSL value listed for this parameter.

µg/kg - micrograms per kilogram

bgs - below ground surface.

Exceedences of U.S. EPA Soil Screening Levels are lightly shaded and Region III Risk-Based Concentrations are heavily shaded.

MDL - method detection limit.

mg/kg - milligrams per kilogram

NA - Not Analyzed for this parameter.

ND - Not Detected at indicated detection limit.

RBC - U.S. EPA Region III Risk-Based Concentration, April 1999

SSL - soil screening levels, established by the U.S. EPA to evaluate the potential for soil contaminants to migrate to ground water using a dilution-attenuation factor of one.

Table 2
Ground-Water Elevation Calculations

WAG Phase II
Windsor, VT

Monitoring Date: 11 July 2000

Well I.D.	Top of Casing Elevation	Depth to Water (ft, bgs)	Water Table Elevation
MW-1	100.61	--	--
MW-2	101.08	21.59	79.49
MW-3	101.92	--	--
MW-4	100.96	7.88	93.08
MW-5	100.00	27.68	72.32

Notes:

Elevations reported in feet relative to arbitrary site datum of 100.00 feet.
ft, bgs - feet, below ground surface
-- No ground water in well.

**Table 3
Summary of Ground-Water Analytical Results**

Wag Phase II
Windsor, VT

Monitoring Date: 11 July 2000

Sample Identification	MW-3	MW-5	MW-6 (Duplicate of MW-5)	Trip	VGES	PAL
VOLATILE ORGANIC COMPOUNDS (VOCs) (µg/L)						
n-Butylbenzene	ND	4.3	NA	ND	---	---
4-Isopropyltoluene	ND	2.1	NA	ND	---	---
Naphthalene	ND	2.1	NA	ND	20.0	10.0
Tetrachloroethene (PCE)	ND	1.2	NA	ND	5.0	0.5
1,2,4-Trimethylbenzene	ND	5.0	NA	ND	5.0	2.5
1,3,5-Trimethylbenzene	ND	2.0	NA	ND	4.0	2.0
POLYCYCLIC AROMATIC HYDROCARBONS (PAHS) (µg/L)						
Naphthalene	ND	ND	5.2	NA	20.0	10.0
Acenaphthylene	ND	12	35	NA	---	---
Anthracene	ND	5.0	5.4	NA	2100.0	1050.0
Fluoranthene	ND	6.0	ND	NA	---	---
Pyrene	ND	40	5.0	NA	---	---
Benzo (a) anthracene	ND	16	ND	NA	---	---
Chrysene	ND	14	ND	NA	---	---
Benzo (b) fluoranthene	ND	9.7	ND	NA	---	---
Benzo (a) pyrene	ND	1.6	ND	NA	0.2	0.1
Benzo (g,h,i) perylene	ND	7.5	ND	NA	---	---
2-Methylnaphthalene	ND	ND	6.4	NA	---	---
Acenaphthene	ND	ND	9.0	NA	---	---
Fluorene	ND	ND	10	NA	280.0	140.0
Phenanthrene	ND	ND	10	NA	---	---

Notes:

VGES – Vermont Groundwater Enforcement Standard

PAL – Preventive Action Level

Exceedences of PAL are lightly shaded.

Exceedences of VGES are heavily shaded.

µg/L – micrograms per liter

mg/L – milligrams per liter

ND – Not Detected at indicated detection limit.

NA - Not analyzed for this parameter

APPENDIX B

BORING LOGS / MONITORING WELL CONSTRUCTION DIAGRAMS

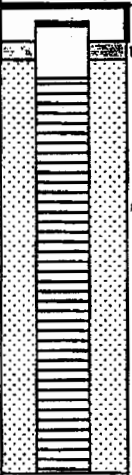
Marin Environmental, Inc.

SITE NAME: WAG Phase II					BORING NO: MW-1						
LOCATION: Windsor, Vermont					TOTAL DEPTH: 23 feet						
JOB NO.: VTA0-0024					DEPTH TO WATER: 18.0 feet						
DATE: 25 June 2000											
DRILLING METHOD					FIELD SUPERVISOR: Kim Lockard/Carey Hengstenberg						
Geoprobe											
BORING DIAMETER					CONTRACTOR: New Hampshire Boring						
Depth (ft)	Sample No.	BLOW COUNTS PER 6"				Rec. (ft)	SAMPLE DESCRIPTION	STRATA	Boring/Well Location		PID (ppm)
		0	6	12	18				24	WELL DETAIL	
1						3.0	Approximately three inches of asphalt. Brn silty c-f SAND, little gravel.		flush-mounted roadbox	0.0	
3									# 2 Silica sand		
5						3.5	Brn f SAND, trace organics with one-foot interval of silty CLAY @ 6' to 7'; moist.	Clay		0.4	
7											
9						4.0	Brn c-f SAND, some Pebbles. Silty f SAND @ 9'grading to f SAND; moist.	Well-Graded SAND with Fine SAND intervals		0.4	
11									bentonite chips		
13						1.0	Brn to light brn silty f SAND; moist.			0.4	
15											
17						1.8	As above. C SAND and GRAVEL @ 19 moist to wet'.			0.4	
19									# 2 Silica sand		
21						3.0	As above.	Coarse SAND and GRAVEL		0.0	
23											
		BLOW COUNT				MATERIALS USED		SIZE/TYPE			
AND	33-50%	0-4	VERY LOSE	WELL SCREEN	1" PVC	10 feet					
SOME	20-33%	4-10	LOOSE	SLOT SIZE	0.01						
LITTLE	10-20%	10-30	MEDIUM	RISER	1" PVC	12.5 feet					
TRACE	0-10%	30-50	DENSE	GRADED SAND							
		> 50	VERY DENSE	BENTONITE CHIPS							
				BENTONITE GROUT							

Marin Environmental, Inc.

SITE NAME: WAG Phase II					BORING NO: MW-2					
LOCATION: Windsor, Vermont					TOTAL DEPTH: 22.3 feet					
JOB NO.: VTA0-0024					DEPTH TO WATER: 17.0 feet					
DATE: 25 June 2000										
DRILLING METHOD					FIELD SUPERVISOR: Kim Lockard/Carey Hengstenberg					
Geoprobe										
BORING DIAMETER					CONTRACTOR: New Hampshire Boring					
Depth (ft)	Sample No.	BLOW COUNTS PER 6"				Rec. (ft)	SAMPLE DESCRIPTION	Boring/Well Location		
		0	6	12	18			STRATA	WELL DETAIL	PID (ppm)
		6	12	18	24					
1						2.5	Approximately three inches of asphalt. Brn silty c-f SAND, little Gravel.	Fine SAND layered with poorly-graded SAND and GRAVEL	flush-mounted roadbox	0.8
3							Layer of Olive brn silty f SAND; dry.			
5						3.5	Brn silty f SAND, trace organics with one-foot interval of poorly sorted SAND and GRAVEL @ 5' to 6'; moist.		#2 silica sand	0.8
7										
9						2.5	Brn f SAND, layered with poorly graded SAND and GRAVEL; wet to moist.		bentonite chips	0.8
11										
13						4.0	As above.			0.8
15										
17						2.5	As above. Silty f SAND @ 16.5' to 18.5', wet; strong petroleum (creosote) odor; brn thick oily.		#2 silica sand	36.9
19										
21						2.0	As above.			289.0
23							Refusal @ 22.3'			
		BLOW COUNT			MATERIALS USED		SIZE/TYPE			
AND	33-50%	0 - 4	VERY LOSE	WELL SCREEN	1" PVC	10 feet				
SOME	20-33%	4 - 10	LOOSE	SLOT SIZE	0.01					
LITTLE	10-20%	10 - 30	MEDIUM	RISER	1" PVC	11.5 feet				
TRACE	0-10%	30 - 50	DENSE	GRADED SAND						
		> 50	VERY DENSE	BENTONITE CHIPS						
				BENTONITE GROUT						

Marin Environmental, Inc.

SITE NAME: WAG Phase II					BORING NO: MW-3						
LOCATION: Windsor, Vermont					TOTAL DEPTH: 12 feet						
JOB NO.: VTA0-0024					DEPTH TO WATER: 6.0 feet						
DATE: 25 June 2000											
DRILLING METHOD					FIELD SUPERVISOR: Kim Lockard/Carey Hengstenberg						
Geoprobe											
BORING DIAMETER					CONTRACTOR: New Hampshire Boring						
Depth (ft)	Sample No.	BLOW COUNTS PER 6"					DRILLERS: Dave	Boring/Well Location			
		0	6	12	18	24		Rec. (ft)	SAMPLE DESCRIPTION	STRATA	WELL DETAIL
1						2.5	Surface soils - Sod. Brn silty c-f SAND to 0.5'. Silty f SAND from 0.5 through rest of sample; Red brick fragment @ 2'; dry.	Silty Fine SAND		0.0	
3											
5						3.5	Brn sandy SILT grading to clayed SILT @7'; moist. '	Sandy SILT		0.0	
7											
9						3.5	As above. Light brown to olive green; wet.	Clayey SILT		0.0	
11											
13											
15											
17											
19											
21											
23											
		BLOW COUNT			MATERIALS USED			SIZE/TYPE			
AND	33-50%	0 - 4	VERY LOSE	WELL SCREEN	1" PVC	10 feet					
SOME	20-33%	4 - 10	LOOSE	SLOT SIZE	0.01						
LITTLE	10-20%	10 - 30	MEDIUM	RISER	1" PVC	1.5 feet					
TRACE	0-10%	30 - 50	DENSE	GRADED SAND							
		> 50	VERY DENSE	BENTONITE CHIPS							
				BENTONITE GROUT							

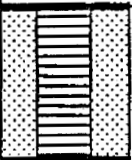
Marin Environmental, Inc.

SITE NAME: WAG Phase II					BORING NO: MW-4						
LOCATION: Windsor, Vermont					TOTAL DEPTH: 20 feet						
JOB NO.: VTA0-0024					DEPTH TO WATER: 14.0 feet						
DATE: 23 June 2000											
DRILLING METHOD					FIELD SUPERVISOR: Kim Lockard/Carey Hengstenberg						
Geoprobe											
BORING DIAMETER					CONTRACTOR: New Hampshire Boring						
Depth (ft)	Sample No.	BLOW COUNTS PER 6"				DRILLERS: Dave	SAMPLE DESCRIPTION	STRATA	Boring/Well Location		PID (ppm)
		0	6	12	18				Rec. (ft)	WELL DETAIL	
		6	12	18	24						
1						3.0	Surface soil - sod. Brn silty f SAND, little Gravel, trace organics; dry.	Poorly-Graded SAND and GRAVEL with Fine SAND intervals	flush-mounted roadbox	0.0	
3											
5						3.0	As above. Silty f SAND @ 7'; dry.		#2 silica sand	0.0	
7									bentonite chips		
9						1.0	Brn silty f SAND and GRAVEL; moist. Brn c-f SAND @ 8.5'.			0.0	
11											
13						4.0	Brn silty f SAND; wet @ 14.5'.			0.0	
15											
17						3.5	As above - brn to olive brn. Poorly sorted SAND and GRAVEL @ 19'.		#2 silica sand	0.0	
19											
21											
23											
		BLOW COUNT				MATERIALS USED			SIZE/TYPE		
AND	33-50%	0 - 4	VERY LOSE	WELL SCREEN	1" PVC	10 feet					
SOME	20-33%	4 - 10	LOOSE	SLOT SIZE	0.01						
LITTLE	10-20%	10 - 30	MEDIUM	RISER	1" PVC	9.5 feet					
TRACE	0-10%	30 - 50	DENSE	GRADED SAND							
		> 50	VERY DENSE	BENTONITE CHIPS							
				BENTONITE GROUT							

Marin Environmental, Inc.

SITE NAME: WAG Phase II		BORING NO: MW-5								
LOCATION: Windsor, Vermont		TOTAL DEPTH: 28 feet								
JOB NO.: VTA0-0024		DEPTH TO WATER: 25.0 feet								
DATE: 28 June 2000										
DRILLING METHOD Geoprobe		FIELD SUPERVISOR: Kim Lockard/Carey Hengstenberg								
BORING DIAMETER		CONTRACTOR: New Hampshire Boring								
Depth (ft)	Sample No.	BLOW COUNTS PER 6"				DRILLERS: Dave	Boring/Well Location			
		0	6	12	18		Rec. (ft)	SAMPLE DESCRIPTION	STRATA	WELL DETAIL
		6	12	18	24					
1						2.5	Surface soil sod. Brn c-f SAND, little Gravel, trace silt layered with fine sandy silt with organics; dry. 4" black organic layer @ 2'.	Well-Graded SAND, little Gravel with Fine sandy SILT intervals	finish-mounted roadbox	1.4
3									# 2 Silica sand	
5						3.0	Brn f SAND; wet @ 6.5'.			1.1
7										
9						3.0	As above; moist.			0.0
11										
13						3.5	As above.			0.0
15										
17						3.8	As above; wet @ 18'. C SAND and GRAVEL @ 21.5 moist to dry.		bentonite chips	0.0
19										
21						2.5	As above; wet @ 24'.			0.0
23									# 2 Silica sand	
(see next page)										
		BLOW COUNT		MATERIALS USED		SIZE/TYPE				
		0 - 4	VERY LOSE	WELL SCREEN		1"/PVC		10 feet		
AND	33-50%	4 - 10	LOOSE	SLOT SIZE		0.01				
SOME	20-33%	10 - 30	MEDIUM	RISER		1"/PVC		17.5 feet		
LITTLE	10-20%	30 - 50	DENSE	GRADED SAND						
TRACE	0-10%	> 50	VERY DENSE	BENTONITE CHIPS						
				BENTONITE GROUT						

Marin Environmental, Inc.

SITE NAME: WAG Phase II					BORING NO: MW-5						
LOCATION: Windsor, Vermont					TOTAL DEPTH: 28 feet						
JOB NO.: VTA0-0024					DEPTH TO WATER: 25.0 feet						
DATE: 25 June 2000											
DRILLING METHOD Geoprobe					FIELD SUPERVISOR: Kim Lockard/Carey Hengstenberg						
BORING DIAMETER					CONTRACTOR: New Hampshire Boring						
Depth (ft)	Sample No.	BLOW COUNTS PER 6"					DRILLERS: Dave	Boring/Well Location			
		0	6	12	18	24					Rec. (ft)
25						2.7	As above.; wet.				2.7
27										# 2 Silica sand	36.0
29											
31											
33											
35											
37											
39											
41											
43											
45											
47											
		BLOW COUNT			MATERIALS USED			SIZE/TYPE			
AND	33-50%	0 - 4	VERY LOSE	WELL SCREEN	1"/PVC		10 feet				
SOME	20-33%	4 - 10	LOOSE	SLOT SIZE	0.01						
LITTLE	10-20%	10 - 30	MEDIUM	RISER	1"/PVC		17.5 feet				
TRACE	0-10%	30 - 50	DENSE	GRADED SAND							
		> 50	VERY DENSE	BENTONITE CHIPS							
				BENTONITE GROUT							

APPENDIX C

LABORATORY REPORT FORMS



SPECTRUM ANALYTICAL, INC.

Featuring

HANIBAL TECHNOLOGY

Massachusetts Certification # M-MA138

Rhode Island # 98 Maine # MA138

Florida # E87600 / 87562

New Hampshire # 2538

Connecticut # PH-0777

New York # 11393

Marin Environmental
73 Millet Street
Richmond, VT 05477

7/19/00

Attn: Kim Lockard

Client Project Number: AO-0024

Location: Wag Phase II - Windsor, VT

<u>Laboratory ID</u>	<u>Client Sample ID</u>	<u>Analyses Requested</u>
AB96282	MW-3	VOCs by GC/MS Separatory Funnel Extraction PAHs by GC/MS
AB96283	MW-5	VOCs by GC/MS Separatory Funnel Extraction PAHs by GC/MS Organochlorine Pesticides by GC
AB96284	MW-6	Separatory Funnel Extraction PAHs by GC/MS
AB96285	TRIPBLNK	VOCs by GC/MS

I attest that all information contained within this report has been reviewed for accuracy and checked against all quality control requirements outlined in each applicable method including any data obtained from a subcontract laboratory.

Authorized by:

Hanibal C. Tayeh
President/Laboratory Director

RECEIVED
JUL 28 2000

SPECTRUM ANALYTICAL, INC.

Laboratory Report

Location: Wag Phase II - Windsor, VT

Client: MARIN

Lab ID No: AB96282

Client Id: MW-3

Client Project No: AO-0024

Submittal Date: 7/13/00

Collection Date: 7/11/00

Matrix: Ground Water

Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
Volatile Organic Compounds							
<i>VOCs by GC/MS</i>							
Acetone	Not detected	ug/L	100.0	7/16/00	7/16/00	GW	SW846 8260B
Acrylonitrile	Not detected	ug/L	10.0	7/16/00	7/16/00	GW	SW846 8260B
Benzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Bromobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Bromochloromethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Bromodichloromethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Bromoform	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Bromomethane	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
2-Butanone (MEK)	Not detected	ug/L	50.0	7/16/00	7/16/00	GW	SW846 8260B
n-Butylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
sec-Butylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
tert-Butylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Carbon disulfide	Not detected	ug/L	5.0	7/16/00	7/16/00	GW	SW846 8260B
Carbon tetrachloride	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Chlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Chloroethane	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
Chloroform	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Chloromethane	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
2-Chlorotoluene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
4-Chlorotoluene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2-Dibromo-3-chloropropane (DBCP)	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
Dibromochloromethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2-Dibromoethane (EDB)	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Dibromomethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2-Dichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,3-Dichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,4-Dichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Dichlorodifluoromethane	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
1,1-Dichloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2-Dichloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,1-Dichloroethene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
cis-1,2-Dichloroethene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
trans-1,2-Dichloroethene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2-Dichloropropane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B

Lab ID No: AB96282

Collection Date: 7/11/00

Client Id: MW-3

Matrix: Ground Water

Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
1,3-Dichloropropane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
2,2-Dichloropropane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,1-Dichloropropene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
cis-1,3-Dichloropropene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
trans-1,3-Dichloropropene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Ethylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Hexachlorobutadiene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
2-Hexanone (MBK)	Not detected	ug/L	100.0	7/16/00	7/16/00	GW	SW846 8260B
Isopropylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
4-Isopropyltoluene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Methyl-tert-butyl ether (MTBE)	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
4-Methyl-2-pentanone (MIBK)	Not detected	ug/L	20.0	7/16/00	7/16/00	GW	SW846 8260B
Methylene chloride	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Naphthalene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
n-Propylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Styrene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,1,1,2-Tetrachloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,1,2,2-Tetrachloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Tetrachloroethene (PCE)	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Toluene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2,3-Trichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2,4-Trichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,1,1-Trichloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,1,2-Trichloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Trichloroethene (TCE)	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Trichlorofluoromethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2,3-Trichloropropane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2,4-Trimethylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,3,5-Trimethylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Vinyl chloride	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
m,p-Xylenes	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
o-Xylene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
4-Bromofluorobenzene (%SR)	99	ug/L		7/16/00	7/16/00	GW	SW846 8260B
1,4-Difluorobenzene (%SR)	99	ug/L		7/16/00	7/16/00	GW	SW846 8260B
Chlorobenzene-d5 (%SR)	99	ug/L		7/16/00	7/16/00	GW	SW846 8260B
SVOC Preparation							
Separatory Funnel Extraction	Completed			7/18/00	7/18/00	AP	SW846 3510C
Semivolatle Organic Compounds							
PAHs by GC/MS							
Naphthalene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
2-Methylnaphthalene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C

Lab ID No: AB96282

Client Id: MW-3

Collection Date: 7/11/00

Matrix: Ground Water

Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
Acenaphthylene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Acenaphthene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Fluorene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Phenanthrene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Anthracene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Fluoranthene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Pyrene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (a) anthracene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Chrysene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (b) fluoranthene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (k) fluoranthene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (a) pyrene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Indeno (1,2,3-cd) pyrene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Dibenzo (a,h) anthracene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (g,h,i) perylene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
2-Fluorobiphenyl (%SR)	63	ug/L	0.	7/18/00	7/18/00	MSL	SW846 8270C
Terphenyl-d14 (%SR)	93	ug/L	0.	7/18/00	7/18/00	MSL	SW846 8270C

Lab ID No: AB96283

Collection Date: 7/11/00

Client Id: MW-5

Matrix: Ground Water

Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
Volatle Organic Compounds							
VOCs by GC/MS							
Acetone	Not detected	ug/L	100.0	7/16/00	7/16/00	GW	SW846 8260B
Acrylonitrile	Not detected	ug/L	10.0	7/16/00	7/16/00	GW	SW846 8260B
Benzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Bromobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Bromochloromethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Bromodichloromethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Bromoform	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Bromomethane	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
2-Butanone (MEK)	Not detected	ug/L	50.0	7/16/00	7/16/00	GW	SW846 8260B
n-Butylbenzene	4.3	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
sec-Butylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
tert-Butylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Carbon disulfide	Not detected	ug/L	5.0	7/16/00	7/16/00	GW	SW846 8260B
Carbon tetrachloride	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Chlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Chloroethane	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
Chloroform	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Chloromethane	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
2-Chlorotoluene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
4-Chlorotoluene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2-Dibromo-3-chloropropane (DBCP)	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
Dibromochloromethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2-Dibromoethane (EDB)	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Dibromomethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2-Dichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,3-Dichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,4-Dichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Dichlorodifluoromethane	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
1,1-Dichloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2-Dichloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,1-Dichloroethene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
cis-1,2-Dichloroethene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
trans-1,2-Dichloroethene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2-Dichloropropane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,3-Dichloropropane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
2,2-Dichloropropane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,1-Dichloropropene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
cis-1,3-Dichloropropene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
trans-1,3-Dichloropropene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B

Lab ID No: AB96283
Client Id: MW-5

Collection Date: 7/11/00
Matrix: Ground Water

Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
Ethylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Hexachlorobutadiene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
2-Hexanone (MBK)	Not detected	ug/L	100.0	7/16/00	7/16/00	GW	SW846 8260B
Isopropylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
4-Isopropyltoluene	2.1	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Methyl-tert-butyl ether (MTBE)	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
4-Methyl-2-pentanone (MIBK)	Not detected	ug/L	20.0	7/16/00	7/16/00	GW	SW846 8260B
Methylene chloride	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Naphthalene	24	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
n-Propylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Styrene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,1,1,2-Tetrachloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,1,2,2-Tetrachloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Tetrachloroethene (PCE)	12	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Toluene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2,3-Trichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2,4-Trichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,1,1-Trichloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,1,2-Trichloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Trichloroethene (TCE)	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Trichlorofluoromethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2,3-Trichloropropane	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,2,4-Trimethylbenzene	5.1	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
1,3,5-Trimethylbenzene	14	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
Vinyl chloride	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
m,p-Xylenes	Not detected	ug/L	2.0	7/16/00	7/16/00	GW	SW846 8260B
o-Xylene	Not detected	ug/L	1.0	7/16/00	7/16/00	GW	SW846 8260B
4-Bromofluorobenzene (%SR)	101	ug/L		7/16/00	7/16/00	GW	SW846 8260B
1,4-Difluorobenzene (%SR)	98	ug/L		7/16/00	7/16/00	GW	SW846 8260B
Chlorobenzene-d5 (%SR)	98	ug/L		7/16/00	7/16/00	GW	SW846 8260B
SVOC Preparation							
Separatory Funnel Extraction	Completed			7/18/00	7/18/00	AP	SW846 3510C
Semivolatile Organic Compounds							
PAHs by GC/MS							
Naphthalene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
2-Methylnaphthalene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Acenaphthylene	12	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Acenaphthene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Fluorene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Phenanthrene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Anthracene	5.0	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C

Lab ID No: AB96283
Client Id: MW-5

Collection Date: 7/11/00
Matrix: Ground Water

Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
Fluoranthene	6.0	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Pyrene	40	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (a) anthracene	16	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Chrysene	14	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (b) fluoranthene	9.7	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (k) fluoranthene	Below det lim	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (a) pyrene	16	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Indeno (1,2,3-cd) pyrene	Below det lim	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Dibenzo (a,h) anthracene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (g,h,i) perylene	7.5	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
2-Fluorobiphenyl (%SR)	53	ug/L	0.	7/18/00	7/18/00	MSL	SW846 8270C
Terphenyl-d14 (%SR)	60	ug/L	0.	7/18/00	7/18/00	MSL	SW846 8270C
Semivolatile Organic Compounds							
Organochlorine Pesticides by GC							
Aldrin	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
alpha-BHC	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
beta-BHC	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
delta-BHC	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
gamma-BHC (Lindane)	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
Chlordane	Not detected	ug/L	0.6	7/18/00	7/18/00	TG	EPA 608
4,4'-DDD	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
4,4'-DDE	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
4,4'-DDT	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
Dieldrin	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
Endosulfan I	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
Endosulfan II	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
Endosulfan sulfate	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
Endrin	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
Endrin aldehyde	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
Heptachlor	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
Methoxychlor	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
Heptachlor epoxide	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
Toxaphene	Not detected	ug/L	0.16	7/18/00	7/18/00	TG	EPA 608
Decachlorobiphenyl (%SR)	67	ug/L	0.	7/18/00	7/18/00	TG	EPA 608

Lab ID No: AB96284
Client Id: MW-6

Collection Date: 7/11/00
Matrix: Ground Water

Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
SVOC Preparation							
Separatory Funnel Extraction	Completed			7/18/00	7/18/00	AP	SW846 3510C
Semivolatile Organic Compounds							
PAHs by GC/MS							
Naphthalene	5.2	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
2-Methylnaphthalene	6.4	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Acenaphthylene	35	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Acenaphthene	9.0	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Fluorene	10	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Phenanthrene	10	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Anthracene	5.4	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Fluoranthene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Pyrene	5.0	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (a) anthracene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Chrysene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (b) fluoranthene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (k) fluoranthene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (a) pyrene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Indeno (1,2,3-cd) pyrene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Dibenzo (a,h) anthracene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
Benzo (g,h,i) perylene	Not detected	ug/L	5.0	7/18/00	7/18/00	MSL	SW846 8270C
2-Fluorobiphenyl (%SR)	68	ug/L	0.	7/18/00	7/18/00	MSL	SW846 8270C
Terphenyl-d14 (%SR)	89	ug/L	0.	7/18/00	7/18/00	MSL	SW846 8270C

Lab ID No: AB96285
Client Id: TRIPBLNK

Collection Date: 7/11/00
Matrix: Deionized Water

Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
Volatile Organic Compounds							
<i>VOCs by GC/MS</i>							
Acetone	Not detected	ug/L	100.0	7/16/00	7/16/00	GM	SW846 8260B
Acrylonitrile	Not detected	ug/L	10.0	7/16/00	7/16/00	GM	SW846 8260B
Benzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Bromobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Bromochloromethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Bromodichloromethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Bromoform	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Bromomethane	Not detected	ug/L	2.0	7/16/00	7/16/00	GM	SW846 8260B
2-Butanone (MEK)	Not detected	ug/L	50.0	7/16/00	7/16/00	GM	SW846 8260B
n-Butylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
sec-Butylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
tert-Butylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Carbon disulfide	Not detected	ug/L	5.0	7/16/00	7/16/00	GM	SW846 8260B
Carbon tetrachloride	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Chlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Chloroethane	Not detected	ug/L	2.0	7/16/00	7/16/00	GM	SW846 8260B
Chloroform	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Chloromethane	Not detected	ug/L	2.0	7/16/00	7/16/00	GM	SW846 8260B
2-Chlorotoluene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
4-Chlorotoluene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,2-Dibromo-3-chloropropane (DBCP)	Not detected	ug/L	2.0	7/16/00	7/16/00	GM	SW846 8260B
Dibromochloromethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,2-Dibromoethane (EDB)	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Dibromomethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,2-Dichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,3-Dichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,4-Dichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Dichlorodifluoromethane	Not detected	ug/L	2.0	7/16/00	7/16/00	GM	SW846 8260B
1,1-Dichloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,2-Dichloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,1-Dichloroethene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
cis-1,2-Dichloroethene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
trans-1,2-Dichloroethene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,2-Dichloropropane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,3-Dichloropropane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
2,2-Dichloropropane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,1-Dichloropropene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
cis-1,3-Dichloropropene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
trans-1,3-Dichloropropene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B

Lab ID No: AB96285
Client Id: TRIPBLNK

Collection Date: 7/11/00
Matrix: Deionized Water

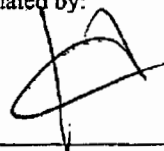
Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
Ethylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Hexachlorobutadiene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
2-Hexanone (MBK)	Not detected	ug/L	100.0	7/16/00	7/16/00	GM	SW846 8260B
Isopropylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
4-Isopropyltoluene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Methyl-tert-butyl ether (MTBE)	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
4-Methyl-2-pentanone (MIBK)	Not detected	ug/L	20.0	7/16/00	7/16/00	GM	SW846 8260B
Methylene chloride	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Naphthalene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
n-Propylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Styrene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,1,1,2-Tetrachloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,1,2,2-Tetrachloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Tetrachloroethene (PCE)	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Toluene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,2,3-Trichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,2,4-Trichlorobenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,1,1-Trichloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,1,2-Trichloroethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Trichloroethene (TCE)	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Trichlorofluoromethane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,2,3-Trichloropropane	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,2,4-Trimethylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
1,3,5-Trimethylbenzene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
Vinyl chloride	Not detected	ug/L	2.0	7/16/00	7/16/00	GM	SW846 8260B
m,p-Xylenes	Not detected	ug/L	2.0	7/16/00	7/16/00	GM	SW846 8260B
o-Xylene	Not detected	ug/L	1.0	7/16/00	7/16/00	GM	SW846 8260B
4-Bromofluorobenzene (%SR)	87	ug/L		7/16/00	7/16/00	GM	SW846 8260B
1,4-Difluorobenzene (%SR)	97	ug/L		7/16/00	7/16/00	GM	SW846 8260B
Chlorobenzene-d5 (%SR)	98	ug/L		7/16/00	7/16/00	GM	SW846 8260B

Reviewed by:



Quality Service/Quality Assurance Depts.

Validated by:



President/Laboratory Director

7/19/00



SPECTRUM ANALYTICAL, INC.

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References

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40 CFR 136	Guidelines Establishing Test Procedures for the Analysis of Pollutants Under the Clean Water Act
40 CFR 141	National Primary Drinking Water Regulations
40 CFR 143	National Secondary Drinking Water Regulations
40 CFR 160	Federal Insecticide, Fungicide and Rodenticide Act (FIFRA), Good Laboratory Practice Standards
APHA-AWWA-WPCF	Standard Methods for the Examination of Water and Wastewater. 19 th edition, 1995
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EPA 540/G-87/003	Data Quality Objectives for Remediation Response Activities, Development Process
EPA 600/4-79-012	Quality Assurance Handbook for Analytical Quality Control in Water and Wastewater Laboratories
EPA 600/4-79-019	Handbook for Analytical Quality Control in Water and Wastewater Laboratories
EPA 600/4-79-020	Method for the Chemical Analysis of Water and Wastes
EPA 600/4-82-057	Methods for Organic Chemical Analysis of Municipal and Industrial Wastewater
EPA 600/4-85/056	Choosing Cost-Effective QA/QC Programs for Chemical Analysis
EPA 600/4-88/039	Method for the Determination of Organic Compounds in Drinking Water
CT ETPH	Analysis of Extractable Total Petroleum Hydrocarbons (ETPH)
MADEP EPH	Method for the Determination of Extractable Petroleum Hydrocarbons (EPH)
MADEP VPH	Method for the Determination of Volatile Petroleum Hydrocarbons (VPH)
QAMS 004/80	Guidelines and Specifications for Preparing Quality Assurance Program Plans, USEPA Office of Monitoring System and Quality Assurance
GC-D-52-77	Oil Spill Identification System

Acronyms & Abbreviations

AA	Atomic Absorption	MS	Matrix Spike
ASTM	American Society for Testing and Materials	MSD	Matrix Spike Duplicate
BOD	Biological Oxygen Demand	NTU	Nephelometric Turbidity Units
°C	degree(s) Celsius	PAHs	Polynuclear Aromatic Hydrocarbons
COD	Chemical Oxygen Demand	PCBs	Polychlorinated Biphenyls
CMR	Code of Massachusetts Regulations	PID	Photo Ionization Detector
DEP	Department of Environmental Protection	PQL	Practical Quantitation Limit
DI	De-ionized	R	Recovery (%R: Percent Recovery)
DO	Dissolved Oxygen	RSD	Relative Standard Deviation
EPA	Environmental Protection Agency	SM	Standard Method
EPH	Extractable Petroleum Hydrocarbons	SR	Surrogate Recovery (%SR)
FID	Flame Ionization Detector	SW	Solid Waste
GC	Gas Chromatograph	THM	Trihalomethane(s)
GC / MS	Gas Chromatograph / Mass Spectrometer	TOC	Total Organic Carbon
ICP	Inductively Coupled Plasma	TOX	Total Organic Halogen
Id	Identification	TPH	Total Petroleum Hydrocarbons
MCL	Maximum Contaminant Level	VOC	Volatile Organic Compound
MDL	Minimum Detection Limit	VPH	Volatile Petroleum Hydrocarbons

Definitions

- Equipment Blank: A sample of analyte-free media, which has been used to rinse the sampling equipment. It is collected after completion of decontamination and prior to sampling. This blank is useful in documenting adequate decontamination of sampling equipment.
- Field Duplicate: Independent samples, which are collected as close as possible to the same point in space and time. They are two separate samples taken from the same source, stored in separate containers, and analyzed independently. These duplicates are useful in documenting the precision of the sampling process.
- Laboratory Control Sample (LCS): A known matrix spiked with compound(s) representative of the target analytes, which is used to document laboratory performance.
- Matrix Duplicate: An intra-laboratory split sample which is used to document the precision of a method in a given sample matrix.
- Matrix Spike: An aliquot of a sample spiked with a known concentration of target analyte(s). The spiking occurs prior to sample preparation and analysis. A matrix spike is used to document the bias of a method in a given sample matrix.
- Matrix Spike Duplicates: Intra-laboratory split of samples spiked with identical concentrations of target analyte(s). The spiking occurs prior to sample preparation and analysis. They are used to document the precision and bias of a method in a given sample matrix.
- Method Blank: An analyte-free matrix to which all reagents are added in the same volumes or proportions as used in sample processing. The method blank should be carried through the complete sample preparation and analytical procedure. The method blank is used to document contamination resulting from the analytical process.
- Method Detection Limit (MDL): The minimum concentration of a substance that can be measured and reported with 99% confidence that the analyte concentration is greater than zero and is determined from analysis of a sample in a given matrix type containing the analyte.
- Reporting Limit (RL) The lowest concentration that can be reliably achieved within specified limits of precision and accuracy during routine laboratory operating conditions. The RL is generally 5 to 10 times the MDL. However, it may be nominally chosen within these guidelines to simplify data reporting. For many analytes the RL analyte concentration is selected as the lowest non-zero standard in the calibration curve. Sample RLs are highly matrix-dependent.
- Precision: The agreement among a set of replicate measurements without assumption of knowledge of the true value. Precision is estimated by means of duplicate/replicate analyses. These samples should contain concentrations of analyte above the MDL, and may involve the use of matrix spikes. The Relative Percent Difference (%RPD) is used to estimate the precision between two samples.
- Surrogate: An organic compound which is similar to the target analyte(s) in chemical composition and behavior in the analytical process, but which is not normally found in environmental samples. These compounds are spiked into all blanks, standards, and samples prior to analysis. Percent recoveries are calculated for each surrogate.
- Trip Blank: A sample of analyte-free media taken from the laboratory to the sampling site and returned to the laboratory unopened. A trip blank is used to document contamination attributable to shipping and field handling procedures. This type of blank is useful in documenting contamination of volatile organic samples.

0713 1056 KL



SPECTRUM ANALYTICAL, INC.
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HANIBAL TECHNOLOGY

CHAIN OF CUSTODY RECORD

Page 1 of 1

Special Handling:

- Standard TAT - 7 to 10 business days
- Rush TAT - Date Needed: _____
- All TATs are subject to laboratory approval.
- Min. 24-hour notification is needed for rushes.
- All samples are disposed of after 60 days unless otherwise instructed.

Report To: Marin Env.
73 Miller St
Richmond VT 05477

Project Mgr.: Kim Lockard

Invoice To: Same

P.O. No.: _____ RQN: _____

Project No.: AO-0024

Site Name: Way Phase II

Location: Windsor State: VT

Sampler(s): KL/CH

1=Na₂S₂O₃ 2=HCl 3=H₂SO₄ 4=HNO₃ 5=NaOH 6=Ascorbic Acid
7=CH₃OH 8=NaHSO₄ 9=_____ 10=_____

DW=Drinking Water GW=Groundwater WW=Wastewater
SW=Surface Water SO=Soil SL=Sludge O=Oil A=Air
X1=_____ X2=_____ X3=_____

Containers				Analyses				Notes
# of VOA Vials	# of Amber Glass	# of Clear Glass	# of Plastic					

G=Grab C=Composite

Lab Id:	Sample Id:	Date:	Time:	Type	Matrix	Preservative	# of VOA Vials	# of Amber Glass	# of Clear Glass	# of Plastic									
AB 96782	MW-3	7/11	1300	G	GW	2	2					8260	PAH-8270	1801					
AB 96783	MW-3		1315			1	1												
AB 96783	MW-5		1330			2	2												
AB 96784	MW-5					1	1												
AB 96784	MW-5					1	1												
AB 96784	MW-6		1200			1	1												
AB 96785	Trip		0830			2	2												
AB																			
AB																			
AB																			

See
Rush
Request

Additional Instructions: _____

Fax results when available to (802) 434 6076

E-mail results when available to _____

Relinquished By:	Received By:	Date:	Time:
<u>K. Lockard</u>		7/12	2:00
<u>Fed Ex</u>	<u>Kim Lockard</u>	7/13	0945



SPECTRUM ANALYTICAL, INC.

Featuring

HANIBAL TECHNOLOGY

Massachusetts Certification # M-MA138

Rhode Island # 98 Maine # MA138

Florida # E87600 / 87562

New Hampshire # 2538

Connecticut # PH-0777

New York # 11393

Marin Environmental
1700 Hegeman Avenue
Colchester, VT 05446

7/7/00

Attn: Kim Lockard

Client Project Number: AO-0024

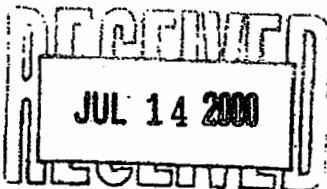
Location: WAG - Phase II

<u>Laboratory ID</u>	<u>Client Sample ID</u>	<u>Analyses Requested</u>
AB94357	MW-2-20	% Solids Ultrasonic Extraction PAHs by GC/MS Ultrasonic Extraction TPH by GC
AB94358	MW-2	% Solids Ultrasonic Extraction Organochlorine Pesticides by GC
AB94359	MW-3	% Solids Ultrasonic Extraction Organochlorine Pesticides by GC
AB94360	MW-4	% Solids Ultrasonic Extraction Organochlorine Pesticides by GC

I attest that all information contained within this report has been reviewed for accuracy and checked against all quality control requirements outlined in each applicable method including any data obtained from a subcontract laboratory.

Authorized by:

Nanibal C. Tayeh
President/Laboratory Director



Lab ID No: AB94358
Client Id: MW-2

Collection Date: 6/26/00
Matrix: Soil

Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
SVOC Preparation							
Ultrasonic Extraction	Completed			7/6/00	7/6/00	RT	SW846 3550B
Semivolatile Organic Compounds							
Organochlorine Pesticides by GC							
Aldrin	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
alpha-BHC	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
beta-BHC	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
delta-BHC	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
gamma-BHC (Lindane)	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Chlordane	Not detected	ug/Kg	80	7/6/00	7/6/00	TG	SW846 8081A
4,4'-DDD	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
4,4'-DDE	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
4,4'-DDT	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Dieldrin	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Endosulfan I	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Endosulfan II	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Endosulfan sulfate	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Endrin	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Endrin aldehyde	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Heptachlor	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Methoxychlor	Not detected	ug/Kg	20	7/6/00	7/6/00	TG	SW846 8081A
Heptachlor epoxide	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Toxaphene	Not detected	ug/Kg	80	7/6/00	7/6/00	TG	SW846 8081A
Decachlorobiphenyl (%SR)	88	ug/Kg	0.	7/6/00	7/6/00	TG	SW846 8081A
% Solids	85.7	%		7/6/00	7/6/00	RT	SM2540 B Mod

SPECTRUM ANALYTICAL, INC.

Laboratory Report

Location: WAG - Phase II
Client: MARIN
Lab ID No: AB94357
Client Id: MW-2-20

Client Project No: AO-0024
Submittal Date: 6/27/00
Collection Date: 6/26/00
Matrix: Soil

Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
TPH Preparation							
Ultrasonic Extraction	Completed			7/6/00	7/6/00	DD	SW846 3550B
Petroleum Hydrocarbon Analysis							
<i>TPH by GC</i>							
Gasoline	Not detected	mg/Kg	600	7/6/00	7/6/00	MB	SW846 8100M
Fuel Oil #2	*	mg/Kg	600	7/6/00	7/6/00	MB	SW846 8100M
Fuel Oil #4	Not detected	mg/Kg	600	7/6/00	7/6/00	MB	SW846 8100M
Fuel Oil #6	Not detected	mg/Kg	600	7/6/00	7/6/00	MB	SW846 8100M
Motor Oil	**	mg/Kg	600	7/6/00	7/6/00	MB	SW846 8100M
Ligroin	Not detected	mg/Kg	600	7/6/00	7/6/00	MB	SW846 8100M
Aviation Fuel	Not detected	mg/Kg	600	7/6/00	7/6/00	MB	SW846 8100M
Unidentified	4,500	mg/Kg	600	7/6/00	7/6/00	MB	SW846 8100M
Other Oil	***	mg/Kg	600	7/6/00	7/6/00	MB	SW846 8100M
Total Hydrocarbons (GC)	4,500	mg/Kg	600	7/6/00	7/6/00	MB	SW846 8100M
1-Chloro-octadecane (%SR)	72	mg/Kg	0.	7/6/00	7/6/00	MB	SW846 8100M
SVOC Preparation							
Ultrasonic Extraction	Completed			7/6/00	7/6/00	DD	SW846 3550B
Semivolatile Organic Compounds							
<i>PAHs by GC/MS</i>							
Naphthalene	200,000	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
2-Methylnaphthalene	97,000	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Acenaphthylene	21,000	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Acenaphthene	7,200	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Fluorene	25,000	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Phenanthrene	94,000	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Anthracene	29,000	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Fluoranthene	27,000	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Pyrene	56,000	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Benzo (a) anthracene	17,000	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Chrysene	15,000	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Benzo (b) fluoranthene	11,000	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Benzo (k) fluoranthene	3,900	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Benzo (a) pyrene	15,000	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Indeno (1,2,3-cd) pyrene	3,400	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C

Lab ID No: AB94357
Client Id: MW-2-20

Collection Date: 6/26/00
Matrix: Soil

Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
Dibenz (a,h) anthracene	Not detected	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
Benzo (g,h,i) perylene	5,500	ug/Kg	370	7/6/00	7/6/00	MSL	SW846 8270C
2-Fluorobiphenyl (%SR)	30	ug/Kg	0.	7/6/00	7/6/00	MSL	SW846 8270C
Terphenyl-d14 (%SR)	72	ug/Kg	0.	7/6/00	7/6/00	MSL	SW846 8270C
% Solids	90	%		7/6/00	7/6/00	RT	SM2540 B Mod

Lab ID No: AB94359

Collection Date: 6/26/00

Client Id: MW-3

Matrix: Soil

Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
SVOC Preparation							
Ultrasonic Extraction	Completed			7/6/00	7/6/00	RT	SW846 3550B
Semivolatile Organic Compounds							
Organochlorine Pesticides by GC							
Aldrin	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
alpha-BHC	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
beta-BHC	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
delta-BHC	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
gamma-BHC (Lindane)	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
Chlordane	Not detected	ug/Kg	90	7/6/00	7/6/00	TG	SW846 8081A
4,4'-DDD	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
4,4'-DDE	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
4,4'-DDT	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
Dieldrin	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
Endosulfan I	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
Endosulfan II	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
Endosulfan sulfate	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
Endrin	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
Endrin aldehyde	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
Heptachlor	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
Methoxychlor	Not detected	ug/Kg	20	7/6/00	7/6/00	TG	SW846 8081A
Heptachlor epoxide	Not detected	ug/Kg	8.7	7/6/00	7/6/00	TG	SW846 8081A
Toxaphene	Not detected	ug/Kg	90	7/6/00	7/6/00	TG	SW846 8081A
Decachlorobiphenyl (%SR)	78	ug/Kg	0.	7/6/00	7/6/00	TG	SW846 8081A
% Solids	83.5	%		7/6/00	7/6/00	RT	SM2540 B Mod

Lab ID No: AB94360
Client Id: MW-4

Collection Date: 6/26/00
Matrix: Soil

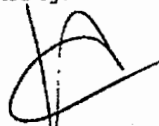
Parameter	Results	Units	Reporting Limit	Start Date	End Date	Analyst	Method
SVOC Preparation							
Ultrasonic Extraction	Completed			7/6/00	7/6/00	RT	SW846 3550B
Semivolatile Organic Compounds							
Organochlorine Pesticides by GC							
Aldrin	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
alpha-BHC	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
beta-BHC	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
delta-BHC	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
gamma-BHC (Lindane)	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Chlordane	Not detected	ug/Kg	80	7/6/00	7/6/00	TG	SW846 8081A
4,4'-DDD	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
4,4'-DDE	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
4,4'-DDT	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Dieldrin	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Endosulfan I	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Endosulfan II	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Endosulfan sulfate	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Endrin	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Endrin aldehyde	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Heptachlor	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Methoxychlor	Not detected	ug/Kg	20	7/6/00	7/6/00	TG	SW846 8081A
Heptachlor epoxide	Not detected	ug/Kg	8.1	7/6/00	7/6/00	TG	SW846 8081A
Toxaphene	Not detected	ug/Kg	80	7/6/00	7/6/00	TG	SW846 8081A
Decachlorobiphenyl (%SR)	88	ug/Kg	0.	7/6/00	7/6/00	TG	SW846 8081A
% Solids	84.6	%		7/6/00	7/6/00	RT	SM2540 B Mod

Reviewed by:



Quality Service/Quality Assurance Depts.

Validated by:



President/Laboratory Director

7/7/00



SPECTRUM ANALYTICAL, INC.

Featuring
HANBAL TECHNOLOGY

Laboratory Report Supplement

Interpretation of Total Petroleum Hydrocarbon Report

Petroleum identification is determined by comparing the GC fingerprint obtained from the sample with a library of GC fingerprints obtained from analyses of various petroleum products. Possible match categories are as follows:

- Gasoline – includes regular, unleaded, premium, etc.
- Fuel Oil #2 – includes home heating oil, #2 fuel oil, and diesel
- Fuel Oil #4 – includes #4 fuel oil
- Fuel Oil #6 – includes #6 fuel oil and bunker “C” oil
- Motor Oil – includes virgin and waste automobile oil
- Ligroin – includes mineral spirits, petroleum naphtha, vm&p naphtha
- Aviation Fuel – includes kerosene, Jet A and JP-4
- Other Oil – includes lubricating and cutting oil, and silicon oil

Factors such as microbial degradation, weathering and solubility generally prevent specific identification within a petroleum category. A finding of “unidentified” means that the sample fingerprint was characteristic of a petroleum product, but could not be matched to a fingerprint in our library.

After identification, the amount present in the sample is quantified using a calibration curve prepared from a petroleum product of the same category as the identified petroleum. Unidentified petroleum is quantified using a petroleum calibration that approximates the distribution of compounds in the sample. A * in the results column indicates the primary petroleum fingerprint calibration used to quantify unidentified samples. A ** in the results column indicates the secondary petroleum fingerprint calibration used to quantify unidentified samples. A *** in the results column indicates the tertiary petroleum fingerprint calibration used to quantify unidentified samples.



SPECTRUM ANALYTICAL, INC.
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HANIBAL TECHNOLOGY

Laboratory Report Supplement
References

SW 846	Test Methods for Evaluating Solid Waste. Third edition, 1998
40 CFR 136	Guidelines Establishing Test Procedures for the Analysis of Pollutants Under the Clean Water Act
40 CFR 141	National Primary Drinking Water Regulations
40 CFR 143	National Secondary Drinking Water Regulations
40 CFR 160	Federal Insecticide, Fungicide and Rodenticide Act (FIFRA), Good Laboratory Practice Standards
APHA-AWWA-WPCF	Standard Methods for the Examination of Water and Wastewater. 19 th edition, 1995
ASTM D 3328	Standard Methods for the Comparison of Waterborne Petroleum Oils by Gas Chromatography
EPA 540/G-87/003	Data Quality Objectives for Remediation Response Activities, Development Process
EPA 600/4-79-012	Quality Assurance Handbook for Analytical Quality Control in Water and Wastewater Laboratories
EPA 600/4-79-019	Handbook for Analytical Quality Control in Water and Wastewater Laboratories
EPA 600/4-79-020	Method for the Chemical Analysis of Water and Wastes
EPA 600/4-82-057	Methods for Organic Chemical Analysis of Municipal and Industrial Wastewater
EPA 600/4-85/056	Choosing Cost-Effective QA/QC Programs for Chemical Analysis
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COD	Chemical Oxygen Demand	PCBs	Polychlorinated Biphenyls
CMR	Code of Massachusetts Regulations	PID	Photo Ionization Detector
DEP	Department of Environmental Protection	PQL	Practical Quantitation Limit
DI	De-ionized	R	Recovery (%R: Percent Recovery)
DO	Dissolved Oxygen	RSD	Relative Standard Deviation
EPA	Environmental Protection Agency	SM	Standard Method
EPH	Extractable Petroleum Hydrocarbons	SR	Surrogate Recovery (%SR)
FID	Flame Ionization Detector	SW	Solid Waste
GC	Gas Chromatograph	THM	Trihalomethane(s)
GC / MS	Gas Chromatograph / Mass Spectrometer	TOC	Total Organic Carbon
ICP	Inductively Coupled Plasma	TOX	Total Organic Halogen
Id	Identification	TPH	Total Petroleum Hydrocarbons
MCL	Maximum Contaminant Level	VOC	Volatile Organic Compound
MDL	Minimum Detection Limit	VPH	Volatile Petroleum Hydrocarbons

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- Matrix Duplicate: An intra-laboratory split sample which is used to document the precision of a method in a given sample matrix.
- Matrix Spike: An aliquot of a sample spiked with a known concentration of target analyte(s). The spiking occurs prior to sample preparation and analysis. A matrix spike is used to document the bias of a method in a given sample matrix.
- Matrix Spike Duplicates: Intra-laboratory split of samples spiked with identical concentrations of target analyte(s). The spiking occurs prior to sample preparation and analysis. They are used to document the precision and bias of a method in a given sample matrix.
- Method Blank: An analyte-free matrix to which all reagents are added in the same volumes or proportions as used in sample processing. The method blank should be carried through the complete sample preparation and analytical procedure. The method blank is used to document contamination resulting from the analytical process.
- Method Detection Limit (MDL): The minimum concentration of a substance that can be measured and reported with 99% confidence that the analyte concentration is greater than zero and is determined from analysis of a sample in a given matrix type containing the analyte.
- Reporting Limit (RL) The lowest concentration that can be reliably achieved within specified limits of precision and accuracy during routine laboratory operating conditions. The RL is generally 5 to 10 times the MDL. However, it may be nominally chosen within these guidelines to simplify data reporting. For many analytes the RL analyte concentration is selected as the lowest non-zero standard in the calibration curve. Sample RLs are highly matrix-dependent.
- Precision: The agreement among a set of replicate measurements without assumption of knowledge of the true value. Precision is estimated by means of duplicate/replicate analyses. These samples should contain concentrations of analyte above the MDL, and may involve the use of matrix spikes. The Relative Percent Difference (%RPD) is used to estimate the precision between two samples.
- Surrogate: An organic compound which is similar to the target analyte(s) in chemical composition and behavior in the analytical process, but which is not normally found in environmental samples. These compounds are spiked into all blanks, standards, and samples prior to analysis. Percent recoveries are calculated for each surrogate.
- Trip Blank: A sample of analyte-free media taken from the laboratory to the sampling site and returned to the laboratory unopened. A trip blank is used to document contamination attributable to shipping and field handling procedures. This type of blank is useful in documenting contamination of volatile organic samples.



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Project Name: WAG - Phase II # AD-0024		Reporting Address: Marin Env. - VT	Billing Address: Marin - VT
Endyne Order ID: (Lab Use Only)	-O -I -S	Company: Marin-VT Contact Name/Phone #: Kim Lockard	Sampler Name: K/C# Phone #: 800 520-6065

Ref # (Lab Use Only)	Sample Identification	Matrix	G R A B	C O M P	Date/Time	Sample Containers		Field Results/Remarks	Analysis Required	Sample Preservation	Rush
						No.	Type/Size				
44351	MW-2-20	Soil	X		6/26/900	1	40oz	8270-PAH	8100	—	7/7
44352	MW-2				6/26/0850	1	40oz		8081	—	7/7
44354	MW-3 MW-3				6/26/1000	1	40oz		8081	—	7/7
44350	MW-4 MW-4				6/26/1100	1	40oz		8081	—	7/7

Relinquished by: <i>K. L. L.</i>	Date/Time: <i>6/27-11:24</i>	Received by: <i>Le...</i>	Date/Time: <i>6/25/00 1040</i>
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New York State Project: Yes No Requested Analyses

1	pH	6	TKN	11	Total Solids	16	Sulfate	21	1664 TPH/FOG	26	8270 PAH
2	Chloride	7	Total P	12	TSS	17	Coliform (Specify)	22	8015 GRO	27	PP13 Metals
3	Ammonia N	8	Total Diss. P	13	TDS	18	COD	23	8015 DRO	28	RCRA8 Metals
4	Nitrite N	9	BOD	14	Turbidity	19	8021B	24	8260/8260B	29	
5	Nitrate N	10	Alkalinity	15	Conductivity	20	8010/8020	25	8270 B/N or Acid	30	
31	Metals (As, Is, Total, Diss.) Ag, Al, As, B, Ba, Be, Ca, Cd, Co, Cr, Cu, Fe, Hg, K, Mg, Mn, Mo, Na, Ni, Pb, Sb, Se, Si, Sr, Ti, Tl, V, Zn										
32	TCLP (Specify: volatiles, semi-volatiles, metals, pesticides, herbicides).					33					
34	Other										



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Page 1 of 1

Special Handling:

- Standard TAT - 7 to 10 business days
- Rush TAT - Date Needed: _____
- All TATs are subject to laboratory approval.
- Min. 24-hour notification is needed for rushes.
- All samples are disposed of after 60 days unless otherwise instructed.

Report To: Main Env.
73 Millet St
Duchess VT 05497

Invoice To: Same

Project No.: •AU-0024

Site Name: Weg Phase II

Location: Windsor State: VT

Project Mgr.: Kim Lockard

P.O. No.: _____ RQN: _____

Sampler(s): KL/CH

1=Na₂S₂O₃ 2=HCl 3=H₂SO₄ 4=HNO₃ 5=NaOH 6=Ascorbic Acid
7=CH₃OH 8=NaHSO₄ 9=_____ 10=_____

DW=Drinking Water GW=Groundwater WW=Wastewater
SW=Surface Water SO=Soil SL=Sludge O=Oil A=Air
X1=_____ X2=_____ X3=_____

Lab Id:	Sample Id:	Date:	Time:	Type	Matrix	Preservative	# of VOA Vials	# of Amber Glass	# of Clear Glass	# of Plastic
AB	MW-3	7/11	1300	GW	GW	2	2			
AB	MW-3		1315			1	1			
AB	MW-5		1330			2	2			
AB	MW-5					1	1			
AB	MW-5					1	1			
AB	MW-6		1200			1	1			
AB	Trip		0830	SW	SW	2	2			

Containers				Analyses				Notes
# of VOA Vials	# of Amber Glass	# of Clear Glass	# of Plastic	8260	PAH 8270	1208 4508		
				X				See Rush August
					X			
				X				
					X			
						X		
				X				

Additional Instructions: _____

Relinquished By: KL Date: 7/12 Time: 2:00

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E-mail results when available to _____

MARIN
ENVIRONMENTAL

**PHASE I
ENVIRONMENTAL SITE
ASSESSMENT REPORT**

24 April 2000

**WAG BUILDING
21-1/2 DEPOT AVENUE
WINDSOR, VERMONT**

Prepared for:

**CONNECTICUT RIVER
DEVELOPMENT
CORPORATION
WINDSOR, VERMONT**

Prepared by:

**MARIN
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RICHMOND, VERMONT**

Reference No. 99-0079

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APPENDIX B: Database Files

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EXECUTIVE SUMMARY

Marin Environmental, Inc. (Marin) has conducted a Phase I Environmental Site Assessment (ESA) at the WAG Building, located at 21 1/2 Depot Avenue in Windsor, Vermont. Completion of this Phase I ESA was performed under the direction of Win Townsend of Connecticut River Development Corporation (CDRC).

Our principal findings are summarized as follows:

1. Due to the presence of volatile and semi-volatile organic compounds in the ground-water samples collected from an adjacent and downgradient monitoring wells, and lack of documentation of a former onsite underground storage tank (UST), it appears that further subsurface investigation is warranted.
2. Vermont Department of Environmental Conservation (VT DEC) file review of the Stacey Fuel and Lumber hazardous waste site revealed ground-water contamination of chlorinated solvents downgradient of the subject property. The source of the contamination was determined to be originating from an upgradient property, which included the subject property as one of the possible contributors. Further action from the state to investigate the source is pending receipt of a proposal from an environmental consultant. Analytical results from the file were as follows:
 - Ground-water samples collected from one monitoring well (MW-108) located upgradient of the Stacey Lumber site and approximately 100 feet downgradient of the subject property, had a concentration of tetrachloroethylene (PCE) of 15, 34, and 19 micrograms per liter ($\mu\text{g/L}$) on 27 August 1997, 28 April 1999, and 8 October 1999, respectively. The VGES for PCE is 5.0 $\mu\text{g/L}$.
 - Ground-water samples collected from an adjacent monitoring well (MW-201) on 8 May 1998 indicate low concentrations of PCE, benzo(a)pyrene, and naphthalene, exceeding the corresponding VGES. The 28 April and 8 October 1999 analytical results indicated that the concentration of PCE decreased to below its corresponding Vermont Groundwater Enforcement Standards (VGES), but the concentration of benzo(a)pyrene an increased

EXECUTIVE SUMMARY

from 3.7 µg/L on 8 May 1998 to 110 and 780 µg/L on 28 April and 8 October 1999, respectively. The VGES for benzo(a)pyrene is 0.2 µg/L.

3. The subject property was listed on the VT DEC's list of pulled USTs as having one UST pulled in 1990. It was listed as having no state inspection or site assessment. Win Townsend of the (CRDC) stated the former UST was located on the western end of the "L"-shaped building along the fence line. Evidence of the former UST was not observed at the site during the site visit.
4. During the site walkthrough, a floor drainage system was observed along the northern and western edge of the rectangular building consisting of a trench leading to a one-foot diameter sump containing a sump pump, which was located in the southwest corner of the building. A PVC pipe leads from the pump to outside the building where it was cut off. The ground below the PVC pipe was obstructed and could not be observed. The well and trench were full of water during the site visit. No sheening was observed on the surface of the water.
5. A gasoline UST is depicted on the 1917 and 1925 Sanborn maps of Windsor approximately 150 feet west (upgradient) of the site. A second gasoline tank, not depicted as either above or below ground, is located approximately 215 feet west (upgradient) of the site on the 1925 Sanborn map. A filling station with three gasoline tanks is located approximately 210 feet west (upgradient) of the subject property on the 1951 Sanborn map.
6. The subject property is listed on the RCRA site database as a small quantity generator. The property has been abandoned, out of business for approximately five to six years.
7. Besides the Stacey Fuel and Lumber site, six active hazardous-waste/petroleum-release sites were listed within a one-half-mile radius of the subject property. None of these facilities are considered likely to impact the subject property based on location, date of the release(s), and contaminant distribution.

EXECUTIVE SUMMARY

8. Five spills have been reported to the Hazardous Materials division of the VT DEC within 1/4 mile of the subject property. Based on relative location to the site and age of the spill, none of the reported spills appear likely to impact the subject property.

Based upon the findings and conclusions of this Phase I, Marin recommends the following:

1. One monitoring well should be installed adjacent to the rectangular building at the eastern end to determine possible contamination from former machine manufacturing activities in this building.
2. Two monitoring wells should be installed adjacent to the "L" shaped building along each end of the eastern edge to determine possible contamination from former machine manufacturing activities in this building.
3. One monitoring well should be installed adjacent to the drainage of the sump pump along the southwestern corner of the rectangular building to determine possible groundwater contamination originating from the drain.
4. One monitoring well should be installed west of the "L"-shaped building to determine possible contamination from the former UST reportedly in this area.
5. Fluorescent light fixtures present in the building are likely to contain mercury, which is a controlled substance in Vermont and will need to be properly disposed during renovation activities. The fixtures will need to be separated from other items and may not be disposed of or placed in a waste stream destined for disposal until the mercury is removed and reused or recycled. Alternatively, the light fixtures will need to be separated and delivered to a facility that is legally authorized and permitted to accept mercury-containing products.
6. Given the age of the building, it is possible that any painted surfaces in the building are lead-based and linoleum may be asbestos containing. It may be prudent to have these items evaluated for lead-based paint and asbestos.

1.0 INTRODUCTION

This report details the results of a Phase I Environmental Site Assessment (ESA) conducted at the WAG Building located at 21 1/2 Depot Avenue in Windsor, Vermont (Figure 1, Appendix A). This report has been prepared by Marin Environmental, Inc. (Marin) under the direction of Win Townsend of Connecticut River Development Corporation (CDRC) in accordance with ASTM Standard E1527.

The objectives of this Phase I ESA were to:

- Evaluate the environmental conditions at the site related to past and present on-site activities;
- Evaluate the environmental conditions at the site related to adjacent land use and the potential for contaminant migration from adjacent properties; and

To accomplish these objectives, Marin has:

- Reviewed existing historical data for the site and adjacent properties;
- Reviewed Vermont Department of Environmental Conservation (VT DEC) files for the site and adjacent properties;
- Performed a site walkover of the subject property and curbside survey of adjacent properties; and,
- Prepared this summary report, which details the work performed, qualitatively assesses risks, provides conclusions and offers recommendations for further action.

1.1 Site Location and Physical Setting

The subject property is located at 21 1/2 Depot Avenue in Windsor, Vermont, which is zoned commercial (Figure 2, Appendix A). The site is occupied by two abandoned brick and wood-framed buildings. The oldest rectangular building located on the northern portion

of the site is approximately 4,300 square feet in area. The "L" shaped building is approximately 3,400 square-feet in area.

The rectangular building is largely open with rooms formerly used for storage and/or offices located along the southern edge. A single garage door is located on the southern side of the building.

The "L" shaped building has two floors and a partial basement located on the eastern side the building. The first floor on the eastern side was formerly used for offices and storage rooms. The first floor in the western portion of the building was formerly a machine manufacturing area in addition to portions of the basement. The second floor is largely open and formerly used as an apartment. The area between the two buildings is mostly asphalt with a small grassed area along the southern boundary of the property.

The ground surface of the subject property is relatively flat and has average elevation of about 350 feet above mean sea level. The site and surrounding properties slope slightly to the east, toward the Connecticut River located approximately 1,000 feet from the site. Other surface water bodies in the area include Lake Runnemedede located ¼-mile northwest of the site and Mill Pond located ½- mile southwest of the site. The presumed direction of ground-water flow in the area is to the east (USGS, 1984).

Native surficial materials in the vicinity of the subject property are mapped as fluvial gravel and recent alluvium (Stewart and MacClintock, 1970). Bedrock in the area is mapped as the Gile Mountain Formation, which is composed of gray-quartz-muscovite, phyllite or schist, interbedded with gray micaceous quartzite of Devonian age (Doll, 1961). No bedrock outcrops were observed on-site or on adjacent properties.

1.2 Site Utilities

Drinking water and wastewater disposal for the subject property are provided by the Windsor municipal systems. Electricity for the site is provided by Central Vermont Public Services (CVPS); however, power to the buildings has been shut off.

Both buildings were heated by two oil-burning furnaces. One of the furnaces in the "L" shaped building is a combination oil/wood-burning furnace. Each building has one 250-gallon heating oil above-ground underground storage tank (UST). Both tanks appeared in good condition during the site visit. No staining was observed around the ground surface of the tanks.

Three electrical pole transformers are located adjacent to the subject property on the northern edge. No evidence of leaking was observed on the tanks or on the ground around the pole.

1.3 Agency Interviews

Windsor Fire Chief

Marin contacted Windsor Fire Chief Lewis Gage to ascertain pertinent information regarding past hazardous material spill response or UST pulls related to the site and site vicinity.

Mr. Gage had no knowledge of any USTs presently or formerly on the site. He was unaware of any emergency responses to the former machine manufacturing facility.

Windsor Health Officer

Marin contacted Windsor Health Officer John Richardson to ascertain pertinent information regarding past health issues related to the site and site vicinity.

Mr. Richardson stated that he has held the position of health officer for only two years, after the former machine manufacturing facility closed. Mr. Richardson was unaware of any health problems related to the site.

1.4 Site History

Early records of the subject property indicate that the rectangular building was built between 1876 and 1884. In 1884, this building was apparently used as a lumber warehouse. Records indicate that this building housed a grain, feed, and shingles storehouse, a cement

manufacturing facility, and most recently, a machine product manufacturing facility until approximately five to six years ago.

The southern portion of the "L" shaped building appears to be built between 1917 and 1925. In 1925, this portion of the building was used as an automobile livery (western side) and as a storage space for "junk" (eastern side). The northern portion of the "L" shaped building was built between 1925 and 1951. In 1951 this area of the building was used as carton storage. Records indicate business such as a carriage shop, a paint shop, a storage house, lumber shed, and most recently until approximately five to six years ago, a machine manufacturing facility operated on this portion of the site.

Title Search

Marin reviewed deed records for the subject property at the Windsor town clerk's office. Site ownership is shown on the table below. A copy of the Warranty Deeds is contained in Appendix B.

Table 1.

Title Search - 21 1/2 Depot Street, Windsor, VT

Grantor	Grantee	Date	Book	Pages
WAG, Inc.	1 st National Bank	3/8/90	95	345-349
John & Mary Howland	Windsor Machine Products, Inc.	9/12/75	71	71-73
Hammond Inc.	John & Mary Howland	1/12/56	55	318
Hammonds Construction	Hammond Inc.	12/2/39	45	4
Dwight & Lucy Hammond	Hammond Construction	1/30/32	41	66
Sherman Tayler	Dwight Hammond	2/16/29	40	23
Maxwell Everts	Sherman Tayler	12/30/15	35	366-367
Rollice Arusdeu	Maxwell Everts	11/24/06	32	194

Historical Map Review

Marin reviewed historical maps for pertinent information regarding structures and/or ownership of the site. Sanborn Fire Insurance maps for the years 1876, 1884, 1889, 1894, 1901, 1906, 1917, 1925, and 1951 were reviewed for the subject property. Copies of these maps are presented in Appendix A and are summarized below.

Paint Shops – A paint shop is depicted on the southwest portion of the subject property on the 1894 Sanborn Map and on the southeastern portion of the subject property on the 1901 and 1906 Sanborn maps.

Machine Shop – A machine shop is depicted on the 1951 Sanborn map in the western portion of the “L” shaped building.

No gasoline tanks are depicted on the subject property on any of the reviewed Sanborn maps.

Aerial Photograph Review

Marin reviewed historical aerial photographs of the site vicinity for the years 1968, 1974, and 1994 for indication of past site land use and/or site activities that may have involved the manufacture, generation, use, storage, and/or disposal of hazardous materials.

No distinguishable structures or features were observed around the on-site building on aerial photographs.

1.5 Previous Site Assessments

No known previous environmental site assessments have been completed for the subject parcel. No environmental assessments were encountered during the research conducted for this assessment.

2.0 ADJACENT PROPERTY OWNERSHIP AND LAND USE

Adjacent lots to the subject parcel include residential properties to the west and south, abandoned commercial property to the north, and a railroad to the east. Review of the Sanborn Fire Insurance Maps indicates that historically the site vicinity has been primarily occupied by commercial and residential properties to the north, south, and west, and a railroad to the east. A few light industrial facilities have historically been located east of the site, adjacent to the Connecticut River.

Historical Map Review

Sanborn Fire Insurance Company maps for the years 1876, 1884, 1889, 1894, 1901, 1906, 1917, 1925, and 1951 were reviewed for properties in the site vicinity. Copies of these maps are presented in Appendix A and are summarized below.

Upgradient Gasoline Tanks - A gasoline UST is depicted on the 1917 and 1925 maps approximately 150 feet west of the site. A second gasoline tank (not depicted as either above ground or below ground) is located approximately 215 feet west of the site on the 1925 map. A filling station with three gasoline tanks is located approximately 210 feet west of the subject property on the 1951 Sanborn map.

Adjacent Property to the West (upgradient) - On the 1951 Sanborn map, an automobile sales and service business occupied a 6,300 square-foot building on adjacent property west of the site. Other previous occupants include a bowling alley and garage, a livery, and a dwelling.

Additional Upgradient Properties - A photography shop is located approximately 150 feet west of the subject property on the 1894, 1901, and 1906 Sanborn maps. A machine shop is located in a different building approximately 130 feet west of the subject property on the 1901 and 1906 Sanborn map.

Adjacent Property to the North - The Windsor Gas works was located on the 1889 through 1906 Sanborn Maps (downgradient of the subject property). Two round gas holding tanks, diameter of approximately 20 feet, an oil tank, and oil and fuel shed are depicted on the Windsor Gas Site

during these years. This facility is replaced by storage and/or a machine shop on the 1917, 1925, and 1951 maps.

Adjacent Property to the South – A bottled gas service is depicted on a building south of the subject property on the 1951 Sanborn map. Other previous occupants include residents.

Aerial Photograph Review

Marin reviewed historical aerial photographs of the site vicinity for the years 1968, 1974 and 1994 for indication of past site land use and/or site activities that may have involved the manufacture, generation, use, storage, and/or disposal of hazardous materials.

No evidence of depressions, excavations or features generally associated with hazardous materials was observed on aerial photographs in the site vicinity.

3.0 HAZARDOUS-WASTE/PETROLEUM-RELEASE SITES

Marin reviewed available information on file at the VT DEC office in Waterbury, Vermont regarding hazardous-waste and petroleum-release sites in Windsor that may impact the subject property.

3.1 VT DEC Sites

Marin reviewed the VT DEC active (January 2000) and closed (7 January 2000) sites lists for hazardous waste and petroleum-release sites located in Windsor, Vermont. A complete listing of active sites in Windsor is also included in Appendix B.

Active Sites - Seven active hazardous-waste/petroleum-release sites were listed within a ½-mile radius of the subject parcel. None of these sites are considered likely to impact the subject property based on location, date of the release(s), and contaminant distribution. However, ground-water contamination of chlorinated solvents was discovered on downgradient property (Stacey Fuel and Lumber [VT Site #96-1965]). Based upon information contained in the files, the source of the contamination was determined to be from an upgradient property, which included the subject property as one of the possible contributors.

- The Stacey Fuel and Lumber site (VT Site #96-1965) is located across the railroad tracts less than 100 feet east of the subject property. Results of a Phase II Environmental Site Assessment conducted in spring of 1997 revealed limited contamination in soil and groundwater at the site: tetrachloroethylene (PCE), which is a chlorinated solvent; and benzene, toluene, ethylbenzene, and xylene (BTEX), which are generally associated with gasoline and diesel. According to the report, low levels of PCE in ground water at the property boundary suggested a potential off-site source such as the former Venture Machine Company, the former Windsor Machine Products Company (subject property), the former Windsor Gas Works and a former print shop.

Analytical results of ground-water samples collected from one monitoring well (MW-108) located upgradient of the Stacey Lumber site and approximately 100 feet downgradient of the subject property, had a concentration of PCE of 15, 34, and 19 micrograms per liter ($\mu\text{g/L}$) on 27 August 1997, 28 April 1999, and 8 October 1999, respectively. The Vermont Groundwater Enforcement Standards (VGES) for PCE is 5.0 $\mu\text{g/L}$.

According to an telephone interview on 17 March 2000 with Michael Smith of the VT DEC, Stacey Lumber installed additional monitoring wells subsequent to the above-referenced Phase II report to document off-site ground-water contamination. One of these monitoring wells (MW-201) is located adjacent to the subject property along the northeastern boundary, which is downgradient of the rectangular building and crossgradient of the "L" shaped building.

This well was sampled on 8 May 1998, 28 April 1999, and 8 October 1999 for volatile and semi-volatile compounds. Analytical results of ground-water samples collected on 8 May 1998 indicate low concentrations of PCE, benzo(a)pyrene, and naphthalene, exceeding the corresponding VGES. The 28 April and 8 October 1999 analytical results indicated that the concentration of PCE decreased to below its corresponding VGES, but the concentration of benzo(a)pyrene increased from 3.7 $\mu\text{g/L}$ on 8 May 1998 to 110 and 780 $\mu\text{g/L}$ on 28 April and 8 October 1999, respectively. The VGES for benzo (a) pyrene is 0.2 $\mu\text{g/L}$.

According to Michael Smith, the VT DEC has requested a proposal from an environmental consultant to address the source of the chlorinated solvent ground-water contamination. Mr. Smith explained that the proposal would likely include installing monitoring wells in the potential source area, which includes the subject property. Mr. Smith was unaware of the time-frame for this additional work.

- The Windsor Town Garage (VT Site #91-1175) is located on Central Street, less than $\frac{1}{4}$ -mile south of the subject property. The site is the former location of the H.C. Baxter & Brothers Canning Factory. Soil contamination was observed at the site

during the removal of three USTs. According to the pull report, approximately five to seven cubic yards of petroleum contaminated soil were discovered, removed, and polyencapsulated on site. No further work has been performed at the site since the tank removal, and an initial site investigation will be performed following town board approval. According to the site file, contamination appears to be limited to property boundaries. Ground water flow direction is to the east, away from the subject property.

- 65 State Street (VT Site #97-2197) is located approximately ¼-mile west of the subject property. A fuel oil UST on the property was found to have leaked and was closed in place approximately 35 years ago. Low levels of petroleum contamination in groundwater at this site is flowing in a westerly direction, away from the subject property. No active remediation is currently occurring at the site.
- The Windsor School Site (VT Site #95-1840), located approximately ½-mile west of the subject property, is reported as containing dioxin-contaminated soils from wood preservation activities dating to the 1950s and 1960s. Pentachlorophenol containing low levels of dioxin was used during the wood preserving operation and apparently was released to the environment during those operations. Corrective action is underway at the site to isolate the contaminant from any potential sensitive receptors. While the Windsor School is in the presumed upgradient direction, contamination from the site does not appear to pose an environmental threat to the subject parcel, as the ground-water contamination does not appear to extend much beyond the school property boundaries.
- Windsor Texaco (SMS Site #98-2407), located approximately 500 feet north of the subject property, has reported gasoline contamination in the ground water. The highest total BTEX concentration was 517 µg/L in a sample collected in April 1999. Ground-water flow direction at the Texaco facility was to the southeast, away from the subject property.

- Lemire Property (SMS Site #98-2466), located approximately 1,000 feet south of the subject property, has reported free product of fuel oil in the ground water. The highest report of dissolved total petroleum hydrocarbons was 44 milligrams per liter (mg/L) in April 1999. Ground-water flow direction at the Lemire property is presumed to the east, away from the subject property.
- Former Quick Stop (SMS Site #99-2585) is located approximately ½-mile north of the site. Petroleum contamination was discovered at this site during the removal of one diesel and four gasoline USTs. Screened soils had a concentration of up to 310 parts per million as measured by a PID. The VT DEC Sites Management Section has requested an initial site investigation to evaluate the degree and extent of contamination. Ground-water flow direction at the Former Quick Stop property is presumed to the east, away from the subject property.

Closed Sites - Two closed sites were listed within a ½-mile radius of the subject parcel. The New Windsor Elementary School (VT Site #95-1870) is located approximately 1/2-mile west of the subject property, and the Windsor Town Garage (VT Site #87-0142) site is located less than 1/4-mile south of the subject property. The closed site designation for the town garage site was in relation to thin spreading approximately ten cubic yards of contaminated soil off-site, and is not related to the active site designation described above.

3.2 RCRA/CERCLA Sites

Marin reviewed available information regarding U.S. Environmental Protection Agency (EPA) Resource Conservation and Recovery Act (RCRA) facilities, National Priority List (NPL) facilities (better known as Superfund sites), and Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) sites within one mile of the subject Property. A complete listing of RCRA/CERCLA sites in Windsor is included in Appendix B.

The subject property (listed as WAG Inc. [Windsor Machine Products Division]) is on the RCRA site database as a small quantity generator.

RCRA Sites - Approximately twelve RCRA facilities are listed within a ½-mile radius of the subject property. Four facilities are listed as being out of business. Four facilities are considered conditionally exempt small quantity generator. These facilities generate less than 100 kilograms (Kg) per month of hazardous waste and accumulate less than 1,000 Kg of hazardous waste at any one time. Two facilities other than the subject property are listed as small quantity generators. Two facilities are fully-regulated generators of hazardous waste. These facilities generate more than 100 Kg per month of hazardous waste.

CERCLIS Sites - Goodyear Industrial Campus, located within a ¼-mile southeast of the subject property, was listed in the CERCLIS database for the investigation conducted by the U.S. EPA and Roy F. Weston, Inc. on 15 August 1995. Following an anonymous report a Roy F. Weston, Inc. Superfund Technical Assessment and Response Team (START) performed a site reconnaissance and collected three soil samples from areas observed to have staining. Soil samples were collected near the pump house along the Connecticut River, from a burn pile adjacent to the machine shop and maintenance building, and in an area of soil staining adjacent to the 280,000 gallon AST. Results of the investigation revealed low levels of extractable organics using gas chromatography - mass spectrometry. No further action was recommended for the site based on the test results.

NPL Sites - No NPL sites are located within ½-mile of the subject property.

3.3 Spills Data Base

Marin reviewed the VT DEC Hazardous Materials Division Spills Data Base Listing for the town of Windsor. The data base includes reported spills that occurred and were reported in the town of Windsor between March 1975 and November 1999. No spills were reported on the subject property. Five spills discussed below are reported to have occurred within 1/4 mile of the subject parcel. None of the reported spills appear likely to impact the subject property. A complete listing of spills in Windsor is included in Appendix B.

- 5 March 1975 (Spill #75-015) Two hundred gallons of #2 fuel oil were spilled from a tank overflow at the Stacey Fuel site, 100 feet east of the subject property. No further information is available on the containment, cleanup, or follow-up investigations for this site.
- 2 June 1976 (Spill #76-033) A 50 gallon spill of waste oils and solvents was reported at the Cone-Blanchard facility, less than 1/4-mile northeast of the subject property. A site visit was performed by the VT DEC. No other information is available for the site.
- 24 January 1983 (Spill #83-008) Twenty gallons of #2 fuel oil were spilled during a product transfer at the Cone-Blanchard facility. A site visit was performed by the VT DEC. No further information is available for the site.
- 9 January 1991 (Spill #91-006) Approximately 150 gallons of #2 fuel oil was released in the basement from a boiler leak at 93 Main Street (the northeast corner of Depot and Main Street), 200 feet northwest of the subject property. The Windsor Fire Department was called to the site and Jet Line Services performed the cleanup. VT DEC was present at the site to oversee the cleanup.
- 21 December 1994 (Spill #94-368) Approximately 20 gallons of #6 fuel oil was spilled during product transfer at the Goodyear Industrial Campus, within 1/4-mile southeast of the subject property. The spill was reportedly contained and cleaned with Speedi-Dri by Environmental Products and Services of South Burlington, VT.
- 25 January 1998 (Spill #98-0028) Approximately 30 gallons of #2 fuel oil was spilled at the Cochran Residence at 12 Foster Avenue, approximately 1,000 feet southeast of the subject property. The spill resulted from a broken fitting along a product line. Windsor Fire Department responded to the site and cleaned some product. Additional contamination was known to remain under a concrete pad following cleanup. The site file indicated that follow-up work was needed at the site.

3.4 Permitted, Non-Permitted, and Pulled USTs

Marin reviewed the VT DEC's lists for permitted and non-permitted USTs (27 October 1999) and pulled USTs (24 January 2000) for Windsor. A complete listing of registered and pulled USTs in the general vicinity of the subject property is included in Appendix B.

The subject property was listed as having one UST pulled in 1990. It was listed as having no state inspection or site assessment. Win Townsend of the Connecticut River Development Corporation (CRDC) was not aware of any UST present or pulled on the subject property. Evidence of the former UST was not observed at the site during the site visit.

Fourteen facilities located within ½-mile of the subject property are listed as having permitted and non-permitted UST's. Seven facilities located within ½-mile of the subject property are listed as having pulled tank(s).

4.0 SITE WALK-OVER/CURB-SIDE SURVEY

On 16 March 2000, a Marin environmental scientist conducted a site walkover and curbside survey of adjacent properties guided by Win Townsend of CRDC and Don Griswald. The windows in both building were boarded hence the lighting for the interior was provided by flashlights. Photodocumentation is included as Appendix C.

During the site walk-over, Marin made the following observations:

- A floor drainage system was observed along the northern and western edge of the rectangular building consisting of an approximate four-inch trench leading to a one-foot diameter well containing a sump pump, located in the south west corner of the building. A two-inch polyvinyl chloride (PVC) pipe lead from the pump to outside the building where it is was cut off. The ground below the PVC pipe was covered with tree and sapling cuttings and other organic debris and could not be observed. The well and trench were full of water during the site visit. No sheening was observed on the surface of the water.
- No other floor drains were observed in the building. The ground floor in both buildings is concrete. The ground floor of the western (shop) end of the "L" shaped building was immersed in up to an inch of water. Debris such as metal shavings, metal fasteners, bolts, broken glass machine parts, and trash was spread throughout the shop and basement floors in the "L" shaped building. Lesser amount of debris was observed in the rectangular building floor.
- Small amounts of linoleum was observed in the offices/storage room of the "L" shaped building.
- Several fluorescent lights were observed in both buildings.
- Several five-gallon buckets and smaller containers full and partial full of apparent used oil was observed in the buildings. No apparent oil staining was observed in the vicinities of these items.

- Four empty or nearly empty 55-gallon drums labeled machine oil were on a pallet located on the south side of the property, near the end on the "L" shaped building. No staining was observed around the drums.
- No fill or vent pipes other than those associated with the two 275-gallon fuel oil tanks previously noted. No staining was observed on the grass/asphalt adjacent to the fill pipe.
- No mounds or depressions were noted across the site; however, a snow pile was covering the southern portion of the property, west of the "L"-shaped building.

5.0 SUMMARY & CONCLUSIONS

Our principal findings and conclusions are summarized as follows:

1. Due to the presence of volatile and semi-volatile organic compounds in the ground-water samples collected from the adjacent and downgradient monitoring wells, and lack of documentation of the former onsite UST, it appears that further subsurface investigation is warranted.
2. VT DEC file review of the Stacey Fuel and Lumber hazardous waste site revealed ground-water contamination of chlorinated solvents downgradient of the subject property. The source of the contamination was determined to be originating from an upgradient property, which included the subject property as one of the possible contributors. Further action from the state to investigate the source is pending receipt of a proposal from an environmental consultant. Analytical results from the file were as follows:
 - Ground-water samples collected from one monitoring well (MW-108) located upgradient of the Stacey Lumber site and approximately 100 feet downgradient of the subject property, had a concentration of PCE 15, 34, and 19 µg/L on 27 August 1997, 28 April 1999, and 8 October 1999, respectively. The VGES for PCE is 5.0 µg/L.
 - Ground-water samples collected from an adjacent monitoring well (MW-201) on 8 May 1998 indicate low concentrations of PCE, benzo(a)pyrene, and naphthalene, exceeding the corresponding VGES. The 28 April and 8 October 1999 analytical results indicated that the concentration of PCE decreased to below its corresponding VGES, but the concentration of benzo(a)pyrene increased from 3.7 µg/L on 8 May 1998 to 110 and 780 µg/L on 28 April and 8 October 1999, respectively. The VGES for benzo(a)pyrene is 0.2 µg/L.
3. The subject property was listed on the VT DEC's list of pulled USTs as having one UST pulled in 1990. It was listed as having no state inspection or site assessment. Win Townsend of the CRDC stated the former UST was located on the western end of the "L"-shaped

building along the fence line. Evidence of the former UST was not observed at the site during the site visit.

4. During the site walkthrough, a floor drainage system was observed along the northern and western edge of the rectangular building consisting of trench leading to a one-foot diameter well containing a sump pump, located in the south west corner of the building. A PVC pipe leads from the pump to outside the building where it was cut off. The ground below the PVC pipe was obstructed and could not be observed. The well and trench were full of water during the site visit. No sheening was observed on the surface of the water.
5. A gasoline UST is depicted on the 1917 and 1925 Sanborn maps approximately 150 feet west (upgradient) of the site. A second gasoline tank, not depicted as either above ground or below ground, is located approximately 215 feet west (upgradient) of the site on the 1925 Sanborn map. A filling station with three gasoline tanks is located approximately 210 feet west (upgradient) of the subject property on the 1951 Sanborn map.
6. The subject property is listed on the RCRA site database as a small quantity generator. The property has been abandoned, out of business for approximately five to six years.
7. Besides the Stacey Fuel and Lumber site, six active hazardous-waste/petroleum-release sites were listed within a one-half-mile radius of the subject property. None of these facilities are considered likely to impact the subject property based on location, date of the release(s), and contaminant distribution.
8. Five spills have been reported to the Hazardous Materials division of the VT DEC within 1/4 mile of the subject property. Based on relative location to the site and age of the spill, none of the reported spills appear likely to impact the subject property.

6.0 RECOMMENDATIONS

Based upon the findings and conclusions of this Phase I , Marin recommends the following:

1. One monitoring well should be installed adjacent to the rectangular building at the eastern end to determine possible contamination from former machine manufacturing activities in this building.
2. Two monitoring wells should be installed adjacent to the "L" shaped building along each end of the eastern edge to determine possible contamination from former machine manufacturing activities in this building.
3. One monitoring well should be installed adjacent to the drainage of the sump pump along the southwestern corner or the rectangular building to determine possible groundwater contamination originating from the drain.
4. One monitoring well should be installed west of the "L"-shaped building to determine possible contamination from the former UST reportedly in this area.
5. Fluorescent light fixtures present in the building are likely to contain mercury, which is a controlled substance in Vermont and will need to be properly disposed during renovation activities. The fixtures will need to be separated from other items and may not be disposed of or placed in a waste stream destined for disposal until the mercury is removed and reused or recycled. Alternatively, the light fixtures will need to be separated and delivered to a facility that is legally authorized and permitted to accept mercury-containing products.
6. Given the age of the building, it is possible that any painted surfaces in the building are lead-based and linoleum may be asbestos-containing. It may be prudent to have these items evaluated for lead-based paint and asbestos.

7.0 LIMITATIONS

This report was completed by Marin Environmental, Inc. (Marin) for the sole use of the Connecticut River Development Corporation and its representatives and attorneys, in connection with an assessment of on-site environmental conditions. Use of this report by any other person or for any other use is not authorized except with prior written consent of Marin.

The work was undertaken to assess environmental conditions specifically on the subject property in accordance with generally accepted engineering and hydrogeological practices. No other warranty, express or implied, is made. Absolute assurance that any and all possible contamination at the site was identified cannot be provided.

The report conclusions are based, in part, on information provided by the client, their agents, or third parties, including state or local officials. Marin assumes no responsibility for the accuracy and completeness of the information.

Where visual observations are included in the report, they represent conditions at the time of the inspection, and may not be indicative of past or future site conditions.

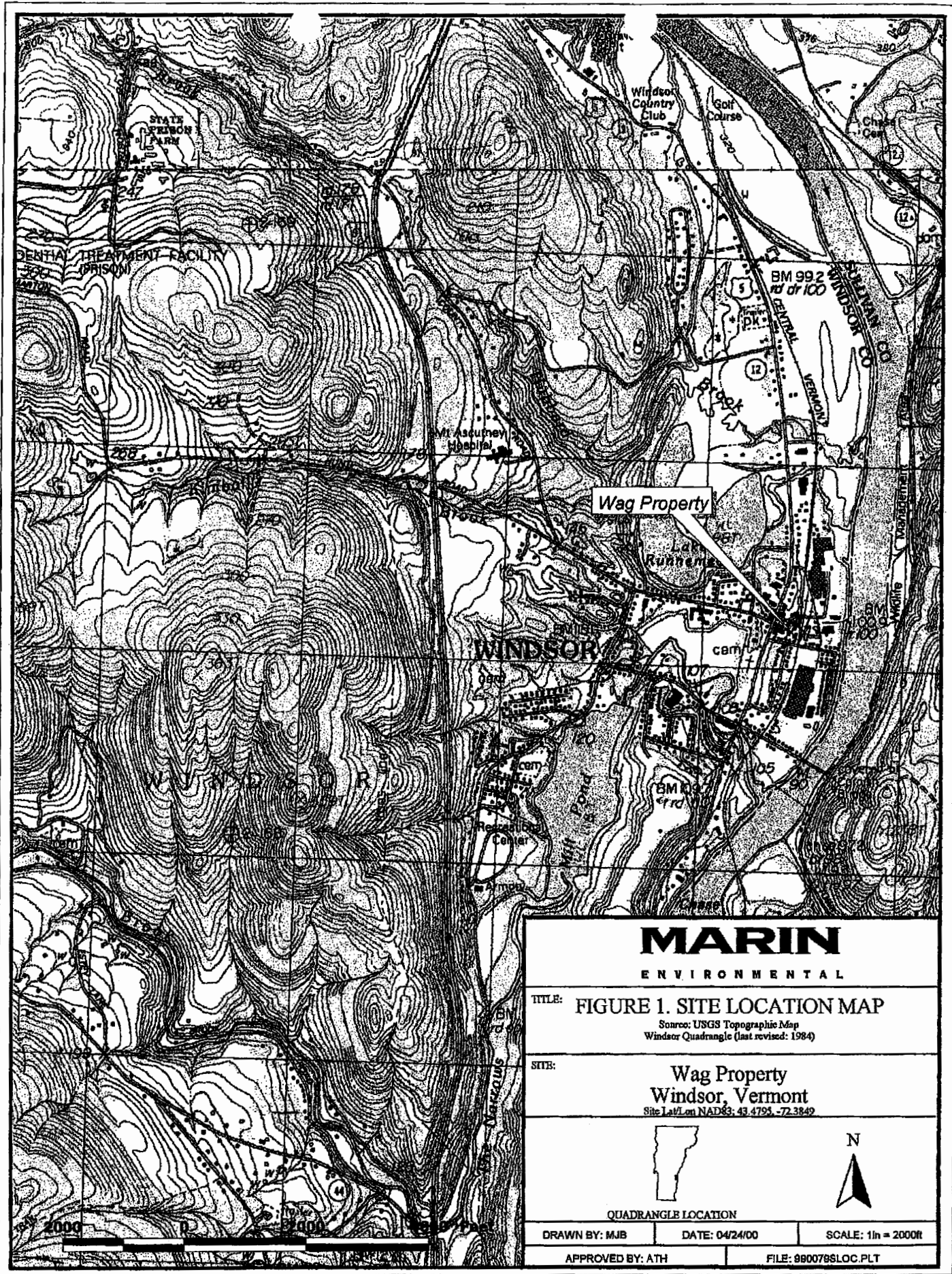
The scope of work completed for this assessment did not include the sampling and chemical testing of ground water, potential asbestos-containing materials (ACMs), Polychlorinated Biphenyls-containing fluids (PCBs), or lead-based paint.

8.0 REFERENCES

- Aerial photographs of Windsor, Vermont, for the years 1968, 1974 and 1994.
- Doll, C.G. and others, 1961. *Centennial Geologic Map of Vermont*, Office of the State Geologist.
- Gage, 2000. Telephone interview with Windsor Fire Chief, Lewis Gage on 17 March 2000.
- Richardson, 2000. Telephone interview with Windsor Health Officer, John Richardson on 17 March 2000.
- Sanborn Fire Insurance Maps of Windsor, Vermont, for the years 1876, 1884, 1889, 1894, 1901, 1906, 1917, 1925, 1951.
- Stewart, D.P. and MacClintock, P., 1970. *Surficial Geologic Map of Vermont*, Office of the State Geologist.
- USEPA, 1996. Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) active and archived sites databases. United States Environmental Protection Agency, 25 July 1996. (Note: this document also lists U.S. EPA NPL sites).
- USGS, 1984. Windsor Quadrangle Vermont. U.S. Geological Survey. 7.5 minute series (topographic).
- VT DEC, 1999. Active Registered USTs. Vermont Department of Environmental Conservation, Waterbury, Vermont.
- VT DEC, 2000. Pulled USTs. Vermont Department of Environmental Conservation, Waterbury, Vermont.
- VT DEC, 2000. Vermont Hazardous Waste Active Sites - Fourth Quarter 1999 Update. Vermont Department of Environmental Conservation, Waterbury, Vermont. January 2000. (Note: this document also lists U.S. EPA NPL sites).
- VT DEC, 1999. Spills Database – Windsor, March 1975 through November 1999. Vermont Department of Environmental Conservation, Waterbury, Vermont.
- VT DEC, 2000. Vermont Hazardous Waste Closed Sites - Vermont Department of Environmental Conservation, Waterbury, Vermont. January 2000.

APPENDIX A

Figures



STATE PRISON FARM
DENTAL TREATMENT FACILITY (PRISON)

Windsor Country Club
Golf Course

Mr. Ascutney Hospital

Wag Property

WINDSOR

MARIN
ENVIRONMENTAL

TITLE: **FIGURE 1. SITE LOCATION MAP**

Source: USGS Topographic Map
Windsor Quadrangle (last revised: 1984)

SITE: **Wag Property**
Windsor, Vermont

Site Lat/Lon NAD83: 43.4795, -72.3842



QUADRANGLE LOCATION

DRAWN BY: MJB

DATE: 04/24/00

SCALE: 1in = 2000ft

APPROVED BY: ATH

FILE: 980076SLOC.PLT



CENTRAL ST.

ST.

Sta. 1+50

Diversion M.H.N

Permanent Eos

Sta. 0+75

Sta. 0+45

Plug 12"

Sta. 0+20

LINE "F-1"

Sta. 0+00

Sta. 0+10

Sta. 0+00

Conc. Platf.

RIVER

8"

8-9

20"

MARIN
ENVIRONMENTAL

FIGURE 2
SITE PLAN

WAG Building
Windsor, Vermont

From Deed Records, Windsor town Clerk's Office, Book 60 Page 477

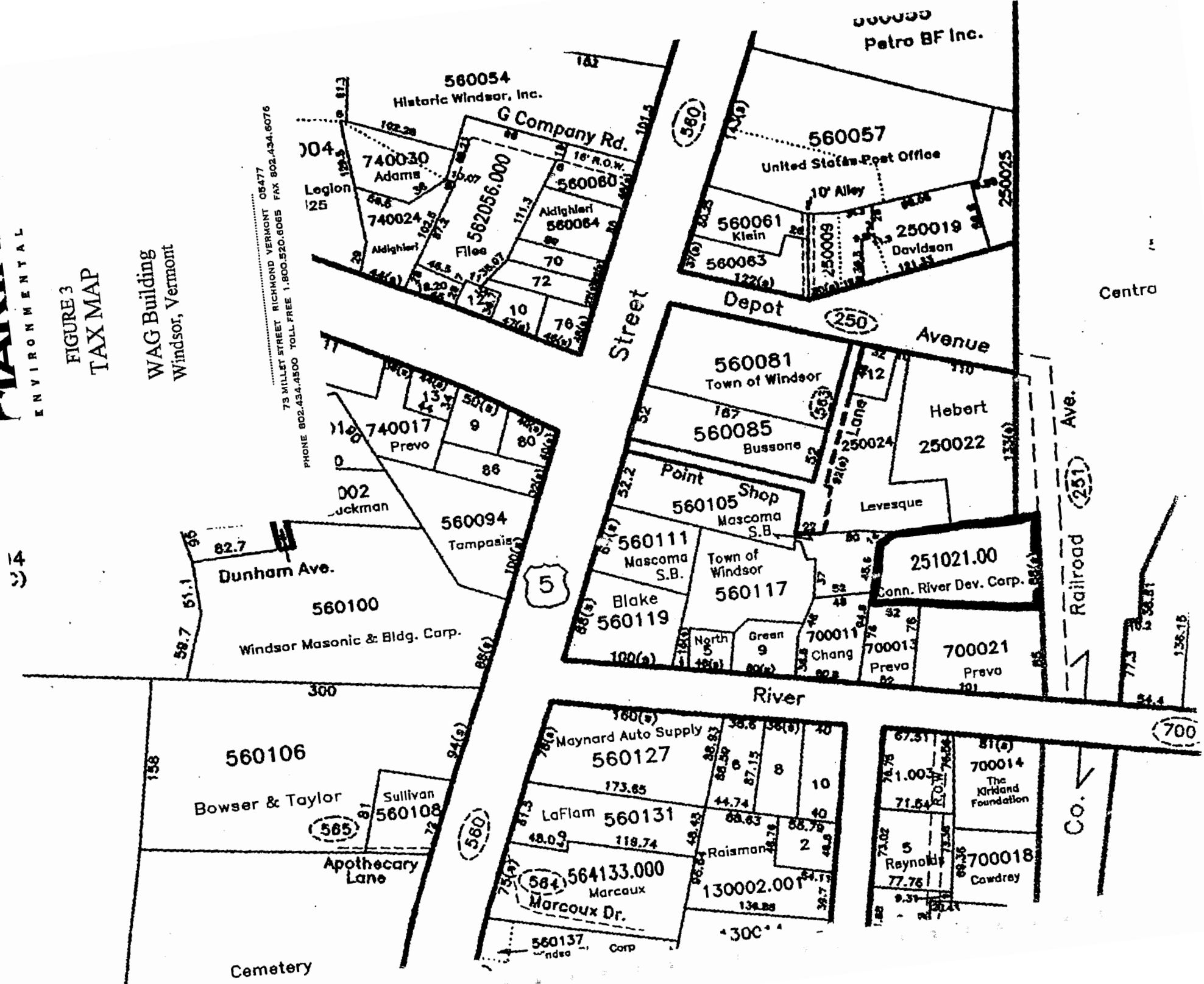
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PHONE 802.434.4500 TOLL FREE 1.800.520.6065 FAX 802.434.6076

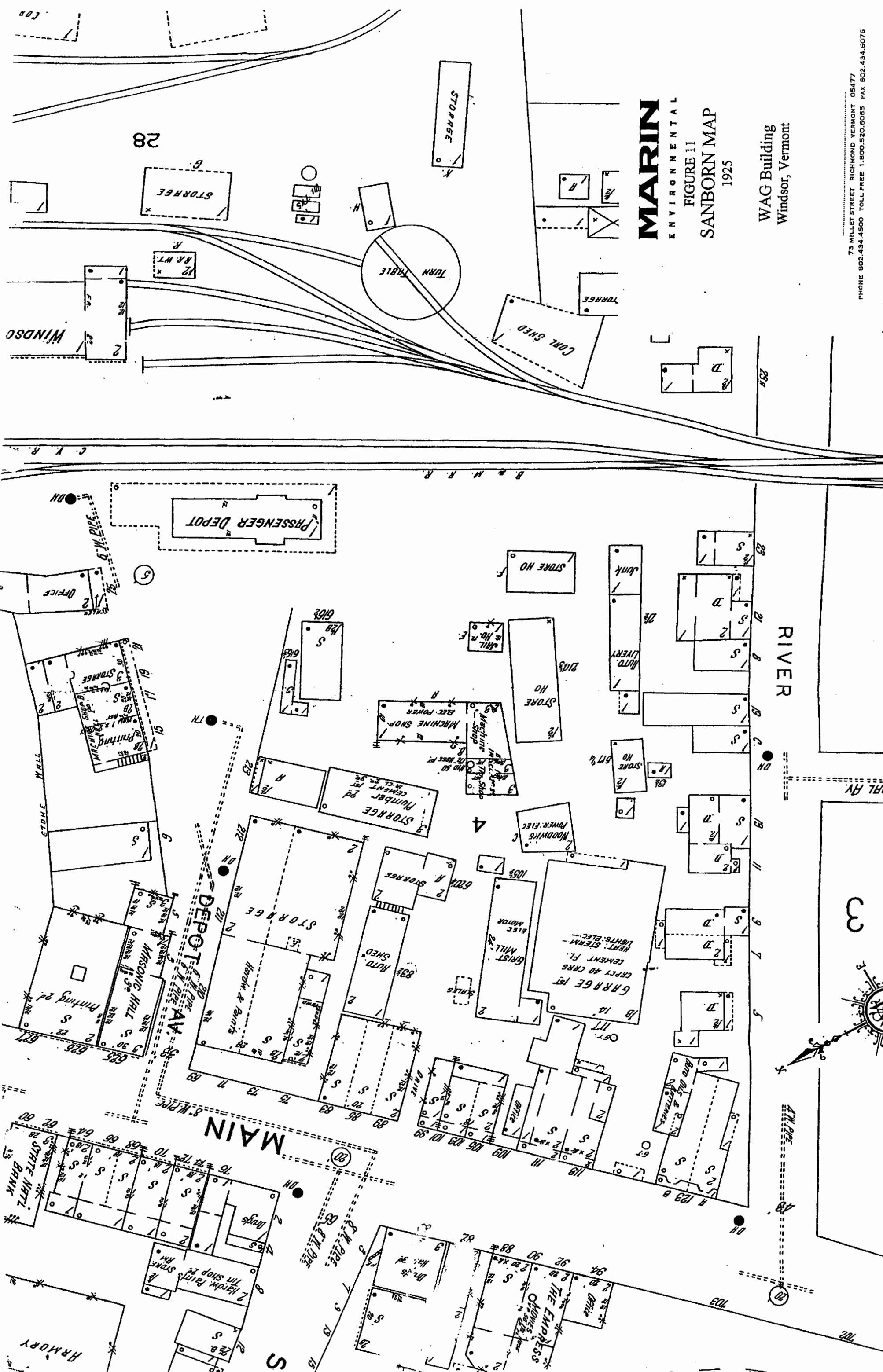
MARIN ENVIRONMENTAL

FIGURE 3
TAX MAP

WAG Building
Windsor, Vermont

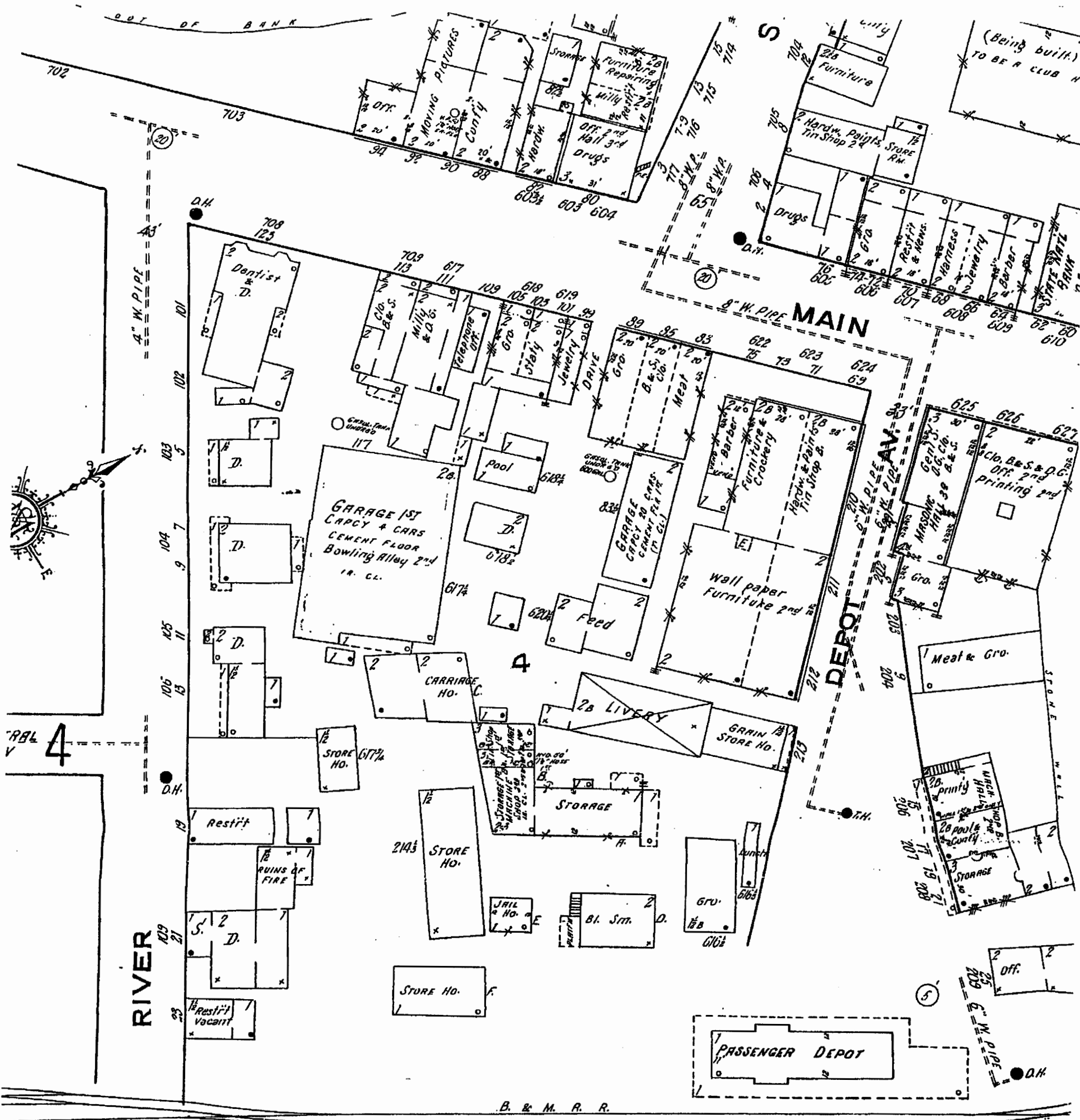
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73 MILLET STREET RICHMOND VERMONT 05477

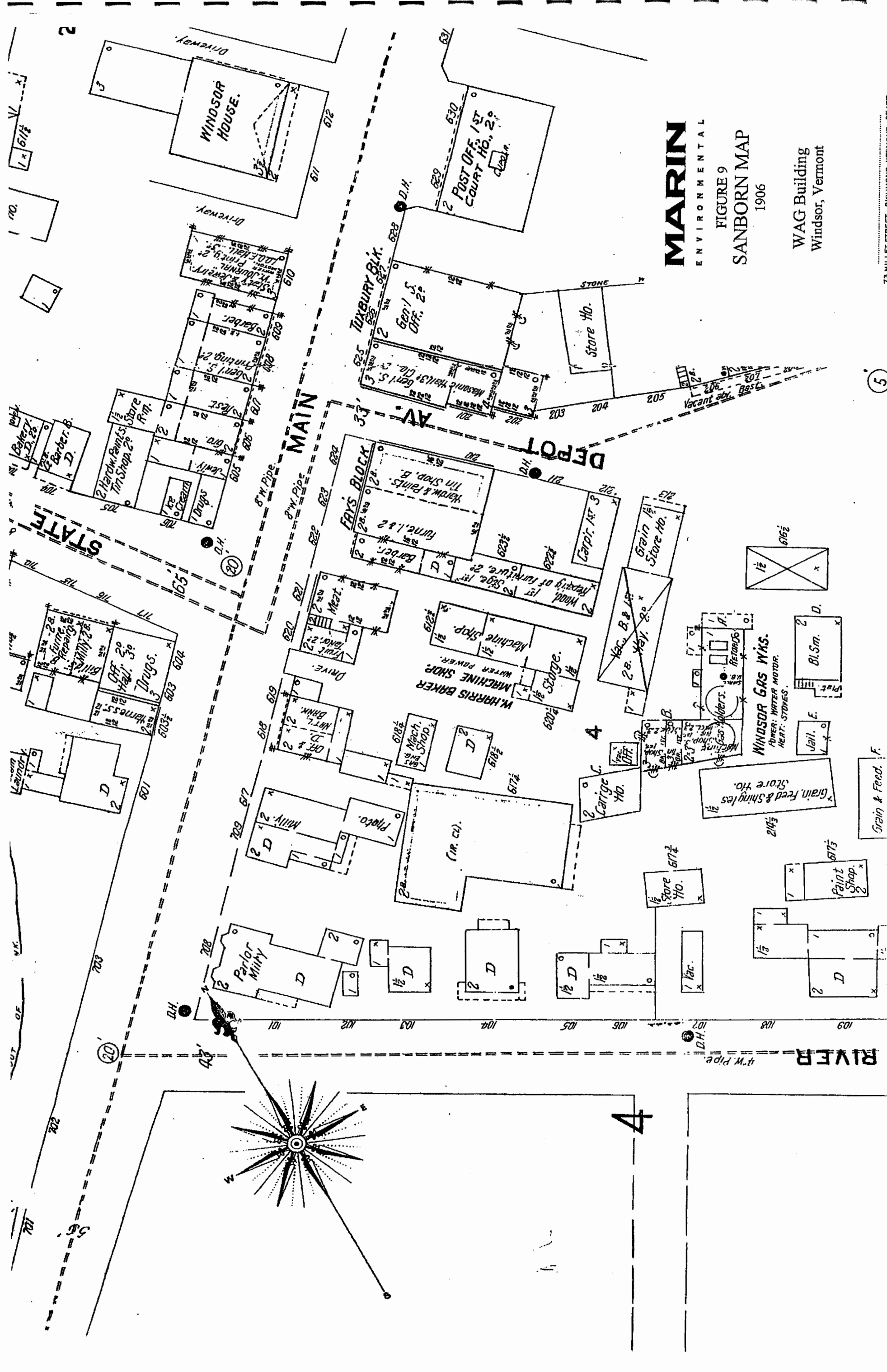




MARIN
 ENVIRONMENTAL
 FIGURE 11
 SANBORN MAP
 1925

WAG Building
 Windsor, Vermont





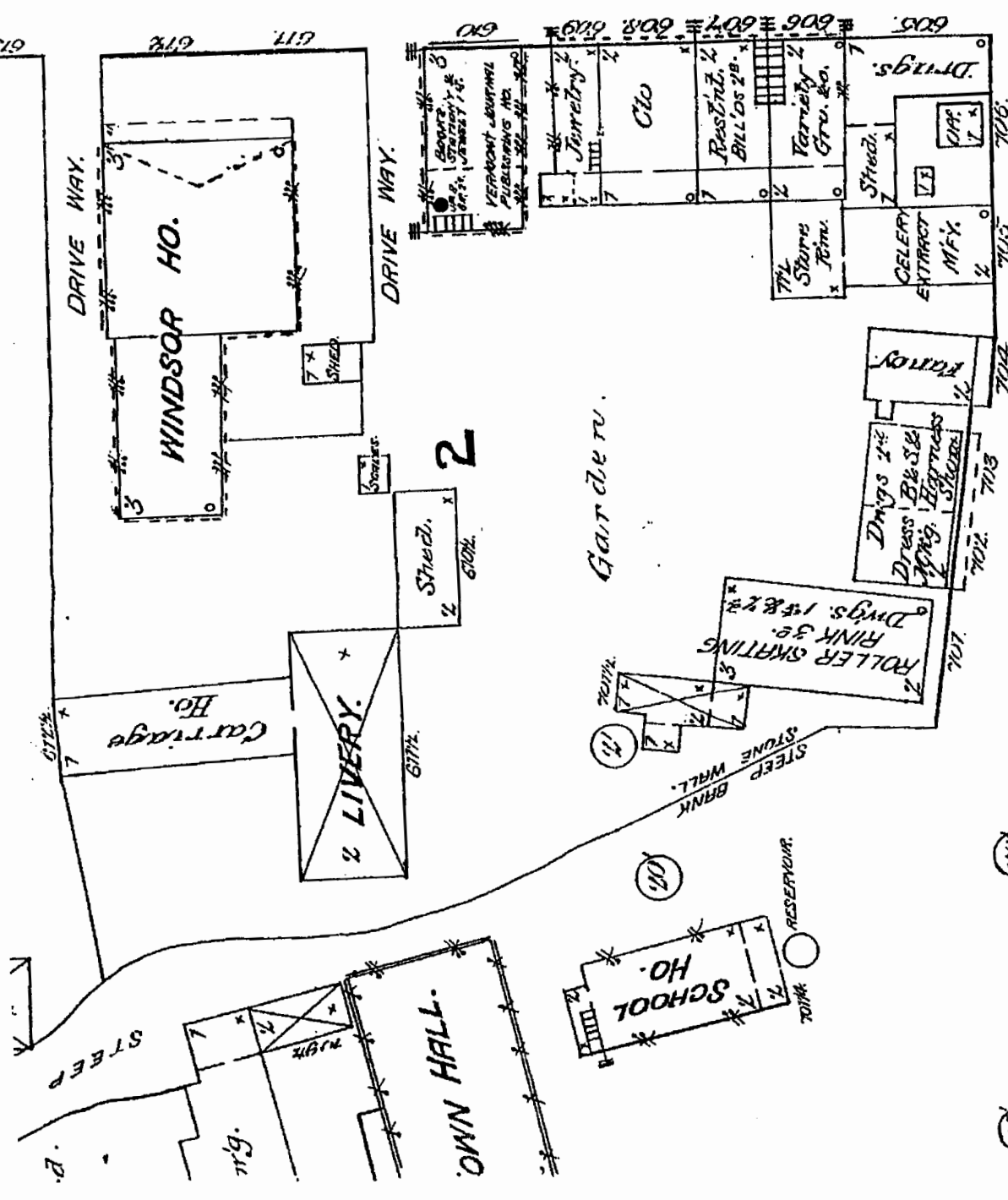
MARIN
ENVIRONMENTAL

FIGURE 9
SANBORN MAP
1906

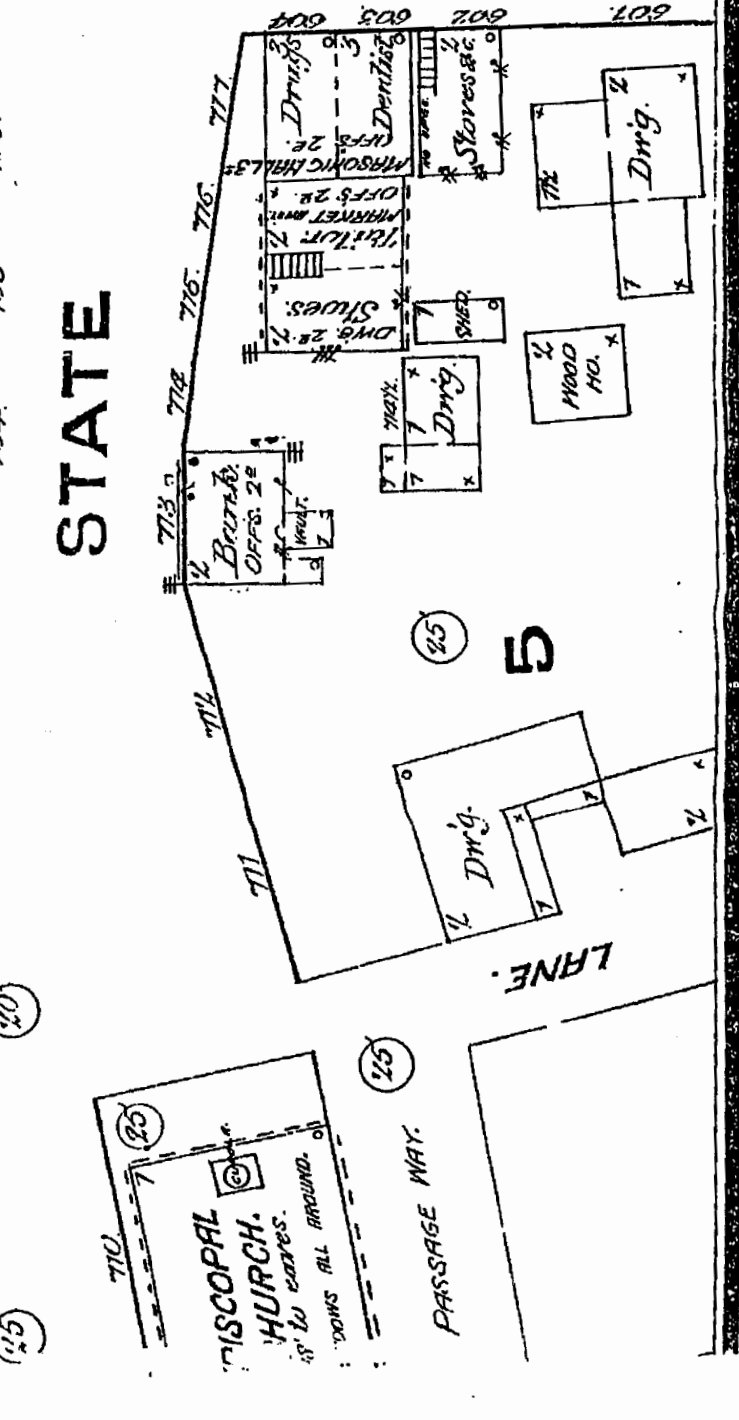
WAG Building
Windsor, Vermont

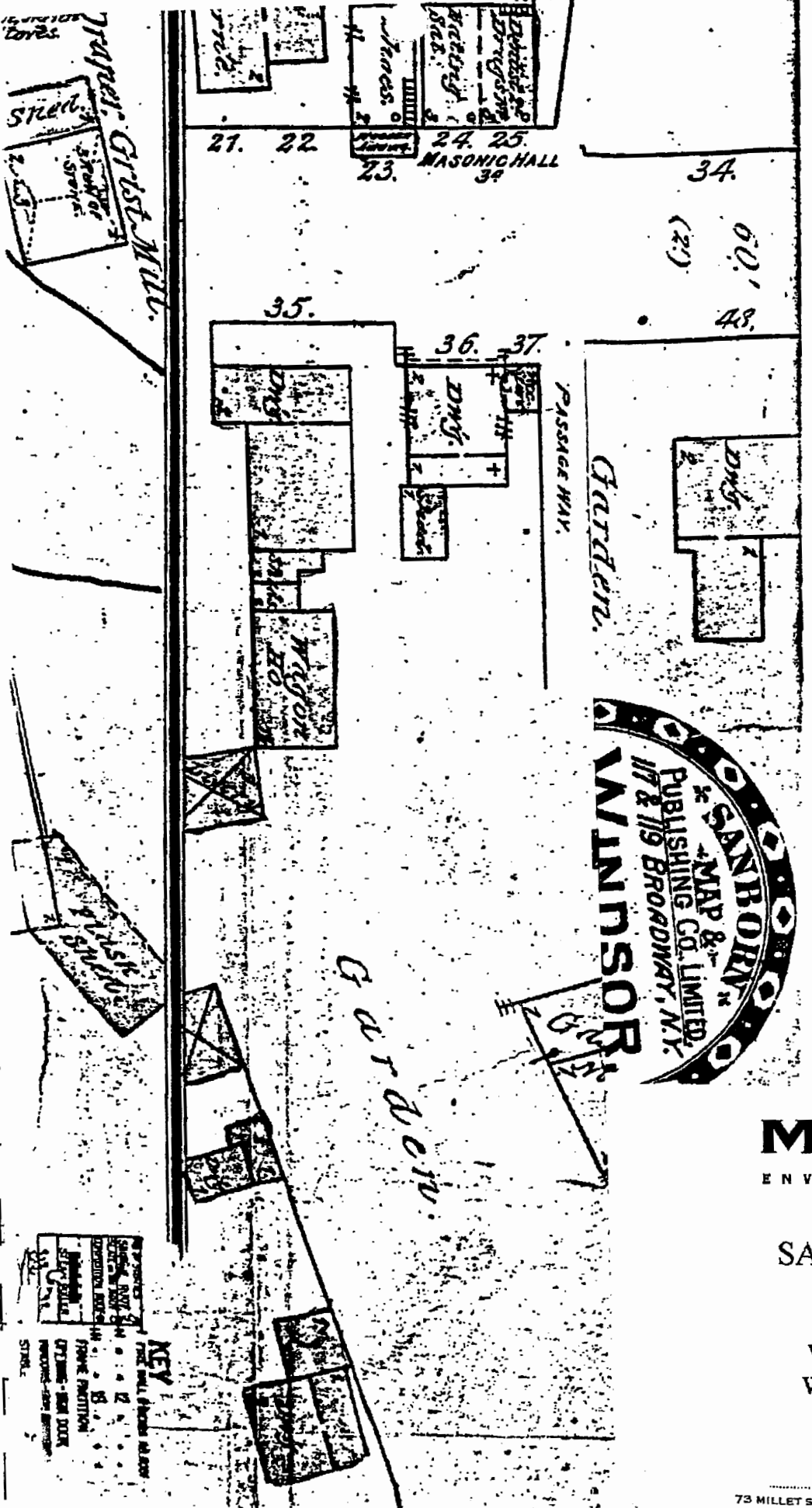
MAIN

RESER



STATE



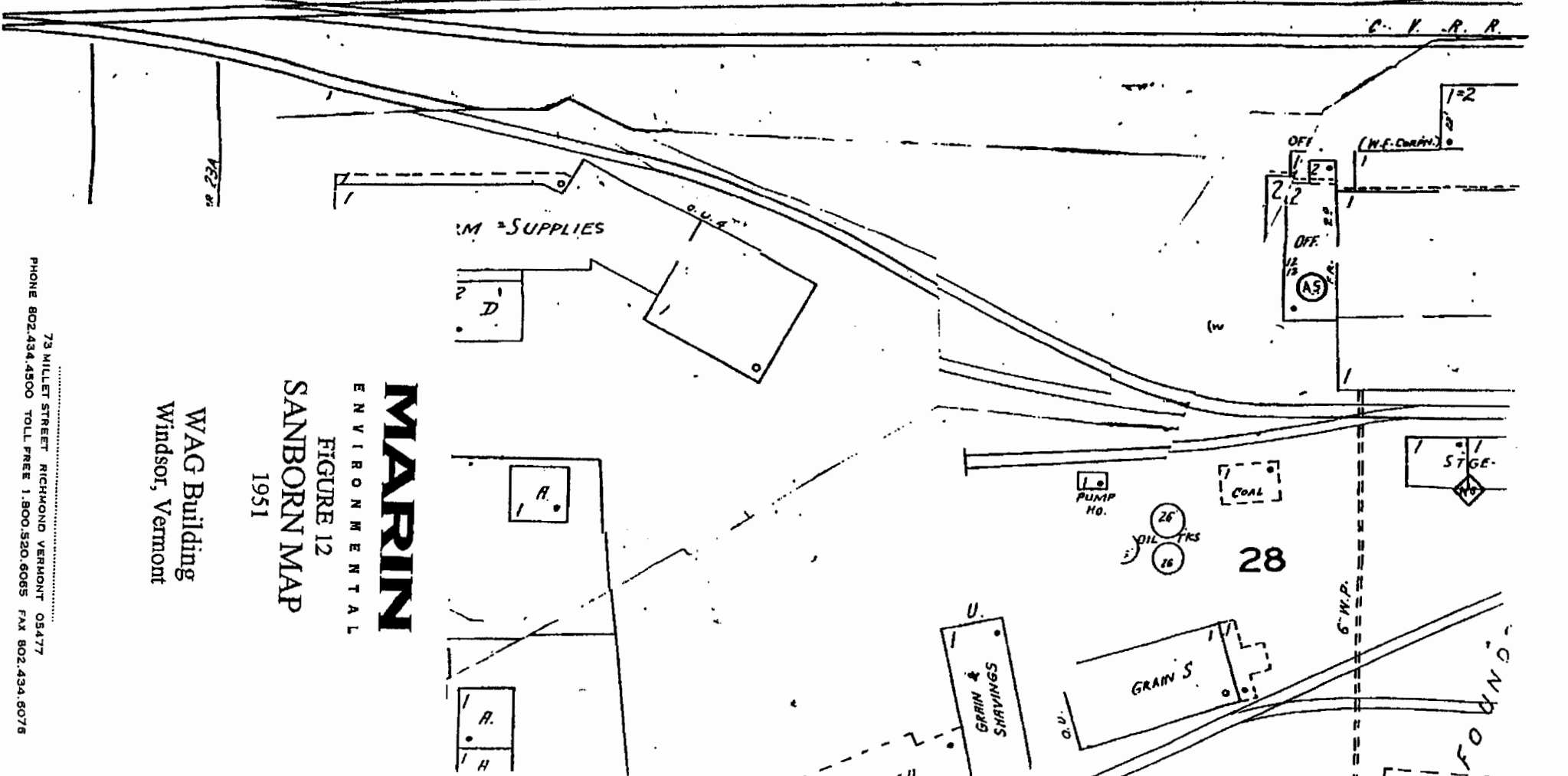
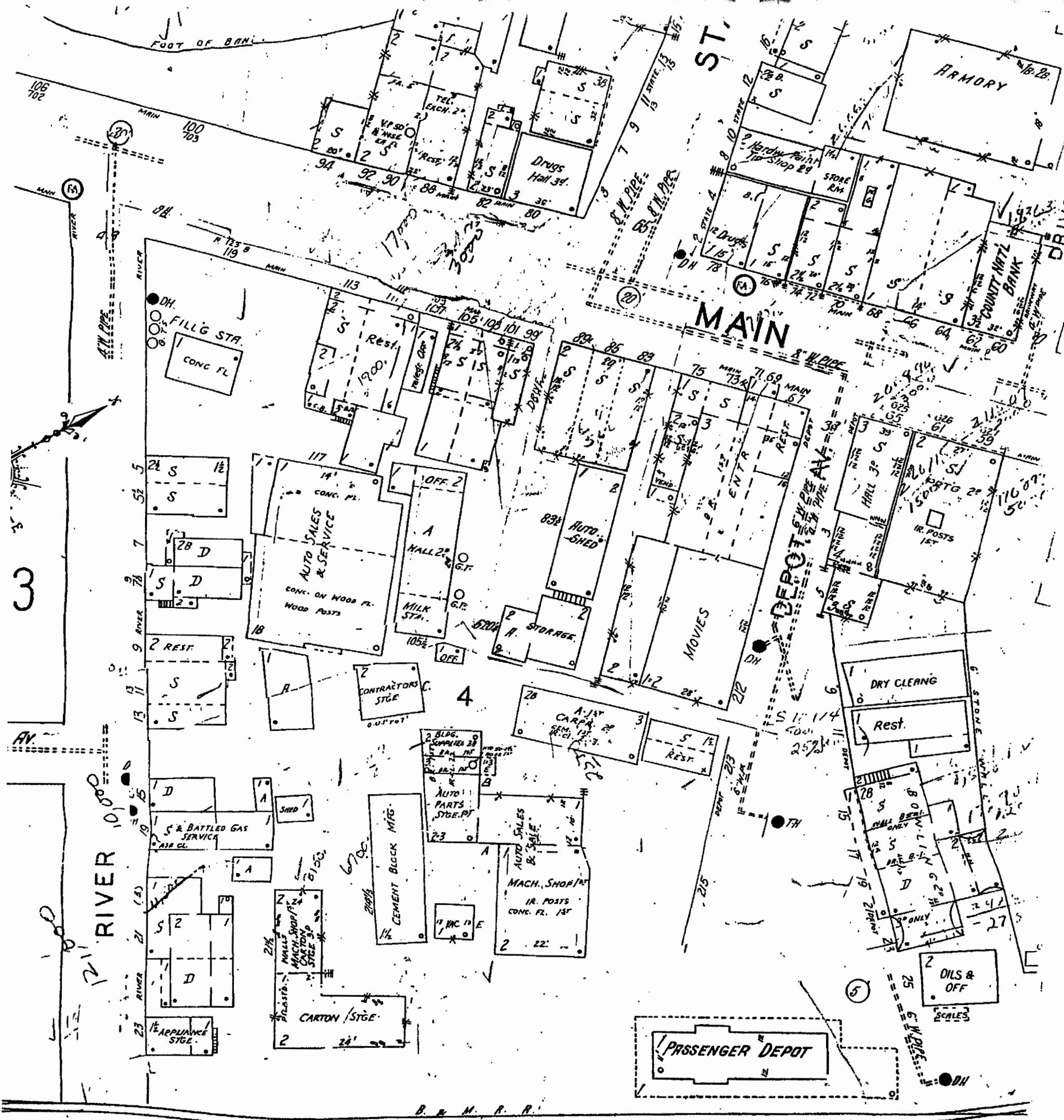


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FIGURE 4
SANBORN MAP
1876

WAG Building
Windsor, Vermont

73 MILLET STREET RICHMOND VERMONT 05477
PHONE 802.434.4500 TOLL FREE 1.800.520.6065 FAX 802.434.6076



MARIN
 ENVIRONMENTAL
 FIGURE 12
 SANBORN MAP
 1951

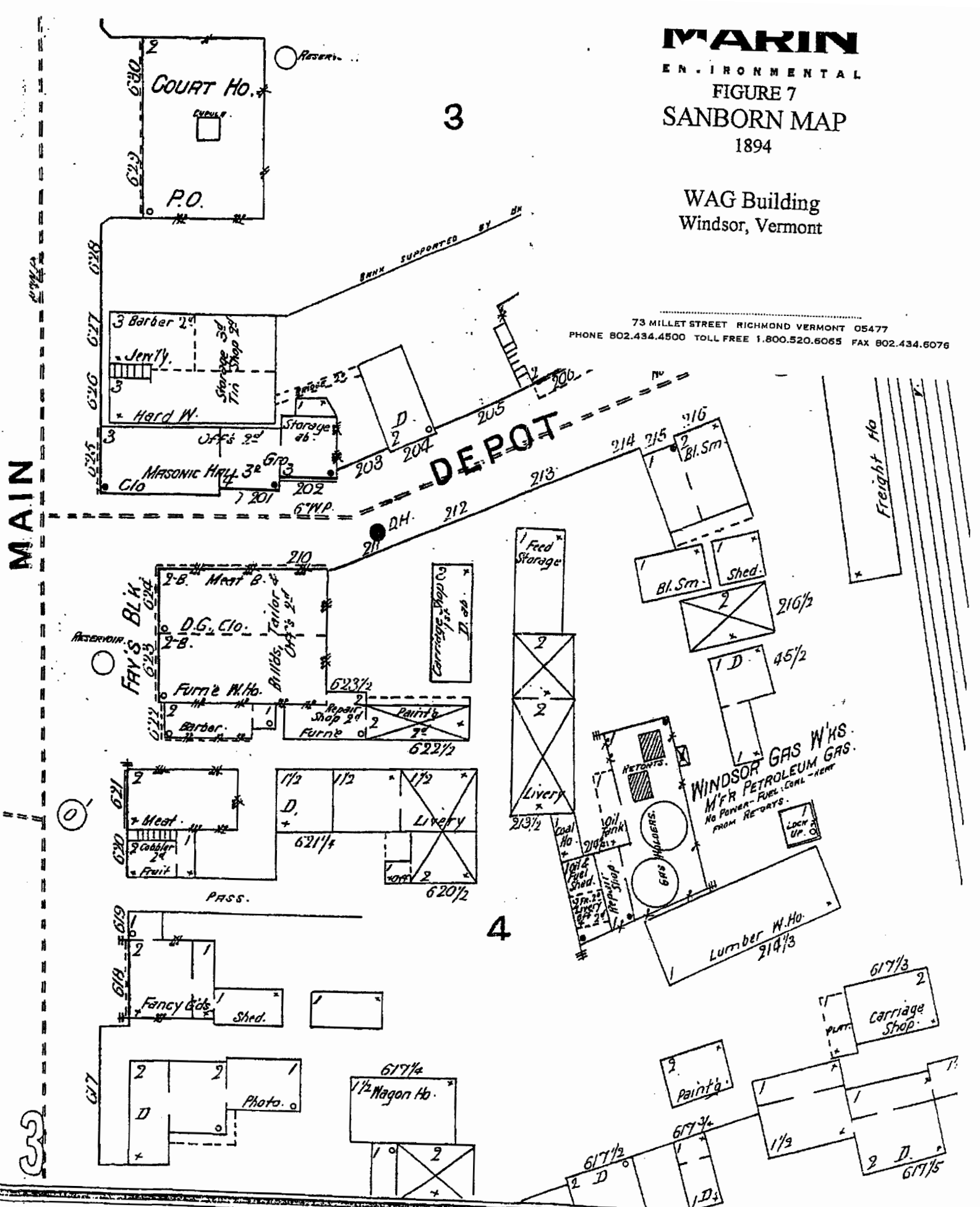
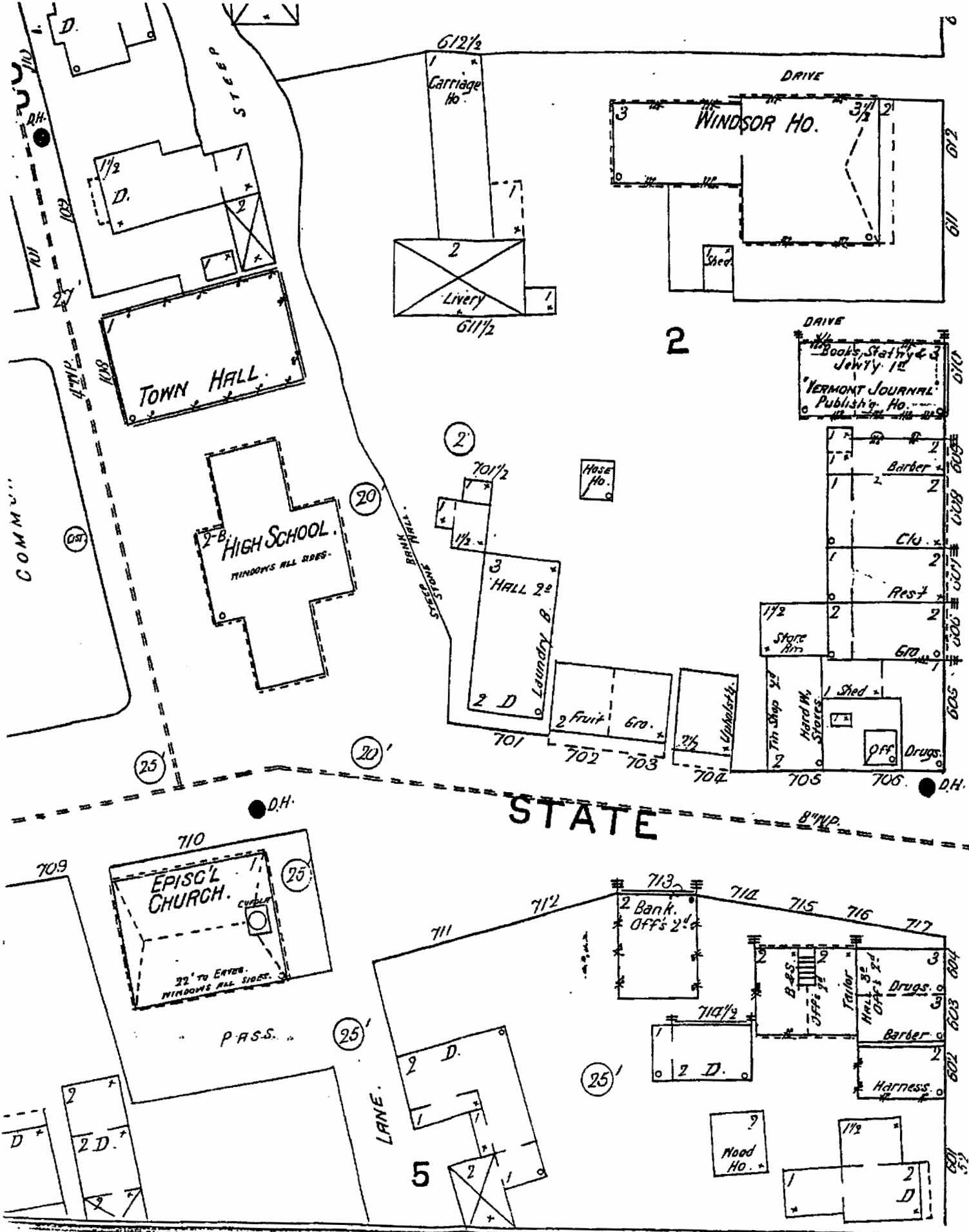
WAG Building
 Windsor, Vermont

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MARIN
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 FIGURE 7
 SANBORN MAP
 1894

WAG Building
 Windsor, Vermont

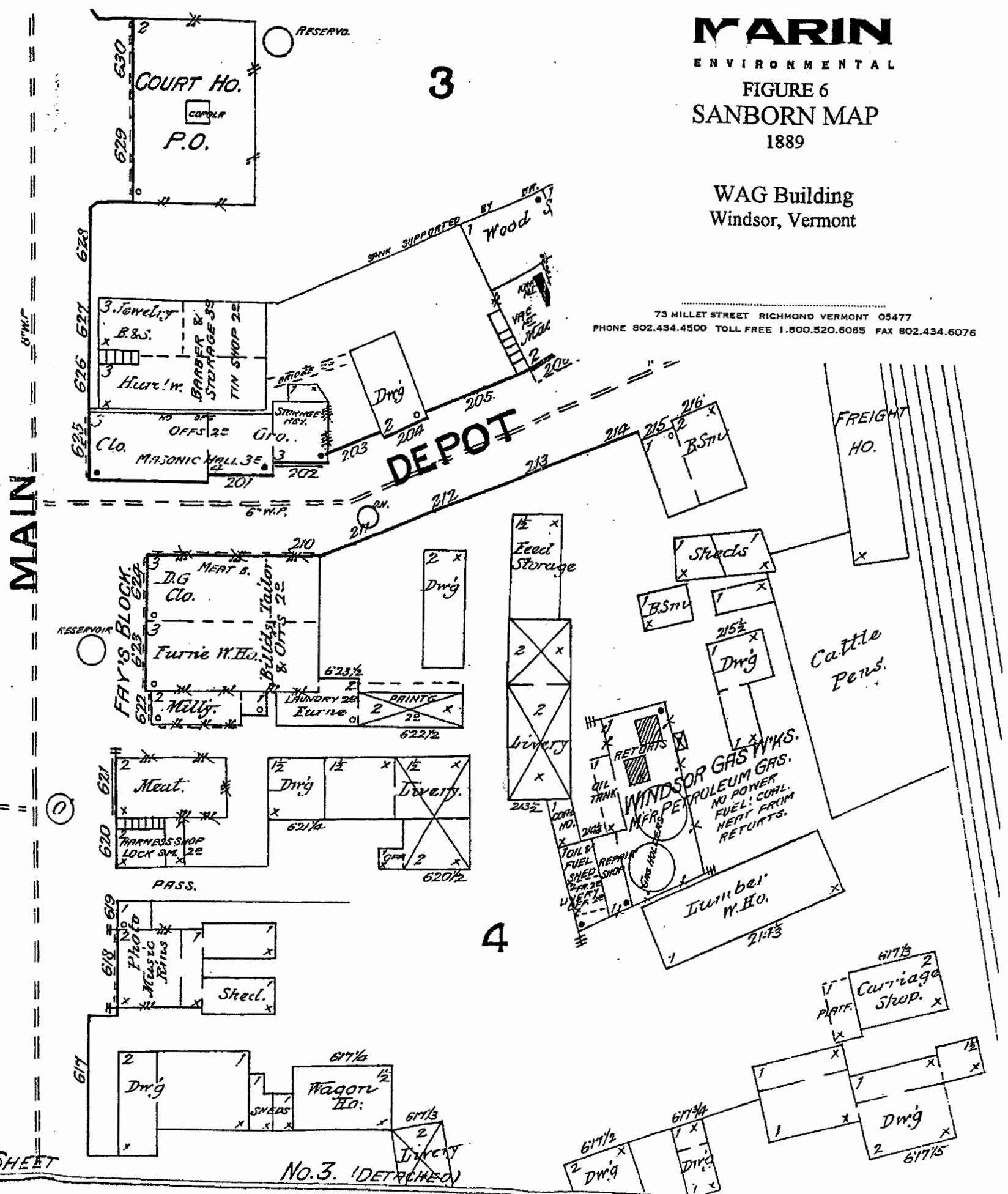
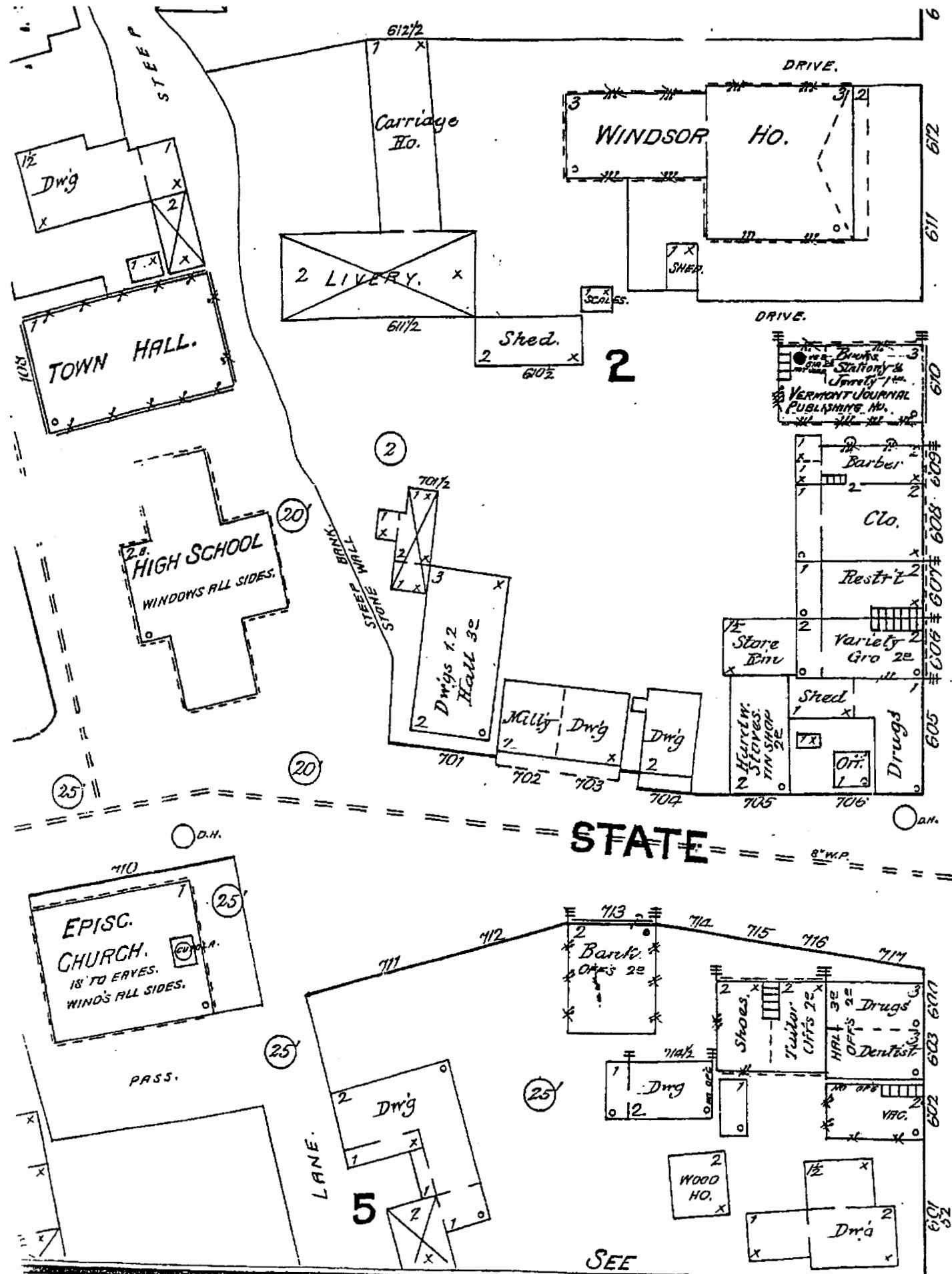
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 PHONE 802.434.4500 TOLL FREE 1.800.520.6065 FAX 802.434.6076



MARIN
 ENVIRONMENTAL
 FIGURE 6
 SANBORN MAP
 1889

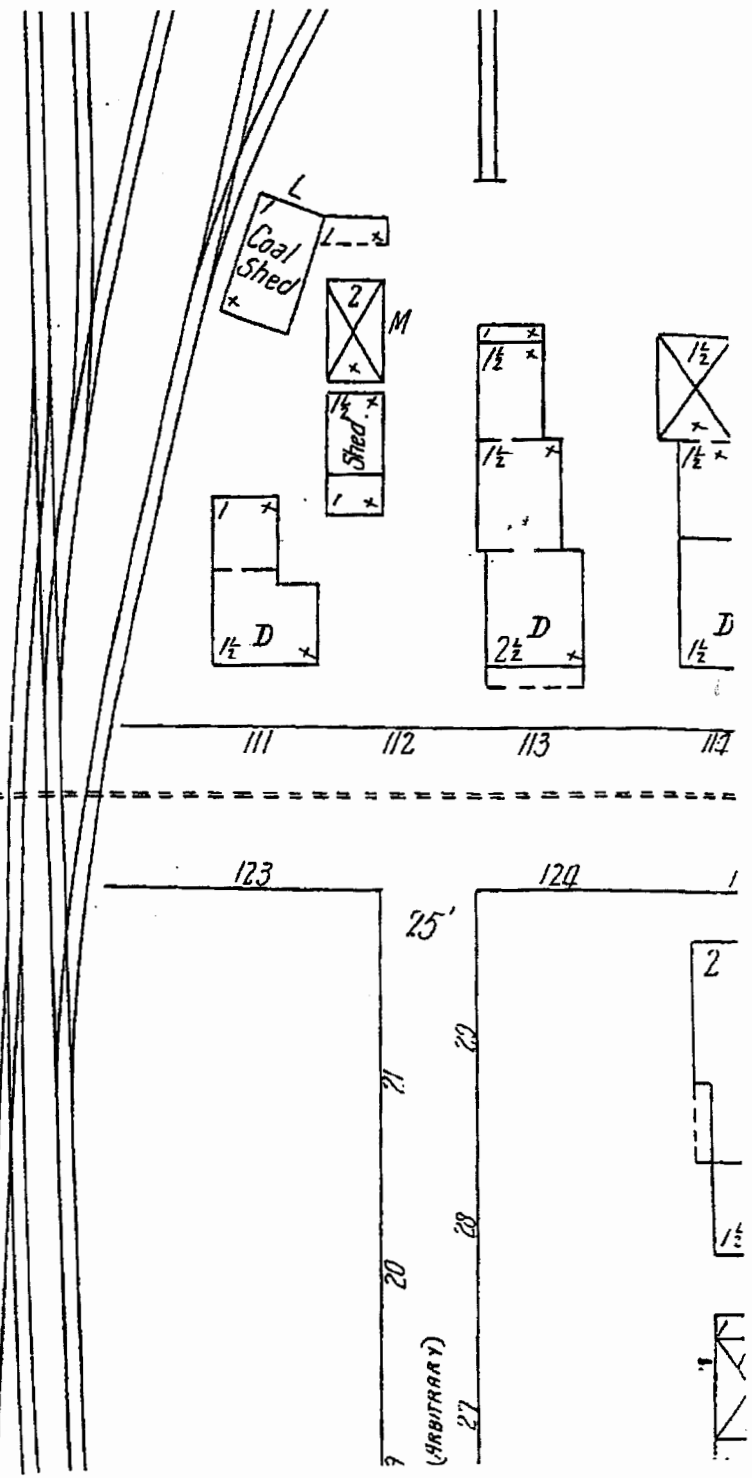
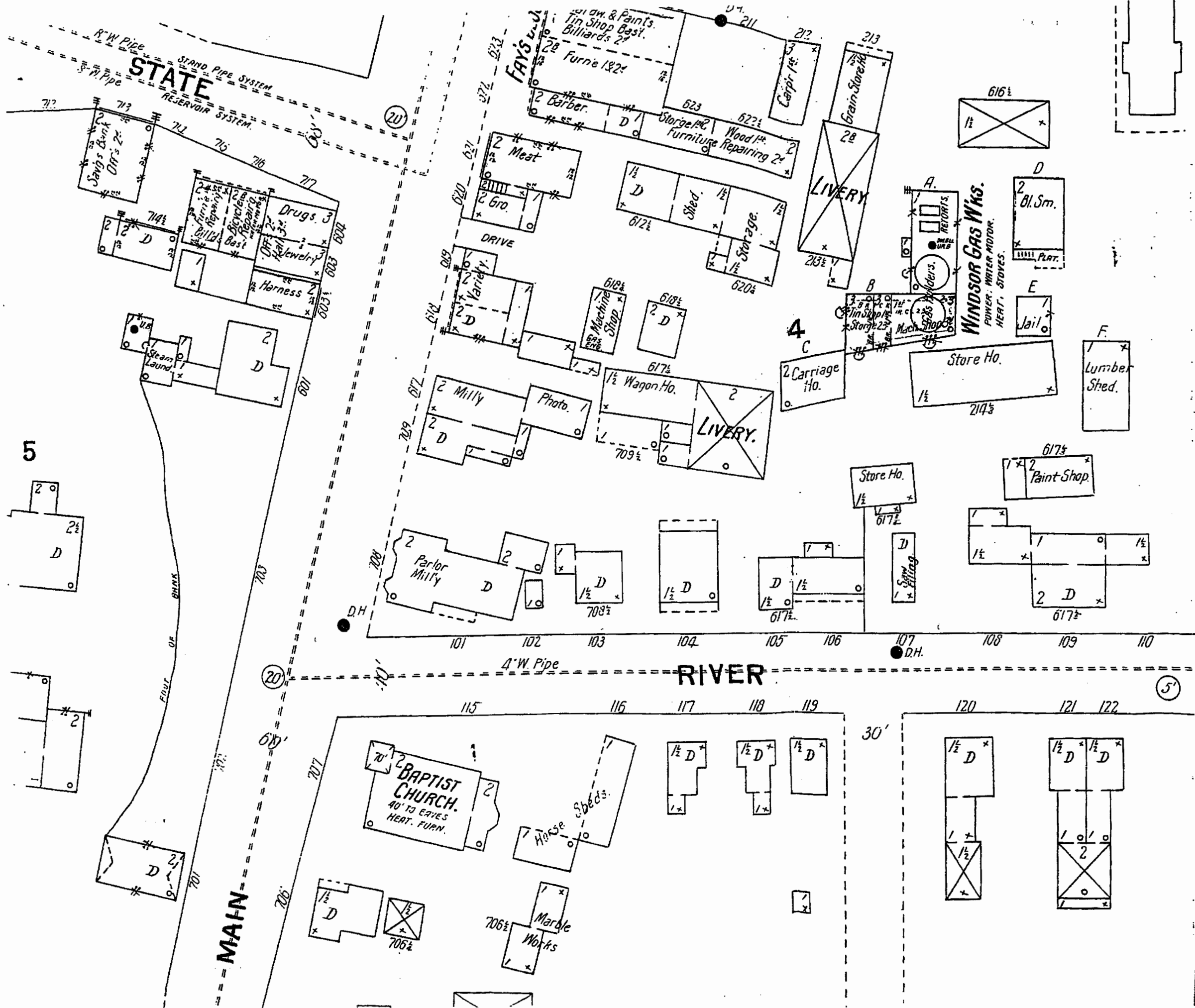
WAG Building
 Windsor, Vermont

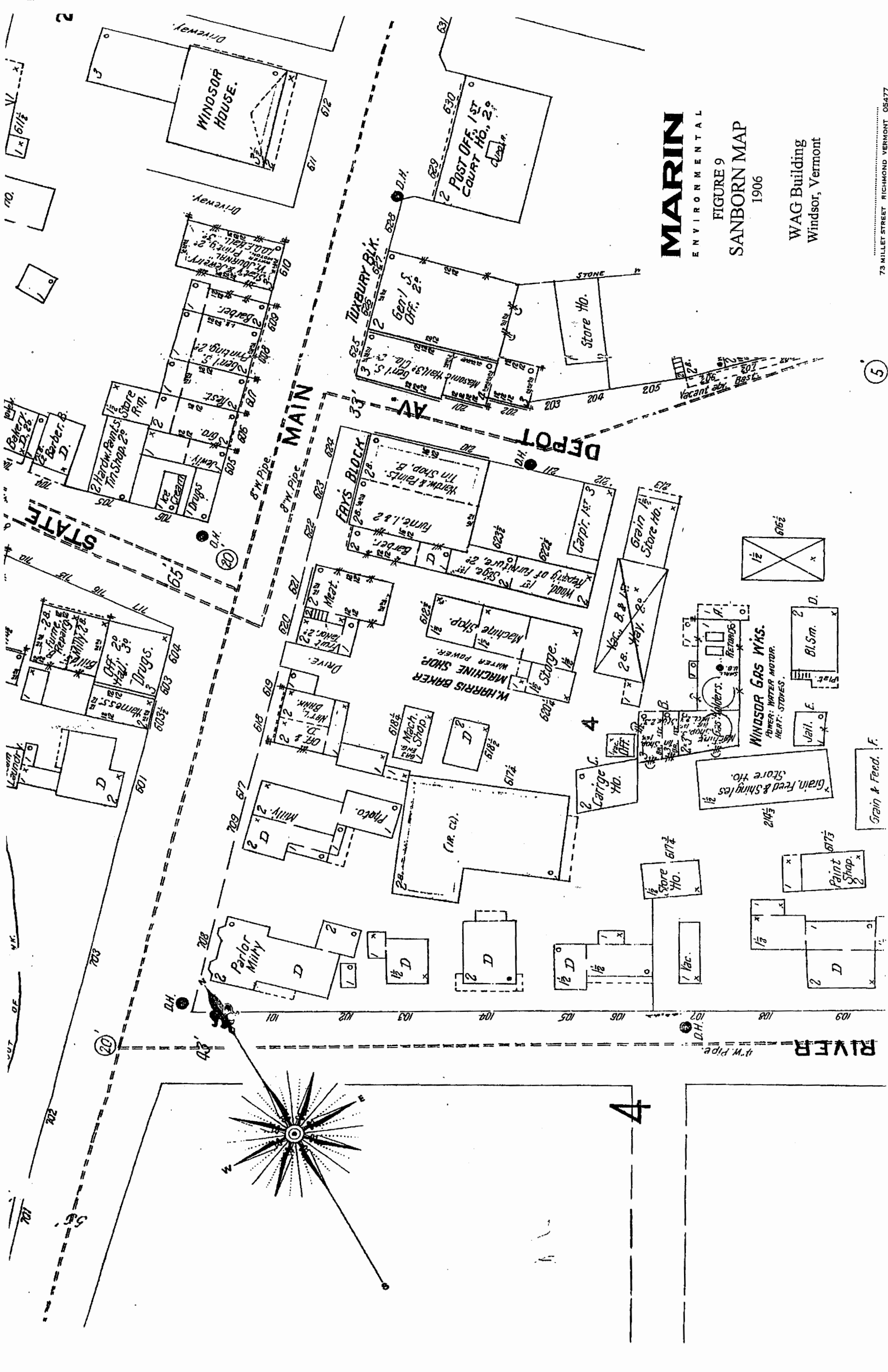
73 MILLET STREET RICHMOND VERMONT 05477
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WAG Building
Windsor, Vermont

73 MILLET STREET RICHMOND VERMONT 05477
PHONE 802.434.4500 TOLL FREE 1.800.520.6065 FAX 802.434.6076





MARIN
ENVIRONMENTAL

FIGURE 9
SANBORN MAP
1906

WAG Building
Windsor, Vermont

APPENDIX B.

Database Files

Mortgage Deed

Know All Men by These Presents.

That WAG, INC., a Vermont corporation with an office and principal place of
business in

Windsor in the County of Windsor and State of Vermont,

for the consideration of SIXTY THOUSAND and 00/100 (\$60,000.00) Dollars,

received to OUR full satisfaction of the First National Bank of Vermont, a Corporation duly existing under the laws of
the United States, located and doing business at Springfield, in the County of Windsor, and State of Vermont, do Give,
Grant, Bargain and Sell, and Confirm unto the said First National Bank of Vermont, its successors and assigns, a certain
parcel of land with the privileges and appurtenances thereof lying and being in Windsor

in the County of Windsor and State of Vermont, and bounded and described as
follows, namely:

See Exhibit "A" attached hereto

EXHIBIT "A"

Being all and the same land and premises conveyed to the herein Mortgagors by the Warranty Deed of Windsor Machine Products, Inc., said deed dated March 8, 1990, and is to be recorded simultaneously herewith in the Windsor, Vermont Land Records, and in said Deed described as follows:

"Meaning and intending to convey all and the same land and premises as conveyed to Windsor Machine Products, Inc. by Warranty Deed of John H. Howland and Mary K. Howland dated September 12, 1975 and recorded in Volume 71, pp. 71-73 of the Windsor Land Records and therein described as follows:

"Being all and the same land and premises conveyed to the above named Grantors by Warranty Deed of Hammond's, Inc. dated January 12, 1956 and of record in Volume 55 at Page 318 of the Land Records of the Town of Windsor.

"Being all the land and premises described as follows: Bounded northerly by land, now or formerly, of H. P. McClary and Andrew McClary, land, now or formerly, of the Town of Windsor and land, now or formerly, of the Central Vermont Railway Company; easterly by land, now or formerly, of the Central Vermont Railway Company; southerly by land, now or formerly, of Clarence Prevo and land, now or formerly, of A. U. Shaban; westerly by land, now or formerly, of A. U. Shaban and land, now or formerly, of H. P. McClary and Andrew McClary, together with the buildings now standing thereon and all plumbing, heating, lighting and other equipment attached thereto, all improvements and additions to said buildings and all rights of way, easements and other appurtenant to said premises.

"Being all and the same premises conveyed to Hammond's, Inc. by Hammond Construction Co., Inc. by Deed dated December 2, 1939 and recorded in Volume 45, Page 4 of the Windsor Land Records.

"Excepting the right of the village of Windsor to maintain and repair sewer on the above described land as described by Quit-claim Deed of Windsor Machine Products, Inc. to the Village of Windsor dated October 5, 1965 and of record in Volume 60 at Page 477 and described therein as follows:

"A permanent easement and right of way for the following purposes, namely. The right to enter upon the hereinafter described premises and to lay or caused to be layed water and sewer pipes and mains and conduits, on, under, through and across any or all of said premises described herein, paths, walks and crosswalks, together with a right of free ingress and egress in, from and over said easement, walks, crosswalks, and paths for the purpose of maintaining or repairing such water and sewer pipes or mains or conduits within the right of way hereinafter described:

"Beginning at the northeast corner of brick building and running in a northwesterly direction N 70° W twenty-five feet (25') to the northwest corner of brick building; thence in a southwesterly direction S 21° W forty-three feet (43') to north wall of buildings; thence following wall and northwesterly direction N 70° W ninety three feet (93') to corner of second building (concrete block wall); thence in a northerly direction N 4° E twenty feet (20') to corner of buildings; thence in a southerly direction S 77° 33' E seventy feet (70') to southeast corner of buildings; thence in a northerly direction N 11° E twenty-five feet (25') to north corner of buildings; thence in a southeasterly direction S 70° E fifty-five feet (55') to Railroad Street; thence along Railroad Street twenty feet (20') to the place of beginning.

"The easement and right of way hereby granted covers a strip of land of varied feet in width.

"Reserving, however, to the grantor the right to construct buildings or other improvements over the easement area so long as such construction work does not interfere unreasonably with the grantees right to install, maintain and use said sewer pipeline.

"Reference may be made to the deeds and other conveyances mentioned herein and the deeds and conveyances referred to therein for a more complete description of the lands and premises herein conveyed."

It is intended to hold the above premises, and the privileges and appurtenances thereto, unto it, the said First National Bank of Vermont, its successors and assigns, forever, to its and their own proper use, benefit and behoof. And also the said WAG, INC. doth for itself and its successors and assigns covenant with the said First National Bank of Vermont, its successors and assigns, that at and until the enclosing of these presents it is well seized of the premises as a good indefeasible estate in fee simple, and have good right to bargain and sell the same in manner and in form as above written, and that the same is free from all incumbrances whatsoever.

And furthermore, the said WAG, INC. do by these presents bind itself and its successors and assigns forever to Warrant and Defend the above granted and bargained premises to the said First National Bank of Vermont, its successors and assigns, against all claims and demands whatsoever.

Provided, nevertheless, That if the said WAG, INC. and its successors and assigns shall well and truly pay, or cause to be paid, to the said First National Bank of Vermont, its successors and assigns, the sum of SIXTY THOUSAND and 00/100 DOLLARS (\$60,000.00) Dollars, specified in promissory note in the amount of Sixty Thousand and 00/100 Dollars (\$60,000.00) dated March 8, 1990 payable

according to the tenor and effect of said note, and such further sums, according to the terms thereof, as said First National Bank of Vermont, may advance to said WAG, INC. during the life of this lien; and also all sums now or hereafter due as principal or surety from said WAG, INC. to said First National Bank of Vermont, howsoever specified; conditioned that if there shall be any change in ownership of the premises covered by this mortgage, other than by the laws of inheritance applicable to the estate of the Mortgagor or by Mortgagor's testamentary device made without the consent of the Mortgagee, the entire principal and interest accrued thereon shall become due and payable immediately at the election of the said First National Bank of Vermont; and shall at all times keep the buildings on said premises well insured in some responsible company for the benefit of said First National Bank of Vermont as its interests may appear, and to its satisfaction, and also pay when due all taxes and assessments levied upon said premises, then this deed to be null and void, otherwise to remain in full force and virtue. In case of failure to keep said buildings so insured, or to pay such taxes and assessments when due, then said First National Bank of Vermont, its successors and assigns, may cause such buildings to be so insured in the owner's name and pay such taxes and assessments, adding the proper expense thereof to the principal sum then due upon said note. It is also expressly agreed that in case this mortgage shall be foreclosed and a decree obtained therein, there shall be included in such decree a reasonable solicitor's fee, in addition to all sums and costs allowed in that behalf by law. It is also expressly agreed that in case the indebtedness secured by this mortgage shall be placed in the hands of an attorney for collection, there shall be added to the amounts then due under this mortgage a reasonable attorney's fee. It is also expressly agreed that upon default in the performance or observance of any of the foregoing conditions, the said First National Bank of Vermont, its successors or assigns, may, after entry of judgment of foreclosure and upon order by the court that the property may be sold pursuant to Title 12, Chapter 163, Subchapter 6, Vermont Statutes Annotated, and determining the time and manner of the sale, execute the power of sale and do all things required by said statutes or by the court. The mortgagor shall have the right to prepay, at any time, before maturity, any note or notes, provided the mortgagor pays a premium, with respect to the amounts so prepaid at the rate of % of the original amount of the note or notes so prepaid prior to maturity.

WAG, INC. has caused its name to be hereunto subscribed and its corporate seal to be hereunto affixed on

In Witness Whereof, /.....XXXXXXXXXXXX.....XXXXXXXXXXXX

this 8th day of March A.D. 1990

Signed, sealed and delivered in the presence of

Signature M. Germaine

Steph S. Aubrey

WAG, INC. (L.S.)

By Gregory Parillo (L.S.)
Its duly authorized agent

STATE OF VERMONT, } He it remembered that at Springfield in

WINDSOR County, } said County, this 8th day of March

A.D. 1990, personally appeared the aforesaid Gregory Parillo, duly authorized agent of WAG, INC.

signer and sealer of the foregoing written instrument, and acknowledging the same to be his free act and deed.

Before me,

Steph S. Aubrey

Notary Public

9th Ass'n Dec 11 1990 Page 2160

Windsor, VT Town Clerk's Office

Received for Record this 8th day of March A.D. 1990 at 3 o'clock 38 minutes P.M.

A True Copy. Attest Gregory Parillo Ass't Town Clerk

Know all Men by these Presents

That, We, JOHN H. HOWLAND and MARY K. HOWLAND

of West Windsor in the County of Windsor
and State of Vermont Grantors, in the consideration of
One Dollar (\$1.00) and other good and valuable consideration ~~Dollars~~

paid to our full satisfaction by
WINDSOR MACHINE PRODUCTS, INC., a corporation organized
and existing under the laws of the State of Vermont with its principal
place of business in

of Windsor in the County of Windsor
and State of Vermont Grantee, by these presents, do
freely Give, Grant, Sell, Convey and Confirm unto the said Grantee
WINDSOR MACHINE PRODUCTS, INC., and its successors

~~and~~ ~~here~~ and assigns forever, a
certain piece of land in Windsor in the
County of Windsor and State of Vermont, described as
follows, viz:

Being all and the same land and premises conveyed to the above named
Grantors by Warranty Deed of Hammond's, Inc. dated January 12, 1956
and of record in Volume 55 at Page 318 of the Land Records of the
Town of Windsor.

Being all the land and premises described as follows: Bounded
northerly by land, now or formerly, of H.P. McClary and Andrew
McClary, land, now or formerly, of the Town of Windsor and land,
now or formerly, of the Central Vermont Railway Company; easterly
by land, now or formerly, of the Central Vermont Railway Company;
southerly by land, now or formerly, of Clarence Prevo and land,
now or formerly, of A.U. Shaban; westerly by land, now or formerly,
of A.U. Shaban and land, now or formerly, of H.P. McClary and
Andrew McClary, together with the buildings now standing thereon
and all plumbing, heating, lighting and other equipment attached
thereto, all improvements and additions to said buildings and all
rights of way, easements and other appurtenant to said premises.

Being all and the same premises conveyed to Hammond's, Inc. by
Hammond Construction Co., Inc. by Deed dated December 2, 1939 and
recorded in Volume 45, Page 4 of the Windsor Land Records.

Excepting the right of the village of Windsor to maintain and repair
sewer on the above described land as described by Quit-claim Deed of
Windsor Machine Products, Inc. to the Village of Windsor dated
October 5, 1965 and of record in Volume 60 at Page 477 and described
therein as follows:

That, we, JOHN H. HOWLAND and MARY K. HOWLAND

55

of West Windsor in the County of Windsor
and State of Vermont Grantors, in the consideration of
One Dollar (\$1.00) and other good and valuable consideration ~~Dollars~~

paid to our full satisfaction by
WINDSOR MACHINE PRODUCTS, INC., a corporation organized
and existing under the laws of the State of Vermont with its principal
place of business in

of Windsor in the County of Windsor
and State of Vermont Grantee, by these presents, do
freely Give, Grant, Sell, Convey and Confirm unto the said Grantee

WINDSOR MACHINE PRODUCTS, INC., and its successors

~~xxx~~ ~~xxx~~ and assigns forever, a
certain piece of land in Windsor in the
County of Windsor and State of Vermont, described as
follows, viz:

Being all and the same land and premises conveyed to the above named
Grantors by Warranty Deed of Hammond's, Inc. dated January 12, 1956
and of record in Volume 55 at Page 318 of the Land Records of the
Town of Windsor.

Being all the land and premises described as follows: Bounded
northerly by land, now or formerly, of H.P. McClary and Andrew
McClary, land, now or formerly, of the Town of Windsor and land,
now or formerly, of the Central Vermont Railway Company; easterly
by land, now or formerly, of the Central Vermont Railway Company;
southerly by land, now or formerly, of Clarence Prevo and land,
now or formerly, of A.U. Shaban; westerly by land, now or formerly,
of A.U. Shaban and land, now or formerly, of H.P. McClary and
Andrew McClary, together with the buildings now standing thereon
and all plumbing, heating, lighting and other equipment attached
thereto, all improvements and additions to said buildings and all
rights of way, easements and other appurtenant to said premises.

Being all and the same premises conveyed to Hammond's, Inc. by
Hammond Construction Co., Inc. by Deed dated December 2, 1939 and
recorded in Volume 45, Page 4 of the Windsor Land Records.

Excepting the right of the village of Windsor to maintain and repair
sewer on the above described land as described by Quit-claim Deed of
Windsor Machine Products, Inc. to the Village of Windsor dated
October 5, 1965 and of record in Volume 60 at Page 477 and described
therein as follows:

60

This Page Contains 213 Printed Words.

Quit-Claim Deed WINDSOR. MACHINE PRODUCTS, to VILLAGE OF WINDSOR INC.

Know all Men by these Presents:

That IT, WINDSOR MACHINE PRODUCTS, INC., a corporation organized and existing under the laws of the State of Vermont, with its principal place of business at

Windsor in the County of Windsor and State of Vermont, Grantor. in the consideration of ONE OR MORE Dollars paid to its full satisfaction by VILLAGE OF WINDSOR, a Municipal Corporation with its situs at

Windsor in the County of Windsor and State of Vermont, Grantee have remised, released, and forever quit-claimed unto the said VILLAGE OF WINDSOR, its successors and assigns all right and title which IT, WINDSOR MACHINE PRODUCTS, INC., successors or assigns or its assigns have in, and to a certain piece of land in Windsor in the County of Windsor and State of Vermont, described as follows, viz:

A permanent easement and right of way for the following purposes, namely. The right to enter upon the hereinafter described premises and to lay or cause to be laid, water and sewer pipes and mains and conduits, on, under, through and across any or all of said premises described herein, paths, walks and crosswalks, together with a right of free ingress and egress in, from and over said easement, walks, crosswalks, and paths for the purpose of maintaining or repairing such water and sewer pipes or mains and conduits within the right of way hereinafter described:

"Beginning at the northeast corner of brick building and running in a northwesterly direction N 70° W twenty-five feet (25') to the northwest corner of brick building; thence in a southwesterly direction S 21° W forty-three feet (43') to north wall of building; thence following wall in northwesterly direction N 70° W ninety-three feet (93') to corner of second building (concrete block wall); thence in a northerly direction N 4° E twenty feet (20') to corner of building; thence in a southerly direction S 77° 30' E seventy feet (70') to southeast corner of building; thence in a northerly direction N 11° E twenty-five feet (25') to north corner of building; thence in a southeasterly direction S 70° E fifty-five feet (55') to Railroad Street; thence along Railroad Street twenty feet (20') to the place of beginning."

The easement and right of way hereby granted covers a strip of land of varied feet in width.

RESERVING, however, to the Grantor the right to construct buildings or other improvements over the easement area so long as such construction work does not interfere unreasonably with the Grantees' right to install, maintain and use said sewer pipe line.

To Have and to Hold right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said VILLAGE OF WINDSOR, its successors and assigns forever.

And Furthermore, it the said WINDSOR MACHINE PRODUCTS, INC., do for itself and its successors and assigns covenant with the said VILLAGE OF WINDSOR, its successors and assigns

that from and after the sealing of these presents the said WINDSOR MACHINE PRODUCTS, INC.

will have and claim no right, in or to the said quit-claimed premises. The WINDSOR MACHINE PRODUCTS, INC., has caused its name to be hereunto subscribed

In Witness Whereof, at Windsor, in the State of Vermont, this 5 day of October, A. D. 1965, by IN PRESENCE OF its agent duly appointed for this purpose.

Margaret Clark Hunnewell WINDSOR MACHINE PRODUCTS, INC. L. S. Charles A. Waldo BY: Wm. F. Crane ((L. S.)) President BY: Calvin C. Frost ((L. S.)) Vice President

State of Vermont, At Windsor this 5 day of October, A. D. 1965 WINDSOR County, ss. WILLIAM F. CRANE and CALVIN C. FROST

they personally appeared and acknowledged this instrument to them

KNOW ALL MEN BY THESE PRESENTS

THAT Hammond's, Inc. a corporation organized and existing under the laws of the State of Vermont, and having its principal place of business in Windsor in the County of Windsor and State of Vermont, in consideration of the sum of One and more Dollars paid to its full satisfaction by John H. Howland and Mary K. Howland, husband and wife, of Windsor in the County of Windsor and State of Vermont, the receipt whereof it does hereby acknowledge, has, given granted bargained and sold, and by these presents does give, grant, bargain, sell, alien release, convey and confirm un to the said John H. Howland and Mary K. Howland, husband and wife, and their heirs and assigns forever, a certain piece or parcel of land, situate, lying and being in Windsor in the County of Windsor and State of Vermont and bounded and described as follows:-

Bounded northerly by land of H. P. McClary and Andrew McClary, land of the Town of Windsor and land of the Central Vermont Railway Company; southerly by land of Clarence Prevo and land of A. U. Shaban; westerly by land of A. U. Shaban and land of H. P. McClary and Andrew McClary, together with the buildings now standing thereon and all plumbing, heating, lighting and other equipment attached thereto, all improvements and additions to said buildings and all rights of way, easements and other rights appurtenant to said premises; being all and the same premises conveyed to Hammond's Inc. by Hammond Construction Co., Inc. by deed dated December 2, 1939 and recorded in Vol. 45, Page 4 of the Windsor Land Records, to which deed and the record thereof and to the deeds and records thereof therein referred to reference is hereby made for a further and more particular description of the premises.

Excepting the right of the Village of Windsor to maintain and repair sewer on the above described land.

TO HAVE AND TO HOLD the above granted and bargained promises, with the privileges, easements and appurtenances therunto belonging, to the said John H. Howland and Mary K. Howland, husband and wife, and their heirs and assigns, to their own proper use, benefit and behoof forever. And the said Hammond's Inc. does covenant to and with the said John H. Howland and Mary K. Howland, husband and wife, and their heirs and assigns, that at, and until the encasing of these presents, it is well seized of the premises in fee simple, and has good right and lawful authority to convey the same in manner and form aforesaid; that they are free from all encumbrances; and that it will WARRANT AND DEFEND the same to the said John H. Howland and Mary K. Howland, husband and wife, and their heirs and assigns, against all lawful claims and demands of any person or persons whatsoever.

IN WITNESS WHEREOF Hammond's Inc. has caused its name to be hereunto set and its corporate seal to be hereunto annexed this 12th day of January, 1956 by Donald B. Hammond, its President and Agent, thereunto duly authorized.

In Presence of

Louis A. Perkins

Effingham Everts

Hammond's Inc., (Seal)
By Donald B. Hammond
President and Agent

STATE OF VERMONT)
WINDSOR COUNTY, SS.)

At Windsor this 12th day of January A. D. 1956

Donald B. Hammond

personally appeared, and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Hammond's, Inc.

Before me Effingham Everts
Notary Public

Windsor, Vt. Town Clerk's Office January 12th, A. D. 1956, at 3 o'clock 15 minutes P. M.
Received for record a Deed, of which the foregoing is a true copy.

A True Record. Attest, Effingham Everts Town Clerk

I hereby certify that United States stamps to the amount of \$12.10 were affixed to the foregoing instrument and were duly canceled.

Attest, Effingham Everts Town Clerk

Know all Men by These Presents:

That J. Dwight Hammond
 of M. Hudson in the County of M. Hudson and State of Vermont
 in the consideration of one dollar and ten cents Dollars
 paid to me full satisfaction by the
Hammond Construction Company Inc.
 of M. Hudson in the County of M. Hudson and State of Vermont
 by these presents, do freely give, grant, sell, convey and confirm unto the said
Hammond Construction Company
 and its heirs and assigns forever, a certain piece of land in M. Hudson in the
 County of M. Hudson and State of Vermont, described as follows, viz:

Secured worthily by the land of J. P. McCarty, Jr. land of the Town of M. Hudson
 and land of the Eastern Railway Company; located by lot of the
Central Vermont Railway Company; (situated by land of Abraham Wilson field,
 and by land of J. P. McCarty, Jr.; mostly by land of G. W. Sherman, and by land of
H. P. McCarty, Jr. together with the buildings now standing thereon, it being
 all and the same land and premises that was deeded to me; the said
Dwight Hammond by Sherman Taylor, by his Warranty Deed dated the 10th
 day of February, A. D. 1924 - which said deed is recorded on page 23 of Vol. 40
 of the M. Hudson Land Records. Excepting a right of the Village of M. Hudson
 to maintain, repair and use a sewer on the above described land - also
 subject to a mortgage to the M. Hudson County Trust Company.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said

Hammond Construction Company Inc.
its heirs and assigns, to their own use and behoof forever,
 and J. the said Dwight Hammond for himself
 and me heirs, executors and administrators, do covenant with the said
Hammond Construction Company Inc.

the heirs and assigns, that until the ensueing of these presents, I am the sole owner
 of the premises and have good right and title to convey the same in manner aforesaid; that they are free from every encumbrance;
 except the right of the Village of M. Hudson to the M. Hudson County Trust Company and I
 hereby engage to warrant and defend the same against all lawful claims whatever, except said sewer right - and

In and J. Lucy J. Hammond wife of the said Dwight Hammond
 in consideration of the amount above paid, as shady release
my right of down in the forementioned premises.

Harold P. Shaw T. J. H. Lucy J. Hammond L. S.
Harold P. Shaw T. J. H. Lucy J. Hammond L. S.

That I, Sherman Taylor
of Middsboro in the County of Middlesex and State of Vermont
in consideration of two hundred and thirty Dollars
paid to my full satisfaction by Dwight Hammond
of Middsboro in the County of Middlesex and State of Vermont
by these presents, do freely give, grant, sell, convey and confirm unto the said
Dwight Hammond
and his heirs and assigns forever, a certain piece of land in Middsboro in the
County of Middlesex and State of Vermont, described as follows, viz:

Founded northwily by the land of H. P. McClary Jr, land of the Town of
Middsboro, and land of the Central Vermont Railway Company, eastwily
by land of the Central Vermont Railway Company, southwily by land of
Baron Bloomfield, and by land of H. P. McClary Jr, wally by land of
A. W. Shaban, and by land of H. P. McClary Jr, together with the buildings
now standing thereon, it being all ~~the~~ the same land and premises
that was deeded to Sherman W. Taylor by Reginald F. Fitch, Margaret
A. Evans and Mchitable S. Evans, Executors of the goods, Chattels and
Estate of Maxwell Evans, by their Executor's Deed dated December
30, 1915 and recorded in Book 25, Page 366-367 of the Land Records
of the Town of Middsboro; Excepting a right of the Village of Middsboro to
maintain, repair and use a sewer on the above described land.

To Have and to Hold said granted premises, with all the privileges and appurtenances thereof, to the said
Dwight Hammond
and I the said Sherman W. Taylor
and my heirs, executors and administrators, do covenant with the said Dwight Hammond
his heirs and assigns, to their own use and behoof forever,
for me
and my heirs, executors and administrators, do covenant with the said Dwight Hammond
his heirs and assigns, that until the en sealing of these presents, I am the sole owner
of the premises and have good right and title to convey the same in manner aforesaid; that they are free from every
encumbrance; except said sewer right
and I
hereby engage to warrant and defend the same against all lawful claims whatever except said sewer right.

In Witness Whereof I hereunto set my hand and seal this 16th day of
February, A. D. 1929.
IN PRESENCE OF
Fred Bieppell
Frank Skinner
Sherman W. Taylor L. S.
L. S.
L. S.
L. S.

State of Vermont, }
Middsboro County, ss. } At Middsboro this 16th day of February A. D. 1929.
Sherman W. Taylor

personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act
and deed.
Before me, Frank Skinner, Notary Public
Middsboro, Vermont Town Clerk's Office, February 18 A. D. 1929, at 1 o'clock, 30 minutes a.m.

Windsor

770024 -- Trafton/Hoisington Farm -- Hewitt Road -- Windsor -- Cap Approved, Construction Will Begin Spring 98

770092 -- Windsor Town Dump -- Route 5 N -- Windsor -- EPA NFRAP 9/99, Additional samplig to be conducted

911142 -- Windsor Correctional Facility -- County Rd -- Windsor -- Ust Contamination Found. Awaiting Tss Sample Of Adjacent Well

✓ **911175 -- Windsor Town Garage -- Central St -- Windsor -- Ust Contamination, Invest Pending**

921340 -- Browns Sales And Service -- Route 5 -- Windsor -- Site Investigation performed in Spring & Summer, 1998. Free product found - further investigation work to occur.

✓ **951840 -- Former State Prison/windsor School -- State St -- Windsor -- Remediation of Athletic fields is complete. Need to develop institutional controls Need to finalize groundwater study**

✓ **961965 -- Stacey Fuel And Lumber -- Depot St -- Windsor -- Investigating Contamination**

✓ **972197 -- 65 State St -- 65 State St -- Windsor -- Oil Contamination Fr Release Which Occurred In The 1970's - Further Evaluation Requested By The Sms**

✓ **982407 -- Windsor Texaco -- 55 Main St -- Windsor -- Underground storage tank removed. Contamination found. Investigation needed.**

✓ **982466 -- Lemire Property -- 18 Central St -- Windsor -- Historical above ground tank leak. Investigation needed.**

✓ **992585 -- Former Quick Stop -- Rte. 5, North Main Street -- Windsor -- Underground**

Storage tanks removed. Contamination found. Investigation to proceed.

Closed Hazardous Waste Sites - By Town

Site Number:	SiteName	SiteAddress	SiteTown	Project Status
880275	General Store		Addison	Site Closed
870055	Fort Edwards Truck Accident		Addison	Site Closed
870095	Calvin Dow		Addison	Site Closed
911035	West Addison General Store	Lake St	Addison	Low/closed Status
870139	F& W Garage		Addison	Tanks Pulled, No Contamination Detected, Site Closed
900602	Town Of Addison	Route 17	Addison	Stockpiled Soils Disposed Following Treatment
911034	Chaffee's General Store	Route 14	Albany	Site investigation completed. Residual contamination poses no unacceptable risk to public health or environment.
931480	Henry's Sportsmans Cottages	Point Of The Tongue Rd	Alburg	Stockpiled Soil Spread On Site, Invest Complete, Site Closed.
951801	Alburg Post Office	U S Route 2	Alburg	Petrofeum Contaminated Soil To Be Removed
870050	Charlies Variety		Alburg	Site Closed
890390	Crossroad Mobil		Alburg	Site Closed
972141	Horseshoe Acres	Box 206, R D 1	Andover	Groundwater Enforcement Standards Met On Entire Site.
921290	Hilltop Farm Mansion	Hilltop Rd	Andover	Site Assess Complete, Gw No Longer Impacted, Soil Spread On Site
931358	Miles Lumber Co	Chittenden Ave	Arlington	Ust,ast & Tce Invest Completed, Site Closed
911104	Mack Molding Co	East Arlington Rd	Arlington	Groundwater monitoring requested for spring 1999. No VOCs in groundwater above VGES

Site Number:	SiteName	SiteAddress	SiteTown	Project Status
951800	North Branch Auto Repair	Route 100	Wilmington	Site Management Completed
931553	New England Telephone - Wilmington	Church St	Wilmington	Investigation completed. Site closed.
890408	Green Mtn Power		Wilmington	Site Closed
982424	Brattleboro Community Land Trust	24 E Main St	Wilmington	Above ground tank release to basement, no impact to ground water, contaminated soils capped . SMAC with Notice to Land Records
890465	Philip Davis		Wilmington	Site Closed
900579	Avalon Motel		Wilmington	Site Closed
770167	Green Mountain Power		Wilmington	Pcb Soils Cleanup, Site Closed
890329	Greens Texaco		Wilmington	Site Closed
880186	Warner		Windham	Site Closed
921230	Windham Town Garage	Town Hwy 1	Windham	Soils Thin-spread In Site
951870	New Windsor Elem School	State St	Windsor	Site Closed
972174	Green Mountain Metals	P O Box 63	Windsor	Final GW sampling performed Fall '98. Limited PCS excavation summer '99. A Notice to the Land Records and a "Deed Restriction" have been emplaced.
931483	Brownsville General Store	Route 44	Windsor	Soil Removed For Asphalt Batching, Gw Not Affected By Release
931543	Knox And Sons	91 N Main St	Windsor	Invest Completed. No Gw Contamination.
921280	Brown Farm	Rt 44	Windsor	Invest Complete, Gw Analysis Nd, Site Closed
870142	Town Garage		Windsor	Site Closed
961990	State Street School	State And Ascutney St	Windsor	All PCS excavated and successfully treated. Site closed.

ICRA
ALPHABETICAL BY TOWN

Status	File Number	Epa id#	Facility Name	Street location	Town	File Local
S	13-21-017		GOLDEN BEAR PHOTO CO		WILMINGTON	
C	13-21-013	VTD982194755	GREEN MOUNTAIN POWER CORP/WILMINGTON SE	OLD HAYSTACK ROAD	WILMINGTON	
G	13-21-003	VTD981889405	GREENS OF WILMINGTON INC		WILMINGTON	
C	13-21-020	VTR000012237	GUY E. NIDO INC, STORAGE/TRUCK	ROUTE 100 NORTH	WILMINGTON	
S	13-21-015	VTD990800609	HAYNES PRODUCTS INC		WILMINGTON	
C	13-21-006	VT5000001297	HAYSTACK SKI AREA		WILMINGTON	
S	13-21-022		KUMMER AMERIGA CORPORATION	CASTLE HILL ROAD	WILMINGTON	
C	13-21-002	VTD988370060	MOBIL OIL CORPORATION SS #PN8		WILMINGTON	
C	13-21-019		NIDOS SERVICE	77 WEST MAIN ST	WILMINGTON	
OB	13-21-010	VTD981215973	RAY'S SUNOCO INC		WILMINGTON	PR/DEC3867
S	13-21-004		VALLEY NEWS		WILMINGTON	
C	13-21-007	VTD981215973	VALLEY SUNOCO A.R. SANDRI INC		WILMINGTON	
G	13-21-012		VERMONT ELECTRIC COOP		WILMINGTON	
S	13-21-018		WILMINGTON TOWN GARAGE		WILMINGTON	
S	13-21-021		WILMINGTON TRANSFER STATION	MILLER RD	WILMINGTON	
S	13-22-002		WINDHAM SOLID WASTE DISTRICT	ROUTE 142	WINDHAM	
C	14-23-005	VTD982763138	AGENCY OF TRANSPORTATION		WINDSOR	
C	14-23-006		ALLIED ELECTRONICS		WINDSOR	
S	14-23-023		ALLIED TRUCKING TERMINAL		WINDSOR	
OB	14-23-021	VTD095525218	ASCUTNEY METAL PRODUCTS	27 DEPOT AVENUE	WINDSOR	PR/DEC3867
C	14-23-007	VTR000005264	ASCUTNEY METAL PRODUCTS		WINDSOR	
C	14-23-003		AVILES ANDRES & BRENDA (SMALL ENGINE REPAI		WINDSOR	
OB	14-23-013		CARRIAGE HOUSE		WINDSOR	
OB	14-23-019	VTD982762551	COMPUTERIZED ENGINEERING PROTOTYPE SERV	GRAND UNION PLAZA	WINDSOR	PR/DEC3867
G	14-23-012	VTD061997631	CONE BLANCHARD MACHINE CO.	7 EVERETT LANE	WINDSOR	
S	14-23-011		CUMBERLAND FARMS		WINDSOR	
S	14-23-018		GARAGE (THE)	NORTH MAIN STREET	WINDSOR	
OB	14-23-016	VTD001081264	GOODYEAR TIRE & RUBBER COMPANY		WINDSOR	PR/DEC3867

**ANR/DEC Hazardous Materials Division
Spills Data Base Listing Open/Closed By Town**

Town: Windsor

Year/Number	Date/Time	Facility Information	Responsible Party	Reporter Name/Organization	Case Assigned	Actions Taken	Date Closed	Closure Code
1999 WMD118	4/13/1999	Ralph Burnham Residence 1515 County Rd	Mc Gee Fuels Woodstock	Randy Bronson Emer Mgmt	spills	McGee called for cleanup contractor. No migration, spill soaked into dirt floor.	4/22/1999	02

Surface Water Affected:	Product:	Quantity/Unit:	Incident Type	Date/Time of Incident	Comments:
	#2	30 g	AST leak from volume gage	4/13/1999 1415	Twin State Environmental hired for cleanup. See report.

Person Who Took Complaint: Marc Roy

Town: Windsor

Year/Number	Date/Time	Facility Information	Responsible Party	Reporter Name/Organization	Case Assigned	Actions Taken	Date Closed	Closure Code
1999 WMD388	11/10/1999	D LePine residence 1400 511 Back Mountain Rd	R E Hinckley Oil Co Claremont	Matt Geiger Response Environmental	spills	Windsor FD response. Applied Speed/Dri. Response Enviro to collect and dispose	11/10/1999	02

Surface Water Affected:	Product:	Quantity/Unit:	Incident Type	Date/Time of Incident	Comments:
	kerosene	5 g	spill during tank fill	11/10/1999 1245	

Person Who Took Complaint: Ted Unkles



UNDERGROUND STORAGE TANK FACILITIES - PERMITTED AND NON-PERMITTED TANKS

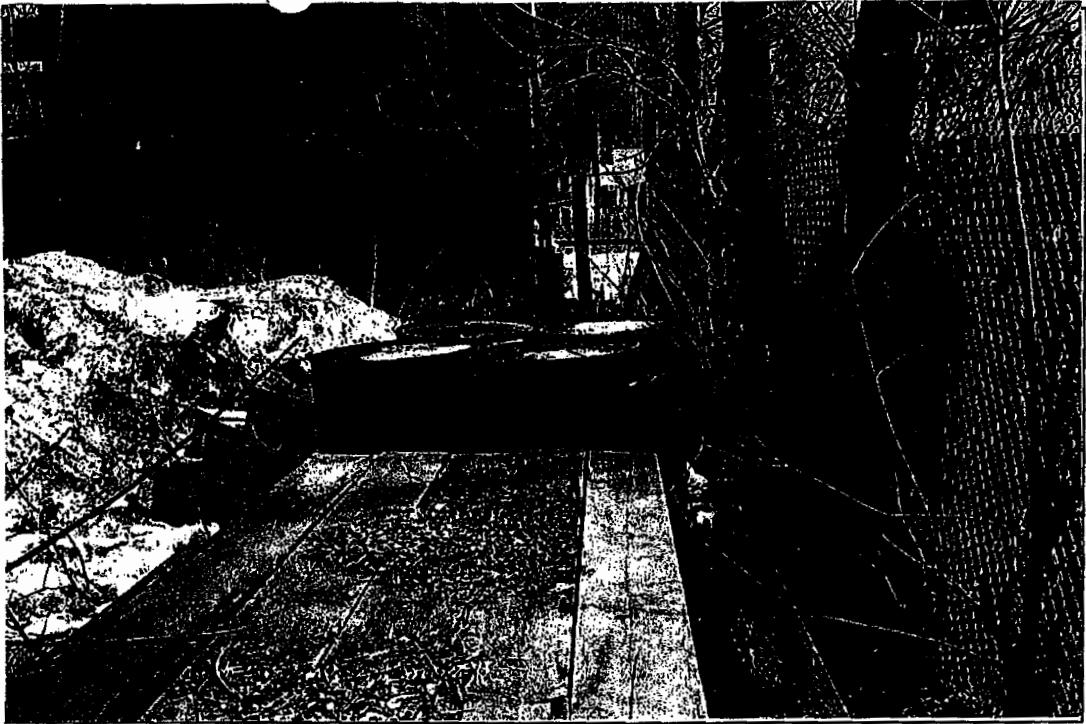
Facility ID	Sites Num	Facility Name	Facility Address	Facility Town	Permit Expires	Tanks In Ground
405	98	Windsor Texaco	55 Main Street	Windsor	8/1/02	4
848	921340	Brown's Sales and Service	1888 US Route 5 North	Windsor	8/1/02	1
266		VAOT Windsor Garage	US Route 5 North	Windsor	12/1/01	2
780		Windsor Armory	Brownsville Road	Windsor		1
1371		Richard's Gulf	51 North Main Street	Windsor	8/1/04	4
367	911175	Windsor Town Highway Garage	Central Street	Windsor	8/1/01	2
6749956		Cumberland Farms #4005	181 Main Street	Windsor	7/1/02	3
1115		Heath Residence	40 Court Square	Windsor		1
1667		Cedar Hill Health Care Center	Ascutney Boulevard	Windsor		1
1005		Historic Windsor Inc	54 Main Street	Windsor		1
1964		Vermont ETV	South Peak Summit Mt Ascutney	Windsor	7/1/03	1
1062		The Three S Co / Residence	63 State Street	Windsor		1
1876		Windsor Wastewater Treatment Plant	Route 5	Windsor	3/1/03	2
1901		Miller Construction Inc	Route 5 South	Windsor	8/1/01	6
6742867		Olde Windsor Village	65 State Street	Windsor		1
362	961990	Windsor K-12 School	Ascutney and State Streets	Windsor		1
361		Windsor High School	Union Street	Windsor		1
6742157		St Francis of Assisi Church	30 Union Street	Windsor		1
6742161		Cone Blanchard Machine Company	Everett Lane	Windsor		2
6745822		United States Postal Service	57 Main Street	Windsor		1
6742759		101-103 Apt Building	101-103 State Street	Windsor		1
6742065		Apartment House	112-114 State Street	Windsor		1
6745273		Juniper Hill Inn	Juniper Hill Road	Windsor		1
436	911142	Southeast State Correctional	546 State Farm Road	Windsor	9/1/01	3
1446		Bucky'S	Ascutney Boulevard Route 5	Windsor		3
6745344		Masonic Temple	Dunham St Access	Windsor		1
2149		Campbell Residence	162 North Branch Road	Winhall		1
1342	931410	7-Eleven #32511	Main Street (Route 30)	Winhall	8/1/04	3
2191		Pollak Residence	Taylor Hill Road	Winhall		1
2855500		Frederick Dematteis Residence	Bensen Fuller Drive Lot 15	Winhall		1
2971066		Auson Residence	Box A	Winhall		1
2972022		Driftwood Lodge	Off Winhall Hollow Road	Winhall		1
2432		Winhall Town Garage	Old Town Road Bondville	Winhall	4/1/04	2
977		Donald R Campbell Inc	162 North Branch Road	Winhall		1
973		Mazer Residence	Taylor Hill Road	Winhall		1
517	931494	Stratton Corp Golf Maintenance	Orcutt Meadow Road	Winhall		1
1026		R Bruce & Lee W Albro Residence	Lot #61 Windtree Road	Winhall		1
2971070		Sobel Residence	Winhall Hollow Road	Winhall		1

Pulled UST

Facilities

APPENDIX C.

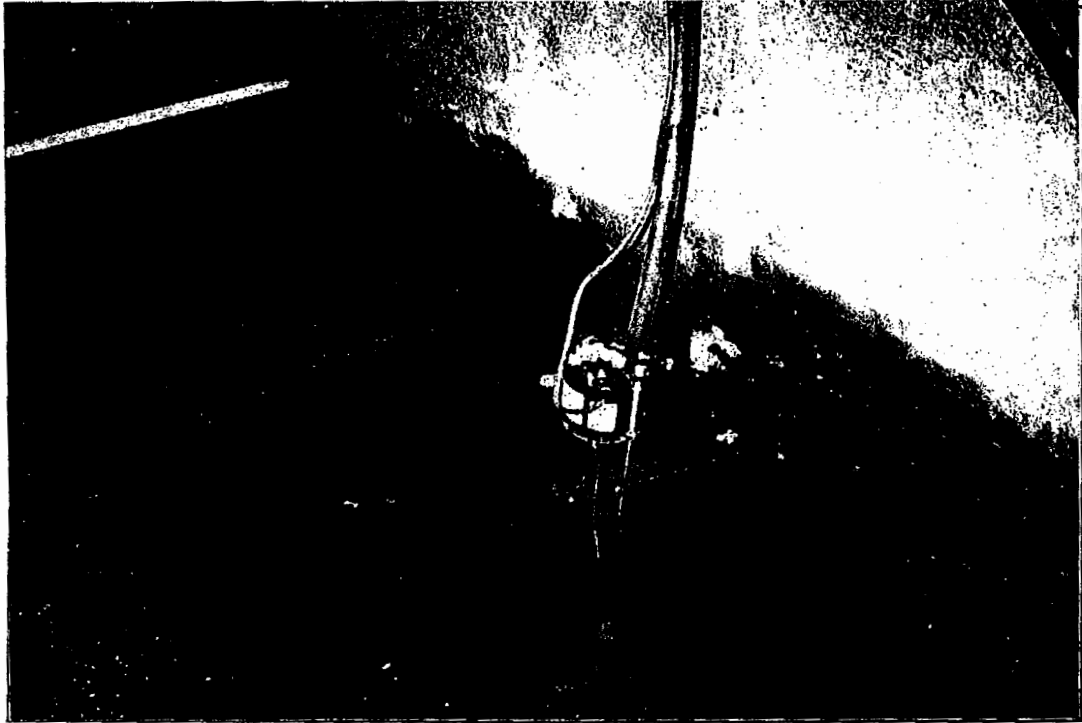
Photographs



(Above) Southern Property Boundary
(note 55-gallon drums in foreground,
"L"-shaped building in background)



(Left) Inside "L"-Shaped Building
(note residual oil on container in foreground)



Sump Inside Rectangular-Shaped Building



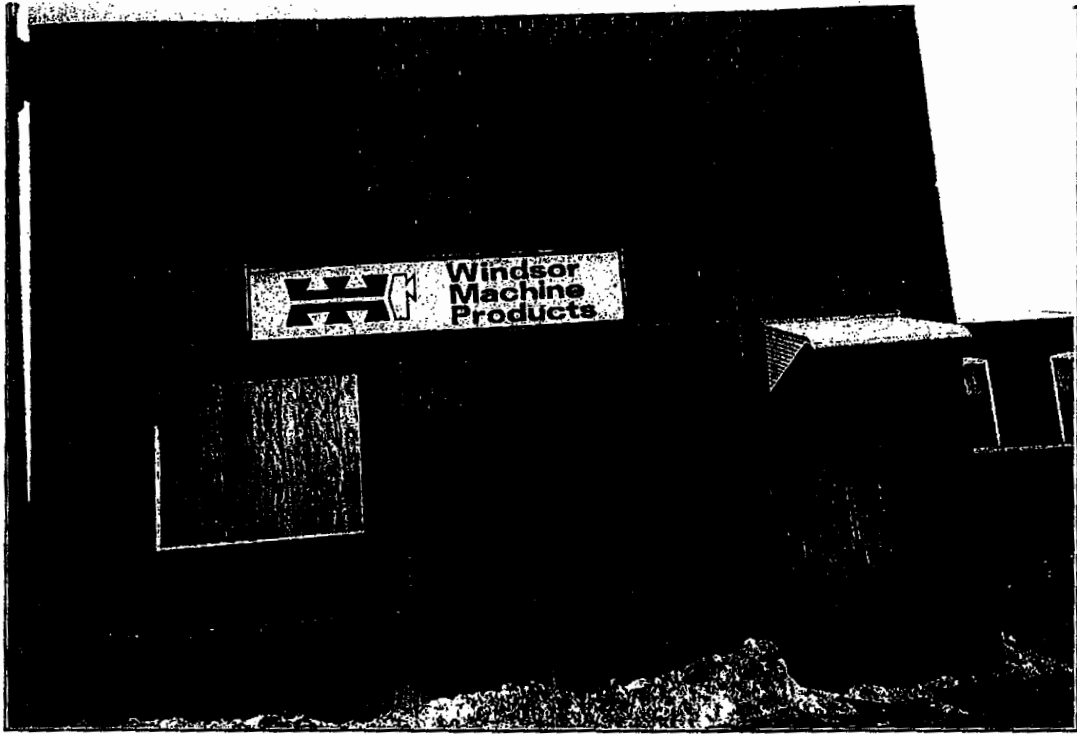
Discharge Pipe Leading From Rectangular-Shaped Building



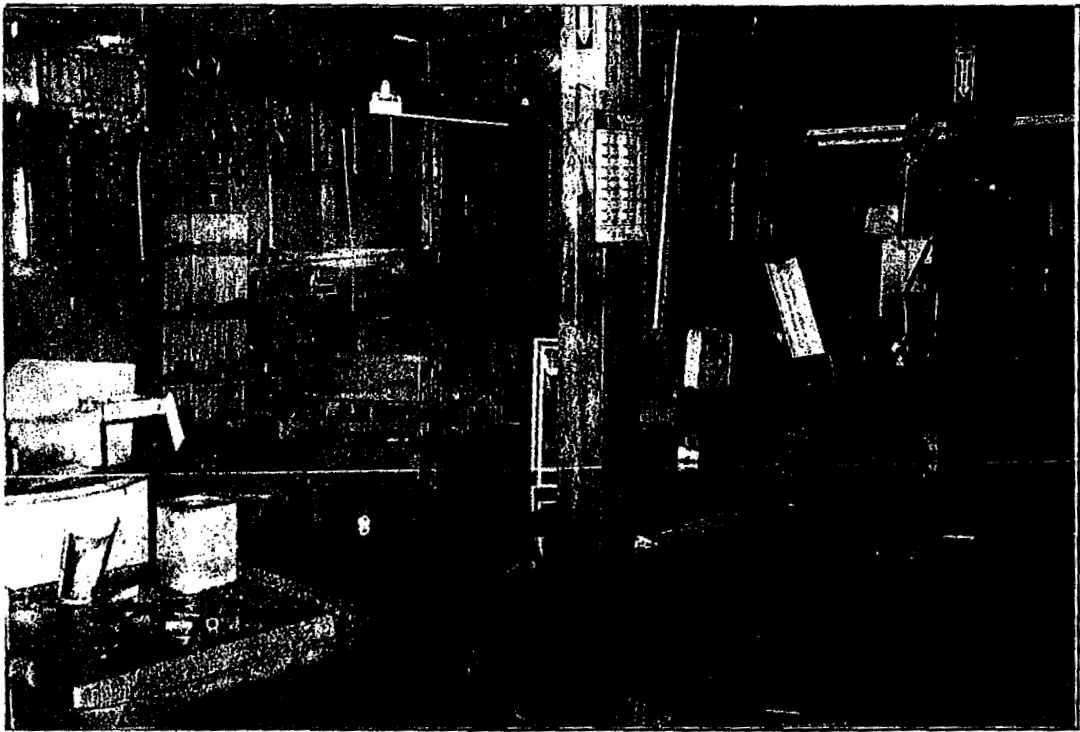
Rectangular-Shaped Building
(view is to the northwest)



Above-ground Storage Tank
(inside rectangular-shaped building)



WAG Property
(front of "L"-shaped building)



Inside "L"-Shaped Building