

Bowes Environmental, LLC



Phase I
Environmental Site Assessment Report

213 Maple Street
White River Junction, Vermont

January 2021

Prepared for:

Pomerleau Real Estate
69 Main Street/PO Box 6
Burlington, VT 05401

**Phase I Environmental Site Assessment
213 Maple Street
White River Junction, Vermont**

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:

Jim Bowes

James R. Bowes, P.G., C.P.G.
Principal and Senior Scientist
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EXECUTIVE SUMMARY

Bowes Environmental, LLC was retained by Pomerleau Real Estate, Burlington, Vermont to perform a Phase I ESA on the property at 213 Maple Street, White River Jct., Vermont. The purpose of the ESA was to perform a preliminary investigation to identify recognized environmental conditions existing on the property or proximal properties. The ESA was performed within the limitations and data gaps (listed in Section 6.0) in general accordance with the American Society of Testing Materials (ASTM) Standard Practice for ESAs, ASTM E 1527-13, and has revealed no evidence of recognized environmental conditions in association with the Site except as follows:

- Based upon review of the list of State Hazardous Waste Sites (SHWS) within the one-mile search radius of the Property, there are three sites with chlorinated solvent-contaminated groundwater that are likely upgradient from the Property. These sites are Former Parkway Dry Cleaners (Site #20063470); St. J Trucking-RSD Transportation (Site #880274); and Mower's News Service (Site #911144). With respect to groundwater flow beneath the Property at 213 Maple Street, the Former Parkway property is the most upgradient Site and furthest away (~500 feet west-northwest). The Mower's News and St. Johnsbury Trucking sites are located immediately downgradient from the Parkway site, respectively. A review of the most recent report on the Former Parkway Dry Cleaners site (retrieved from the Vermont Agency of Natural Resources [ANR] - Environmental Research Tool [ERT] website and dated December 13, 2019) shows tetrachloroethene (PCE) concentrations as high as 1,770 micrograms per liter ($\mu\text{g}/\text{l}$) just east of the Former Parkway property, and 31 $\mu\text{g}/\text{l}$ at a location further downgradient, and approximately 250 feet northwest of the 213 Maple Street Property. Although the PCE concentrations exhibit attenuation with distance from the Parkway site, they are still at a level that is over six times above the Vermont Groundwater Enforcement Standard (VGES) for PCE (5 $\mu\text{g}/\text{l}$). The general groundwater flow pattern is southeast toward the Property. This indicates there is potential for PCE-contaminated groundwater to migrate onto the Property at levels in excess of the VGES. The Property is on municipal water, so there is minimal risk of consumption of the PCE-impacted groundwater, however, there is likely a risk of PCE-contaminated soil vapor on the Property. Information obtained from the ANR-ERT Brownfields web site indicates that soil vapor testing in the basement of the building located southeast of the Property (155 Maple Street) revealed detectable concentrations of PCE. The soil vapor testing was done during a Phase II ESA related to purchase of the 155 Maple St. property. Although the concentrations were below the State standard for Commercial properties, it indicates PCE-impacts to soil vapor exist in the vicinity. At a minimum, Phase II follow-up in the form of soil gas sampling along the west portion of the Property is recommended.

- The 1964 Sanborn map edition depicts a dry cleaner on the west abutting property to 213 Maple Street. The words “Cleaner” and “Solvent Tank” are depicted on this building. Based on information from ANR-Natural Resource Atlas (NRA), the U.S. Route 5 bridge and road were not constructed until four years later, in 1968. From the current configuration of Route 5 with the Property (i.e., immediately west), it is evident that this building (along with adjacent buildings) would have been demolished during the construction. Both the EDR report and the ANR-ERT website list two historical dry cleaners (Williams Steam Laundry and Kleen Dry Cleaners and Linen Service) associated with the Property but provide no additional information regarding the historical dry cleaners. The current owner of the Property acknowledged that Kleen Dry Cleaners was a past occupant in the Shopping Plaza at 213 Maple Street, but operated as a storage/transfer operation only, with no dry cleaning occurring. With respect to Williams Steam Laundry, it is not listed as a SHWS or on the Vermont Spills list, but there is insufficient information to document that the facility was closed pursuant to State and Federal Regulations or that spills or releases, if they occurred, were managed accordingly. The proposed series of soil gas samples described above is recommended as a minimum step in ascertaining if sub-surface impacts from the historic dry cleaner have occurred.

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1.0 INTRODUCTION

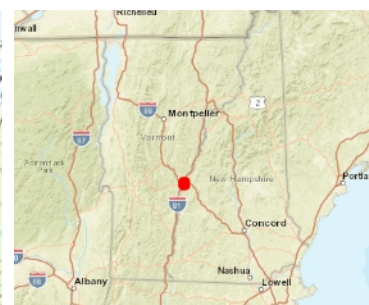
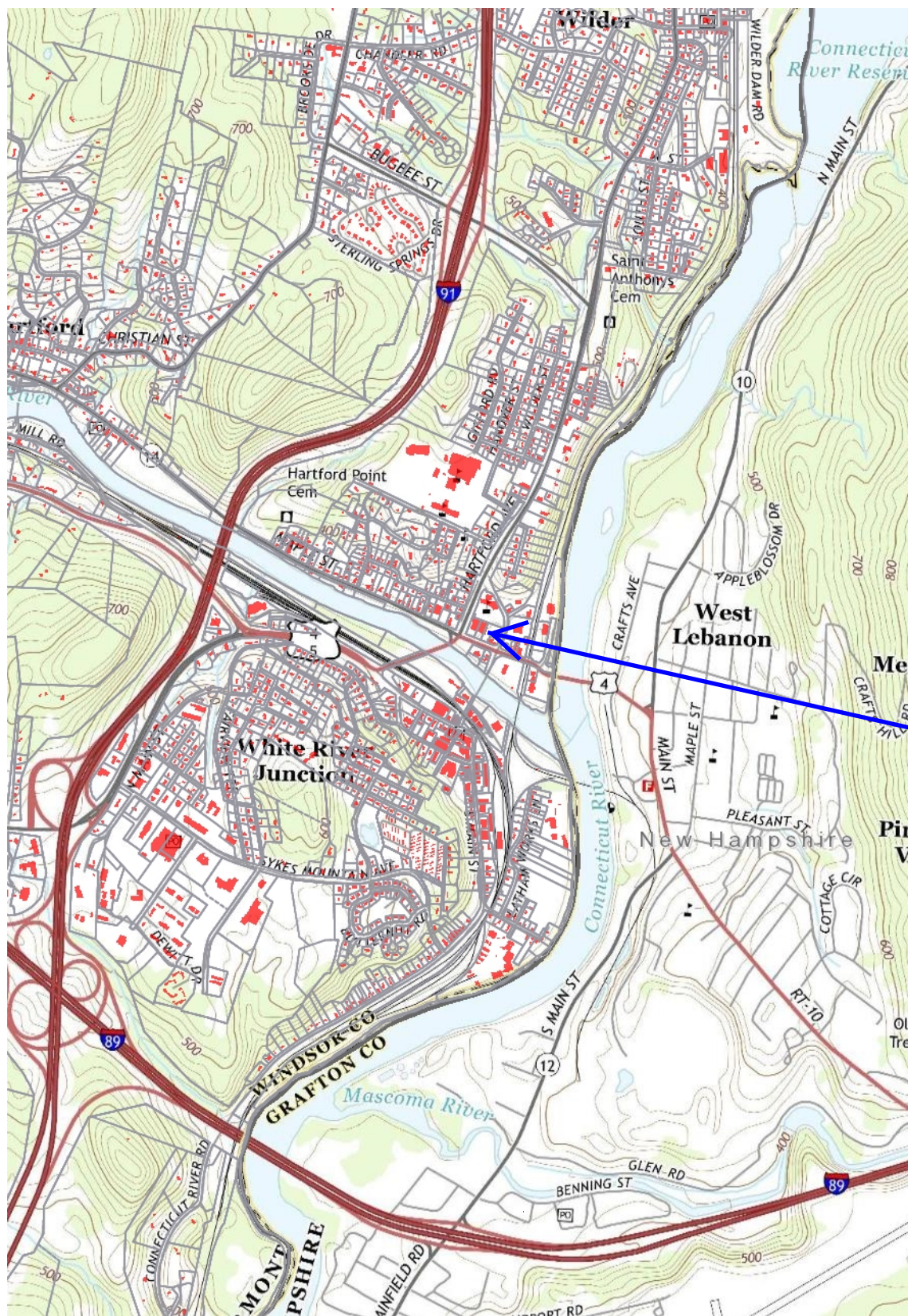
Bowes Environmental, LLC (Barton, Vermont) was retained by Pomerleau Real Estate (Pomerleau; Burlington, Vermont) to conduct a Phase I Environmental Site Assessment of a 0.4 (+/-) acre parcel with building and parking lot at 213 Maple Street in White River Junction, Vermont, (the Property; Figure 1).

This ESA has been prepared for the exclusive use of Pomerleau and its authorized associates/assigns, regarding a planned purchase of the Property at 213 Maple Street. The Property is currently owned by Hartford Land Company (Mr. Daniel Flanagan) and is a shopping plaza with six store fronts, two of which were vacant as of the day of the Site Reconnaissance.

The purpose of the ESA was to identify the presence of recognized environmental conditions associated with the Property and its surroundings. The term *recognized environmental conditions* means the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis* conditions are not *recognized environmental conditions*.

This ESA included the following tasks: a review of available existing information, including the Environmental Data Resources Inc. (EDR) Report #6320274; the Vermont Agency of Natural Resources on-line *Natural Resource Atlas* (ANR-NRA); and Vermont ANR's on-line *Environmental Research Tool* (ANR-ERT), and Hartford Land Records. These resources were reviewed to check the Property's regulatory status for indication of past releases of petroleum products and/or hazardous materials that have been reported. Appropriate personnel were contacted regarding past uses of the Property, and a Site Reconnaissance was conducted to visually inspect the Property and note any evidence of releases or potential releases of hazardous materials and/or petroleum products at the Property. The Property ownership history was reviewed at the Hartford Land Records office, and this written report was generated to present the findings.

The ESA was performed in general accordance (within the limitations listed in Section 6.0) of the American Society of Testing and Materials' Standard Practice for Environmental Site Assessments, ASTM E 1527-13. The resume for the Environmental Professional who worked on this ESA is included in Appendix D.



LEGEND

- Parcel polygons
- Inactive parcels
- Buildings footprints
- VT State Boundary

Figure 1-Location Map
213 Maple St, White River Jct. VT

Site

NOTES

This map was created with the VT Interactive Map Viewer.

0.76 0 0.38 0.76 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:24,000
January 6, 2021

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. VCGI and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map. © Vermont Center For Geographic Information

2.0 SITE DESCRIPTION

2.1 PHYSICAL LAYOUT

The Property is located at 213 Maple Street and is characterized by flat to gently sloping topography in an urban neighborhood. The Property location is shown on Figure 1. The Property is bound by Maple Street (U.S. Route 4) to the south, U.S. Route 5 (Hartford Avenue) to the west, the COOP Food Store to the east (east-abutting building to the Property), and the White River Elementary school is the north-abutting property. The White River and Connecticut River are approximately 240 feet south, and 1,000 feet east, respectively.

2.2 LOCATION AND CURRENT USE

The Site consists of a 0.25 (+/-)-acre parcel along the north side of Maple Street with a single-story building and parking lot that occupy the entire parcel. The Property is currently a Shopping Plaza, and as of the date of the Site Reconnaissance (January 22, 2021) Corner Drug (pharmacy), Vermont Adult Learning Center, and a psychologist's office occupied the Shopping Plaza.

2.3 GEOLOGY AND HYDROGEOLOGY

The Property is located at an elevation of approximately 363 feet above mean sea level, at Latitude (North): 43° 39' 8.51'' and Longitude (West): 72° 19' 7.46''. The Property is located within the Connecticut River watershed near the intersection of the White and Connecticut Rivers (approximately 240 feet north of the White River and 1,000 feet east of the Connecticut River (Figure 1). Surface runoff from the Site is diverted from the parking area to the frontages of U.S. Route 5 to the west, and Maple Street to the south. The groundwater flow direction was not directly measured, however, based upon surface topography; and the location of the rivers, the general groundwater flow is presumably southeasterly.

Based on review of the Vermont Agency of Natural Resources on-line Natural Resources Atlas (ANR-NRA) the surficial geology on the Property is mapped as silt, silty clay and clay (ANR-NRA, 2020). The bedrock geology is comprised of the Middle Ordovician age Ammonoosuc volcanics, consisting of fine grained chloritic and biotite gneiss and greenstone (ANR-NRA, 2020). Based upon review of the ANR-NRA (2020), the soils underlying the Property are mapped as Urban land-Windsor-Agawam complex, 0 – 8 percent slopes.

2.4 BUILDINGS AND OTHER STRUCTURES

There is one building associated with the Property, which is a 6,000 square foot concrete/cinder block slab-on-grade building. The building is flat-roofed, consisting of tar and gravel. The block is veneered with brick on the west, and south exterior walls. The sheaths are veneered by wood shingles on the west and south exterior walls. The building occupies most of the north portion of the Property, and the parking lot occupies the south portion, with a small strip of parking located off Route 5. The building is heated by HVAC propane fired roof units.

2.5 ABUTTERS AND NEARBY PROPERTIES

Based upon observations made during the January 22, 2021 Site Reconnaissance, and review of Google MAPS for White River Junction, the Property is bound to the east by the Coop Food Store, a parking lot, and to the southeast, Junction Vision Center eye care business. To the south the Property is bound by Maple Street (U.S. Route 4), across from which is the People's Bank and residences. The Property is bound to the north by the White River Elementary School, and to the west by U.S. Route 5, across from which are Mascoma Bank, Cota and Cota (auto service center), and residential dwellings.

2.6 ROADS AND UTILITIES

Main access to the Property is via Maple Street, which abuts the Property to the south. The nearest cross streets are U.S. Route 5 (Hartford Avenue), which abuts the Property to the west, and Pine Street, approximately 300 feet east. The building's drinking water, sewer and propane services are supplied from the Municipal Systems. Electrical is provided by overhead lines from the north. Stormwater from the parking lot is diverted to the frontages of Route 5 to the west and Maple Avenue to the south.

3.0 SITE HISTORY AND REVIEW OF EXISTING INFORMATION

3.1 SITE HISTORY

3.1.1 Historical Maps

3.1.1.1 Sanborn Fire Insurance Maps

Bowes Environmental reviewed the Sanborn Fire Insurance Maps included with the Radius Map Report #6320274 ordered from Environmental Data Resources (EDR). EDR provided Sanborn map editions for the following years: 1894, 1901, 1906, 1917, 1925, 1941, 1957 and 1964.

A single Dwelling building is depicted on the Sanborn editions from 1894-1925. There is minimal development other than single Dwelling buildings on the adjacent properties during this same period. The Property building was expanded sometime after 1925, as the 1941 edition shows a larger building labeled “REST”. The building is depicted as an Auto Sales and Service from what is shown on the 1957 and 1964 editions. The 1964 edition depicts a dry cleaner on the west abutting property. The words “Cleaner” and “Solvent Tank” are depicted on this building. Based on information from VTANR NRA, the U.S. Route 5 bridge (and road) were not constructed until four years later, in 1968. Based on the current configuration of Route 5 to the Property, it is evident that this building would have been demolished during the construction.

The present property line and building configuration do not appear on any of the Sanborn map editions. U.S. Route 5 and its bridge over the White River does not appear on any of the Sanborn map editions. Hartford High School (the north abutting property) appears on all editions. Maple Street and Barnes Avenue are both depicted beginning with the 1917 edition.

The Sanborn maps typically show where fuel tanks are associated with a property and are identified on the map as “G.T.” (Gas Tanks). There were no Gas Tanks identified associated with the Property on any of the map editions reviewed by Bowes Environmental as part of this ESA. The nearest historic Gas Tanks are depicted on the 1941 edition on the east-abutting property associated with a “Filling Station”, approximately 300 feet east. Their locations both appear to be downgradient from the Property with respect to inferred groundwater flow and do not appear to present an adverse impact to the Property.

3.1.1.2 U.S. Geological Survey Maps

Bowes Environmental reviewed the historical U.S. Geological Survey (USGS) historic topographic maps that were included in EDR’s report (EDR, 2021). The following USGS historical topographic maps were reviewed: 1906, 1908 (15-Minute Quadrangles), 1959, 1980, 1988, 1996 and 2012 (7 ½-Minute Quadrangles).

The Property appears in its current configuration on the 1980 – 2012 editions. U.S. Route 5 and bridge over White River first appear on the 1980 edition. A single building is depicted on the south of the Property on the 1906 – 1959 editions, with a larger building depicted in the center of the Property on the 1959 edition. There were no indications of environmental issues or concerns on the Property, based on the historical topo map information.

3.1.1.3 Aerial Photos

Bowes Environmental reviewed the following historical aerial photographs included with the EDR report: 1956, 1977, 1992, 1998, 2006, 2009, 2012, and 2016 (EDR, 2021). The Property appears in its present configuration (with the current building and parking lot) on air photos dated between 1998 and 2016 (photo resolution is unclear on the 1956 - 1992 editions). U.S. Route 5 and the bridge over the White River appears first on the 1977 edition. A building is depicted on the west portion of the Property on the 1956, 1977 and 1992 editions. There were no indications of environmental issues or concerns on the Property, based on the historical air photo information.

3.1.1.4 Local Street Directories

Bowes Environmental reviewed the Burlington street directory information provided by EDR in the EDR Radius Report (EDR, 2021). EDR provided street directory listings from 1964, 1992, 2000, 2005, 2010, 2014 and 2017. Based on information from the current owner, the subject Property was identified as 27 Maple St. prior to E911 address changes. The Property at 27 Maple Street is identified as “Hartford Motors” on the 1964 edition. A dry cleaner (Kleen Dry Cleaners) is identified on the Property on the 1992 and 2000 editions. The 2000 edition also identifies Corner Drug Company, Jazzercise Fitness Center, and Merry Go Round Boutique at the 27 Maple Street address. The 2010 edition lists Corner Drug Company at 213 Maple Street, and Kleen Dry Cleaners at 27 Maple Street. Although no information on 213 Maple Street was identified on the 2014 and 2017 editions, Merry Go Round Boutique is identified at 27 Maple Street on both the 2014 and 2017 editions.

The east-abutting property is identified as Hanover Coop, 209 Maple Street on the 2017 edition, Coop Food Store of White River Jct. (2014 edition) and P&C Food Market (2005). Other nearby properties include banks, a bicycle shop, and residences.

3.2 SITE OWNERSHIP

As of the date of this report, the present owner of the Site is Hartford Land Company (White River Junction, Vermont). A summarized history of the Site ownership is presented in Table 1 and is based upon Bowes Environmental’s review at the Town of Hartford Land Records on January 22, 2021. Ownership was readily traceable to 1940 from the Land Records review. Ownership was unable to be reasonably traced beyond 1940 due to a foreclosure of an electric company that appears to have involved numerous parcels (Table 1). Additionally, based on the Sanborn Map review (Section 3.1.1.1) there are maps that go back to 1865 that show the

Property was occupied, but ownership history was unable to be reasonably determined from the Land Records earlier than 1940.

The Property, as of the date of the Site Reconnaissance is a Shopping Plaza comprised of six storefronts with three businesses operating from it (Corner Drug which occupies two storefronts, Vermont Adult Learning Center, and a psychologist's office). As of the date of the Site Reconnaissance, two of the storefronts are vacant. The present building was built in 1980, after the original building (which was an auto sales and service) was demolished.

Table 1			
Summarized History of Ownership¹			
213 Maple Street, White River Jct., VT			
Date	Grantee	Grantor	Book/Page#
Dec. 28, 1980	Hartford Land Company	M. Flanagan P. Flanagan S. Rocheleau A. Rocheleau	161/197
March 30, 1979	M. Flanagan P. Flanagan S. Rocheleau A. Rocheleau	Hartford Motors	89/449
March 29, 1960	Hartford Oil Company	Hartford Motors	58/293
July 1, 1959	S. Manning	Hartford Oil Company	58/76
August 21, 1942	Federal Deposit Insurance Corporation (FDIC)	S. Manning	49/153
Dec. 10, 1940 (Foreclosure)	Seward Electric Company	FDIC	48/50311
April 3, 1930 ² June 11, 1930 ² June 9, 1930 ²	William Lyman Ernest Johnson United Brethren Lodge #21 Masons	Seward Electric Company	45/27 45/44 45/41
Jan. 12, 1926 ²	Roy and Gladys Jones		44/11
¹ Note, History of Ownership was reviewed specifically as part of the Phase I ESA for identification of potential environmental conditions and does not represent an actual Title Search. ² Based on the review of Land Records, Seward Electric Company acquired Parcels from the listed Grantors on several dates. The Grantors are all listed on the Dec. 10, 1940 Foreclosure Notice, however there is no clear determination about what Parcel is the Property at 213 Maple St.			

3.3 ENVIRONMENTAL QUESTIONNAIRE

A completed environmental questionnaire pertaining to the Property was filled out by Mr. Daniel Flanagan, President, Hartford Land Company, and current owner of the Property. A copy of the completed questionnaire received on January 8, 2021 is included with this report as Appendix C. Mr. Flanagan indicated in the Questionnaire that his father and a business associate purchased the Property in the mid-1950s and operated a Car Dealership up to the early 1970s. Mr. Flanagan stated that the car dealership did have a fuel pump and underground storage tank (UST) but to his knowledge the UST and pump were removed when the building was demolished (see Section 3.5.5).

3.4 USER QUESTIONNAIRE

A User Questionnaire was completed by Mr. Steve Ploesser, Construction Services Manager, Pomerleau Real Estate and received by Bowes Environmental on January 28, 2021. A copy of the completed User Questionnaire is included with this report as Appendix D.

3.5 REGULATORY STATUS

Bowes Environmental reviewed State and Federal regulatory records during this Phase I ESA through use of EDR Radius Map Report #6320274, Agency of Natural Resources (ANR) *Natural Resources Atlas* and *Environmental Research Tool*. The *Environmental Research Tool* (ERT) includes listings for *VT DEC Hazardous Sites, Brownfields, Spills, Underground Storage Tanks, Hazardous Waste, Solid Waste, Salvage Yards, Aboveground Storage Tanks, and Dry Cleaners.*, The specific lists and registries consulted as part of this ESA are described as follows.

USEPA NPL: The National Priorities List (NPL) Report, also known as the Superfund List, is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. An NPL site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Department of Health and Human Services and the US EPA to become a NPL site. NPL sites are classified as Final, Proposed, or Deleted. NPL sites in Vermont are included in the *Environmental Research Tool Hazardous Sites* list.

CERCLIS List: The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites either have been investigated or are currently under investigation by the federal EPA for the release of hazardous substances. Once a site is placed in CERCLIS, it may be subject to several levels of review and evaluation and ultimately placed on the National Priorities List.

CERCLIS NFRAP: This CERCLIS database is a comprehensive listing of archived CERCLA sites that, to the best of EPA’s knowledge, assessment has been completed and it has determined that no further steps will be taken to list this site on the NPL. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RCRA CORRACTS: The EPA maintains this database of RCRA facilities that are undergoing “corrective action.” A “corrective action order” is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility’s boundary and can be required regardless of the when the release occurred, even if it predates RCRA.

RCRA TSD (non-CORRACTS): The EPA’s Resource Conservation and Recovery Act (RCRA) Treatment Storage and Disposal (TSD) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or dispose of hazardous wastes. RCRA-TSDs are facilities that treat, store, and/or dispose of hazardous waste.

RCRA-GEN: RCRA-GEN is the EPA’s list of all registered hazardous waste generators. They are classified as TSD (treatment, storage, disposal), LGN (large quantity), SGN (small quantity), CESQ (conditionally exempt small quantity) VGN (very small quantity), and NLR (no longer regulated) generator facilities. Information pertaining to the status of facilities tracked by the RCRA Administration Action Tracking System (RAATS) is included.

ERNS List: The Emergency Response Notification System (ERNS) is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance release, and the responsible party.

State Sites: The State Equivalent CERCLIS List, also referred to as the Vermont Hazardous Waste Sites (HWS) List (Active and Closed), contains summary information pertaining to those sites which the Vermont Department of Environmental Conservation (VT DEC) considers a threat to public health and welfare, such as spills sites or leaking underground storage tank (LUST) sites.

Spills: The VT ANR has a database of emergency response actions and spill releases maintained by the Waste Management Division. Sites where spills are reported are recorded within the

Spills database, this database is online through the VT ANR's *Environmental Research Tool* database (ANR ERT, 2019).

Landfills: The Vermont Solid Waste Landfill (SWL) list in the ANR ERT contains information pertaining to all permitted solid waste landfills and processing facilities within the State of Vermont

Registered USTs/ASTs: The Vermont Underground Storage Tank (UST) Report in the ANR ERT is a comprehensive listing of all registered USTs and aboveground storage tanks (ASTs) located within the State of Vermont. Note that Vermont does not require heating oil USTs less than 1,100 gallons in capacity be registered.

Leaking USTs (LUST) / Leaking ASTs (LAST): The State of Vermont does not maintain a list of LUSTS or LASTS. Information on LUST sites is included with the Vermont Hazardous Waste Sites list in the ANR ERT.

State & Federal IC/EC and Brownfield: The Brownfield Site List in the ANR ERT includes the sites that have been classified at Brownfield and/or have Institutional Controls (IC) or Engineering Controls (EC). Information regarding size, response action, cleanup type, and project manager is included. Information is obtained from the VT DEC and the EPA.

The State and Federal records search results are summarized below. Of note is that except for an historical Vermont Dry Cleaners site (identified as Williams Steam Laundry), none of the records searched appear associated with the Property at 213 Maple Street.

3.5.1 Hazardous Sites Lists

According to the review of the EDR Radius Map Report, the ANR *Natural Resource Atlas* (ANR-NRA), and the ANR *Environmental Research Tool*, (ANR-ERT) the Property is not listed on the *Hazardous Waste Site* list, either as a State Hazardous Waste Site (SHWS) or as a National Priority List (NPL, aka Superfund). Bowes Environmental noted there were 47 SHWS identified in the EDR Report within the 1-mile search radius of the Site (EDR, 2021), however all but 11 sites are located across either the White River or the Connecticut River. The rivers act as hydrogeological boundaries in terms of groundwater flow in unconsolidated formations, such that if upgradient in terms of groundwater flow, contaminants in groundwater associated with these sites would not likely impact the Property.

Four of the eleven sites are classified as No Further Action Planned (NFAP) and/or Sites Management Activity Complete (SMAC) indicating remediation/investigation has occurred to the extent that the State has determined that they no longer require their oversight.

Based on review of the ANR-NRA website, although they are not SHWS, two historical dry cleaners (Williams Steam Laundry and Kleen Dry Cleaners and Linen Service) are identified to be located on the Property (ANR-NRA, 2021). In addition to not being identified on the SHWS list, neither dry cleaner appears on the Spills list maintained by the ANR-ERT website. Historical dry cleaners are identified from historical maps such as the Sanborn maps, and/or historical City Directories. Their locations are approximate and not field verified by the VTANR.

The EDR Radius Report also indicated Williams Steam Laundry to be located at the Property, based upon the Radius Map included in the report, however the address is listed as “Maple and Bridge, W.L.” not 213 Maple. The 1964 Sanborn map (Section 3.1.1.1) shows a dry cleaner immediately west of the Property, but there is no indication that this is Williams Steam Laundry. The lack of clarity where the historical dry cleaner is located presents a Data Gap (see Section 6.0). The EDR report also listed Kleen Dry Cleaners and Linen Service at 27 Maple Street. According to the current owner, 27 Maple Street was the former address for 213 Maple Street prior to the E911 address change. The current owner also acknowledged that Kleen Dry Cleaners was a past occupant in the Shopping Plaza, but operations were as a storage/transfer operation only, with no dry cleaning activities taking place.

A summarized list of active SHWS within the one-mile search radius of the Property (excluding sites that are across the White and Connecticut Rivers) is provided in Table 2.

Table 2 Summarized List of Active State Hazardous Waste Sites within 1 Mile¹ of 213 Maple Street, White River Junction, VT		
Site Name/#!/Address	Status	Summary
Mower's News Service/#!/911144/ 239 Hazen St.	MED (Site with sensitive receptors that are threatened by contamination)	[~330 feet northwest of Property.] PCE [tetrachloroethene] Groundwater contamination present at one location. Potential impact from Parkway Drycleaners, but not confirmed. Site enrolled in [Brownfields] BRELLA program. Multiple petroleum fuel tanks removed (facility 000196 and others).
Bergeron/#!/880210/ 7 Pine Street (corner with Maple St.)	MED	[~420 feet East-Southeast of Property.] Field sheet form dated 6-9-1981 indicates gasoline release to soils and groundwater. Monitoring Wells Installed. No activity 2007-2017. Bergeron's Address was clarified Jan 2017. Eligibility for PCF has Not been established. Lab results Sept 2017 indicate chlorinated solvent impact. 2018 Annual Report received Feb 2019. Soil Gas Report received Jan 2020.
St. J Trucking-RSD Transportation/#!/880274/ 39 Maple St.	MED	[~390 feet west-northwest of Property.] 1988, 3 UST removed. Limited petroleum contamination. Groundwater sampling reveals solvent contamination possible from offsite source. ESA completed in 2002 with further investigation requested. April 2004 addit[ional] work requested.
Former Parkway Dry Cleaners/#!/20063470/ 18 Union St.	HIGH (Site with sensitive receptors that are affected with contamination)	[~510 feet west-northwest of Property.] Sampling was conducted during a Brownfield assessment. High concentrations of PCE in groundwater and soil vapor were detected. Indoor air sampling was conduct[ed] during the week of 6/5/06. Upcoming work: 7-1-2019 Groundwater Sampling - 8 existing wells; 7-2-2019 Ground Penetrating Radar (GPR) Survey; 7-15-2019 Site Investigations (Drilling and

		staff gauge installation); 7-22-2019 Site Survey; 7-22-2019 Data Interpretation and Data Gap Identification; 12-12-19 Received Site Investigation Report.
Former Socony Oil/#20104084/ Pine St.	LOW (Site with contamination to soils or groundwater, but no effect on sensitive receptors)	[~570 feet east of Property. Sites Management Activity Complete] SMAC recommended.
Prospect St./#20094011/ Prospect St.	LOW	[~820 feet east of Property.] Partial [Corrective Action Plan] CAP implementation completed. This site originated as Hartford Oil Co SMS# 20002770.
542 Maple St./#20104053/542 Maple St.	HIGH	[~1,630 feet west-northwest]. Site was a gasoline service station from 1925 to 1967, and a dry cleaner for a short period in the late 1970s. The 1945 Sanborn Fire Insurance map indicated three gasoline underground storage tanks (USTs) onsite. Sometime after 1967, a dry cleaner named Parkway Cleaners was operated at site until moving to another Hartford location where PCE releases resulted in listing as SMS Site (#2006-3470). A June 2010 Geophysical survey identified one UST, which was removed on 8/31/2010. Analysis of the tank contents indicated either weathered gasoline or a petroleum based solvent, like Stoddard solvent used for dry cleaning. Historically Site has PCE impact from past dry cleaning operations. EPA Removals performed source area delineation spring 2015. Speculate that PCE soil gas concentrations are from very small dumping incident(s) in parking area. Additional SI completed 2018 and identified PCE vapor plume extends north across Maple Street to residential properties.
Hartford Oil Company/#20002770/ 90 Prospect St.	LOW	[~860 feet east of Property.] Contam[ination] found during a phase I/II ESA. [Initial Site Investigation] ISI complete. 8/25/00 3/7 MWs above [Vermont Groundwater Enforcement Standards] VGES. 8/16/01 2/6 MWs above VGES. 10/27/01 1 MW above VGES, [Free product] FP in 1 MW, 5 [Non detected] ND. 4/29/02 2 MWs above VGES, 1 below VGES 2 ND, 10/2009 2 MWs w/FP, 1 MW above VGES, site to be redeveloped.
Shady Lawn Motel/#20063543/89 Maple St.	MED	[~2,400 feet west-northwest of Property.] Underground storage tank (Fuel Oil) removed. Contamination found. Investigation incomplete. White River approx. 50 yds from site.
¹ Sites within 1-mile but across from White River and Connecticut River not listed.		

The descriptions in the “Summary” column of Table 2 for each SHWS site listed are the direct quoted descriptions provided on the VTANR list (with annotations in brackets added by Bowes Environmental for clarification).

Based upon review of the list of SHWS within the one-mile search radius of the Property, Bowes Environmental notes that there are three sites with chlorinated solvent-contaminated groundwater that are likely upgradient from the Property. These sites are Former Parkway Dry Cleaners, Site # 20063470; St. J Trucking-RSD Transportation, Site # 880274; and Mower’s News Service, #911144. Of note is that Former Parkway property is the most upgradient Site from the Property with respect to groundwater flow in the vicinity, with Mower’s News and St. Johnsbury Trucking immediately downgradient from the Former Parkway site. A review of the most recent report on the Former Parkway Dry Cleaners site (available on the ANR-ERT website and dated December 13, 2019) describes chlorinated solvents (tetrachloroethene, PCE) as high as 1,770 micrograms per liter (µg/l) just off the Former Parkway site (approximately 500 feet northwest of the Property), and 31 µg/l at a location further downgradient and approximately 250 feet northwest of the Property. Although the concentrations have attenuated, they are still at a level that is over six times above the VGES for PCE (5 µg/l). This indicates there is potential for PCE levels to enter the Property at levels in excess of VGES. Bowes Environmental contacted the Site Manager at VTANR about status of additional investigation/remediation plans regarding

Former Parkway Dry Cleaner. Ms. Patricia Coppolino informed Bowes that the December 13, 2019 report is the latest available, and that there is a litigious relationship between the Owner and the State. She also indicated further testing/remediation actions are pending Attorney negotiations (Bowes, 2021a).

The presence of PCE-contaminated groundwater also presents a risk of potential Vapor Intrusion into the building and is a REC. At a minimum, Phase II follow-up in the form of soil vapor sample collection at the Property is recommended. A map retrieved from the ANR-ERT website is included in the “Figures” appendix at the end of this report. The map shows results of historic Soil Gas sampling collected at the Parkway site, and potential Phase II sampling locations oriented along the west portion of the Property.

There are two additional PCE-contaminated sites listed within the one-mile search distance (Bergeron, Site # 880210, located at 7 Maple Street; and 542 Maple Street, Site #20104053). These sites are located approximately 30 feet east and 1,630 feet west of the Property, respectively. Based on the downgradient location of the Bergeron site and the proximal location of the 542 Maple Street site to the White River, impacts to the Property from groundwater flow migration from these sites does not appear likely.

3.5.2 Comprehensive Environmental Response, Compensation and Liability Information System

The Property is not listed as a Comprehensive Environmental Response Compensation Liability Information System (CERCLIS) site (EDR, 2021). This report also includes CERCLIS sites designated as No Further Remedial Action Planned (NFRAP). No active CERCLIS sites were identified within the 0.5-mile radius of the Property. One NFRAP site was identified as WILLJOHN, 542 Maple Street (0.06 mile southeast). Sparse information is available on this site, indicating it is not on the NPL, and was a “Removal Only Site (No Site Assessment Work Needed)”.

3.5.3 Federal Resource Conservation and Recovery Act (RCRA) Treatment - Storage - Disposal Facilities

The Property is not listed as a RCRA Treatment-Storage-Disposal (TSD) list, TSD facility, nor is any TSD facility listed within a 0.5-mile radius (EDR, 2021).

3.5.4 RCRA Generators

Based on review of the EDR report and ANR NRA and ANR ERT websites, the Property is not a RCRA Generator. There is one RCRA Generator on the east-abutting property (209 Maple Street). The facility is Hanover Consumer Cooperative Society (Coop Food Store) and is a Small Quantity Generator (Facility ID VTP000560866). There are no violations listed for this facility. No other abutting properties are identified as RCRA Generators (EDR, 2021).

3.5.5 Storage Tanks

No registered USTs or Above Ground Storage Tanks (ASTs) are currently listed with the Property (EDR, 2021). Based on the EDR report, there are two abutting properties listed with Active USTs (Hanover Cooperative[Coop Food Store], 209 Maple Street, Facility #3083; and White River Elementary School, 102 Pine Street, Facility #612). The owner of Hanover Cooperative (Pomerleau Real Estate) provided Bowes Environmental with information that indicates the UST was permanently closed on August 11, 2020, and no releases of petroleum products from the UST were evident during the closure, based on field screening readings, and a lab sample analysis (Pathway Consulting, 2021). The date of the Vermont UST list (July 31, 2020) precedes the date of the UST closure, which explains its being listed with an “Active” status.

Information from the ANR-ERT website indicates the north-abutting White River Elementary School property is listed with a 10,000-gallon #2 Fuel Oil UST, installed in 1993 (ANR-ERT, 2021). The ERT website also lists three USTs at the School that were closed; two in 1993, and one in 2015. All USTs were listed in Fair to Excellent condition upon removals.

The current owner of the Property, Mr. Daniel Flanagan, Hartford Land Co., stated that the Property did have a fuel pump and UST during the time it was an Auto Sales and Service business. To the best of his knowledge, he believes the pump and UST were permanently closed when the automobile business was moved to another location, and the building demolished. No other information either from ANR-ERT or EDR is available concerning the status of this UST. The lack of any additional documentation on the UST at the Property is a Data Gap (Section 6.0).

3.5.6 Spills

No reported Spills are listed for the Property, according to Bowes Environmental’s review of the ANR-ERT (ANR-ERT, 2021). The ERT Spills list is current through December 21, 2020. Bowes Environmental contacted the Hartford Fire Department on January 26, 2021, to

inquire if any emergency responses were made to the Property related to releases of hazardous materials and/or petroleum products. According to a representative with the Hartford Fire Department, they have no record of emergency responses to the Property, based on her review of their database which goes back to 2012 (Bowes, 2021b).

3.5.7 Brownfields

A total of six Brownfields sites were identified on EDR's Radius Report (EDR, 2021). Of this total, three of the listed Brownfield sites are the same three SHWS discussed in Section 3.5.1: (Former Parkway Cleaners, Mower's News Service, and St J Trucking/RSD Transportation). The other Brownfield sites were listed as Maple Street/Pine Street/Route 5 Target Area (123 Maple Street) which is not currently an active remediation or investigation site but is a planning and development stage Brownfields program (located approximately 460 feet southeast); Sabil and Sons, Inc. (Phase I ESA), 34 Prospect Street (approximately 910 feet east and downgradient from the Property in terms of inferred groundwater flow direction), and Nitzel Auto Repair (Phase I ESA) located at 351 Maple Avenue and Union Streets (approximately 600 feet west but proximal to the White River).

There is one additional Brownfield site that was not included on the EDR summary but listed on the ANR-ERT: 155 Maple Street, located approximately 175 east-southeast of the Property (the current location of Junction Vision Center eyecare business). The description provided on the ANR-ERT site is that the potential owner of the property applied for Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) status due to knowledge of 155 Maple Street's prior filling station operations, and neighboring SHWS to the east, and "...a dry cleaner to the west.". A Phase II ESA report performed in August 2019 included soil vapor testing from two locations in the basement of the former Citizen's Bank. Results of the soil gas testing revealed detectible PCE concentrations in both soil gas samples. Although the PCE concentrations were below the Vermont limit for PCE in a commercial setting, and no definitive source of the PCE was determined, this indicates there is a risk of PCE in soil gas in the vicinity. This is an REC which should be followed up by the soil gas sampling as discussed in Section 3.5.1.

3.5.8 Landfills

According to the EDR Search report, there are no landfills listed to be within the ½ mile search radius of the Property.

3.5.9 *Polychlorinated Biphenyl's*

Polychlorinated biphenyls (PCBs) can be associated with older electrical components before 1975-1980. Three electrical transformers were observed mounted on a power pole located immediately outside the north exterior wall of the Property (Plate 3, Appendix A). Bowes Environmental contacted Green Mountain Power regarding the status and age of the transformers. Green Mountain Power informed Bowes Environmental that after reviewing their records, they confirmed these were not PCB-containing transformers (Bowes, 2021b). The electrical components observed in the Utility Room of the Property building all appeared to be of solid-state componentry. Information was not listed about PCBs on the Property on the Environmental Questionnaire

3.5.10 *Asbestos and Lead-Based Paint*

A formal asbestos-containing material and lead-based paint inspection was not performed as part of this Phase I ESA.

3.6 **PRIOR ENVIRONMENTAL REPORTS**

No prior environmental reports on the Property were identified during this ESA.

4.0 **SITE RECONNAISSANCE**

James Bowes, P.G., Bowes Environmental, LLC performed the Site Reconnaissance at 213 Maple Street on January 22, 2021. Mr. Daniel Flanagan, President, Hartford Land Company (current owner) accompanied Mr. Bowes throughout the Site Reconnaissance. Weather conditions were sunny, crisp and cold (upper teens Fahrenheit), with a slight breeze west.

The Property consists of a 0.25-acre (+/-) parcel of land comprised of a building and parking lot that cover the entire parcel. Pictures of the Property as viewed on January 22, 2021 are included with this report as Appendix A (Plates 1 – 15).

Building Interior

The building consists of 6,000 square feet (+/-) single story metal and concrete/cinder block structure on concrete slab, with a flat tar and gravel roof. According to information from a Multi-listing description obtained at the Hartford Land Record office, the building was constructed in 1980 for use as a Shopping Plaza.

The building is comprised of six store fronts: three facing south along Maple Street, and three facing west along Route 5. The active store fronts are Corner Drug (which occupies two storefronts along Maple Street), Vermont Adult Learning Center, which occupies the northernmost storefront along Route 5, and a psychologist's office which occupies the south storefront along Route 5. There were two vacant storefronts and the psychologist office that were unable to be inspected the date of the Site Reconnaissance since all three of these storefronts were locked and the keys were not available.

The building is heated and cooled by roof-mounted forced air propane-fired HVAC units externally mounted on the roof. Propane to the Property is supplied by the Municipal underground service line.

No floor drains or collection pits/basins were observed in the storefronts that were able to be accessed and inspected the day of the Site Reconnaissance. Both store fronts that were inspected were typical of occupied office and retail space. The retail drug store/pharmacy (Corner Drug) occupies two store fronts and is comprised of aisles and shelving for access and storage of merchandise, a prescription processing area, small waiting area, and a restroom (see Plates 7- 8, Appendix A). The Adult Learning Center is comprised of separate classroom/meeting rooms, storage rooms, a central receiving area (see Plates 9-12, Appendix A) restroom, and utility room. According to the employee who works at the Learning Center, on-site visits through the Learning Center have been greatly reduced due to the COVID-19 pandemic, with no regular on-site classroom instruction occurring. The utility room is in the northeast portion of the Learning Center and consists primarily of storage space with storage of several five-gallon buckets of rock salt for spreading on icy portions of the driveway, unused furniture, and wall-mounted electric power switches/controls for distribution throughout the building (Plate 12). Evidence of minor water damage from a leak in the roof was observed in the central portion of the learning center (Plate 11). According to the employee at the Learning Center, repairs have been made to mitigate the leaking roof.

Exterior Grounds

The exterior grounds covering the west and south portions of the Property consist entirely of the paved parking lot. Photos of the exterior grounds and abutting properties are included as Plates 1-6, in Appendix A. Electricity is provided via overhead line from the main power line north of the Property. A power pole with three transformers is in the northeast corner of the Property, immediately outside the north exterior wall. Bowes Environmental contacted Green Mountain Power regarding the age and status of the transformers. Mr. Steven Friedman of

Green Mountain Power informed Bowes Environmental that the transformers are not PCB containing transformers (Bowes, 2021b).

Overall, the results of the Site Reconnaissance did not reveal releases of hazardous materials and/or petroleum products, no excessively stained areas, no stressed vegetation areas, and no indications of USTs or ASTs. There were no odors or evidence of leaks or releases of hazardous materials.

5.0 CONCLUSIONS

Bowes Environmental, LLC was retained by Pomerleau Real Estate, Burlington, Vermont to perform a Phase I ESA on the property at 213 Maple Street, White River Jct., Vermont. The purpose of the ESA was to perform a preliminary investigation to identify recognized environmental conditions existing on the property or proximal properties. The ESA was performed within the limitations and data gaps (listed in Section 6.0) in general accordance with the American Society of Testing Materials (ASTM) Standard Practice for ESAs, ASTM E 1527-13, and has revealed no evidence of recognized environmental conditions in association with the Site except as follows:

- Based upon review of the list of SHWS within the one-mile search radius of the Property, there are three sites with chlorinated solvent-contaminated groundwater that are likely upgradient from the Property. These sites are Mower's News Service (Site #911144); Former Parkway Dry Cleaners (Site #20063470); and St. J Trucking-RSD Transportation (Site #880274). With respect to groundwater flow beneath the Property at 213 Maple Street, the Former Parkway property is the most upgradient Site and furthest away (~500 feet west-northwest). The Mower's News and St. Johnsbury Trucking sites are located immediately downgradient from the Parkway site, respectively. A review of the most recent report on the Former Parkway Dry Cleaners site (available on the VTANR-ERT website and dated December 13, 2019) shows PCE concentrations as high as 1,770 micrograms per liter ($\mu\text{g/l}$) just east of the Former Parkway property, and 31 $\mu\text{g/l}$ at a location further downgradient and approximately 250 feet northwest of the 213 Maple Street Property. Although the PCE concentrations exhibit attenuation with distance from the Parkway site, they are still at a level that is over six times above the Vermont Groundwater

Enforcement Standard (VGES) for PCE (5 µg/l). This indicates there is potential for PCE-contaminated groundwater at concentrations in excess of the VGES to migrate onto the Property at levels. At a minimum, Phase II follow-up in the form of soil gas sampling along the west portion of the Property is recommended (see potential test locations in “Figures” section of this report).

- The 1964 Sanborn map edition depicts a dry cleaner on the west abutting property to 213 Maple Street. The words “Cleaner” and “Solvent Tank” are depicted on this building. Based on information from ANR-NRA, the U.S. Route 5 bridge (and road) were not constructed until four years later, in 1968. From the current configuration of Route 5 with the Property (i.e., immediately west), it is evident that this building (along with adjacent buildings) would have been demolished during the construction. Both the EDR report and the ANR-ERT website list two historical dry cleaners (Williams Steam Laundry and Kleen Dry Cleaners and Linen Service) associated with the Property but provide little information regarding historical dry cleaners. The current owner acknowledged that Kleen Dry Cleaner was a past occupant in the Shopping Plaza but operated as a storage/transfer operation and not dry cleaning activities. Since there is insufficient information to document that the historic dry cleaner facility was closed pursuant to State and Federal Regulations or that spills or releases, if occurred were managed accordingly. Similar to above, a series of soil gas samples collected along the west portion of the Property is recommended.

6.0 LIMITATIONS/DATA GAPS

The conclusions of the Phase I ESA were arrived at based upon information supplied to Bowes Environmental from the following sources: The Environmental Data Resources Radius Report #6320274 dated January 5, 2021, Vermont Agency of Natural Resources, the U.S. EPA, interviews with the current owner representative, interviews with the adjacent property owner, the Town of Hartford Fire Department and Land Records office.

The ESA was performed within the limitations of the following significant Data Gaps:

- A complete history of the ownership of the Property was not possible beyond 1940 due to a Foreclosure between an electric company (Sherwin Electric) and the FDIC. The Foreclosure document listed several individuals granting property to Sherwin Electric, with several separate dates associated with the grantors, but without clear descriptions of

each parcel. As such, traceable ownership transfers of the Property only go back to the 1940 Foreclosure document.

- There is documentation of two historic dry cleaners associated with the Property, based on the ANR-NRA website. The available information on the NRA website lists “Williams Steam Laundry” at “Maple and Bridge, W.L.”; and “Kleen Dry Cleaners and Linen Service” at 27 Maple Street. Kleen Dry Cleaners is also listed on the historic City Directories (EDR, 2021) to be at 27 Maple Street, and the current owner acknowledged 27 Maple Street was the original address for the Property prior to the E911 address changes. He also acknowledged that they were a past occupant in the Shopping Plaza, but operated as a transfer station only, and did not perform active dry cleaning activities. Other than the 1964 Sanborn map that shows a dry cleaner on the west-abutting property (which likely was demolished during construction of Route 5), no further clarifications or documentation on the historic dry cleaners is available.
- There is anecdotal information of the existence of a UST and fuel pump on the Property during the period of time it operated as an Auto Sales and Service business. No records of this UST and pump were indicated in either the EDR Map Radius report, or the ANR ERT website.
- The two vacant store spaces, and the psychologist’s office were locked and inaccessible on the date of the Site Reconnaissance due to the owner not having the keys, and unable to get in touch with the Property Manager. As such not all of the interior store spaces could be inspected.

This information has been intended for the sole use of Pomerleau Real Estate and its authorized associates or assigns. No other uses expressed or implied are warranted. The design of the investigation was based on sound scientific techniques and experience with similar investigations. However, the conclusions of this ESA are based on limited information. As such, the result must be viewed in this light. Should additional information become available pertaining to environmental concerns that may be associated with the Site, the information should be made available to Bowes Environmental so that we may re-evaluate our conclusions.

7.0 REFERENCES CITED

ANR, Natural Resources Atlas (NRA), 2021 (<http://anrmaps.vermont.gov/websites/anra5>), May 11, 2020.

ANR, Environmental Research Tool (ERT), 2021 (<https://anrweb.vt.gov/DEC/ERT>), December 21, 2020.

Bowes, J., 2021a, Telephone conversation with Ms. Patricia Coppolino, VTANR, RE: Status of additional investigation/remediation activities for Former Parkway Dry Cleaner Hazardous Waste Site, January 21, 2021.

Bowes, J., 2021b, Telephone conversation with representative, Town of Hartford Fire Department, RE: Inquiry-Hartford Fire Department responses to 213 Maple Street, January 26, 2021.

Bowes, J., 2021c, Telephone conversation with Mr. Steven Friedman, Green Mountain Power, RE: Inquiry on age and status of transformers observed on the 213 Maple St. Property January 26, 2021.

Environmental Data Resources (EDR), 2021, Report titled “EDR Radius Map. Inquiry # 6320274.2s, January 05, 2021, 213 Maple Street, White River Junction, Vermont”, January 5, 2021.

GZA, 2019, Report titled “Site Investigation, Former Parkway Cleaners 18 Union Street , Hartford, Vermont”, December 13, 2019.

Pathway Consulting, LLC, 2020, Letter Report RE: Commercial Underground Storage Tank Removal, 209 Maple Street, Hartford, Vermont (Project No. 13065), September 2, 2020.

Figures

SOURCE: GZA, 2019, Report titled “Site Investigation, Former Parkway Cleaners 18 Union Street , Hartford, Vermont”, December 13, 2019.


© 2019 - GZA GeoEnvironmental, Inc. P:\04 Jobs\01908074_00 Parkway\Figures\MXD\20180820 Figure 6 04.0190874.00 Parkway Site Map.mxd, 1/28/2019, 12:32:49 PM, ian.gaudreau



Legend

- # Soil Gas Sampling Location (ppbv)
-) Storm Drain
- 18 Union Street Site (Former PDC) Boundary

Notes & Data Sources

- 1) THIS MAP CONTAINS THE ESRI ArcGIS ONLINE BING MAPS AERIAL LAYER PACKAGE, PUBLISHED DECEMBER 1, 2010 BY ESRI ARCIMS SERVICES AND UPDATED MONTHLY. THIS SERVICE USES UNIFORM NATIONALLY RECOGNIZED DATUM AND CARTOGRAPHY STANDARDS AND A VARIETY OF AVAILABLE SOURCES FROM SEVERAL DATA PROVIDERS. 
- 2) THE LOCATION AND ELEVATIONS OF THE BORINGS, CORINGS, TEST PITS, SAMPLING LOCATIONS, SELECTED SITE FEATURES, AND EXPLORATIONS WERE APPROXIMATELY DETERMINED BY SURVEY, GPS, TAPE MEASUREMENTS, LINE OF SIGHT, PACING, AND/OR LEVEL SURVEY FROM EXISTING TOPOGRAPHIC AND MAN-MADE FEATURES. THIS DATA SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
- 3) PROPERTY BOUNDARIES PROVIDED BY THE VERMONT STATEWIDE PROPERTY PARCEL MAPPING PROGRAM.

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User

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FORMER PARKWAY CLEANERS
18 UNION STREET
HARTFORD, VERMONT

FORMER PARKWAY CLEANERS
SITE INVESTIGATION WORK PLAN

PREPARED BY:  GZA GeoEnvironmental, Inc.
Engineers and Scientists
www.gza.com

PREPARED FOR: Hazen Street Holdings, Inc.

PROJ MGR: GLG	REVIEWED BY: GLG	CHECKED BY: MSR	FIGURE
DESIGNED BY: IPG	DRAWN BY: IPG	SCALE: 1" = 100 FEET	B3
DATE: December 2018	PROJECT NO: 04.0190874.00	REVISION NO: 1	
			SHEET NO. 1 OF 1

Appendix A
Photos



Plate 1. Jan. 22, 2021-Property at 213 Maple Street, White River Jct. VT (WRJ)

View is looking north at South exterior wall and store fronts.



Plate 2. 213 Maple Street, WRJ. View is looking east across US Route 5. West exterior wall, 213 Maple St., WRJ.



Plate 3. View is looking east along the north exterior wall.



Plate 4. View looking east at east-abutting property (Coop Store, 209 Maple St.). Building in center of picture is Junction Vision Center, 155 Maple St.



Plate 5. View looking west across US Route 5, Mascoma Bank (building on left), and Cota & Cota (right).



Plate 6. View is to the west looking at Coop Food Store, and 213 Maple Street.



Plate 7



Plate 8.

Plates 7, 8. Interior views of Corner Drug, occupant of the southeast storefronts 213 Maple St.



Plate 9.



Plate 10.

Plates 9, 10. Interior views, Adult Learning Center, occupant of northwest store front, 213 Maple St.



Plate 11. Heating duct work, Adult Learning Center. Note water damage in ceiling tile.



Plate 12. Utility room in Adult Learning Center with electrical power switches.

Appendix B
Executive Summary
Environmental Data Resources Radius Report
ID #6320274.2s

213 Maple Street

213 Maple St

White River Junction, VT 05001

Inquiry Number: 6320274.2s

January 05, 2021

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

213 MAPLE ST
WHITE RIVER JUNCTION, VT 05001

COORDINATES

Latitude (North): 43.6523650 - 43° 39' 8.51"
Longitude (West): 72.3187390 - 72° 19' 7.46"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 716228.9
UTM Y (Meters): 4836541.0
Elevation: 363 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140904
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 213 MAPLE ST
 WHITE RIVER JUNCTION, VT 05001

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	HANOVER CONSUMER COO	209 MAPLE STREET	RCRA-SQG	Lower	1 ft.
A2	HANOVER CONSUMER COO	209 MAPLE STREET	VT HW GEN, VT TIER 2	Lower	1 ft.
A3	COOP MARKET	209 MAPLE STREET WHI	VT UST	Lower	1 ft.
A4	WILLIAMS STEAM LAUND	MAPLE & BRIDGE, W L	VT DRYCLEANERS	Higher	1 ft.
A5	FORMER RICHARD ELECT	28 TAFT AVENUE	VT UST	Lower	60, 0.011, WSW
B6	RSD/DHL	305 MAPLE STREET WHI	VT UST	Lower	282, 0.053, West
B7	RSD/FORMER PARKWAY C	305 MAPLE STREET	US BROWNFIELDS, FINDS	Lower	282, 0.053, West
C8	WHITE RIVER ELEMENTA	102 PINE STREET	VT UST	Lower	302, 0.057, East
D9	WILLJOHN	542 MAPLE STREET	SEMS-ARCHIVE	Lower	316, 0.060, SE
B10	MOWERS NEWS		VT LUST	Higher	324, 0.061, NW
E11	MOWERS NEWS SERVICE	239 HAZEN STREET	US BROWNFIELDS	Higher	326, 0.062, NW
E12	MOWERS NEWS SERVICE	239 HAZEN ST	VT LUST, VT BROWNFIELDS, RCRA NonGen / NLR, FINDS,...	Higher	326, 0.062, NW
E13	MOWERS NEWS SERVICE	239 HAZEN STREET	RCRA NonGen / NLR	Higher	326, 0.062, NW
E14	MOWER 'S NEWS SERVIC	239 HAZEN STREET WHI	VT UST	Higher	326, 0.062, NW
C15	HARTFORD MOTORS INC	47 PINE ST	RCRA NonGen / NLR	Lower	350, 0.066, ESE
C16	BUTLERS BUS SERVICE	43 PINE STREET	VT AST	Lower	350, 0.066, ESE
C17	BUTLERS BUS SERVICE	43 PINE STREET	RCRA-VSQG	Lower	350, 0.066, ESE
C18	BUTLER'S BUS SERVICE	43 PINE STREET	VT HW GEN, VT MANIFEST, VT TIER 2	Lower	350, 0.066, ESE
19	WILDER AUTOMOTIVE/TI	217 HARTFORD AVENUE	VT UST	Higher	372, 0.070, North
D20	BERGERON 'S SERVICE	PINE AND MAPLE WHITE	VT UST	Lower	415, 0.079, ESE
D21	BERGERON	7 PINE ST. CORNER WI	VT SHWS, VT LUST	Lower	415, 0.079, ESE
D22	SPEED QUEEN EQUIPMEN	ON RT 14 NEAR ROCHA	VT DRYCLEANERS	Lower	432, 0.082, ESE
D23	MAPLE ST/PINE ST/ RO	123 MAPLE STREET	US BROWNFIELDS	Lower	463, 0.088, SE
E24	FORMER PARKWAY DRYCL	18 UNION STREET	VT SHWS, VT BROWNFIELDS, VT VAPOR	Higher	512, 0.097, WNW
D25	KIBBY EQUIPMENT	87 MAPLE STREET	RCRA NonGen / NLR	Lower	560, 0.106, SE
E26	PARKWAY DRY CLEANERS	18 UNION STREET	SEMS	Higher	571, 0.108, WNW
F27	FORMER SOCONY OIL	PINE ST	VT LAST	Lower	572, 0.108, East
G28	NITZEL AUTO REPAIR	351 MAPLE AVENUE & U	US BROWNFIELDS, FINDS	Lower	599, 0.113, West
H29	PARKWAY CLEANERS	7 UNION STREET	VT DRYCLEANERS	Higher	611, 0.116, NW
H30	PARKWAY CLEANERS	7 UNION ST	EDR Hist Cleaner	Higher	611, 0.116, NW
I31	KIBBY EQUIPMENT INC	9 MAPLE STREET WHITE	VT UST	Lower	640, 0.121, SE
I32	PARKWAY CLEANERS	68 MAPLE ST	EDR Hist Cleaner	Lower	643, 0.122, SE
G33	LEGENDARY AUTO WORX	351 MAPLE STREET	RCRA-VSQG, FINDS, ECHO	Higher	669, 0.127, WNW
G34	LEGENDARY AUTO WORX	351 MAPLE STREET	VT SPILLS, VT HW GEN	Higher	669, 0.127, WNW
J35	JOHNSON & DIX FUEL C	54 BRIDGE ST	RCRA NonGen / NLR, FINDS, ECHO, VT MANIFEST	Lower	822, 0.156, South
F36	PROSPECT STREET	PROSPECT STREET	VT SHWS, VT LAST	Higher	823, 0.156, East
K37	HARTFORD OIL COMPANY	90 PROSPECT STREET	VT SHWS, VT LAST	Lower	857, 0.162, East
J38	TWIN STATE FRUIT	25 RAILROAD ROW	VT LUST, VT BROWNFIELDS	Lower	875, 0.166, South
K39	NEW ENGLAND DIESEL I	94 PROSPECT ST -WRJ	VT MANIFEST	Lower	875, 0.166, East

MAPPED SITES SUMMARY

Target Property Address:
213 MAPLE ST
WHITE RIVER JUNCTION, VT 05001

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
K40	NEW ENGLAND DIESEL I	94 PROSPECT ST -WRJ	RCRA NonGen / NLR, RI MANIFEST	Lower	875, 0.166, East
J41	JOHNSON & DIX WHITE	10 BRIDGE STREET	VT UST	Lower	885, 0.168, South
L42	HARTFORD OIL MCGEE E	22 PROSPECT ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	905, 0.171, ESE
L43	ULTRAMAR ENERGY STOR	22 PROSPECT ST	RCRA NonGen / NLR	Lower	905, 0.171, ESE
L44	SABIL & SONS INC	34 PROSPECT ST	US BROWNFIELDS, RCRA NonGen / NLR, FINDS, ECHO, VT..	Lower	909, 0.172, ESE
J45	JOHNSON & DIX	10 BRIDGE ST	VT LAST, VT LUST, VT SPILLS	Lower	928, 0.176, South
L46	KLEEN DRY CLEANERS &	27 MAPLE ST	VT DRYCLEANERS	Lower	962, 0.182, ESE
M47	UPPER VALLEY FOOD CO	193 NORTH MAIN ST.	VT LUST	Higher	1011, 0.191, SW
N48	FORMER TIP TOP BAKER	81 - 91 NORTH MAIN S	VT SHWS, VT LUST	Higher	1013, 0.192, SSW
N49	UPPER VALLEY AUTOMOT	71 NORTH MAIN ST	VT LUST	Higher	1034, 0.196, SSW
O50	MILNE BUILDING/DENTA	185 HIGHLAND AVE WHI	VT UST	Higher	1035, 0.196, North
O51	WHITE RIVER SMILES	185 HIGHLAND AVE	VT MANIFEST	Higher	1035, 0.196, North
O52	WHITE RIVER SMILES	185 HIGHLAND AVE	RCRA NonGen / NLR	Higher	1035, 0.196, North
P53	JOHNSON & DIX BULK P	10 BRIDGE STREET	NJ MANIFEST	Lower	1067, 0.202, South
M54	VETERANS ADMINISTRAT	215 NORTH MAIN ST	RCRA-SQG, FINDS, NJ MANIFEST, RI MANIFEST	Higher	1089, 0.206, SW
M55	VA MEDICAL/REGIONAL	215 NORTH MAIN STREE	VT UST	Higher	1089, 0.206, SW
M56	VA MEDICAL CENTER	215 NORTH MAIN STREE	VT AST, VT ASBESTOS, VT TIER 2	Higher	1089, 0.206, SW
M57	V A MEDICAL & REGION	215 NORTH MAIN ST	VT SPILLS, VT HW GEN, VT MANIFEST	Higher	1089, 0.206, SW
M58	VETERANS ADMINISTRAT	215 NORTH MAIN ST	NY MANIFEST	Higher	1089, 0.206, SW
M59	RANDY 'S AUTOMOTIVE	1049 NORTH MAIN STRE	VT UST	Higher	1101, 0.209, SW
N60	HEIRLOOM ANTIQUES	96 NORTH MAIN ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	1101, 0.209, SSW
P61	NEW ENGLAND DIGITAL	49 N MAIN ST	RCRA NonGen / NLR, FINDS, ECHO, NY MANIFEST	Lower	1108, 0.210, South
N62	RED LOGAN DENTAL CLI	70 N MAIN ST	VT HW GEN	Higher	1124, 0.213, SSW
N63	RED LOGAN DENTAL CLI	70 N MAIN ST	RCRA-VSQG	Higher	1124, 0.213, SSW
P64	T & L ELECTRIC INC	35 NORTH MAIN ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	1135, 0.215, South
Q65	VT DEPT OF BGS WINDS	82 RAILROAD ROW	VT HW GEN, VT NPDES	Lower	1148, 0.217, South
Q66	VT DEPT OF BGS WINDS	82 RAILROAD ROW	RCRA-VSQG, FINDS, ECHO	Lower	1148, 0.217, South
R67	HARTFORD SCHOOL DIST	73 HIGHLAND AVENUE W	VT UST	Higher	1155, 0.219, NNE
R68	HARTFORD AREA CAREER	73 HIGHLAND AVENUE	RCRA-VSQG, FINDS	Higher	1155, 0.219, NNE
R69	HARTFORD SUPERINTEND	73 HIGHLAND AVE	VT HW GEN, VT MANIFEST, VT TIER 2	Higher	1155, 0.219, NNE
Q70	FORMER KELTON MOTORS	ROUTE 14 WEST HARTFO	VT UST	Lower	1157, 0.219, South
Q71	CHARLIE KELTON	RT 14	VT LUST	Lower	1157, 0.219, South
Q72	NEW ENGLAND CENTRAL	101 RAILROAD ROW	VT HW GEN	Lower	1195, 0.226, South
P73	WRIGHT'S SUPER DRY C	7 N MAIN	VT DRYCLEANERS	Higher	1196, 0.227, South
S74	HARTFORD HIGH SCHOOL	37 HIGHLAND AVENUE W	VT UST	Higher	1216, 0.230, NNW
S75	RESIDENTIAL HOME	1 VICTORY CIRCLE	VT UST	Higher	1220, 0.231, NNW
S76	VICTORY CIRCLE	1 VICTORY CIRCLE	VT LUST	Higher	1220, 0.231, NNW
T77	BRIGGS BUILDING	5 SOUTH MAIN STREET	RCRA NonGen / NLR	Higher	1267, 0.240, South
78	STONE RESIDENCE	22 MAPLEWOOD TERRACE	VT LUST	Higher	1318, 0.250, SW

MAPPED SITES SUMMARY

Target Property Address:
 213 MAPLE ST
 WHITE RIVER JUNCTION, VT 05001

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
T79	HOTEL COOLIDGE	39 S MAIN ST	VT LUST	Higher	1498, 0.284, South
80	N E T WHITE RIVER JU	GATES ST	VT LUST	Higher	1511, 0.286, SSW
81	T & R SIDELINES FUEL	22 BRIDGE ST	NH SHWS, NH LUST, NH UST	Lower	1542, 0.292, ESE
82	HARTFORD BUS GARAGE	HIGHLAND AVE	VT LUST	Higher	1549, 0.293, NNW
83	THE BOSTON AND MAINE	N MAIN ST	VT LUST	Higher	1556, 0.295, SSE
84	MILLER AUTOMOBILE CO	28 GATES ST	VT LUST, VT UST, RCRA NonGen / NLR, FINDS, ECHO,...	Higher	1557, 0.295, South
U85	ST J TRUCKING-RSD TR	39 MAPLE ST.	VT LUST	Lower	1559, 0.295, WNW
U86	542 MAPLE STREET	542 MAPLE STREET	VT SHWS, VT LUST, VT BROWNFIELDS, VT DRYCLEANERS	Lower	1629, 0.309, WNW
U87	WILLJOHN PROPERTIES,	542 MAPLE STREET	US BROWNFIELDS, FINDS	Lower	1662, 0.315, WNW
88	BLODGETT SUPPLY	606 HARTFORD AVE	VT LUST, VT SPILLS	Higher	1805, 0.342, NNE
89	JOHNSON AND DIX		VT LUST	Higher	1815, 0.344, SSW
90	GMP WHITE RIVER JCT	LANTERN LANE	VT SHWS	Higher	2271, 0.430, West
V91	WEST LEBANON GO GO	97 N MAIN ST	NH LUST, NH UST	Higher	2351, 0.445, ESE
V92	SIMPLE ENERGY	112 N MAIN ST	NH LUST	Higher	2352, 0.445, ESE
93	SHADY LAWN MOTEL	89 MAPLE ST	VT LUST	Higher	2412, 0.457, WNW
W94	TROTTIER BUILDING	240 SOUTH MAIN ST	VT LUST	Higher	2463, 0.466, South
X95	WEST LEBANON CIRCLE	89 MAIN ST	NH LUST, NH UST	Higher	2489, 0.471, ESE
X96	VERHAM NEWS CO	75 MAIN ST	NH LUST, NH UST, NH ASBESTOS	Higher	2559, 0.485, ESE
W97	FORMER PURCELL OIL C	SOUTH MAIN ST	VT SHWS, VT LUST, VT LAST	Higher	2712, 0.514, South
98	HARTFORD TOWN GARAGE	173 AIRPORT RD	VT SHWS, VT LUST	Higher	3561, 0.674, WSW
99	HERBERT GRAY		VT SHWS	Higher	3887, 0.736, SW
100	GATEWAY MOTORS	SYKES AVE	VT SHWS	Higher	4166, 0.789, SW
101	EVANS FUEL MART	RT 5 & AIRPORT RD	VT SHWS, VT LUST	Higher	4358, 0.825, WSW
102	MARKET STATION	18 SYKES MOUNTAIN AV	RCRA-VSQQ, VT SHWS, VT LUST, VT SPILLS, VT HW GEN,...	Higher	4644, 0.880, WSW
103	VT AOT WHITE RIVER G	BOSWICK DRIVE	VT SHWS	Higher	5186, 0.982, WSW
104	FEDERAL MILK MARKET		VT SHWS	Higher	5254, 0.995, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS list

SEMS: A review of the SEMS list, as provided by EDR, and dated 10/28/2020 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PARKWAY DRY CLEANERS Site ID: 0106031 EPA Id: VTN000106031	18 UNION STREET	WNW 0 - 1/8 (0.108 mi.)	E26	14

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 10/28/2020 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WILLJOHN	542 MAPLE STREET	SE 0 - 1/8 (0.060 mi.)	D9	9

Federal RCRA generators list

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 12/14/2020 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VETERANS ADMINISTRATION EPA ID:: VTD053404034	215 NORTH MAIN ST	SW 1/8 - 1/4 (0.206 mi.)	M54	22

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HANOVER CONSUMER COO	209 MAPLE STREET	0 - 1/8 (0.000 mi.)	A1	8

RCRA-VSQG: A review of the RCRA-VSQG list, as provided by EDR, and dated 12/14/2020 has revealed that there are 5 RCRA-VSQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LEGENDARY AUTO WORX EPA ID:: VTR000508648	351 MAPLE STREET	WNW 1/8 - 1/4 (0.127 mi.)	G33	15
RED LOGAN DENTAL CLI EPA ID:: VTR000528307	70 N MAIN ST	SSW 1/8 - 1/4 (0.213 mi.)	N63	28
HARTFORD AREA CAREER EPA ID:: VTD136279320	73 HIGHLAND AVENUE	NNE 1/8 - 1/4 (0.219 mi.)	R68	29

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUTLERS BUS SERVICE EPA ID:: VTR000530584	43 PINE STREET	ESE 0 - 1/8 (0.066 mi.)	C17	11
VT DEPT OF BGS WINDS EPA ID:: VTR000003004	82 RAILROAD ROW	S 1/8 - 1/4 (0.217 mi.)	Q66	28

State- and tribal - equivalent CERCLIS

VT SHWS: A review of the VT SHWS list, as provided by EDR, and dated 09/21/2020 has revealed that there are 15 VT SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER PARKWAY DRYCL Facility ID: 20063470 Contamination: Chlorinated Solvents Project Status:: Sampling was conducted during a Brownfield assessment. High concentrations of PCE in groundwater and soil vapor were detected. Indoor air sampling was conducted during the week of 6/5/06. Upcoming work:7-1-2019Groundwater Sampling - 8 existing wells;7-2-2019Ground Penetrating Radar (GPR) Survey;7-15-2019Site Investigations (Drilling and staff gauge installation);7-22-2019Site Survey;7-22-2019Data Interpretation and Data Gap Identification;12-12-19 Received Site Investigation Report	18 UNION STREET	WNW 0 - 1/8 (0.097 mi.)	E24	13
PROSPECT STREET Facility ID: 20094011 Contamination: Arsenic, Gasoline, Lead, Other Petroleum, PAH Project Status:: Partial CAP implementation completed. This site originated as Hartford Oil Co SMS# 20002770.	PROSPECT STREET	E 1/8 - 1/4 (0.156 mi.)	F36	16
FORMER TIP TOP BAKER	81 - 91 NORTH MAIN S	SSW 1/8 - 1/4 (0.192 mi.)	N48	21

EXECUTIVE SUMMARY

<p>Facility ID: 992698 Project Status:: UST removed. Contamination found. Investigation completed. 12/9/99 4 MWs below VGES. Confirmatory samples required. 3/31/00 3 floor drains sealed, no GW above VGES. SMAC</p>				
GMP WHITE RIVER JCT	LANTERN LANE	W 1/4 - 1/2 (0.430 mi.)	90	36
<p>Facility ID: 20144521 Contamination: Asbestos, Lead, Other Petroleum, PCB Project Status:: GMP substation rebuild/expansion that included demolition and use of neighboring residential property. Soil samples had PCB, transformer oil TPH, and lead at low level. Demolished building had asbestos containing material. All contaminants were low level and disposal of building materials, foundations, and excess soil was as C&D waste to Coventry landfill.</p>				
FORMER PURCELL OIL C	SOUTH MAIN ST	S 1/2 - 1 (0.514 mi.)	W97	38
<p>Facility ID: 961947 Contamination: Heating Oil Project Status:: UST, bulk above ground tank, LNAPL, and PCS investigations completed. Limited PCS under Building B. Closed site with Notice to the Land Record. Residual product found in MW-6 during well closure, periodic bailing '07. LNAPL so weathered that there were no petroleum constituents remaining above standards. Rare case being weighed for regulatory policy determination.</p>				
HARTFORD TOWN GARAGE	173 AIRPORT RD	WSW 1/2 - 1 (0.674 mi.)	98	39
<p>Facility ID: 972275 Contamination: Gasoline, Waste Oil Project Status:: Ust removed. Contamination found. Benzene above VGES in monitor well. 5/11/99 benzene below VGES, SMAC reopened 9/6/06 see 2006-3565</p>				
HERBERT GRAY		SW 1/2 - 1 (0.736 mi.)	99	39
<p>Facility ID: 900542 Project Status:: Site Closed</p>				
GATEWAY MOTORS	SYKES AVE	SW 1/2 - 1 (0.789 mi.)	100	39
<p>Facility ID: 941570 Contamination: Waste Oil Project Status:: Groundwater Not Affected. Site Closed.</p>				
EVANS FUEL MART	RT 5 & AIRPORT RD	WSW 1/2 - 1 (0.825 mi.)	101	40
<p>Facility ID: 921191 Contamination: Gasoline Project Status:: Low levels of petroleum contamination present in groundwater. Intermittent free product is present on groundwater. Sorbent socks have been placed in two wells. Semi-annual monitoring is ongoing. The next sampling event should occur in Spring, 2012.</p>				
MARKET STATION	18 SYKES MOUNTAIN AV	WSW 1/2 - 1 (0.880 mi.)	102	40
<p>Facility ID: 20033134 Contamination: Gasoline Project Status:: UST line leak, repaired, contam found. ISI done, Sup SI done, FP on site, 1900 ton excavation during station rebuild, semi-annual sampling, 12/09, 12/10, 5/11, 5 of 6 MWs 5/12, 5/14 4 of 6 MWs above VGES, 5/18 4 of 7 MWs above VGES no FP, biennial sample</p>				
VT AOT WHITE RIVER G	BOSWICK DRIVE	WSW 1/2 - 1 (0.982 mi.)	103	41
<p>Facility ID: 20033078 Contamination: Diesel Project Status:: Leaking diesel dispenser. Fitting repaired. Soil vapor survey found contam. MWs dry in 5/03, 4/04. See closed site 880262. SMAC</p>				
FEDERAL MILK MARKET		SW 1/2 - 1 (0.995 mi.)	104	41
<p>Facility ID: 770165 Project Status:: Site Investigated, No Contamination Detected, Site Closed</p>				
Lower Elevation	Address	Direction / Distance	Map ID	Page
BERGERON	7 PINE ST. CORNER WI	ESE 0 - 1/8 (0.079 mi.)	D21	12

EXECUTIVE SUMMARY

Facility ID: 880210

Contamination: Chlorinated Solvents, Gasoline

Project Status:: Fieldsheet form dated 6-9-1981 indicates gasoline release to soils and groundwater. Monitoring Wells Installed. No activity 2007-2017. Bergeron's Address was clarified Jan 2017. Eligibility for PCF has Not been established Lab results Sept 2017 indicate chlorinated solvent impact. 2018 Annual Report received Feb 2019. Soil Gas Report received Jan 2020

HARTFORD OIL COMPANY **90 PROSPECT STREET** **E 1/8 - 1/4 (0.162 mi.)** **K37** **17**

Facility ID: 20002770

Contamination: Diesel, Gasoline, Heating Oil

Project Status:: Contam found during a phase I/II ESA. ISI complete. 8/25/00 3/7 MWs above VGES. 8/16/01 2/6 MWs above VGES. 10/27/01 1 MW above VGES, FP in 1 MW, 5 ND. 4/29/02 2 MWs above VGES, 1 below VGES 2 ND, 10/2009 2 MWs w/FP, 1 MW above VGES, site to be redeveloped

542 MAPLE STREET **542 MAPLE STREET** **WNW 1/4 - 1/2 (0.309 mi.)** **U86** **35**

Facility ID: 20104053

Contamination: Chlorinated Solvents, Gasoline

Project Status:: Site was a gasoline service station from 1925 to 1967, and a dry cleaner for a short period in the late 1970s. The 1945 Sanborn Fire Insurance map indicated three gasoline underground storage tanks (USTs) onsite. Sometime after 1967, a dry cleaner named Parkway Cleaners was operated at site until moving to another Hartford location where PCE releases resulted in listing as SMS Site #2006-3470). A June 2010 Geophysical survey identified one UST, which was removed on 8/31/2010. Analysis of the tank contents indicated either weathered gasoline or a petroleum based solvent, like Stoddard solvent used for dry cleaning. Historically Site has PCE impact from past dry cleaning operations. EPA Removals performed source area delineation spring 2015. Speculate that PCE soil gas concentrations are from very small dumping incident(s) in parking area. Additional SI completed 2018 and identified PCE vapor plume extends north across Maple Street to residential properties.

NH SHWS: A review of the NH SHWS list, as provided by EDR, and dated 08/03/2020 has revealed that there is 1 NH SHWS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
T & R SIDELINES FUEL Facility Id: 199306028 Project Manager: UNASSIGNED	22 BRIDGE ST	ESE 1/4 - 1/2 (0.292 mi.)	81	33

State and tribal leaking storage tank lists

VT LAST: A review of the VT LAST list, as provided by EDR, and dated 09/21/2020 has revealed that there are 4 VT LAST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PROSPECT STREET Facility ID: 20094011 Contamination: Arsenic, Gasoline, Lead, Other Petroleum, PAH Project Status:: Partial CAP implementation completed. This site originated as Hartford Oil Co SMS# 20002770.	PROSPECT STREET	E 1/8 - 1/4 (0.156 mi.)	F36	16

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER SOCONY OIL	PINE ST	E 0 - 1/8 (0.108 mi.)	F27	14

EXECUTIVE SUMMARY

Facility ID: 20104084
 Contamination: Gasoline
 Project Status:: SMAC recommended.

HARTFORD OIL COMPANY Facility ID: 20002770 Contamination: Diesel, Gasoline, Heating Oil Project Status:: Contam found during a phase I/II ESA. ISI complete. 8/25/00 3/7 MWs above VGES. 8/16/01 2/6 MWs above VGES. 10/27/01 1 MW above VGES, FP in 1 MW, 5 ND. 4/29/02 2 MWs above VGES, 1 below VGES 2 ND, 10/2009 2 MWs w/FP, 1 MW above VGES, site to be redeveloped	90 PROSPECT STREET	E 1/8 - 1/4 (0.162 mi.)	K37	17
JOHNSON & DIX Facility ID: 890437 Contamination: Gasoline Project Status:: Monitoring Continues. Remediation by SVS completed. Plant demoed and 250 tons of soils to EMSI. Eval to see if more active remediation necessary. Summer 2015 sampling report shows low levels GW COCs. Annual sampling planned.	10 BRIDGE ST	S 1/8 - 1/4 (0.176 mi.)	J45	20

VT LUST: A review of the VT LUST list, as provided by EDR, and dated 09/21/2020 has revealed that there are 22 VT LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOWERS NEWS Project Status: Site Closed Facility Id: 880238		NW 0 - 1/8 (0.061 mi.)	B10	10
MOWERS NEWS SERVICE Contamination: Gasoline Project Status: PCE Groundwater contamination present at one location. Potential impact from Parkway Drycleaners, but not confirmed. Site enrolled in BRELLA program. Multiple petroleum fuel tanks removed (facility 000196 and others). Facility Id: 911144	239 HAZEN ST	NW 0 - 1/8 (0.062 mi.)	E12	10
UPPER VALLEY FOOD CO Contamination: Heating Oil Project Status: Contamination discovered during the removal of a heating oil UST. 10 tons of soil removed and disposed of at ESMI. No significant PIDs remained in excavation. TPH and VOC analyses of soil were acceptable. Property is served by the municipal drinking water system. Facility Id: 20094008 Closure Date: 12/18/2009	193 NORTH MAIN ST.	SW 1/8 - 1/4 (0.191 mi.)	M47	21
FORMER TIP TOP BAKER Project Status: UST removed. Contamination found. Investigation completed. 12/9/99 4 MWs below VGES. Confirmatory samples required. 3/31/00 3 floor drains sealed, no GW above VGES. SMAC Facility Id: 992698 Closure Date: 03/31/2000	81 - 91 NORTH MAIN S	SSW 1/8 - 1/4 (0.192 mi.)	N48	21
UPPER VALLEY AUTOMOT Contamination: Gasoline Project Status: Investigation completed-soil only impacted. Site closed. (CC, 10/6/04) Facility Id: 20033144 Closure Date: 09/03/2004	71 NORTH MAIN ST	SSW 1/8 - 1/4 (0.196 mi.)	N49	21
VICTORY CIRCLE Project Status: PCS treated via asphalt batching in N.H. Site closed. Facility Id: 951888	1 VICTORY CIRCLE	NNW 1/8 - 1/4 (0.231 mi.)	S76	31

EXECUTIVE SUMMARY

Closure Date: 10/01/1995				
STONE RESIDENCE	22 MAPLEWOOD TERRACE	SW 1/8 - 1/4 (0.250 mi.)	78	32
Contamination: Heating Oil				
Project Status: Underground storage tank removed. Contamination found. The Johnson Company conducted initial investigation activities at the site which involved the installation of several soil borings. No groundwater was present at the site to a depth of over 30 feet below grade. Soil samples taken at this depth showed elevated levels of contaminants, though EPA Region IX Standards for residential properties. This residence and all surrounding properties are served by the municipal water system. The basement of the residence was thoroughly screened using a PID and showed no evidence of contamination.				
Facility Id: 20063474				
Closure Date: 11/06/2006				
HOTEL COOLIDGE	39 S MAIN ST	S 1/4 - 1/2 (0.284 mi.)	T79	32
Contamination: Heating Oil				
Project Status: Contamination detected during the in place closure of a heating oil UST. Four soil borings installed at the site to further define the extent of contamination. No volatile compounds detected in three of the four borings, though a reading of 1.1 ppm was detected at one point at a depth of 2 feet below grade at one location. No groundwater encountered during the closure process or subsurface investigation, which reached depths of 30 feet below grade. Indoor air spaces exhibited no petroleum odors. All properties in this area are served by the municipal drinking water system.				
Facility Id: 20033122				
Closure Date: 02/06/2009				
N E T WHITE RIVER JU	GATES ST	SSW 1/4 - 1/2 (0.286 mi.)	80	32
Project Status: Determine Degree And Extent Of Contamination				
Facility Id: 931530				
Closure Date: 09/01/1994				
HARTFORD BUS GARAGE	HIGHLAND AVE	NNW 1/4 - 1/2 (0.293 mi.)	82	33
Project Status: Soil properly disposed. VTGWES met on entire site.				
Facility Id: 982477				
Closure Date: 05/27/1999				
THE BOSTON AND MAINE	N MAIN ST	SSE 1/4 - 1/2 (0.295 mi.)	83	33
Contamination: Heating Oil				
Project Status: Petro Contam Soil Disposed, Investigation Complete				
Facility Id: 951938				
Closure Date: 04/01/1996				
MILLER AUTOMOBILE CO	28 GATES ST	S 1/4 - 1/2 (0.295 mi.)	84	34
Contamination: Gasoline, Heating Oil				
Project Status: Gwes Met On Site				
Facility Id: 931527				
Closure Date: 11/01/1997				
BLODGETT SUPPLY	606 HARTFORD AVE	NNE 1/4 - 1/2 (0.342 mi.)	88	36
Contamination: Gasoline				
Project Status: Contamination discovered during removal of abandoned underground storage tank. Initial investigation found no significant soils/groundwater impact. Monitoring wells have been closed.				
Facility Id: 20093962				
Closure Date: 10/04/2010				
JOHNSON AND DIX		SSW 1/4 - 1/2 (0.344 mi.)	89	36
Project Status: Site Closed				
Facility Id: 870144				
Closure Date: 09/29/1987				
SHADY LAWN MOTEL	89 MAPLE ST	WNW 1/4 - 1/2 (0.457 mi.)	93	37

EXECUTIVE SUMMARY

Facility Id: 20104053

NH LUST: A review of the NH LUST list, as provided by EDR, and dated 08/03/2020 has revealed that there are 5 NH LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WEST LEBANON GO GO Facility Id: 200003036 Project Manager: FULTON	97 N MAIN ST	ESE 1/4 - 1/2 (0.445 mi.)	V91	36
SIMPLE ENERGY Facility Id: 201405014 Project Manager: CLOSED	112 N MAIN ST	ESE 1/4 - 1/2 (0.445 mi.)	V92	37
WEST LEBANON CIRCLE Facility Id: 199808023 Project Manager: CLOSED	89 MAIN ST	ESE 1/4 - 1/2 (0.471 mi.)	X95	38
VERHAM NEWS CO Facility Id: 199206009 Project Manager: CLOSED	75 MAIN ST	ESE 1/4 - 1/2 (0.485 mi.)	X96	38
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
T & R SIDELINES FUEL Facility Id: 199306028 Project Manager: SLAYTON	22 BRIDGE ST	ESE 1/4 - 1/2 (0.292 mi.)	81	33

State and tribal registered storage tank lists

VT UST: A review of the VT UST list, as provided by EDR, and dated 07/31/2020 has revealed that there are 16 VT UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOWER 'S NEWS SERVIC Facility Id: 916 Facility Status: PULLED Facility ID: 916 Facility Status: PULLED	239 HAZEN STREET WHI	NW 0 - 1/8 (0.062 mi.)	E14	11
WILDER AUTOMOTIVE/TI Facility Id: 1675 Facility Status: PULLED Facility ID: 1675 Facility Status: PULLED	217 HARTFORD AVENUE	N 0 - 1/8 (0.070 mi.)	19	12
MILNE BUILDING/DENTA Facility Id: 2379 Facility Status: ACTIVE Facility ID: 2379 Facility Status: ACTIVE	185 HIGHLAND AVE WHI	N 1/8 - 1/4 (0.196 mi.)	O50	22
VA MEDICAL/REGIONAL	215 NORTH MAIN STREE	SW 1/8 - 1/4 (0.206 mi.)	M55	23

EXECUTIVE SUMMARY

Facility Id: 2959363 Facility Status: ACTIVE Facility ID: 2959363 Facility Status: ACTIVE				
RANDY 'S AUTOMOTIVE Facility Id: 7733658 Facility Status: PULLED Facility ID: 7733658 Facility Status: PULLED	1049 NORTH MAIN STRE	SW 1/8 - 1/4 (0.209 mi.)	M59	27
HARTFORD SCHOOL DIST Facility Id: 617 Facility Status: PULLED Facility ID: 617 Facility Status: PULLED	73 HIGHLAND AVENUE W	NNE 1/8 - 1/4 (0.219 mi.)	R67	29
HARTFORD HIGH SCHOOL Facility Id: 610 Facility Id: 2780 Facility Status: PULLED Facility Status: ACTIVE Facility ID: 610 Facility ID: 2780 Facility Status: PULLED Facility Status: ACTIVE	37 HIGHLAND AVENUE W	NNW 1/8 - 1/4 (0.230 mi.)	S74	31
RESIDENTIAL HOME Facility Id: 9999721 Facility Status: PULLED Facility ID: 9999721 Facility Status: PULLED	1 VICTORY CIRCLE	NNW 1/8 - 1/4 (0.231 mi.)	S75	31

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COOP MARKET Facility Id: 3083 Facility Status: ACTIVE Facility ID: 3083 Facility Status: ACTIVE	209 MAPLE STREET WHI	0 - 1/8 (0.000 mi.)	A3	8
FORMER RICHARD ELECT Facility Id: 9991119 Facility Status: PULLED Facility ID: 9991119 Facility Status: PULLED	28 TAFT AVENUE	WSW 0 - 1/8 (0.011 mi.)	A5	8
RSD/DHL Facility Id: 1007 Facility Status: ACTIVE Facility ID: 1007 Facility Status: ACTIVE	305 MAPLE STREET WHI	W 0 - 1/8 (0.053 mi.)	B6	9
WHITE RIVER ELEMENTA Facility Id: 612 Facility Status: ACTIVE Facility ID: 612 Facility Status: ACTIVE	102 PINE STREET	E 0 - 1/8 (0.057 mi.)	C8	9
BERGERON 'S SERVICE	PINE AND MAPLE WHITE	ESE 0 - 1/8 (0.079 mi.)	D20	12

EXECUTIVE SUMMARY

Facility Id: 847 Facility Status: PULLED Facility ID: 847 Facility Status: PULLED					
KIBBY EQUIPMENT INC Facility Id: 2335 Facility Status: PULLED Facility ID: 2335 Facility Status: PULLED	9 MAPLE STREET WHITE	SE 0 - 1/8 (0.121 mi.)	I31	15	
JOHNSON & DIX WHITE Facility Id: 244 Facility Status: PULLED Facility ID: 244 Facility Status: PULLED	10 BRIDGE STREET	S 1/8 - 1/4 (0.168 mi.)	J41	18	
FORMER KELTON MOTORS Facility Id: 2953105 Facility Status: PULLED Facility ID: 2953105 Facility Status: PULLED	ROUTE 14 WEST HARTFO	S 1/8 - 1/4 (0.219 mi.)	Q70	30	

VT AST: A review of the VT AST list, as provided by EDR, and dated 11/18/2020 has revealed that there are 2 VT AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VA MEDICAL CENTER Facility Id: FATR20084XCCNZ002N5W Facility Id: FATR20094XCCNZ002N5W Facility Id: FATR20104XCCNZ002N5W Facility Id: FATR20114XCCNZ002N5W	215 NORTH MAIN STREE	SW 1/8 - 1/4 (0.206 mi.)	M56	23
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUTLERS BUS SERVICE Facility Id: FATR20117UB7E601SPX5	43 PINE STREET	ESE 0 - 1/8 (0.066 mi.)	C16	11

State and tribal Brownfields sites

VT BROWNFIELDS: A review of the VT BROWNFIELDS list, as provided by EDR, and dated 08/14/2020 has revealed that there are 4 VT BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOWERS NEWS SERVICE Site #: 911144	239 HAZEN ST	NW 0 - 1/8 (0.062 mi.)	E12	10
FORMER PARKWAY DRYCL Site #: 20063470	18 UNION STREET	WNW 0 - 1/8 (0.097 mi.)	E24	13
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TWIN STATE FRUIT	25 RAILROAD ROW	S 1/8 - 1/4 (0.166 mi.)	J38	17

EXECUTIVE SUMMARY

Closure Date: 06/06/2005
Site #: 20033177

542 MAPLE STREET
Site #: 20104053

542 MAPLE STREET

WNW 1/4 - 1/2 (0.309 mi.) U86

35

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A review of the US BROWNFIELDS list, as provided by EDR, and dated 09/14/2020 has revealed that there are 6 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOWERS NEWS SERVICE ACRES property ID: 235740 Cleanup Completion Date: -	239 HAZEN STREET	NW 0 - 1/8 (0.062 mi.)	E11	10
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RSD/FORMER PARKWAY C ACRES property ID: 37461 Cleanup Completion Date: -	305 MAPLE STREET	W 0 - 1/8 (0.053 mi.)	B7	9
MAPLE ST/PINE ST/ RO ACRES property ID: 240749 Cleanup Completion Date: -	123 MAPLE STREET	SE 0 - 1/8 (0.088 mi.)	D23	13
NITZEL AUTO REPAIR ACRES property ID: 79981 Cleanup Completion Date: -	351 MAPLE AVENUE & U	W 0 - 1/8 (0.113 mi.)	G28	14
SABIL & SONS INC ACRES property ID: 96981 Cleanup Completion Date: -	34 PROSPECT ST	ESE 1/8 - 1/4 (0.172 mi.)	L44	19
WILLJOHN PROPERTIES, ACRES property ID: 238635 Cleanup Completion Date: -	542 MAPLE STREET	WNW 1/4 - 1/2 (0.315 mi.)	U87	35

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/14/2020 has revealed that there are 14 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOWERS NEWS SERVICE	239 HAZEN ST	NW 0 - 1/8 (0.062 mi.)	E12	10

EXECUTIVE SUMMARY

EPA ID:: VTD018917468				
MOWERS NEWS SERVICE EPA ID:: VTP000016407	239 HAZEN STREET	NW 0 - 1/8 (0.062 mi.)	E13	11
WHITE RIVER SMILES EPA ID:: VTR000507426	185 HIGHLAND AVE	N 1/8 - 1/4 (0.196 mi.)	O52	22
HEIRLOOM ANTIQUES EPA ID:: VTR000004531	96 NORTH MAIN ST	SSW 1/8 - 1/4 (0.209 mi.)	N60	27
BRIGGS BUILDING EPA ID:: VTP000530739	5 SOUTH MAIN STREET	S 1/8 - 1/4 (0.240 mi.)	T77	32

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HARTFORD MOTORS INC EPA ID:: VTR000512285	47 PINE ST	ESE 0 - 1/8 (0.066 mi.)	C15	11
KIBBY EQUIPMENT EPA ID:: VTP000016548	87 MAPLE STREET	SE 0 - 1/8 (0.106 mi.)	D25	14
JOHNSON & DIX FUEL C EPA ID:: VT5000001925	54 BRIDGE ST	S 1/8 - 1/4 (0.156 mi.)	J35	16
NEW ENGLAND DIESEL I EPA ID:: VTR000514141	94 PROSPECT ST -WRJ	E 1/8 - 1/4 (0.166 mi.)	K40	18
HARTFORD OIL MCGEE E EPA ID:: VTR000002634	22 PROSPECT ST	ESE 1/8 - 1/4 (0.171 mi.)	L42	19
ULTRAMAR ENERGY STOR EPA ID:: VTR000006080	22 PROSPECT ST	ESE 1/8 - 1/4 (0.171 mi.)	L43	19
SABIL & SONS INC EPA ID:: VTR000005827	34 PROSPECT ST	ESE 1/8 - 1/4 (0.172 mi.)	L44	19
NEW ENGLAND DIGITAL EPA ID:: VTD040240822	49 N MAIN ST	S 1/8 - 1/4 (0.210 mi.)	P61	27
T & L ELECTRIC INC EPA ID:: VT5000002071	35 NORTH MAIN ST	S 1/8 - 1/4 (0.215 mi.)	P64	28

VT DRYCLEANERS: A review of the VT DRYCLEANERS list, as provided by EDR, and dated 07/31/2020 has revealed that there are 5 VT DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WILLIAMS STEAM LAUND PARKWAY CLEANERS WRIGHT'S SUPER DRY C	MAPLE & BRIDGE, W L 7 UNION STREET 7 N MAIN	0 - 1/8 (0.000 mi.) NW 0 - 1/8 (0.116 mi.) S 1/8 - 1/4 (0.227 mi.)	A4 H29 P73	8 15 31
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SPEED QUEEN EQUIPMEN KLEEN DRY CLEANERS &	ON RT 14 NEAR ROCHA 27 MAPLE ST	ESE 0 - 1/8 (0.082 mi.) ESE 1/8 - 1/4 (0.182 mi.)	D22 L46	13 20

EXECUTIVE SUMMARY

VT HW GEN: A review of the VT HW GEN list, as provided by EDR, and dated 11/02/2020 has revealed that there are 8 VT HW GEN sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LEGENDARY AUTO WORX	351 MAPLE STREET	WNW 1/8 - 1/4 (0.127 mi.)	G34	16
V A MEDICAL & REGION	215 NORTH MAIN ST	SW 1/8 - 1/4 (0.206 mi.)	M57	24
RED LOGAN DENTAL CLI	70 N MAIN ST	SSW 1/8 - 1/4 (0.213 mi.)	N62	28
HARTFORD SUPERINTEND	73 HIGHLAND AVE	NNE 1/8 - 1/4 (0.219 mi.)	R69	29
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HANOVER CONSUMER COO	209 MAPLE STREET	0 - 1/8 (0.000 mi.)	A2	8
BUTLER'S BUS SERVICE	43 PINE STREET	ESE 0 - 1/8 (0.066 mi.)	C18	12
VT DEPT OF BGS WINDS	82 RAILROAD ROW	S 1/8 - 1/4 (0.217 mi.)	Q65	28
NEW ENGLAND CENTRAL	101 RAILROAD ROW	S 1/8 - 1/4 (0.226 mi.)	Q72	30

VT MANIFEST: A review of the VT MANIFEST list, as provided by EDR, and dated 10/28/2019 has revealed that there are 7 VT MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WHITE RIVER SMILES EPA Id: VTR000507426 Facility Id: RID040098352 edr_manid: 013450508JJK Trans1: RI5000008763	185 HIGHLAND AVE	N 1/8 - 1/4 (0.196 mi.)	O51	22
V A MEDICAL & REGION EPA Id: VTD053404034 Facility Id: OHD048415665 Facility Id: MAD047075734 Facility Id: OHD980613541 Facility Id: IND000646943 Facility Id: CT5000001495 <i>*Additional key fields are available in the Map Findings section</i> edr_manid: 012195745FLE edr_manid: 012195746FLE edr_manid: 001706019JJK edr_manid: 001019880JJK edr_manid: 001019881JJK <i>*Additional key fields are available in the Map Findings section</i> Trans1: MAC300016672 Trans1: OHD980614374 Trans1: NJD054126164 Trans1: MAD985286988 Trans1: MAD039322250 <i>*Additional key fields are available in the Map Findings section</i>	215 NORTH MAIN ST	SW 1/8 - 1/4 (0.206 mi.)	M57	24
HARTFORD SUPERINTEND EPA Id: VTD136279320 Facility Id: VTD000791699 Facility Id: CTD021816889 Facility Id: RID084802842 Facility Id: KYD053348108	73 HIGHLAND AVE	NNE 1/8 - 1/4 (0.219 mi.)	R69	29

EXECUTIVE SUMMARY

Facility Id: NYD986971877
 edr_manid: 002710128SKS
 edr_manid: 001998178SKS
 edr_manid: 011512744JJK
 edr_manid: 001136647SKS
 edr_manid: 003417117SKS

**Additional key fields are available in the Map Findings section*

Trans1: TXR000050930
 Trans1: VTR000522854
 Trans1: TXR000081205
 Trans1: NJD071629976
 Trans1: NYR000115733

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUTLER'S BUS SERVICE EPA Id: VTR000530584 Facility Id: MAD053452637 edr_manid: 006634392SKS Trans1: MAD039322250 Trans1: TXR000081205	43 PINE STREET	ESE 0 - 1/8 (0.066 mi.)	C18	12
JOHNSON & DIX FUEL C EPA Id: VT5000001925 Facility Id: NYR000115733 edr_manid: VT0181080 Trans1: VTR000500090	54 BRIDGE ST	S 1/8 - 1/4 (0.156 mi.)	J35	16
NEW ENGLAND DIESEL I EPA Id: VTR000514141 Facility Id: VTD000791699 Facility Id: RID084802842 edr_manid: 001631857SKS edr_manid: 000038475UIS edr_manid: 001657152SKS edr_manid: 000051863UIS edr_manid: 005261726SKS <i>*Additional key fields are available in the Map Findings section</i> Trans1: TXR000050930 Trans1: CTD021816889 Trans1: TXR000081205	94 PROSPECT ST -WRJ	E 1/8 - 1/4 (0.166 mi.)	K39	17
SABIL & SONS INC EPA Id: VTR000005827 Facility Id: RID084802842 Facility Id: VTD000791699 Facility Id: CTD021816889 edr_manid: 000070189UIS edr_manid: 001602271SKS edr_manid: 001600417SKS edr_manid: 001238107SKS edr_manid: 000877799SKS <i>*Additional key fields are available in the Map Findings section</i> Trans1: CTD021816889 Trans1: TXR000050930	34 PROSPECT ST	ESE 1/8 - 1/4 (0.172 mi.)	L44	19

EXECUTIVE SUMMARY

NY MANIFEST: A review of the NY MANIFEST list, as provided by EDR, and dated 01/01/2019 has revealed that there are 2 NY MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VETERANS ADMINISTRAT EPA ID: VTD053404034	215 NORTH MAIN ST	SW 1/8 - 1/4 (0.206 mi.)	M58	26

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEW ENGLAND DIGITAL EPA ID: VTD040240822	49 N MAIN ST	S 1/8 - 1/4 (0.210 mi.)	P61	27

NJ MANIFEST: A review of the NJ MANIFEST list, as provided by EDR, and dated 12/31/2018 has revealed that there are 2 NJ MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VETERANS ADMINISTRAT EPA Id: VTD053404034	215 NORTH MAIN ST	SW 1/8 - 1/4 (0.206 mi.)	M54	22

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JOHNSON & DIX BULK P EPA Id: VTR000001925	10 BRIDGE STREET	S 1/8 - 1/4 (0.202 mi.)	P53	22

RI MANIFEST: A review of the RI MANIFEST list, as provided by EDR, and dated 12/31/2018 has revealed that there are 2 RI MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VETERANS ADMINISTRAT EPA Id: VTD053404034 Manifest Document Number: RIH0017608	215 NORTH MAIN ST	SW 1/8 - 1/4 (0.206 mi.)	M54	22

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEW ENGLAND DIESEL I EPA Id: VTR000514141 Manifest Document Number: 000038475UIS	94 PROSPECT ST -WRJ	E 1/8 - 1/4 (0.166 mi.)	K40	18

VT VAPOR: A review of the VT VAPOR list, as provided by EDR, and dated 09/05/2017 has revealed that there is 1 VT VAPOR site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER PARKWAY DRYCL	18 UNION STREET	WNW 0 - 1/8 (0.097 mi.)	E24	13

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 2 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PARKWAY CLEANERS	7 UNION ST	NW 0 - 1/8 (0.116 mi.)	H30	15

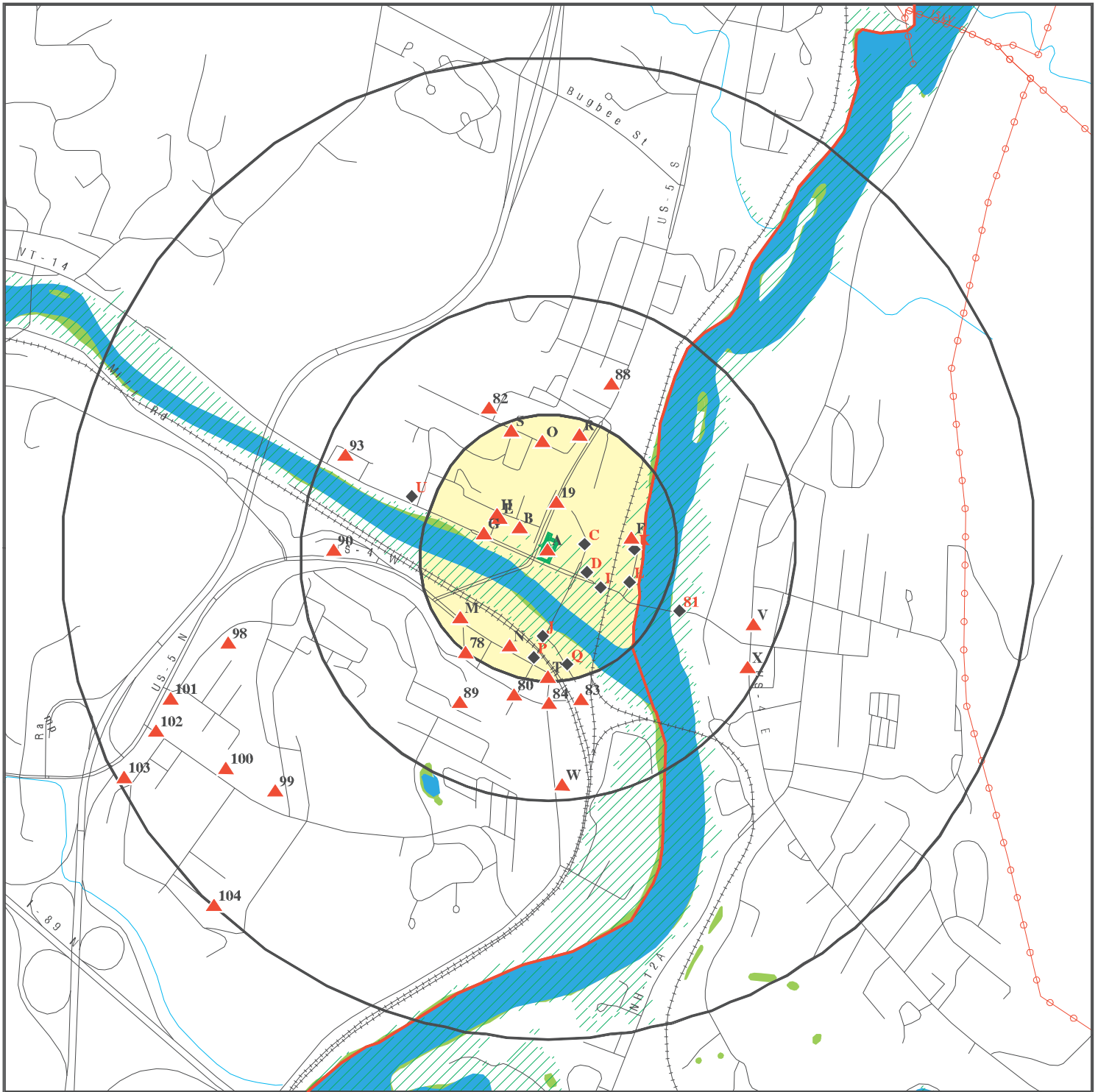
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PARKWAY CLEANERS	68 MAPLE ST	SE 0 - 1/8 (0.122 mi.)	I32	15

Count: 1 records.


ORPHAN SUMMARY


City	EDR ID	Site Name	Site Address	Zip	Database(s)
HARTFORD	S110124827	COLLEGE CLEANERS & LAUNDERS INC	241 S MAIN ST	05001	VT SHWS, VT MANIFEST

OVERVIEW MAP - 6320274.2S



 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants


 National Priority List Sites

 Dept. Defense Sites

 Indian Reservations BIA

 County Boundary

 Power transmission lines

 Special Flood Hazard Area (1%)

 0.2% Annual Chance Flood Hazard

 National Wetland Inventory

 State Wetlands












This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 213 Maple Street
 ADDRESS: 213 Maple St
 White River Junction VT 05001
 LAT/LONG: 43.652365 / 72.318739

CLIENT: Bowes Environmental, LLC
 CONTACT: James Bowes
 INQUIRY #: 6320274.2s
 DATE: January 05, 2021 11:35 am

DETAIL MAP - 6320274.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  County Boundary
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 213 Maple Street
 ADDRESS: 213 Maple St
 White River Junction VT 05001
 LAT/LONG: 43.652365 / 72.318739

CLIENT: Bowes Environmental, LLC
 CONTACT: James Bowes
 INQUIRY #: 6320274.2S
 DATE: January 05, 2021 11:36 am

Appendix C
Environmental Questionnaire

ENVIRONMENTAL QUESTIONNAIRE

INSTRUCTIONS: Please complete the following questionnaire. If you have any questions about how to answer the question, answer to the best of your ability, and indicate your question. If additional pages are necessary to fully respond to the question, please mark each page and attach them to this questionnaire. Also, please attach copies of any requested documents. If copies cannot be made, please indicate that, and have the originals available for review during our visit to your Facility.

I. GENERAL BACKGROUND INFORMATION:

1. Address of Facility: MAPLE ST. White River Jct., VT

(Telephone) 802. 274-6606

2. Name and position of person responding to this Questionnaire:
Dan Flanagan, President HARTFORD LAND CO.

3. To the best of your knowledge, provide an operational and ownership history of the site.

Name of Facility	Owner/ Operator	Owned or Operated		Process	Current Address
		from	to		
HARTFORD Motors	Sherman Manning	-	4/1956	Car Dealership	-
HARTFORD Motors	Anne Richmanet Peter Flanagan	4/1956	6/1975	Car Dealership	-
Lebanon	Rochland Flanagan	5/1978	10/1990	Restaurant	-
CORNER DRIVE ET AL	HARTFORD LAND CO	11/1990	Present	Retail/office	

4. Describe the general character of the Facility site and the surrounding area (including terrain, location of wetlands, coastlines, rivers, streams, lakes, springs, drinking water wells, roads, water intake and discharge structures, landmarks, flood plains, etc.):

6000# Steel frame and Block Building. Located in Center of TOWN at the intersection of Routes 5 and 14. The White River is MAX. 200 yds From Property

5. Describe all known former uses of the Facility, whether carried out under the current ownership, or any prior ownership: *CAR DEALERSHIP UNTIL 1975, BUILDING TORN DOWN AND CURRENT BUILDING CONSTRUCTED*
6. Does any person, firm or corporation other than the owner occupy the site or any part of it? If yes, identify them and describe their use of the property.
6 RETAIL/OFFICE UNITS LEASED
7. Have there been any spills, releases, or unpermitted discharges at or near the Facility (including neighboring properties)? If so, describe; and attach any incident reports and the results of any investigations: *NONE KNOWN*
8. Has the Facility ever been the subject of any enforcement actions by any federal, state, or local government entities, or does the Facility have knowledge of any contemplated enforcement actions? If so, state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances: *NONE*
9. Is the Facility now under any state, federal or local agency orders or consent decrees? If so, attach them to this response. *NO*
10. Have there been any formal or informal citizen complaints regarding the Facility? If so, did they result in the filing of a notice of citizen suit, or a civil complaint, or other administrative or criminal procedure? If so, describe in full detail: *NO*
11. Provide the Facility's RCRA number, if applicable.
12. Provide the Facility's SIC number, if applicable.

13. Describe past/present building/facility heating system. *HVAL Roof units Program*
14. Name of architectural/engineering firm or contractors that erected and/or remodeled the facility. *WARE Construction / Scotto*

15. Has the site ever been used for excavation or fill operations?

No

16. Are there, or have there ever been, any buildings, storage sheds, or other structures on the property?

Yes
If so, how many? Where are they, how big are they, how old are they, and what are they used for?

Retail / office space

17. Describe the circumstances of the transaction that has made the present ESA necessary.

Transaction type:

Sale Foreclosure Re-financing Other

Identify the following:

Owner *HARTFORD LAND CO*

Operator/tenant _____

Buyer _____

Financing Institution _____

Real Estate Agent _____

II. SOLID AND HAZARDOUS WASTES:

18. Does the facility generate any solid or hazardous wastes? If so, provide the Facility's EPA (or State) identification number _____ *No*

19. Does the facility have any RCRA Hazardous Waste Permits? If so, please attach to this questionnaire.

- a) Generator
- b) Transporter
- c) Treatment, Storage, Disposal Facility

20. Have any of the Facility's solid or hazardous wastes been analyzed? If so, attach the results of any analyses done on those wastes.

21. Identify the transporter of any hazardous wastes, and attach a copy of the transporter's permits and invoices from the last two years for the transport of wastes.
22. Identify the solid or hazardous waste disposal or treatment facilities which receive the Facility's wastes, and attach a copy of the applicable permits and invoices from the last two years.
23. Does the Facility treat or dispose of any wastes on site (including without limitation incineration, reclamation, neutralization or recovery)? If so, describe in full, and attach any applicable permits.
24. Attach copies of the hazardous waste manifests for the last two years and all annual/biennial reports on hazardous wastes.
25. Does the Facility transfer, incinerate, process, or store any non-hazardous solid wastes or hazardous wastes, other than refuse-derived fuel or waste oil, which is generated off-site? If so, describe:
26. Does the Facility accumulate and store any hazardous wastes on site for disposal for longer than 90 days? If so identify the substance, the quantity and describe how it is stored:
27. Identify all hazardous wastes generated at the facility, and as to each, state its hazardous characteristics (toxicity, reactivity, corrosivity, ignitability) and whether it is a listed hazardous waste:

III. SURFACE WATER/WATER QUALITY/DISCHARGE TO MUNICIPAL SEWAGE TREATMENT PLANT:

28. Identify and attach all permits at the Facility relating to all Facility discharges to water, including discharges of wastewater, process water, contact or non-contact cooling water, storm water, as well as water from cafeterias and restrooms. *Municipal Sewer*
29. Has the Facility tested the groundwater at or around its Facility? If so, attach all analytical results.

NO

30. If any questionnaires have been completed and submitted to any federal, state, or local agencies relating to water, including industrial pretreatment questionnaires, please attach them.

no

31. Is any waste deposited in or near surface or groundwaters? If so, describe in detail, including not only the receiving water's classification, but a description of the type and quantity of the wastes.

no

32. Attach copies of the Facility's Discharge Monitoring Reports for the last two years, if the Facility is required by regulation to complete such reports.

33. Provide the Facility's NPDES number.

34. Are there any drinking water wells, or other wells, on the property? If so, give location.

no

IV. AIR POLLUTION:

35. Are there any air emission sources that emit contaminants from the Facility? If so, describe each source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator, or other source: *no*

36. Are any of the sources permitted? If so, attach a copy of each permit.

37. Describe past/present process ventilation system.

V. SPILLS AND UNDERGROUND STORAGE TANKS (USTs):

38. List and describe all above and below ground storage tanks used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. For all USTs, provide corresponding notification and permit numbers, dates, and material. Are said tanks double lined? Do they have cathodic protection? Provide any tank tightness test results for the on-site tanks.

39. List and locate ALL past/present underground storage tanks on site, even if they are not now in service, and state whether any notification has been filed with the local, state or federal government concerning existence of those tanks. *Owned By HARTFORD OIL, Removed c. 1973*
40. Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks? If so, give full details, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which may have become involved.
41. Is there a septic system, leach field, or dry well, etc., on the property; or to the best of your knowledge, has there ever been such a system on the property? If yes, please locate.
- If so, where is it?
42. Have any underground storage tanks ever been removed from the property? If so, please give dates and copies of State reports, if available. *Yes*
43. Are there any floor drains in the facility? If yes, please locate.
- Where do the floor drains go (choose one)?
- A. Are they connected to municipal sewer system?
 - B. Do they drain into a septic system, leach field or dry well?
 - C. Do they drain into a stream?
 - D. Do they drain onto the ground surface?
 - E. Other? Please explain.

VI. POLYCHLORINATED BIPHENYLS ("PCB'S") AND ASBESTOS:

44. Provide any records the Facility has concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise. (PCBs are generally associated with transformers or capacitors, circuit breakers, voltage regulators, switches or cables.)
45. Have there been any PCB spills, discharges or other accidents? If so relate all the circumstances:

46. Does the Facility have any asbestos containing materials, including materials used to construct the building? If yes, please list locations: *NO*

47. Does the facility have any UREA formaldehyde foam containing materials, including materials used to insulate the building? If so, list: *NO*

SUBMITTED BY:

(Firm/Company Name/Corporation)

(Date)

(BY)

(Title)

(Signature)

Appendix D
User Questionnaire

ASTM E1527-13 USER QUESTIONNAIRE

When the "user" (the party for whom the assessment is being prepared) of the Phase I is required to help the environmental professional identify recognized environmental conditions at the property, a "User Questionnaire" is completed by the user to help gather information that may identify recognized environmental conditions at the property.

We ask that you answer the six questions below to the best of your knowledge. We understand that, in some circumstances, you may have little or no information. Still, we encourage you to complete and return the questionnaire as soon as possible. This will allow us to reflect the fact that the Questionnaire was completed when we issue our report as is required. Completion of the assessment to the new standard, when conducted in connection with the asset purchase of a real property, may entitle the user to certain federal liability protections that result from conducting "All Appropriate Inquiries" into the previous ownership and uses of a property.

On the second page of this form is a list of documentation. The E1527-13 Standard requires that the User will ensure that the consultant is made aware that any of these materials exist for a site, and if so, that these documents be provided for the consultant's review. Please indicate whether any of these documents are available, and ensure that BOWES ENVIRONMENTAL, LLC will either receive copies or be provided an opportunity to review the relevant materials.

We appreciate your assistance. If you have any questions, feel free to contact us.

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

No

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No

3. As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

4. Does the purchase price/loan amount for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user, (a.) Do you know the past uses of the property? (b.) Do you know of

specific chemicals that are present or once were present at the property? (c.) Do you know of spills or other chemical releases that have taken place at the property? (d.) Do you know of any environmental cleanups that have taken place at the property?

No

6. As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

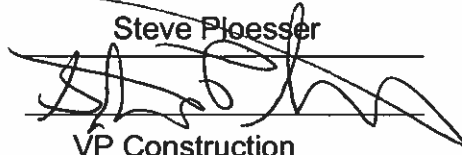
No

Please contact us if you have any questions regarding these ASTM requirements.
Please return the completed document to BOWES ENVIRONMENTAL, LLC. via e-mail to jbowes@bowesenvironmental.com

Completed by:

Steve Ploesser

Signature:



Title:

VP Construction

Company:

Pomerleau Real Estate

Relationship to site
(i.e. lender, purchaser, owner):

Purchaser & Owner of building next door

Date:

1-2021

Appendix E

Resume of Environmental Professional

JAMES R. BOWES, C.P.G., P.G. - P.O. Box 41 - Barton, VT 05822

jbowes@bowesenvironmental.com

Education:

B.Sc. , Geology, Boise State University, Boise, Idaho
Graduate Course work in Hydrogeology, Wright State University, Dayton,
Ohio

Employment History:

Jan 2016 - present

Principal and Senior Scientist, Bowes Environmental, LLC, Barton, VT

Principal Founder of Bowes Environmental, working on environmental consulting projects in Vermont. Current client base includes a NE dairy processing facility that utilizes Land Application for whey/wash water disposal, Commercial Real Estate, Insurance Companies, Towns and Municipalities, Timberland Management, Septage Haulers, and individuals. Responsibilities include wastewater land application field siting, Act 250 permit expansion, permit compliance monitoring, for soil, groundwater and surface water quality. Petroleum Cleanup Fund monitoring and investigation, Phase I Environmental Site Assessments. Specific Duties include:

- Performed Phase I ESAs on Commercial, properties throughout Vermont;
- Performed Phase I ESA Update on 800+ acre timber tract surrounding Superfund Site;
- Siting of fields for suitability in land application programs based on slopes, soil types, and nearby environmental receptors;
- Application rate calculations considering wetland locations and adjacent streamflow. The nutrient-rich water provides farmers with a form of fertilizer and recycles the water;
- Evaluation of compliance via monitoring well installation and sampling.
- Environmental Assessments for Underground Storage Tank Closure;
- Petroleum Cleanup Fund Investigations and Sampling;
- Expert witness and testimony.

Mar 1987 – Jan 2016

Project Manager and Senior Scientist, The Johnson Company, Montpelier VT

Over twenty-nine years of environmental and geological consulting focusing on:

- Phase I, II, and III Environmental Site Assessments;
- Hydrogeological investigations, including wastewater and industrial waste investigations;
- Monitoring well installation, groundwater, surface water, and soil sampling;
- Act 250 Compliance and permit support;
- Expert witness testimony.

Apr 1981 – Mar 1987

Staff Geologist, WA Bowes Inc., Baker Oregon

Exploration and Mining Geology investigations for a western mining exploration company.

License and Certifications:

Licensed Professional Geologist #186, NH Board of Professional Geologists, 2002

Certified Professional Geologist #9990, American Institute of Professional Geologist, 1996

Full Resume available upon Request