



**FORMER CYPRUS INDUSTRIAL MINERALS  
JOHNSON, VERMONT  
HISTORICAL RESEARCH AND  
SITE RECONNAISSANCE**

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A large, light green silhouette of a tree stands in the center of the page. Below the tree, a horizontal band contains the text 'WHERE BUSINESS AND THE ENVIRONMENT CONVERGE'. The bottom of the page features a stylized, textured green field.

**WHERE BUSINESS AND THE ENVIRONMENT CONVERGE**

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## **1.0 OBJECTIVES AND SCOPE**

### **1.1 OBJECTIVE**

Environmental Compliance Services, Inc. (ECS) performed historical research and site reconnaissance of the former Cyprus Industrial Minerals, a former talc mining and mill facility located on Lendway Lane in Johnson, Vermont (the site, Figure 1). The purpose of ECS's investigation was to identify historical storage and usage of petroleum products at the former facility as the results of the discovery of petroleum contamination during a water line installation project along Lendway Lane in 2010. This contamination was encountered downgradient of an existing structure, which is a remnant of the mill operation. Petroleum contamination was also discovered in 1989 and 1991 by State employees, but the potential relationship between these areas of contamination is not clear at this time.

### **1.2 SCOPE OF WORK**

The scope of work included the review of available historical records, interviews with persons knowledgeable of the site, and site reconnaissance for evidence of petroleum storage or usage. This work was performed in accordance with our work plan dated November 5, 2010 under ECS' Site Investigation Contract with the Vermont Department of Environmental Conservation (VT DEC).

To complete the scope of work, ECS has:

- Interviewed a former employee of the talc mining and processing facility;
- Interviewed the municipal administrator of Johnson;
- Interviewed a representative of the Johnson Historical Society;
- Reviewed an environmental database search report prepared for the site and surrounding properties;
- Reviewed a Johnson Planning Commission report prepared for the site;
- Reviewed Johnson land records for ownership history;
- Reviewed historical aerial photographs and topographic maps of the site and surrounding properties;
- Reviewed records available at the Johnson Assessor's Department;
- Reviewed maps and records provided by the Town of Johnson, Vermont Agency of Transportation (VT AOT) and the VT DEC; and
- Performed site reconnaissance of the remnant mill structure located upgradient of the identified contamination;



## **2.0 PREVIOUS ENVIRONMENTAL INVESTIGATIONS**

### **2.1 STATE OF VERMONT CLOSED HAZARDOUS WASTE SITE INVESTIGATION -1989 TO 1991**

The site is a closed hazardous waste site (VT DEC Site #89-0303) that included investigations into leaking drums and diesel fuel contamination. Available site files contain only limited information on these areas of historic concern. According to a February 28, 1989 trip report, fuel from a tank at the facility was used in the processing of talc. The report indicated that “the fuel oil apparently came from a ½” fuel oil *line* which feeds a small dryer. The line which formerly passed under the floor is now routed overhead. The leakage and subsequent contamination were noticed when the company installed a sump to reticulate its process water”.

An additional site memo indicates that in 1991, a VT DEC environmental technician inspected soils that may have been “contaminated with a diesel fuel/water mix.” The memo states that the area of suspected contamination was approximately 50 feet from the Lamoille River. There was no initial evidence of contamination; vegetation was thick; no fuel odors were noticeable; and no sheens or stains were visible. Approximately 10 small holes were dug in the area and no evidence of contamination was found. The locations of these holes are unknown. The shore of the Lamoille River was inspected and no evidence of contamination was found. The technician recommended that the site be closed by the VT DEC. It is unclear whether contamination noted during these investigations is related to contamination investigated by ECS in 2010.

### **2.2 JOHNSON PLANNING COMMISSION REPORT - 2008**

ECS reviewed a May 8, 2008 planning report available on the Town of Johnson’s website, entitled “Report on Potential Future Uses of the Former Talc Mill Property.” The report states that a 2007 environmental assessment was performed on a 25 acre portion of the land “in the vicinity of the concrete slab” entitled “Lower Talc Mill Environmental Assessment and Utility Extension Feasibility Study.” This study was not available to ECS. The planning report indicated that the study did not identify any “Recognized Environmental Conditions (RECs),” and no further environmental action was recommended. The record is somewhat vague regarding this study as Mr. Duncan Hastings, Municipal Administrator, indicated that the study was performed by Ross Environmental Associates, Inc. within a 180.5 acre parcel that mainly focused on a clearing along Lendway Lane well to the west of the subject buildings. ECS recommends acquiring and reviewing this report to evaluate this discrepancy and utilize any information that could potentially assist future investigations.

The planning report also indicates that the Village of Johnson conducted a series of drillings to determine the potential of the site to serve as a water source supplying the municipal water distribution system. This study, which was not available for review, indicated that the property was not suitable for this purpose. ECS also recommends acquiring this report for review, as it may also provide information that may be helpful to future investigations.

Additional studies outlined in the planning report include a 2004 “Recreation Facilities Plan” that described the recreation potential of the property and suggested multiple recreational uses, a 2006 “Natural Resources Inventory” conducted by the Conservation Commission which generated recommendations for future uses, and a 2007 “Natural Resource Management Plan” completed by the Conservation Commission. These studies were not available for review and would not likely provide any assistance for future investigations.

### 2.3 ECS CONTAMINATED SOIL INVESTIGATION - 2010

In 2010, ECS performed environmental oversight activities following the discovery of contaminated soils in front of the former Cyprus Industrial Minerals facility during a water line installation project performed by S.D. Ireland Excavation on behalf of the Town of Johnson, VT. The Vermont Agency of Transportation (VT AOT) owns a 66 ft wide railroad corridor that traverses the site between the building and the road. Upon discovery of contaminated soil in 2010, the site was re-opened as a hazardous waste site (VT DEC site #2010-4124) by the VT DEC.

On October 18 and 22, 2010, on behalf of S.D. Ireland and the VT AOT, ECS oversaw the excavation of twenty-one (21) test pits (TP-1 through TP-21) for the purpose of defining the extent of contamination in the area of the planned water line route, evaluating soils within a re-designed route, and attempting to determine the source of contamination. Refer to Figure 2 for test pit locations. Each test pit was field-screened for the presence of contamination by visual and olfactory assessment, and a photoionization detector (PID) was also utilized to measure volatile organic compounds (VOCs). Twenty-seven (27) soil samples (S-1 through S-27) were collected and field-screened during the investigation.

Soils consisted of silt, sand and gravel fill material with varying amounts of debris (old pipes, concrete manhole, machine parts, etc.) to an average depth of 7 ft below grade. The old pipes and manhole, which were discovered in TP-18 and TP-19, respectively, may be related to the “sump” outlined in Section 2.1, which formerly served to re-circulate process water. This “sump” may be the structure that is apparent in front of the tank in the 1988 photograph (Appendix A), which is further discussed in Section 4.2.4. A former rail line was encountered in TP-21 at a depth of 1.5 ft below grade. This line, which appears to a spur immediately adjacent to the building, is also apparent in the 1988 photograph (Appendix A) based on the location of the railroad car on the left side of the photograph. Sandy soils that appear to be related to alluvial sedimentation (native) were encountered from 7 ft to a maximum explored depth of 11.5 ft below grade. Bedrock was encountered at 0.5 ft (TP-7), 6.5 ft (TP-5), 8 ft (TP-21) and 9.5 ft (TP-17) with an apparent dip to the east/northeast.

Contaminated soils were encountered on-site, within the VT AOT railway corridor, and within the Lendway Lane right of way over a 5,000 square foot area that is located between the existing building and approximately the center line of Lendway Lane. The southern and eastern boundaries and vertical extent of contamination have not been defined at this time. Contaminated soils exhibited grayish-green to black staining, petroleum odors, and PID readings greater than 10 parts per million (ppm). The highest PID readings were observed in TP-2 (up to 600 ppm). A seep of free phase petroleum product was also observed in TP-2 at a depth of 4 ft below grade. Soils from test pits TP-1, TP-18 and TP-19 also exhibited elevated PID readings (from 200 to 400 ppm). In general, shallow fill material exhibited black staining and PID readings up to 100 ppm. Deeper gray/green-stained soils within medium sands exhibited the highest PID readings (up to 600 ppm). This may be a manifestation of contaminant transport and degradation properties of a single release, or evidence of multiple release(s) of diesel, and/or other petroleum products. TP-21 contained an oily, black, and viscous signature which appeared to be related to heavier oils, which was allegedly stored on site according to the historical society. This corroborates the multiple release scenario.

Three soil samples (TP-2 Comp, S-25 and S-27) targeting disparate contaminant observations were collected for laboratory analysis. The samples were analyzed for total petroleum hydrocarbons (TPH) by EPA Method 8100, which includes fuel identification. Results indicate that TP #2 Comp collected from various horizons within TP-2 was identified as #2 fuel oil (diesel) at a concentration of 4,120 milligrams per kilogram (mg/kg). Soil sample S-25, which was collected at a depth of 7.5 ft below ground surface (bgs) within TP-19 beneath the “sump”, was also identified as #2 fuel oil (diesel) at a concentration of

3,200 mg/kg. The fuel type could not be determined by the laboratory for S-27, which was collected at a depth of 8 ft bgs within TP-21, where viscous fuel contamination was observed. The concentration was calculated as 1,220 mg/kg. The disparate fuel identification of this area relative to the identified diesel areas (TP-2 and TP-19) further corroborates the likelihood of a multiple release scenario. All of these concentrations exceed the 1,000 mg/kg threshold set forth in *Agency Guidelines for Petroleum Contaminated Soil & Debris*, August 1996.

Groundwater was encountered in TP-4 which consisted of high recharge from a sand layer at 3.5 ft below grade. Water was also observed in TP-18, but was related to flow from an abandoned subsurface PVC conduit that eventually evacuated during excavation of the test pit. All other test pits were dry to moist. Static groundwater conditions could not be determined. Groundwater monitoring wells would be required to establish water table elevations and flow patterns.

Investigation results indicate that both diesel (#2 fuel oil) and heavier oil (likely #4 or #6 fuel oil) contamination have been identified at the site and surrounding areas. The source(s) of contamination was not identified by ECS' investigations. The VT AOT indicated the presence of "oil storage tanks" on a 1908 map, but at a location distal to the area of identified contamination. It is unclear from the map whether these historic tanks were above or below ground. However, subsequent review of a photograph dated 1988 that was provided by VT AOT (Appendix A) indicates the presence of a UST that is partially underground in the area of contamination discussed above. This is likely the source of diesel contamination, but may not represent the source of heavier oil contamination.

As stated earlier, the vertical extent of contamination has not been defined, and extends deeper into the unconsolidated soil and/or bedrock. This is evident from test pit observations on the south side of Lendway Lane where the deepest test pit samples still exhibited contamination. It is possible that the east/northeast dipping bedrock surface may be influencing contaminant migration. Additionally, downward vertical groundwater gradients are typical along river edges due to groundwater recharge characteristics. The Lamoille River is located approximately 200 feet from the contaminated area. This can also affect contaminant transport.

Based on these results and conclusions, ECS recommended re-routing the water line to the northern edge of the road to avoid management of contaminated soils during the installation project. ECS also recommended further research to identify potential source(s) of the observed contamination, which this document provides. ECS also recommended performing an additional investigation to assess soil, soil gas and groundwater quality and subsurface utility conduits for preferential pathways at the site and potential impacted offsite locations. ECS recommended that the investigation include an evaluation of potential impact to sensitive receptors, including soils, groundwater, surface water, water supplies, utility corridors and sensitive ecological areas.

## **3.0 CURRENT SITE CHARACTERISTICS**

### **3.1 GENERAL SITE CHARACTERISTICS**

The May 8, 2008 Planning Commission Report referenced in Section 2.0 contained a brief description of the site. The report states that the site consists of approximately 195 acres of land and buildings. The Town and Village of Johnson jointly purchased the site in two phases. Fifteen (15) acres were purchased in 1996, which included two large industrial buildings and an office building. The two large industrial buildings include portions of the "old talc mill" that were redeveloped and are currently utilized by Village Electric, the Village Water & Light, and the Town Highway Departments. The office building houses the office of the Public Works Superintendent, a Boy Scouts meeting room, storage space for youth sports equipment, and a Food Shelf. This parcel also includes the existing remnant mill structure to the west that is the basis of this investigation, which is further outlined in Section 3.2. This structure is currently utilized by the Town Highway Department for storing road salt and sand.

The remaining 180.5 acre parcel was acquired in 2003 and includes mainly forested and alluvial plain lands. This parcel also includes the former talc mine located up the hill (to the south/southeast) near the French Hill Road boundary. A Vermont Association of Snow Travelers (VAST) trail traverses this parcel and leases the VT AOT railway corridor to the west. A third either 20 or 25-acre parcel (records/accounts are unclear) that formerly served as a tailing piles and settling ponds area for the mill operation was not part of the 1996/2003 Town/Village acquisition. However, according to Mr. Duncan Hastings, Municipal Administrator, this third parcel was recently acquired by the Town/Village from Luzenac. Athletic fields currently occupy this parcel. A GIS map generated by the Lamoille County Regional Planning Commission that illustrates these parcels is provided in Appendix B.

The site is located on Lendway Lane, which is described in the report as a Class III road that runs along the Lamoille River. This road was originally laid out as Town Highway #44 in 1827. The site characteristics as determined at the time of this research are summarized below.

### **3.2 FORMER & EXISTING SITE INFRASTRUCTURE**

As mentioned above, it appears the Town and Village of Johnson currently own all lands that were utilized by the former talc mining and milling operation through their acquisition of three parcels (15 acres in 1996; 180.5 acres in 2003; and 20 or 25 acres recently acquired). These lands include historic and existing buildings associated with the former talc mill facility, which have either been demolished or redeveloped for Town/Village use.

ECS' inspection and research was mainly focused on the remnant talc mill structure, which has not been redeveloped to date. This structure is located at the rear (west) of the Public Works building. The contamination discovered in 2010 was located in front of (north, downgradient) this structure. This structure is currently open on the west and north sides, and is a 2 to 3 story steel girder structure which currently houses sand fill or road sand for the Town of Johnson. The south side is built into the hillside. Portions of this structure have been removed as a concrete slab is apparent to the east. Exterior portions of the site were heavily snow covered, though a driveway in front (north) of the structure appeared to continue as a snowmobile trail to the west. This is the presumed location of the railroad corridor owned by the VT AOT. Two oil tanks (Tanks #1 and #2) were once located in front of (to the north) this structure as illustrated by a 1988 photograph (Appendix A) and a 1995 aerial photograph (Appendix C). It is known that Tank #1 was a UST as more than 10% of its volume was below ground as illustrated in the 1988 picture. It is likely that some or all of the contamination discovered in 2010 is associated with Tank #1. Details of Tank #2, formerly located to the west of the Tank #1 are unknown. A third oil tank

(Tank #3) in general proximity to this structure was located to the north (downgradient) across Lendway Lane and appeared to have resided in a gravel containment area based on interviews (see Section 4.1). No other details are available for Tank #3.

Other mill structures were once located on-site but have since been removed or redeveloped. This includes what is referred to as the “old talc mill”, portions of which were removed or improved through the years since its original construction (sometime prior to 1918). Sometime after 1995, two sections of the “old talc mill” were renovated for Town and Village municipal use. The front section was constructed to house the Town of Johnson Public Works while the back section (south), which was formerly utilized as a warehouse by the mill, is currently occupied by the Village of Johnson. Based on review of a 1918 map provided by the VT AOT, two “oil tanks” (Tanks #4 and #5) were located in front of the “old talc mill” within the VT AOT corridor. It is not known if these tanks were above ground (ASTs) or below ground (USTs). This area is over 100 ft east of the contamination discovered in 2010. There were no reports from the Town regarding the existence of these tanks or potential contamination during the redevelopment project associated with the Town/Village buildings.

A small office building (720 sq ft) was also located in front of (north) the “old talc mill” within the VT AOT railroad corridor. Based on interviews, there may have been a 275-gallon AST (Tank #6) located outside this former building. No other details are available regarding this tank. A small “store house” (151 sq ft) was also located to the west of the office building; however, no details are available.

Another structure that remains includes a building to the north across Lendway Lane within the lower section of the former mill operation. Mr. Wissel indicated that this building was constructed in the 1960s and contained thickeners for processing tailings. It was also reported that there was no floor in this building during the mill operation as it was utilized for settling. G.W. Tatro poured a concrete floor when they acquired the facility. This building is currently utilized by the Town and Village primarily for storage with some office space. Based on interview accounts and deed descriptions, it appears this building is referred to as the “new talc mill”.

An open enclosure that houses a 1,000-gallon AST (designated as “existing AST”), which appears to be the only existing, in-service tank on-site, is located to the west of the Public Works Garage. This AST is utilized for fueling Town vehicles and did not appear to have any kind of secondary containment.

### **3.3 ADJOINING PROPERTIES**

Based on site reconnaissance and regulatory databases, there does not appear to be any threat of petroleum contamination from any adjoining properties. Upgradient lands (to the south) are all currently wooded. The original Johnson mine was located in this area.

## 4.0 SITE HISTORY

Information pertaining to site ownership, structures, and usage and storage of oil and/or hazardous materials was obtained through interviews with knowledgeable parties and review of Previous Reports, Sanborn Fire Insurance Rate Maps, historical street directories, aerial photographs, historical topographic maps and miscellaneous site plans when such sources were readily available.

### 4.1 INTERVIEW SUMMARY

On December 21, 2010, ECS interviewed Mr. Duncan Hastings, the Municipal Administrator for the Town and Village of Johnson. Mr. Hastings indicated that petroleum tanks were located at the facility, but he was unaware of any specific information regarding the tanks. Mr. Hastings also indicated that there were pipes coming off of the site, which were likely direct discharges of talc processing water to the river until the 1950s. No other details of these pipes were available. Mr. Hastings indicated that G.W. Tatro and Sons owned the mill after it closed in the mid 1990s. Tatro dismantled the main mill building and disposed of it as scrap metal, and also dismantled the railroad track onsite. Mr. Hastings indicated that Tatro had acquired the property from Luzenac America, who was the last company to operate the talc processing facility. Mr. Hastings indicated that the talc mill closed before the mine closed, and that raw material was trucked to other locations for processing.

On January 5, 2011, ECS interviewed Mr. Ed Wissel, a former employee of the mill operation who worked at the facility from 1962 until its closure in about 1994. Mr. Wissel indicated that four (4) petroleum tanks were formerly utilized at the facility, all of which contained either diesel or #2 fuel oil. The fuel was utilized to operate an on-site generator and processing equipment. Based on his descriptions of the approximate locations of these tanks, it appears the tanks he referenced correspond with Tanks #1 through 4. Mr. Wissel indicated that Tanks #1 and 2 were located adjacent to the railroad tracks in front of the mill and that Tank #3 was located across Lendway Lane towards the Lamoille River. Mr. Wissel indicated this tank was located in a gravel bermed containment area. No information on the volume or construction of these three tanks was available. Tank #4, which was apparently of steel 275 gallon AST construction, was located outside the former office building. Early on (dates unknown), fuel was delivered to the facility by railroad cars from the spur to the tanks, then later by drums. Mr. Wissel was unaware of any spills that may have occurred at the facility.

On January 11 and 13, 2011, ECS interviewed Linda Jones of the Johnson Historical Society. Ms. Jones indicated that the only petroleum usage the Society was aware of was #4 or #6 fuel oil to power a large dryer. The fuel oil was shipped in on railcars along the railroad in the vicinity of Lendway Lane. Ms. Jones was not sure of the exact location of the dryer or fuel storage, but indicated that it was in the general vicinity of the former talc mill structure. It is unknown if this is in reference to the "old talc mill" or the existing mill structure. The black, viscous, oily soils identified in TP-21 (see Section 2.3) indicates that heavier oils were utilized at the existing mill structure, but its use at the "old talc mill" were also probable.

### 4.2 HISTORICAL DOCUMENT REVIEWS

#### 4.2.1 Summary of Talc Industry in Vermont

In 1902, talc was discovered in the area of Johnson, VT, marking the birth of the Vermont talc industry. According to Mr. Wissel, the original mine was located on the hillside behind (south of) the talc mills described herein. Mr. Wissel also indicated that subsequent mines from which raw materials were trucked in for processing on-site were located off-site in East Johnson and

Troy. The following provides a general timeline of talc mining and processing since the 1902 discovery:

- In 1904, American Minerals Co. initiated plant operations at the subject site in Johnson, VT.
- In 1913, Magnesia Talc Co. opened a plant at Waterbury, VT, which had a long history as a producer of talc crayons.
- In 1923, American Minerals Co. was acquired by Magnesia Talc Co.
- In 1924, Eastern Magnesia Talc Co. was formed by the merger of Eastern Talc Co. and Magnesia Talc Co.
- In 1956, Vermont Mineral Co., who also operated a talc mine at Hammondsville, VT, was acquired by Eastern Magnesia Talc Co. A new plant was then built at Gassetts, VT to produce roofing products.
- In 1964, Eastern Magnesia Talc Co. began operating a modern froth flotation plant at West Windsor, VT in order to produce high grade products for several markets. The operation was known as Windsor Minerals, Inc. and the ore was provided by the Hammondsville mine. This operation continued from 1972 to 1989 as a subsidiary of Johnson and Johnson Co.
- In 1989, Cyprus Minerals Co. acquired Vermont Talc, Inc. and Windsor Minerals, Inc., which consolidated ownership of several talc mining and processing operations throughout various locations in Vermont. The fate of the Eastern Magnesia Talc Co. is unclear.
- In 1992, Cyprus Minerals Co. sold its worldwide talc assets to the RTZ Group, whose United States talc operations were part of Luzenac America, Inc.
- General historical information subsequent to 1994 is not available.

#### 4.2.2 Sanborn Fire Insurance Maps

No Sanborn historical fire insurance maps were available for the site. A certificate of “no coverage” is included with the FirstSearch™ report in Appendix D.

#### 4.2.3 Town Land Transaction Records

ECS reviewed land records at the Johnson municipal offices. This review was for informational purposes, and does not constitute a legal title search. A summary is presented in the table below. Details are further described in the text beneath the table:

<b>Seller</b>	<b>Buyer</b>	<b>Date</b>	<b>Book and Page</b>
Estate of G.W. Tatro (one of two parcels – 180.5 acres)	Town of Johnson and Village of Johnson	6/2/2003	98, p. 551
G.W. Tatro (one of two parcels – 15 acres)	Town of Johnson and Village of Johnson	12/30/1996	77, p. 354
Green Mountain Talc Corporation	G. W. Tatro	5/26/1994	71, p. 450
Vermont Talc, Inc. (formerly Acqui-Tal, Inc.)	Green Mountain Talc Corporation	5/13/1988	59, p. 439
Eastern Magnesia Talc Co.	Vermont Talc, Inc. (formerly Acqui-Tal, Inc.)	3/30/1984	52, p.188
Eastern Magnesia Talc Co. (formerly Docrom, Inc.)	Eastern Magnesia Talc Co.	9/30/1967	41, p. 169
Lucien and Rosa Desjardins (one of three parcels – 230 acre farm)	Eastern Magnesia Talc Co.	7/5/1951	35, p. 293
Emile and Marie Fournier (one of three parcels)	Eastern Magnesia Talc Co.	7/6/ 1947	30. p. 214
American Mineral Company (one of three parcels)	Eastern Magnesia Talc Co.	11/30/1926	31, p. 183

As indicated above, one 180.5 acre parcel of the land are currently owned jointly by the Town of Johnson and the Village of Johnson. It was acquired from the estate of G.W. Tatro in 2003. The executor’s deed describes the parcel as the same land and premises conveyed to G.W. Tatro, now deceased, by Warranty Deed of the Green Mountain Talc Corporation on in 1994 with the exception of certain lands and easements, including one 20 acre parcel.

A Warranty Deed from G.W. Tatro to the Village of Johnson and Town of Johnson in 1996 also conveyed one 15 acre parcel of land. The lands were described as subject to land use permits. The warranty deed states that the land may not be used for mining, and that the Grantor (G.W. Tatro) disclaims any and all liability for the disposal of hazardous materials of every kind and nature in or upon the land or premises.

In the 1994 deed from the Green Mountain Talc Corporation to G.W. Tatro, the land conveyed is described as a 220 acre parcel<sup>1</sup>, with buildings, and being all the same land and premises conveyed to Green Mountain Talc Corporation by Vermont Talc, Inc. in 1988. A 20 acre parcel is reserved and excepted from the transfer. The warranty deed notes that tailing piles and settling ponds are located on the premises, and that certain easements will continue to apply. The deed also acknowledges that a talc-mining and processing facility operated on the land and that mining by-products were disposed of on the land. The grantee, G.W. Tatro, was not permitted to use the land for mining, processing, or manufacturing talc products. A Vermont Act 250 disclosure statement is also included with the deed.

<sup>1</sup> This appears to include the 180.5 acre and 15 acre parcels described above, along with a 25 acre parcel currently occupied by “Old Mill Park”.



In 1988, the land was conveyed by Vermont Talc, Inc. (formerly Acqui-Tal, Inc.) to Green Mountain Talc Corporation. In 1984, the land was conveyed by Eastern Magnesia Talc Company to Acqui-Tal, Inc. On September 30, 1967, Eastern Magnesia Talc Company acquired the land by Warranty Deed of Eastern Magnesia Talc Co. Inc., formerly Docrom, Inc (book 41, p. 169). The land is described in the 1967 deed as consisting of three parcels.

The first parcel described in the 1967 deed consists of two separate properties, described as “the property on which the new mill stands” and the “property where the old mill stands.” “The property on which the new mill stands” was the same land and premises conveyed to Eastern Magnesia Talc Co., Inc. by Warranty Deed of the American Mineral Company on November 30, 1926 (Book 31, p. 183), which were the same lands conveyed to the American Mineral Company by the estate of Edwin White on March 20, 1920 (Book 29, p. 475). These were the same lands described in a “contract of sale between heirs of Edwin White and American Mineral Company on April 56, 1918” (Book 27, p. 266) and the same premises “covered by a contract of sale between Edwin White estate and the American Mineral Company, January 17, 1920” (book 27, pp 341 and 342). “The property where the old mill stands” was conveyed to the American Mineral Company by B. S. Fullington on February 9, 1907 (Book 23, p. 210).

The second parcel was conveyed to the Eastern Magnesia Talc Company by Emile and Marie Fournier in 1947. The third parcel was conveyed to the Eastern Magnesia Talc Company by Lucien and Rosa Desjardins in 1951 and is described as a 230 acre farm. The farm was conveyed to the Desjardins by Francis and Kathleen LeMay in 1950 (Book 35, p. 288).

#### 4.2.4 Aerial Photographs

ECS examined aerial photographs obtained from the FirstSearch™ Technology Corporation for the years 2004, 1995, 1981, 1976, and 1942. An additional, higher resolution 1995 photograph provided by the VT AOT was also reviewed. Copies of the aerial photographs are provided as Appendix C. Observations are summarized below:

- In the 2004 photograph, the site appears to be developed to its current extent. A park with two baseball diamonds is shown across Lendway Lane to the northeast of the former mill facility. The land is wooded to the south of the former mill.
- In the 1995 photograph, what appears to be tailing piles are visible where the current baseball diamonds are visible in the 2004 photograph. Tanks #1, 2 and 3 are also visible in the higher resolution 1995 aerial.
- In the 1981 and 1976 photographs, what appear to be settling ponds are visible. No structures indicating the presence of tailing piles are apparent in the photographs.
- In the 1942 photograph, the settling ponds are visible. In addition, the currently forested land to the south/southeast of the former mill facility is deforested. A light shade of land that abuts Upper French Hill Road to the southeast may represent the former talc mine. This is the same location identified as the “Talc Mine Site” on the GIS map (Appendix B).

Except for the 1995 photograph discussed above, these aerial photographs do not have a high enough resolution to make out other details.

#### 4.2.5 Historical Photographs

ECS reviewed a 1988 photograph that was provided by the VT AOT. This photograph appears to be looking west towards a fuel tank located to the north of the mill building. This tank is likely Tank #1 (UST) based on its position in the photograph. A railroad car is also visible on the left side of the photograph, which is situated either on the main line or the spur in front of the current remnant mill building.

#### 4.2.6 Historical Maps

Historical topographic maps were viewed on the University of New Hampshire website (<http://docs.unh.edu/nhtopos/nhtopos.htm>) for the years 1930 and 1952. These maps did not yield useful information about the site but are included in Appendix E. A 1995 survey map of the 15 acre parcel containing the “old talc mill site” was reviewed at the Johnson municipal offices. Three structures are depicted south of the railroad bed and Lendway Lane, which appear to be the current buildings occupied by the Town and Village of Johnson. The current remnant mill structure is not illustrated on this map. Notes on the map indicate that the 15 acre parcel is part of the property conveyed by the Green Mountain Talc Corporation to G.W. Tatro in 1994 (Book 71, p. 450). This map, along with several other maps provided by the VT AOT, is provided in Appendix B.

#### 4.2.7 Assessor’s Files

According to current records available at the Johnson assessor’s office, the site is listed as 98 Lendway Lane. Until 2011 it was listed as 780 Railroad Street Extension. The property identification number is 596-025, and the tax map number is 10-01-90. The site is listed as a 180.5 acre industrial site owned by the Village of Johnson and the Town of Johnson. The notes on the assessor’s card indicate that the land includes Town and Village garages and a food shelf building. Buildings are to be added. The parcel is contiguous with parcel 500-275, which is the 15 acre parcel, but “carried separately.” An historical hand-written assessor’s record was also available for the property, but it is not dated. It states that the property is 180.5 acres owned by G.W. Tatro, and the property is listed as 780 Railroad Street, Railroad Street Extension. A 72 ft by 72 ft steel structure is sketched on the assessor’s record. It is unclear whether this is the same former mill structure remnant currently located at the site. (See Appendix F).

#### 4.2.8 Johnson Planning Commission Report

The 2008 Johnson Planning Commission report referenced in Section 2.0 included a summary of site history. The report states that the former talc mill property is jointly owned by the Town and the Village of Johnson and consists of approximately 195 acres of land and several buildings. Until 1995, a part of the property served as an industrial site for the Luzenac Corporation’s talc processing operations. The Town and Village purchased the property in two phases. The first 15 acre parcel was purchased in 1996, and included two large industrial buildings and an office building. The second 180.5 acre parcel and related infrastructure were acquired in 2003.

### 4.3 **SUMMARY OF SITE AND AREA HISTORY**

Based upon the above referenced sources, the site was first developed as a talc mine and processing

facility as early as 1907 by the American Mineral Company. The American Mineral Company appears to have acquired the land from three separate parcels. The American Mineral Company and its purchaser, the Eastern Magnesia Talc Company, both appear to have expanded the talc facility by purchasing additional parcels of surrounding farm land and other lands in the first half of the 20<sup>th</sup> century. The Eastern Magnesia Talc Company owned the talc facility from 1926 until 1984, when it was sold to Vermont Talc Inc./Acqui-Tal, who sold the facility to Green Mountain Talc Corporation in 1988. Green Mountain Talc Corporation owned the facility until its closure in 1994. At the time of an environmental investigation in 1989, the site was operating as Cyprus Industrial Minerals. According to interviews, the site was operated by Luzenac America when it closed. ECS could not ascertain whether these were daughter (d/b/a) companies of the owners listed above, or whether these companies were leasing the facility from the owners.

According to an employee who worked at the talc processing facility from 1962 until its closure in the mid 1990s, several petroleum tanks were historically located at the site. Details were provided in Section 3.2. In 1994, G.W. Tatro purchased the facilities, and mining was no longer performed. Tatro reportedly dismantled mill buildings and the railroad on the site. However, remnants of the railroad (either the main line or spur) were discovered in 2010 in TP-21. In 1996, one 15 acre parcel was sold to the Town and Village of Johnson, which contained the “old talc mill site” and associated structures. In 2003, the remaining 180.5 acres were sold to the Town and Village.

## **5.0 REGULATORY INFORMATION**

ECS obtained a commercial environmental database search from FirstSearch™ Technology Corporation (FSTC). The search distances are consistent with those specified in ASTM Phase I assessment guidelines. Databases searched and search distances are provided in Appendix G.

### **5.1 ON-SITE DATABASE LISTINGS**

The site is listed on the Vermont closed hazardous waste site database as Cyprus Minerals, Railroad Street, Johnson (VT DEC site #89-0303). It is unclear whether petroleum contamination encountered during this investigation was the same contamination and location encountered in 2010. A memo in the site file available on the State of Vermont's website indicates that the contamination was encountered 50 feet from the Lamoille River, which is outside the area of the 2010 investigation. The site was listed as an active hazardous waste site in 2010 (VT DEC site #2010-4124).

### **5.2 ADJOINING AND SURROUNDING PROPERTY DATABASE LISTINGS**

Records pertaining to nearby listed properties of concern based on proximity to the subject site are summarized below. The Johnson Town/Village Public Works facility at 635 Railroad Street is listed as a RCRA generator (ID# VTR000513051) of spent halogenated solvents, ignitable waste, Vermont Waste Code VT02 (petroleum distillates), Vermont Waste Code VT08 (ethylene glycol), and Vermont Waste Code VT01 (PCBs 50 ppm or greater). This facility is located on site and occupies a portion of the historic "old talc mill". No other locations are mapped upgradient or adjacent to the site within the search radii specified in the FirstSearch™ report.

## **6.0 SITE RECONNAISSANCE**

ECS inspected the site during soil investigation activities in October 2010, and again in January 2011 while performing historical research at the Johnson municipal offices.

### **6.1 SITE LAYOUT**

ECS focused site reconnaissance on the remnant talc mill structure upgradient of the contamination encountered in 2010. The structure is located up a steep hill to the south of Lendway Lane. Due to heavy snow cover, site reconnaissance was limited. The structure was built into the hillside, and open on the west side. Sand was stored within the structure. Machinery from the Public Works building was stored to the east of the structure. ECS also noted a discarded tire, a 5 gallon bucket, and scrap metal throughout the area. The Public Works building is located approximately 100 yards to the west of the structure.

### **6.2 PETROLEUM AND HAZARDOUS MATERIALS, USE, STORAGE, AND GENERATION**

#### **6.2.1 Hazardous Use and Materials**

ECS inspected the portion of the property near the remnant mill structure upgradient of the encountered contamination. ECS did not inspect the interior of the Town and Village buildings located to the east of the structure on-site. ECS does not know what hazardous materials are currently in use or make statements about petroleum usage/disposal within these buildings.

#### **6.2.2 Petroleum and Hazardous Materials Storage**

A 1,000 gallon capacity diesel fuel AST and dispenser were observed in a covered enclosure to the east of the remnant mill structure, between the structure and the Public Works building. The AST did not appear to have any kind of secondary containment, and if a spill occurred it could represent a threat to subsurface soils or groundwater at the site. Other than the subsurface "sump" and piping encountered in TP-18 and 19 during the 2010 excavations, ECS did not observe any obvious evidence of former ASTs or USTs in the vicinity of the remnant mill building.

### **6.3 STAINED SURFACES AND DISTRESSED VEGETATION**

Thick snow cover prevented the inspection of the ground surface during ECS' inspections.

## 7.0 CONCLUSIONS

ECS has completed historical research and site reconnaissance of the former Cyprus Industrial Minerals talc mill on Lendway Lane in Johnson, Vermont. Petroleum contamination was encountered during 2010 water line installation along Lendway Lane, and its source could not be determined at the time. Subsurface petroleum contamination was also encountered at the site in 1989 and 1991, but it is unclear whether these were in the same location as the contamination discovered in 2010.

A remnant structure upgradient of the contamination is currently used as a road salt and sand storage facility by the Town Highway Department. This structure, along with historic structures either previously demolished or redeveloped into current buildings occupied by the Town and Village of Johnson, formerly operated as a talc mill. The site has been previously identified as 780 Railroad Street Extension and 71 Lendway Lane. However, current Town records indicate the current physical address is 98 Lendway Lane. Lendway Lane is a Class III dirt road extension of Railroad Street, and runs parallel to the Lamoille River. The historic talc mine and mill property were formerly situated on two parcels (180.5 acres and 15 acres) which are currently owned jointly by the Town and Village of Johnson. A third parcel (25 acres) that was formerly utilized for tailing piles and settling ponds was not acquired by the Town/Village and currently includes two baseball diamonds associated with "Old Mill Park".

Research utilizing historic maps and photographs and interviews with persons knowledgeable of the site yielded the potential presence of six (6) former tanks ("Tanks #1 through 6"), at least one of which ("Tank #1") was a UST. Evidence of structures associated with "Tank #1" was encountered in test pits "TP-18" and TP-19" during the 2010 investigation. However, the fate of all of these former tanks is unknown. It is presumed that all of these tanks contained either diesel or #2 fuel oil. However, the Johnson Historical Society indicated that #4 or #6 fuel oil was formerly utilized to power a large dryer in the vicinity of the current remnant structure. This was corroborated by field observations associated with test pit "TP-21", which was excavated during the 2010 investigation. It is unknown if these heavier oils were formerly stored in one or more of the six tanks identified above or in additional unknown tank(s). Based on field observations, only one existing tank is located on-site, which is a 1,000 gallon AST ("existing AST") located in an open enclosure between the remnant mill structure and the current Town Highway Department building.

## 8.0 RECOMMENDATIONS

ECS recommends performing an initial site investigation (ISI) to assess soil and groundwater quality at the site. This proposed ISI should be completed to define the nature and extent of contamination discovered in 2010, which includes diesel contamination likely stemming from former “Tank #1” (UST) and #4 or #6 fuel oil contamination, the source of which is currently unknown. It is possible that the contamination identified in 1991 is related to “Tank #3” based the report of contamination being 50 ft from the Lamoille River. Due to the potential for multiple sources based on historic fuel usage, investigation should also be focused in the areas of the other former tanks (“Tanks #2 through 6”).

Prior to further investigation, ECS recommends utilizing the existing CADD map generated for the water upgrade project by Otter Creek Engineering as the investigation base map. Pertinent information garnered from historic maps and photographs should be overlaid on this base map. This will allow a more accurate targeting of the proposed drilling locations. ECS also recommends performing a geophysical survey within the area of investigation to map subsurface structures, including utility conduits, culverts, and potentially the bedrock surface, all of which can influence contaminant migration through preferential pathways. Geophysical data will also be utilized to determine whether any of the former tanks or any unknown USTs exist at the site.

Furthermore, because of the historical nature of the talc mining and milling operation, other contaminants of concern (COCs) may exist on the property, and should also be considered during future investigations. Limited research of Wastewater Management Division (WWMD) documents available on the VT DEC’s website indicates that elevated metals, specifically arsenic and nickel, have been detected in surface water at the Luzenac Property, another talc mining and milling facility located in Ludlow, VT (Site #2004-3217). These detections may have been the result of leaching associated with discharges, waste rock disposal areas, tailing piles, settling ponds, and/or geologic background. ECS recommends reviewing all available documents relating to the Ludlow site prior to additional investigations at the subject site. ECS also recommends acquiring and reviewing the 2007 environmental assessment report and the water source evaluation documents outlined in Section 2.2 and any Act 250 documents relating to wastewater discharge, solid waste management, etc.

Due to potential leaching of metals noted above, sampling of surface water and/or water supplies should be considered future investigations. The former tailings piles and settling ponds were located immediately adjacent to the Lamoille River and VT DEC GIS mapping indicates that five (5) water supply wells are located within 1,000 ft of the site.

## 9.0 REFERENCES

### 9.1 RESOURCES CONSULTED

1. *FirstSearch™ Technology Corporation Environmental Database Report*; dated December 2, 2010
2. Report on Potential Future Uses of the Former Talc Mill Property, Johnson Planning Commission, 2008
3. Aerial Photographs dated 2004, 1995, 1981, 1976, and 1942, obtained from FirstSearch™ Technology Corporation
4. Frey, Robert, 1995, Plan of Land in Johnson Vermont Being Conveyed by Gerald W. Tatro to the Town and Village of Johnson
5. USGS topographic maps dated 1930 and 1952, University of New Hampshire website, <http://docs.unh.edu/nhtopos/nhtopos.htm>
6. Vermont Agency of Transportation; historic maps and photographs
7. Piniakiewicz, Robert J., McCarthy, Edward F., Genco, Noel A.: *Industrial Minerals and Rocks – 6th Edition, Chapter 87, Part 2, Commodities and Uses*; January 1, 1994.
8. Personal communication with Mr. Ed Wissel, former employee of Luzenac America.

### 9.2 AGENCIES CONTACTED

Johnson Municipal Clerk  
Johnson Assessors Office  
Johnson Historical Society



## **FIGURES**

---



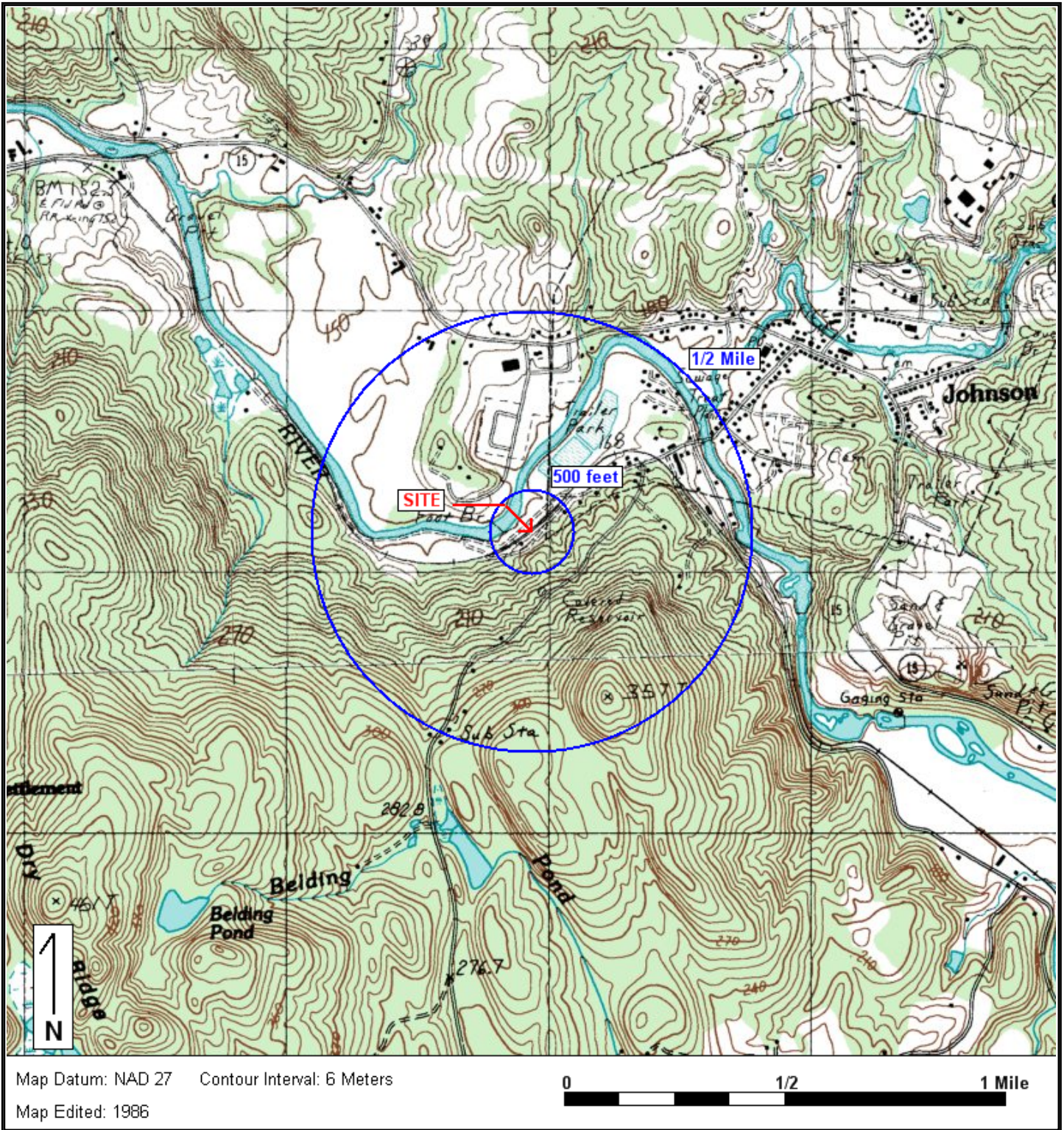


Environmental Compliance Services, Inc.  
 1 Elm Street, Suite 3  
 Waterbury, VT 05676  
 Phone 802.241.4131 Fax 802.244.6894  
 www.ecsconsult.com

Former Cyprus Industrial Minerals

Johnson, VT 05656

Figure 1: SITE LOCUS

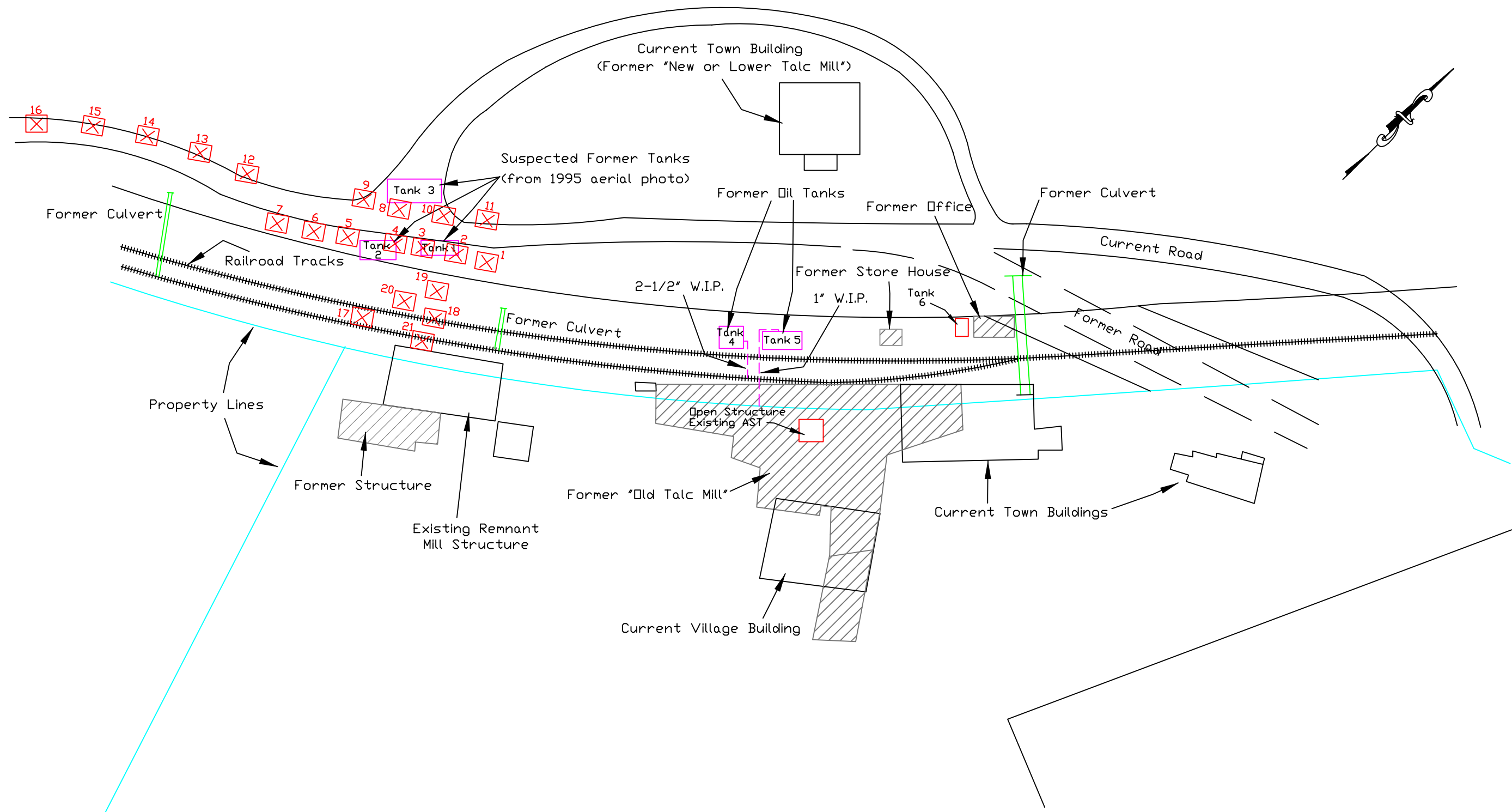


Base Map: U.S. Geological Survey; Quadrangle Location: Johnson, VT

Lat/Lon: 44° 37' 46" NORTH, 72° 41' 36" WEST - UTM Coordinates: 18 682964 EAST / 4944370 NORTH

Generated By: Rich Walas





**LEGEND:**  
16 X Test Pits - Excavated October 2010  
Tank 1 Former UST or AST Location

**FORMER CYPRUS MINERALS  
Johnson, VT**

**TITLE:**  
 SITE MAP

<b>DRAWN BY:</b>	<b>DESIGNED BY:</b>	<b>CHECKED BY:</b>	<b>APPROVED BY:</b>
ABC	ABC	EU	EU
<b>SCALE:</b>	<b>DATE:</b>	<b>JOB NO.:</b>	<b>FIGURE NO.:</b>
1"=80'	1/20/11	08-215119.00	2

**APPENDIX A**  
**HISTORIC PHOTOGRAPHS**

---



297040<sup>4</sup>

36.805

Johnson  
6/14/88  
6510-12



[Send To Printer](#)

[Back To TerraServer](#)

[Change to 8.5x11 Print Size](#)

[Show Grid Lines](#)

[Change to Landscape](#)

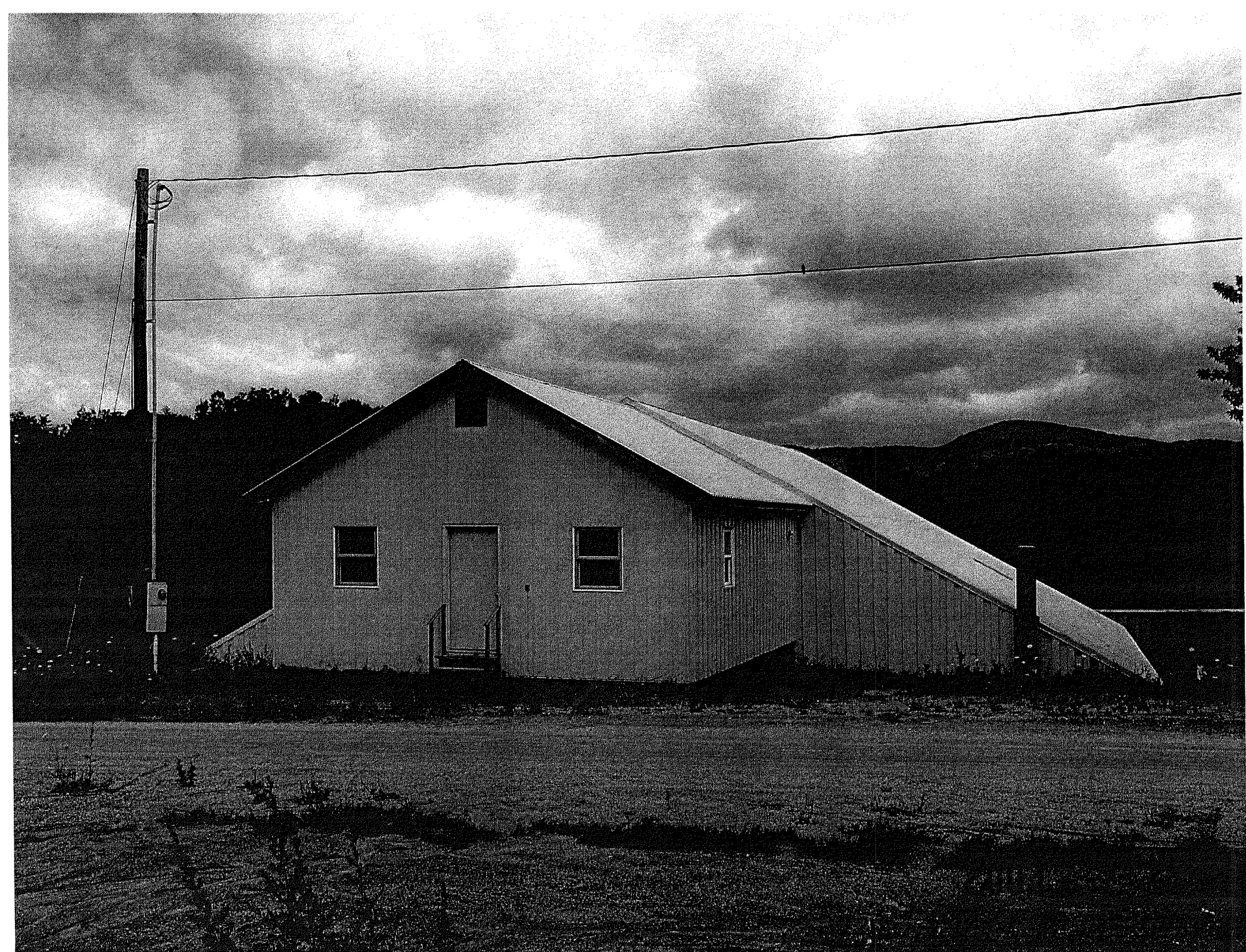
**USGS Johnson, Vermont, United States** 09 May 1995



0 100M

0 100yd



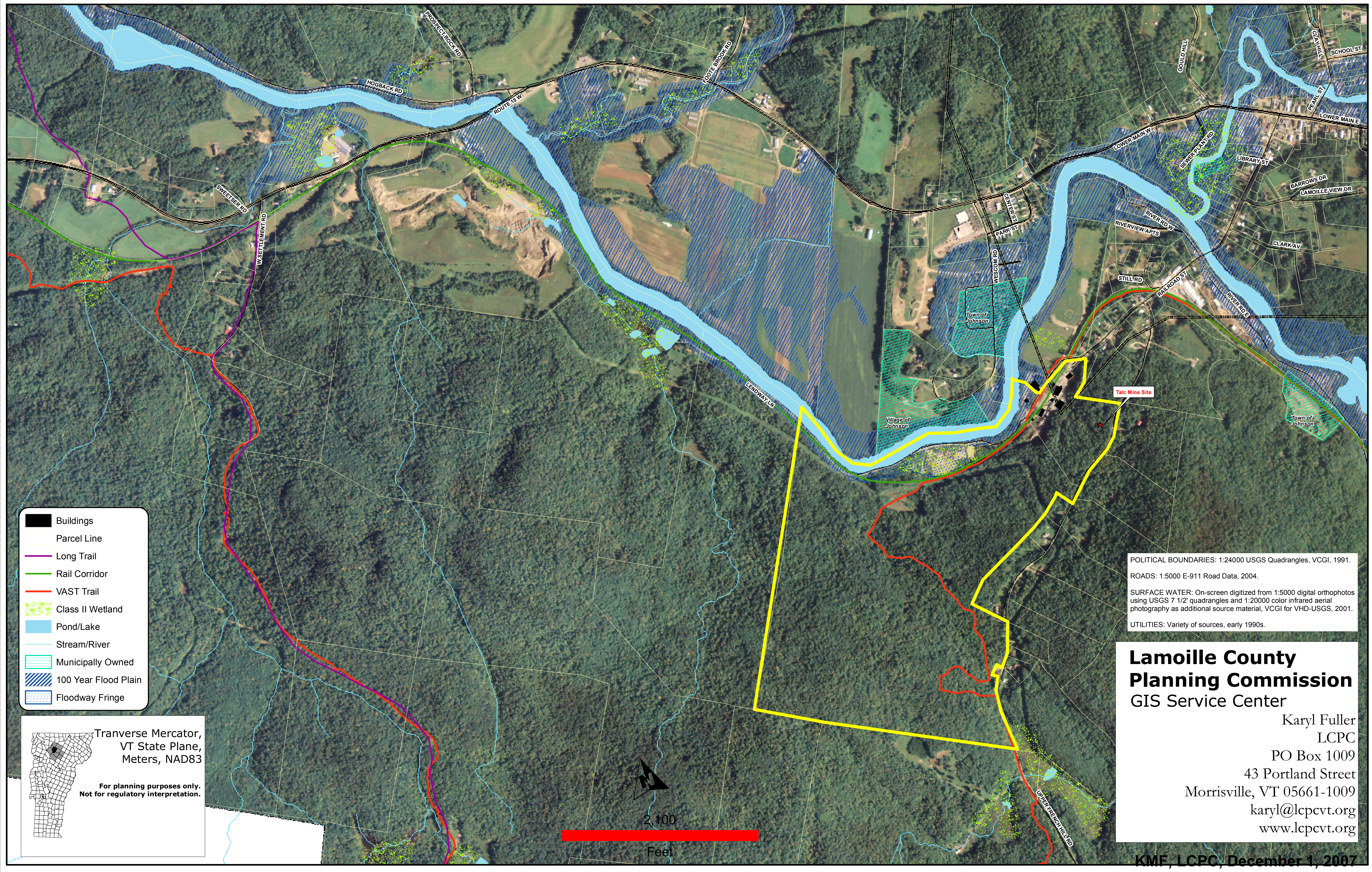









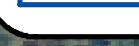
**APPENDIX B**

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**HISTORIC MAPS/SITE DRAWINGS**

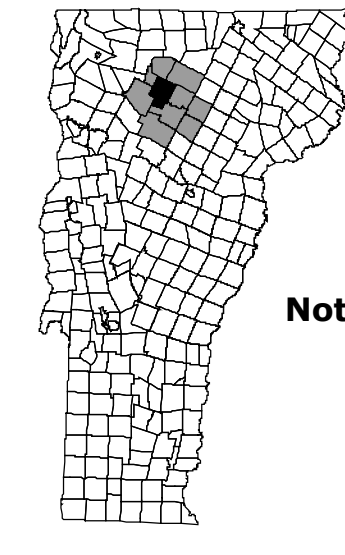
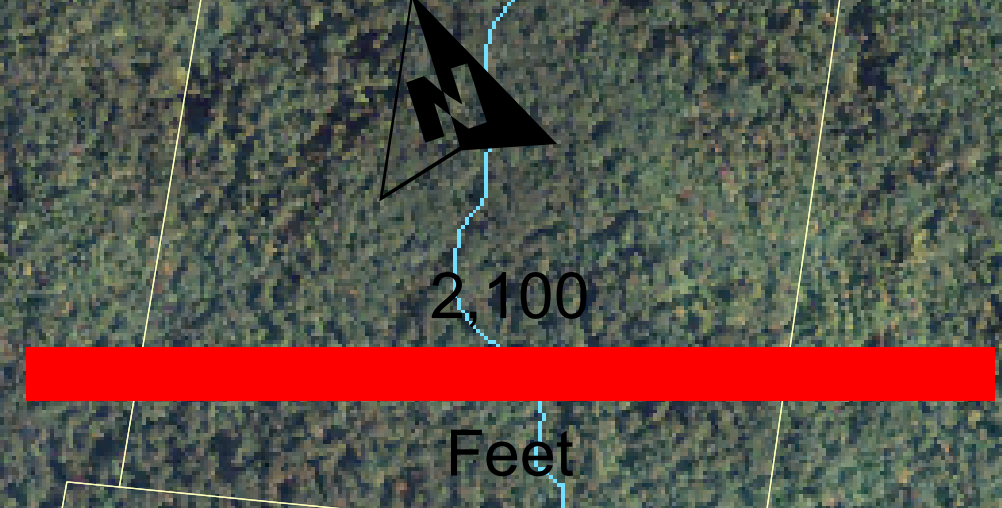




-  Buildings
-  Parcel Line
-  Long Trail
-  Rail Corridor
-  VAST Trail
-  Class II Wetland
-  Pond/Lake
-  Stream/River
-  Municipally Owned
-  100 Year Flood Plain
-  Floodway Fringe

Traverse Mercator,  
VT State Plane,  
Meters, NAD83

**For planning purposes only.  
Not for regulatory interpretation.**

POLITICAL BOUNDARIES: 1:24000 USGS Quadrangles, VCGI, 1991.  
 ROADS: 1:5000 E-911 Road Data, 2004.  
 SURFACE WATER: On-screen digitized from 1:5000 digital orthophotos using USGS 7 1/2' quadrangles and 1:20000 color infrared aerial photography as additional source material, VCGI for VHD-USGS, 2001.  
 UTILITIES: Variety of sources, early 1990s.

**Lamoille County  
 Planning Commission  
 GIS Service Center**

Karyl Fuller  
 LCPC  
 PO Box 1009  
 43 Portland Street  
 Morrisville, VT 05661-1009  
 karyl@lcpv.org  
 www.lcpv.org



GERALD W. TATRO  
PART OF 71/450-453

"LENDWAY LANE"  
TOWN HIGHWAY NO. 44

GERALD W. TATRO  
PART OF 71/450-453

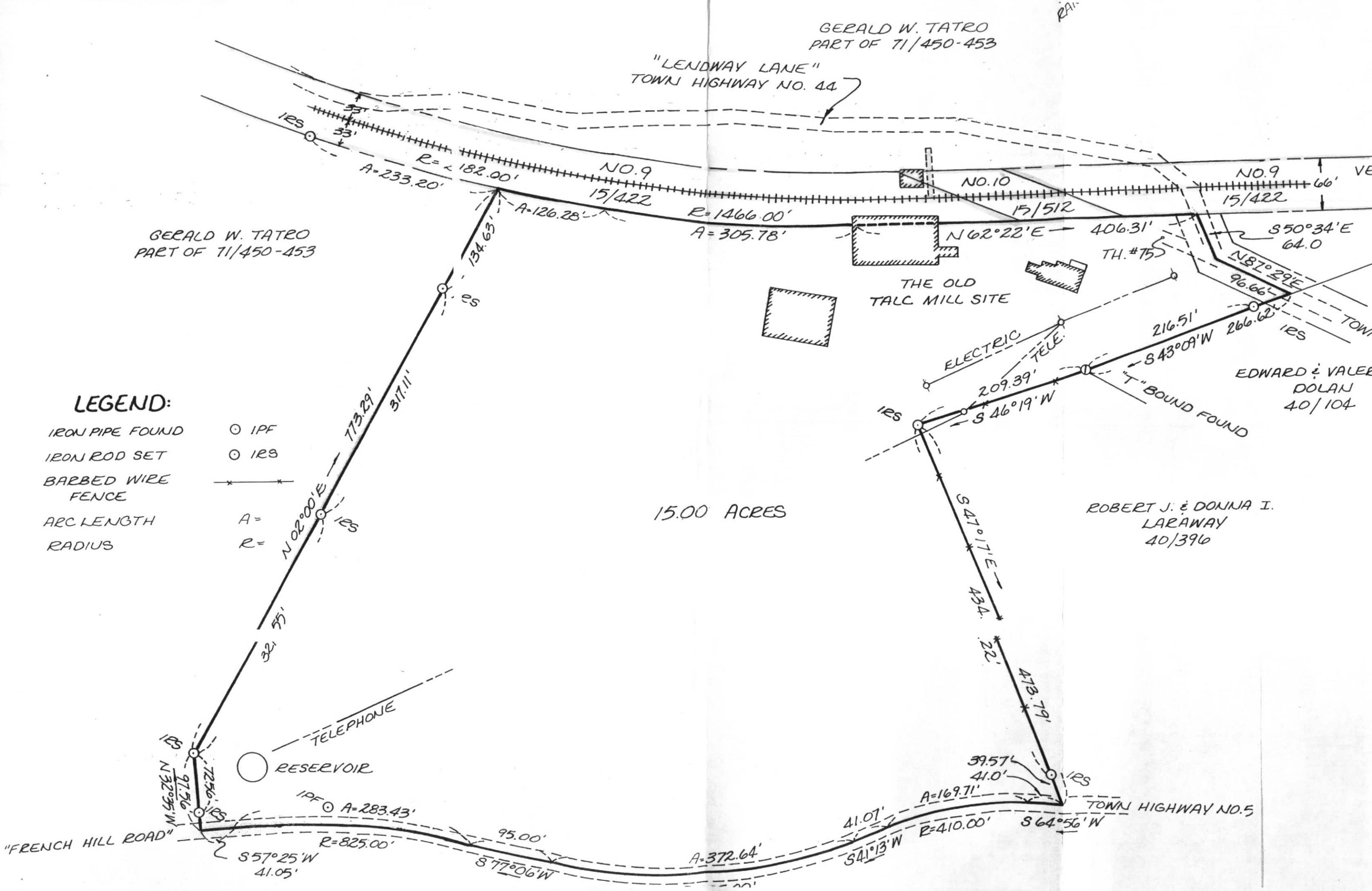
15.00 ACRES

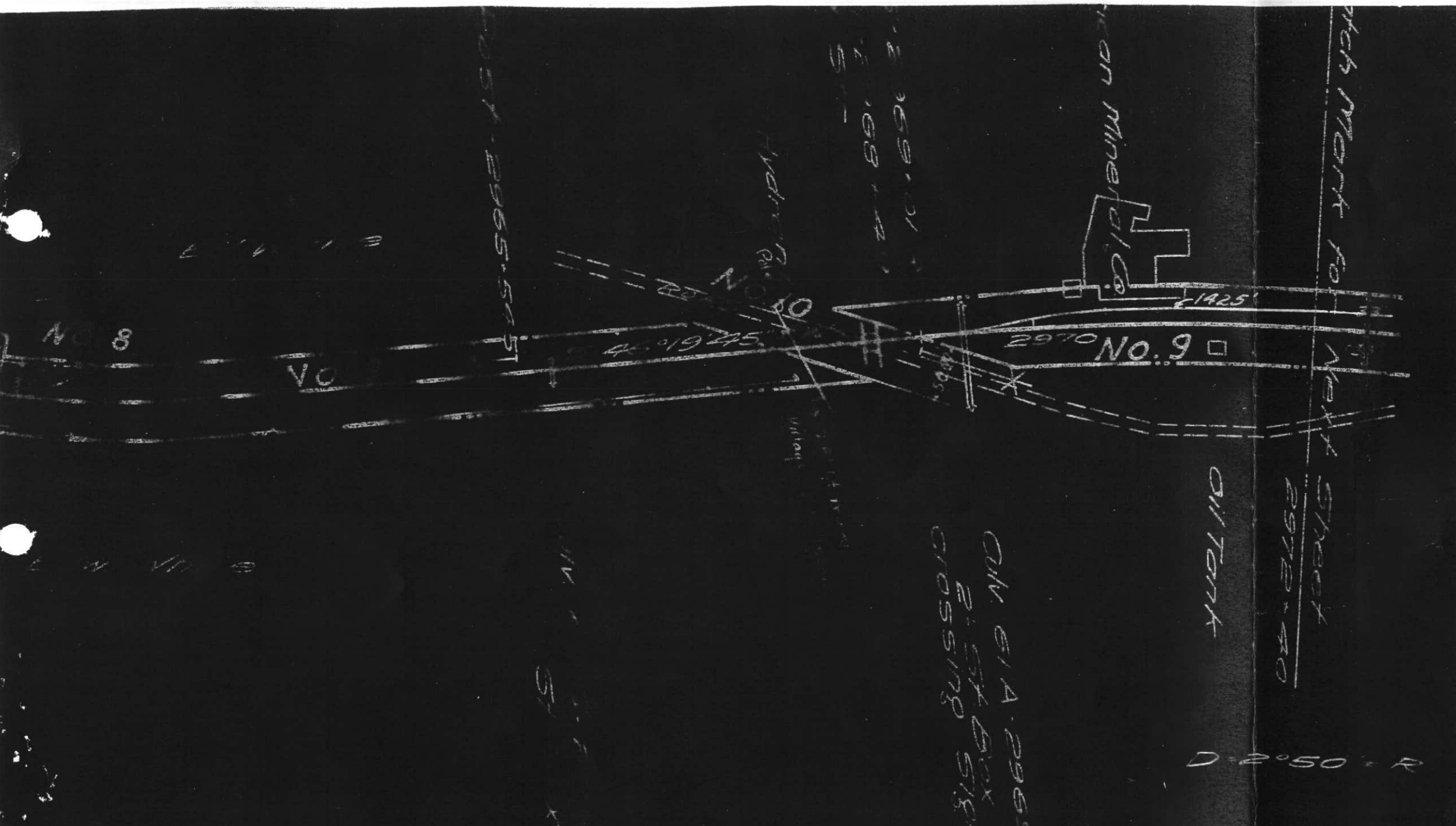
ROBERT J. & DONNA I.  
LARAWAY  
40/396

EDWARD & VALERIE  
DOLAN  
40/104

**LEGEND:**

- IRON PIPE FOUND      ○ IPF
- IRON ROD SET        ○ IRS
- BARBED WIRE FENCE    —\*—\*—\*
- ARC LENGTH            A=
- RADIUS                 R=





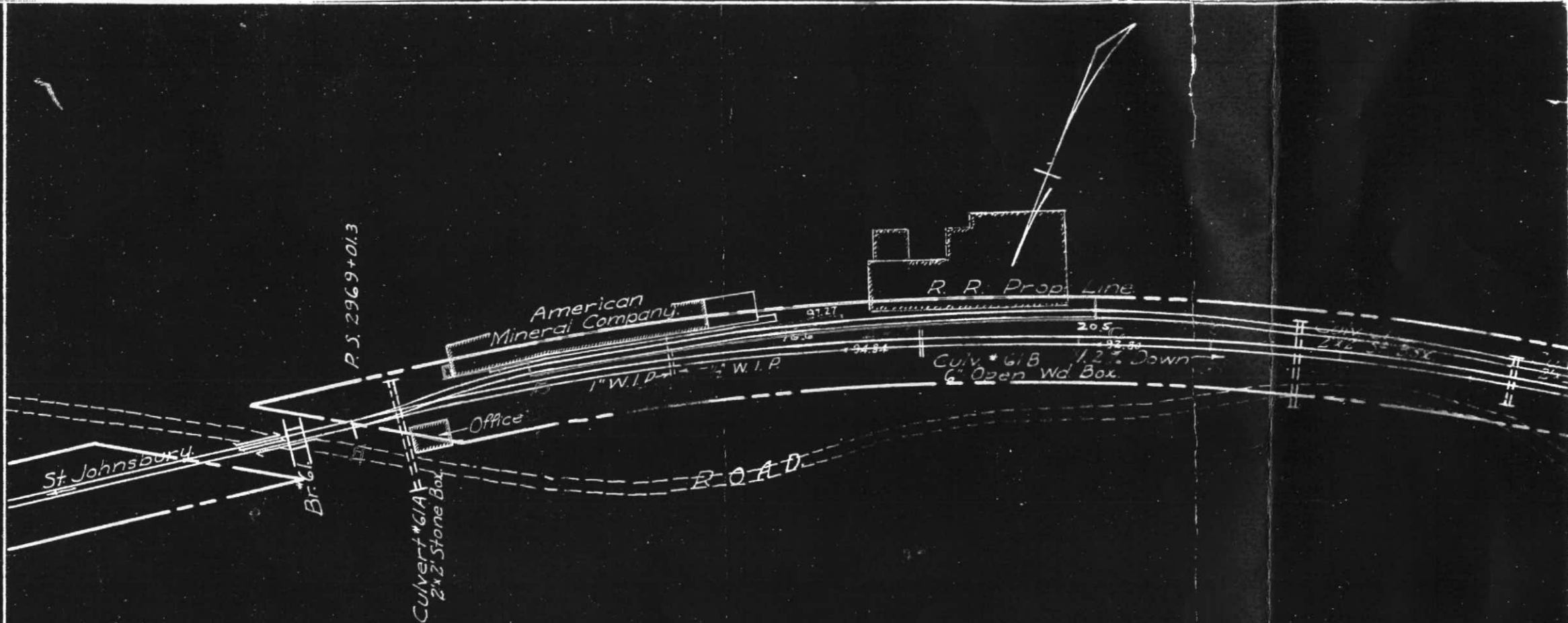
Pipe  
xing

Tale  
Co.

NO  
Size  
or  
What  
it

Carries  
sta.  
2972+75

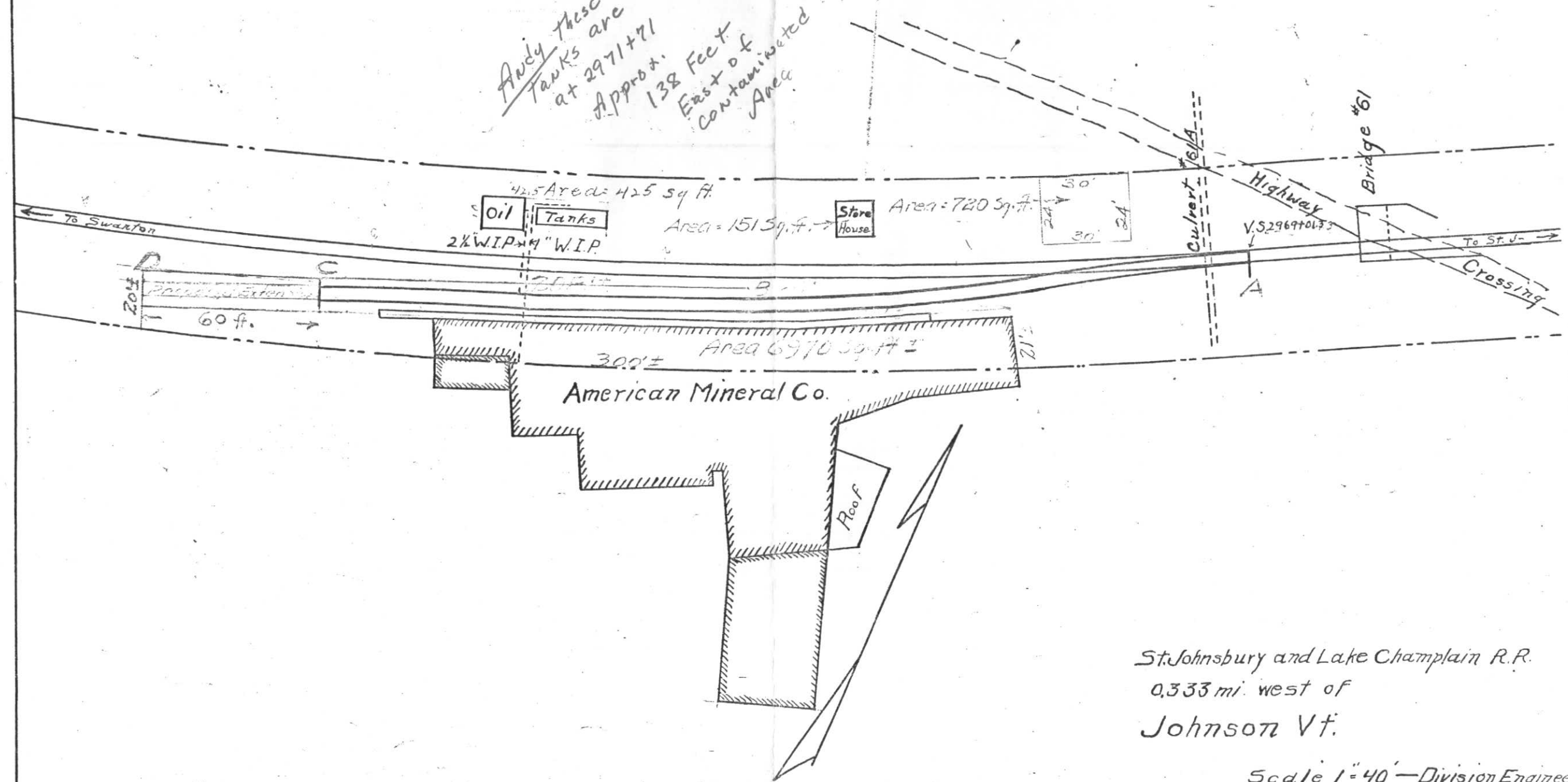
2971+71 tank area  
↓ 1" w.i.p. 1 1/2" w.i.p.



June  
1932

Trim line for prints 3

Andy these Tanks are at 2971+71 Approx. 138 Feet East of contaminated Area



St. Johnsbury and Lake Champlain R.R.  
0.333 mi. west of  
Johnson Vt.

Scale 1"=40' - Division Engineer

Issue
50 67
A-8-6-17
B-6-26-18
C-10-7-18
D-10-15-18

Q2046.

Trim line for prints 3

Trim line for prints 3  
Notes + Calculations  
N.B. 520 - Pg. 36-37

Drawn by PMS  
Traced by PMS  
Checked by  
Correct  
Asst. Div. Engr.

6

**APPENDIX C**

---

AERIAL PHOTOGRAPHS

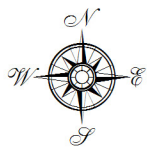


# Environmental FirstSearch

Historical Aerial Photo

2004

LENDWAY LANE, JOHNSON VT 05656



Job Number: 08-215119  
Target Site: (Latitude: 44.629122, Longitude: -72.693989)

Approximate Scale: 1 inch equals 900 feet

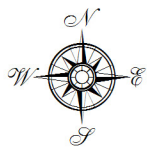


# Environmental FirstSearch

Historical Aerial Photo

1995

LENDWAY LANE, JOHNSON VT 05656



Job Number: 08-215119  
Target Site: (Latitude: 44.629122, Longitude: -72.693989)

Approximate Scale: 1 inch equals 900 feet

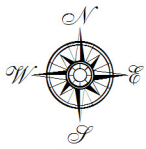


# Environmental FirstSearch

Historical Aerial Photo

1981

**LENDWAY LANE, JOHNSON VT 05656**



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Target Site: (Latitude: 44.629122, Longitude: -72.693989)

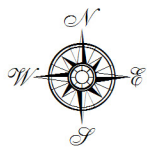
Approximate Scale: 1 inch equals 900 feet

# Environmental FirstSearch

Historical Aerial Photo

1976

**LENDWAY LANE, JOHNSON VT 05656**



Job Number: 08-215119  
Target Site: (Latitude: 44.629122, Longitude: -72.693989)

Approximate Scale: 1 inch equals 900 feet

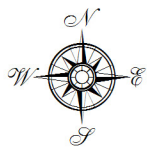


# Environmental FirstSearch

Historical Aerial Photo

1942

LENDWAY LANE, JOHNSON VT 05656



Job Number: 08-215119  
Target Site: (Latitude: 44.629122, Longitude: -72.693989)

Approximate Scale: 1 inch equals 900 feet

**APPENDIX D**

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**SANBORN FIRE INSURANCE MAPS**



## **HISTORICAL FIRE INSURANCE MAPS**

**NO MAPS AVAILABLE**

**12-02-10**

**08-215119**

**LENDWAY LANE**

**JOHNSON VT 05656**

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

### Copyright Policy & Disclaimer

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**APPENDIX E**

---

HISTORICAL TOPOGRAPHICAL MAPS





ST. ALBANS 26 MI. / JEFFERSONVILLE 5 MI.

(Mt Mansfield)

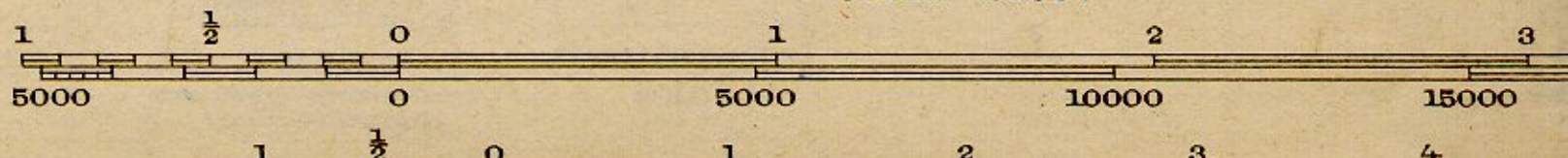
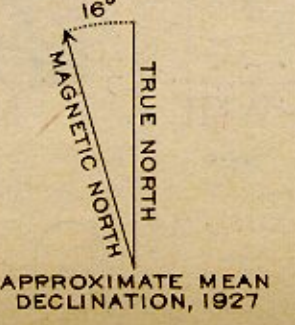
2490 000 YARDS

JEFFERSONVILLE 13 MI. / MT. MANSFIELD 5 MI.

44° 30' 72" 45'

Topography by D.H. Watson, T.F. Murphy, W.J. Lloyd, H.B. Smith, and F.H. Sargent. Surveyed in 1927.

STOWE 5 MI. / MONTPELIER 27 MI.



STOWE 4 MI. (Montpelier) / WATERBURY 14 MI. / Scale 1/62500

Contour interval 20 feet / Datum is mean sea level





4949  
4946  
4945  
4942  
4941  
4940  
4938  
4937  
4936  
4935  
4934

WINOOSKI 30 MI.  
JEFFERSONVILLE 5.2 MI.

JEFFERSONVILLE 13 MI.  
SMUGGLERS NOTCH 4.9 MI.

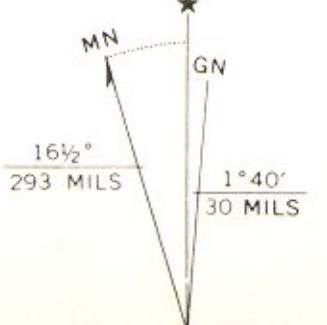
730000 FEET  
44° 30' 72" 45'

680 440000 FEET 682 683 684 685 686 687 688 689 690 691

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS

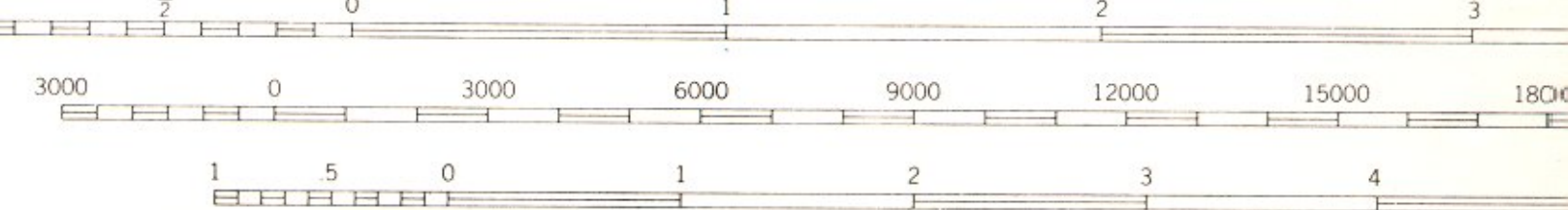
Topography by plane-table surveys 1927. Revised 1953  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Vermont coordinate system  
1000-meter Universal Transverse Mercator grid ticks,  
zone 18, shown in blue

WEST BRANCH 2.6 MI.  
STOWE 4.7 MI.



UTM GRID AND 1953 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

STOWE 3.8 MI.  
WATERBURY (JUNC. U.S. 2) 14 MI.  
SCALE 1:62 500



CONTOUR INTERVAL 20 FEET  
DATUM IS MEAN SEA LEVEL

FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON 25, D. C.  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



**APPENDIX F**

---

**CURRENT TAX ASSESSOR'S RECORDS**

**Itemized Property Costs**

From Table: MAIN Section 1

Record # 951

Property ID: 596-025      Location: 98      LENDWAY LN      Tax Map #: 10-01-90  
 Owner(s): JOHNSON VILLAGE OF INC      JOHNSON TOWN OF  
 Description: 180.5 AC INDUSTRIAL SITE-.3 AC      Last Inspected: 04/01/2004      Cost Update: 01/26/2010  
 Sale Price: 300,000      Sale Date: 06/02/2003      Book: 98      Page: 551      Validity: Yes  
 Bldg Type: No Data      Quality: 0.00      Style:      No Data      Frame: No Data  
 Yr Built: 0      Eff Age: 0      Area: 0      # Rms: 0      Bedrms: 0      # Baths: 0      # 1/2 Baths: 0

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
<b>ADJUSTED BASE COST</b>					
Subtotal					
<b>REPLACEMENT COST NEW</b>					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					
<b>LAND PRICES</b>	Size	Nbhd Mult	Grade	Depth/Rate	
AC Other	180.50	1.10	0.80		175,900
<b>Total</b>	180.50				175,900
<b>SITE IMPROVEMENTS</b>	Hsite/Hstd	Quantity	Quality		
Water	n / n	Typical	Average		4,000
Sewer	n / n	Typical	Average		4,000
3 Site Impr	y / y	--			12,000
<b>Total</b>					20,000
<b>TOTAL PROPERTY VALUE</b>					195,900

**NOTES**

Land includes Town and Village garages and food shelf buidling.  
 Buildings to be added. This parcel is contiguous with 500-275 but carried separately.  
 Village value on .3 ac (162500 divided by 180.5 ac x .3 = 270 or 300)  
 '06 see transfers 62-05 (Village of Johnson to Village of Johnson) B. 107, p. 405 & 63-05 (Town of Johnson to Village of Johnson) B. 107. p. 410  
 '10 Village value: 175900 divided by 180.5 x .3 = 292 or 300  
 '11 changed locatable address 780 Railroad St to 98 Lendway Ln

## Itemized Property Costs

From Table: MAIN Section 1

*98 Lendway Lane*

Record # 951

Property ID: 596-025      Location: 780 ~~RAILROAD ST~~      Tax Map #: 10-01-90  
 Owner(s): JOHNSON VILLAGE OF INC      JOHNSON TOWN OF  
 Description: 180.5 AC INDUSTRIAL SITE-.3 AC      Last Inspected: 04/01/2004      Cost Update: 01/26/2010  
 Sale Price: 300,000      Sale Date: 06/02/2003      Book: 98      Page: 551      Validity: Yes  
 Bldg Type: No Data      Quality: 0.00      Style:      No Data      Frame: No Data  
 Yr Built: 0      Eff Age: 0      Area: 0      # Rms: 0      Bedrms: 0      # Baths: 0      # 1/2 Baths: 0

Item	Description	Percent	Quantity	Unit Cost	Total
------	-------------	---------	----------	-----------	-------

BASE COST

ADJUSTED BASE COST

Subtotal

REPLACEMENT COST NEW

REPLACEMENT COST NEW LESS DEPRECIATION

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
AC Other	180.50	1.10	0.80		175,900
Total	180.50				175,900

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality	
Water	n/n	Typical	Average	4,000
Sewer	n/n	Typical	Average	4,000
3 Site Impr	y/y	--		12,000
Total				20,000

TOTAL PROPERTY VALUE

195,900

## NOTES

Land includes Town and Village garages and food shelf buidling.

Buildings to be added. This parcel is contiguous with 500-275 but carried separately.

Village value on .3 ac (162500 divided by 180.5 ac x .3 = 270 or 300)

'06 see transfers 62-05 (Village of Johnson to Village of Johnson) B. 107, p. 405 &amp; 63-05 (Town of Johnson to Village of Johnson) B. 107. p. 410

'10 Village value: 175900 divided by 180.5 x .3 = 292 or 300

*new locatable address: 98 Lendway Ln  
 changed in computer  
 + printed*

F73

596-025

ADDRESS	OWNER	PHOTO*	ACREAGE	DEED BOOK	PAGE NO.
(Town Parcel 136236-01-90)	(Also Photos 9, 10, 12, 13)	137236(02)	180.5		
Johnson, Village of Inc. & Town of Johnson					
BLOCK	SUBDIVISION LOT NUMBER	ROAD FRONTAGE	DATE ACQUIRED		
01	09	97, 3092' & 264'			
LOCATION					
Upper French Hill Rd & Railroad St. & T. 11. #75					
OWNER'S NAME AND ADDRESS					
19-10 Town of Johnson to Village of Johnson (1/2 INTEREST WATERLINE)		9/21/10	127		217
62-05 Town of Johnson to Village of Johnson		6/105			
62-05 Village of Johnson to Village of Johnson		6/20/05	107		410
59-03 Estate GWTatro (Town of Johnson)		6/105			
62-03 Estate GWTatro (Stephensbacke Ex) to Inc. Village of Johnson		6/20/05	107		405
62-03 Estate GWTatro (Stephensbacke Ex) to Inc. Village of Johnson		5/30/03	98		551-555
62-03 Estate GWTatro (Stephensbacke Ex) to Inc. Village of Johnson		6/2/03	88		448-449
62-03 Estate GWTatro (Stephensbacke Ex) to Inc. Village of Johnson		3/01			
1 Green Mountain Tale to		5/94	71		450-51

192-1+0 493-143 596-025 136236-101-190

CARD # 1 of 2

OWNER: John Gerald W.  
 MAILING ADDRESS: 2391000  
 DESC LOCATION: RR St EXT  
 PARCEL ID: 136236-101-190  
 RESIDENT STATUS: 1 = TOWN  
 COST SCHEDULE: 1 = STD 2 = CSTM 3 = C 4 = MTL 5 = AFR 6 = CML  
 UNIT DESCRIPTION: 1 = WD SH 2 = CPBD 3 = SDRG 4 = BRK 5 = SHAKE 6 = STONE 7 = CONC BLK 8 = ALM/VNL 9 = LOG 10 = OTHER  
 UNIT: 1 = WOOD 2 = METAL 3 = BRICK 4 = STONE 5 = OTHER  
 MATL: 1 = GABLE 2 = GAMBRIL 3 = HIP 4 = FLA 5 = SHED 6 = MANSARD 7 = OTHER  
 Remarks: See map for details

FINAL ESTIMATE OF VALUE AS OF 4-1-39: 239,100  
 REAL CATEGORIES: 3 = MH 6 = V2 9 = 1 12 = F 15 = M  
1 = R1 4 = MHL 7 = C 10 = UE 13 = G  
2 = R2 5 = V1 8 = CA 11 = UO 14 = W  
 DEPRECIATION: 0 = N A 1 = EX 2 = EX GOOD 3 = GOOD 4 = GOOD 5 = AVG 6 = AVG BLW 7 = BLW 8 = BLW 9 = BLW 10 = DILAP  
 ESTIMATED YEAR OF CONSTRUCTION: 1968  
 PHYSICAL DETERIORATION: 5%  
 Remarks: See map for details

LAND: 1180 SQ FT  
 NO. LIVING UNITS: 1  
 UNIT DESCRIPTION: 1 = WOOD 2 = METAL 3 = BRICK 4 = STONE 5 = OTHER  
 MATL: 1 = GABLE 2 = GAMBRIL 3 = HIP 4 = FLA 5 = SHED 6 = MANSARD 7 = OTHER  
 Remarks: See map for details

RESIDENT STATUS: 1 = TOWN  
 COST SCHEDULE: 1 = STD 2 = CSTM 3 = C 4 = MTL 5 = AFR 6 = CML  
 UNIT DESCRIPTION: 1 = WOOD 2 = METAL 3 = BRICK 4 = STONE 5 = OTHER  
 MATL: 1 = GABLE 2 = GAMBRIL 3 = HIP 4 = FLA 5 = SHED 6 = MANSARD 7 = OTHER  
 Remarks: See map for details

**LAND VALUATION**

**GENERAL INFORMATION**

1 = IMPR 2 = STATIC 3 = DECLINE  
 1 = RSD 2 = CMI 3 = INDS 4 = REC 5 = AGR  
 6 = WIDN 7 = FLOOD 8 = UNR 9 = OTHER

**LAND VALUE REMARKS**

**FARM LAND COMPUTATION**

Type Land	No. Acres	Price Per Acre	Land Value
Site			
Lillage			
Pasture			
Woodland			

**SHORE FRONT & URBAN LAND COMPUTATION**

Area	Unit Price	Land Value
364 TN 75		
3092 TN 44		
917 TH 5		

**INDICATED VALUE FOR SUBJECT BY MARKET APPROACH**

**INCOME DATA**

**LAND COMPUTATION**

Parcel Size	Base Value	Grade Adjustment	Value Per Acre	Land Value
180	622	1.8	418	75240
15	300	1.8	240	120

**GENERAL REMARKS**

97 change land grade 17 to .8, add AH  
 Shed to steel bldg.  
 98 change average drainage 1.14 to .5 (downing)  
 made changes for road  
 change of acreage 181 to 180.5  
 Real Estate Dept, Helinger, Thel.

**IMPROVEMENTS SINCE LISTING**

Book	Page	Date	Grantor	Grantee	Sale Price
77	354.5	12/96	Tatra, G.	Village of Johnson	309375
	20.3				
88	488.9	3/10/01	Tatra, G.	Herman, J	2000
93	381.9	4/02	Tatra, G.	Battaloh, F	

**LISTING RECORD**

Items	19	97	19	98	19
Land		102118		107893	
Buildings	44	59423		44191	
	43	12890		11785	
Total	429200	174460		232108	

**TRANSFER RECORD**

**TOTAL LAND VALUE** 101976

**MARKET DATA**

Adjustments	Comparable Description	%/5	Comparable Description	%/5
Time	TOWER			
Location	MARSHALL SWIFT - Sect 44			
Land	Cost Est from Excavated Tank			
Blid. Size	2/100 X 60			
Condition	TIME ADJ			
	LESS PHYSICAL	5%		
	FUNCTIONAL	60%		

**INDICATED VALUE FOR SUBJECT BY MARKET APPROACH**

**INCOME DATA**

MARSHALL SWIFT - Sect 44 - 9/80  
 Excavation + Site Prep  
 Excav (incl 2' ave) 2 x 5308' x .00 ÷ 5308 = .40  
 Fill 2 x 5308' x .18 ÷ 5308 = .18  
 Site Prep = .12

**UNITS OF COMPARISON**

Value per S.F. Living Area and Percentage Good

Footings Est 10' b/c. 26 x 22.50' ÷ 500 = .34  
 Walls - Steel - 3592' x 2.76 ÷ 5308 = 1.55  
 PC Floor = 1.94

**GENERAL REMARKS**

Roof - Structural  
 Cover  
 Electrical (included in F.A.H.)  
 Walls - MC - 6' HT X 3502' C 1.41 X 3508 = 4.92  
 Annotations 9/80 986.5' } 1.41 x 15.55 = 21.9  
 4/90 1986.4' }

**IMPROVEMENTS SINCE LISTING**

5184 X 21.93 = 113685  
 X 60909d  
 = 68211

**LAND VALUATION**

**GENERAL INFORMATION**

NBHD CODE  
 NBHD TREND  
 ZONING  
 WATER  
 SEWER  
 UTILITIES  
 ROAD  
 ACCESS  
 TOPOGRAPHY  
 VIEW  
 SOIL DRAINAGE  
 SHAPE  
 WATERWAY  
 OTHER

**FARM LAND COMPUTATION**

Type Land	No. Acres	Price Per Acre	Land Value
Site			
Tillage			
Pasture			
Woodland			

**SHORE FRONT & URBAN LAND COMPUTATION**

Parcel Size	Effective Frontage	Area	Unit Price	Value Per Acre	Land Value
Front	Depth				
Rear					

**LAND COMPUTATION**

Base Value	Grade Adjustment	Value Per Acre	Land Value

**SITE IMPROVEMENTS**

Quantity	Quality
Developed Water Supply	
Sewage Disposal System	
Driveway Asphalt	Gravel
Landscaping	
Other	
Total	

**TOTAL LAND VALUE**

**LISTING RECORD**

Items	19	19	19
Land			
Buildings			

**TRANSFER RECORD**

Book	Page	Date	Grantor	Grantee	Sale Price
59	434	5/85	Verizon Sale Inc	Green Hill Lake Corp	4403,416.68

1989 Change in price

OWNER MAILING ADDRESS DESC LOCATION	PARCEL ID PROPERTY CLASS LAND SIZE CONST TYPE	RESIDENT STATUS 1 = TOWN 2 = STATE 3 = NON STATE 4 = CORPORATION	ROUTE NO. NO. LIVING UNITS C.T.G. 3 = C MTL 4 = AFR 5 = CAML 6 = MISC 7 = PRE ENG 8 = RSTR	FINAL ESTIMATE OF VALUE AS OF 4-1-19 \$	REAL CATEGORIES 0 = NONE 1 = R1 2 = R2 3 = MH 4 = MHL 5 = V1 6 = V2 7 = C 8 = CA 9 = 1 10 = UE 11 = UO 12 = F 13 = G 14 = W 15 = M		
ZIP		UNIT DESCRIPTION 1 = WOOD SHED 2 = GYPBD 3 = CONG BLDG 4 = BRK 5 = SHAKE 6 = STONE 7 = CONC BLDG 8 = ALUM/VNL 9 = LOG 10 = OTHER 11 = WOOD 12 = METAL 13 = BRICK 14 = STONE 15 = OTHER 16 = GABLE 17 = GAMBREL 18 = HIP 19 = FLAT 20 = SHED 21 = MANSARD 22 = OTHER Type: _____ Height: _____ Basmt. Floor: _____ QN: _____ on Ctrs. Bridged Span Ft.		DEPRECIATION 0 = N 1 = EX 2 = EX GOOD 3 = GOOD 4 = GOOD AVG 5 = AVG 6 = AVG 7 = BLW AVG 8 = BLW AVG 9 = DILAP 10 = DILAP		ESTIMATED YEAR OF CONSTRUCTION: _____ %	
COND EXTERIOR WALLS EXTERIOR TRIM ROOF CONSTRUCTION FOUNDATION FLOOR JOISTS & SUPPORTS INT. WALLS & PARTITIONS INTERIOR TRIM CEILINGS HARDWARE		UNIT SCHEDULE F X G A B A L C		PHYSICAL DETERIORATION Observed Physical Condition Remarks: _____			
TOTAL ROOMS BEDROOMS BATHROOMS BASE COST ADJUSTMENT		COMPUTATION Adj. Base Unit X Masonry = S.F. Cost Factor X Adj. = Cost		ECONOMIC OBSOLESCENCE Remarks: _____			
INSPECTION DATE INSPECTED BY SOURCE 1 = OWNER 2 = TENANT 3 = FIELD ESTIMATE 4 = REFUSAL 5 = OLD RECORDS 6 = OTHER Homestead Value House _____ Land _____ Acres Land Improvements _____ Total _____		TOTAL STRUCTURE UNITS DESIGN COST TOTAL UNITS		FUNCTIONAL OBSOLESCENCE Remarks: _____			
Scale 1 inch = 60 Feet		TOTAL DEPRECIATION COST NEW VALUE ANALYSIS Rep. Cost Times TL Factor ( ) ESTIMATED VALUE OF Main Building Other Buildings Land Net Improvements Since Listing Total from Card(s) #		PERTINENT REMARKS INDICATED VALUE BY COST APPROACH back			
ADJUSTMENTS ESTIMATED REPRODUCTION COST NEW		ADJUSTMENTS ESTIMATED REPRODUCTION COST NEW		OTHER BUILDINGS Building GR Sty Fd Ext Walls Roof Type Roof Cover Firs Size Area Unit X X X X X			



**APPENDIX G**

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**FIRST SEARCH™ ENVIRONMENTAL DATABASE REPORT**

# *FirstSearch Technology Corporation*

## **Environmental FirstSearch™ Report**

Target Property:

**LENDWAY LANE**

**JOHNSON VT 05656**

Job Number: 08-215119

### **PREPARED FOR:**

**ECS**

1 Elm Street, Suite 3

Waterbury, VT 05676

12-02-10



*Tel: (781) 551-0470*

*Fax: (781) 551-0471*

# *Environmental FirstSearch Search Summary Report*

**Target Site:** LENDWAY LANE  
JOHNSON VT 05656

## **FirstSearch Summary**

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-21-10	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	10-21-10	0.50	0	0	0	0	-	0	0
CERCLIS	Y	08-31-10	0.50	0	0	0	0	-	0	0
NFRAP	Y	08-31-10	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	09-14-10	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-14-10	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	09-14-10	0.25	0	0	1	-	-	4	5
Federal Brownfield	Y	10-01-10	0.25	0	0	0	-	-	0	0
ERNS	Y	10-21-10	0.12	0	0	-	-	-	4	4
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	11-16-10	1.00	0	0	0	3	6	4	13
State Spills 90	Y	11-16-10	0.12	0	0	-	-	-	19	19
State/Tribal SWL	Y	04-15-09	0.50	0	0	0	0	-	4	4
State/Tribal LUST	Y	11-16-10	0.50	0	0	0	2	-	2	4
State/Tribal UST/AST	Y	11-16-10	0.25	0	0	0	-	-	2	2
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	11-01-10	0.50	0	0	0	0	-	1	1
FI Map Coverage	Y	11-24-08	0.12	0	0	-	-	-	0	0
Federal IC/EC	Y	11-04-10	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	1	5	6	41	53

### **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:** 12-02-10  
**Requestor Name:** amy beth connell  
**Standard:** ASTM-05

**Search Type:** COORD  
**Job Number:** 08-215119

**Target Site:** LENDWAY LANE  
 JOHNSON VT 05656

*Demographics*

<b>Sites:</b> 53	<b>Non-Geocoded:</b> 41	<b>Population:</b> NA
<b>Radon:</b> 0.8 - 7.5 PCI/L		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
<b>Longitude:</b>	-72.693989	-72:41:38	<b>Easting:</b>	682923.685
<b>Latitude:</b>	44.629122	44:37:45	<b>Northing:</b>	4944121.794
<b>Elevation:</b>	539		<b>Zone:</b>	18

*Comment*

**Comment:**

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)	<b>Services:</b>																																		
<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>Fire Insurance Maps</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>Yes</td> <td>12-02-10</td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>Yes</td> <td>12-02-10</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	Fire Insurance Maps	No		Aerial Photographs	Yes	12-02-10	Historical Topos	No		City Directories	Yes	12-02-10	Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
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Title Search/Env Liens	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

## *Environmental FirstSearch Sites Summary Report*

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

**TOTAL:** 53                    **GEOCODED:** 12                    **NON GEOCODED:** 41                    **SELECTED:** 0

<b>Map ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>ElevDiff</b>	<b>Page No.</b>
1	RCRAGN	JOHNSON TOWN/VILLAGE PUBLIC WO VTR000513051/VGN	635 RAILROAD ST JOHNSON VT 05656	0.19 NE	+ 13	1
2	STATE	VERMONT ELECTRIC COOP 921235/ACTIVE	0 ROUTE 15 JOHNSON VT 05656	0.41 NE	- 26	2
3	LUST	WILCOX MOBILE HOME 5558021/PULLED UST DATABASE	59 PARK ST JOHNSON VT 05656	0.42 NE	- 39	3
4	STATE	FORMER CYPRUS INDUSTRIAL MINER 20104124/ACTIVE	71 LENDWAY LN JOHNSON VT 05656	0.43 NW	- 46	4
5	STATE	BRADLEYS GENERAL STORE 962025/ACTIVE	0 RT 15 JOHNSON VT 05656	0.45 NE	- 17	5
6	LUST	PARKER and STEARNS INC. 6352377/PULLED UST DATABASE	RAILROAD PO BOX ST JOHNSON VT 05656	0.45 NE	- 33	6
7	STATE	SWEET AND BURT 870059/CLOSED	JOHNSON VT 05656	0.71 NE	- 38	7
8	STATE	VILLAGE CITGO 880226/ACTIVE	0 ROUTE 15 JOHNSON VT 05656	0.74 NE	- 47	8
9	STATE	NADEAU SAND AND GRAVEL 941607/CLOSED	0 ROUTE 15 JOHNSON VT 05656	0.89 SE	+ 93	9
10	STATE	JOHNSON TOWN GARAGE 900657/ACTIVE	0 ROUTE 15 JOHNSON VT 05656	0.92 NE	- 38	10
11	STATE	C H STEARNS 870086/ACTIVE	0 ROUTE 15 JOHNSON VT 05656	0.93 NE	- 24	11
12	STATE	DJS CORNER STORE 20083764/ACTIVE	201 LOWER MAIN E JOHNSON VT 05656	0.94 NE	- 14	12

## Environmental FirstSearch Sites Summary Report

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

**TOTAL:** 53                    **GEOCODED:** 12                    **NON GEOCODED:** 41                    **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
RCRAGN		KATY-WIN MOBILE HOME PARK VTR000506873/VGN	KATY-WIN RD JOHNSON VT 05656	NON GC	N/A	N/A
ERNS		D21180/UNKNOWN	UNKNOWN JOHNSON VT 05656	NON GC	N/A	N/A
SPILLS		BRAD MOORE PROPERTY 03-WMD178/CLOSED	CLAY HILL RD JOHNSON VT	NON GC	N/A	N/A
STATE		SUGAR HOUSE 880204/CLOSED	0 JOHNSON VT 05656	NON GC	N/A	N/A
STATE		JOHNSON COLD SPRINGS 20063536/CLOSED	UNKNOWN JOHNSON VT	NON GC	N/A	N/A
STATE		GALLANTER RESIDENCE 20073742/CLOSED	PLOT RD JOHNSON VT 05656	NON GC	N/A	N/A
STATE		CYPRUS MINERALS 890303/CLOSED	0 RAILROAD ST JOHNSON VT 05656	NON GC	N/A	N/A
ERNS		UNKNOWN 051271/UNKNOWN	UNKNOWN JOHNSON VT 05656	NON GC	N/A	N/A
ERNS		UNKNOWN 449492/UNKNOWN	LAMOILLE RIVER, ALONG THE R JOHNSON VT 05656	NON GC	N/A	N/A
ERNS		UNKNOWN 594268/UNKNOWN	ITHIEL FALLS CAMP JOHNSON VT	NON GC	N/A	N/A
RCRAGN		PIKE INDUSTRIES INC VTD980196489/VGN	RT 15 JOHNSON VT 05656	NON GC	N/A	N/A
RCRAGN		LAMOILLE AMBULANCE SERVICE INC VTR000007690/VGN	RAILROAD ST JOHNSON VT 05656	NON GC	N/A	N/A
SPILLS		CHRIS HILL RESIDENCE 95-WMD238/CLOSED	RT 15 JOHNSON VT	NON GC	N/A	N/A
RCRAGN		MAIN STREET AUTOMOTIVE INC VTR000011577/VGN	MAIN and RAILROAD ST JOHNSON VT 05656	NON GC	N/A	N/A
SPILLS		PERRY RESIDENCE 95-WMD232/CLOSED	RT 15 JOHNSON VT	NON GC	N/A	N/A
BROWNFIELD		GREEN MOUNTAIN POWER COOP VTBF-009/ACTIVE	ROUTE 15 JOHNSON VT	NON GC	N/A	N/A
LUST		THE MERCHANTS BANK 6352371/PULLED UST DATABASE	ROUTE 15 JOHNSON VT 05656	NON GC	N/A	N/A
LUST		JOHNSON GULF STATION/DOUG SARG 1110004/PULLED UST DATABASE	ROUTE 15 JOHNSON VT 05656	NON GC	N/A	N/A
UST		UNITED CHURCH OF JOHNSON 2122/ACTIVE	ROUTE 15 JOHNSON VT 05656	NON GC	N/A	N/A
UST		THE MERCHANTS BANK 6352371	ROUTE 15 JOHNSON VT 05656	NON GC	N/A	N/A

## Environmental FirstSearch Sites Summary Report

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

**TOTAL:** 53      **GEOCODED:** 12      **NON GEOCODED:** 41      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	SWL	LAMOILLE DISTRICT TRANSFER STA LA331/TRANSFER STATION	UNKNOWN JOHNSON VT	NON GC	N/A	N/A
	SWL	LAMOILLE DISTRICT TRAN STATION 57/P	TOWN HIGHWAY 28 JOHNSON VT 05656	NON GC	N/A	N/A
	SWL	LAMOILLE DISTRICT TRAN STATION 057/P	TOWN HIGHWAY 28 JOHNSON VT 05656	NON GC	N/A	N/A
	SWL	FOOTEBROOK FARM LA020	UNKNOWN JOHNSON VT	NON GC	N/A	N/A
	SPILLS	WILLOW RESTAURANT 95-WMD084/CLOSED	RT 15 JOHNSON VT	NON GC	N/A	N/A
	SPILLS	WASTE WATER TREATMENT PLANT 95-WMD229/CLOSED	UPPER MAIN ST JOHNSON VT	NON GC	N/A	N/A
	SPILLS	BRANDON RICH 09-WMD620/CLOSED	278 LOWER MAIN ST JOHNSON VT 05656	NON GC	N/A	N/A
	SPILLS	STANTON RESIDENCE 95-WMD338/CLOSED	RAILROAD ST JOHNSON VT	NON GC	N/A	N/A
	SPILLS	CATCH BASIN 10-WMD383/CLOSED	STATE HWY 15 JOHNSON VT 05656	NON GC	N/A	N/A
	SPILLS	N/A 95-WMD236/CLOSED	RAILROAD ST JOHNSON VT 05656	NON GC	N/A	N/A
	SPILLS	N/A 98-WMD302/CLOSED	RT 15 JOHNSON VT 05656	NON GC	N/A	N/A
	SPILLS	N/A 08-WMD234/CLOSED	VT RTE 15 JOHNSON VT 05656	NON GC	N/A	N/A
	SPILLS	N/A 98-WMD395/CLOSED	RT 100 C JOHNSON VT 05656	NON GC	N/A	N/A
	SPILLS	LAMOILLE RIVER 98-WMD316/CLOSED	HOGBACK RD JOHNSON VT	NON GC	N/A	N/A
	SPILLS	JOHNSON STATE COLLEGE 03-WMD147/OPEN	UNKNOWN JOHNSON VT 05656	NON GC	N/A	N/A
	SPILLS	INGALLS RESIDENCE 09-WMD177/CLOSED	INGALLS DR JOHNSON VT 05656	NON GC	N/A	N/A
	SPILLS	HILL RESIDENCE 95-WMD272/CLOSED	RAILROAD ST JOHNSON VT	NON GC	N/A	N/A
	SPILLS	HARVEY S CITGO STATION 92-164/CLOSED	RT 15, CITGO STATION JOHNSON VT 05656	NON GC	N/A	N/A
	SPILLS	HALLISEY PROPERTY 90-123/CLOSED	33 WHITCOMB AVE JOHNSON VT 05656	NON GC	N/A	N/A
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTA BIA-05656	UNKNOWN VT 05656	NON GC	N/A	N/A



*Environmental FirstSearch  
Sites Summary Report*

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

**TOTAL:** 53      **GEOCODED:** 12      **NON GEOCODED:** 41      **SELECTED:** 0

<b>Map ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>ElevDiff</b>	<b>Page No.</b>
	SPILLS	UTILITY POLE 03-WMD368/CLOSED	FRENCH HILL JOHNSON VT	NON GC	N/A	N/A

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

RCRAGN

**SEARCH ID:** 1      **DIST/DIR:** 0.19 NE      **ELEVATION:** 552      **MAP ID:** 1

**NAME:** JOHNSON TOWN/VILLAGE PUBLIC WORKS  
**ADDRESS:** 635 RAILROAD ST  
JOHNSON VT 05656  
LAMOILLE  
**CONTACT:**  
**SOURCE:** EPA

**REV:** 7/14/10  
**ID1:** VTR000513051  
**ID2:**  
**STATUS:** VGN  
**PHONE:**

**SITE INFORMATION**

**CONTACT INFORMATION:** STEVEN TOWNE  
PO BOX 603  
JOHNSON VT 05656

**PHONE:** 8026352301

**UNIVERSE INFORMATION:**

**NAIC INFORMATION**

92119 - OTHER GENERAL GOVERNMENT SUPPORT

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

**HAZARDOUS WASTE INFORMATION:**

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 total of ten percent or more (by

VT08

VT02

Ignitable waste

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, before use, only the above spent

VT01

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

STATE

**SEARCH ID:** 9      **DIST/DIR:** 0.41 NE      **ELEVATION:** 513      **MAP ID:** 2

**NAME:** VERMONT ELECTRIC COOP  
**ADDRESS:** 0 ROUTE 15  
JOHNSON VT

**REV:** 11-16-10  
**ID1:** 921235  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** VT DEC

**SITE INFORMATION**

**PRIORITY:** NO SENSITIVE RECEPTOR IMPACT (VT SITE PRIORITY SCORE<30)  
**PROJECT STATUS:** SOIL VAPOR EXTRACTION SYSTEM WAS SHUT DOWN AND DISMANTLED IN OCTOBER 1997, HAVING REMOVED A TOTAL OF APPROXIMATELY 691 GALLONS OF PRODUCT. ANNUAL GROUNDWATER MONITORING IS ONGOING. SPRING 2009 SAMPLING SHOWED GROUNDWATER WITH CONCENTRATIONS EXCEEDING STANDARDS. NEXT SAMPLING WILL OCCUR IN 2010. IF CONTAMINANTS ARE BELOW STANDARDS AT THAT TIME, SITE WILL BE ELIGIBLE FOR A SITE MANAGEMENT ACTIVITY COMPLETED (SMAC) DESIGNATION. ONSITE SUPPLY WELL WAS LAST SAMPLED IN 2007 AND WAS FREE OF CONTAMINANTS. WAS SUPPOSED TO BE HOOKED UP TO MUNICIPAL SYSTEM.  
**DATE OF SITE DISCOVERY:**  
**DATE OF SITE CLOSURE:**  
**SOURCE:** UST-GASOLINE,

**OWNER INFORMATION:**

**OWNER:** VERMONT ELECTRIC COOP  
**OWNER ADDRESS:** ROUTE 9  
WILMINGTON VT 05363

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

LUST

**SEARCH ID:** 12      **DIST/DIR:** 0.42 NE      **ELEVATION:** 500      **MAP ID:** 3

<b>NAME:</b> WILCOX MOBILE HOME	<b>REV:</b> 11/16/10
<b>ADDRESS:</b> 59 PARK ST JOHNSON VT LAMOILLE	<b>ID1:</b> 5558021
<b>CONTACT:</b>	<b>ID2:</b>
<b>SOURCE:</b> VT DEC	<b>STATUS:</b> PULLED UST DATABASE
	<b>PHONE:</b>

*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

**FACILITY AND OWNER INFORMATION**

**TYPE OF FACILITY:** RESIDENTIAL

<b>OWNER NAME:</b> MARK AND LORI WILCOX	<b>CONTACT:</b>
<b>OWNER ADDRESS:</b> 75 PARK STREET JOHNSON, VT	

**LAND OWNER:** K A HARVEYS MANUFACTURED HOUSING INC

**PERMITTED TO:**

**NUM OF PULLED TANKS:** 1

**NUM OF REMOVED TANKS:** 1

**NUM OF GROUNDWATER MONITORING WELLS:**

**NUM OF VAPOR MONITORING WELLS:**

**TANK INFORMATION**

**TOTAL NUMBER OF TANKS:** 1

<b>TANK ID:</b> 16518	<b>TANK STATUS:</b> PULLED
<b>SUBSTANCE STORED:</b>	<b>TANK CAPACITY IN GAL.:</b> 300
<b>TANK PROTECTION:</b>	<b>YEAR REMOVED:</b> 2009
<b>TANK MONITORING:</b> /	
<b>SPILL/OVERFILL PROT.:</b>	<b>PUMP TYPE:</b>
<b>PIPE PROTECTION:</b>	<b>TESTED DATE:</b>
<b>MONITORING:</b>	
<b>TANK LABEL:</b> 1988-1-r	

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

STATE

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**SEARCH ID:** 5      **DIST/DIR:** 0.43 NW      **ELEVATION:** 493      **MAP ID:** 4

---

**NAME:** FORMER CYPRUS INDUSTRIAL MINERALS  
**ADDRESS:** 71 LENDWAY LN  
JOHNSON VT  
LAMOILLE  
**CONTACT:**  
**SOURCE:** VT DEC

**REV:** 11-16-10  
**ID1:** 20104124  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**SITE INFORMATION**

**PRIORITY:**  
**PROJECT STATUS:**  
**DATE OF SITE DISCOVERY:**  
**DATE OF SITE CLOSURE:**  
**SOURCE:**

**OWNER INFORMATION:**

**OWNER:** RYAN HERRINGTON  
**OWNER ADDRESS:** 615 BULL MOOSE RD.  
STOWE VT 05676

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

STATE

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**SEARCH ID:** 2      **DIST/DIR:** 0.45 NE      **ELEVATION:** 522      **MAP ID:** 5

---

**NAME:** BRADLEYS GENERAL STORE  
**ADDRESS:** 0 RT 15  
JOHNSON VT

**REV:** 11-16-10  
**ID1:** 962025  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** VT DEC

**SITE INFORMATION**

**PRIORITY:** NO SENSITIVE RECEPTOR IMPACT (VT SITE PRIORITY SCORE<30)  
**PROJECT STATUS:** UST REMOVED AND CONTAMINATION FOUND. FURTHER INVESTIGATION SHOWS  
REMEDICATION BY NATURAL ATTENUATION WORKING.EXCAVATED SOILS THINSREAD IN 2007.  
**DATE OF SITE DISCOVERY:** 6/1/1996 0:00:00  
**DATE OF SITE CLOSURE:**  
**SOURCE:** UST-GASOLINE,

**OWNER INFORMATION:**

**OWNER:** S.B. COLLINS, INC.  
**OWNER ADDRESS:** P O BOX 671  
ST. ALBANS VT 05478

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

LUST

**SEARCH ID:** 11      **DIST/DIR:** 0.45 NE      **ELEVATION:** 506      **MAP ID:** 6

**NAME:** PARKER and STEARNS INC.  
**ADDRESS:** RAILROAD PO BOX ST  
JOHNSON VT 05656

**REV:** 11/16/10  
**ID1:** 6352377  
**ID2:**  
**STATUS:** PULLED UST DATABASE  
**PHONE:**

**CONTACT:** PARKER AND STEARNS INC  
**SOURCE:** VT DEC

*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

**FACILITY AND OWNER INFORMATION**

**TYPE OF FACILITY:** INDUSTRIAL/COMMERCIAL

**OWNER NAME:** PARKER AND STEARNS INC      **CONTACT:**  
**OWNER ADDRESS:** RAILROAD STREET PO BOX 615  
JOHNSON, VT

**LAND OWNER:** \*\* UNKNOWN \*\*

**PERMITTED TO:**

**NUM OF PULLED TANKS:** 1

**NUM OF REMOVED TANKS:** 1

**NUM OF GROUNDWATER MONITORING WELLS:**

**NUM OF VAPOR MONITORING WELLS:**

**TANK INFORMATION**

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 4694      **TANK STATUS:** PULLED  
**SUBSTANCE STORED:**      **TANK CAPACITY IN GAL.:** 750  
**TANK PROTECTION:** UNPROTECTED STEEL      **YEAR REMOVED:** 1986  
**TANK MONITORING:** /  
**SPILL/OVERFILL PROT.:**      **PUMP TYPE:**  
**PIPE PROTECTION:**      **TESTED DATE:**  
**MONITORING:**  
**TANK LABEL:** 1966-1



***Environmental FirstSearch  
Site Detail Report***

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

STATE

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<b>SEARCH ID:</b> 8	<b>DIST/DIR:</b> 0.71 NE	<b>ELEVATION:</b> 501	<b>MAP ID:</b> 7
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<b>NAME:</b> SWEET AND BURT	<b>REV:</b> 12/3/09
<b>ADDRESS:</b> JOHNSON VT	<b>ID1:</b> 870059
LAMOILLE	<b>ID2:</b>
<b>CONTACT:</b>	<b>STATUS:</b> CLOSED
<b>SOURCE:</b> VT DEC	<b>PHONE:</b>

---

**SITE INFORMATION**

**PRIORITY:** NO FURTHER ACTION PLANNED  
**PROJECT STATUS:** SITE CLOSED  
**DATE OF SITE DISCOVERY:**  
**DATE OF SITE CLOSURE:**  
**SOURCE:** UST-GASOLINE,

**OWNER INFORMATION:**

**OWNER:** RYAN HERRINGTON  
**OWNER ADDRESS:** 615 BULL MOOSE RD.  
STOWE VT 05676

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

STATE

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**SEARCH ID:** 10      **DIST/DIR:** 0.74 NE      **ELEVATION:** 492      **MAP ID:** 8

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**NAME:** VILLAGE CITGO      **REV:** 11-16-10  
**ADDRESS:** 0 ROUTE 15      **ID1:** 880226  
                  JOHNSON VT      **ID2:**  
                  LAMOILLE      **STATUS:** ACTIVE  
**CONTACT:**      **PHONE:**  
**SOURCE:** VT DEC

---

**SITE INFORMATION**

**PRIORITY:** NO SENSITIVE RECEPTOR IMPACT (VT SITE PRIORITY SCORE<30)  
**PROJECT STATUS:** LOW LEVEL GROUNDWATER CONTAMINATION UNDER SITE. PERIODIC EMERGENCES OF  
DISSOLVES IN RIVER. ONGOING GROUNDWATER MONITORING.  
**DATE OF SITE DISCOVERY:** 8/1/1988 0:00:00  
**DATE OF SITE CLOSURE:**  
**SOURCE:** UST-GASOLINE,

**OWNER INFORMATION:**

**OWNER:** CHAMPLAIN OIL CO  
**OWNER ADDRESS:** P O BOX 2126  
SOUTH BURLINGTON VT 05407

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

STATE

**SEARCH ID:** 7      **DIST/DIR:** 0.89 SE      **ELEVATION:** 632      **MAP ID:** 9

**NAME:** NADEAU SAND AND GRAVEL  
**ADDRESS:** 0 ROUTE 15  
JOHNSON VT

**REV:** 12/3/09  
**ID1:** 941607  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** VT DEC

**SITE INFORMATION**

**PRIORITY:** SITES MANAGEMENT ACTIVITY COMPLETED  
**PROJECT STATUS:** ALBERT S. NADEAU (SAND AND GRAVEL CO.) AND CHARLES S. CONGER (OF THE C H STEARNS CO.) ARE CURRENTLY ENGAGED IN A DISPUTE OVER WHO OWNS THE TANK AND IS THEREFORE FINANCIALLY RESPONSIBLE. THE CASE HAS BEEN STALLED BY THIS ISSUE SINCE AUGUST 26, 1996, AND AS OF THIS UPDATE, THERE HAS BEEN NO ACTIVITY IN THIS FILE SINCE. (7/30/99) R ANDRE NADEAU S UPDATED ADDRESS WAS ADDED TO THE LIST OF OWNERS. (01/07/04). NADAEU HAS HIRED CONSULTANT TO DO REQUESTED WORK AS OF FALL 2005. INVESTIGATION CONDUCTED BY LBandG - WAITING ON REPORT (1/17/07); NO CONTAMINATION FOUND DURING SI; NO SENSITIVE RECEPTORS IDENTIFIED; SMACD  
**DATE OF SITE DISCOVERY:** 5/1/1994 0:00:00  
**DATE OF SITE CLOSURE:** 8/2/2007 0:00:00  
**SOURCE:** UST-GASOLINE,

**OWNER INFORMATION:**

**OWNER:** BRADFORD OIL  
**OWNER ADDRESS:** PO BOX 394  
BRADFORD VT 05033

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

STATE

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<b>SEARCH ID:</b> 6	<b>DIST/DIR:</b> 0.92 NE	<b>ELEVATION:</b> 501	<b>MAP ID:</b> 10
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<b>NAME:</b> JOHNSON TOWN GARAGE	<b>REV:</b> 11-16-10
<b>ADDRESS:</b> 0 ROUTE 15 JOHNSON VT	<b>ID1:</b> 900657
	<b>ID2:</b>
<b>CONTACT:</b>	<b>STATUS:</b> ACTIVE
<b>SOURCE:</b> VT DEC	<b>PHONE:</b>

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**SITE INFORMATION**

**PRIORITY:** NO SENSITIVE RECEPTOR IMPACT (VT SITE PRIORITY SCORE<30)  
**PROJECT STATUS:** PETROLEUM UST IMPACT TO GW. BIENNIAL GW MONITORING, NEXT RD. WAS DUE JUNE 2010 - WELLS WERE COVERED WITH CONSTRUCTION MATERIALS; KAS TO REVISIT FOR SAMPLING AFTER MATERIAL REMOVAL FALL 2010 OR SPRING 2011. LAMOILLE COUNTY CONSERVATION DISTRICT EVALUATING USE OF STORMWATER CONTROL MEASURES NEAR SOURCE AREA, I.E., A RAIN GARDEN AND A BIORETENTION AREA. OTTER CREEK ENGINEERING IS THEIR CONSULTANT. PREVIOUSLY FOUND ORC SOCKS INADEQUATE FOR SITE. MW-1 ABANDONED AND MW-2and3 REPAIRED AUGUST 2001.  
**DATE OF SITE DISCOVERY:** 12/12/1990 0:00:00  
**DATE OF SITE CLOSURE:**  
**SOURCE:** UST-GASOLINE,

**OWNER INFORMATION:**

**OWNER:** JACK CORSE INC  
**OWNER ADDRESS:** P O BOX 300  
CAMBRIDGE VT 05444

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

STATE

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**SEARCH ID:** 3      **DIST/DIR:** 0.93 NE      **ELEVATION:** 515      **MAP ID:** 11

---

**NAME:** C H STEARNS  
**ADDRESS:** 0 ROUTE 15  
JOHNSON VT

**REV:** 11-16-10  
**ID1:** 870086  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** VT DEC

**SITE INFORMATION**

**PRIORITY:** NO SENSITIVE RECEPTOR IMPACT (VT SITE PRIORITY SCORE<30)  
**PROJECT STATUS:** ONGOING MONITORING. SITE RECENTLY PURCHASED BY RL VALLEE. EXPANDED SITE INVESTIGATION CONTINUES TO SHOW LIMITED GW CONTAMINATION.  
**DATE OF SITE DISCOVERY:** 8/31/1995 0:00:00  
**DATE OF SITE CLOSURE:**  
**SOURCE:** UST-GASOLINE, UST-KEROSENE, UST-DIESEL,

**OWNER INFORMATION:**

**OWNER:** MR. CHUCK CONGER, C.H. STEARNS, INC.  
**OWNER ADDRESS:** P.O. BOX 1376  
JOHNSON VT 05656

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

STATE

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**SEARCH ID:** 4      **DIST/DIR:** 0.94 NE      **ELEVATION:** 525      **MAP ID:** 12

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**NAME:** DJS CORNER STORE  
**ADDRESS:** 201 LOWER MAIN E  
JOHNSON VT  
LAMOILLE  
**CONTACT:**  
**SOURCE:** VT DEC

**REV:** 11-16-10  
**ID1:** 20083764  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**SITE INFORMATION**

**PRIORITY:** DIRECTLY IMPACTED SENSITIVE RECEPTOR (VT SITE PRIORITY SCORE>60)  
**PROJECT STATUS:** CONTAMINATION IDENTIFIED DURING WATER LINE UPGRADES. KEROSENE UST REMOVED.  
FP AND SOIL/DISSOLVED CONTAMINATION FOUND. SSI COMPLETED. REMEDIATION NEEDED.  
**DATE OF SITE DISCOVERY:** 1/31/2008 0:00:00  
**DATE OF SITE CLOSURE:**  
**SOURCE:** UST-KEROSENE,

**OWNER INFORMATION:**

**OWNER:** JIM BRADFORD  
**OWNER ADDRESS:** 201 LOWER MAIN ST.  
JOHNSON VT 05661

***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**Target Property:** LENDWAY LANE  
JOHNSON VT 05656

**JOB:** 08-215119

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
French Hill Rd	0.19 SE		
Park Loop	0.22 NE		
Railroad St	0.07 NW		
Upper French Hill Rd	0.17 SE		
Wescom Rd	0.14 NW		



## **HISTORICAL FIRE INSURANCE MAPS**

**NO MAPS AVAILABLE**

**12-02-10**

**08-215119**

**LENDWAY LANE**

**JOHNSON VT 05656**

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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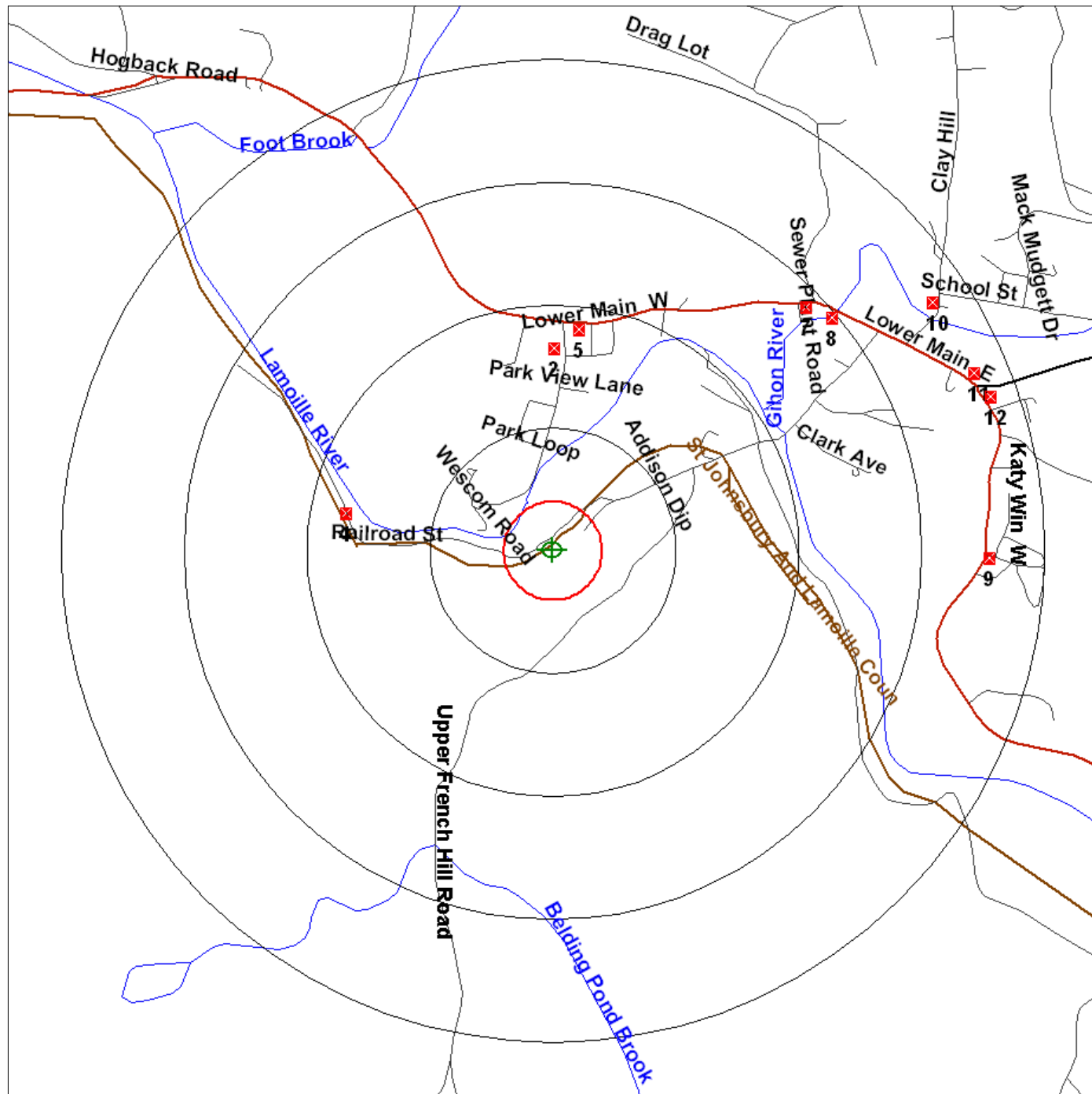
# Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRA COR, STATE Sites



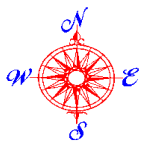
## LENDWAY LANE, JOHNSON VT 05656



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 44.629122 Longitude: -72.693989) .....
- 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



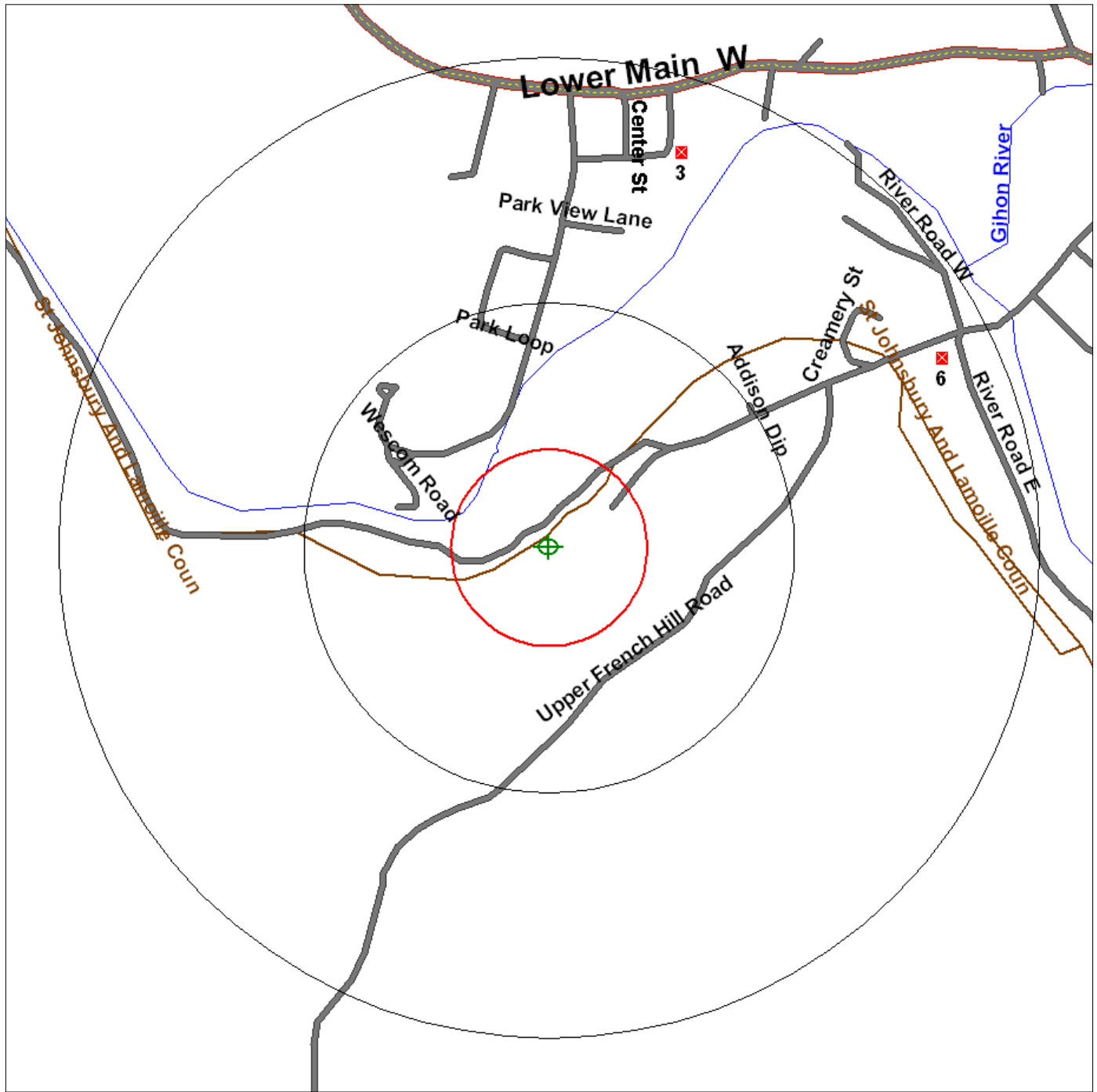


# Environmental FirstSearch

.5 Mile Radius  
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



**LENDWAY LANE, JOHNSON VT 05656**



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 44.629122 Longitude: -72.693989) .....
- 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: RC RAGEN, ERNS, UST, FED IC/EC, METH LABS



## LENDWAY LANE, JOHNSON VT 05656



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 44.629122 Longitude: -72.693989) .....
- 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










Non-ASTM Map: No Sites Found



## LENDWAY LANE, JOHNSON VT 05656



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 44.629122 Longitude: -72.693989) ..... 
  - 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