Applied GeoSolutions, LLC
Remediation Hydrogeology Geophysics
AGS

August 29, 2005

Mr. Ed Finley
Valley Land Corporation
220 Holiday Drive – Suite 27
White River Junction, Vermont 056001

Re: Soils Monitoring Report
Former Tri-Town Toyota (Site), SMS # 89-0378

Dear Mr. Finley:

This letter report summarizes monitoring results for landfarmed soils at the above-referenced Site **(Figure 1)**. This work was completed by Applied GeoSolutions, LLC (AGS) in accordance with our work plan and cost estimate dated March 15, 2005, which was approved by Mr. Ashley Desmond of the Sites Management Section (SMS) in a letter dated April 14, 2005.

The landfarmed soils (about 14 cubic yards) were derived during the removal of a waste oil underground storage tank (UST) at the Site in 1989. Mr. Ashley Desmond of the SMS requested that additional monitoring be completed in a letter dated March 8, 2005.

Based on the most recent monitoring results, AGS believes that the Site meets the criteria for a Sites Management Activity Completed (SMAC) designation.

WORK COMPLETED

Field Procedures

All work was completed in accordance with the guidance document provided by the Waste Management Division (WMD) titled "*Agency Guidelines for Petroleum Contaminated Soil and Debris*", effective August 1996.

AGS visited the Site with a client representative to identify the location of the landfarmed soils before commencing work. The corners of the landfarmed soils area were staked, forming a rectangle about 46 feet in length and 23 feet in width.

2113 Stony Brook Road
Northfield, Vermont 05663
(802) 485-9466

On June 7, 2005, AGS collected two (2) composite samples from the upper 6 inches of soil, Comp-1/0-0.5 and Comp-2/0-0.5, (each composite sample being comprised of 10 discrete samples), and one (1) composite sample comprised of five (5) discrete samples from 12 to 18 inches beneath the landfarmed soils (Comp-3/1-1.5). These composite samples were screened for the possible presence of volatile organic compounds (VOCs) using a portable photoionization detector (PID), and subsequently submitted in an ice-filled cooler under chain-of-custody to Endyne, Inc., of Williston, Vermont, for analysis of total petroleum hydrocarbons (TPH) by EPA Method 8015 (for diesel range organics).

On July 7, 2005, AGS collected three (3) discrete soil samples from the upper 6 inches of soil for laboratory analysis of compound-specific VOCs by EPA Method 8260 (D-1/0-0.5, D-2/0-0.5, and D-3/0-0.5). About 10 grams of soil from each sample were immediately preserved in methanol to minimize potential loss of VOCs. These samples were submitted Endyne, Inc. in an ice-filled cooler under chain-of-custody.

All samples were collected using either a shovel or stainless-steel bucket auger.

Monitoring Results

No visible discoloration or detectable fuel odors were observed on soil samples collected during this monitoring event.

PID readings from composite soil samples ranged from 0.1 to 0.8 parts per million volume (ppmv). As per the *Agency Guidelines*, treatment of petroleum contaminated soil is deemed complete when PID readings are less than 1 ppmv.

TPH concentrations ranged from none detected [<5.0 milligrams per Kilogram (mg/Kg)] for sample "Comp-1/0-0.5" to 24.3 mg/Kg for sample "Comp-3/1-1.5". As per the *Agency Guidelines*, treatment of petroleum contaminated soil is deemed complete when TPH concentrations are less than 1,000 mg/Kg.

No VOCs were detected above reporting limits for discrete samples D-1/0-0.5, D-2/0-0.5, and D-3/0-0.5 analyzed by EPA Method 8260. As per the *Agency Guidelines*, treatment of petroleum contaminated soil is deemed complete when the results of compound-specific testing demonstrates that these compounds do not exceed the Vermont Ground Water Enforcement Standards (VGESs), a Vermont Health Advisory Level, or a federal Maximum Contaminant Level (MCL). The WMD substitutes the VGES micrograms per Liter (µg/L) numerical values with micrograms per Kilogram (µg/Kg) values obtained from soils analyses. For the compound benzene, the WMD allows a non-detect value to substitute for 5

µg/Kg when the detection limits are raised above this concentration, and no correlation exists between the concentration of benzene and other compounds.

A summary of the monitoring data is provided in the following table:

Sample ID	Date	PID Reading (ppmv)	TPH (mg/Kg)	VOCs (µg/Kg)
Comp-1/0-0.5	6/7/05	0.8	21.5	--
Comp-2/0-0.5	6/7/05	0.1	ND<5.0	--
Comp-3/1-1.5	6/7/05	0.1	24.3	--
D-1/0-0.5	7/7/05	--	--	ND
D-2/0-0.5	7/7/05	--	--	ND
D-3/0-0.5	7/7/05	--	--	ND

ND = None Detected above reporting limits.

Laboratory report forms are provided as **Attachment A**.

CONCLUSIONS AND RECOMMENDATIONS

Based on the above monitoring results, AGS believes that no further investigation or monitoring is necessary at the Site. As such, AGS recommends that a SMAC letter be issued by the WMD for this Site.

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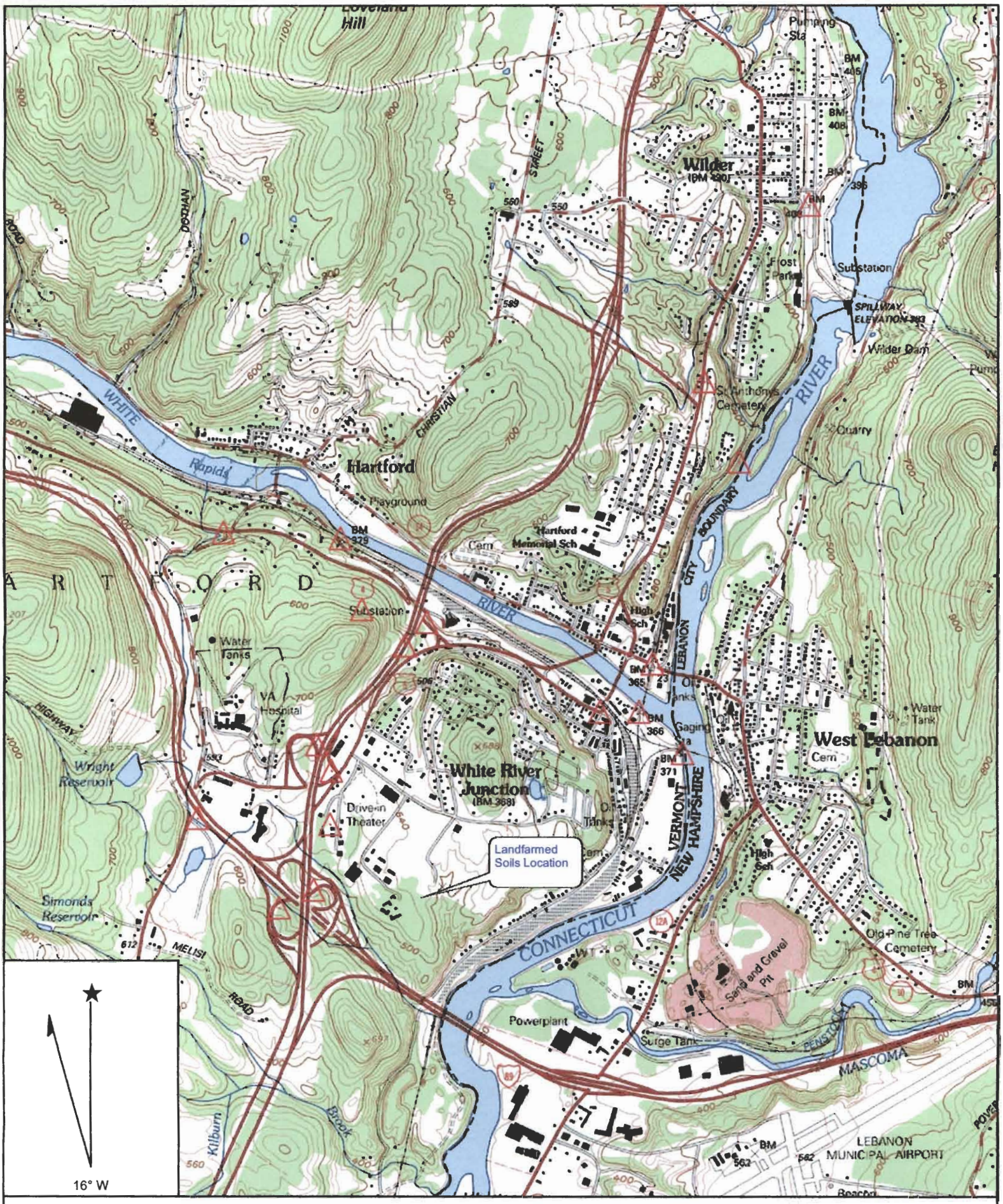
AGS appreciates the opportunity to work with you on this project. Please do not hesitate to contact me at 802-485-9466 if you have any questions.

Yours truly,
Applied GeoSolutions, LLC

Eric J. Swiech, P.G.
Principal Hydrogeologist

cc: Mr. Ashley Desmond, SMS



Name: HANOVER
Date: 8/30/2005
Scale: 1 inch equals 2000 feet

Location: 043° 39' 14.24" N 072° 19' 35.10" W
Caption: Figure 1. Landfarmed Soils Location

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ENDYNE, INC.

Laboratory Services

160 James Brown Drive
Williston, Vermont 05495
(802) 879-4333
FAX 879-7103

LABORATORY REPORT

Applied Geosolutions
2113 Stony Brook Road
Northfield, VT 05663
Attn: Eric Swiech

PROJECT: Tri-Town Toyota
ORDER ID: 37667
RECEIVE DATE: June 9, 2005
REPORT DATE: June 29, 2005

Enclosed please find the results of the analyses performed for the samples referenced on the attached chain of custody. Different groups of analyses may be reported under separate cover.

All samples were prepared and analyzed by requirements outlined in the referenced methods and within the specified holding times.

All instrumentation was calibrated with the appropriate frequency and verified by the requirements outlined in the referenced methods.

Blank contamination was not observed at levels affecting the analytical results.

Analytical method precision and accuracy was monitored by laboratory control standards which include matrix spike, duplicate and quality control analyses. These standards were determined to be within established laboratory method acceptance limits, unless otherwise noted.

Reviewed by,

Harry B. Locker, Ph.D.
Laboratory Director

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ENDYNE, INC.

Laboratory Services

160 James Brown Drive
Williston, Vermont 05495
(802) 879-4333
FAX 879-7103

LABORATORY REPORT

CLIENT: Applied Geosolutions
PROJECT: Tri-Town Toyota
REPORT DATE: June 29, 2005

ORDER ID: 37667
DATE RECEIVED: June 9, 2005
SAMPLER: ES
ANALYST: 207

Ref. Number: 253729 | **Site: Comp-1/0-0.5** | **Date Sampled: June 7, 2005** | **Time: 2:00 PM**

Parameter	Result	Unit	Method	Analysis Date
TPH 8015 DRO	21.5	mg/Kg	SW 8015B	6/24/05

Ref. Number: 253730 | **Site: Comp-2/0-0.5** | **Date Sampled: June 7, 2005** | **Time: 2:40 PM**

Parameter	Result	Unit	Method	Analysis Date
TPH 8015 DRO	< 5.0	mg/Kg	SW 8015B	6/24/05

Ref. Number: 253731 | Site: Comp/1-1.5 | Date Sampled: June 7, 2005 | Time: 3:10 PM

Parameter	Result	Unit	Method	Analysis Date
TPH 8015 DRO	24.3	mg/Kg	SW 8015B	6/24/05

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160 James Brown Drive
Williston, Vermont 05495
(802) 879-4333

CHAIN-OF-CUSTODY-RECORD

75074

Special Reporting Instructions:

Project Name: TRI-TOWN TOYOTA	Reporting Address: APPLIED GEOSOLUTIONS 2113 STONY BROOK RD	Billing Address: SAME
Endyne Order ID: (Lab Use Only) 37667 -O -I -S	Company: AGS Contact Name/Phone #: ERIC SWIERT 802-485-9466	Sampler Name: ES Phone #: 802-485-9466

Ref # (Lab Use Only)	Sample Identification	Matrix	GRAB	COMP	Date/Time 6-7-05	Sample Containers No.	Sample Containers Type/Size	Field Results/Remarks	Analysis Required	Sample Preservation	Rush
	COMP-1/0-0.5'	SOIL		X	1400	3	40 mL		23	ICE	
	COMP-2/0-0.5'	↓		X	1440	↓	↓		23	↓	
	COMP-/1-1.5'			X	1510	↓	↓		23	↓	
	D-1/0-0.5'		X		1526	2	40 mL	ONLY ANALYZE IF ALL TPH ARE < 1000 mg/kg	24	MeOH	
	D-2/0-0.5'		X		1535	↓	↓	PLEASE CALL WHEN	24	↓	
	D-3/0-0.5'	↓	X		1545	↓	↓	TPH RESULTS ARE READY.	24	↓	

Relinquished by:	Date/Time	Received by:	Date/Time	Received by:	Date/Time
[signature]	6-9-05 1545	[signature]	6/9/05 3:40		

New York State Project: Yes _____ No _____

Requested Analyses

1	pH	6	TKN	11	Total Solids	16	Sulfate	21	1664 TPH/FOG	26	8270 PAH
2	Chloride	7	Total P	12	TSS	17	Coliform (Specify)	22	8015 GRO	27	PP13 Metals
3	Ammonia N	8	Total Diss. P	13	TDS	18	COD	23	8015 DRO	28	RCRA8 Metals
4	Nitrite N	9	BOD	14	Turbidity	19	8021B	24	8260/8260B	29	
5	Nitrate N	10	Alkalinity	15	Conductivity	20	8010/8020	25	8270 B/N or Acid	30	
31	Metals (As Is, Total, Diss.) Ag, Al, As, B, Ba, Be, Ca, Cd, Co, Cr, Cu, Fe, Hg, K, Mg, Mn, Mo, Na, Ni, Pb, Sb, Se, Tl, V, Zn										
32	TCLP (Specify: volatiles, semi-volatiles, metals, pesticides, herbicides)					33					
34	Other										

LAB USE ONLY
Delivery: Cuond
Temp: 5.5°C
Comment:

(White, Yellow - Laboratory / Pink - Client)

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160 James Brown Drive
Williston, Vermont 05495
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FAX 879-7103

LABORATORY REPORT

Applied Geosolutions
2113 Stony Brook Road
Northfield, VT 05663
Attn: Eric Swiech

PROJECT: Tri-Town Toyota
ORDER ID: 38367
RECEIVE DATE: July 12, 2005
REPORT DATE: July 20, 2005

Enclosed please find the results of the analyses performed for the samples referenced on the attached chain of custody. Different groups of analyses may be reported under separate cover.

All samples were prepared and analyzed by requirements outlined in the referenced methods and within the specified holding times.

All instrumentation was calibrated with the appropriate frequency and verified by the requirements outlined in the referenced methods.

Blank contamination was not observed at levels affecting the analytical results.

Analytical method precision and accuracy was monitored by laboratory control standards which include matrix spike, duplicate and quality control analyses. These standards were determined to be within established laboratory method acceptance limits, unless otherwise noted.

Reviewed by,

Harry B. Locker, Ph.D.
Laboratory Director

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Laboratory Services

160 James Brown Drive
Williston, Vermont 05495
(802) 879-4333
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LABORATORY REPORT

SW 8260

CLIENT: Applied Geosolutions
PROJECT: Tri-Town Toyota
SITE: D-1/0-0.5
DATE RECEIVED: July 12, 2005
REPORT DATE: July 20, 2005
ANALYSIS DATE: July 15, 2005

ORDER ID: 38367
REFERENCE NUMBER: 255636
DATE SAMPLED: July 7, 2005
TIME SAMPLED: 4:35 PM
SAMPLER: ES
ANALYST: 725

Parameter	Result ug/kg, dry	Parameter	Result ug/kg, dry
Benzene	< 17.0	1,1-Dichloropropene	< 17.0
Bromobenzene	< 17.0	cis-1,3-Dichloropropene	< 17.0
Bromochloromethane	< 34.0	trans-1,3-Dichloropropene	< 17.0
Bromodichloromethane	< 17.0	Ethylbenzene	< 17.0
Bromoform	< 17.0	Hexachlorobutadiene	< 34.0
Bromomethane	< 85.0	Isopropylbenzene	< 17.0
n-Butylbenzene	< 17.0	p-Isopropyltoluene	< 17.0
sec-Butylbenzene	< 17.0	Methylene Chloride	< 85.0
tert-Butylbenzene	< 17.0	MTBE	< 34.0
Carbon Tetrachloride	< 17.0	Naphthalene	< 34.0
Chlorobenzene	< 17.0	n-Propylbenzene	< 17.0
Chloroethane	< 85.0	Styrene	< 17.0
Chloroform	< 17.0	1,1,1,2-Tetrachloroethane	< 34.0
Chloromethane	< 51.0	1,1,2,2-Tetrachloroethane	< 34.0
2-Chlorotoluene	< 17.0	Tetrachloroethene	< 17.0
4-Chlorotoluene	< 17.0	Toluene	< 17.0
Dibromochloromethane	< 17.0	1,2,3-Trichlorobenzene	< 34.0
1,2-Dibromo-3-Chloropropane	< 34.0	1,2,4-Trichlorobenzene	< 34.0
1,2-Dibromoethane	< 34.0	1,1,1-Trichloroethane	< 17.0
Dibromomethane	< 34.0	1,1,2-Trichloroethane	< 17.0
1,2-Dichlorobenzene	< 17.0	Trichloroethene	< 17.0
1,3-Dichlorobenzene	< 17.0	Trichlorofluoromethane	< 34.0
1,4-Dichlorobenzene	< 17.0	1,2,3-Trichloropropane	< 34.0
Dichlorodifluoromethane	< 85.0	1,2,4-Trimethylbenzene	< 17.0
1,1-Dichloroethane	< 17.0	1,3,5-Trimethylbenzene	< 17.0
1,2-Dichloroethane	< 17.0	Vinyl Chloride	< 34.0
1,1-Dichloroethene	< 17.0	Xylenes, Total	< 34.0
cis-1,2-Dichloroethene	< 17.0	Surrogate 1	106.%
trans-1,2-Dichloroethene	< 17.0	Surrogate 2	100.%
1,2-Dichloropropane	< 17.0	Surrogate 3	97.%
1,3-Dichloropropane	< 17.0	UIP's	5.
2,2-Dichloropropane	< 17.0	Percent Solids	94.

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Laboratory Services

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FAX 879-7103

LABORATORY REPORT

SW 8260

CLIENT: Applied Geosolutions
PROJECT: Tri-Town Toyota
SITE: D-2/0-0.5
DATE RECEIVED: July 12, 2005
REPORT DATE: July 20, 2005
ANALYSIS DATE: July 15, 2005

ORDER ID: 38367
REFERENCE NUMBER: 255637
DATE SAMPLED: July 7, 2005
TIME SAMPLED: 4:40 PM
SAMPLER: ES
ANALYST: 725

Parameter	Result ug/kg, dry	Parameter	Result ug/kg, dry
Benzene	< 18.0	1,1-Dichloropropene	< 18.0
Bromobenzene	< 18.0	cis-1,3-Dichloropropene	< 18.0
Bromochloromethane	< 36.0	trans-1,3-Dichloropropene	< 18.0
Bromodichloromethane	< 18.0	Ethylbenzene	< 18.0
Bromoform	< 18.0	Hexachlorobutadiene	< 36.0
Bromomethane	< 90.0	Isopropylbenzene	< 18.0
n-Butylbenzene	< 18.0	p-Isopropyltoluene	< 18.0
sec-Butylbenzene	< 18.0	Methylene Chloride	< 90.0
tert-Butylbenzene	< 18.0	MTBE	< 36.0
Carbon Tetrachloride	< 18.0	Naphthalene	< 36.0
Chlorobenzene	< 18.0	n-Propylbenzene	< 18.0
Chloroethane	< 90.0	Styrene	< 18.0
Chloroform	< 18.0	1,1,1,2-Tetrachloroethane	< 36.0
Chloromethane	< 54.0	1,1,2,2-Tetrachloroethane	< 36.0
2-Chlorotoluene	< 18.0	Tetrachloroethene	< 18.0
4-Chlorotoluene	< 18.0	Toluene	< 18.0
Dibromochloromethane	< 18.0	1,2,3-Trichlorobenzene	< 36.0
1,2-Dibromo-3-Chloropropane	< 36.0	1,2,4-Trichlorobenzene	< 36.0
1,2-Dibromoethane	< 36.0	1,1,1-Trichloroethane	< 18.0
Dibromomethane	< 36.0	1,1,2-Trichloroethane	< 18.0
1,2-Dichlorobenzene	< 18.0	Trichloroethene	< 18.0
1,3-Dichlorobenzene	< 18.0	Trichlorofluoromethane	< 36.0
1,4-Dichlorobenzene	< 18.0	1,2,3-Trichloropropane	< 36.0
Dichlorodifluoromethane	< 90.0	1,2,4-Trimethylbenzene	< 18.0
1,1-Dichloroethane	< 18.0	1,3,5-Trimethylbenzene	< 18.0
1,2-Dichloroethane	< 18.0	Vinyl Chloride	< 36.0
1,1-Dichloroethene	< 18.0	Xylenes, Total	< 36.0
cis-1,2-Dichloroethene	< 18.0	Surrogate 1	111.%
trans-1,2-Dichloroethene	< 18.0	Surrogate 2	100.%
1,2-Dichloropropane	< 18.0	Surrogate 3	99.%
1,3-Dichloropropane	< 18.0	UIP's	0.
2,2-Dichloropropane	< 18.0	Percent Solids	92.

ELAP 11283

ENDYNE, INC.

Laboratory Services

160 James Brown Drive
Williston, Vermont 05495
(802) 879-4333
FAX 879-7103

LABORATORY REPORT

SW 8260

CLIENT: Applied Geosolutions
PROJECT: Tri-Town Toyota
SITE: D-3/0-0.5
DATE RECEIVED: July 12, 2005
REPORT DATE: July 20, 2005
ANALYSIS DATE: July 16, 2005

ORDER ID: 38367
REFERENCE NUMBER: 255638
DATE SAMPLED: July 7, 2005
TIME SAMPLED: 4:45 PM
SAMPLER: ES
ANALYST: 725

Parameter	Result ug/kg, dry	Parameter	Result ug/kg, dry
Benzene	< 13.0	1,1-Dichloropropene	< 13.0
Bromobenzene	< 13.0	cis-1,3-Dichloropropene	< 13.0
Bromochloromethane	< 26.0	trans-1,3-Dichloropropene	< 13.0
Bromodichloromethane	< 13.0	Ethylbenzene	< 13.0
Bromoform	< 13.0	Hexachlorobutadiene	< 26.0
Bromomethane	< 65.0	Isopropylbenzene	< 13.0
n-Butylbenzene	< 13.0	p-Isopropyltoluene	< 13.0
sec-Butylbenzene	< 13.0	Methylene Chloride	< 65.0
tert-Butylbenzene	< 13.0	MTBE	< 26.0
Carbon Tetrachloride	< 13.0	Naphthalene	< 26.0
Chlorobenzene	< 13.0	n-Propylbenzene	< 13.0
Chloroethane	< 65.0	Styrene	< 13.0
Chloroform	< 13.0	1,1,1,2-Tetrachloroethane	< 26.0
Chloromethane	< 39.0	1,1,2,2-Tetrachloroethane	< 26.0
4-Chlorotoluene	< 13.0	Tetrachloroethene	< 13.0
2-Chlorotoluene	< 13.0	Toluene	< 13.0
Dibromochloromethane	< 13.0	1,2,3-Trichlorobenzene	< 26.0
1,2-Dibromo-3-Chloropropane	< 26.0	1,2,4-Trichlorobenzene	< 26.0
1,2-Dibromoethane	< 26.0	1,1,1-Trichloroethane	< 13.0
Dibromomethane	< 26.0	1,1,2-Trichloroethane	< 13.0
1,2-Dichlorobenzene	< 13.0	Trichloroethene	< 13.0
1,3-Dichlorobenzene	< 13.0	Trichlorofluoromethane	< 26.0
1,4-Dichlorobenzene	< 13.0	1,2,3-Trichloropropane	< 26.0
Dichlorodifluoromethane	< 65.0	1,2,4-Trimethylbenzene	< 13.0
1,1-Dichloroethane	< 13.0	1,3,5-Trimethylbenzene	< 13.0
1,2-Dichloroethane	< 13.0	Vinyl Chloride	< 26.0
1,1-Dichloroethene	< 13.0	Xylenes, Total	< 26.0
cis-1,2-Dichloroethene	< 13.0	Surrogate 1	113.%
trans-1,2-Dichloroethene	< 13.0	Surrogate 2	100.%
1,2-Dichloropropane	< 13.0	Surrogate 3	98.%
1,3-Dichloropropane	< 13.0	UIP's	4.
2,2-Dichloropropane	< 13.0	Percent Solids	94.

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ENDYNE, INC.
160 James Brown Drive
Williston, Vermont 05495
(802) 879-4333

CHAIN-OF-CUSTODY-RECORD

74983

Special Reporting Instructions:

Project Name:	Reporting Address:	Billing Address:
TRI-TOWN TOYOTA	2113 STONY BROOK RD NORTHFIELD, VT 05663	SAME
Endyne Order ID: (Lab Use Only) 38367 — -O / -I / -S	Company: APPLIED GEOSOLUTIONS Contact Name/Phone #: ERIC SWIFT 802-485-9466	Sampler Name: ES Phone #: 802-485-9466

Ref # (Lab Use Only)	Sample Identification	Matrix	GRAB	COMP	Date/Time 7-7-05	Sample Containers No.	Sample Containers Type/Size	Field Results/Remarks	Analysis Required	Sample Preservation	Rush
	D-1/0-0.5	SOIL	X		1635	2	40 ml		24	MeOH	
	D-2/0-0.5	↓	↓		1640	↓	↓		↓	↓	
	D-3/0-0.5	↓	↓		1645	↓	↓		↓	↓	

Relinquished by:	Date/Time	Received by:	Date/Time	Received by:	Date/Time
[signature]	7-11-05 1500	[signature]	7-11-05 1500	[signature]	7/12/05 11:35AM

New York State Project: Yes _____ No _____

Requested Analyses

1	pH	6	TKN	11	Total Solids	16	Sulfate	21	1664 TPH/FOG	26	8270 PAH
2	Chloride	7	Total P	12	TSS	17	Coliform (Specify)	22	8015 GRO	27	PP13 Metals
3	Ammonia N	8	Total Diss. P	13	TDS	18	COD	23	8015 DRO	28	RCRA8 Metals
4	Nitrite N	9	BOD	14	Turbidity	19	8021B	24	8260/8260B	29	
5	Nitrate N	10	Alkalinity	15	Conductivity	20	8010/8020	25	8270 B/N or Acid	30	

31 Metals (As Is, Total, Diss.) Ag, Al, As, B, Ba, Be, Ca, Cd, Co, Cr, Cu, Fe, Hg, K, Mg, Mn, Mo, Na, Ni, Pb, Sb, Se, Tl, V, Zn

32 TCLP (Specify: volatiles, semi-volatiles, metals, pesticides, herbicides) 33

34 Other

LAB USE ONLY
Delivery:
Temp: 24.3°C
Comment:

(White, Yellow - Laboratory / Pink - Client)