

RECEIVED

JAN 21 2009

WMD

January 19, 2009

Mr. Chuck Schwer
VDEC, SMS
West Office Building
Waterbury, VT 05671

Dear Mr. Schwer:

On behalf of Yankee Farm Credit, Long Trail Environmental, LLC is pleased to present this Site Investigation Report and Water Quality Summary relative to the release of #2 home heating oil at their facility in Middlebury, VT. Contamination is primarily adsorbed to soils in the immediate vicinity of the former UST grave. Groundwater contamination is minimal. Please do not hesitate to contact me at (802) 877-9988 with any questions or comments.

Sincerely,
Long Trail Environmental, LLC

John Kelliher
Hydrogeologist

Jlk/jk
Enclosures

Cc: Kenneth Button, Yankee Farm Credit

98 Coach Road, New Haven, VT 05472

802-877-9988 (o)

802-877-3488 (f)

802-338-7050 (c)

SITE INVESTIGATION REPORT And WATER QUALITY SUMMARY

January 19, 2009

SITE LOCATION:

Yankee Farm Credit ACA
P.O. Box 350
Middlebury, VT 05753
Contact: Kenneth Button

44° 02' 06.79" N, 73° 09' 52.00" W

SMS SITE #: 2008-~~3383~~ — 3883

PREPARED FOR:

Mr. Chuck Schwer
Vermont DEC
Sites Management Section
West Office Building
103 South Main Street
Waterbury, VT 05671-0403

PREPARED BY:

John Kelliher
Long Trail Environmental, LLC
98 Coach Road
New Haven, VT 05472

802-877-9988

Long Trail Environmental, LLC
98 Coach Road, New Haven, VT 05472

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802-338-7050 (c)

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Figure 1 General Location Map;
Figure 2 Detailed Site Plan and Water Quality Summary Map
for December 29, 2008;
Table 1 Groundwater Elevation;
Table 2 Well Headspace Photoionization Detector Assay Results;
Table 3 Water Quality Results;
Attachment 1 UST Investigation Report;
Attachment 2 Detailed Well Logs;
Attachment 3 Laboratory Analytical Reports; and
Attachment 4 Cost Estimate.

EXECUTIVE SUMMARY

On November 20, 2008, Long Trail Environmental, LLC (LTE) provided UST removal and assessment oversight at the Yankee Farm Credit (YFC) facility at 1436 Exchange Street, Middlebury, VT (**Figure 1**). One 1,000 gallon UST was removed during the Site work and its closure and replacement was documented in the December 1, 2008 UST Abandonment and Assessment report submitted to the Sites Management Section, UST Program (**Attachment 1**). During closure activities, volatile organic compounds (VOCs) of up 142 parts per million (ppm) were detected via photoionization detector (PID) in the soils surrounding the UST. Contaminated soils surrounding both USTs were backfilled in anticipation of a subsurface investigation. Groundwater monitoring wells were manually installed by LTE on December 3, 2008. Recent water quality sampling indicates that groundwater has not been impacted by this release despite residual contamination in the tank grave.

SOIL BORINGS AND GROUNDWATER MONITORING WELL INSTALLATIONS

LTE installed a three-well groundwater monitoring array in and downgradient of the former UST grave to investigate potential soil and groundwater contamination. The locations of the groundwater monitoring wells are indicated on **Figure 2**. Soils were descriptively logged and assayed for VOCs utilizing a properly calibrated PID and bagged headspace methodologies. Detailed well logs with PID readings are included as **Attachment 2**. A soil sample (SS-1) was collected from the bottom of MW-3 (7.5' below grade) and analyzed for VOCs via EPA Method 8260B and Total Petroleum Hydrocarbons (TPH), Diesel Range Organics (DRO).

The following observations were made:

- All monitoring wells were constructed of 0.010" slot, 2.0" diameter schedule 40 PVC well screen and riser pipe, #1 sand, and bentonite chips. Wells MW-1, 2, and 3 were closed with expansion plugs and left as "stickup" wells;
- Soils encountered were noted to be comprised of backfill, fine loamy- to silty-sands, and silt and clay at depths below four to five feet. The low permeability of the surrounding soils likely resulted in minimal dispersion of released contaminants;
- Bedrock was not encountered in any of the soil borings;
- VOCs were not detected above background levels in any of the soil borings; and
- VOCs were not detected above laboratory detection limits in the collected soil sample. However, TPH, DRO was detected at a concentration of 400 mg/Kg in soils near the bottom of the former UST grave.

GROUNDWATER ELEVATION AND FLOW

LTE returned on December 29, 2008 to perform a full groundwater monitoring and sampling event. A complete Site survey was conducted with the assistance of Jason Barnard Consulting, LLC on January 14, 2009. The groundwater elevation data is presented in **Table 1**. The collected observations are provided:

- The depth to water was measured between 5.55' and 5.91' below grade;
- Regional groundwater flow is likely to the northwest and west towards Otter Creek. Local groundwater flow was measured due west and had a gradient of 0.76 ft/ft towards the southwest corner of the YFC building; and
- The YFC building has a footer drain that runs along the bottom of the foundation frost walls. The footer drain discharges to the west of the building. Visual inspection of the footer drain did not indicate that petroleum contamination had entered the footer drain.

PID ASSAY

Prior to gauging the wells for depth to water, the monitoring well headspace gases were screened for VOCs utilizing a properly calibrated 10.6 eV PID. As illustrated in **Table 2**, all monitoring wells were at background (BG =<1 part per million) concentrations during the monitoring event, indicating that vapor phase impacts are non-existent. Indoor airspace of the YFC facility was not monitored, but is not expected to be at risk of contamination based on the field data. The airspace of the footer drain daylight was assessed at BG concentrations.

GROUNDWATER QUALITY RESULTS

Water quality samples from monitoring wells MW-1 – 3 were collected on December 29, 2008 for analyses via EPA Methods 8021B and 8015 TPH, DRO. All of the samples were properly preserved and transported, on ice, to Endiyne, Inc. of Williston, VT, for analysis.

As shown on **Table 3** and **Attachment 3**, no detections of VOCs above laboratory detection limits or Vermont Groundwater Quality Enforcement Standards (GQES) were observed in any of the groundwater monitoring wells at this Site. Low concentrations of TPH, DRO were detected in MW-1 (0.71 mg/Kg) and MW-3 (3.0 mg/Kg).

SENSITIVE RECEPTOR SURVEY

A survey was conducted within a one-half mile radius of the Site to identify any threatened or impacted sensitive receptors including water supplies, surface waters, wetlands, ambient air, utility corridors, and sensitive ecological areas. The survey was conducted using the Agency of Natural Resources internet mapping website

(<http://www.anr.state.vt.us/site/html/maps.htm>), on-site observations, and other resources.

As shown on **Figure 3**, the YFC facility is located in a largely commercial area along the Exchange Street corridor. Municipal water and sewer enter the property from the north. The footer drain system around the YFC building discharges to the west. Stormwater from parking lots and Exchange Street are routed to the west in drainage swales.

Three registered UST facilities located within ½ mile of the Site and include: the YFC replacement UST, Geiger of Austria (Facility ID #1386), and Hendy Brothers, Inc. (Facility ID #3384482),

Five hazardous waste generators are listed, including: Geiger of Austria (Pond Lane, Facility ID #10028), Highland Press (111 Exchange Street, Facility ID#10030), Simmonds Precision (Exchange Street, Facility ID#11352), Agrimark-Cabot (Middlebury Business Park, Facility ID# 11597), and Hendy Brothers, Inc. (Route 7, Facility ID# 11604).

Two active hazardous waste sites are also located within ½ mile of the Site, including: the YFC facility relative to the release described herein, and Hendy Brothers, Inc. (SMS #911089).

No groundwater or surface water drinking water supplies are located within ½ mile of the Site. Based on the presumed hydrogeologic relationship between the Site and surrounding areas, it is unlikely that water resource areas could become impacted by residual contamination at the Site.

CONCLUSIONS AND RECOMMENDATIONS

Subsurface investigation via groundwater monitoring wells was initiated at the YFC property because evidence of petroleum contamination was discovered during a UST investigation. All contaminated soils were backfilled in place. A groundwater monitoring array was installed to determine if the local groundwater has been impacted by these releases. LTE installed three groundwater monitoring wells in an array around the former UST grave.

Water quality results indicate that dissolved phase contamination is essentially non-existent in the immediate area of the former USTs. Only low concentrations of TPH, DRO were detected. From the data collected thus far, it is apparent that residual petroleum contamination in the former UST grave is minimal, and threats to environmental quality of groundwater in the area are slim.

Based on the conclusions drawn from this initial local groundwater investigation, LTE recommends that the following actions occur at the Site:

1. Groundwater Monitoring and Sampling

Confirmatory sampling to occur in June of 2009 to corroborate existing water quality data. LTE will screen each well for VOCs utilizing a properly calibrated 10.6 eV PID and measure depth to water to generate new groundwater flow maps for each sampling event. LTE will collect water quality samples from all monitoring wells which will be analyzed via EPA Methods 8021B; and

2. Summary Report Generation

After the next sampling event, LTE will generate a summary report detailing the results of the data collected and discuss any recommendations for future work at the Site. If the June 2009 water quality results are below the GQES, LTE will recommend that the Site be granted a Site Management Activity Complete (SMAC) designation.

A detailed cost estimate to complete the above mentioned work plan is attached as **Attachment 4**.

F:\Clients\Yankee Farm Credit\YFC WQ Summary Report and Site Investigation.doc

Yankee Farm Credit
1436 Exchange Street
Middlebury, VT

General Location Map

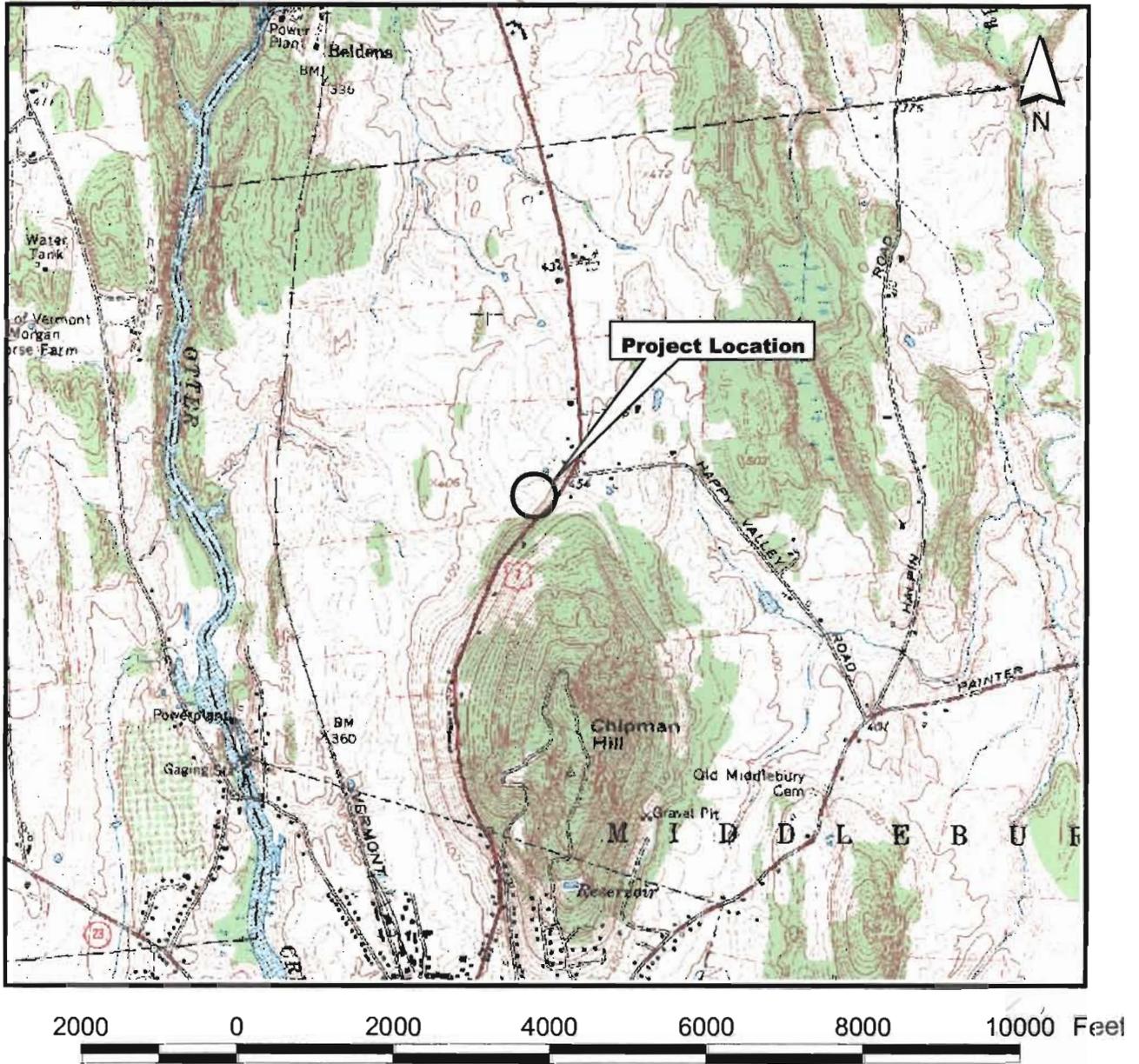
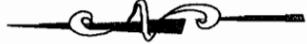


FIGURE 1

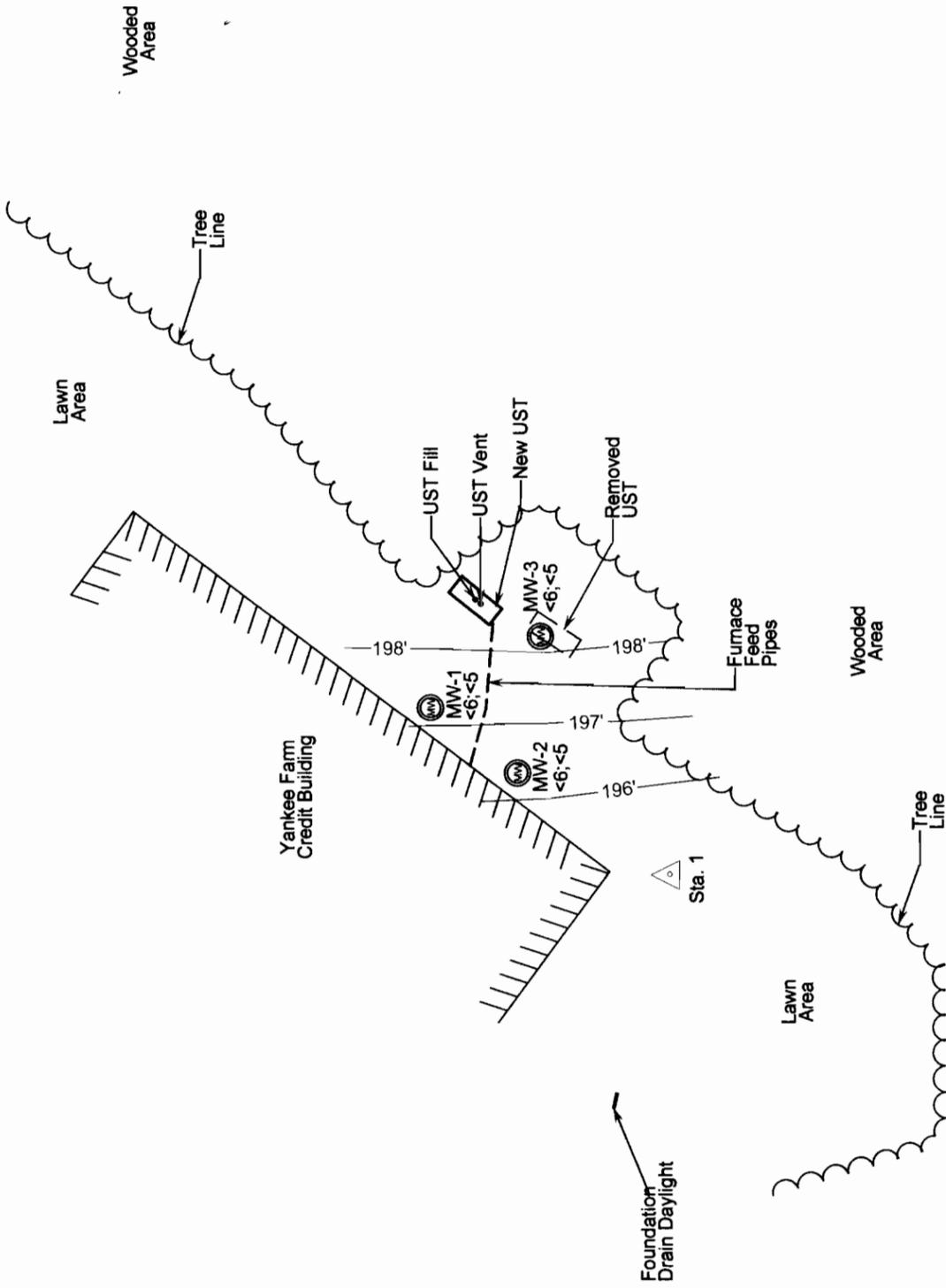
MIDDLEBURY, VT.
SW 1/4 MIDDLEBURY 19 QUADRANGLE
44073A2.TT-024
1983
PHOTOINSPECTED 1983
GSA 6372 II SW-SERIES 7443



Long Trail Environmental, LLC
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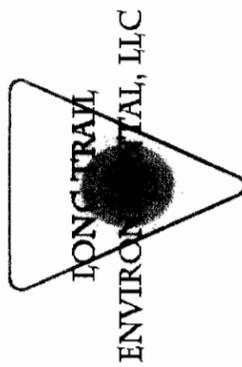
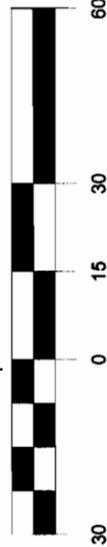
MAGNETIC NORTH



LEGEND

- Boundary Line/ROW
- Edge of Road (surface labeled)
- Edge of Drive (surface labeled)
- Storm Sewer (approximate)
- Contaminant Concentration
- Groundwater Contour
- Utility Pole
- △ Traverse Station
- TBM Temporary Bench Mark (type and elevation noted)
- ⊙ Monitoring Well (MW-1)
- ⊙ Observation Well (OW-1)
- ⊙ Recharge Gallery (RG-1)
- Storm Water Catch Basin (DI-1)
- <6'; <5 BTEX; MTBE

Graphic Scale: 1 inch = 30 feet



98 Coach Road
 New Haven, VT 05472
 Telephone: (802) 877-9988
 Cell: (802) 338-7050
 E-Mail: JKELLHER@LONGTRAILENV.COM

FIGURE NO. 2

**GROUND WATER LEVELS AND
 WATER QUALITY SUMMARY MAP
 FOR DECEMBER 29, 2008**

**YANKEE FARM CREDIT
 VDEC SITE #2008-3383
 1436 EXCHANGE STREET,
 MIDDLEBURY, VERMONT**

Scale: 1" = 30'

Date: DECEMBER 2008

Project: Yankee Farm Credit
Location: Middlebury, VT

PID Assay Results

ID	12/29/08								
MW-1	BG								
MW-2	BG								
MW-3	BG								

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Notes:

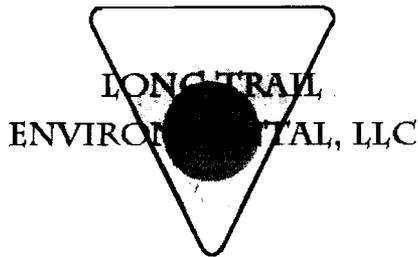
Shaded = not monitored

Water Quality Results

Well ID	Parameter	units	GQES	12/29/08		
MW-1	Water Level	feet		197.28		
	Benzene	ug/l	5	<1		
	Toluene	ug/l	700	<1		
	Ethylbenzene	ug/l	1000	<1		
	Xylenes	ug/l	10000	<2		
	BTEX	ug/l		<5		
	MTBE	ug/l	40	<2		
	1,3,5 TMB	ug/l	5	<1		
	1,2,4 TMB	ug/l	4	<1		
	Napthalene	ug/l	20	<2		
	Total VOC	ug/l		<9		
	TPH, DRO	mg/L		0.71		
MW-2	Water Level	feet		196.84		
	Benzene	ug/l	5	<1		
	Toluene	ug/l	700	<1		
	Ethylbenzene	ug/l	1000	<1		
	Xylenes	ug/l	10000	<2		
	BTEX	ug/l		<5		
	MTBE	ug/l	40	<2		
	1,3,5 TMB	ug/l	5	<1		
	1,2,4 TMB	ug/l	4	<1		
	Napthalene	ug/l	20	<2		
	Total VOC	ug/l		<9		
	TPH, DRO	mg/L		<0.4		
MW-3	Water Level	feet		198.74		
	Benzene	ug/l	5	<1		
	Toluene	ug/l	700	<1		
	Ethylbenzene	ug/l	1000	<1		
	Xylenes	ug/l	10000	<2		
	BTEX	ug/l		<5		
	MTBE	ug/l	40	<2		
	1,3,5 TMB	ug/l	5	<1		
	1,2,4 TMB	ug/l	4	<1		
	Napthalene	ug/l	20	<2		
	Total VOC	ug/l		<9		
	TPH, DRO	mg/L		3		

Attachment 1

UST Investigation Report



December 1, 2008

UST 110
3034
SMS

RECEIVED

WMD

Mr. Kenneth Button
Yankee Farm Credit, ACA
P.O. Box 350
Middlebury, VT 05753

Re: Underground Storage Tank Abandonment and Assessment
Middlebury, VT

Dear Mr. Button:

Long Trail Environmental, LLC (LTE) is pleased to present this summary report describing activities related to the abandonment and assessment of one 1,000-gallon #2 fuel oil underground storage tank (UST) at the aforementioned property in Middlebury, VT (**Figure 1**). The abandonment and assessment activities occurred on November 20, 2008 and were conducted relative to upgrades in the heating system. Specifically, the UST was replaced with a new 1,000-gallon polyethylene UST with new copper feed and return lines. Masterson Excavating (Masterson) conducted the cleaning of the UST and delivered the cleaned UST to Carters Salvage in Bristol, VT. Petroleum contamination was observed in soils and/or groundwater during the assessment procedures. The source of the petroleum contamination was from perforations in the abandoned UST.

The abandoned UST was oriented roughly northeast/southwest and situated parallel to the Yankee Farm Credit building as shown on **Figure 2**. The UST was reportedly 22 years old. The dimensions of the UST were 48" in diameter by 10' 6" in length with a total volume of 1,000 gallons. The unsheathed #2 fuel delivery and return lines were run underground to the wall and into the furnace room located on the southeast side of the building. The fuel delivery and return lines were crimped and drained by Masterson, and removed as part of the abandonment activities. Masterson also pumped the bulk of the contents from the UST. Approximately 200 gallons of fuel oil and tank bottoms were removed from the UST during the cleaning and assessment activities. These waste materials were transported by Masterson to their facility in Bristol, VT for use in a waste oil furnace.

Soils were excavated from above and around the UST on November 20, 2008. LTE conducted constant surveillance of the excavation and utilized a photoionization detector (PID) to assess soil vapor concentrations. No detections of petroleum hydrocarbons were observed in the materials removed from above the UST, however elevated concentrations were detected in the sandy soils immediately below the UST. Evidence of a seasonal high water table of approximately 4' below grade was noted by the condition of the exterior of the UST which had significant scale and pitting below that depth. At least one hole was noted upon cleaning of the exterior of the single-walled steel UST. The welded seams were intact and solid.

The UST was situated approximately 1' below grade in fine- to medium-grained sandy loam. Accessible soils adjacent to, and beneath the UST were assessed with a properly calibrated photoionization detector (PID) and were determined to contain elevated

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802-338-7050 (c)

concentrations for volatile organic compounds (VOCs). The soils beneath the UST were generally damp to saturated, and sheeny groundwater was observed to enter the excavation. A soil sample (SS-1) was collected from approximately 1' below the bottom of the UST grave. Laboratory results will be included with the Site Investigation Report to follow.

LTE also conducted a sensitive receptor survey which included identification and examination of potential sensitive receptors. Identified potential receptors include: soils and/or groundwater in the immediate vicinity of the UST. As evidenced by the raw data collected during the UST abandonment activities, and from the laboratory analytical data, it is apparent that soils and/or groundwater have been impacted by a petroleum release from the UST. No other potentially sensitive receptors were identified during the assessment activities. The property is served by municipal water and sewer. No surface water bodies are at risk of contamination as a result of this release. Photographs taken during the UST removal and assessment activities are included as **Attachment 1**.

The data collected during the UST abandonment and assessment activities indicates that a release of petroleum products to the environment has occurred relative to the UST. A completed UST Permanent Closure Form is included as **Attachment 2**. A completed Expressway Investigation form is included as **Attachment 3**. LTE will coordinate the installation of shallow groundwater monitoring wells to identify the extent and magnitude of the petroleum contamination. The groundwater monitoring wells will be surveyed to enable the generation of a groundwater contour map. Groundwater quality samples will be collected from the monitoring wells and analyzed for volatile organic compounds via EPA Method 8021B. A comprehensive Site Investigation report will be compiled upon receipt and review of the water quality analytical results.

Please do not hesitate to contact me at 877-9988 if you have any questions or concerns. It was my pleasure assisting you with this project.

Sincerely,
Long Trail Environmental, LLC



John L. Kelliher
Hydrogeologist

JLK/jk

Enclosures

Cc: Sue Thayer, VDEC
Rodney Boise, B&W Fuels

F:\Clients\Yankee Farm Credit\YFC UST Abandonment and Assessment.doc

Yankee Farm Credit
1436 Exchange Street
Middlebury, VT

General Location Map

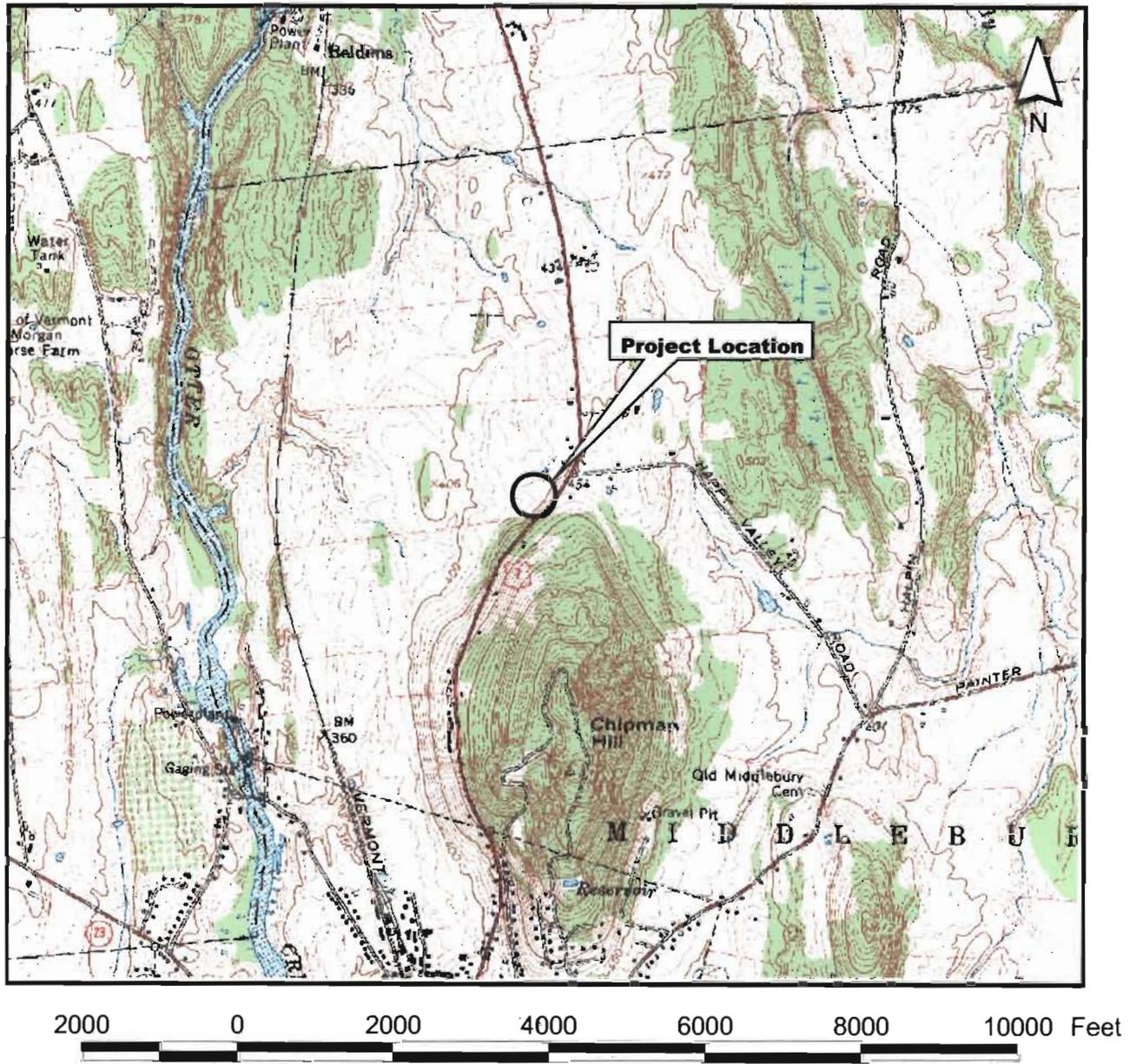


FIGURE 1

MIDDLEBURY, VT.
SW 1/4 MIDDLEBURY 11' QUADRANGLE
44073 A2 11-024
1963
PHOTOINSPECTED 1983
DMA 8072 II SW-SERIES V813



Long Trail Environmental, LLC
98 Coach Road, New Haven, VT 05472
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Attachment 1

Site Photographs



Photograph 1 UST #001 being pumped out.



Photograph 2 UST #001 fully exposed and ready to be removed.



Photograph 3 Heavy scale and pitting on underside of UST #001.



Photograph 4 Perforation in UST #001.

Attachment 2

UST Permanent Closure Forms

Long Trail Environmental, LLC

98 Coach Road, New Haven, VT 05472

802-877-9988 (o)

802-877-3488 (f)

802-338-7050 (c)

UST Permanent Closure Form Page 2 of 3

Section C Continued

Facility ID # 3022 3034

Any release must be reported immediately by calling 802-241-3888. Indicate reporting date: _____

DigSafe # 2008-470-2028

PID Make: Mult. Rae Model _____ Calibration (date/time/gas) 0845/11/20/08 / iso butylene

Locate all readings and samples on site diagram

Number of soil samples collected for laboratory analysis: 1 Results due date: 12/15/08

Have any soils been polyencapsulated on site? NO YES # cubic yds _____ PID range > zero: _____ to _____

Have any soils been transported off site? NO YES # cubic yds _____

Location transported to _____ Approved by _____

Amount of soil backfilled (cubic yds) 80 PID range > zero: 1 to 146

Have limits of contamination been defined? NO YES Other on-site contamination? NO YES

Comments: _____

Free Phase product encountered? NO YES thickness _____ sheen

Groundwater encountered? NO YES depth 5

Are there existing monitoring wells on-site? NO YES How many? _____ (Locate on site diagram)

Have new monitoring wells been installed? NO YES How many? _____ (Locate on site diagram)

Samples obtained from monitoring wells for lab analysis? NO YES Results due date: _____

Is there a water supply well on site? NO YES Type: shallow rock spring

Number of public water supply wells located within 0.5-mile radius: 0 Min. distance (ft) _____

Number of private water supply wells located within 0.5-mile radius: 8 Min. distance (ft) 500'

Receptors impacted: soil indoor air ambient air groundwater surface water water supply

Section D: Tanks and Piping Remaining or to be Installed. Regardless of size or use, list all USTs currently at facility or to be installed at facility. For "Tank Status," indicate "abandoned," "in use," or "to be installed." **Note: Most installations require permits and advance notice to the UST Program.**

UST #	Product:	Size (gallons)	Tank age	Tank Status	Piping age	Piping Status
<u>2</u>	<u>#2 Fuel</u>	<u>1000</u>	<u>new</u>	<u>to be installed</u>	<u>new</u>	<u>to be installed</u>

How many total tanks exist or will exist at the facility? (You must include heating oil tanks) 1

Section E. Statements of UST closure compliance (Must have both

signatures for site assessment to be complete).

As the party responsible for compliance with the Vermont UST Regulations and related statutes at this facility, I hereby certify that all of the information provided on this form is true and correct to the best of my knowledge.

Exchange Place Coudo, by Kenneth R. Britton

11-20-08

Signature of UST owner or owner's authorized representative

Date signed

As the environmental consultant on site, I hereby certify that the site assessment requirements were performed in accordance with DEC policy and regulations, and that information which I have provided on this form is true and correct to the best of my knowledge.

[Signature]

11/20/08

Signature of Environmental Consultant

Date signed

Company Long Trail Environmental

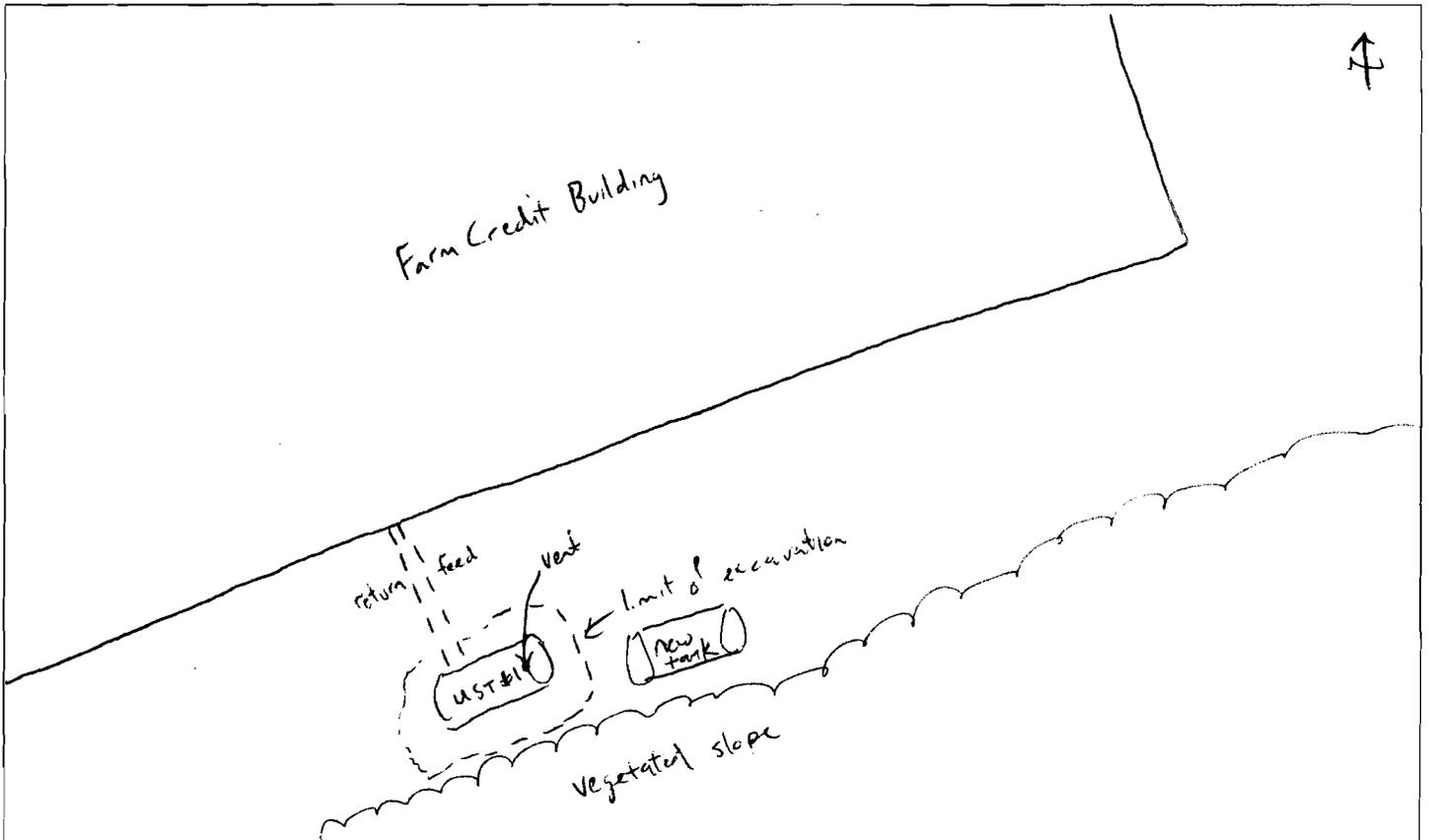
Telephone # 877-9988

Date of Closure 11/20/08

Date of Assessment 11/20/08

Return this form along with complete narrative report and photographs to the Department of Environmental Conservation (DEC), Underground Storage Tank Program within 10 days of closure.

Site Diagram:



A written report from an environmental consultant covering all aspects of closure and site assessment, complete with photographs and any other relevant data, must accompany this form. All procedures must be conducted by qualified personnel, to include training required by 29 CFR 1910.120. Documentation of all methods and materials used must be adequate. All work must be performed in compliance with DEC policy "UST Closure and Site Assessment Requirements" as well as all applicable statutes, regulations, and additional policies. The DEC may reject inadequate closure forms and reports.

Attachment 3

Expressway Form

Long Trail Environmental, LLC
98 Coach Road, New Haven, VT 05472

802-877-9988 (o)

802-877-3488 (f)

802-338-7050 (c)

Site Investigation Procedure
June 2005

Appendix A

Waste Management Division
183 South Main Street/West Office
Waterbury, Vermont 05671-0404
(802) 241-3888, FAX (802) 241-3296

SITE INVESTIGATION EXPRESSWAY NOTIFICATION FORM

Site Owner: Exchange Place Condo

Site Name, Town: Yankee Farm Credit, Middlebury, VT

Yes, this site will participate in the Site Investigation Expressway Process.

No, this site will not participate in the Site Investigation Expressway Process.

If yes, please complete the checklist below:

- Contamination present in soils above action levels Yes No

If yes, summarize levels:

PID concentrations > 20 ppm, petroleum sheen on groundwater

- Free product observed Yes No
- Groundwater contamination observed Yes No
- Surface water contamination observed Yes No
- Suspected release of hazardous substances Yes No

If yes, please explain:

Removed UST with perforations.

- Affected receptors Yes No

If yes, please identify receptors including names and addresses of third party receptors:

Soils, groundwater

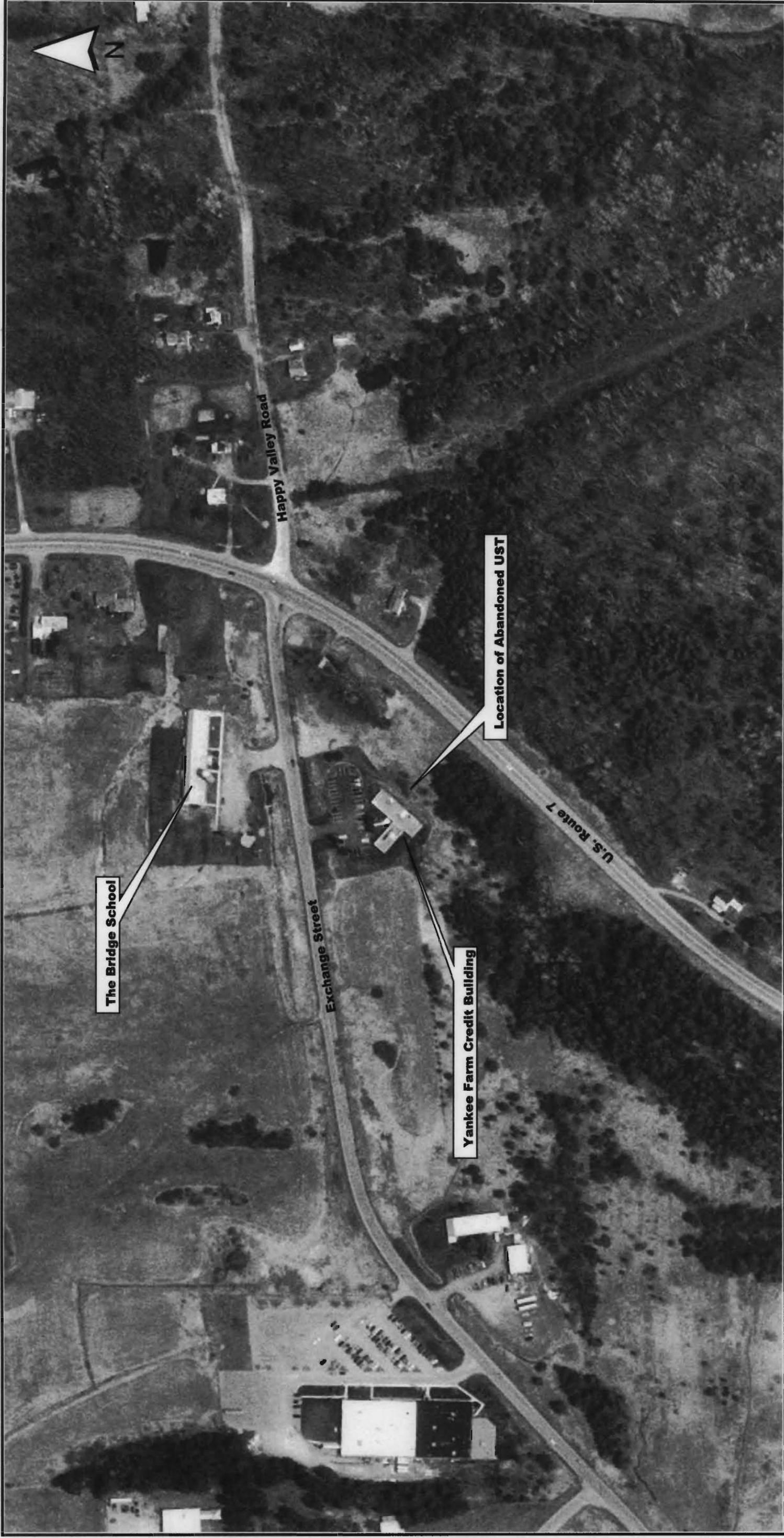
Please provide an estimated date of when you expect to submit Site Investigation Report: 2/1/09

Owner's Signature/Date: Exchange Place Condo Consultant's Signature/Date:

by Kenneth R Britton

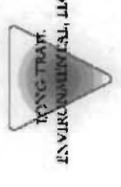
Yankee Farm Credit
1436 Exchange Street
Middlebury, VT

Digital Orthophotographic Base Map



200 0 200 400 600 800 1000 1200 1400 1600 1800 2000 2200 2400 Feet

FIGURE 2



Attachment 2

Detailed Well Logs

WELL LOG

WELL: MW- 1
LOCATION: Adjacent to YFC building.
DRILLER: Long Trail Environmental, LLC
ENVIRONMENTAL SCIENTIST: John Kelliher, LTE
DATE: 12/03/08

Soils Description: (BG = Background [<0.1 ppm], SL = Saturated Lamp, [>2000], ppm = parts per million, HCO = hydrocarbon odors)

<u>Depth</u>	<u>Description</u>	<u>PID (ppm)</u>
0.0" – 1.0'	Brown to dark brown fine loamy sand and topsoil. No HCO, frozen.	BG
1.0' – 3.0'	Olive dense silty clay, damp. No HCO.	BG
3.0' – 6.2'	Refusal at 6.2'. Brown to olive silty clay to clay, wet to saturated. No HCO.	BG

Well Construction

Bottom of Boring: 6.2'
Bottom of Well: 6.2'
Well Screen: 5.0' (1.2' – 6.2') of 2" diameter sch. 40 PVC (0.010" slot)
Solid Riser: 5.0' (-3.8' – 1.2')
Sand Pack: 6' (0.2' – 6.2') of #1 filter sand
Bentonite Seal: 0.2' (0.0' – 0.2') of bentonite chips
Backfill: None
Well Box: 3.2' Stickup

Yankee Farm Credit
SMS Site #2008-3383
1/9/2009

Long Trail Environmental, LLC
98 Coach Road, New Haven, VT 05472
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WELL LOG

WELL: MW- 2
LOCATION: Adjacent to YFC building
DRILLER: Long Trail Environmental, LLC
ENVIRONMENTAL SCIENTIST: John Kelliher
DATE: 12/03/08

Soils Description: (BG = Background [<0.1 ppm], SL = Saturated Lamp, [>2000], ppm = parts per million, HCO = hydrocarbon odors)

<u>Depth</u>	<u>Description</u>	<u>PID (ppm)</u>
0.0' – 1.0'	Brown to dark brown fine stony loamy sand and topsoil. No HCO, frozen.	BG
1.0' – 3.0'	Olive dense stony silty clay, damp. No HCO.	BG
3.0' – 5.6'	Refusal at 5.6'. Brown to olive silty clay to clay, wet to saturated. No HCO.	BG

Well Construction

Bottom of Boring: 5.6'
Bottom of Well: 5.6'
Well Screen: 5.0' (0.6' – 5.6') of 2" diameter sch. 40 PVC (0.010" slot)
Solid Riser: 5.0' (-4.4' – 0.6')
Sand Pack: 5.25' (0.35' – 5.6') of #1 filter sand
Bentonite Seal: 0.35' (0.0' – 0.35') of bentonite chips
Backfill: None
Well Box: 4.4' stickup

Yankee Farm Credit
SMS Site #2008-3383
1/9/2009

Long Trail Environmental, LLC
98 Coach Road, New Haven, VT 05472
802-877-9988 (o) 802-877-3488 (f) 802-338-7050 (c)

WELL LOG

WELL: MW- 3
LOCATION: Former UST Grave
DRILLER: Long Trail Environmental, LLC
ENVIRONMENTAL SCIENTIST: John Kelliher
DATE: 12/03/08

Soils Description: (BG = Background [<0.1 ppm], SL = Saturated Lamp, [>2000], ppm = parts per million, HCO = hydrocarbon odors)

<u>Depth</u>	<u>Description</u>	<u>PID (ppm)</u>
0.0" – 1.0'	Backfill materials – stony silt loam and sand. No HCO, frozen.	BG
1.0' – 3.0'	Backfill materials – stony silt loam and sand, damp. No HCO.	BG
3.0' – 7.2'	Refusal at 7.2'. Stony brown to olive silty clay to clay, wet to saturated. No HCO.	BG

Well Construction

Bottom of Boring: 7.2'
Bottom of Well: 7.2'
Well Screen: 5.0' (2.2' – 7.2') of 2" diameter sch. 40 PVC (0.010" slot)
Solid Riser: 5.0' (-2.8' – 2.2')
Sand Pack: 6.0' (1.2' – 7.2') of #1 filter sand
Bentonite Seal: 1.2' (0.0' – 1.2') of bentonite chips
Backfill: None.
Well Box: 2.8' stickup

Yankee Farm Credit
SMS Site #2008-3383
1/9/2009

Long Trail Environmental, LLC
98 Coach Road, New Haven, VT 05472
802-877-9988 (o) 802-877-3488 (f) 802-338-7050 (c)

Attachment 3

Laboratory Results



Laboratory Report

Long Trail Environmental	100337
98 Coach Road	
New Haven, VT 05472	
Atten: John Kelliher	

PROJECT: Yankee Farm Credit
WORK ORDER: 0812-18645
DATE RECEIVED: December 29, 2008
DATE REPORTED: January 05, 2009
SAMPLER: JK

Enclosed please find the results of the analyses performed for the samples referenced on the attached chain of custody located at the end of this report.

The column labeled Lab/Tech in the accompanying report denotes the laboratory facility where the testing was performed and the technician who conducted the assay. A "W" designates the Williston, VT lab under NELAC certification ELAP 11263; "R" designates the Randolph, VT facility under certification NH 2037 and "N" the Plattsburgh, NY lab under certification ELAP 11892. "Sub" indicates the testing was performed by a subcontracted laboratory. The accreditation status of the subcontracted lab is referenced in the corresponding NELAC and Qual fields.

This NELAC column also denotes the accreditation status of each laboratory for each reported parameter. "A" indicates the referenced laboratory is NELAC accredited for the parameter reported. "N" indicates the laboratory is not accredited. "U" indicates that NELAC does not offer accreditation for that parameter in that specific matrix. Test results denoted with an "A" meet all National Environmental Laboratory Accreditation Program requirements except where denoted by pertinent data qualifiers. Test results are representative of the samples as they were received at the laboratory.

Endyne, Inc. warrants, to the best of its knowledge and belief, the accuracy of the analytical test results contained in this report, but makes no other warranty, expressed or implied, especially no warranties of merchantability or fitness for a particular purpose.

Reviewed by:

Harry B. Locker, Ph.D.
Laboratory Director

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160 James Brown Dr., Williston, VT 05495
Ph 802-879-4333 Fax 802-879-7103

405, Randolph, VT 05060
Ph 802-728-6313 Fax 802-728-6044



Laboratory Report

CLIENT: Long Trail Environmental
 PROJECT: Yankee Farm Credit
 REPORT DATE: 1/5/2009

WORK ORDER: 0812-18645
 DATE RECEIVED: 12/29/2008

TEST METHOD: EPA 8015B

001	Site: MW-1	Date Sampled: 12/29/08 10:30	Analysis Date: 12/31/08	W MDP					
<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Nelac</u>	<u>Qual</u>	<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Nelac</u>	<u>Qual</u>
Extraction Mod. EPA 3510C	Completed		U		C7-C10 TPH	< 0.40	mg/L	U	
C10-C26 TPH-DRO	0.44	mg/L	U		C26-C40 TPH	< 0.40	mg/L	U	
Tot. Petroleum Hydrocarbons	0.71	mg/L	U		Hydrocarbon Window	C22-C32		U	

TEST METHOD: EPA 8021B

001	Site: MW-1	Date Sampled: 12/29/08 10:30	Analysis Date: 12/30/08	W EPG					
<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Nelac</u>	<u>Qual</u>	<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Nelac</u>	<u>Qual</u>
Methyl-t-butyl ether (MTBE)	< 2.0	ug/L	N		Benzene	< 1.0	ug/L	N	
Toluene	< 1.0	ug/L	N		Ethylbenzene	< 1.0	ug/L	N	
Xylenes, Total	< 2.0	ug/L	N		1,3,5-Trimethylbenzene	< 1.0	ug/L	N	
1,2,4-Trimethylbenzene	< 1.0	ug/L	N		Naphthalene	< 2.0	ug/L	N	
Surr. I (Bromobenzene)	103	%	N		Unidentified Peaks	0		N	

TEST METHOD: EPA 8015B

002	Site: MW-2	Date Sampled: 12/29/08 10:40	Analysis Date: 12/31/08	W MDP					
<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Nelac</u>	<u>Qual</u>	<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Nelac</u>	<u>Qual</u>
Extraction Mod. EPA 3510C	Completed		U		C7-C10 TPH	< 0.40	mg/L	U	
C10-C26 TPH-DRO	< 0.40	mg/L	U		C26-C40 TPH	< 0.40	mg/L	U	
Tot. Petroleum Hydrocarbons	< 0.40	mg/L	U		Hydrocarbon Window	NA		U	

TEST METHOD: EPA 8021B

002	Site: MW-2	Date Sampled: 12/29/08 10:40	Analysis Date: 12/30/08	W EPG					
<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Nelac</u>	<u>Qual</u>	<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Nelac</u>	<u>Qual</u>
Methyl-t-butyl ether (MTBE)	< 2.0	ug/L	N		Benzene	< 1.0	ug/L	N	
Toluene	< 1.0	ug/L	N		Ethylbenzene	< 1.0	ug/L	N	
Xylenes, Total	< 2.0	ug/L	N		1,3,5-Trimethylbenzene	< 1.0	ug/L	N	
1,2,4-Trimethylbenzene	< 1.0	ug/L	N		Naphthalene	< 2.0	ug/L	N	
Surr. I (Bromobenzene)	103	%	N		Unidentified Peaks	0		N	

TEST METHOD: EPA 8015B

003	Site: MW-3	Date Sampled: 12/29/08 10:50	Analysis Date: 12/31/08	W MDP					
<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Nelac</u>	<u>Qual</u>	<u>Parameter</u>	<u>Result</u>	<u>Unit</u>	<u>Nelac</u>	<u>Qual</u>
Extraction Mod. EPA 3510C	Completed		U		C7-C10 TPH	< 0.40	mg/L	U	
C10-C26 TPH-DRO	2.9	mg/L	U		C26-C40 TPH	< 0.40	mg/L	U	
Tot. Petroleum Hydrocarbons	3.0	mg/L	U		Hydrocarbon Window	C10-C26		U	

CLIENT: Long Trail Environmental
 PROJECT: Yankee Farm Credit
 REPORT DATE: 1/5/2009

WORK ORDER: 0812-18645
 DATE RECEIVED: 12/29/2008

TEST METHOD: EPA 8021B

003	Site: MW-3	Date Sampled: 12/29/08 10:50	Analysis Date: 12/30/08	W EPG					
Parameter	Result	Unit	Nelac	Qual	Parameter	Result	Unit	Nelac	Qual
Methyl-t-butyl ether (MTBE)	< 2.0	ug/L	N		Benzene	< 1.0	ug/L	N	
Toluene	< 1.0	ug/L	N		Ethylbenzene	< 1.0	ug/L	N	
Xylenes, Total	< 2.0	ug/L	N		1,3,5-Trimethylbenzene	< 1.0	ug/L	N	
1,2,4-Trimethylbenzene	< 1.0	ug/L	N		Naphthalene	< 2.0	ug/L	N	
Surr. 1 (Bromobenzene)	103	%	N		Unidentified Peaks	> 10			N

Report Summary of Qualifiers and Notes

Samples were received at the laboratory with a temperature of 11.6 degrees Celsius. Samples should be received in a cooler with sufficient ice to attain a temperature of 6 degrees celsius or below. Samples should not be frozen.



Laboratory Report

Long Trail Environmental	100337
98 Coach Road	
New Haven, VT 05472	
Atten: John Kelliher	

PROJECT: Farm Credit
WORK ORDER: 0811-17144
DATE RECEIVED: November 21, 2008
DATE REPORTED: December 04, 2008
SAMPLER: JK

Enclosed please find the results of the analyses performed for the samples referenced on the attached chain of custody located at the end of this report.

The column labeled Lab/Tech in the accompanying report denotes the laboratory facility where the testing was performed and the technician who conducted the assay. A "W" designates the Williston, VT lab under NELAC certification ELAP 11263; "R" designates the Randolph, VT facility under certification NH 2037 and "N" the Plattsburgh, NY lab under certification ELAP 11892. "Sub" indicates the testing was performed by a subcontracted laboratory. The accreditation status of the subcontracted lab is referenced in the corresponding NELAC and Qual fields.

This NELAC column also denotes the accreditation status of each laboratory for each reported parameter. "A" indicates the referenced laboratory is NELAC accredited for the parameter reported. "N" indicates the laboratory is not accredited. "U" indicates that NELAC does not offer accreditation for that parameter in that specific matrix. Test results denoted with an "A" meet all National Environmental Laboratory Accreditation Program requirements except where denoted by pertinent data qualifiers. Test results are representative of the samples as they were received at the laboratory.

Endyne, Inc. warrants, to the best of its knowledge and belief, the accuracy of the analytical test results contained in this report, but makes no other warranty, expressed or implied, especially no warranties of merchantability or fitness for a particular purpose.

Reviewed by:

Harry B. Locker, Ph.D.
Laboratory Director

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405, Randolph, VT 05060
Ph 802-728-6313 Fax 802-728-6044



Laboratory Report

CLIENT: Long Trail Environmental
 PROJECT: Farm Credit
 REPORT DATE: 12/4/2008

WORK ORDER: **0811-17144**
 DATE RECEIVED: 11/21/2008

TEST METHOD: EPA 8015B

001	Site: SS-1	Date Sampled: 11/20/08 10:30	Analysis Date: 11/26/08	W MMW
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Parameter	Result	Unit	Nelac	Qual	Parameter	Result	Unit	Nelac	Qual
Extraction by EPA 3550B	Completed			U	C7-C10 TPH	< 30	mg/Kg, dry	U	
C10-C26 TPH-DRO	390	mg/Kg, dry	U		C26-C40 TPH	< 30	mg/Kg, dry	U	
Tot. Petroleum Hydrocarbons	400	mg/Kg, dry	U		Hydrocarbon Window	C10-C32		U	

TEST METHOD: EPA 8260B

001	Site: SS-1	Date Sampled: 11/20/08 10:30	Analysis Date: 12/2/08	W DAW
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Parameter	Result	Unit	Nelac	Qual	Parameter	Result	Unit	Nelac	Qual
Methyl-t-butyl ether (MTBE)	< 20.0	ug/Kg, Dry	A		Surr. 1 (Dibromofluoromethane)	99	%	A	
Benzene	< 10.0	ug/Kg, Dry	A		Surr. 2 (Toluene d8)	98	%	A	
Toluene	< 10.0	ug/Kg, Dry	A		Ethylbenzene	< 10.0	ug/Kg, Dry	A	
Xylenes, Total	< 120	ug/Kg, Dry	A		Surr. 3 (4-Bromofluorobenzene)	100	%	A	
1,3,5-Trimethylbenzene	< 10.0	ug/Kg, Dry	N		1,2,4-Trimethylbenzene	< 10.0	ug/Kg, Dry	N	
Naphthalene	< 20.0	ug/Kg, Dry	A		Unidentified Peaks	> 10		U	

Attachment 4

Cost Estimate

Long Trail Environmental, LLC

98 Coach Road, New Haven, VT 05472

802-877-9988 (o)

802-877-3488 (f)

802-338-7050 (c)

Mr. Kenneth Button
 Yankee Farm Credit
 1436 Exchange Street
 Middlebury, VT 05753

19-Jan-09

Cost Estimate

Task I. Site Monitoring and Groundwater Sampling (per visit)

Field Technician -	8	hour(s) @	\$55.00	per hour	\$	440.00
PID -	1	shift @	\$90.00	per shift	\$	45.00
Light Duty Pickup Truck -	50	miles @	\$0.52	per mile	\$	26.00
Interface Probe -	1	shift @	\$50.00	per shift	\$	50.00
Sampling Kits (Gloves and Bailers) -	5	kits @	\$15.00	per hour	\$	75.00
Water Quality Samples (8021B) -	6	samples @	\$75.00	per sample	\$	450.00
Shipping -	1	@	\$50.00	lump sum	\$	50.00

Total Task II \$ 1,136.00

Task II. Reporting

Staff Scientist -	6	hr(s) @	\$75.00	per hour	\$	450.00
Draftsperson II -	2	hr(s) @	\$70.00	per hour	\$	140.00
Administrative -	2	hr(s) @	\$50.00	per hour	\$	100.00

Total Phase III \$ 690.00

Task III. Monitoring Well Abandonment

Upon receipt of VDEC approval, LTE will properly abandon the existing monitoring well array. A summary letter will be prepared and submitted to the VDEC requesting Site closure.

Staff Scientist -	2	hr(s) @	\$75.00	per hour	\$	150.00
Field Technician -	8	hr(s) @	\$55.00	per hour	\$	440.00
Bentonite -	8	bag(s) @	\$13.20	per bag	\$	105.60
Pickup Truck -	50	mile(s) @	\$0.52	per mile	\$	26.00
Bumper Jack -	1	shift @	\$50.00	per shift	\$	50.00

Total Task III \$771.60

Total Project Costs \$2,597.60

Long Trail Environmental, LLC
 98 Coach Road, New Haven, VT 05472
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