



Inchcape Testing Services

Aquatec Laboratories

APR 27 1995

55 South Park Drive
Colchester, VT 05446
Tel. 802-655-1203
Fax. 802-655-1248

April 26, 1995

Mr. Matt Moran
Department of Environmental Conservation
Hazardous Materials Management Division
103 South main Street - West Building
Waterbury, Vermont 05676

Re: Summary Report - Rossetti Real Estate (Site # 94-1679)
Inchcape Project Number 95018

Dear Mr. Moran:

Enclosed are two copies of the report summarizing the findings of the subsurface investigation conducted by Inchcape at the above referenced site. Based on the findings of this investigation, Inchcape has determined that there is no impact to the underlying groundwater formation and recommends no further work at the site. In addition, Inchcape requests that the Hazardous Material Management Division consider the site for closure and and designate it as "Site Management Activity Completed" (SMAC).

If you have any questions regarding the contents of the report or recommendations outlined above, please call me at your earliest convenience.

Sincerely,

Robert J. Ross, CGWP
Senior Hydrogeologist

RJR/din

Enclosure

cc: Kay-Don Rossetti

95018B26APR95

Subsurface Investigation
for the
Rossetti Real Estate Property
189 Lakeside Avenue
Burlington, Vermont
(Site Number 94-1679)

Prepared by:
Inchcape Testing Services
Aquatec Laboratories
55 South Park Drive
Colchester, Vermont

April 1995

Project Number 95018

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1.0 INTRODUCTION

On 6 April 1995, Inchcape Testing Services Aquatec Laboratories (Inchcape) conducted a subsurface investigation at the Rossetti Real Estate property located at 189 Lakeside Avenue in Burlington, Vermont (Figure 1). The subsurface investigation included a soil vapor survey and discrete interval groundwater sampling around the perimeter of the former underground storage tank (UST) location. This work was conducted in response to a possible petroleum release at the facility based on findings during the removal of three USTs, two 20,000 gallon No. 2 fuel oil tanks and one 2,000 gallon diesel fuel tank, in November 1994. The subsurface investigation was conducted following the work plan approved by the Vermont Department of Environmental Conservation (VT DEC) Hazardous Materials Management Division (HMMD) as outlined in the correspondence dated 23 February 1995, 7 February 1995, and 20 December 1994 (Attachment A).

The USTs were over 20 years old at the time of the removal. The tank closure and initial site inspection was conducted by Environmental Products and Services, Inc. (EPS) of Burlington, Vermont. During the removal program the two No. 2 fuel oil tanks were reported to be in good condition and the diesel tank was reported to be in fair condition. No free product was observed in the excavation during removal. Groundwater was encountered at approximately 7 feet below ground surface. Field screening of soil by photoinization detector (PID) indicated the possible presence of volatile organic compounds (VOCs) at concentrations ranging between 10 to 170 parts per million (ppm). All soil was left on site and used as backfill in the excavation. A copy of the EPS report is included as Attachment B.

2.0 SOIL VAPOR SURVEY

A soil vapor survey was conducted utilizing the K.V. Associates "Macho" soil vapor system following Inchcape Standard Operating Procedure Number 020. A total of six soil vapor survey samples were collected from around the perimeter and down gradient of the former UST location, and adjacent to the garage situated approximately 150

feet east of the former UST location (Figure 2). Several additional samples were attempted at other locations however a buried concrete pad and dense subsurface soils prevented penetration of the sample probe.

Soil vapor samples were collected from approximately 4 feet below ground surface by connecting the above ground portion of the sample probe to a vacuum chamber housing a tedlar air bag. A vacuum was induced on the chamber housing the tedlar air bag allowing soil vapor from the ground to enter the air bag. Prior to collecting each sample the sample probe and rods were purged for approximately three to five minutes to remove potentially stagnant air in the equipment. The sampling equipment was also cleaned between each location to prevent possible cross contamination.

Soil vapor concentrations were measured using an HNu systems model PI-101 photoionization detector (PID) equipped with a 10.2 eV lamp. The PID was calibrated using an isobutylene standard (benzene equivalent) following Inchcape SOP Number 022. Background concentrations were determined to be 0.1 parts per million (ppm) during the field activities. Soil vapor readings were obtained twice at each location, one reading directly from the probe and the other reading from the tedlar air bag. No volatile organic compounds (VOCs) were detected by PID in any of the soil vapor samples collected on the Rossetti Real Estate property. Also, no petroleum odors were noted during the field sampling activities. A summary of the soil vapor screening results is included on Table 1.

Table 1 - Soil Vapor Survey Results

<u>Location</u>	<u>Probe</u>	<u>Tedlar Air Bag</u>
RRE-01	bkgd	--
RRE-02	bkgd	bkgd
RRE-03	bkgd	bkgd
RRE-04	bkgd	bkgd
RRE-05	bkgd	bkgd
RRE-06	bkgd	bkgd

bkgd = background (0.1 ppm)

3.0 DISCRETE INTERVAL GROUNDWATER SAMPLING

During the subsurface investigation Inchcape also collected one groundwater sample from the former UST location (Figure 2) following Inchcape SOP Number 050. An attempt was made to collect samples at three other locations, two downgradient and one upgradient of the former UST location, however clayey soil was encountered at each location which plugged the openings of the sample probe.

The discrete interval groundwater sample (RRE-01) was collected by driving the sample probe to approximately 10 feet below ground surface. An evacuation flask was connected in series between the probe and vacuum pump. Approximately 200 milliliters (mL) of water was purged from the probe prior to collecting a sample for laboratory analysis. A clean flask was then placed in line to collect the laboratory sample which was then transferred to two 40 mL vials preserved with hydrochloric acid (HCl). Chain-of-custody documentation was completed following Inchcape SOP Number 003 and maintained until relinquishing the sample to the laboratory for analysis. The sample was analyzed following U.S. EPA Method 602 for purgeable aromatic hydrocarbons. The presence of benzene, toluene, ethylbenzene, or xylenes (BTEX) were not detected above the corresponding detection limit for the groundwater sample collected at location RRE-01. A copy of the laboratory analytical report is included as Attachment C.

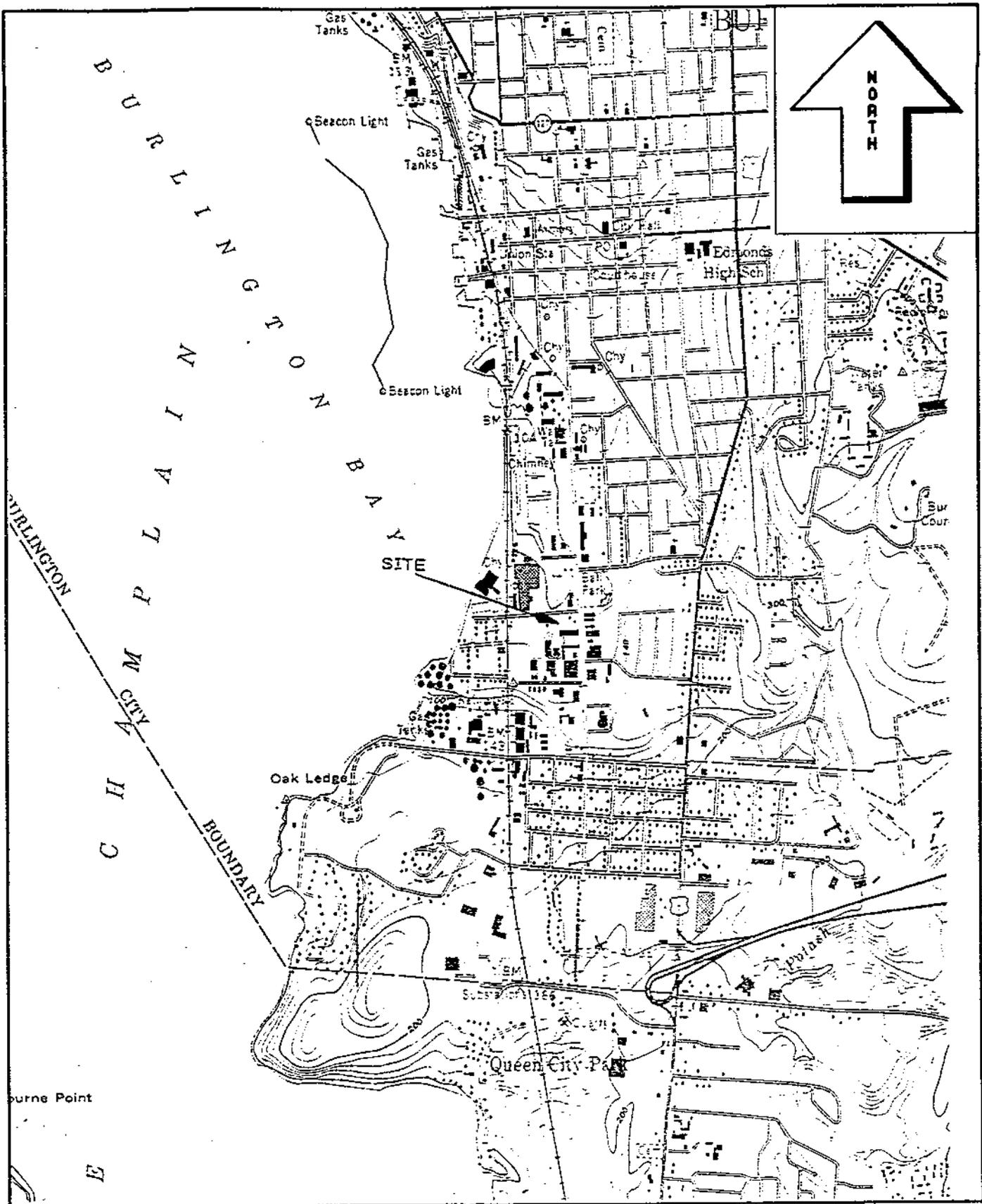
4.0 SUMMARY AND CONCLUSIONS

Review of the PID screening results for soil vapor samples and laboratory analytical results for the groundwater sample collected on the Rossetti Real Estate property located at 189 Lakeside Avenue in Burlington, Vermont do not indicate the presence of a significant release to the environment nor an impact to the underlying groundwater formation. Inchcape also evaluated the possible impacts to the near by building which is a garage owned by Rossetti Real Estate. According to Ms. Kay-Don Rossetti, the garage has no basement and is on a slab-type foundation. A soil vapor sample was collected at location RRE-06, situated adjacent to the garage, to evaluate the

possibility of petroleum vapors migrating to that area of the site. Screening of the soil vapor sample collected at that location did not identify the presence of VOCs above background (Table 1). Based on these findings and the absence of a basement for the garage it is unlikely that petroleum vapors have impacted this area of the site.

Based on the information reported in this document and general site conditions (clayey subsurface soils) it is likely that the petroleum contaminated soils encountered during the tank removal are limited to the excavated area of the former UST location and that the site poses a very low threat to the environment. Inchcape recommends no further work on the Rossetti Real Estate property located at 189 Lakeside Avenue in Burlington, Vermont. Inchcape further recommends that the site be considered for closure and designated as "Site Management Activity Completed" (SMAC).

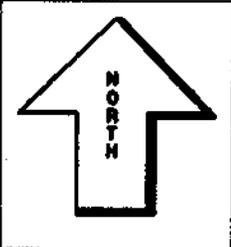
95018D25APR95



USGS 1987. Burlington Quadrangle VT.
 U.S. Geological Survey, 7.5 minute
 series (topographic) 1948. Photo-
 revised 1987.
 Scale: 1:24,000



FIGURE 1
 Site Location Plan
 Rossetti Real Estate Property
 189 Lakeside Avenue
 Burlington, Vermont
 (Site # 94-1679)



Lakeside Avenue

Pine Street

Dumpster Storage Area for Casella Waste Management, Inc.

Former UST Location

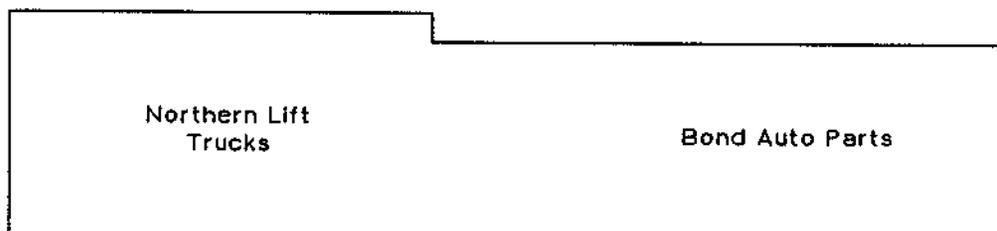
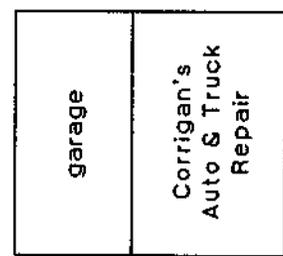
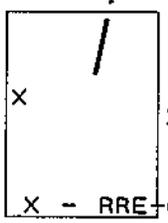
Cumberland Farms

X RRE-03
X RRE-04

RRE-05 - X

X - RRE-02

RRE-06 - X



Legend

x - RRE-01
soil vapor sample location

- Not to Scale -

FIGURE 2
Site Sketch
Rossetti Real Estate Property
189 Lakeside Avenue
Burlington, Vermont

Attachment A
Miscellaneous Correspondence

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State of Vermont

Rec'd 2/21/95
EJR

AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation
Hazardous Materials Management Division
103 South Main Street/West Office
Waterbury, Vermont 05671-0404
(802) 241-3888
FAX (802) 241-3296

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist
Natural Resources Conservation Council
RELAY SERVICE FOR THE HEARING IMPAIRED
1-800-253-0191 TDD>Voice
1-800-253-0195 Voice>TDD

February 23, 1995

Robert Ross
Inchcape Testing Services
55 South Park Drive
Colchester, VT 05446

RE: Work Plan and Cost Estimate for Rossetti Real Estate, Burlington, VT
(Site #94-1679)

Dear Mr. Ross:

The Sites Management Section (SMS) has reviewed the Inchcape Testing Services workplan dated February 7, 1995 that you have developed for the above referenced site. This workplan includes the performance of a soil gas survey, the collection and analysis of four groundwater samples (and a trip blank) using EPA Method 602, the screening of the basements or crawl spaces of any adjacent buildings using a photoionization detector, and the submittal of a summary report which includes the results of the above investigations, as well as conclusions and recommendations. The SMS approves the workplan as submitted for costs not to exceed \$1,460.00, and requests that onsite work be initiated as soon as possible.

The SMS looks forward to the completion of this work. If you have any questions, please feel free to call.

Sincerely,


Matthew Moran, Site Project Manager
Sites Management Section

cc: Joe Rossetti

matm/wp/941679wp

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Inchcape Testing Services

Aquatec Laboratories

55 South Park Drive
Colchester, VT 05446
Tel. 802-655-1203
Fax. 802-655-1248

February 7, 1995

Mr. Richard Spiese
Sites Management Section
Hazardous Materials Management Division
Department of Environmental Conservation
103 so. Main Street/West Office
Waterbury, VT 05671-0404

Re: Rossetti Real Estate (Site # 94-1679)

Dear Mr. Spiese:

I am in receipt of your letter to Mr. Joseph Rossetti dated 24 January 1995 regarding the above referenced site. As indicated previously, Inchcape recommends conducting a soil vapor survey around the perimeter of the former UST area and the collection of four to five ground water samples at the water table. Soil vapor samples would be screened in the field using a portable photoionization detector (PID) while the ground water samples would be submitted to Inchcape's Laboratory for analysis of aromatic hydrocarbons according to U.S. EPA method 602. This would allow Inchcape to conduct a rapid and economical assessment of the property. The information obtained during this assessment would be used to evaluate the presence of contamination at the water table if any, and the possible need for the installation of ground water monitor wells.

We will also evaluate possible impacts to adjacent buildings by screening the basements, if present, for the possible presence of volatile organic compounds (VOCs) utilizing an HNU systems photoionization detector (PID) equipped with a 10.2 eV lamp. Each building will also be inspected for seeps or odors that may be related to the Rossetti property. A report will be completed summarizing the findings of the investigation outlined above.

A cost estimate for implementing the above services is attached for your review. Also, Inchcape will inform your office in advance before conducting on site activities. At this time I anticipate conducting the field investigation in early to mid April 1995. If you need any additional information regarding the proposed scope services please contact me at your earliest convenience.

Truly Yours,

Robert J. Ross, CGWP
Senior Hydrogeologist
RJR/kcc

cc: Kay-Don Rossetti

95905B7FEB95

Cost Estimate Rossetti Property

<u>Task</u>		<u>Unit Cost</u>	<u>Subtotal</u>
Soil vapor and groundwater sampling equipment	1 day @	\$127/day	\$127.00
Env. Technicians	16 hours @	\$35/hour	\$560.00
mileage	20 miles @	\$0:40/mile	\$8.00
Photo-ionization detector	1 day @	\$90/day	\$45.00
Sample analysis (EPA method 602)	5 samples @	\$60/sample	\$300.00
Summary Report		—	<u>\$420.00</u>
		Total Estimate:	\$1,460.00

Note: Cost estimate assumes soil conditions are favorable for soil vapor sampling.
Sample analysis includes 4 groundwater samples and 1 trip blank.
All services outside the scope of work will be billed at standard rates.



State of Vermont

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist
Natural Resources Conservation Council
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AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation
Hazardous Materials Management Division
103 South Main Street/West Office
Waterbury, Vermont 05671-0404
(802) 241-3888
FAX (802) 241-3296

December 20, 1994

Joe Rossetti
Rossetti Real Estate
175 Lakeside Avenue
Burlington, VT 05401

RE: Petroleum contamination at Rossetti Real Estate, Burlington, VT
(Site #94-1679)

Dear Mr. Rossetti:

The Sites Management Section (SMS) has received a site assessment report outlining the subsurface conditions for the above referenced site, submitted by John Ferraro of Environmental Products & Services, Inc. on November 17, 1994. This report summarizes the degree and extent of contamination encountered during this assessment. The tanks removed were a 2,000-gallon diesel underground storage tank (UST) and two 20,000-gallon #2 fuel oil USTs.

During the tank pull, soils screened at the bottom of the diesel UST (6-7 feet below ground surface [bgs]) had peak concentrations of 170 ppm as measured by a photoionization detector (PID). Peak PID readings of 130 ppm were encountered at 7-9 feet bgs during the excavation of one of the #2 fuel oil USTs. Groundwater was encountered at approximately 7 feet bgs. No free product was encountered during this work. All excavated soil was backfilled since the full extent of the contamination was unknown. There is a public supply well located within 1/4 mile of the site.

Based on the above information, the SMS has determined that additional work is necessary at the site in order to determine the severity of contamination present. Due to the possibility of contaminant impact to nearby receptors, the SMS is requesting that Rossetti Real Estate retain the services of a qualified environmental consultant to perform the following:

- Further define the degree and extent of contamination to the soil. This may be accomplished by obtaining soil borings, digging test pits, or performing a soil gas survey.
- Determine the degree and extent of contamination, if any, to groundwater. If soil is found to contain evidence of contamination at the water table, then a sufficient number of monitoring wells should be installed in locations which will adequately define the severity of contamination at the site. All groundwater samples taken should be analyzed for BTEX compounds and total petroleum hydrocarbons.
- Perform an assessment of the site to determine the potential for sensitive receptors to be impacted by the contamination. This should include basements of adjacent buildings, nearby surface water, and any public or private drinking water wells which are located within the

vicinity of the site. If any water supplies appear at risk from this contamination, they should be sampled and analyzed for BTEX compounds and total petroleum hydrocarbons.

- Determine the need for a long term treatment and/or monitoring plan which addresses the contamination present at the site. The need for such a plan should be based on the results of the above investigations.
- Submit to the SMS a summary report which outlines the work performed as well as providing conclusions and recommendations. Included should be detailed well logs, analytical data, a site map, an area map showing the location of any sensitive receptors, and a groundwater contour map.

Please have your consultant submit a preliminary work plan and cost estimate or a site investigation expressway notification form within fifteen days of your receipt of this letter so that it may be approved prior to the initiation of onsite work. Enclosed please find a list of consultants who perform this type of work in the area as well as the brochure "Selecting Your UST Cleanup Contractor", which will help you in choosing an environmental consultant.

The underground storage tanks at Rossetti Real Estate are covered by the Petroleum Cleanup Fund as set forth in 10 V.S.A. Section 1941 as long as no private insurance exists which would apply to this situation. You must provide proof of no insurance before the PCF can be used to reimburse these expenses. An owner or permittee of an underground storage tank, who is not in significant violation of his or her permit, is eligible for reimbursement from the fund. The owner or permittee must pay for the removal or repair of the failed tank and for the first \$10,000 of the cleanup; after that the fund will reimburse the tank owner or permittee for additional cleanup costs up to \$1 million. The fund may not pay for cleanup costs which are for cleanup work that is not pre-approved by the Agency. Please refer to the attached guidance document titled, "Reimbursement Package for the Petroleum Cleanup Fund" for further information on this program. Additionally, the Secretary of the Agency of Natural Resources reserves the right to seek cost recovery of fund monies spent at the Rossetti Real Estate site if the Secretary concludes that Rossetti Real Estate is in significant violation of the Vermont Underground Storage Tank Regulations and the Underground Storage Tank statute (10 V.S.A., Chapter 59). If you have any questions, please feel free to call.

Sincerely,



Richard Spiese, Acting Supervisor
Sites Management Section

cc: Burlington City Council
DEC Regional Office
John Ferraro, Environmental Products and Services

Attachment B

Environmental Products and Services, Inc.
Tank Removal Report

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Environmental PRODUCTS & SERVICES, INC.

2 Flynn Avenue
(802) 862-1212

FAX (802) 860-7445

Burlington, VT 05401
(800) THE-TANK

A Division of the Albany, New York Branch (518) 465-4000

November 17, 1994

Sue Thayer
Vermont - DEC
Underground Storage Tank Program
103 South Main Street
Waterbury, VT 05671-0404

COPY

Owner: Rossetti Real Estate
175 Lakeside Avenue
Burlington, VT 05401

Prepared By: John Ferraro
ENVIRONMENTAL PRODUCTS & SERVICES, INC.
2 Flynn Avenue
Burlington, VT 05401

Location: 189 Lakeside Avenue
Burlington, VT 05401

Contact: Joe Rossetti
(802) 658-0133

All work was performed on the property owned by Rossetti Real Estate.

ENVIRONMENTAL PRODUCTS & SERVICES, INC. (EP&S) performed the on-site assessment of the removal of two 20,000 gallon #2 Fuel Oil UST's, as well as one 2,000 gallon Diesel Fuel UST that was discovered during the excavation. The excavation was conducted and completed on November 17, 1994. The contractor for the excavation was All Seasons Excavation. The tank cleanings were performed by EP&S on the same day.

Corporate Office
(315) 471-0503

Boston, MA
(617) 884-8884

Bridgeport, CT
(203) 380-3838

Buffalo, NY
(716) 685-6600

Harrisburg, PA
(717) 564-4200

Linden, NJ
(908) 486-8600

Newburgh, NY
(914) 561-0707

Rochester, NY
(716) 436-5660

Springfield, MA
(413) 731-1000

Syracuse, NY
(315) 451-6666

Tank #1 - 20,000 gallon - #2 Fuel Oil

This tank was located on the west side of one of the buildings owned by Rossetti Real Estate and the Cumberland Farms located on the corner of Pine Street and Lakeside Avenue. The tank was under a concrete pad that was about 1 to 1 1/2 feet thick and had a refueling rack on top (see photos #1, #2 and map). The rack had to be cut and moved before any excavation could take place (see photos #1 and #2). The concrete pad itself did not show any signs of contamination, although the soil underneath the pad did. The soil contamination was most prevalent near the east end of the tank where the fill pipe was located, and near the west end of the tank under the refueling rack. Some of the highest PID readings were found in these locations (150 parts and 130 parts, respectively). The soil was sand for the entire distance of the profile (see photos #3 and #4). The excavation went to the bottom of the tanks, a distance of about 12' below the surface (see photos #5 and #6). The tank had been previously owned by Northland Petroleum and was taken out of service in December 1993. The tank, upon inspection was in good condition with no visual holes and/or signs of leaks (see photos #7, #8, #9, #10, #11, #12, and #13). The inside of the tank did not show signs of pitting, and was also in good condition.

The PID readings were taken from the side walls as well as from material being dug from the bottom of the hole. There were a total of 7 PID readings taken for this tank. Background readings of the backfill ranged from a low of 10 parts to a spike reading of 150.

Pertinent Information:

- Excavation Size 45' by 35'
- It was a steel single wall tank
- Groundwater was not located
- Tank size was 120" by 34'
- 510 gallons of #2 Oil and about 1500 gallons of water were pumped from the tank and shipped for disposal
- Piping was removed
- The tank was in good condition
- No free phase product was detected on the ground
- LEL reading 0



Sue Thayer
Vermont - DEC
November 17, 1994
Page 3

Tank #2 - 20,000 gallon - #2 Fuel Oil

This tank was located on the west side of one of the buildings owned by Rossetti Real Estate and the Cumberland Farms located on the corner of Pine Street and Lakeside Avenue. The tank lay to the south of Tank #1, as they were side by side (see photo #7 and map). The tank was under a concrete pad that was about 1 to 1 1/2 feet thick and had a refueling rack on top (see photos #1, #2 and map). The rack had to be cut and moved before any excavation could take place (see photos #1 and #2). The concrete pad itself did not show any signs of contamination, although the soil underneath the pad was slightly contaminated. The soil was sand for the entire distance of the profile (see photos #3 and #4). The excavation went to the bottom of the tanks, a distance of about 12' below the surface (see photos #5 and #6). The tank had been previously owned by Northland Petroleum and was taken out of service in December 1993. The tank, upon inspection was in good condition with no visual holes and/or signs of leaks (see photos #14, #15, and #16). The inside of the tank did not show signs of pitting, and was also in good condition.

The PID readings were taken from the side walls as well as from material being dug from the bottom of the hole. A zero headspace sample was taken from the west end of the tank at a depth of 6'. The reading was 60 parts, which was the highest reading for Tank #2. The PID indicated that the soil around this tank was not as contaminated as the soil around Tank #1. There were a total of 8 PID readings taken for this tank. Background readings of the backfill ranged from a low of 0 parts to a spike reading of 60.

Pertinent Information:

- Excavation Size 45' by 35'
- It was a steel single wall tank
- Groundwater was not located
- Tank size was 120" by 34'
- 200 gallons of #2 Oil were pumped out of the tank and shipped for disposal
- Piping was removed
- The tank was in good condition
- No free phase product was detected on the ground
- LEL reading 0

Sue Thayer
Vermont - DEC
November 17, 1994
Page 4

Tank #3 - 2,000 gallon - Diesel Fuel

This tank was located to the north of both Tank #1 and #2, lying parallel with both of them (see photo #8). The tank was discovered during the excavation of the other two tanks and pulled per the owners request (see photos #9 and #10) after contacting Ted Unkles at the state. This tank was not covered by the concrete pad on top of the two 20,000 gallon tanks. The surface soil did not show signs of contamination. It was during the excavation of this tank that groundwater was encountered at a depth of about 7' (see photo #6, #17, and #18). The soil was sand for the entire distance of the profile (see photos #3 and #4). The excavation went to the bottom of the tank, a distance of about 12' below the surface (see photos #5 and #6). The tank, upon inspection was in good condition with no visual holes and/or signs of leaks (see photo #11). The inside of the tank did show some initial signs of pitting, but overall, was in good condition.

The PID readings were taken from the side walls as well as from material being dug from the bottom of the hole. The zero head space readings were taken from material dug up from the bottom of the hole on the ends. There were a total of 4 PID readings taken (see map). The readings ranged from a low of 40 parts, at a depth of 1' to a high of 170 parts using the zero headspace method from material under the tank at a depth of about 6 to 7'.

Pertinent Information:

- Excavation Size 16' by 16'
- It was a steel single wall tank
- Groundwater was located at a depth of 7'
- Tank size was 64" by 12'
- 40 gallons of diesel fuel was pumped from the tank and shipped for disposal
- Piping was removed
- The tank was in good to fair condition
- No free phase product was detected on the ground
- LEL reading 0

Sue Thayer
Vermont - DEC
November 17, 1994
Page 5

Conclusion

The PID readings we obtained would indicate that there is some soil contamination present on this site. Given both the location and depth of the peak PID readings it would seem that the contamination was due to 25 years of refueling from the rack and filling the tanks through the fill pipe. The fact that all the tanks, upon visual inspection, were in good condition with no signs of holes or leakage would also support this assumption. The major band of contamination seemed to be a few feet under the concrete pad and centered around both ends of the tanks. The most questionable tank would be tank #3, the 2,000 gallon diesel fuel tank that was discovered during the excavation. The PID readings indicated some significant levels of contamination from the soil under this tank, although the tank did not have any holes in it.

There were three old monitoring wells surrounding the perimeter of the concrete pad. The wells appeared to have been there for some time and were collapsed during the excavation process. Although there was no free product detected in the groundwater we encountered, my recommendation would be to try and retrieve the monitoring data from these wells and see if there is any evidence of any groundwater contamination.

If you have any questions or require additional information, please contact me at (802) 862-1212, Fax (802) 860-7445.

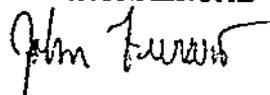
Sue Thayer
Vermont - DEC
November 17, 1994
Page 6

Addendum

There was an old soil stockpile on site that the customer requested we grade over the gravel parking lot. The soil was from a tank that had been pulled many years ago, and at the time was felt to be gas contaminated. With the states' permission we graded the existing stockpile over the lot while continuously monitoring the levels with a PID. No spike readings above the background level were detected.

Very truly yours,

ENVIRONMENTAL PRODUCTS & SERVICES, INC.



John Ferraro, Project Coordinator
Vermont Office

JF/tml
VT.0233.910

cc: Joe Rossetti, Rossetti Real Estate

ROSSETTI REAL ESTATE
UST REMOVAL
BURLINGTON, VT

TANK #1 - 20,000 GALLON #2 FUEL OIL

PID READINGS
(ambient temperature: 60 degrees and sunny)

Sample Number	Location	Type	PID Reading (ppm)	
			Ave	Spike
01	East end of tank - 6-8' from surface	Standard	30	90
02	East end of tank (bottom) - 12" from surface	Standard	120	150
03	East end of tank - 4' from surface	Standard	10	65
04	East end of tank - 3' from surface	Standard	20	30
05	East end of tank (bottom) - 12' from surface	Standard	15	15
06	West end of tank - 7-9' from surface	Standard	110	130
07	West end of tank (bottom) - 12' from surface	Standard	5	10

TANK #2 - 20,000 GALLON #2 FUEL OIL

08	East end of tank - 3-5' from surface	Standard	12	32
09	East end of tank - 5' from surface	Standard	2	10
10	South middle of tank - 1-2' from surface	Standard	2	10
11	South middle of tank - 4' from surface	Standard	0	0
12	West end of tank - 2' from surface	Standard	2	10
13	East end of tank - 8-10' from surface	Standard	0	5

14	East end of tank - 4' from surface	Standard	10	25
15	West end of tank - 6' from surface	Zero Headspace	NA	60
TANK #3 - 2,000 GALLON DIESEL FUEL				
16	Bottom middle of tank - 3-5' from surface	Standard	100	120
17	Bottom middle of tank - 6' from surface	Zero Headspace	NA	170
18	East end of tank - 2' from surface	Standard	50	65
19	West end of tank - 2' from surface	Standard	50	50



November 17, 1994

Joe Rossetti
Rossetti Real Estate
175 Lakeside Avenue
Burlington, VT 05401

Dear Joe,

This letter is to verify that the following tanks originating from the location stated below have been cleaned and removed by Environmental Products & Services, Inc. pursuant to all State and Federal Regulations.

Tank:	Type and Size
#1	#2 Fuel Oil Underground Storage - 20,000 gallon
#2	#2 Fuel Oil Underground Storage - 20,000 gallon
#3	Diesel Fuel Underground Storage - 2,000 gallon

Location: Property owned by Rossetti Real Estate
189 Lakeside Avenue
Burlington, VT 05401

Date completed: November 17, 1994

Very truly yours,

ENVIRONMENTAL PRODUCTS & SERVICES, INC.

John Ferraro

John Ferraro, Project Coordinator
Vermont Office

JF/tml
VT.0234.910

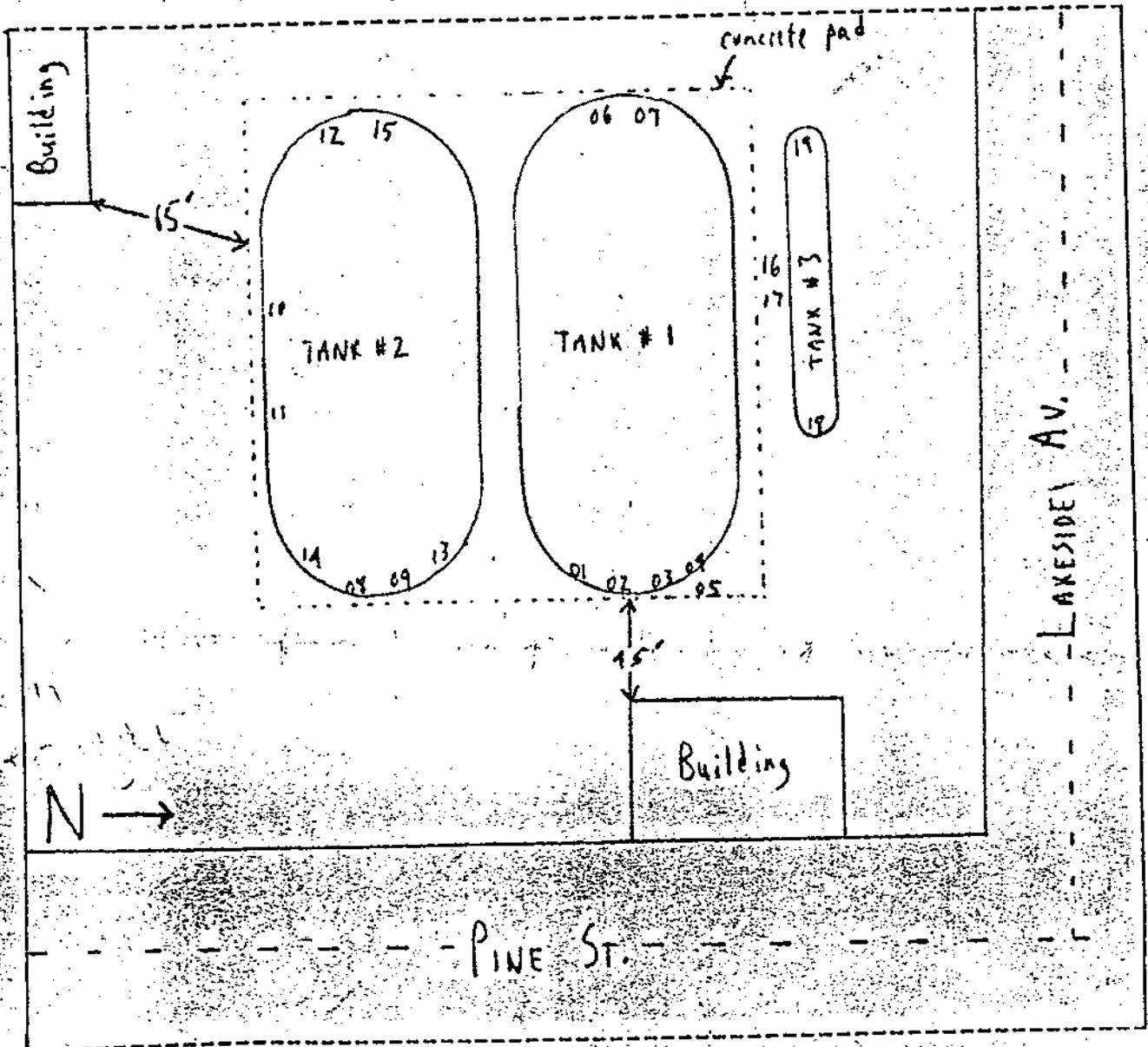
VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION
UNDERGROUND STORAGE TANK PROGRAM
TANK PULL FORM

TODAY'S DATE: 11/13/99
DATE OF REMOVAL: 11/17/99

INSPECTOR: John J. Ferraro
BUSINESS NAME: Environmental Products & Services

SITE DIAGRAM

Show location of all tanks and distance to permanent structures, sample points, areas of contamination and any pertinent site information. Indicate North arrow and major street names/or route number.



VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 UNDERGROUND STORAGE TANK PROGRAM
 103 SOUTH MAIN STREET
 WATERBURY, VERMONT 05671-0404
 (802) ~~244-8762~~ 241-3888

Date of Removal: 11/17/99 Date of Assessment: 11/17/99
 Person & Company Doing Assessment: John Ferrara, Environmental Products & Services
 Telephone Number: (902) 862-1212

Business Name Where Tank(s) Located: Rossetti Real Estate / Northland Petroleum
 Number of Employees: 4
 Street Address & Town/City: 175 Lakeside Ave., Burlington

Owner of Tank(s): Rossetti Real Estate
 Address: 175 Lakeside Ave. Contact Person: Joe Rossetti
 Town/City: Burlington Phone Number: (902) 658-0133

UST Facility ID Number: 9649819

Tank #	Product	Size	Condition
1	Number 2 Oil	21,000	good
2	Number 2 Oil	28,000	good
3	Diesel Fuel	2,000	good
4			

Reason for Tank Removal (check one): abandoned routine replacement
 tank or piping leaking liability

Replacement Tank(s)? yes no Number of Replacement Tanks: _____

DEC UST Permit(s) Obtained? yes no

DEC-Permitted Tank(s) Still On-Site? yes no Number of Tanks: _____

Out of Service Tank(s) On-Site? yes no Number of Tanks: _____

Heating Oil Tank(s) On-Site? yes no No. of Tanks: _____ Size(s): _____

Any Waste Pumpage? yes no Estimated Volume: 2490 gallons
 Transported By: Environmental Products & Services

Size of Excavation (ft²): 1505 Depth: 12' Soil Type: SAND

Concentrations Detected with PID: Peak = .170 Average = 57

Type of PID: H-W4

Number of Readings (please put locations on attached drawing): 16

Calibration Info. (date, time, type of gas): 11/17/99 10:00 AM Isobutylene

Free Phase Product Encountered? yes no Approx. Amount: _____

Cont. Soils Stockpiled? yes no Amount (yd³): _____

Cont. Soils Backfilled? yes no Amount (yd³): 20

Groundwater Encountered? yes no Depth to Groundwater: 7'

Monitoring Wells Installed? yes no Number: _____ Screen Depth: _____

On-Site Drinking Well? yes no (if yes: rock gravel spring)

Public Water Supply Well(s) Within 1/4 Mile? yes no

Distance to nearest: 1/4 mi.

Private Water Supply Well(s) Within 1/4 Mile? yes no How Many? _____

Receptors Affected (check all that apply):

soil

residential; # of houses/people: _____

groundwater

surface water; name/type of water body: _____

Signature of Owner or Authorized Representative: _____

Date: 11/18/94

Signature of Person Performing Site Assessment: _____

Date: 11/17/94

*** ATTACH OBSERVATIONS, CONCLUSIONS, AND DRAWING ON A SEPARATE PAGE ***

White - DEC File Copy

Yellow - DEC File Copy

Pink - Owner Copy

Attachment C

Ground water Analytical Report

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Inchcape Testing Services

Aquatec Laboratories

Laboratory Locations

55 South Park Drive
Colchester, VT 05446

75 Green Mountain Drive
South Burlington, VT 05403

150 Herman Melville Boulevard
New Bedford, MA 02740

Analytical Report

Date: 20 April 1995
Aquatec Lab No.: 252463
ETR No.: 50429; Project No.: 95018
Sample Received On: 07 April 1995; Analyzed On: 10 April 1995
Sample Identification: Rosetti Real Estate, water sample labeled RRE-01,
04/06/95 at 1215 hours.

Volatile Organic Compounds in ug/l EPA Method 602

<u>benzene</u>	0.5 U
<u>ethylbenzene</u>	0.5 U
<u>toluene</u>	0.5 U
<u>m & p-xylenes</u>	0.5 U
<u>o-xylene</u>	0.5 U

Key to the letter used to qualify the results of the analysis:

U - The compound was analyzed for but not detected at or above the reporting limit. The number is the method specified reporting limit for the compound.



602 FORM 3B QUALITY CONTROL STANDARD

Lab Name: Aquatec Inc.Contract No.: 95018Client ID: QCS-20

Case No.:

QCS ID: QCS-20ETR No.: 50429Date Analyzed: 4/10/95 21:09QCS Lab File ID: 17 10APR951404,8,1GC Column 1: VOCOLColumn ID: 0.53 (mm)GC Column 2: RTX-1Column ID: 0.53 (mm)

Compound Name	Spike Amount	QCS Amount	%R	Limits
BENZENE	20	18.3	92	77-123
TOLUENE	20	19.09	95	78-123
ETHYLBENZENE	20	19.20	96	63-137
P/M-XYLENE	40	38.71	97	60-120
O-XYLENE	20	19.28	96	60-120
CHLOROBENZENE	20	19.36	97	80-120
1,3-DICHLOROBENZENE	20	19.4	97	72-128
1,4-DICHLOROBENZENE	20	19.21	96	70-130
1,2-DICHLOROBENZENE	20	19.79	99	68-132

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