

JUN 18 1998

ESM Inc. " Environmental Strategies and Management"

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June 15, 1998

Mr. Brian Woods, SMS
Waste Management Division
Department of Environmental Conservation
103 South Main Street/West Building
Waterbury, Vermont 05671-0404

**Subject: Former Honda Woodstock Site #96-1954, Woodstock, VT;
Initial Investigation Report**

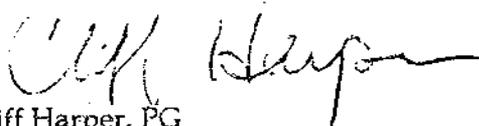
Dear Mr. Woods,

Thank you for your letter requesting the need for additional investigation data for the subject site. Environmental Strategies and Management (ESM) is pleased to present you with a compilation of data and reports collected at the site from 1992 through 1998. We are submitting this as the Initial Investigation Report.

The most recent site work involved searching for a potential UST along the northern edge of the building. No UST was discovered after excavating along 20 feet of the building to a depth of 5.5 to 6 feet. A composite soil sample was taken at 4 to 6 feet and the EPA Modified 8100 result for TPH was < 50 mg/kg.

We believe that the entire body of data from 1992 through 1998 supports the position of designating this site as a Site Management Activity Completed (SMAC). If you have any questions or if we can be of further assistance, please feel free to call.

Sincerely,
Environmental Strategies and Management, Inc.


Cliff Harper, PG
Principal

cc: Chris Moses, NLI

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- Initial Site Investigation
- Corrective Action Feasibility Investigation
- Corrective Action Plan
- Corrective Action Summary Report
- Operations and Monitoring Report
- Work Scope
- Technical Report
- PCF Reimbursement
- General Correspondence

Initial Site Investigation

**Woodstock Honda Site
Route 4 East
Woodstock, Vermont 05091**

SMS Site # 96-1954

A Facility Owned by:

**National Loan Investors
3030 NW Expressway, Suite 1313
Oklahoma City, Oklahoma 73112
(405) 947-6171
Contact: Chris Moses**

Prepared by:

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Executive Summary

Environmental Strategies and Management, Inc. (ESM) was requested by National Loan Investors (NLI), the current owner of the "Honda Woodstock" site, to compile all of the environmental data collected at the site in order to determine if a request for a Site Management Activity Completed (SMAC) from the Vermont Department of Environmental Conservation, Agency of Natural Resources (VTDEC) was appropriate.

Three environmental investigations were performed at the site between 1992 and 1997. None of the investigations detected significant environmental impact which would threaten potential sensitive receptors or require a major soil/groundwater remediation. Groundwater results from the most downgradient monitoring well detected aluminum and iron at levels above Vermont's enforcement standard, although VOC compounds were non-detected.

The results from the entire body of soil and groundwater data indicated three areas of localized impact: 1. to soils beneath the floor of the northern end of the building from the former operation of hydraulic car lifts; 2. to soil and groundwater surrounding a tank pit at the back of the building identified during the removal of two-1000 gallon waste oil USTs; and 3. to soils along the northern, outside edge of the building apparently from the former operation of a small-capacity gasoline pump and associated AST or UST.

The results also support the fact that the sources and extent of impact to soil and groundwater have been adequately defined, and the levels of contaminants have stabilized or are contained. The recommendations of this submittal include filing a deed restriction on this property in the event that the building is demolished or renovated. If the floor of the building is disrupted, workers may be exposed to the soils beneath the northern end of the building which contain levels of hydraulic oil and metals. After the deed restriction is filed, it is the recommendation of this report to designate this site as a SMAC.

1.0 Introduction

1.1 Operational History

The Honda Woodstock property was owned, until last year, by the Gerrish Corporation who operated the site as a Honda Dealership before moving to a larger facility. After the dealership relocated, the property was converted into a multi-tenant building, housing retail businesses and a restaurant.

The property is currently owned by National Loan Investors (NLI). NLI is now marketing the property, and is eager to close the environmental concerns at the site under a Site Management Activity Completed (SMAC) through the Vermont Department of Environmental Conservation (VTDEC), if possible, before the sale of the property. The intention of this report is to collect all of the previously conducted environmental investigations and reports into one document, and demonstrate support for a SMAC designation.

During June and August 1992, an Environmental Site Assessment- Phase I and an intrusive field investigation consisting of the installation of 4 monitoring wells was requested by the owner at that time, BONHAM Corp. of Manchester, NH. The work was performed for BONHAM Corp. by Nobis Engineering of Concord, NH. The analytical results from the soil and groundwater sampling event only became available for review in 1998, since the reports were never filed with the VTDEC. The complete reports can be found in Appendix A.

When Environmental Strategies and Management, Inc. (ESM) first became involved with the site during the fall of 1995, the Gerrish Corporation owned the property and requested and received a proposal for a full Phase I and Phase II Environmental Site Assessment (ESA). A Phase I ESA was never performed by ESM at this site due to the owner changing his request to a modified Phase II soil and groundwater sampling and analysis event. The sampling event was conducted on December 7, 1995 and is described in detail later in this report and in Appendix B.

ESM was retained by National Loan Investors (NLI) during November 1997 for the purpose of removing two, 1000 gallon USTs at the subject property (Appendix C). Subsequent to the completion of this task, NLI requested ESM to inquire with the Vermont Department of Environmental Conservation (VTDEC) whether the site could be "closed" under a SMAC.

1.2 Setting

The Site is located in Woodstock, Vermont, east of the Town's center and is bordered by US Route 4 to the west at approximately 700 feet above sea level. The buildings which housed the former Woodstock Honda Dealership are now occupied by the Pizza Chef restaurant (south end), a copy center, a video store, and the Woodstock Liquor and Redemption Center (north end). The former hydraulic car lifts (8) which were in operation in the service bay of the Honda dealership, were located under the floor of the liquor store.

There are no residential buildings located adjacent to the Site, although the Woodstock Ace Hardware Store is located across a parking lot south of the Site; the Woodstock Insurance Agency and Gould Realtors are located at an elevated location north of the Site; and elevated meadows and woodlands owned by Laurance Rockefeller are located to the east of the Site.

The Mill, a commercial building which houses numerous businesses is located hydraulically downgradient and across US Route 4 to the west. The Ottauquechee River is located approximately 1500 feet to the west of the Site. Please refer to the **Site Location Map** (Figure 1) and **Site Map** (Figure 2).

1.3 Water, Sewer, and Heating

The Site is connected to the Town of Woodstock Aqueduct Company for its water supply, and the Site's wastewater/sewer discharge is connected to the Town of Woodstock Wastewater Treatment Facility. Heating to the various tenants of Honda Woodstock is supplied by an oil-fired furnace located in a furnace room at the back-center part of the building. The furnace is supplied with fuel oil from an underground, 5080 gallon, steel tank located outside of the back entrance to the video store. Two, 1000 gallon capacity, waste oil USTs had been out of service for a number of years and were removed by ESM on November 18, 1998.

2.0 Investigative Activities

2.1 Historical Environmental Activities

Environmental investigations and UST removals have occurred at this site under various owners dating from June 1992 through April 1998. Below are the key dates during which these events have occurred:

- June 1992: Environmental Site Assessment- Phase I, Nobis Engineering, owner BOHNAM Corp.
- August 1992: Supplemental Environmental Services, Nobis Engineering completed the installation of 4 monitoring wells; soil and groundwater sampling.
- December 7, 1995: ESM Geoprobe soil sampling and groundwater sampling, owner Gerrish Corporation
- December 8, 1995: Voice recording notification to Ted Uncles, VTDEC from ESM reporting a suspected release at the site.
- January 8, 1996: ESM summary letter report of Dec. 7, 1995 event sent to customer.
- January 26, 1996: ESM conducted sub-slab soil sampling event under liquor store floor.
- January 30, 1996: Laboratory results received from sub-slab sampling; Voice recording notification of results to Sue Thayer, VTDEC.
- January 31, 1996: Letter notification to Sue Thayer, VTDEC regarding suspected release; submittal of two letter reports from both sampling events sent to Gerrish Corporation and Sue Thayer.

- October 31, 1997: ESM phone notification to VTDEC of intended UST removal for the owner, NLI.
- November 18, 1997: ESM conducted UST removal of 2-1000 gallon tanks
- November 18-20 1997: ESM conducted sub-slab soil sampling, two locations under floor and one groundwater sample (MW-1)
- November 20, 1997: ESM UST Closure Report sent to Sue Thayer, VTDEC
- January 10, 1998: ESM sent results of Nov. 18-20 soil and groundwater sampling event and a letter inquiring about a Site Management Activity Completed (SMAC) designation to Brian Woods VTDEC.
- February 11, 1998: Letter from Brian Woods to ESM listing data gaps in investigation in order for VTDEC to evaluate a SMAC
- April 15, 1998: Excavation performed to locate a potential UST at the northern edge of the building. No UST found, excavation backfilled.
- May 1998: Compilation of past reports into an Initial Investigation Report.

2.2 Potential Sources of Contamination

The only known, remaining UST on this site is the 5080 gallon, fuel oil tank which supplies oil to the heating system for the various tenants. No known release has been detected from this UST. During the removal of the two former, 1000 gallon waste oil USTs, it was noted that one steel tank had pencil size holes at the bottom of the tank, although the other tank appeared rusted but competent. Residual oil staining was detected around the fill pipes of both tanks. PID reading during the UST removal were between 5 ppm to 20 ppm. One area around the fill pipe of the northern-most UST registered 50 ppm with the PID.

INSTALLED 1984

Prior to the Gerrish Corporation owning the building, an auto repair garage was located at this site. A small gasoline UST and two fuel pumps were located along the northern edge of the building and were used to fill shop vehicles, according to discussion with Mr. Gerrish. It is not documented whether the UST located along the northern edge of the building was removed, although a recent excavation in this area did not discover a UST nor signs of a gasoline loss. An above-ground storage tank (AST) was removed from the same location.

Below the floor of the current liquor store, eight car lifts were used to service vehicles at the Honda Dealership. Each lift was attached to a small, hydraulic oil reservoir which operated the lift. It is believed that some hydraulic oil leaked into the surrounding soils under the slab. Current TPH and metals results from the soils beneath the liquor store floor confirm that the former operation of these service lifts and related vehicle servicing, impacted the soils.

2.3 Hydrogeology

The area of Woodstock in which the site is located, is in the western portion of the New England Upland Physiographic Province. The Ottauquechee River, located approximately 1500 feet west of the site captures all the surface water in the vicinity of the Town of Woodstock and flows north and east towards its confluence with the Connecticut River. The entire river valley was glaciated, and the overburden soils are typically comprised of glacial till and glacio-fluvial deposits.

The site, located along US Route 4, is generally flat except for the area at the back (east) of the property where a bank of glacio-fluvial till rises up approximately 15 to 25 feet to the steeply sloping pastures of Laurance Rockefeller's property (Figure 3). It appears that the overburden at the Site was partially reworked during the construction of this building. Again last year, the steep bank of soil behind the building was reworked and graded by an excavator to help prevent the ponding of water in the parking lot.

During the excavation and removal of the two USTs on November 18, 1998, located between the back of the building and the elevated bank of soil, groundwater was measured at three feet below grade in the open tank pit. Groundwater was entering the tank pit from the direction of the bank of soil at approximately 10 gallons per minute.

Unconfined, groundwater flow in the overburden is anticipated to be east to west towards the Ottauquechee River based on the 1992 intrusive study, surface topography, and the known hydrogeology from another site in close proximity to this site. A drainage stream is located approximately 80 feet north of the former tank pit and flows generally from east to west into a culvert which passes under Route 4 and subsequently drains into the Ottauquechee River.

During the Geoprobe investigation, the soil-type encountered was comprised of a sandy-fill with pebbles to a depth of approximately 2.5 feet; followed by a greenish-gray, silty-sand with fine sand seams to approximately 12.5 feet. Geoprobe refusal was encountered with the deepest point (S-1) at 12.5 feet. It is unknown if this represents the bedrock surface. Based on published reports, the bedrock beneath the Site is known to be comprised of hornblende and garnet schist's. The hydrogeology of the bedrock aquifer below the overburden was not part of this or of former investigations, and has not been investigated at this time.

3.0 Analytical Characterization

3.1 Summary of Analytical Results from Previous Investigations

3.1.1 Environmental Site Assessment- Phase I and Intrusive Field Investigation- 1992

The ESA Phase I performed in 1992 determined that further testing of the soil and groundwater was necessary primarily based on the premise that three active USTs "presented a potential for impact to the subsurface environment" from Total Petroleum Hydrocarbon (TPH) compounds.

On July 21, 1992, an intrusive field investigation was performed at the site including: the installation of four soil borings; soil sampling; groundwater sampling; a groundwater elevation survey; and the preparation of a summary report (Appendix A).

The analytical laboratory results from the installation of four monitoring wells by Nobis Engineering did not reveal the presence of VOCs or TPH in groundwater and soil samples. "No direct evidence to suggest the presence of hazardous waste at the subject site" was discovered during this investigation. Please refer to Appendix A for the full reports of the ESA Phase I and the intrusive investigation.

3.1.2 Geoprobe Field Investigation - December 7, 1995

A modified Phase II investigation was performed during December 1995 in order to determine if gasoline and/or oil compounds had impacted the soil or groundwater in the areas surrounding the building. Information relating to the possible existence of hydraulic oils within the foundation of the northern end of the building was anticipated from conversations with the previous owner, Gerrish Corporation.

The modified Phase II task included a full day of soil sampling with a Geoprobe drilling rig in various locations outside of the buildings, the sampling of one monitoring well previously installed by Nobis Engineering at the front of the building, and an added task which involved sampling the soils beneath the floor of the liquor store. (note: during this investigation only one monitoring well could be located and re-sampled at the site since the 1992 investigation report had not been discovered.)

The analytical results and letter reports from these events were completed between the fall of 1995 and the winter of 1996 (Appendix B). All of the field and analytical results from these events were reported to the VTDEC in a timely manner as per VTDEC requirements.

The results of the December 7, 1995 sampling event indicated Total Petroleum Hydrocarbons (TPH) levels along the outside perimeter of the building ranging from non-detectable (ND) to 120 ppm (sampling point 1, S-1) in soil; and TPH in groundwater ranging from ND to 1ppm (MW-1).

A soil sample taken from under the concrete floor of the liquor store end of the building indicated TPH at 296 ppm using a GC/FID method of analysis. This method also indicated that this soil sample exhibited characteristics similar to lubricating oils in the C12 to C36 range. All of the pertinent site data and laboratory reports can be found in Appendix B of this report. Below is a summary table of the analytical results of soil and groundwater samples taken during this field investigation.

Soil Analytical Results and PID Readings from Sampling Point One (S-1) December 7, 1995

ANALYTE	S-1 UG/KG (EXCEPT AS NOTED)	NOTES
PID Reading	129 ppm at 7 ft.	16 ppm at 12 ft.
EPA Method 8240		S-1 VOC's at 7 feet
Ethylbenzene	49	all others analytes ND
o-Xylene	81	
m+p Xylene	100	
EPA Method 8270		S-1 PAH's at 7 feet
Naphthalene	600	all others < 500 ug/kg
2-Methylnaphthalene	700	
EPA Method 8015M		C1-C20
Total Petroleum Hydrocarbon	28 ppm	S-1 TPH at 7 feet

**Soil Analytical Results and PID Readings from Sampling Point One (S-1)
December 7, 1995 (continued)**

ANALYTE	S-1 UG/KG except as noted	NOTES
EPA Method 8100M		C9-C40
TPH	120 ppm	S-1 TPH at 7 feet
TPH	ND	S-1 TPH at 12.5 feet
EPA Method 8080		S-1 PCB at 7 feet
PCB	ND	ND for 7 arochlors
EPA Method 6010	MG/KG ▼	Total Metals, S-1 at 7 feet
Antimony	<2	
Arsenic	<2	
Beryllium	<0.2	
Cadmium	1.6	
Chromium	19	
Copper	20	
Lead	5	
Mercury	<0.2	
Nickel	22	
Selenium	<2	
Silver	<0.2	
Thallium	<4	
Zinc	50	

**Soil Analytical Results and PID Readings
from Sampling Points S-2 through S-7
December 7, 1995;
and Sub-Slab Soil Result from January 26, 1996**

(mg/kg)

ANALYTE	S-2	S-3	S-4	S-5	S-6	S-7	SUB-SLAB (BELOW FLOOR)	NOTES
PID Reading	ND	ND	ND	ND	ND	ND	-	at various depths
EPA Method 8100M								
TPH	ND	ND	ND	70	ND	ND	296	lube oil

Groundwater Analytical Results from MW-1, S-1 and S-2
December 7, 1995
(mg/l; except EPA Method 8240 : ug/l)

ANALYTE	S-1	S-2	MW-1	NOTES
EPA Method 8100M				
TPH	<0.5	ND	1.0	MW-1: C14-C18 range Sampled S-2 only
EPA Method 6010				
Antimony		<0.05		
Arsenic		<0.01		
Beryllium		<0.005		
Cadmium		0.002		
Chromium		0.008		
Copper		0.14		
Lead		0.02		
Mercury		<0.0002		
Nickel		0.37		
Selenium		<0.05		
Silver		<0.005		
Thallium		<0.1		
Zinc		0.29		
EPA Method 8240		ug/l ▼		Sampled S-2 only
All Parameters	-	ND	-	

*3.1.3 UST Removal: Soil and Groundwater Results; and Sub-Slab Soil Results-
November 18-20, 1997*

On November 18, 1997, ESM removed 2- 1,000 gallon USTs at the Honda Woodstock site for NLI. Both USTs were cleaned of residual sludge and disposed of properly. Groundwater and soil samples were taken from the tank pit as per VTDEC guidelines. The water table depth was encountered at 3 feet which prevented sampling from below the USTs. From November 18-20, 1997, two additional soil samples were taken from beneath the concrete floor of the building and one groundwater sample was taken from MW-1. The UST Closure Report and all of the analytical data were sent to VTDEC (**Appendix C**).

The results of the November 1997 sampling event in the tank pit area indicated metals impact to the soils, and impact to the groundwater from several analytes from an EPA 8260 analysis. Soil results in the tank pit area for EPA Method 8260 and 8270 were ND. Soil results from two locations under the floor of the building indicated impact by metals; TPH impact from 10 to 42 ppm; and ND results from an EPA Method 8260. The groundwater result from MW-1 indicated <100 ppb of TPH.

All of the pertinent site data and laboratory reports can be found in Appendix C of this report. Below is a summary table of the analytical results of soil and groundwater samples taken during the UST removal and from the "below floor" sampling at the liquor store.

**Soil and Groundwater Results from UST Pit Sampling
November 18, 1997**

ANALYTE	SS-1 MG/KG	SS-2 MG/KG	GW-1 MG/L	NOTES
EPA Method 6010				
Aluminum	216,971	206,718	10.9	AL RBC = 2 EG COMMERCIAL 7 BEH RESIDENTIAL
Cadmium	0.0320	<0.0005	<0.0005	
Chromium	19.0	12.0	0.046	
Iron	14,125	10,419	40.0	
Lead	3.42	4.03	0.021	
Zinc	48.0	23.0	0.18	

SS-1, SS-2 and GW-1 are samples from the tank pit

ANALYTE	SS-1 SOIL	SS-2 SOIL	GW-1 H2O	FIELD BLANK H2O	NOTES
EPA Method 8260	ug/kg	ug/kg	ug/l	ug/l	Analytes ND unless indicated
Benzene	ND	ND	11.7	ND	
Bromodichloromethane	ND	ND	ND	2.4	
Chloroethane	ND	ND	ND	2.6	
Chloroform	ND	ND	ND	50	
Toluene	ND	ND	23	ND	
1,1,1-Trichloroethane	ND	ND	67	ND	
Trichlorofluoromethane	355	640	65	2.6	found in lab method blank*
o-Xylene	ND	ND	45	ND	
m+p-Xylene	ND	ND	48	ND	
					*all samples reanalyzed; all detected at ND
EPA Method 8270					
Full Acid Base Neutral	-	mdl	mdl	-	method detection limit
w/out ABN	mdl	-	-	-	for all parameters

**Soil and Groundwater Results from the "Sub-Slab" Sampling,
and MW-1 Sampling ; November 18-20, 1997**

ANALYTE	SS-1 SUB-SLAB	SS-2 SUB-SLAB	MW-1	TRIP BLANK	VT ENFORCEMENT STANDARD	NOTES
EPA Method 8260	ug/kg	ug/kg	ug/l	ug/l		
VOCs	ND	ND	ND	ND	-	for all analytes
EPA Method 8015M	ug/kg	ug/kg	ug/l	ug/l		
TPH	<9,760	41,900	<100	<100		
EPA Method 8270	ug/kg					
PAH's	<200	-	-	-	-	for all analytes
EPA Method 6010	mg/kg	mg/kg	mg/l		mg/l	
Aluminum	3,830	10,850	3.2		.200	above VT std.
Cadmium	0.1585	0.1233	<0.0005		.005	
Chromium	11.2	18.4	0.025		.100	
Iron	8,860	12,700	18		.300	above VT std.
Lead	27.6	38.2	0.007		.015	
Zinc	130	100	0.81		5.00	

3.2 Contaminants of Concern

3.2.1 Contaminants of Concern from December 1995 and January 1996 Sampling

The purpose of the December 1995 and January 1996 sampling events, was to complete a one day, sub-surface screening to determine if soils and groundwater around the perimeter of the buildings required a major remediation effort. The event was based on knowledge by the former owner, Mr. Gerrish, that hydraulic oils may have leaked into the soils beneath the liquor store end of the building from the former hydraulic lifts located in the same area.

Sampling Point 1

Based on the results from the seven Geoprobe points sampled during this event, sampling point one (S-1) had the most analytical responses. S-1 was located 21 feet from the front, left corner of the liquor store building. From discussions with Mr. Gerrish it was determined that a prior owner had operated a garage at this location and used a small, gasoline UST in the area of S-1 to fuel his vehicles.

During drilling activities at S-1, PID readings of 129 ppm (PID calibrated for benzene) were noted at 7 feet below grade. Gasoline components including Ethylbenzene, Xylene and TPH were detected in lab analyses at a 7 foot depth in S-1 soils. These results are consistent with detecting residual gasoline contamination in soils. The

following sections has been taken from the January 8, 1996 letter report to the owner at that time, Mr. Gerrish.

The soil analytical results for the EPA 8240 analysis (VOC's) from S-1 at 7 feet indicated Ethylbenzene at 49 ppb, o-Xylene at 81 ppb and m+p-Xylene at 100 ppb (Benzene was ND). The soil analytical results for the EPA 8270 analysis (Polynuclear Aromatic Hydrocarbons) from S-1 at 7 feet resulted in 600 ppb of Naphthalene and 700 ppb of 2-Methylnaphthalene.

No PCB's were detected in S-1 at 7 feet. Total Metals results of concern from the same depth were Chromium at 19 ppm; Copper 20 ppm; Nickel 22ppm; and Zinc 50 ppm.

Monitoring Well 1

The groundwater results from MW-1 indicated 1.0 ppm of TPH in the Carbon range of C14 to C18.

Sampling Point 2

S-2 soil results indicating no impact from hydrocarbons in field and laboratory tests. A groundwater sample was taken from S-2 and the results showed ND for TPH, ND for VOC's, and very low levels of metals.

Sampling Point 3

No indications of hydrocarbon impact were detected in the field and laboratory results from S-3.

Sampling Point 4

No indications of hydrocarbon impact were detected in the field and laboratory results from S-4.

Sampling Point 5

Field readings from the PID were non detectable during the sampling of soil from S-5, although an oily odor was detected at approximately 4 feet. Laboratory results revealed 70 ppm of TPH from the C20 to C32 range of hydrocarbons.

Sampling Point 6

This pit was installed 37 feet "down-gradient" from S-1. Field and laboratory results did not indicate impact from hydrocarbons. TPH results were ND.

Sampling Point 7

This pit was installed approximately 40 feet "cross-gradient" from S-1. Field and laboratory results did not indicate any impact from hydrocarbons. TPH results were ND.

Subsoil Sampling

The following text was taken from the January 29, 1996 letter report to Mr. Gerrish. The purpose of the sampling event was to determine if any TPH compounds were present in the top two feet of a random soil sample taken from underneath the second floor of the liquor store.

Past use of the facility included the operation of a garage, and a car repair facility (Honda Woodstock) in the current location of the liquor store. A concern about the potential loss of hydraulic fluids from the car lifts located below grade within the foundation of the liquor store prompted the sampling event.

The soil sample was analyzed for a TPH hydrocarbon fingerprint using a GC/FID (method 8100M). The analytical results indicated TPH at 296 ppm (mg/kg, dry wt). The sample also exhibited GC/FID characteristics similar to lubricating oils in the hydraulic oil range (C12-C36). This result was consistent with a loss of hydraulic oil.

3.2.2 Contaminants of Concern from the UST Removal, and Sub-Slab and MW-1 Sampling, November 18-20, 1997

During the excavation of 2-1000 gallon waste oil USTs from the Site, groundwater was encountered at 3 feet below grade, and as a result, the USTs were submerged. After calibrating the OVM at the site, TPH readings were taken from the soils surrounding the fill pipes of both USTs. The readings registered up to 50 ppm. After the removal of both USTs from the tank pit, three samples were taken for laboratory analysis: one groundwater sample and two soil samples from the open tank pit.

The groundwater sample detected benzene at 11.7 ppb, which is above the VT Enforcement Standard of 5 ppb; toluene at 23 ppb; 111-trichloroethane at 67 ppb; and xylenes at 93 ppb. Corresponding soil samples tested ND for these analytes. Metals testing in groundwater showed excursions for aluminum at 10.9 ppm and iron at 40 ppm. Similarly, high results for the two soil samples were detected for aluminum and iron. Acid-Base Neutral analytes for groundwater and soils tested below method detection limits.

Following the removal of the USTs, two soil samples were extracted from beneath the floor of the liquor store in order to determine if TPH, VOC, PAH or metals levels would be found at points in the front of the store and at the back of the store. A groundwater sample was also taken from the monitoring well outside and in front of the liquor store (MW-1), and analyzed for TPH, VOC, and metals.

The results from the sub-slab sampling showed no VOCs in the two soil and groundwater samples; PAH results in one sub-slab sample was below method detection limits for all analytes (the second soil location and the groundwater well were not sampled for PAHs); TPH levels in the soil ranged from 10 to 42 ppm although TPH levels in groundwater were below 100 ppb; metal results were similar to the UST pit sampling: high levels of aluminum and iron were seen in the soil results, and groundwater excursions were detected for aluminum (3.2 ppm) and iron (18 ppm).

4.0 Results and Interpretation

From a review of the subsurface data collected during the 1992 subsurface investigation, the 1995 Geoprobe sampling event, the conditions observed during the UST removal in 1997, and the related body of analytical data, it is apparent that three conditions exist at the Site:

1. A release of a hydraulic-type oil, and metals (primarily aluminum and iron) has occurred beneath the floor of the liquor store. This is likely caused by the former car lift operations in this area, and from the servicing of autos in the service bays.
2. The two, waste oil USTs that were removed in November 1997 has released some VOCs and metals, primarily aluminum and iron, into the surrounding tank pit soils and groundwater.
3. The existence of a gasoline UST along the northern edge of the building had released a limited amount of VOCs into the soils in the same area. Fuel oil may have also been released in a limited area given the detection of Naphthalene in the soil.

In regards to the first condition, the hydraulic oil (TPH) appears to be contained within the foundation of the liquor store. The foundation is acting as an engineered control in the prevention of the release of TPH contaminants outside of the foundation. This statement is supported by the ND TPH soil results from S-2, S-3, S-4, S-6 and S-7 (December 1995); and the groundwater results for TPH from S-1 (<0.5 ppm), S-2 (ND), and MW-1 (1.0 ppm) (also December 1995).

Metal levels in the sub-slab soils, primarily aluminum and iron, were reportedly high. Aluminum and iron were detected in MW-1 above Vermont's enforcement standards (November 1997). The metal impact to groundwater may be related to past activities outside of the building, namely the operation of an auto repair garage.

The second condition may have been caused by the leaking waste oil UST(s). It was apparent during the removal of the tanks that the northern-most tank had several pencil-size holes at the bottom of the tank. Metal contamination (primarily aluminum and iron) has impacted soil and groundwater in the vicinity of the tank pit. This could have been caused by sludge which had accumulated at the bottom of the USTs and eventually entered the soil and groundwater through holes in the USTs.

The GW-1 water sample from the tank pit also tested positive for benzene, toluene, xylene and TCA. This could be related to the disposal of solvent and gasoline components into the waste oil tank which eventually leaked out of the USTs.

The third condition is believed to be related to the operation of a fueling pump and UST along the northern edge of the building during the operation of a garage prior to ownership by Mr. Gerrish. Sampling point S-1 tested positive for VOCs and S-5 struck refusal at 5 feet which was believed to be an abandoned UST, although further excavation along the northern edge of the building revealed no signs of a UST.

Sampling points S-2, S-6 and S-7 tested ND when soils were screened with a PID, and also tested ND for TPH by EPA Method 8015M. A soil sample result taken from the recent excavation along the northern edge of the building tested < 50 mg/kg for TPH by EPA Method 8100.

5.0 Potential Receptors and Potential Receptor Risk

5.1 Potential Receptors

The following is a list of potential receptors in regards to the Honda Woodstock site:

1. the occupants of the "Honda Woodstock" building including the occupants of the liquor store, printing company, the video store, and the Pizza Chef restaurant.
2. the occupants of the Woodstock Ace Hardware store located approximately 130 feet south of the Site.
3. the occupants of the Woodstock Insurance and Gould Realtors complex located at an elevated position, approximately 130 feet northeast of the Site.
4. the occupants of the "Mill" business complex located across Route 4 approximately 150 feet west, and topographically downgradient of the Site.
5. the Ottauquechee River, which is located approximately 1500 feet to the west of the Site.
6. the drainage stream which flows generally east to west approximately 50 feet north of the liquor store.

5.2 Risk in Regards to Receptors

The occupants of the "Honda Woodstock" site and all of the surrounding potential receptors are connected to the Town of Woodstock water and sewerage. Former water supply wells at Ace Hardware and Woodstock Insurance/Gould Realtors have been capped, and are no longer in use, according to the owners. This removes any risk to all potential receptors from exposure by drinking water impacted by the contaminants under investigation.

No evidence of petroleum sheens in the stream running along the north edge of the property has been observed to date; no phase-separated product or product-saturated soils has been observed during sampling events; and no evidence of petroleum vapors has been detected in the liquor store during PID screenings on December 7, 1995 and November 1997, nor during any of the "walk-throughs" of the property.

The fugitive, hydraulic-type oils found beneath the concrete floor of the liquor store are contained by the building's foundation and floor. The parking lot and driveway around the Site building is covered by asphalt pavement or by packed soil. There does not appear to be any risk to the occupants of the Site building or surrounding buildings in regards to exposure from volatile, organic vapors via inhalation or from direct contact with impacted soils.

The Ottawaquechee River is located, at its closest position to the Site, more than 1000 feet to the southwest, and approximately 1500 feet directly west. It is unlikely that any petroleum-based contamination which has its origin at this Site, will threaten the river. The feed drainage stream to the Ottawaquechee River has not had any observations of sheens during the periods of testing at this site. This statement is entirely based on the surface and subsurface information gathered to-date at this site.

The hydraulic conductivity of the silty-sand soils found at the water table interface and throughout much of the overburden is in the range of low to medium (estimated at 10^{-5} to 10^{-7} m/s). If a large mass of contaminants existed at this site, the contaminants would have been transported through dispersion and advection throughout the site and discovered during the numerous sampling events conducted at the site from 1992 through 1998. This is not the case. It appears that the contaminants of concern outside of the building are residual components of minor spills and leaks and not of significant environmental consequence. This is based on numerous tests of soil and groundwater whose results have indicated localized impact to minor soil mass.

Any dispersion of TPH/VOC/metal compounds would have likely occurred through the thin, fine sand lenses found in the silty - sandy soils, although these lenses appeared discontinuous during field observations. If the TPH and metals contamination had moved through the subsurface with the fluctuations in the water table, soil and groundwater laboratory analyses from the 1992 subsurface investigation, the 1995 Geoprobe investigation and subsequent analysis of the downgradient groundwater well would have likely shown consistently, positive results.

6.0 Conclusions and Recommendations

6.1 Conclusions

ESM has collected and analyzed the available subsurface data to develop the conclusions summarized below.

1. There are no risks of exposure through drinking water intake to any of the identified occupants/receptors from any of the contaminants of concern since their drinking water is supplied through the use of town water and not through private, drinking water wells.
2. There is no risk to the list of potential sensitive receptors at this time from the contaminants of concern by means of the inhalation of VOC vapors since no vapors have been detected within the onsite buildings over the period of these investigations (1992-98), and only localized and limited VOC readings were found in soil although at depth.
3. Residual soil contamination on the site does not pose a threat to human health or the environment from exposure due to the depth of the impacted soil, and the nature of the covering of the soil by asphalt and packed soil. The location of the impacted soil beneath the concrete floor of the northern section of the building does not pose a threat to the building occupants from exposure.

The concrete floor and the foundation of the liquor store building is acting like an "engineered control" in preventing any contact with the impacted soil. If the floor of the liquor store or other portions of the building's floor is removed during demolition, there may be a risk of exposure to metals and TPH for the construction workers.

4. The releases of contaminants to the environment have occurred through minor spills and leaks or overfills, piping and tank failure in regards to the waste oil USTs, and through the loss of hydraulic oils from the abandoned automobile lifts inside the building foundation.
5. The sources, nature and extent of the contamination has been adequately defined. The sources have been removed or adequately contained. Levels of contaminants are stable, or contained.
6. Primary groundwater enforcement standards have been exceeded for Aluminum and Iron as listed in the Groundwater Protection Rule and Strategy at the most downgradient compliance point (MW-1, unfiltered sample). Benzene and all other EPA Method 8260 analytes were at non- detected levels when analyzed from the same point.

6.2 Recommendations

1. Collect a filtered- sample from MW-1 and analyze for Aluminum and Iron. If the results from MW-1 are above the VT groundwater enforcement standards, an annual sampling plan for Aluminum and Iron from MW-1 is recommended. If the results are lower than the groundwater standards, no further sampling is recommended.
2. File a Deed Restriction on the property in order to protect site workers from potential exposure to impacted soils in the event that the building is demolished or structural renovated, specifically in the areas in and around the northern end of the building.
3. After the Deed Restriction is in place, designate this site as a SMAC.

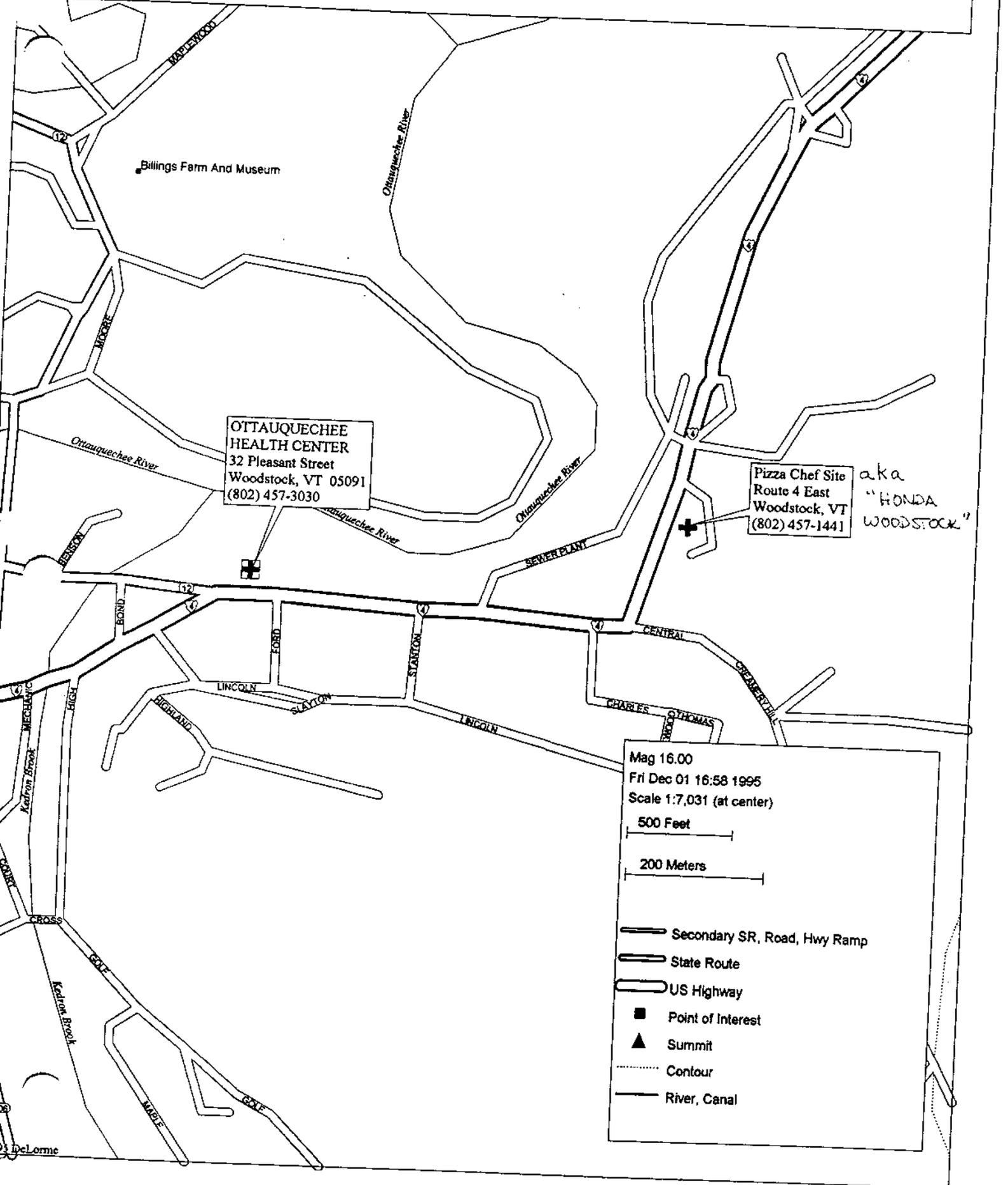
LIST OF FIGURES

Figure 1 Site Location Map

Figure 2 Site Map

Figure 3 Groundwater Flow

FIGURE 1 : SITE LOCATION MAP



N/F LAURANCE ROCKEFELLER

N/F LAURANCE ROCKEFELLER

N/F RICHARD GALL / PRICE GOLD

N/F TOWN OF WOODSTOCK
(TOWN FIREHOUSE)

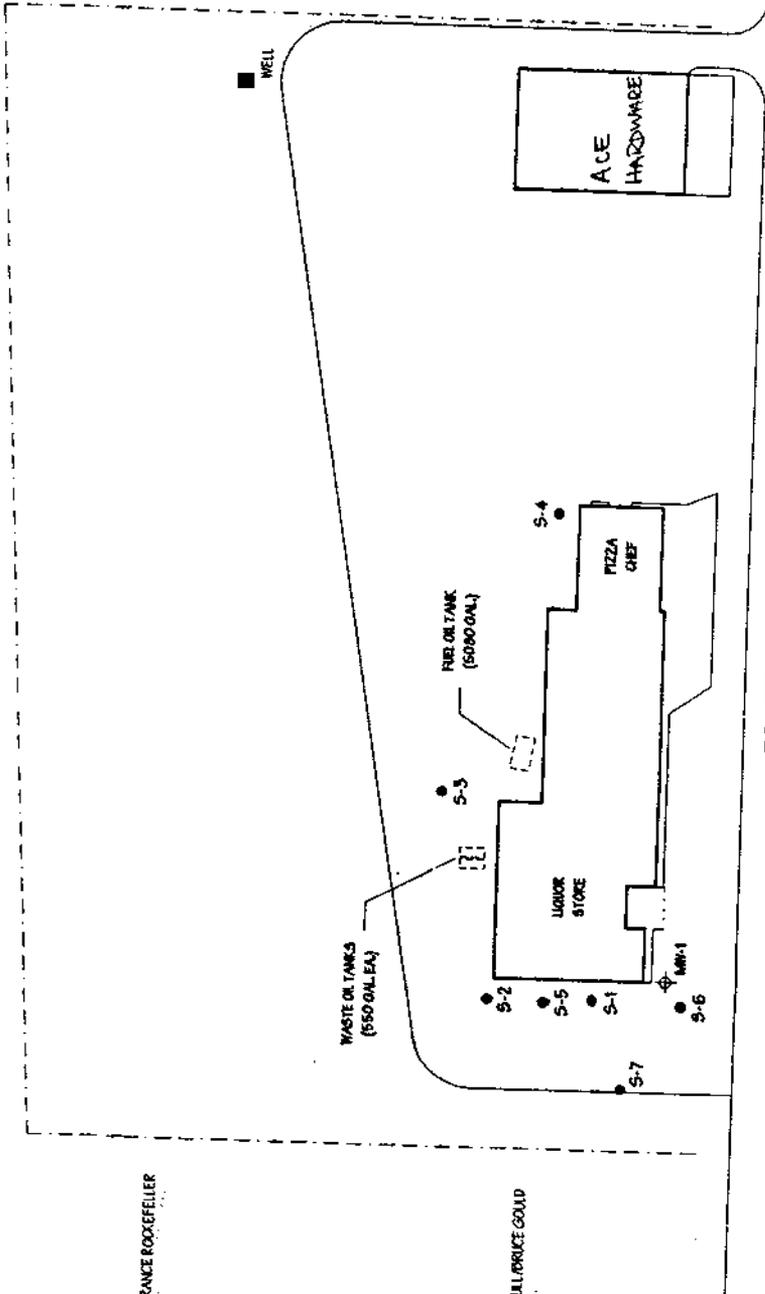
N/F CIPS

ROUTE 4

LEGEND

- Geofracks Sampling Location
Ex: S-8 Location Identification
- ⊕ Existing Monitoring Well
Ex: MW-1 Location Identification
- ⊔ Underground Storage Tank
- - - Property Boundary (Approximate)

Source: Site Plan w/ Utilities, Etc., drawn by Gilbert H. Carver, Sunset Farm, Woodstock, VT. Revised 2/18/98.



Environmental Strategies & Management, Inc.
610 Hale Hollow Road
Bridgewater Corner, VT 05033
Tel: (802) 672-6112
Fax: (802) 672-6227

Grouping Date: N/A Drawing Date: 12/07/95 CAD File: 95027001.CAD

SITE MAP

Client: Gemish Corporation : HONDA WOODSTOCK P/N: GH
Location: Route 4 PS:
Woodstock, Vermont
Designer: RHB Drafter: Project No.: 9502-007 Figure: **2**

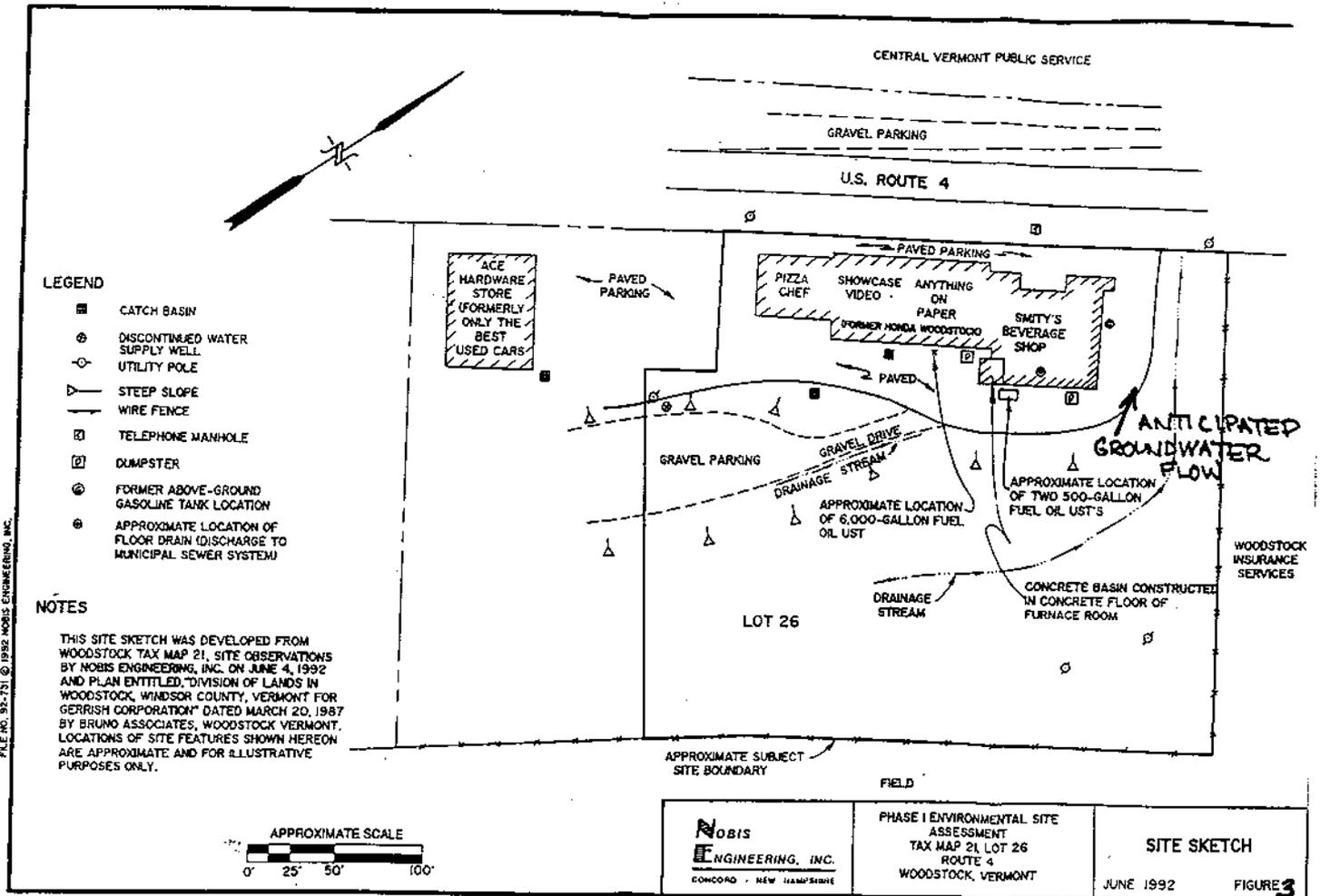


FIGURE 3: ANTICIPATED GROUNDWATER FLOW

LIST OF APPENDICES

Appendix A Subsurface Investigations- June and August 1992

Appendix B Reports and Analytical Results- 1995 and 1996

Appendix C UST Closure Report and Analytical Results- 1997

APPENDIX A

ENVIRONMENTAL SITE ASSESSMENT - PHASE I

**GERRISH CORPORATION RETAIL PROPERTY
ROUTE 4
WOODSTOCK, VERMONT**

Prepared for:
BONHAM Corporation
Manchester, New Hampshire

Prepared by:
Nobis Engineering, Inc.
Concord, New Hampshire

June 1992
File 92-731

June 26, 1992
File No. 92-731

BONHAM Corporation
P.O. Box 1197
Manchester, New Hampshire 03105

Attention: Mr. Michael Van Uden

Re: Environmental Site Assessment - Phase I
Gerrish Corporation Retail Property
Tax Map 21, Block 53, Lot 26
Route 4
Woodstock, Vermont

Dear Mr. Van Uden:

In accordance with our contract dated May 29, 1992, Nobis Engineering, Inc. has performed a Phase I (preliminary) environmental site assessment of the above-referenced property ("site") in Woodstock, Vermont. The objective of this assessment was to preliminarily assess the site for the presence of hazardous wastes within the context of Vermont Statutes Annotated Chapter 159. This report is subject to the limitations in Appendix A.

EXECUTIVE SUMMARY

A Phase I environmental assessment was performed on the 2 ± acre site (Tax Map 21, Block 53, Lot 26) located on Route 4, Woodstock, Vermont. The assessment included site observations and observations of adjacent property usage on June 4, 1992, and a review of local and Vermont Department of Environmental Conservation (DEC) records. This assessment also included visual observations for suspected asbestos-containing material (ACM). No subsurface investigations were performed for this assessment.

The site contained a single-story retail building, constructed in the early 1950s, and currently occupied by retail businesses and a restaurant. The site is serviced by municipal water and sewer systems. The site was previously used as an automobile dealership, including automobile service, from about 1955 to 1988±, and prior to that, the site was used as a service station with gasoline sales. Prior to the 1940s, the site was farmland. The Ace Hardware Store abutting the site southwest was an autobody shop/ used car dealership from the 1960s until about the mid-1980s, and on that property was automobile junk yard in the early 1950s. The junk yard was cleaned up prior to the construction of the building that is currently occupied by Ace Hardware.

One 5,080-gallon fuel oil underground storage tank (UST), and two 550-gallon fuel oil USTs were located near the southeastern side of the site building, and two associated heating furnaces were present in the site building. Minor oil-type staining was observed in the vicinity of the furnaces and a small amount of absorbent material (Speedi-Dry) had been applied. No stains or leaks were observed along the product lines connecting to the furnace or in the vicinity of the UST fill and vent pipes. An approximately 6-foot long by 4-foot wide basin with sidewalls constructed of concrete and covered with a steel grate was observed in the floor of the furnace room. Apparent groundwater was observed in the basin and appeared to have a small sheen, indicating a possible

petroleum release. One floor drain was observed in what was previously a six-bay automobile service garage and reportedly serviced all six bays. The floor drain is currently used by Smity's Beverage Shop for water discharge from cooler systems and it drains to the municipal sewer system. No exposed friable ACMs were observed by Nobis Engineering, Inc. in the observed portions of the site building. Sampling and testing would be required to verify the presence/absence of ACMs.

Vermont DEC records did not indicate the occurrence of chemical or oil spills, reported or potentially active sites, RCRA-regulated hazardous waste generators/handlers or spills of hazardous waste/materials at the subject site or in upgradient (i.e., topographically upslope) settings to the subject site. Scrub-A-Dub carwash, (1,000± feet southwest of the subject site), and Central Vermont Public Service (CVPC) (50 feet northwest of the site) are on Vermont DEC Public Sites List. However, those facilities are located in downgradient settings to the site and are not likely to impact the subject site environment.

Review of a Vermont DEC listing of registered USTs and discussion with Scott Gerrish of Gerrish Corporation indicated that the above-mentioned on-site fuel oil USTs are approximately 19 years old, constructed of steel, and are currently in-use. The two 550-gallon fuel oil USTs were previously used for waste oil storage, servicing a waste oil burning furnace that was converted to a fuel oil burning furnace in 1983. The two waste oil USTs were cleaned and repainted in 1983 and placed into reuse for fuel oil storage. No information was available regarding any on-site gasoline and/or diesel USTs that may have been on-site in the early 1950s when the site was an apparent service station.

In summary, there was evidence suggesting the possible presence of hazardous waste at the site within the context of Vermont Statutes Annotated Chapter 159. The three on-site fuel oil USTs present a potential for impact to the subject site subsurface environment. In addition, the site was formerly an automobile dealership with service bays and prior to that, the site was a service station. The site is also located in close proximity to former automobile/used-car dealerships and to a former automobile junk yard. Sampling and analysis of soil and groundwater at the site would be necessary to determine the environmental impact on the subject site, if any, from the identified potential on and off-site contaminant sources. It is recommended that a limited program of soil and groundwater sampling and analysis be performed at the subject site to assess the possible impact on the site from the identified potential on and off-site contaminant sources.

It should be noted that the on-site heating oil USTs are subject to the operating requirements outlined in Subchapter 5 and the reporting requirements outlined in Subchapter 6 of the Vermont UST regulations referenced herein. Specific requirements that apply to the site include annual Tightness Testing and Inventory Control.

SCOPE OF WORK

To complete the assessment, Nobis Engineering, Inc. performed the following tasks:

- 1) Reviewed available Town of Woodstock records pertaining to site history and usage;
- 2) Reviewed available records of the Vermont Agency of Natural Resources, Department of Environmental Conservation (DEC);
- 3) Performed a site visit and a walk-through of portions of the site grounds to observe general conditions at the site and adjacent environs;
- 4) Visually observed the site building for suspected friable asbestos-containing materials (ACMs); and
- 5) Prepared this report summarizing the results of this assessment.

June 26, 1992

This study did not include assessments for the presence of radon, pesticides, herbicides, PCBs, lead paint, or urea-formaldehyde, or for compliance with provisions of the Clean Air Act. Also, no sampling or laboratory analyses were conducted to assess the presence of ACMs at the site. In addition, no air quality monitoring or chemical analyses of building materials, soil, surface water or groundwater were performed as part of this assessment.

SITE DESCRIPTION

Site Location and Abutters

The 2± acre site contained a single-story retail building currently occupied Smity's Beverage Shop, Anything on Paper, Showcase Video, and Pizza Chef. The site is serviced by municipal water and sewer systems. The site was located on Route 4 in Woodstock, Vermont and is identified on Woodstock Tax Map 21, Block 53 as Lot 26. A locus plan showing the approximate site location is presented on Figure 1. A site sketch is presented on Figure 2.

The site was situated in a primarily commercial setting. Properties abutting and/or adjacent to the site included:

- Woodstock Insurance Services to the northeast;
- Vacant field to the southeast;
- The Paint Spot, an Ace Hardware Store, to the southwest; and
- A gravel-surfaced parking area to the northwest across Route 4.

Other facilities of potential concern identified in the general site vicinity included the Woodstock Fire Station located 300± feet to the southwest of the subject site.

Site Ownership and History

To develop a general history of site usage and ownership, Nobis Engineering, Inc. reviewed the following available information:

- Windsor County Registry of Deeds at Woodstock Town Clerk's Office;
- Woodstock Lister's (Assessor's) records;
- Woodstock Building Department records;
- Discussion with Town Planner and Zoning Administrator, Michael Brands;
- Discussion with Town Assessors, W. Elliott Flowers and Jerome Mahoney;
- Discussion with Woodstock Fire Chief, L.D. Sutherland; and
- Discussions with Scott Gerrish (Gerrish Corporation real estate manager).

Lister's records Windsor County Registry of Deeds indicated the following ownership chronology:

<u>Owner</u>	<u>Period of Ownership</u>
Gerrish Corporation	5-31-84 to present
Woodstock East Associates	5-31-84
Woodstock Garage, Inc.	2-17-60 to 5-30-84
Elizabeth T. and Harold Conner	2-10-58 to 2-17-60
Paul M. West, Maureen M. West & Paul W. Ellis, and Nancy W. Ellis	3-31-55 to 2-10-58
William B. Emmons, Jr.	3-30-55 to 3-31-55
Paul West	6-17-50 to 3-30-55
Ralph Maxham	5-4-49 to 6-17-50
Woodstock Dairy, Inc.	9-19-36 to 5-4-49

June 26, 1992

The above listed records indicated that the subject site was used as a Honda automobile dealership from the mid-1980s until 1988± and from about 1955 to the mid-1980s, the site was a Volkswagen dealership. Prior to 1955±, records indicated that the subject site was used as a service station with gasoline sales from about 1950 and, prior to that, it was farmland.

During a discussion with L. D Sutherland, Woodstock Fire Chief, on June 12, 1992, he indicated that the Ace Hardware store, abutting the site to the southwest, was an autobody shop/used car dealership from the 1960s until about the mid-1980s and that it was the site of an automobile junk yard in the early 1950s. The junk yard was reportedly cleaned up (discarded automobiles removed from the site) prior to the construction of the building that is currently occupied by Ace Hardware. In addition, Chief Sutherland indicated that the Woodstock Fire Station was formerly an automobile dealership beginning in the 1950s until the early 1970s when it became the fire station. Chief Sutherland indicated that USTs were removed from the site in the early 1970s and that in recent years during construction, they have found additional USTs.

Site Observations

On June 5, 1992, Mr. Brian Vincent of Nobis Engineering, Inc. visited the site (accompanied by Mr. Scott Gerrish, Gerrish Corporation real estate manager) to observe surficial conditions at the site and performed limited observations of the surroundings for evidence which may indicate the possible presence of hazardous wastes at the subject site. Observations made during the site visit are summarized below and are shown on Figure 2. Photographs of pertinent site features are included on Figure 3.

The site was occupied by a single-story concrete block-structured building of slab-on-grade construction. The building was heated with two oil-fired furnaces serviced by a 5,080-gallon underground storage tank (UST) and two 550-gallon USTs. The site is serviced by municipal water and sewer utilities. Other site observations included wooded, landscaped, grassed areas, and paved and gravel parking areas. Two unnamed drainage streams were also observed on-site.

Interior Observations:

Nobis Engineering, Inc. observed the interior of the building including the furnace room, storage areas, and selected retail space. Two fuel oil furnaces were observed on the concrete floor of the building. One was observed to be forced hot air and the other was observed to be forced hot water. The furnaces were supplied by the three above-mentioned USTs. Minor oil-type staining was observed in the vicinity of the furnaces and a small amount of absorbent material (Speedi-Dry) had been applied. No stains or leaks were observed along the product lines connecting to the furnace. An approximately 6-foot by 4-foot basin with sidewalls constructed of concrete and covered with a steel grate was observed in the floor of the furnace room. Apparent groundwater was observed in the basin and appeared to have a small sheen, indicating a possible petroleum release. One floor drain was observed in the concrete floor of the portion of the building that was formerly a six-bay automobile service garage. The floor drain is currently used by Smity's Beverage Shop for water discharge from cooler systems, and it discharges to the municipal sewer system.

Exterior Observations

Observations of the exterior portions of the site included paved and gravel parking areas, wooded areas, landscaped areas, lawn areas, and two unnamed drainage streams flowing in a general northwesterly direction. The topography of the site vicinity was sloped downward toward the west. The northwestern portion of the site (nearest to Route 4) was observed to be relatively flat, and the southeastern portion (behind the building) was observed to be sloped downward toward

June 26, 1992

the northwest. An on-site groundwater supply well, reportedly currently out-of-use, was observed near the southern site boundary.

Observations of Adjacent Properties

Two rusted 55-gallon drums were observed at the abutting Ace Hardware store. The drums were approximately half full. The tops of the drums were not tightly sealed, and may have contained only rainwater. There were no apparent odors emitting from the two drums. Fill and vent pipes of an apparent above-ground fuel oil tank were also observed on the rear (east side) of the hardware building.

SITE HYDROLOGY

Local Surface Drainage

Surface water runoff in the vicinity of the site flows in a general westerly direction toward the Ottauquechee River.

Site Groundwater Flow Directions

Based on field observations and a review of the Woodstock North, Vermont USGS topographic maps, groundwater in the vicinity of the site is expected to flow in a general westerly direction toward the Ottauquechee River located 1,000± feet to the west across Route 4. Variations in flow conditions will occur in the vicinity of the site. The installation of monitoring wells and groundwater level monitoring would be necessary to evaluate site groundwater flow conditions.

Potential Upgradient Drainage Area

The potential upgradient drainage area was approximately delineated to within 1,000± feet of the site through field observations and review of the Woodstock North USGS topographic map. Surface water and groundwater flow from nearby properties within the potential upgradient drainage area may flow onto the subject site. Properties observed within the potential upgradient drainage area included residential properties and farmland.

The approximate delineation of the potential upgradient drainage area for the site provides only a general indication of anticipated surface water and overburden groundwater flow patterns and is not appropriate for an evaluation of bedrock groundwater flow directions. The evaluation of local overburden and bedrock groundwater flow patterns was beyond the scope of this preliminary assessment.

REVIEW OF MUNICIPAL AND STATE RECORDS

To obtain information regarding possible environmental concerns at the site and site vicinity, Nobis Engineering, Inc. reviewed information available from the following sources:

Municipal Records (Reviewed on June 5, 1992)

- Lister's (assessor's) Office;
- Building Department; and
- Fire Department.

June 26, 1992Vermont DEC (Reviewed on June 11, 1992)

- Public Sites List - dated February 12, 1992;
- Spill Reports - Ongoing, chronological;
- Underground Storage Tank (UST) List - updated daily
- List of RCRA Hazardous Waste Generators - dated March 25, 1991

Available files did not indicate the occurrence of chemical or oil spills, reported or potentially active sites, RCRA-regulated hazardous waste generators/handlers or spills of hazardous waste/materials at the subject site or within the potential upgradient drainage area defined above. Scrub-A-Dub carwash, (1,000± feet southwest of the subject site), and Central Vermont Public Service (CVPC) (50 feet northwest of the site) are on Vermont DEC Public Sites List. However, these properties are located in downgradient settings to the site and are not likely to impact the subject site environment.

UST Information

Review of a Vermont DEC listing of registered USTs, indicated the presence of the following USTs at the subject site:

<u>UST size and contents</u>	<u>Status</u>	<u>Age(years)</u>	<u>Tank Material</u>
5,080-gallon fuel oil	in-use	19	steel
550-gallon fuel oil	in-use	19	steel
550-gallon fuel oil	in-use	19	steel

The two 550-gallon fuel oil USTs were previously used for waste oil storage, servicing a waste oil burning furnace that was converted to a fuel oil burning furnace in 1983. The two waste oil USTs were cleaned and repainted in 1983 and converted to use for fuel oil storage (supplying the converted fuel oil furnace). In addition, new fill pipes were installed and the old waste oil fill pipes were permanently capped. Vermont DEC listing of registered USTs indicated that the 5,080-gallon UST was installed in 1983. However, discussions with Scott Gerrish indicated that the UST was installed in 1973±. An apparent 275-gallon above-ground gasoline storage tank previously existed on the northeast side of the site building during the 1980s. No further information was available regarding the gasoline tank was available. No information was available regarding any on-site gasoline or diesel USTs that may have been on-site in the early 1950s when the site was an apparent service station.

Vermont Underground Storage Tank Regulations¹ require registration with the Vermont DEC of all non-residential underground storage tanks (USTs) with a capacity of 1,100-gallons or more.

OTHER ENVIRONMENTAL CONDITIONS**Asbestos-Containing Material (ACM)**

Nobis Engineering, Inc. did not note any suspected friable ACMs in the observed portions of the on-site buildings on June 4, 1992. Sample and testing of building materials would be necessary to verify the presence or absence of ACMs in the site building.

CONCLUSIONS

¹ Refer to "Underground Storage Tank Regulation" issued by Vermont Agency of Natural Resources, Department of Environmental Conservation, dated February 1, 1991.

June 26, 1992

Based on this Phase I environmental site assessment, including a site visit on June 4, 1992, performed at the 2± acre property (Tax Map 21, Block 53, Lot 26) on Route 4 in Woodstock, Vermont, there was evidence suggesting the possible presence of hazardous waste at the site within the context of Vermont Statutes Annotated Chapter 159. The assessment indicated that there are three on-site fuel oil USTs that present a potential for impact to the subject site subsurface environment. In addition, the site was formerly an automobile dealership with service bays and, prior to that, the site was a service station. The site is also located in close proximity to former automobile/used-car dealerships and to a former automobile junk yard. These facilities also present potential sources for impact to the subject site subsurface environment. Sampling and analysis of soil and groundwater at the site would be necessary to determine the environmental impact on the subject site, if any, from the on-site USTs and/or from the former automobile dealerships and former junk yard. It is recommended that a limited program of soil and groundwater sampling and analysis be performed at the subject site to assess the possible impact on the site from the identified potential on and off-site contaminant sources.

It should be noted that the on-site heating oil USTs are subject to the operating requirements outlined in Subchapter 5 and the reporting requirements outlined in Subchapter 6 of the Vermont UST regulations referenced herein. Specific requirements that apply to the site include annual Tightness Testing and Inventory Control.

Thank you for the opportunity to be of service to BONHAM Corporation. If you have any questions, please do not hesitate to call us at your convenience.

Very truly yours,

NOBIS ENGINEERING, INC.

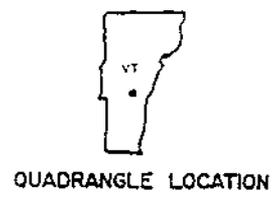
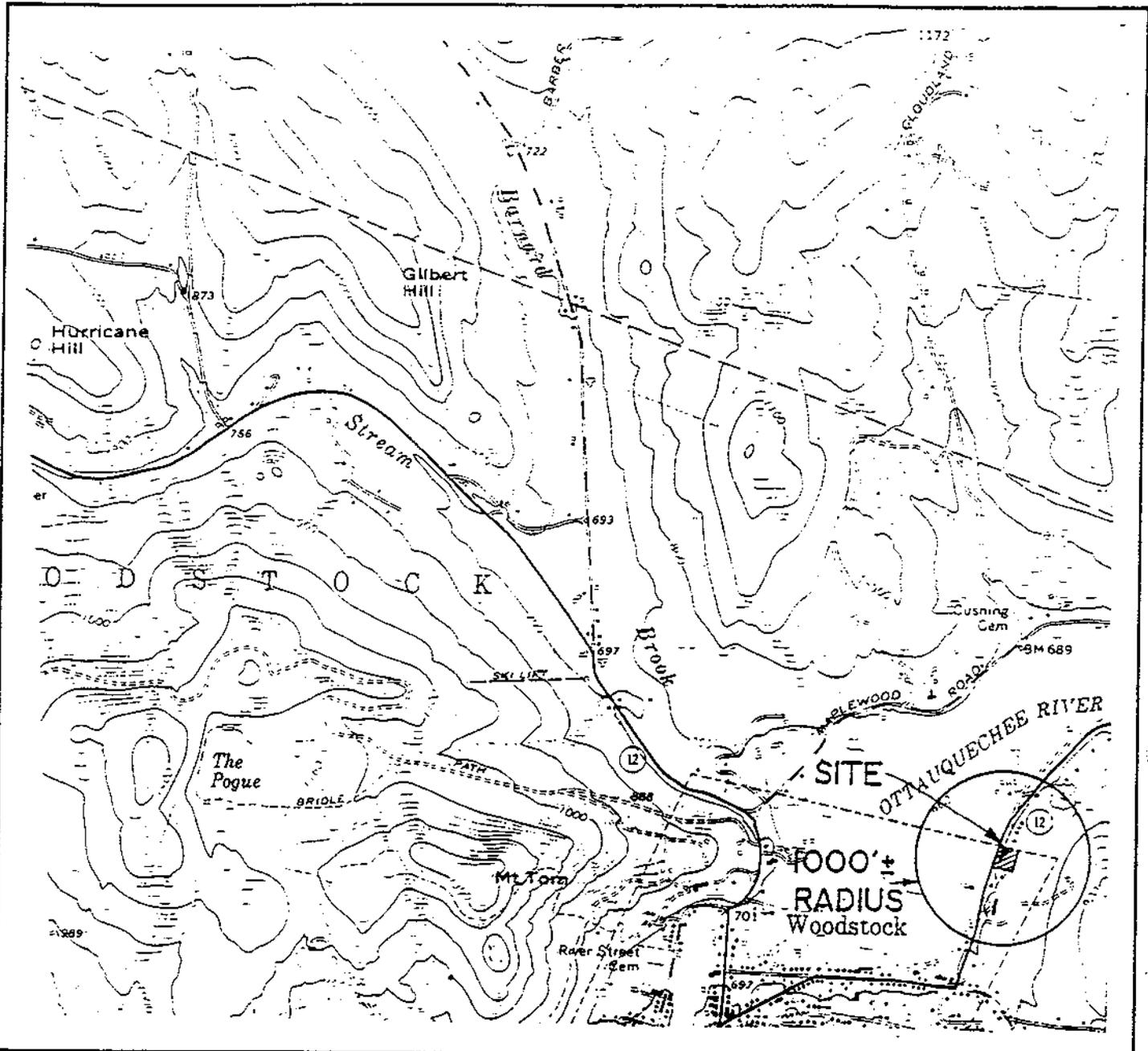
Brian A. Vincent
Project Engineer

Roger B. Keilig, P.E.
Project Manager

Attachments: Figures
Appendices

F I G U R E S

FILE NO. 92-731 © 1992 NOBIS ENGINEERING, INC.



USGS TOPOGRAPHIC MAP
 WOODSTOCK NORTH, VT.
 QUADRANGLE
 PHOTOINSPECTED 1976
 APPROXIMATE SCALE
 1 INCH = 2,000 FEET

NOBIS
ENGINEERING, INC.
 CONCORD NEW HAMPSHIRE

PHASE I ENVIRONMENTAL SITE
 ASSESSMENT
 TAX MAP 21, LOT 26
 ROUTE 4
 WOODSTOCK, VERMONT

LOCUS PLAN
 JUNE 1992
 FIGURE 1

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APPENDIX A

LIMITATIONS

- 1) This environmental assessment was performed in accordance with generally accepted practices of other consultants undertaking similar assessments at the same time and in the same geographical area. The results of this preliminary assessment are based on our professional judgment and are not scientific certainties. Specifically, Nobis Engineering Inc. does not and cannot represent that the site contains no hazardous wastes or other latent conditions beyond those observed during this preliminary assessment. No other warranty, express or implied, is made.
- 2) The observations and conclusions presented in this report were made solely on the basis of conditions described thereon and not on scientific tasks or procedures beyond the scope of described services or the budgetary and time constraints imposed by the client. The work described in this report was performed in accordance with the terms and conditions described in our agreement dated May 29, 1992. No other warranty, express or implied, is made.
- 3) Observations were made of the site as indicated in this report. Where access to portions of the site were unavailable or limited, Nobis Engineering, Inc. renders no opinion as to the presence of hazardous wastes or the presence of indirect evidence of hazardous wastes in those portions of the site.
- 4) No property boundary, site feature or topographic surveys of the site were performed by Nobis Engineering, Inc.
- 5) This study did not include an assessment for the presence of pesticides, herbicides, lead paint, urea-formaldehydes, PCBs, asbestos or radon, nor any air quality monitoring, or any chemical analyses of soil, surface water, or groundwater at the site.
- 6) The purpose of this assessment was to assess the physical characteristics of the subject site with respect to the presence of hazardous wastes in the environment in the context of Vermont Statutes Annotated Chapter 159. No attempt was made to check the compliance of present or past owners of the site with federal, state or local laws.
- 7) This assessment has been prepared for the exclusive use of BONHAM Corporation solely for use in a preliminary environmental evaluation of the site. This report shall not, in whole or in part, be conveyed to any other party without prior written consent of Nobis Engineering, Inc. However, Nobis Engineering, Inc. acknowledges and agrees that the report may be conveyed by BONHAM Corporation to parties associated with the proximate sale/financing of the site.

**SUPPLEMENTAL
ENVIRONMENTAL SERVICES**

**GERRISH CORPORATION
ROUTE 4
WOODSTOCK, VERMONT**

Prepared for:

**BONHAM Corp.
Manchester, New Hampshire**

Prepared by:

**Nobis Engineering, Inc.
Concord, New Hampshire**

August 1992
File No. 92-731.1

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August 25, 1992
File No. 92-731.1

BONHAM Corporation
P.O. Box 1197
Manchester, New Hampshire 03105

Attention: Mr. Michael Van Uden

Re: Supplemental Environmental Services
Gerrish Corporation
Route 4
Woodstock, Vermont

Dear Mr. Van Uden:

This report presents the results of additional environmental services performed at the above-referenced site per our June 13, 1992, proposal. The results of our services did not indicate adverse impact to the site environment associated with the three on-site fuel oil underground storage tanks (USTs). However, the three USTs, particularly due to their age and construction, pose a significant continuing potential for fuel oil contamination to the site. This report should be submitted to the VTDEC for review and comment.

Thank you for the opportunity to be of service to BONHAM Corp. If you have any questions, please do not hesitate to call us at your convenience.

Very truly yours,

NOBIS ENGINEERING, INC.

Brian Vincent,
Project Engineer

Roger B. Keilig, P.E.
Project Manager

Attachments: Figures
Appendices

1.00 INTRODUCTION

In accordance with our proposal dated June 13, 1992, Nobis Engineering, Inc. has performed supplemental environmental services at the Gerrish Corporation retail property site ("site") in Woodstock, Vermont. The scope of services developed for the site was based on information contained in a preliminary environmental site assessment¹ prepared by Nobis Engineering, Inc. in June 1992. The objective of these environmental services was to further assess the site for the presence of hazardous wastes within the context of Vermont Statutes Annotated Chapter 159. A locus plan showing the approximate site location is shown on Figure 1, and pertinent site features are shown on Figure 2. This report is subject to the limitations in Appendix A.

2.00 EXECUTIVE SUMMARY

Supplemental environmental services were performed at the Gerrish Corporation retail property site located on Route 4 in Woodstock, Vermont. The services included a review of a previous environmental assessment, the performance of subsurface explorations on July 29, 1992, groundwater and soil sampling and analyses, and a groundwater elevation survey.

Available information indicated that the on-site building was constructed in the early 1950s and was used as a gasoline service station until the mid 1950s. The site was used as an automobile dealership from about 1955± to 1988±, and is currently occupied by retail businesses and a restaurant. The site is serviced by municipal water and sanitary sewer systems. Three fuel oil underground storage tanks (USTs) were located on site. The site was located in a commercial area of Woodstock.

Four soil borings with monitoring well installations were performed in the vicinities of the fuel oil USTs and of the possible locations of former gasoline USTs. Screening of the soils for total volatile organic compounds (VOCs) did not indicate the presence of significant VOC contamination in the soils obtained from the test borings.

Results of laboratory analyses of the groundwater samples collected from the four monitoring wells, MW-1 through MW-4, and the soil sample from MW-2 indicated that no Hazardous Substance List (HSL) VOCs or total petroleum hydrocarbons (TPH) (soil sample only) were detected in the samples.

In summary, it is the opinion of Nobis Engineering, Inc. that there was no direct evidence to suggest the presence of hazardous wastes at the subject site within the context of Vermont Statutes Annotated Chapter 159. However, the on-site fuel oil USTs are subject to the operating requirements outlined in Subchapter 5 and the reporting requirements outlined in Subchapter 6 of the Vermont UST regulations referenced herein. Specific requirements that apply to the site include annual Tightness Testing and Inventory Control. The three on-site USTs, particularly due to their age and construction, pose a continuing significant potential for fuel oil contamination to the site. We recommend that this report be submitted to the Vermont Department of Environmental Conservation (VTDEC) for their review and comment.

3.00 SCOPE OF WORK

To complete these services, Nobis Engineering, Inc. performed the following tasks:

¹ Refer to "Environmental Site Assessment- Phase I, Gerrish Corporation Retail Property, Route 4, Woodstock, Vermont", prepared by Nobis Engineering, Inc., dated June 1992.

August 25, 1992

- (1) Performed four soil test borings with monitoring well installations at the site;
- (2) Collected soil samples from those monitoring wells and submitted a selected sample for laboratory analyses;
- (3) Collected groundwater samples from those monitoring wells and submitted the samples for laboratory analyses;
- (4) Performed a groundwater elevation survey; and,
- (5) Prepared this report summarizing the work completed and the results of this assessment.

Our services did not include assessments for the presence of pesticides, herbicides, lead paint, urea-formaldehyde, radon, or PCBs, or for compliance with provisions of the Clean Air Act.

4.00 SITE BACKGROUND

A Phase I environmental assessment was performed in June 1992 by Nobis Engineering, Inc. on the 2± acre site (Tax Map 21, Block 53, Lot 26) located on Route 4, Woodstock, Vermont. The assessment included site observations and observations of adjacent property usage on June 4, 1992, and a review of local and VTDEC records. The Phase I assessment also included visual observations for suspected asbestos-containing material (ACM). No subsurface investigations were performed for the Phase I assessment.

The site contained a single-story retail building, constructed in the early 1950s, and currently occupied by retail businesses and a restaurant. The site is serviced by municipal water and sewer systems. The site was previously used as an automobile dealership, including automobile service, from about 1955 to 1988±, and prior to that, the site was used as a service station with gasoline sales. Prior to the 1940s, the site was farmland. The Ace Hardware Store abutting the site on the southwest was an autobody shop/used car dealership from the 1960s until about the mid-1980s, and there was an automobile junk yard on that property in the early 1950s. The junk yard was cleaned up prior to the construction of the building that is currently occupied by Ace Hardware.

One 5,080-gallon fuel oil underground storage tank (UST) and two 550-gallon fuel oil USTs were located near the southeastern side of the site building, and two associated heating furnaces were present in the site building. The on-site USTs are constructed of single-wall steel. Minor heating oil-type staining was observed in the vicinity of the furnaces and a small amount of absorbent material (Speedi-Dry) had been applied. No stains or leaks were observed along the product lines connecting to the furnace or in the vicinity of the UST fill and vent pipes. An approximately 6-foot long by 4-foot wide basin with sidewalls constructed of concrete and covered with a steel grate was observed in the floor of the furnace room. Apparent groundwater was observed in the basin and appeared to have a small sheen, indicating a possible petroleum release. One floor drain was observed in what was previously a six-bay automobile service garage and reportedly serviced all six bays. At the time of the Phase I assessment, the floor drain was used for water discharge from cooler systems and it drained to the municipal sewer system.

Review of a VTDEC listing of registered USTs and discussion with Scott Gerrish of Gerrish Corporation indicated that the above-mentioned on-site fuel oil USTs are approximately 19 years old, constructed of steel, and are currently in-use. The two 550-gallon fuel oil USTs were previously used for waste oil storage, servicing a waste oil burning furnace that was converted to a fuel oil burning furnace in 1983. The two waste oil USTs were cleaned and repainted in 1983 and placed into re-use for fuel oil storage. No information was available regarding any on-site gasoline and/or diesel USTs that may have been on-site in the early 1950s when the site was an apparent service station.

The Phase I Environmental Site assessment conducted in June 1992 indicated there was evidence suggesting the possible presence of hazardous waste at the site within the context of Vermont Statutes Annotated Chapter 159. The three on-site fuel oil USTs present a potential for impact to the subject site subsurface environment. In addition, the site was formerly an automobile dealership with service bays and prior to that, the site was a service station. The site is also located in close proximity to former automobile/used-car dealerships and to a former automobile junk yard. It was recommended that a limited program of soil and groundwater sampling and analysis be performed at the subject site to assess the possible impact on the site from the identified potential on and off-site contaminant sources.

In addition, the Phase I site assessment indicated that the on-site heating oil USTs are subject to the operating requirements outlined in Subchapter 5 and the reporting requirements outlined in Subchapter 6 of the Vermont UST regulations.² Specific requirements that apply to the site include annual Tightness Testing and Inventory Control.

5.00 FIELD EXPLORATIONS AND SUBSURFACE CONDITIONS

In order to assess subsurface soil and groundwater conditions at the site, subsurface explorations were performed at the site.

5.10 Soil Test Boring/Monitoring Well Installations

On July 21, 1992, four soil borings with monitoring well installations (designated MW-1 through MW-4) were performed in the vicinities of the fuel oil USTs and possible locations of former gasoline USTs. The test borings with monitoring well installations were conducted by Green Mountain Boring, Inc. of Barre, Vermont under the observation of Nobis Engineering, Inc. The approximate locations of the test boring/monitoring well installations are shown on Figure 2. A description of the installation procedures are included in Appendix B. Logs for the test borings/monitoring wells are included in Appendix C. A summary of the test boring/well locations is provided below:

<u>Boring Designation</u>	<u>Basis for Location</u>
MW-1	vicinity of fuel oil UST
MW-2	vicinity of two fuel oil USTs
MW-3	downgradient portion of site
MW-4	possible vicinity of former gasoline USTs

5.20 Subsurface Soils

Soil samples obtained from borings MW-1 through MW-4 were visually classified in the field in accordance with the Burmister Classification System, a summary of which is included in Appendix C. Soils encountered in the test borings generally consisted of fine to medium sand and gravel fill with varying amounts of silt underlain by dense fine to medium sand and silt. The borings extended to depths ranging from about 8 to 17 feet below ground surface.

5.30 Groundwater Level Survey

Groundwater levels in the monitoring wells were measured during the groundwater sampling round on July 29, 1992, using a Solinst electronic water level meter. Groundwater levels ranged

² Refer to "Underground Storage Tank Regulation" issued by Vermont Agency of Natural Resources, Department of Environmental Conservation, dated February 1, 1991.

from about 2.1 to 4.3 feet below the existing ground surface. Groundwater elevation data are summarized in Table 1 and are shown on Figure 3.

Based on the observed static groundwater elevations, groundwater beneath the northern portion of the site appears to flow in a general northerly direction. Fluctuations in groundwater levels occur due to variations in precipitation, surface runoff, temperature, and other factors. Local groundwater flow anomalies may also exist due to the influence of buildings, paved areas, underground utilities and structures, and localized topography. Long-term groundwater level monitoring and the installation of additional monitoring wells would be necessary to establish groundwater flow directions more definitively.

6.00 SAMPLING AND ANALYSES

6.10 Screening of Soil Samples

The soil samples collected from the test borings were screened for total concentrations of volatile organic compounds (VOCs) using a Photovac MicroTIP organic vapor meter (OVM) equipped with a photoionization detector (10.6 eV lamp). Refer to Appendix B for a description of the OVM screening procedures. MicroTIP OVM readings of the soil samples were 8 parts per million (ppm) or less, which are not indicative of significant VOC contamination at those locations. One soil sample (MW-2:S-2) was submitted to Aquarian Analytical for analysis for the VOCs benzene, toluene, ethylbenzene and xylenes (collectively referred to as BTEX), for methyl t-butyl ether (MTBE), and for concentrations of total petroleum hydrocarbon (TPH).

6.20 Sampling and Analysis of Groundwater

Groundwater samples were collected on July 29, 1992, by Nobis Engineering, Inc. from the monitoring wells. Groundwater from each well was first checked for the presence of floating product. No floating product was observed in the wells. The groundwater samples were field tested for pH and specific conductance, and were submitted to Aquarian Analytical Inc. of Canterbury, New Hampshire for analysis for HSL VOCs using EPA Method 624.

A summary of the field testing results is included as Table 2, and a summary of the analytical results is included as Table 3 and Table 4. A description of the water sampling procedures is included in Appendix B and copies of the analytical laboratory reports are included in Appendix D.

7.00 RESULTS OF ANALYSES

7.10 Groundwater Screening

The pH of the groundwater samples collected from the site monitoring wells ranged from 7.1 to 7.6. The pH values were within the range of values typically observed for groundwater in Vermont. The specific conductance of the water samples ranged from 410 microSiemens per centimeter ($\mu\text{S}/\text{cm}$) to 440 $\mu\text{S}/\text{cm}$. These observed specific conductance values were also within the range of values typically encountered for groundwater in developed portions of Vermont.

7.20 Laboratory Analyses of Groundwater and Soil Samples

Results of laboratory analyses of the groundwater samples from the four monitoring wells, MW-1 through MW-4, and the soil sample from MW-2 indicated that no HSL VOCs were detected in the groundwater samples and that BTEX and TPH were not detected in the soil sample.

8.00 CONCLUSIONS

Supplemental environmental services were performed at the Gerrish Corporation retail property site located on Route 4 in Woodstock, Vermont. The services included subsurface explorations and soil sampling conducted on July 21, 1992, and groundwater sampling and a water table elevation survey conducted on July 29, 1992. On the basis of this assessment, the following conclusions are presented:

1. Available information indicated that the on-site building was constructed in the early 1950s. The site utilized municipal water supply and sanitary sewer. Three fuel oil USTs were reported on-site, and available information indicated that the site was formerly used as an automobile dealership and, prior to that, as a gasoline sales and service station, with gasoline USTs on-site.
2. Four test borings and two groundwater monitoring wells were completed at the site by Green Mountain Boring, Inc. under the observation of Nobis Engineering, Inc. Screening of the soils for total VOCs did not indicate the presence of significant VOC contamination in the test boring soils.
3. Results of laboratory analyses of the groundwater samples from the four monitoring wells, MW-1 through MW-4, and the soil sample from MW-2 indicated that no VOCs or TPH (soil test only) were detected in the samples.

In summary, it is the opinion of Nobis Engineering, Inc. that there was no direct evidence to suggest the presence of hazardous wastes at the subject site within the context of Vermont Statutes Annotated Chapter 159. However, the on-site fuel oil USTs are subject to the operating requirements outlined in Subchapter 5 and the reporting requirements outlined in Subchapter 6 of the Vermont UST regulations referenced herein. Specific requirements that apply to the site include annual Tightness Testing and Inventory Control. The three on-site USTs, particularly due to their age and construction, pose a continuing significant potential for fuel oil contamination to the site. We recommend that this report be submitted to the VTDEC for their review and comment.

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TABLE 1
SUMMARY OF GROUNDWATER ELEVATION DATA

WELL NO.	REFERENCE ELEVATION (FT.)	DEPTH TO GROUNDWATER (FT.)	GROUNDWATER ELEVATION (FT.)
MW-1	99.46	2.5	96.9
MW-2	99.12	2.1	97.0
MW-3	98.83	2.9	95.9
MW-4	98.67	4.3	94.4

NOTES:

1. Monitoring wells MW-1 through MW-4 were installed on July 21, 1992, by Green Mountain Boring, Inc. under the observation of Nobis Engineering, Inc.
2. Well elevations are referenced to the top of the PVC pipe. Reference elevations are based on an arbitrary datum of 100.00 feet established on an iron pipe located on the east side of the on-site building (see Figure 2). Elevations were determined by Nobis Engineering, Inc. on July 29, 1992, using a laser level.
3. Groundwater level measurements were obtained by Nobis Engineering, Inc. on July 29, 1992, using a Solinst electronic water level meter. No floating product was observed in wells MW-1 through MW-4.

TABLE 2
SUMMARY OF WATER QUALITY FIELD TESTING

WELL No.	pH (Standard Units)	SPECIFIC CONDUCTANCE ($\mu\text{S}/\text{cm}$)
MW-1	7.6	440
MW-2	7.1	440
MW-3	7.3	410
MW-4	7.2	440

NOTES:

1. Sampling and field testing performed by Nobis Engineering, Inc. on July 29, 1992.
2. Measurements of pH were made with Hanna Instruments Model 0624-00 pH Electronic Paper. Measurements of specific conductance were made with a Hanna Instruments Model 0661-30 Dissolved Solids Tester.

TABLE 3
SUMMARY OF LABORATORY ANALYSES OF GROUNDWATER

SAMPLE NUMBER	HSL VOCS
MW-1	ND
MW-2	ND
MW-3	ND
MW-4	ND

NOTES:

1. Hazardous Substance List (HSL) Volatile Organic Compounds (VOCs) analyses performed by Aquarian Analytical, Inc. of Canterbury, New Hampshire using EPA Method 624.
2. "ND" indicates parameter was not present above the analytical detection limit.
3. Sampling was performed on July 29, 1992 by Nobis Engineering, Inc.

TABLE 4
SUMMARY OF LABORATORY ANALYSES OF SOIL

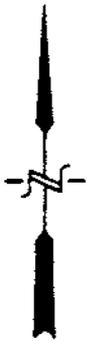
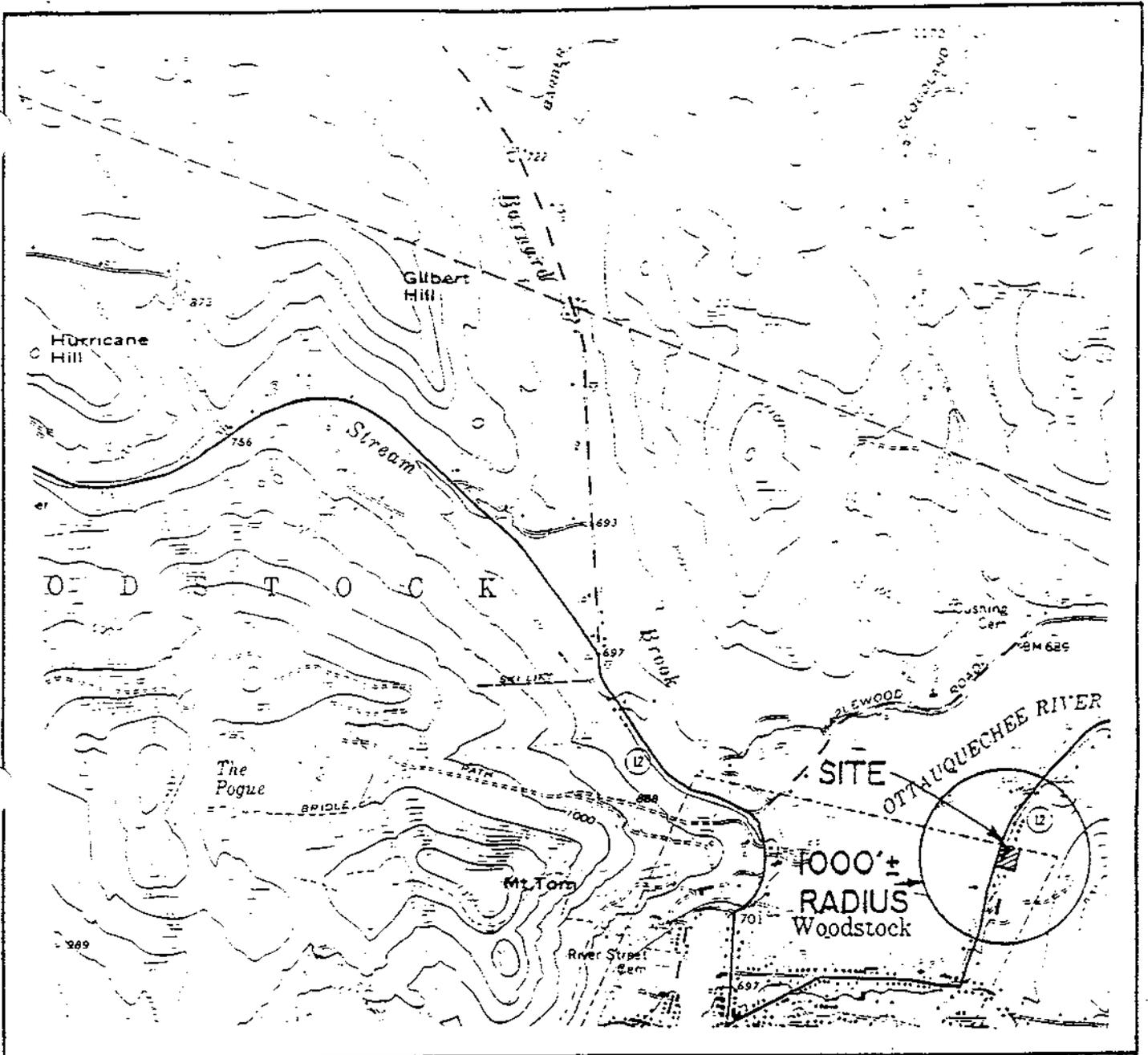
SAMPLE NUMBER	BTEX and MTBE
MW-2:S-2	ND

NOTES:

1. Hazardous Substance List (HSL) Volatile Organic Compounds (VOCs) and total petroleum hydrocarbons (TPH) analyses performed by Aquarian Analytical, Inc. of Canterbury, New Hampshire using EPA Method 624.
2. "ND" indicates parameter was not present above the analytical detection limit.
3. Sampling was performed on July 29, 1992 by Nobis Engineering, Inc.

F I G U R E S

FILE NO. 92-731 © 1992 NOBIS ENGINEERING, INC.



USGS TOPOGRAPHIC MAP
WOODSTOCK NORTH, VT.
QUADRANGLE
PHOTOINSPECTED 1976

APPROXIMATE SCALE
1 INCH = 2,000 FEET

NOBIS
ENGINEERING, INC.
CONCORD NEW HAMPSHIRE

SUPPLEMENTAL ENVIRONMENTAL
SERVICES
TAX MAP 21, LOT 26
ROUTE 4
WOODSTOCK, VERMONT

LOCUS PLAN

AUGUST 1992

FIGURE 1

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APPENDIX A

LIMITATIONS

- 1) These supplemental environmental services were performed in accordance with generally accepted practices of other consultants undertaking similar services at the same time and in the same geographical area. The results of these services are based on our professional judgment and are not scientific certainties. Specifically, Nobis Engineering, Inc. does not and cannot represent that the site contains no hazardous wastes, oil or other latent conditions beyond those observed during these services. No other warranty, express or implied, is made.
- 2) The observations and conclusions presented in this report were made solely on the basis of conditions described in the report and not on scientific tasks or procedures beyond the scope of described services or the budgetary and time constraints imposed by the client. The work described in this report was performed in accordance with the terms and conditions of our agreement dated July 13, 1992. No other warranty, express or implied, is made.
- 3) Observations were made of the site as indicated in this report. Where access to portions of the site were unavailable or limited, Nobis Engineering, Inc. renders no opinion as to the presence of hazardous wastes or the presence of indirect evidence of hazardous wastes in that portion of the site.
- 4) No property boundary, site feature or topographic surveys of the site were performed by Nobis Engineering, Inc. unless specifically indicated in the text of the report.
- 5) No sampling or testing was performed for the presence of pesticides, herbicides, radon, lead paint, urea-formaldehyde, asbestos or polychlorinated biphenyls (PCBs) at the site unless specifically indicated in the text of the report.
- 6) The purpose of these services were to assess the physical characteristics of the subject site with respect to the presence of hazardous wastes in the environment within the context of Vermont Statutes Annotated Chapter 159. No attempt was made to check the compliance of present or past owners of the site with federal, state or local laws.
- 7) The observations and conclusions contained in this report are based in part upon data obtained from widely spaced subsurface explorations. The nature and extent of variations between these explorations may not become evident until further exploration. If variations or other latent conditions then appear evident, it will be necessary to reevaluate the conclusions and recommendations of this report.
- 8) Water level readings have been made in the test borings/monitoring wells at the times and under the conditions stated in this report. Fluctuations in groundwater levels will occur due to variations in rainfall and other factors different from those prevailing at the time measurements were made.
- 9) Except as noted within the text of the report, no quantitative laboratory testing was performed as part of these services. Where such analyses have been conducted by an outside laboratory, Nobis Engineering, Inc. has relied upon the data provided and has not conducted an independent evaluation of the reliability of these data.
- 10) Chemical analyses have been performed for specific parameters during these services, as described in the text of the report. Additional chemical constituents not searched for during the current study may be present in soil and/or groundwater at the site.
- 11) This report was prepared for the exclusive use of BONHAM Corporation solely for use in an environmental evaluation of the site. This report shall not, in whole or in part, be conveyed to any other party without prior written consent of Nobis Engineering, Inc. However, Nobis Engineering, Inc. acknowledges and agrees that the report may be conveyed by BONHAM Corporation to others associated with the proximate transaction of the site.

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APPENDIX B

FIELD PROCEDURES

Test borings

The test boring was generally performed in accordance with ASTM method D1452 using 4-1/4-inch I.D. hollow-stem auger drilling techniques with no water or drilling fluid being introduced into the borehole during drilling. Soil samples were collected from the auger cuttings to expedite completion of the boring. The soil samples collected during drilling were placed in glass jars with Teflon-lined caps for future reference.

Field Screening of Soils

The soil samples collected during drilling were screened for total concentrations of volatile organic compounds (VOCs) using a MicroTIP organic vapor meter (OVM) equipped with a photoionization detector. The MicroTIP OVM is equipped with a 10.6 eV bulb and has a detection limit of 1 ppm by volume referenced to an isobutylene-in-air standard. The tightly-capped soil samples were allowed to equilibrate to room temperature. Immediately prior to screening, the jar sample was shaken vigorously for approximately 30 seconds. A measurement of the total VOCs within the headspace of the jar sample was then obtained by loosening the cap, slightly lifting one side of the cap, and inserting the OVM probe tip between the lip of the jar and the cap. The maximum OVM reading was recorded and the cap was placed back on the jar.

Groundwater Monitoring Well Installations

A groundwater monitoring well was installed in the test boring upon completion of the boring. The well consisted of 2-inch I.D. Schedule 40 PVC well screen and riser pipe. The well screen consisted of 0.010-inch machine-slotted sections of PVC pipe. The threaded PVC well sections were joined without the use of cement or glue. A clean filter sand was placed surrounding the well screen. Formation material was then backfilled into the borehole to the ground surface. Each well was completed with a steel curb box to protect the well from tampering and vandalism. A concrete surface seal was placed around each well installation upon completion. Details of the monitoring well construction are included on the boring logs included in this report.

Water Sampling Procedures

Groundwater levels were measured in each well prior to sampling using a Solinst electronic interface probe. The wells were purged of at least three times the standing volume of water in the wells using a pre-cleaned high density polyethylene (HDPE) disposable bailer. After purging the wells, groundwater samples were collected using the same dedicated bailer. Separate bailers were used for each well to limit the potential for cross-contamination. The first bailer volume was observed for the possible presence of a floating product layer. No floating product layer was observed in any of the wells. The water samples were placed in appropriate sample containers supplied by the laboratory and placed in an ice-filled cooler for delivery to the laboratory.

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SUMMARY OF BURMISTER CLASSIFICATION SYSTEM

CLASSIFICATION OF SOIL COMPONENTS					IDENTIFICATION OF DESCRIPTIVE TERMS	
PRINCIPAL COMPONENT	DESCRIPTIVE PARTICLE SIZE	SMALLEST DIAMETER OF ROLLED THREADS (IN)	SIEVE SIZE	OVERALL PLASTICITY AND PLASTICITY INDEX	DESCRIPTION OF SOIL COMPONENTS	DEFINING RANGE OF PERCENTAGES BY WEIGHT
GRAVEL	Coarse Fine	-	3/4" to 3"	-	<u>Principal Component</u>	50 or more
SAND	Coarse Medium Fine	-	No. 10 to No. 4 No. 40 to No. 10 No. 200 to No. 40	- - -	GRAVEL, SAND, SILT, CLAY, SILT & CLAY, etc.	
SILT	-	None	Passing No. 200	Non-plastic 0	<u>Minor Component</u>	
CLAYEY-SILT	-	1/4	Passing No. 200	Slight 1 to 5	AND	35 to 50
SILT & CLAY	-	1/8	Passing No. 200	Low 5 to 10	and coarse to fine Sand and Clayey-Silt, etc.	
CLAY & SILT	-	1/16	Passing No. 200	Medium 10 to 20	SOME	20 to 35
SILTY-CLAY	-	1/32	Passing No. 200	High 20 to 40	some Silt, some fine Sand, etc.	
CLAY	-	1/64	Passing No. 200	Very High 40 and greater	LITTLE	10 to 20
					little coarse to fine Sand, little Silt, etc.	
PEAT	Partially decomposed fibrous organic matter without living fibers				TRACE	1 to 10
					trace Silty-Clay, trace fine Sand, trace Gravel	

DEFINITION OF TERMS IDENTIFYING THE GRADATION OF THE GRANULAR COMPONENT	
GRADATION DESIGNATIONS FOR IDENTIFICATION	DEFINING PROPORTIONS
fine to coarse	all fractions greater than 10 percent
medium to coarse	less than 10 percent fine
fine to medium	less than 10 percent coarse
medium	less than 10 percent coarse and fine
fine	less than 10 percent coarse and medium

DENSITY OR CONSISTENCY	
GRANULAR SOILS	
Standard Penetration Resistance (N Value) Blows/foot*	Density
0-4	Very loose
4-10	Loose
10-30	Medium dense
30-50	Dense
50+	Very dense
PLASTIC SOILS	
0-2	Very soft
2-4	Soft
4-8	Medium
8-15	Stiff
15-30	Very stiff
30+	Hard

* 140 lb. hammer free-falling 30 inches for the 6- to 18-inch interval of the split-spoon drive. Per ASTM D1586.

GLOSSARY OF MISCELLANEOUS TERMS

<p>PLUS (+) nearer the upper limit of the proportion or overall plasticity</p> <p>MINUS (-) nearer the lower limit of the proportion or overall plasticity</p> <p>NO SIGN - middle range of the proportion or overall plasticity</p> <p>COBBLES - Rounded pieces of rock between 3 to 6 inches</p> <p>BOULDERS - Rounded pieces of rock larger than 6 inches</p> <p>ROCK FRAGMENTS - Angular pieces of rock which have separated from parent rock and are present in a soil matrix.</p> <p>QUARTZ - A hard silica mineral often found in some glacial deposits</p> <p>IRONITE - Cemented deposits of iron oxide within a soil layer</p> <p>VARVED DEPOSITS - Alternating light and dark layers of cohesive soils and silts deposited as glacial lake sedimentation</p> <p>FISSURED CLAYS - Cohesive soils exhibiting a joint structure, generally slightly to highly overconsolidated</p>	<p>ORGANIC MATTER (Excluding Peat): Topsoil - Surficial soils that support plant life and which contain considerable amounts of organic matter; Decomposed Vegetation - Partially decomposed organic matter which retains its original character; Humus - Completely decomposed organic matter</p> <p>FILL - Man-made deposits containing soil, rock or foreign matter</p> <p>PROBABLE FILL - Soils which contain no visually detectable foreign matter but which are suspect with respect to origin</p> <p>LENSES - 0 to 1/2 inch layer</p> <p>LAYERS - 1/2 to 12-inch layer</p> <p>POCKET - Discontinuous layers less than 12 inches</p> <p>STRATUM - Continuous layers greater than 12 inches</p> <p>COLOR SHADES - Light or dark to indicate substantial differences in color</p> <p>MOISTURE CONDITIONS - Wet, moist, or dry per visual observation</p>
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CONCORD • NEW HAMPSHIRE

PROJECT

Gerrish Corporation
Route 4, Woodstock, Vermont

BORING NO. MW-1
SHEET 1 of 1
FILE NO. 92-731.1
CHKD. BY RBK

BORING Co. Green Mountain Boring Co., Inc.
DRILLER S. Lawrence
ENGINEER B. Vincent

BORING LOCATION See Exploration Location Plan
GROUND SURFACE ELEV. 99.48 DATUM 100.00
DATE START 7/21/92 DATE END 7/21/92

Sampler: Unless otherwise noted, sampler consists of a 2-inch split spoon driven by a 140-lb. hammer free-falling 30".
Casing: Unless otherwise noted, casing driven using a 300-lb. hammer falling 24".

Casing Size: Other: 4-1/4-inch I.D. hollow-stem auger

Groundwater Readings				
Date	Time	Depth	Casing	Stabilization Time
7-21-92	9:30	2.0'	well	0.5 hours
7/29/92	11:00	2.5'	well	8 days

DEPTH	SAMPLE				SAMPLE DESCRIPTION BURMISTER / (USCS) CLASSIFICATION	STRATUM DESC.	WELL INSTALLATION	REMARKS
	No.	PEN/REC.	DEPTH (ft.)	BLOWS / 6"				
5	S-1	24/9	0.5-2.5	13-10-15-17	Medium dense, brown, fine to coarse SAND and Gravel, trace Silt.	FILL 4'		
10	S-2	24/8	5-7	4-7-7-25	Medium dense, gray, fine to medium SAND and Silt, some Gravel.	TILL 10'		
15					Bottom of boring at 10 feet.			
20								
25								
30								
35								

REMARKS:
1) Groundwater first noted at approximately 2 feet.

NOTES:
1) Stratification lines represent approximate boundaries between soil types; Actual transitions may be gradual and varied.
2) Fluctuations in water levels will occur due to conditions different from those present at the time these measurements were made.

PROJECT

Gerrish Corporation

Route 4, Woodstock, Vermont

BORING NO. MW-2
SHEET 1 of 1
FILE NO. 92-731.1
CHKD. BY RBK

BORING Co. Green Mountain Boring Co., Inc. BORING LOCATION See Exploration Location Plan
DRILLER S. Lawrence GROUND SURFACE ELEV. 99.12 DATUM 100.00
ENGINEER B. Vincent DATE START 7/21/92 DATE END 7/21/92

Sampler: Unless otherwise noted, sampler consists of a 2-inch split spoon driven by a 140-lb. hammer free-falling 30".
Casing: Unless otherwise noted, casing driven using a 300-lb. hammer falling 24".
Casing Size: Other: 4-1/4-inch I.D. hollow-stem auger

Groundwater Readings				
Date	Time	Depth	Casing	Stabilization Time
7-21-92	11:00	2.0'	well	0.5 hours
7-29-92	10:20	1.2'	well	8 days

DEPTH (ft.)	SAMPLE				SAMPLE DESCRIPTION BURMISTER / (USCS) CLASSIFICATION	STRATUM DESC.	WELL INSTALLATION	REMARKS
	No.	PEN/ REC.	DEPTH (ft.)	BLOWS / 6"				
5	S-1	24/11	0.5-2.5	11-12-10-7	Medium dense, brown, fine to coarse SAND and Gravel, trace Silt.	FILL 3'		1
10	S-2	24/24	5-7	23-26-37-60	Very dense, gray, fine to medium SAND and Silt.	TILL 7.5'		
15					Bottom of boring at 7.5'			
20								
25								
30								
35								

REMARKS:
1) Groundwater first noted at approximately 2 feet.

NOTES:
1) Stratification lines represent approximate boundaries between soil types; Actual transitions may be gradual and varied.
2) Fluctuations in water levels will occur due to conditions different from those present at the time these measurements were made.



CONCORD • NEW HAMPSHIRE

PROJECT

Gerrish Corporation
Route 4, Woodstock, Vermont

BORING NO. MW-3
SHEET 1 of 1
FILE NO. 92-731.1
CHKD. BY RBK

BORING Co. Green Mountain Boring Co., Inc. BORING LOCATION See Exploration Location Plan
DRILLER S. Lawrence GROUND SURFACE ELEV. 98.83 DATUM 100.00
ENGINEER B. Vincent DATE START 7/21/92 DATE END 7/21/92

Sampler: Unless otherwise noted, sampler consists of a 2-inch split spoon driven by a 140-lb. hammer free-falling 30".
Casing: Unless otherwise noted, casing driven using a 300-lb. hammer falling 24".

Casing Size: Other: 4-1/4-inch I.D. hollow-stem auger

Groundwater Readings				
Date	Time	Depth	Casing	Stabilization Time
7-21-92	1:30	6.5'	well	0.5 hours
7-29-92	10:00	2.9'	well	8 days

DEPTH	SAMPLE				SAMPLE DESCRIPTION BURMISTER / (USCS) CLASSIFICATION	STRATUM DESC.	WELL INSTALLATION	REMARKS
	No.	PEN/REC.	DEPTH (ft.)	BLOWS / 6"				
5	S-1	24/10	0.5-2.5	4-6-9-9	Medium dense, brown, fine to coarse SAND, some Gravel, trace Silt.	FILL 3'		1
10	S-2	24/18	5-7	23-25-43-73	Very dense, brown, fine to coarse SAND, little Silt.	TILL		
15	S-3	12/6	10-11	54-74	Very dense, brown, fine to medium SAND and Silt.			
20	S-4	11/7	15-17	40-100/5"	Very dense, gray, fine to medium SAND and Silt.	17'		
25					Bottom of boring at 17 feet.			
30								
35								

REMARKS:
1) Groundwater first noted at approximately 6.5 feet.

NOTES:
1) Stratification lines represent approximate boundaries between soil types; Actual transitions may be gradual and varied.
2) Fluctuations in water levels will occur due to conditions different from those present at the time these measurements were made.

PROJECT

Gerrish Corporation
Route 4, Woodstock, Vermont

BORING NO. MW-4

SHEET 1 of 1

FILE NO. 92-731.1

CHKD. BY RBK

DRILLING Co. Green Mountain Boring Co., Inc.
DRILLER S. Lawrence
ENGINEER B. Vincent

BORING LOCATION See Exploration Location Plan
GROUND SURFACE ELEV. 98.67 DATUM 100.00
DATE START 7/21/92 DATE END 7/21/92

Sampler: Unless otherwise noted, sampler consists of a 2-inch split spoon driven by a 140-lb. hammer free-falling 30".
Casing: Unless otherwise noted, casing driven using a 300-lb. hammer falling 24".
Casing Size: Other: 4-1/4-inch I.D. hollow-stem auger

Groundwater Readings				
Date	Time	Depth	Casing	Stabilization Time
7-21-92	3:00	14.5'	well	0.5 hours
7-29-92	9:3	4.3'	well	8 days

DEPTH	SAMPLE				SAMPLE DESCRIPTION BURMISTER / (USCS) CLASSIFICATION	STRATUM DESC.	WELL INSTALLATION	REMARKS
	No.	PEN/ REC.	DEPTH (ft.)	BLOWS / 6"				
5	S-1	24/9	0.5-2.5	5-6-5-5	Loose, brown, fine to medium SAND and Gravel, trace Silt.	FILL 2'		1
10	S-2	24/5	5-7	13-9-13-15	Medium dense, brown, fine to medium SAND, some Silt, little gravel.	TILL		
15	S-3	24-18	10-12	21-23-31-18	Very dense, brown, fine SAND and Silt.			
20	S-4	12/12	15-16	20-44	Very dense, gray, fine SAND and Silt.	16'		
25					Bottom of boring at 16 feet.			
30								
35								

REMARKS:
1) Groundwater first noted at approximately 6.5 feet.

NOTES:
1) Stratification lines represent approximate boundaries between soil types; Actual transitions may be gradual and varied.
2) Fluctuations in water levels will occur due to conditions different from those present at the time these measurements were made.

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AQUARIAN ANALYTICAL INC.

Laboratory Services

P.O. Box 186

Canterbury, N.H. 03224

603-783-9097

Volatile Organic Report
08-06-92, 15:16
Sample 5613

Sample Matrix = Water Project = 92-731.1 GERRISH CORP.
Date Sampled = 07-29-92 Sampler = BRIAN VINCENT
Date Logged In = 07-31-92, 13:14 Location = MW-1
Date of Analysis = 08-05-92 Town = WOODSTOCK

Organic Compound	Result (ppb)	Det. Lim. (ppb)	MCL
Bromodichloromethane	BD	1	-
Chlorodibromomethane	BD	1	-
Bromoform	BD	1	-> 100
Chloroform	BD	1	Tot. THM
Carbon Tetrachloride	BD	1	5
dichloromethane	BD	2	5
1,1-dichloroethane	BD	1	
1,2-dichloroethane	BD	2	5
1,1,1-trichloroethane	BD	1	200
1,1,2-trichloroethane	BD	1	5
1,1-dichloroethylene	BD	1	7
Trichloroethylene	BD	1	5
Tetrachloroethylene	BD	1	5
1,2-Dichloroethylene (c)	BD	1	70c
1,2-Dichloroethylene (t)	BD	1	100t
Chloroethane	BD	1	
Vinylchloride	BD	5	2
Bromomethane	BD	5	
Chloromethane	BD	5	
Trichlorofluoromethane	BD	2	
Benzene	BD	1	5
Toluene	BD	1	1000
Ethylbenzene	BD	1	700
m&p-Xylene	BD	1	- 10000
o-Xylene	BD	1	- Tot. (o+m+p)
Chlorobenzene	BD	1	100
1,2-dichlorobenzene	BD	2	600
1,3-dichlorobenzene	BD	2	
1,4-dichlorobenzene	BD	2	
1,2,4-trichlorobenzene	BD	2	75
Styrene	BD	2	9
Acetone	BD	1	5
Tetrahydrofuran	BD	50	
Diethylether	BD	25	
Methyl t-butyl ether	BD	15	
Methyl isobutyl ketone	BD	2	
Methyl ethyl ketone	BD	25	
Carbon Disulfide	BD	25	
1,1,2-trichloro 1,2,2-trifluoroethane	BD	2	
		1	

Comments:

Method of Analyses = EPA-624
Verified - N.H., Conn., Mass., Maine, EPA-624/524
Below Detection Limit - The above analyses included compounds not listed on this page. Results are in parts per billion (ppb) unless noted.



AQUARIAN ANALYTICAL INC.

Laboratory Services

P.O. Box 186

Canterbury, N.H. 03224

603-783-9097

Volatile Organic Report
08-06-92, 15:16
Sample 5614

Sample Matrix = Water Project = 92-731.1 GERRISH CORP.
Date Sampled = 07-29-92 Sampler = BRIAN VINCENT
Date Logged In = 07-31-92, 13:16 Location = MW-2
Date of Analysis = 08-05-92 Town = WOODSTOCK

Organic Compound	Result (ppb)	Det. Lim. (ppb)	MCL
Bromodichloromethane	BD	1	
Chlorodibromomethane	BD	1	
Bromoform	BD	1	-> 100
Chloroform	BD	1	Tot. THM
Carbon Tetrachloride	BD	1	
dichloromethane	BD	1	
1,1-dichloroethane	BD	2	5
1,2-dichloroethane	BD	1	5
1,1,1-trichloroethane	BD	2	5
1,1,2-trichloroethane	BD	1	200
1,1-dichloroethylene	BD	1	5
Trichloroethylene	BD	1	7
Tetrachloroethylene	BD	1	5
1,2-Dichloroethylene (c)	BD	1	5
1,2-Dichloroethylene (t)	BD	1	70c
Chloroethane	BD	1	100t
Vinylchloride	BD	5	
Bromomethane	BD	5	2
Chloromethane	BD	5	
Trichlorofluoromethane	BD	5	
Benzene	BD	2	
Toluene	BD	1	5
Ethylbenzene	BD	1	1000
m&p-Xylene	BD	1	700
o-Xylene	BD	1	10000
Chlorobenzene	BD	1	- Tot. (o+m+p)
1,2-dichlorobenzene	BD	1	100
1,3-dichlorobenzene	BD	2	600
1,4-dichlorobenzene	BD	2	
1,2,4-trichlorobenzene	BD	2	75
Styrene	BD	2	5
Acetone	ED	1	
Tetrahydrofuran	BD	5	
Diethylether	BD	25	
Methyl t-butyl ether	BD	15	
Methyl isobutyl ketone	BD	2	
Methyl ethyl ketone	BD	25	
Carbon Disulfide	BD	25	
1,1,2-trichloro 1,2,2-trifluoroethane	BD	2	

Comments:

Method of Analyses = EPA-624
Certified - N.H., Conn., Mass., Maine, EPA-624/524
BD = Below Detection Limit - The above analyses included compounds not listed on this page. Results are in parts per billion (ppb) unless noted.



AQUARIAN ANALYTICAL INC.

Laboratory Services

P.O. Box 186

Canterbury, N.H. 03224

603-783-9097

Volatile Organic Report
08-06-92, 15:16
Sample 5615

Sample Matrix = Water Project = 92-731.1 GERRISH CORP.
Date Sampled = 07-29-92 Sampler = BRIAN VINCENT
Date Logged In = 07-31-92, 13:17 Location = MW-3
Date of Analysis = 08-05-92 Town = WOODSTOCK

Organic Compound	Result (ppb)	Det. Lim. (ppb)	MCL
Bromodichloromethane	BD	5	-> 100 Tot. THM
Chlorodibromomethane	BD	5	
Bromoform	BD	5	-
Chloroform	BD	5	
Carbon Tetrachloride	BD	5	5
dichloromethane	BD	10	5
1,1-dichloroethane	BD	5	5
1,2-dichloroethane	BD	10	5
1,1,1-trichloroethane	BD	5	200
1,1,2-trichloroethane	BD	5	5
1,1-dichloroethylene	BD	5	7
Trichloroethylene	BD	5	5
1,2-Dichloroethylene (c)	BD	5	70c
1,2-Dichloroethylene (t)	BD	5	100t
Chloroethane	BD	25	2
Vinylchloride	BD	25	
Bromomethane	BD	25	
Chloromethane	BD	25	
Trichlorofluoromethane	BD	10	
Benzene	BD	5	5
Toluene	BD	5	1000
Ethylbenzene	BD	5	700
m&p-Xylene	BD	5	- 10000
o-Xylene	BD	5	- Tot. (o+m+p)
Chlorobenzene	BD	5	100
1,2-dichlorobenzene	BD	10	600
1,3-dichlorobenzene	BD	10	
1,4-dichlorobenzene	BD	10	75
1,2,4-trichlorobenzene	BD	10	9
Styrene	BD	5	5
Acetone	BD	250	
Tetrahydrofuran	BD	125	
Diethylether	BD	75	
Methyl t-butyl ether	BD	10	
Methyl isobutyl ketone	BD	125	
Methyl ethyl ketone	BD	125	
Carbon Disulfide	BD	10	
1,1,2-trichloro 1,2,2-trifluoroethane	BD	5	

Comments:

Method of Analyses = EPA-624
 Ce - Certified - N.H., Conn., Mass., Maine, EPA-624/524
 BD - Below Detection Limit - The above analyses included compounds not listed on this page. Results are in parts per billion (ppb) unless noted.

APPENDIX B

ESM Inc. " Environmental Strategies and Management"

65 D Hale Hollow Road, Bridgewater Corners, VT (802) 672-6112 fax (802) 672-6227

January 8, 1996

Mr. Kurt Gerrish
Gerrish Corporation
Route 4
Lebanon, New Hampshire 03766

SUBJECT: PHASE II FIELD INVESTIGATION
Pizza Chef Site; Woodstock, Vermont

Dear Mr. Gerrish,

In accordance with our November 20, 1995 proposal to you regarding an intrusive field investigation at the Pizza Chef Site on Route 4, Woodstock, Vermont, ES&M is pleased to submit a summary of our field procedures and results from the sampling event. A Phase I Environmental Site Assessment was part of the November 20, 1995 proposal, although the Gerrish Corporation elected to complete only the Phase II Field Investigation at this time. Several additional tasks were added to the original proposal, such as the sampling and analysis of an existing monitoring well found during this sampling event. All data from these tasks are included in this summary report.

Preliminary Activities

Prior to field activities, ES&M prepared a site- specific Health and Safety Plan in accordance with OSHA 29 Code of Federal Regulations 1910 and 1929. The plan was kept on-site and signed by all field staff. Dig-Safe was contacted seven days prior to field activities in order to locate and mark subsurface utilities. Gerrish Corporation was requested to identify any on-site utilities prior to the initiation of field activities.

Field Investigation Methodology

ES&M chose the use of a truck-mounted, Geoprobe drilling unit for this project due to its ability to maneuver easily, collect soil and groundwater samples quickly and from its low profile in the field. Soil samples were collected from seven locations and groundwater from three locations at the subject property. The site map attached to this letter report indicates the approximate locations of the sampling points. The table below indicates the depth at which

soil samples were collected at each sampling point and summarizes the photoionizer detector reading for each sample.

TABLE 1
Sampling Depths and Field Results

PID= photoionization detector, ppm= parts per million, ND= not detected, gw= groundwater

S-1 Depth	PID in ppm	Notes	S-2 Depth	PID in ppm	Notes	S-3 Depth	PID in ppm	Notes
0-4 ft	ND		0-4 ft	ND		0-4 ft	ND	
4-7.5 ft	129	sample at 6&7'	4-8 ft	ND	sample at 7 ft	4-8 ft	ND	no odor
7.5- 11.5ft	10	70 ppm from bore	end		wet at 4.5 ft	end		
11.5- 12.5ft	77	sample at 11,12.5'			sampl- ed gw			
refusal at 12.5'		sampl- ed gw						

S-4 Depth	PID in ppm	Notes	S-5 Depth	PID in ppm	Notes	S-6 Depth	PID in ppm	Notes
0-4 ft	ND		0-4 ft	ND	sample at 4 ft	0-4 ft	ND	
4-8 ft	ND	sample at 7 ft	refusal at 5 ft		oily odor	4-8 ft	ND	sample at 7 ft
end						end		

S-7 Depth	PID in ppm	Notes
0-4 ft	ND	
4-8 ft	ND	sample at 7 ft
end		gw at ~5 ft

All soil samples were screened in the field for volatile organic compounds using a Photoionization Detector (PID), and were visually classified by a Certified Professional Geologist. Samples for laboratory analysis were quickly sealed in pre-cleaned sample containers and immediately chilled pending shipment to Green Mountain Laboratories, Montpelier, VT. All downhole drill equipment was cleaned with Alconox and water between holes, and pre-cleaned sampling tubes were used during each soil sampling event.

During site investigation activities, a monitoring well (MW-1) was found to be existing at the front of the liquor store building on the west side of the property. This well was purged and a groundwater sample was collected and analyzed for total petroleum hydrocarbons due to its proximity to sampling point S-1.

The lithology was consistent in all of the sampling points. Generally, the asphalt thickness was between 2.5 and 3.5 inches followed by 2 to 3 feet of fill (fine brown sand with quartz pebbles). From the bottom of the fill to 12.5 feet, the native soils were comprised of silty clay and clayey silt with traces of sand and gravel lenses. Depth to groundwater was encountered at approximately 4 feet. Due to the refusal in S-1, depth to bedrock is expected to be at approximately 12 feet. This is consistent with lithologic well logs from neighboring properties. All sampling points were backfilled with indigenous drill cuttings and sealed with a bentonite plug at grade.

Analytical Results

All soil and groundwater samples were analyzed for total petroleum hydrocarbons (TPH) by means of a Gas Chromatography (GC) screen for hydrocarbons (EPA 8100M). One soil and one groundwater sample was also analyzed for the following parameters: Volatile Organic Compounds via EPA Method 8240; Priority Pollutant Metals; Polyaromatic Hydrocarbons via EPA 8270 (soil only); and PCB via modified EPA Method 8080 (soil only). The results of the analyses are summarized in the table below. Full concentration results can be found in the attached laboratory analytical reports.

TABLE 2
Analytical results with depth

Location	Type	TPH	VOC	Metals	PAH	PCB	notes
S-1 7ft	soil	120 ppm	49ppb EB 181ppb X	50ppmZn 19ppmCr	600ppb Naphthal	ND	weather- ed gasol.
S-1 12.5ft	soil	ND	-	-	-	-	
S-2 7ft	soil	ND	-	-	-	-	
S-3 7ft	soil	ND	-	-	-	-	
S-4 7ft	soil	ND	-	-	-	-	
S-5 4ft	soil	70 ppm	-	-	-	-	lube oil
S-6 7ft	soil	ND	-	-	-	-	
S-7 7ft	soil	ND	-	-	-	-	
MW-1	water	1.0 ppm	-	-	-	-	
S-2	water	ND	ND	slight	-	-	

ND= not detected, - = not sampled

The TPH analyses were run on soil and groundwater samples in order to determine any impact from gasoline, oils, and/or hydraulic fluids in the area of subsurface sampling. The VOC analyses reported any impact from chlorinated organics such as Trichloroethane and from non-chlorinated organics such as Acetone. The PAH analyses measures heavier ends of hydrocarbons such as Napthalene and Pyrene; while the PCB analyses indicate if PCB's were disposed of in the area of sampling. These analyses are standard laboratory tests which are recommended when performing an intrusive investigation. The results are specific to the areas where the samples were taken.

Soil and Groundwater Analytical Results

Sampling Point 1

Laboratory analysis of soil sample S-1, collected from a depth of 7 feet below grade had soil results indicating 120 ppm of TPH in the C8 to C12 range. This result is consistent with elevated PID readings from this location which began at 4 to 5 feet and decreased with depth to approximately 12 feet. The laboratory results of soil from S-1 at 12.5 feet indicated ND for TPH. Due to the proximity of MW-1 to S-1, a groundwater sample was taken from MW-1. A groundwater sample was also taken from S-1 with the intention of holding the sample and not analyzing it due to the discovery of MW-1, although the laboratory analyzed the groundwater sample which resulted in ND for TPH.

The soil analytical results for the EPA 8240 analysis (VOC's) from S-1 at 7 feet indicated Ethylbenzene at 49 ppb, o-Xylene at 81 ppb and m+p-Xylene at 100 ppb (Benzene was ND). The soil analytical results for the EPA 8270 analysis (Polynuclear Aromatic Hydrocarbons) from S-1 at 7 feet resulted in 600 ppb of Napthalene and 700 ppb of 2-Methylnapthalene. No PCB's were detected in S-1 at 7 feet. Total Metals results were Chromium 19 ppm; Copper 20 ppm; Nickel 22ppm; Zinc 50 ppm.

Monitoring Well 1

The groundwater results from MW-1 indicated 1.0 ppm of TPH in the Carbon range of C14 to C18.

Sampling Point 2

S-2 had soil results indicating no impact from hydrocarbons in field and laboratory tests. A groundwater sample was taken from S-2 and the results showed ND for TPH, ND for VOC's, and very low levels of metals.

Sampling Point 3

No indications of hydrocarbon impact were detected in the field and laboratory results from S-3.

Sampling Point 4

No indications of hydrocarbon impact were detected in the field and laboratory results from S-4.

Sampling Point 5

Field readings from the PID were non detectable during the sampling of soil from S-5, although an oily odor was detected at approximately 4 feet. Laboratory results revealed 70 ppm of TPH from the C20 to C32 range of hydrocarbons.

Sampling Point 6

This point was installed 37 feet "down-gradient" from S-1. Field and laboratory results did not indicated impact from hydrocarbons. TPH results were ND.

Sampling Point 7

This point was installed approximately 40 feet " cross-gradient" from S-1. Field and laboratory results did not indicate any impact from hydrocarbons. TPH results were ND.

General discussion of analytical results

It appears that a gasoline pump was located in the general vicinity of S-1. This was confirmed by discussions with the current owner from verbal information collected from a past owner of the property. The past owner was believed to have removed the gasoline tank associated with the pump.

The hydrocarbon impact to the soils found in S-1 , appears to be confined to the tight silts and clays in the general vicinity of the sampling point and appears to be from a weathered gasoline. This is confirmed by analytical results indicating low levels of Ethylbenzene and Xylene from S-1 at 7 feet; from soils below the known impact (ND at 12.5 feet); from soils results from S-6 and S-7 (both ND); and from groundwater results from S-1, and S-2 (both ND for TPH).

The TPH analysis from MW-1 indicated 1 ppm which is likely related to the hydrocarbons impacting the soil at S-1. This well was installed by the FDIC several years ago according to the present owner. No report documenting the installation of and results from the testing of this well was found at the Vermont Department of Environmental Conservation (DEC) when inquiries were made at the Montpelier DEC office.

The trace of Naphthalene and Methlynaphthalene found in the soils from S-1 at 7 feet is most likely associated with diesel fuel , or the hydraulic oils used in the car lifts.

The soil results of a lubricating -type oil in S-5 may be indicative of soil impact from oils used in the eight lifts from the former auto repair center. The auto repair shop was located in what is now the liquor store. S-5 was drilled 10 feet from the outside wall of the liquor store. Due to drilling refusal at 5 feet at S-5, no further soil samples were taken.

All other sampling points did not show signs of soil impact by hydrocarbons. The Vermont DEC was notified on Friday, December 8, 1995 and informed of a suspected release of petroleum at the subject site. This was in accordance with DEC's regulations pertaining to underground storage tanks. At this time the State has not indicated whether addition

investigation at the site is required. After the State receives a copy of this report , they will be in a position to ascertain whether further action, if any, is necessary at this site.

If you have any questions regarding this report, the laboratory results, or the State's environmental policy, please call me directly at (802) 672-6112.

Sincerely,

A handwritten signature in black ink that reads "Cliff Harper". The signature is written in a cursive, flowing style.

Cliff Harper, CPG
Project Manager

Attachments: Laboratory Results, Limitations, Site Map

Green Mountain Laboratories, Inc.

RR #3, box 5210
 Montpelier, VT 05602
 (802) 223-1468 • fax (802) 223-8688

ANALYSIS REQUESTED

Page
 1 of 1
 GML #

374

CLIENT NAME ES + M
 ADDRESS 65 D HALE HOLLOW RD BRIDGEWATER VT 05733
 PROJECT NAME ~~XXXXXXXXXXXX~~ EST M
 PROJECT NUMBER WOODSTOCK
 PROJECT MANAGER C. HARPER
 SAMPLER CH

Sample Location	Date	Time	# of cont.	pres ervd	Sample Type	GC SCREEN / HYDROCARBONS	3240 VOLATILES	8310 PAH	8080 PCB	PF METALS	REMARKS:
S-1 7'	12-7-95	2:55	1	M	SOIL	✓	✓	✓	✓	✓	see below
S-1 12.5'	"	9:45	1	M	SOIL	✓					
S-2 7'	"	10:45	1	"	SOIL	✓					
S-3 7"	"	12:20	1	"	SOIL	✓					
S-4 7"	"	1:30	2	"	SOIL	✓					
S-6 7'	"	2:40	1	"	SOIL	✓					
S-7 7'	"	3:15	1	"	SOIL	✓					
S-2 GW	"	11:00	4	M	H ₂ O	✓	✓			✓	
12/13	PLEASE RUN S-10, S-11, S-12										
	AS PER CLIENT										
S-1 GW	"	HOLD	3			X					
S-4	"	HOLD	1			X					
S-1 6'	"	9:12	1		SOIL						FOR ADD' SOIL IF NECESSARY
S-1 11'	"	9:15	1		SOIL						

CHAIN OF CUSTODY RECORD #123

1) Relinquished by: <u>C. Harper</u>	Received by: <u>[Signature]</u>	Date/Time: <u>12/8/95 5:30 PM</u>
2) Relinquished by:	Received by:	Date/Time:
3) Relinquished by:	Received by:	Date/Time:

Green Mountain Laboratories, Inc.

RR#3 Box 5210

Montpelier, Vermont 05602

Phone (802) 223-1468

Fax (802) 223-8688

LABORATORY RESULTS

CLIENT NAME:	ES&M	REF #:	0374
ADDRESS:	65D Hale Hollow Road Bridgewater Corners, Vermont 05035	PROJECT NO.:	not given
SAMPLE LOCATION:	Woodstock	DATE OF SAMPLE:	12/7/95
SAMPLER:	Cliff Harper	DATE OF RECEIPT:	12/8/95
		DATE OF ANALYSIS:	12/18/95-12/19/95
ATTENTION:	Cliff Harper	DATE OF REPORT:	12/20/95

Pertaining to the analyses of specimens submitted under the accompanying chain of custody form, please note the following:

- Water samples submitted for VOC analysis were not preserved with HCl.
- Specimens were processed and examined according to the procedures outlined in the specified method.
- Holding times were honored.
- Instruments were appropriately tuned and calibrations were checked with the frequencies required in the specified method.
- Blank contamination was not observed at levels interfering with the analytical results.
- Continuing calibration standards were monitored at intervals indicated in the specified method. The resulting analytical precision and accuracy were determined to be within method QA/QC acceptance limits.
- The efficiency of analyte recovery for individual samples was monitored by the addition of surrogate analytes to all samples, standards, and blanks. Surrogate recoveries were found to be within laboratory QA/QC acceptance limits, unless noted otherwise.

Reviewed by:

Director, Chemical Services

Green Mountain Laboratories, Inc

RR#3, Box 5210

Montpelier, Vermont 05602

Phone: (802) 223-1468

Fax: (802) 223-8688

LABORATORY RESULTS

CLIENT NAME:	ES&M	PROJECT CODE:	NA
PROJECT NAME:	Woodstock	REF.#:	0374
REPORT DATE:	December 20, 1995	STATION:	S-2, GW
DATE SAMPLED:	December 7, 1995	TIME SAMPLED:	1100
DATE RECEIVED:	December 8, 1995	SAMPLER:	Cliff Harper
ANALYSIS DATE:	December 18, 1995	SAMPLE TYPE:	Water

EPA Method 8240

PARAMETERS	PQL	µg/l	PARAMETERS	PQL	µg/l
Acetone	10	ND	4-Methyl-2-Pentanone	10	ND
Benzene	1	ND	Methyl-t-butyl ether	1	ND
Bromodichloromethane	1	ND	Styrene	1	ND
Bromoform	1	ND	1,1,2,2-Tetrachloroethane	1	ND
Bromomethane	5	ND	Tetrachloroethylene	1	ND
2-Butanone	20	ND	Toluene	1	ND
Carbon Disulfide	1	ND	1,1,1-Trichloroethane	1	ND
Carbon tetrachloride	1	ND	1,1,2-Trichloroethane	1	ND
Chlorobenzene	1	ND	Trichloroethylene	1	ND
Chloroethane	5	ND	Vinyl Chloride	5	ND
Chloroform	1	ND	o-Xylene	1	ND
Chloromethane	5	ND	m+p-Xylene	2	ND
Dibromochloromethane	1	ND			
1,1-Dichloroethane	1	ND			
1,2-Dichloroethane	1	ND			
1,1-Dichloroethylene	1	ND			
cis-1,2-Dichloroethylene	1	ND			
trans-1,2-Dichloroethylene	1	ND			
1,2-Dichloropropane	1	ND			
cis-1,3-Dichloropropene	1	ND			
trans-1,3-Dichloropropene	1	ND			
Ethylbenzene	1	ND			
2-Hexanone	10	ND			
Methylene Chloride	5	ND			
			<u>Surrogates:</u>	%	Acceptance Range
			Dibromofluoromethane	95.0	75-125%
			Toluene - D8	93.7	75-125%
			4-Bromofluorobenzene	111	75-125%
			ND - Not Detected		
			Concentration units = µg/l		

Green Mountain Laboratories, Inc

RR#3, Box 5210

Montpelier, Vermont 05602

Phone: (802) 223-1468

Fax: (802) 223-8688

LABORATORY RESULTS

CLIENT NAME:	ES&M	PROJECT CODE:	NA
PROJECT NAME:	Woodstock	REF.#:	0374
REPORT DATE:	December 20, 1995	STATION:	S-1. 7'
DATE SAMPLED:	December 7, 1995	TIME SAMPLED:	0855
DATE RECEIVED:	December 8, 1995	SAMPLER:	Cliff Harper
ANALYSIS DATE:	December 19, 1995	SAMPLE TYPE:	Soil - 96.2 % Dry Weight

EPA Method 8240

PARAMETERS	PQL	µg/kg
Acetone	420	ND
Benzene	21	ND
Bromodichloromethane	21	ND
Bromoform	21	ND
Bromomethane	210	ND
2-Butanone	1000	ND
Carbon Disulfide	21	ND
Carbon tetrachloride	21	ND
Chlorobenzene	21	ND
Chloroethane	210	ND
Chloroform	21	ND
Chloromethane	210	ND
Dibromochloromethane	21	ND
1,1-Dichloroethane	21	ND
1,2-Dichloroethane	21	ND
1,1-Dichloroethylene	21	ND
cis-1,2-Dichloroethylene	21	ND
trans-1,2-Dichloroethylene	21	ND
1,2-Dichloropropane	21	ND
cis-1,3-Dichloropropene	21	ND
trans-1,3-Dichloropropene	21	ND
Ethylbenzene	21	49
2-Hexanone	210	ND
Methylene Chloride	300	ND

PARAMETERS	PQL	µg/kg
4-Methyl-2-Pentanone	210	ND
Methyl-t-butyl ether	110	ND
Styrene	21	ND
1,1,2,2-Tetrachloroethane	21	ND
Tetrachloroethylene	21	ND
Toluene	21	ND
1,1,1-Trichloroethane	21	ND
1,1,2-Trichloroethane	21	ND
Trichloroethylene	21	ND
Vinyl Chloride	210	ND
o-Xylene	21	81
m+p-Xylene	21	100

<u>Surrogates:</u>	%	Acceptance Range
Dibromofluoromethane	114	75-125%
Toluene - D8	101	75-125%
4-Bromofluorobenzene	110	75-125%

ND - Not Detected

Concentration units = µg/kg

Green Mountain Laboratories, Inc.

RR#3, Box 5210
Montpelier, Vermont 05602

Phone:(802) 223-1488

Fax:(802) 223-8688

LABORATORY RESULTS

CLIENT NAME:	ES & M	REF#:	0374
ADDRESS:	65 D Hale Hollow Rd. Bridgewater Corners, VT 05035	PROJECT #:	Not Given
SAMPLE LOCATION:	Woodstock	DATE OF SAMPLE:	12/7/95
SAMPLER:	Cliff Harper	DATE OF SAMPLE RECEIPT:	12/8/95
		DATE OF ANALYSIS:	12/13/ 95
ATTENTION:	Cliff Harper	DATE OF REPORT:	12/21/95

Total Petroleum Hydrocarbons (TPH) by EPA 8100M

Water Samples

Sample	PQL (mg/l-ppm)	TPH Result (mg/l-ppm)
S-1/ GW	0.5	ND
S-2/ GW	0.5	ND

Soil Samples

Sample	PQL(mg/kg ppm)	TPH Result (mg/kg ppm)
S-1 7''	50	120
S-1 12.5'	50	ND
S-2 7'	50	ND
S-3 7'	50	ND
S-4 7'	50	ND
S-5 4'	50	70**
S-6 7'	50	ND
S-7 7'	50	ND

* Identification - unknown (C8-C12 - Resembles weathered gasoline)

** Identification - Lubricating Oil (C20-C32)

ND = Not Detected

Reviewed by

Althea L. Lindell, Director of Chemistry

Green Mountain Laboratories, Inc.

RR#3, Box 5210

Montpelier, Vermont 05602

Phone:(802) 223-1468

Fax:(802) 223-8688

LABORATORY RESULTS

CLIENT NAME:	ES&M	REF#:	0374
ADDRESS:	65D Hale Hollow Road Bridgewater Corners, Vermont 05035	PROJECT #:	Not Available
SAMPLE LOCATION:	Woodstock	DATE OF SAMPLE:	12/7/95
SAMPLER:	Cliff Harper	DATE OF SAMPLE RECEIPT:	12/8/95
		DATE OF ANALYSIS:	12/19/95
ATTENTION:	Cliff Harper	DATE OF REPORT:	1/1/96

Total Petroleum Hydrocarbon (TPH) Results by EPA 8015M

Sample	TPH Result (mg/kg-ppm)	PQL*
S-1, 7'	28	5

Reviewed By

Althea L. Lindell
Director of Chemistry

Green Mountain Laboratories, Inc.

RR#3, Box 5210

Montpelier, Vermont 05602

Phone:(802) 223-1468

Fax:(802) 223-8688

LABORATORY RESULTS

CLIENT NAME:	ES&M	REF#:	0374
ADDRESS:	65D Hale Hollow Road	PROJECT #:	Not Available
	Bridgewater Corners, Vermont 05035	DATE OF SAMPLE:	12/7/95
SAMPLE LOCATION:	Woodstock	SAMPLE MATRIX:	Soil
SAMPLER:	Cliff Harper	DATE OF SAMPLE RECEIPT:	12/13/95
		DATE OF EXTRACTION:	12/14/95
		DATE OF ANALYSIS:	12/26/95
ATTENTION:	Cliff Harper	DATE OF REPORT:	1/1/96

Polynuclear Aromatic Hydrocarbon (PAH) Results by EPA 8270

Compound	PAH Result (ug/kg-ppb)
Naphthalene	600
2-Methylnaphthalene	700
Acenaphthylene	<500
Acenaphthene	<500
Fluorene	<500
Phenanthrene	<500
Anthracene	<500
Fluoranthene	<500
Pyrene	<500
Benz(a)anthracene	<500
Chrysene	<500
Benzo(b)fluoranthene	<500
Benzo(k)fluoranthene	<500
Benz(a)pyrene	<500
Indeno(1,2,3-c,d)pyrene	<500
Dibenz(a,h)anthracene	<500
Benzo(g,h,i)perylene	<500

Reviewed By

Althea L. Lindell, Director of Chemistry

Green Mountain Laboratories, Inc.

RD#1, Box 5210
Montpelier, Vermont 05602

Phone (802) 223-1468

Fax (802) 223-8688

LABORATORY RESULTS

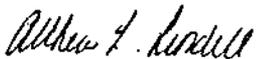
CLIENT NAME:	ES & M	PROJECT CODE:	not given
PROJECT NAME:	Woodstock	GML REF.#:	0374
REPORT DATE:	12/21/95	STATION:	S-1 7'
DATE SAMPLED:	12/7/95	DATE EXTRACTED:	12/14/95
DATE RECEIVED:	12/8/95	SAMPLER:	Cliff Harper
ANALYSIS DATE:	12/14/95	SAMPLE TYPE:	Water

EPA Method 8080 PCB Results (ug/kg)

Analysis	PQL	S-1 7'
PCB-1016	100	ND
PCB-1221	100	ND
PCB-1232	100	ND
PCB-1242	100	ND
PCB-1248	100	ND
PCB-1254	100	ND
PCB-1260	100	ND

ND = Not Detected

Reviewed by



Althea L. Lindell
Director of Chemistry

Green Mountain Laboratories, Inc.

RR#3, Box 5210
Montpelier, Vermont 05602

Phone:(802) 223-1468

Fax:(802) 223-8688

LABORATORY RESULTS

CLIENT NAME:	ES&M	REF#:	0374
ADDRESS:	65D Hale Hollow Road Bridgewater Corners, Vermont 05035	PROJECT #:	Not Available
SAMPLE LOCATION:	Woodstock	DATE OF SAMPLE:	12/7/95
SAMPLER:	Cliff Harper	DATE OF SAMPLE RECEIPT:	12/13/95
		DATE OF ANALYSIS:	12/15,12/21/95
ATTENTION:	Cliff Harper	DATE OF REPORT:	1/1/96

Total Metals Results

Parameter	S-2, GW (mg/l)	S-1, 7' (mg/kg)
Antimony	<0.05	<2
Arsenic	<0.01	<2
Beryllium	<0.005	<0.2
Cadmium	0.002	1.6
Chromium	0.008	19
Copper	0.14	20
Lead	0.02	5
Mercury	<0.0002	<0.2
Nickel	0.37	22
Selenium	<0.05	<2
Silver	<0.005	<0.2
Thallium	<0.1	<4
Zinc	0.29	50

Reviewed By

Althea L. Lindell
Director of Chemistry

ESM Inc. " Environmental Strategies and Management"

65 D Hale Hollow Road, Bridgewater Corners, VT (802) 672-6112 fax (802) 672-6227

Wednesday, January 31, 1996

Sue Thayer
Vermont Department of Environmental Conservation
Management and Prevention
103 South Main Street
Waterbury, VT 05671-0404

Re: Reporting a "suspected release" at the former Honda, Woodstock (Pizza Chef)
location on Route 4, east of Woodstock, VT

Dear Ms. Thayer,

Please find two reports enclosed with this letter of notification which document the "suspected release" at the former Honda Woodstock site in Woodstock, Vermont. The first soil and groundwater sampling event occurred on December 7th 1996 and was reported to Ted Uncles on December 8th 1996. The summary letter report from this sampling event is dated January 8th 1996.

The second soil sampling event occurred on January 26th 1996 with laboratory results arriving on January 30th 1996. This was reported to you via voice mail on January 30th 1996. The summary letter report from this event is dated January 29th 1996.

If I can be of further assistance to you with any data regarding these sampling events, please call me at (802) 672-6112 in Bridgewater Corners, VT; or fax me at (802) 672-6227. Thank you for your help in this matter.

Sincerely,


Cliff Harper, CPG
Project Hydrogeologist
Environmental Strategies and Management

cc: Kurt Gerrish, Gerrish Corporation

Attachments: Phase II Field Investigation Letter Report
Sub-floor Soil Analytical Results Letter Report

ESM Inc. " Environmental Strategies and Management"

65 D Hale Hollow Road, Bridgewater Corners, VT (802) 672-6112 fax (802) 672-6227

Monday, January 29, 1996

Mr. Kurt Gerrish
Gerrish Corporation
Route 4, Box CN9009
Lebanon, NH 03766

RE: Sub-floor soil analytical results, former Honda Woodstock (Pizza Chef) ; Route 4, Woodstock, VT.

Dear Mr. Gerrish

At your request, on January 25th and 26th ES&M drilled through the four inch thick concrete floor at the liquor store at the former Honda Woodstock facility in order to sample the soils from beneath the floor. In accordance to our memo to you on January 24, 1996 which outlined our scope of work, we were able to extract enough soil from one, sub-floor location in the back of the liquor store to facilitate analysis for Total Petroleum Hydrocarbons (TPH) by GC/FID.

The purpose of the sampling event was to determine if any TPH compounds were present in the top two feet of a random soil sample taken from underneath the concrete floor of the liquor store. Past use of the facility included the operation of a car repair facility (Honda Woodstock) in the current location of the liquor store. A concern about the potential loss of hydraulic fluids from the car lifts located below grade within the foundation of the liquor store prompted the sampling event.

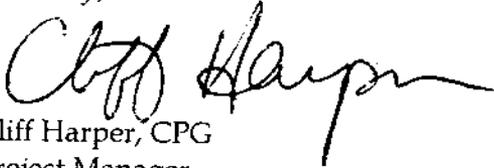
The sampling location was chosen based on a site visit which disclosed a small trench running the length of the liquor store building. A hole was drilled through the bottom of the concrete trench at the back of the store to allow for sampling . A soil sample was collected by means of driving a half-inch, metal sampling tube into the soils from a depth of approximately one foot to two and a half feet. The extracted soil sample was then sealed in a precleaned sampling jar and chilled pending shipment to the analytical laboratory.

The soil sample was analyzed for a TPH hydrocarbon fingerprint using a GC/FID (method 8100M). The analytical results indicated TPH at 296 ppm (mg/kg dry wt). The sample also exhibited GC/FID characteristics similar to lubricating oils in the hydraulic oil range (C12-C36).

Since this result has shown environmental impact to soils from fugitive hydrocarbons, we recommend reporting the results to the State of Vermont, Department of Environmental Conservation (VT DEC) via a copy of this letter. This action would be in accordance to VT DEC's regulations regarding suspected releases, Subchapter 6: 8-602.

If I can be of any further assistance to Gerrish Corporation with this matter, please call me at (802) 672-6112.

Sincerely,



Cliff Harper, CPG
Project Manager

cc: VT DEC Waterbury, Susan Thayer

Attachments: Site Map, Analytical Results



PROJECT NARRATIVE

CLIENT: Environmental Strategies & Management, Inc.
CLIENT PROJECT ID: Underslab Soil
ESS PROJECT ID: 960294

Sample Receipt

One soil sample was received on January 27, 1996 for the analyses specified on the enclosed Chain of Custody Record.

Analytical Summary

The project as described above has been analyzed in accordance with the ESS Quality Assurance Plan. This plan utilizes the following methodologies: US EPA SW-846, US EPA Methods for Chemical Analysis of Water and Wastes per 40 CFR Part 136, APHA Standard Methods for the Examination of Water and Wastewater, American Society for Testing and Materials (ASTM), and other recognized methodologies. These analyses with these noted observations are in conformance to the Quality Assurance Plan.

No unusual observations noted.

This signed Certificate of Analysis is our approved release of your analytical results. Beginning with this Project Narrative, the entire report has been paginated. The Chain of Custody is the final report page. This report should not be copied except in full without the approval of the laboratory.

End of project narrative.



Phyllis Shiller/Eric Charest
Laboratory Manager/QA Manager

1/30/96
Date





CERTIFICATE OF ANALYSIS

In Response To The Future

HYDROCARBON FINGERPRINT GC/FID 8100M

Client: ESM Inc.

Client Project ID: Underslab Soil

ESS Project ID: 960294

Client Sample ID: Underslab 2.5'

ESS Sample ID: 960294-01

Date Sampled: 1/26/96

Dilution Factor: 1x

Date Analyzed: 1/30/96

Date Extracted: 1/29/96

Parameter	Result (mg/Kg dry wt.)	MRL
-----------	------------------------	-----

Quantitative

Total Petroleum Hydrocarbon	296	28
-----------------------------	-----	----

Qualitative

This sample has the GC/FID characteristics that are similar to: lubricating oils in the hydraulic oil range.

MRL = Method Reporting Limit

Approved by: *[Signature]*

Date: 1/30/96 2

Environmental Science Services

532 Atwells Avenue, Providence, Rhode Island 02909 (401) 421-0398 Fax. (401) 421-5731



QUALITY SYSTEM
REGISTRATION



QUALITY CONTROL SECTION



CERTIFICATE OF ANALYSIS

In Response To The Future

FINGERPRINT SURROGATE RECOVERY

Client: ESM Inc.

Client Project ID: Underslab Soil

ESS Project ID: 960294

SAMPLE ID

o-Terphenyl
(50-150%) #

GC0129B1
960294-01

93%
95

Column to be used to flag recovery values with an asterisk when outside of Advisory Limits.

Approved by: *[Signature]*

Date: 1/30/96 4

Environmental Science Services

532 Atwells Avenue, Providence, Rhode Island 02909 (401) 421-0398 Fax. (401) 421-5731



QUALITY SYSTEM
REGISTRATION





CERTIFICATE OF ANALYSIS

In Response To The Future

HYDROCARBON FINGERPRINT GC/FID 8100M

Client: ESM Inc.
 Client Project ID: Underslab Soil ESS Project ID: 960294
 Client Sample ID: Method Blank ESS Sample ID: GC0129B1
 Date Sampled: N/A Dilution Factor: 1x
 Date Analyzed: 1/30/96 Date Extracted: 1/29/96

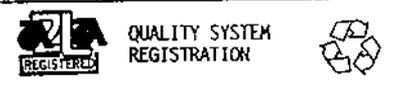
Parameter	Result (mg/Kg dry wt.)	MRL
Quantitative		
Total Petroleum Hydrocarbon	ND	25

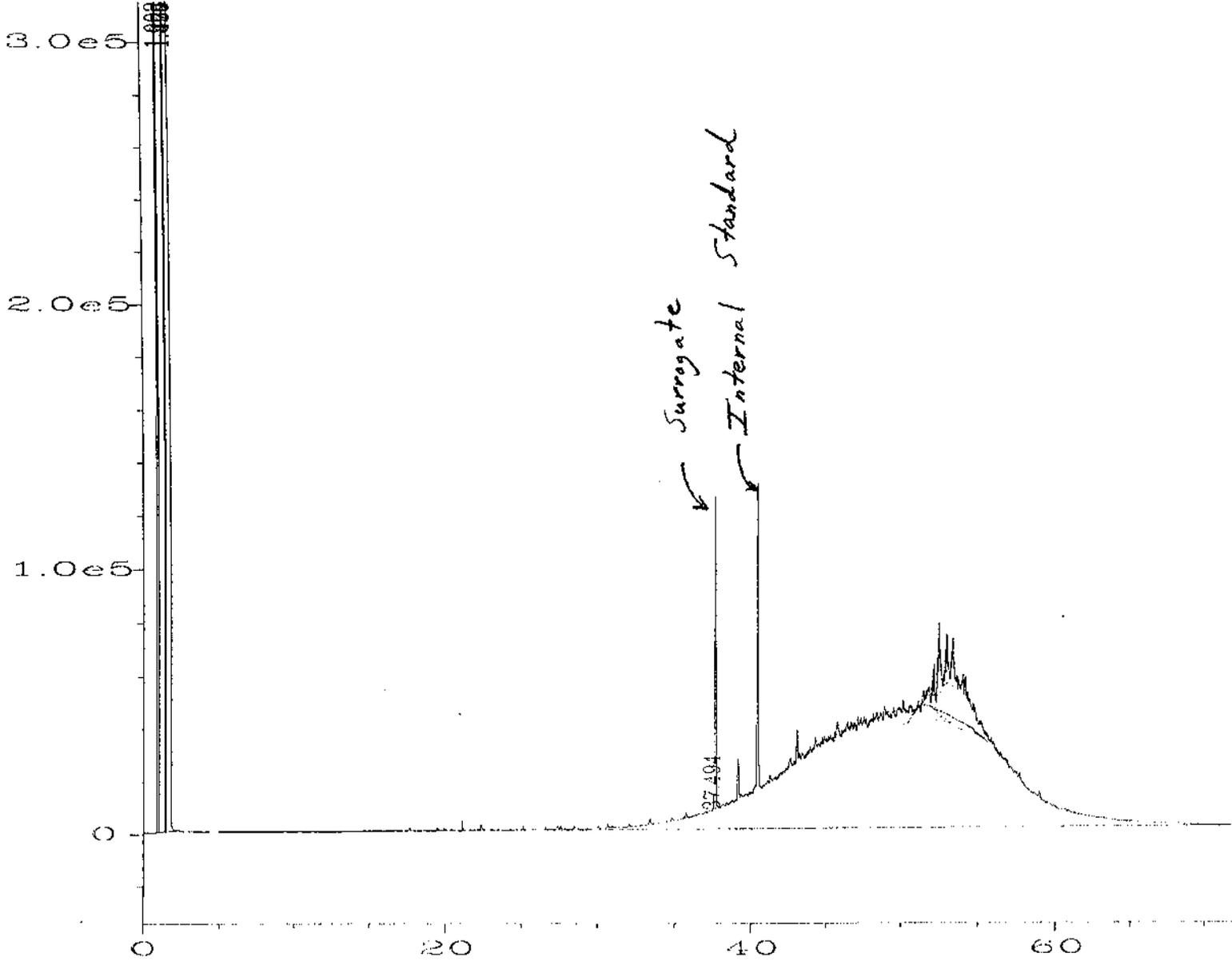
Qualitative
 Sample below MRL, therefore no qualitative identification can be made.

N/A = Not Applicable
 ND = Not Detected above the Method Reporting Limit (MRL)

Approved by: *JM*
 Environmental Science Services

Date: 1/30/96 5





Data File Name : C:\HPCHEM\1\DATA\012996\054R0101.D
 Operator : AC
 Instrument : FID INSTR
 Sample Name : GC0294-01
 Time Bar Code: UNDERSLAB 2.5'
 Acquired on : 30 Jan 96 09:27 AM
 Report Created on: 30 Jan 96 10:47 AM

Page Number : 1
 Vial Number : 54
 Injection Number : 1
 Sequence Line : 1
 Instrument Method: FFING.MTH
 Analysis Method : FFING.MTH

[Signature]
 1/30/96

APPENDIX C

ESM Inc. " Environmental Strategies and Management"

65 D Hale Hollow Road, Bridgewater Corners, VT (802) 672-6112 fax (802) 672-6227

November 20, 1997

Sue Thayer
Vermont Department of Environmental Conservation
Management and Prevention
103 South Main Street
Waterbury, VT 05671-0404

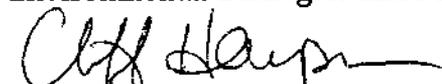
Subject: Honda Woodstock; Woodstock, Vermont; UST closure of 2- 1000 gal tanks

Dear Sue,

Environmental Strategies and Management has removed and disposed of two, 1000 gallon waste oil UST's which were not in use at the former Honda Woodstock facility in Woodstock, VT. We have completed the UST closure form which is attached along with a project narrative, site map and photos. We expect the lab results during the first week of December, 1997.

If you have any questions about the enclosed material, please call me at your convenience.

Sincerely,
Environmental Strategies and Management


Cliff Harper, Principal

cc: Larry Menz, NLI

ESM Inc. " Environmental Strategies and Management"

65 D Hale Hollow Road, Bridgewater Corners, VT (802) 672-6112 fax (802) 672-6227

UNDERGROUND STORAGE TANK CLOSURE REPORT

VTDEC Site No: 96-1954
SITE: Honda Woodstock (Pizza Chef)
Location: Route 4, Woodstock, Vermont
Owner: NLI, 3030 NW Expressway, Oklahoma City, OK 73112
Larry Menz, (800) 729-3278
ESM Project Mgr.: Cliff Harper, P.G. *CH*
Dig-Safe File No: 9745-06621

SCOPE OF WORK

Closure by removal of two (2) 1000 gallon, out-of-service UST's; formerly used as waste oil UST's for the Honda Woodstock business; removal or capping of all related piping; confirmation soil/groundwater sampling from the tank pits.

PERSONNEL

Cliff Harper, ESM PM
Gary Carpenter, Carpenter Plumbing and Heating, Woodstock, VT
Richard Schulz, Schulz Excavation, Woodstock, VT
Craig Corbett, Precision Industrial Maintenance, Rutland, VT
Raul Sanchez, Green Mountain Laboratories, Montpelier, VT

PROJECT NARRATIVE

November 18, 1997

7:00 am: Arrived on-site. Temperature at 33 degrees F, cloudy and calm. Taped -off area.

7:30 Held health and safety review. Began pumping out UST # 1 (east tank) with Precision Industrial Maintenance 3500 gallon vacuum tanker. Approximately 500 gallons of oil and water removed.

8:25 Began pumping out UST #2 (west tank). Removed approximately 1000 gallons of mostly water. Schulz Excavation arrived, held health and safety review.

- 9:15 Precision Industrial Maintenance arrived, held health and safety review. Completed pumping out UST's. Checked each UST with LEL meter. Both tanks read zero. Calibrated the OVM meter.
- 9:45 Began excavating UST's.
- 10:20 Excavated to two feet in depth; some oil staining around both fill pipes. OVM reading in the stained soils mostly < 5ppm; in one spot the OVM registered 50 ppm. Used Sawzall to cut metal piping into tanks including vent line and feed lines. Groundwater entering excavation.
- 10:45 Groundwater in excavation at 3 feet below grade; UST tank tops at approximately 3.5 feet below grade. Some groundwater seen entering bung holes in UST # 1.
- 11:10 UST # 1 out of ground. Appears in good condition. No obvious corrosion. No leaks in the bottom quarter of the UST (no water seen leaking out). Tank size 10.75 feet long x 4 feet in diameter. Tank blocked and prepared for LEL testing prior to cutting with sawzall. Broken threads on the 1.5 inch bung hole. Headspace testing of UST # 1 soils from the excavation above the groundwater table was 1.8 to 4.5 ppm using an OVM.
- 11:30 UST # 2 out of ground. Many pencil size holes were observed along the bottom seam of the UST. Water seen leaking out of these holes. Water directed back into the tank pit.
- 11:45 Both UST's pumped of any remaining water. LEL testing of tanks; tanks cut and a certified confined space technician cleaned out both tanks.
- 12:00 Attempted calls to DEC; left message re: status of tanks.
- 1:00 Groundwater and soil samples taken. Approximately 3 yards of "segregated" soils tested with OVM, results 5 to 20 ppm. Removal of additional piping.
- 1:15 UST's cleaned and ready for disposal at Janci Metals in W. Lebanon, NH. One 55 gallon drum of sludge and debris taken from UST's. Plumber sealing off four small copper feed lines which ran from the tanks to a utility room. All other piping removed.
- 2:10 Backfilling the excavation , set-up barricades and tape until more fill is in place.
- 3:00 Additional fill arrived on-site, graded area; cleaned up premises. UST's placed on the side of the property until loaded on a flat bed to W. Lebanon, NH.
- 3:30 Left site for the day.

Comments: UST's were 1000 gallon tanks, not 550 gallons. Groundwater entered the excavation at ~ 10 gpm. Sidewalls of the pit were sampled above the water table. 1800 gallons of liquid was vacuumed from the two tanks. Wastes were properly manifested. Some residual waste oil was observed mainly around the fill pipes.

UNDERGROUND STORAGE TANK PERMANENT CLOSURE FORM

Agency Use Only
 Facility ID# _____
 Date of scheduled activity: 11/19/97
 Facility Town: WOODSTOCK
 DEC Official: 571 Eval. by _____

Vermont Agency of Natural Resources
 Dept. of Environmental Conservation
 Waste Management Division
 103 South Main Street, West Building
 Waterbury, Vermont 05671-0404
 Telephone: (802) 241-3888

Site assessment company: ENV. STRATEGIES + MORE
 Site assessor: 802-672-6112
 Phone Number of company (or person): () CLIFF HARPER
 Date of UST closure: 11/18/97
 Date of site assessment: _____

Section A. Facility Information:

Name of facility: WOODA WOODSTOCK/PIZZALIKE Number of employees: Approx 12
 Street address of facility: ROUTE 4 WOODSTOCK VERMONT 05091
 Owner of UST(s) to be closed: NAT. LOAN INVEST. Contact (if different than owner): CLIFF HARPER
 Mailing address of owner: 3030 N.W. EXPRESSWAY SUITE 1313 OKLA. CITY, OK 73112
 Telephone number of owner: 1-800-729-3278 Contact telephone #: 802-672-6112

Section B. UST Closure Information: (please check one)

Reason for initiating UST closure: Suspected Leak Liability Replacement Abandoned
 Which Portion of UST is to be closed: Tanks Piping Tanks & Piping

USTs (piping is considered a part of UST system) undergoing permanent closure. Include condition of USTs

UST #	Product	Size (gallons)	Tank age	Tank Condition	Piping age	Piping condition
UST 1 EAST	WASTE OIL	1000	12 YRS	COMPETENT OIL + WATER	12 YRS	GOOD, SOME CORROSION
UST 2 WEST	WASTE OIL	1000	12 YRS	HOLES IN BOTTOM MOSTLY WATER	12 YRS	GOOD, SOME CORROSION

Which tanks, if any, will be closed in-place: USTs# NA Authorized by: _____ Date: 11/19/97
 Disposal/destruction of removed UST(s): Location TANK METALS Method SCRAP METAL Date: 11/19/97
 Amount (gal.) and type of waste generated from USTs: 1801 GAL. LIQUID, 1 DRUM SOLIDS
 (tank contents are hazardous wastes unless recovered as usable product)
 Tank cleaning company (must be trained in confined space entry) PRECISION INDUSTRIAL MAINTENANCE
 Certified hazardous waste hauler: PRECISION IND. MAINT. Generator ID number: VTP 000008072

Section C. Initial site characterization:

Work in this section must be completed by a professional environmental consultant or hydrogeologist with experience in environmental sampling for the presence of hazardous materials. A full report from the consultant must accompany this form.

PID information:

Make: THE 2000 Model: 580 B OVM Calibration information (date, time, gas): 11/18/97, 9AM, ISOBUTYLENE ZERO GAS
 ENV. IKS.

Excavation information: (some tank pulls require more than one excavation)

Tank(s) # and Excavation (A,B,C,etc)	Depth (ft)	Excavation size (ft ²)	Peak PID reading	Depth of Peak (ft)	Avg PID reading	Bedrock Depth (ft)	Groundwater encountered? (y/n) and at depth (ft)	Soil type
<u>2 UST'S IN ONE EXC</u>	<u>5.5</u>	<u>13x12</u>	<u>50ppm</u>	<u>3 ft</u>	<u>10ppm</u>	<u>N/A</u>	<u>Yes @ 3.0'</u>	<u>SAND/GRAVEL FILL BLUE-GRAY CLAY</u>

Indicate all readings and samples on site diagram

Number of soil samples collected for laboratory analysis? 6 results due date 12/2/97
 Have any soils been polyencapsulated on site? Yes (#yds³ PID range above zero ^{low} ^{high}) No
 Have any soils been transported off site? Yes list amount (yds³): No

SECTION B. UST CLOSURE INFORMATION (PLEASE CHECK ONE)

Reason for initiating UST closure: Suspected Leak Liability Replacement Abandoned
 Which Portion of UST is to be closed: Tanks Piping Tanks & Piping

USTs (piping is considered a part of UST system) undergoing permanent closure. Include condition of USTs

UST #	Product	Size (gallons)	Tank age	Tank Condition	Piping age	Piping condition
UST 1 EAST	WASTE OIL	1000	12 YRS	COMPETENT OIL + WATER	12 YRS	GOOD, SOME CORROSION
UST 2 WEST	WASTE OIL	1000	12 YRS	HOLES IN BOTTOM MOSTLY WATER	12 YRS	GOOD, SOME CORROSION

Which tanks, if any, will be closed in-place: USTs# NA Authorized by: _____ Date: 1/1
 Disposal/destruction of removed UST(s): Location TANK METALS Method SCRAP METAL Date: 1/19/97
 Amount (gal.) and type of waste generated from USTs: 1801 GAL LIQUID, 1 DRUM SOLIDS
 (tank contents are hazardous wastes unless recovered as usable product)
 Tank cleaning company (must be trained in confined space entry) PRECISION INDUSTRIAL MAINTENANCE
 Certified hazardous waste hauler: PRECISION IND. MAINT. Generator ID number: VTP 000008072

Section C. Initial site characterization:

Work in this section must be completed by a professional environmental consultant or hydrogeologist with experience in environmental sampling for the presence of hazardous materials. A full report from the consultant must accompany this form.

PID information:

Make: THERMO Model: 580 B OVM Calibration information (date, time, gas): 11/18/97, 9AM, ISOBUTYLENE ZERO GAS
 ENV. INS.

Excavation information: (some tank pulls require more than one excavation)

Tank(s) # and Excavation (A,B,C,etc)	Depth (ft)	Excavation size(ft ²)	Peak PID reading	Depth of Peak (ft)	Avg PID reading	Bedrock Depth (ft)	Groundwater encountered? (y/n) and at depth (ft)	Soil type
<u>2 UST'S UNDER EXC</u>	<u>5.5</u>	<u>13x12</u>	<u>50ppm</u>	<u>3 ft</u>	<u>10ppm</u>	<u>N/A</u>	<u>YES @ 3.0'</u>	<u>SAND/GRAVEL FILL BLUE-GRAY CLAY</u>

Locate all readings and samples on site diagram

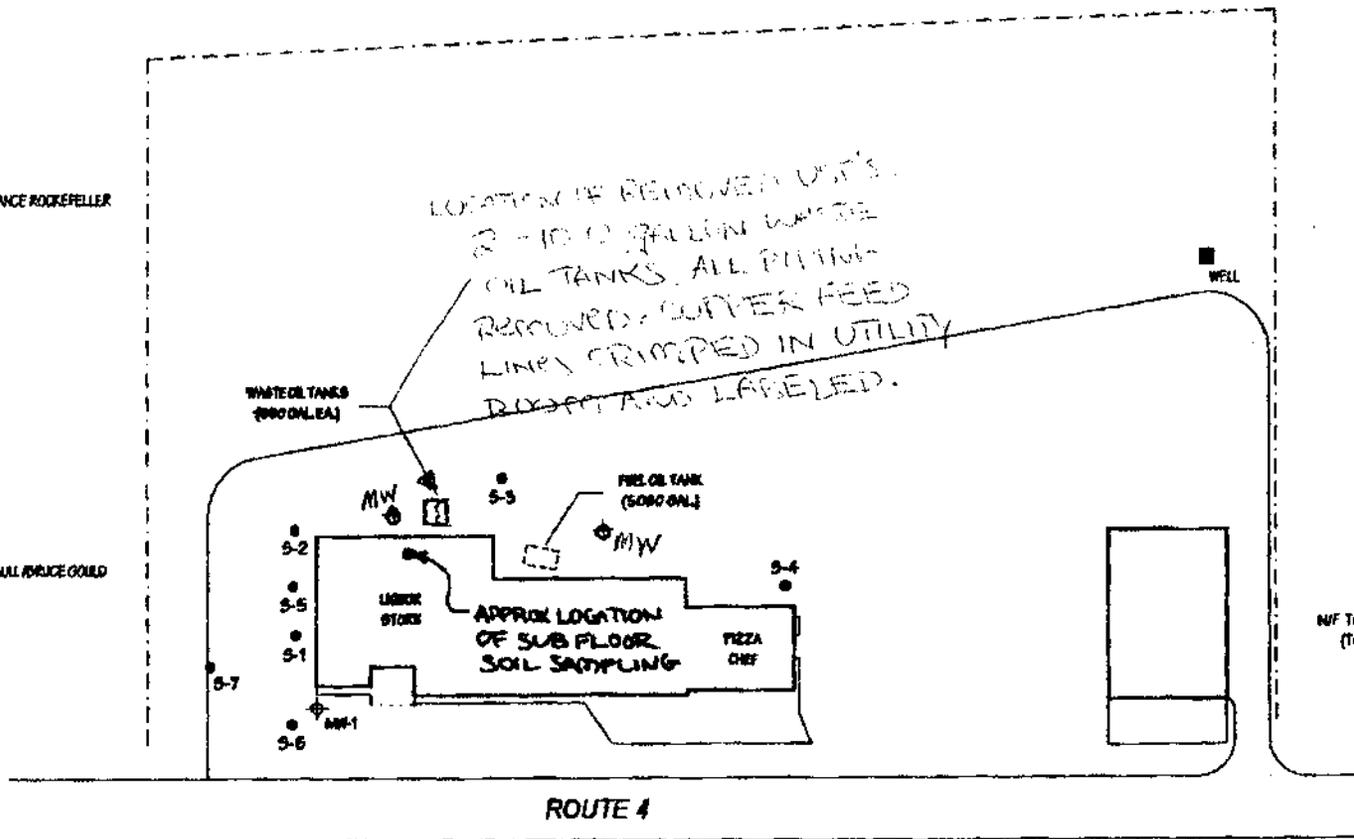
Number of soil samples collected for laboratory analysis? 6 results due date 12/2/97
 Have any soils been polyencapsulated on site? Yes ___ (#yds³ PID range above zero^{low} - ___^{peak}) No X
 Have any soils been transported off site? Yes ___ list amount (yds³): ___ No X
 Location transported to: N/A DEC official who approved _____
 Amount of soils backfilled(yds³): 860 PID range above zero^{low} 1 - 50^{peak}
 Have limits of contamination been defined? Yes ___ No X
 Is there any other known contamination on-site? Yes X No ___ Comments: REPORTED HYD. OILS UNDER SLABS OF LIQUOR STORE.
 Free Phase product encountered? Yes ___ thickness ___ No X
 Groundwater encountered? Yes X depth(ft) 3 No ___
 Are there existing monitoring wells on-site? Yes X how many: 3? (locate on site diagram) No ___
 Have new monitoring wells been installed? Yes ___ how many: ___ (locate on site diagram) No X
 Have samples been taken from any monitoring wells for lab analysis? Yes ___ results due date ___/___/___ No X
SAMPLE TAKEN FROM MW-1 DURING 12/95
 Is there a water supply well on site? Yes ___ (check type: shallow ___ rock ___ spring ___) No X
 How many public water supply wells are located within a 0.5 mile radius? 1 min. distance (ft.): 700
 How many private water supply wells located within a 0.5 mile radius? NUMEROUS min distance (ft.): 500

What receptors have been impacted? X soil ___ indoor air X groundwater ___ surface water ___ water supply

N/F LAURANCE ROCKEFELLER

N/F LAURANCE ROCKEFELLER

N/F RICHARD GALL / RICE GOULD



LEGEND

- Geofrabe Sampling Location
Ex: S-6 Location Identification
- ⊕ Existing Monitoring Well
Ex: MW-2 Location Identification
- Underground Storage Tank
- - - Property Boundary (Approximate)

Source: Site Plan of UNRites, Inc., drawn by Gilbert H. Currier, Sunset Farm, Woodstock, VT. Revised 2/1995.

Approximate Scale 1" = 50'

N/F TOWN OF WOODSTOCK (TOWN FIRE HOUSE)

N/F UPS



		510 High Hollow Road Bridgewater Corners, VT 05831 Tel: (802) 672-4112 Fax: (802) 672-4227	
Drawing Date: N/A	Drawing Date: 12/07/95	GID No: 95027001.CAL	
<h2>SITE MAP</h2>			
Client: Gerrish Corporation		PK: C	
Location: Route 4 Woodstock, Vermont		PO:	
Designer: RHB	Designer:	Project No.: 9502-007	Figure:

Facility ID#

Section D: Tanks/Piping Remaining/installed

Regardless of size, include USTs at site as to *status, e.g. "abandoned", "in use", or "to be installed". (Most installations require permits and advance notice to this office.)

UST#	Product	Size(gallons)	Tank age	*Tank status	Piping age	*Piping Status
#3	FUEL OIL	5080	12 yrs	IN USE	12 yrs	IN USE

There are no other tanks at this site.

Section E. Statements of UST closure compliance:

(must have both signatures or site assessment not complete)

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

Signature of UST owner or owner's authorized representative _____ Date: _____

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

Cathy Harper
Signature of Environmental Consultant _____ Date: 11/19/97

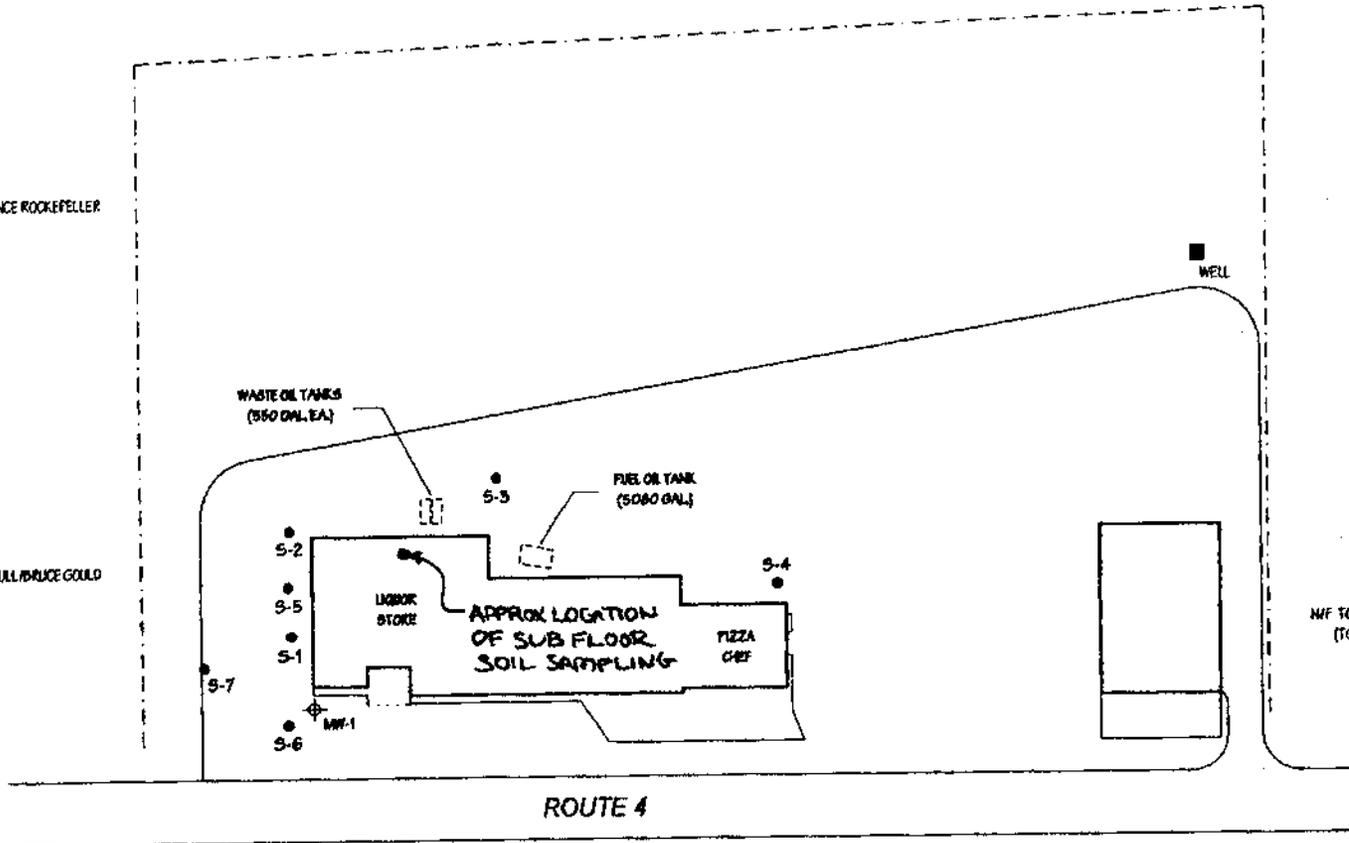
Site diagram

SITE MAP ENCLOSED

N/F LAURANCE ROCKEFELLER

N/F LAURANCE ROCKEFELLER

N/F RICHARD GAULL/BRUCE GOULD



LEGEND

- Geoprobe Sampling Location
E.g. S-8 Location Identification
- ⊕ Existing Monitoring Well
E.g. MW-8 Location Identification
- Underground Storage Tank
- - - Property Boundary (Approximate)

Source: Site Plan of Utilities, Etc., drawn by Gilbert H. Carver, Sunset Farm, Woodstock, VT. Revised 2/19/90.

0 50
Approximate Scale 1" = 50'

ROUTE 4

N/F CLPS

N/F TOWN OF WOODSTOCK (TOWN FIRE HOUSE)

		65D Fide Hollow Road Bridgewater Corners, VT 05035 Tel: (802) 672-6172 Fax: (802) 672-6227	
		Drawing Date: N/A	Drawing Date: 12/07/95
SITE MAP			
Client:	Gerrish Corporation	PM:	CJH
Location:	Route 4 Woodstock, Vermont	PG:	
Designer:	RHB	Project No.:	9502-007
		Figure:	1



ESM Inc. " Environmental Strategies and Management"

65 D Hale Hollow Road, Bridgewater Corners, VT (802) 672-6112 fax (802) 672-6227

Certificate of Destruction

**Two- 1000 gallon Waste Oil
Underground Storage Tanks
have been rendered
Inoperable by Destruction**

**at the Honda Woodstock/Pizza Chef Site
Route 4, Woodstock, Vermont
on November 18, 1997**

**Property Owner: National Loan Investors
3030 NW Expressway, Suite 1313
Oklahoma City, Oklahoma 73112
(405) 947-6171**

**Underground Storage Tank remains transported to:
Janci Metals, West Lebanon, NH**

Cliff Harper, Principal, Environmental Strategies & Mgmt.

Date

EQUIPMENT CALIBRATION FORM

NAME: ESM - C. HARPER

DATE: 11/18/97

PROJECT: HONDA WOODSTOCK

TIME: 9:45

EQUIPMENT TYPE: TECNO ENV. INS.

MANUFACTURER: MODEL 580 B OVM

LAST CALIBRATION DATE: 11/6/97 REPAIRS MADE: Y N

CALIBRATION SPAN GAS USED: ZERO GAS

ALARM POINTS: _____

EQUIPMENT CHECK OUT - ALL COMPONENTS INCLUDED (See User Manual)

READINGS: % O₂: _____ % LEL: _____

ppm CO: _____ ppm H₂S: _____

ppm (other) _____

NOTES: 0 GAS READ ZERO

WASTELINE CALIBRATION

TESTER SIGNATURE: _____

ESM Inc. " Environmental Strategies and Management"

65 D Hale Hollow Road, Bridgewater Corners, VT (802) 672-6112 fax (802) 672-6227

January 10, 1998

Mr. Brian Woods, SMS
Waste Management Division
Department of Environmental Conservation
103 South Main Street/West Building
Waterbury, Vermont 05671-0404

**Subject: Results from soil and groundwater sampling; Former Honda Woodstock Site
(aka Pizza Chef); Woodstock, VT.**

Dear Mr. Woods,

ESM has completed the sampling and analysis of two, sub-slab, soil locations under the liquor store end of the subject building (SS-1 and SS-2); as well as the sampling and analysis of a groundwater sample from the monitoring well (MW-1) which is located in front of the same building (Figure 1).

The purpose of this sampling event was to determine if VOC, TPH, SVOC or metal compounds were impacting the soil within the foundation of the liquor store, and if the same compounds would be found in a groundwater well outside and downgradient of the store's foundation.

All of the analytical results can be found attached to this letter report. After reviewing the results from the recent sampling, it appears that low levels of middle to higher range hydrocarbons (< 10 ppm to 42 ppm of TPH) are in portions of the soil beneath the liquor store floor. This is consistent with a hydrocarbon fingerprint result performed in January 1996 which detected 296 mg/kg (dry wt.) of TPH in a similar soil sample. The 1996 sample had GC/FID characteristics similar to lubricating oils in the hydraulic oil range.

The TPH results are in alignment with what we know about the former usage of the site: automotive repair and service. We believe that the hydrocarbons in the soil under the slab are from fugitive hydraulic oils that were used in the eight car lifts formerly located under the current floor of the liquor store. Metals have also been detected in these soils. Analytical results for aluminum, chromium, iron, lead and zinc were found in the soils at elevated levels.

EPA Method 8260 was completed on both of the soil samples and all results were non-detected for all compounds. EPA Method 8270 was completed on soil sample 2 (SS-2) and the results were also non-detected for all compounds including acid-base neutrals.

MW-1 was sampled for TPH, metals, and VOCs using EPA Method 8260. The results for the EPA Method 8260 was non-detected for all compounds. TPH results in MW-1 were below detection limits and the inorganic metal results showed aluminum and iron to be above normal. Cadmium, chromium, lead and zinc were below enforcement standards.

Given the nature and location of the impacted soil, the foundation and floor of the building at the former Honda Woodstock site is acting as an "engineered control" in regards to containing the TPH and metals which were detected in the soils. Groundwater results from MW-1 does not indicate that the area outside of the foundation has been impacted in the same manner.

Based on these results, ESM would like to request that the State (Agency of Natural Resources) designate this site for a "Site Management Activity Completed" (SMAC). We will supply the State with any additional information as required. ESM submitted additional soil and groundwater data on this site to your department during a geoprobe investigation completed in January 1996.

After you have had time to review the attached laboratory data, we would like to set up a meeting time so that we may discuss this option. As you may know, our customer is in the process of entering into an purchase and sales agreement in regards to this property and we would like to determine if the property will qualify for a SMAC.

Thank you for your time.

Sincerely,

Environmental Strategies and Management


Cliff Harper, PG
Principal

cc: Chris Moses, NLI

GREEN MOUNTAIN LABORATORIES, INC.

RR 3, BOX 5210
Montpelier, Vermont 05602

Phone (802) 223 - 1468

Fax (802) 223 - 8688

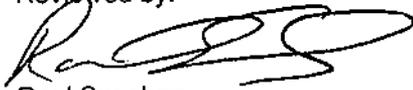
LABORATORY RESULTS

CLIENT NAME:	Environmental Strategies & Mgt.	REFERENCE NO.:	3153
ADDRESS:	65 D Hale Hollow Road	PROJECT NO.:	NA
	Bridgewater Corners, VT 05035	DATE OF SAMPLE:	12/18 - 12/20/97
SAMPLE LOCATION:	Honda Woodstock	DATE OF RECEIPT:	12/20/97
SAMPLER:	Cliff Harper	DATE OF ANALYSIS:	01/01/98
ATTENTION:	Cliff Harper	DATE OF REPORT:	01/05/98

Pertaining to the analyses of specimens submitted under the accompanying chain of custody form, please note the following:

- Water samples submitted for VOC analysis were preserved with HCl.
- Specimens were processed and examined according to the procedures outlined in the specified method.
- Holding times were honored.
- Instruments were appropriately tuned and calibrations were checked with the frequencies required in the specified method.
- Blank contamination was not observed at levels interfering with the analytical results.
- Initial calibration criteria was not met for the target analytes 1,2,4-Trichlorobenzene, Hexachlorobutadiene, Naphthalene, and 1,2,3-Trichlorobenzene.
- Continuing Calibration standards were monitored at intervals indicated in the specified method. The resulting analytical precision and accuracy were determined to be within method QA/QC acceptance limits, except for the target analytes 1,2,4-Trichlorobenzene, Hexachlorobutadiene, Naphthalene, and 1,2,3-Trichlorobenzene. However, none of these target analytes were detected in any of the samples.
- The efficiency of analyte recovery for individual samples was monitored by the addition of surrogate analyte to all samples, standards, and blanks. Surrogate recoveries were found to be within laboratory QA/QC acceptance limits, unless noted otherwise.

Reviewed by:



Raul Sanchez
Chemical Services

Green Mountain Laboratories, Inc.

RR 3, Box 5210

Montpelier, Vermont 05602

Phone (802) 223-1468

Fax (802) 223-8688

GML REF. #: 3153
 STATION: SS-1
 ANALYSIS DATE: 01/01/98
 DATE SAMPLED: 12/19/97
 SAMPLE TYPE: SOIL (91.1% DRY WT.)

PARAMETERS	PQL	µg/kg	PARAMETERS	PQL	µg/kg
Benzene	196	ND	cis-1,3-Dichloropropene	196	ND
Bromobenzene	196	ND	Ethylbenzene	196	ND
Bromochloromethane	490	ND	Hexachlorobutadiene	490	ND
Bromodichloromethane	196	ND	Isopropylbenzene	196	ND
Bromoform	490	ND	p-Isopropyltoluene	196	ND
Bromomethane	490	ND	Methylene Chloride	490	ND
n-Butylbenzene	196	ND	Methyl-t-butyl-ether (MTBE)	490	ND
sec-Butylbenzene	196	ND	Naphthalene	490	ND
tert-Butylbenzene	196	ND	n-Propylbenzene	196	ND
Carbon Tetrachloride	196	ND	Styrene	196	ND
Chlorobenzene	196	ND	1,1,1,2-Tetrachloroethane	196	ND
Chloroethane	490	ND	1,1,2,2-Tetrachloroethane	490	ND
Chloroform	490	ND	Tetrachloroethylene	196	ND
Chloromethane	196	ND	Toluene	196	ND
o-Chlorotoluene	196	ND	1,2,3-Trichlorobenzene	490	ND
p-Chlorotoluene	196	ND	1,2,4-Trichlorobenzene	490	ND
1,2-Dibromo-3-chloropropan	490	ND	1,1,1-Trichloroethane	490	ND
Dibromochloromethane	196	ND	1,1,2-Trichloroethane	196	ND
1,2-Dibromoethane (EDB)	196	ND	Trichloroethylene (TCE)	196	ND
Dibromomethane	196	ND	Trichlorofluoromethane	490	ND
o-Dichlorobenzene	196	ND	1,2,3-Trichloropropane	490	ND
m-Dichlorobenzene	196	ND	1,2,4-Trimethylbenzene	196	ND
p-Dichlorobenzene	196	ND	1,3,5-Trimethylbenzene	196	ND
Dichlorodifluoromethane	490	ND	Vinyl Chloride	490	ND
1,1-Dichloroethane	490	ND	o-Xylene	196	ND
1,2-Dichloroethane	196	ND	m + p-Xylene	392	ND
1,1-Dichloroethylene	490	ND			
cis-1,2-Dichloroethylene	490	ND	Surrogates:		
trans-1,2-Dichloroethylene	490	ND	Dibromofluoromethane	94.7 %	
1,2-Dichloropropane	196	ND	Toluene-D8	104 %	
1,3-Dichloropropane	196	ND	4-Bromofluorobenzene	103 %	
2,2-Dichloropropane	490	ND			
1,1-Dichloropropene	490	ND	ND - Not Detected		
trans-1,3-Dichloropropene	196	ND	Concentration units = µg/kg		

Green Mountain Laboratories, Inc.

RR 3, Box 5210

Montpelier, Vermont 05602

Phone (802) 223-1468

Fax (802) 223-8688

GML REF. #: 3153
 STATION: SS-2
 ANALYSIS DATE: 01/01/98
 DATE SAMPLED: 12/18/97
 SAMPLE TYPE: SOIL (91.1% DRY WT.)

PARAMETERS	PQL	µg/kg	PARAMETERS	PQL	µg/kg
Benzene	200	ND	cis-1,3-Dichloropropene	200	ND
Bromobenzene	200	ND	Ethylbenzene	200	ND
Bromochloromethane	500	ND	Hexachlorobutadiene	500	ND
Bromodichloromethane	200	ND	Isopropylbenzene	200	ND
Bromoform	500	ND	p-Isopropyltoluene	200	ND
Bromomethane	500	ND	Methylene Chloride	500	ND
n-Butylbenzene	200	ND	Methyl-t-butyl-ether (MTBE)	500	ND
sec-Butylbenzene	200	ND	Naphthalene	500	ND
tert-Butylbenzene	200	ND	n-Propylbenzene	200	ND
Carbon Tetrachloride	200	ND	Styrene	200	ND
Chlorobenzene	200	ND	1,1,1,2-Tetrachloroethane	200	ND
Chloroethane	500	ND	1,1,2,2-Tetrachloroethane	500	ND
Chloroform	500	ND	Tetrachloroethylene	200	ND
Chloromethane	200	ND	Toluene	200	ND
o-Chlorotoluene	200	ND	1,2,3-Trichlorobenzene	500	ND
p-Chlorotoluene	200	ND	1,2,4-Trichlorobenzene	500	ND
1,2-Dibromo-3-chloropropan	500	ND	1,1,1-Trichloroethane	500	ND
Dibromochloromethane	200	ND	1,1,2-Trichloroethane	200	ND
1,2-Dibromoethane (EDB)	200	ND	Trichloroethylene (TCE)	200	ND
Dibromomethane	200	ND	Trichlorofluoromethane	500	ND
o-Dichlorobenzene	200	ND	1,2,3-Trichloropropane	500	ND
m-Dichlorobenzene	200	ND	1,2,4-Trimethylbenzene	200	ND
p-Dichlorobenzene	200	ND	1,3,5-Trimethylbenzene	200	ND
Dichlorodifluoromethane	500	ND	Vinyl Chloride	500	ND
1,1-Dichloroethane	500	ND	o-Xylene	200	ND
1,2-Dichloroethane	200	ND	m + p-Xylene	400	ND
1,1-Dichloroethylene	500	ND			
cis-1,2-Dichloroethylene	500	ND	Surrogates:		
trans-1,2-Dichloroethylene	500	ND	Dibromofluoromethane	101 %	
1,2-Dichloropropane	200	ND	Toluene-DB	105 %	
1,3-Dichloropropane	200	ND	4-Bromofluorobenzene	102 %	
2,2-Dichloropropane	500	ND			
1,1-Dichloropropene	500	ND	ND - Not Detected		
trans-1,3-Dichloropropene	200	ND	Concentration units = µg/kg		

Green Mountain Laboratories, Inc.

RR 3, Box 5210

Montpelier, Vermont 05602

Phone (802) 223-1468

Fax (802) 223-8688

GML REF. #: 3153
 STATION: MW-1
 ANALYSIS DATE: 01/01/98
 DATE SAMPLED: 12/20/97
 SAMPLE TYPE: WATER

PARAMETERS	PQL	µg/L	PARAMETERS	PQL	µg/L
Benzene	2	ND	cis-1,3-Dichloropropene	2	ND
Bromobenzene	2	ND	Ethylbenzene	2	ND
Bromochloromethane	5	ND	Hexachlorobutadiene	5	ND
Bromodichloromethane	2	ND	Isopropylbenzene	2	ND
Bromoform	5	ND	p-Isopropyltoluene	2	ND
Bromomethane	5	ND	Methylene Chloride	5	ND
n-Butylbenzene	2	ND	Methyl-t-butyl-ether (MTBE)	5	ND
sec-Butylbenzene	2	ND	Naphthalene	5	ND
tert-Butylbenzene	2	ND	n-Propylbenzene	2	ND
Carbon Tetrachloride	2	ND	Styrene	2	ND
Chlorobenzene	2	ND	1,1,1,2-Tetrachloroethane	2	ND
Chloroethane	5	ND	1,1,2,2-Tetrachloroethane	5	ND
Chloroform	5	ND	Tetrachloroethylene	2	ND
Chloromethane	2	ND	Toluene	2	ND
o-Chlorotoluene	2	ND	1,2,3-Trichlorobenzene	5	ND
p-Chlorotoluene	2	ND	1,2,4-Trichlorobenzene	5	ND
1,2-Dibromo-3-chloropropan	5	ND	1,1,1-Trichloroethane	5	ND
Dibromochloromethane	2	ND	1,1,2-Trichloroethane	2	ND
1,2-Dibromoethane (EDB)	2	ND	Trichloroethylene (TCE)	2	ND
Dibromomethane	2	ND	Trichlorofluoromethane	5	ND
o-Dichlorobenzene	2	ND	1,2,3-Trichloropropane	5	ND
m-Dichlorobenzene	2	ND	1,2,4-Trimethylbenzene	2	ND
p-Dichlorobenzene	2	ND	1,3,5-Trimethylbenzene	2	ND
Dichlorodifluoromethane	5	ND	Vinyl Chloride	5	ND
1,1-Dichloroethane	5	ND	o-Xylene	2	ND
1,2-Dichloroethane	2	ND	m + p-Xylene	4	ND
1,1-Dichloroethylene	5	ND			
cis-1,2-Dichloroethylene	5	ND	Surrogates:		
trans-1,2-Dichloroethylene	5	ND	Dibromofluoromethane	105 %	
1,2-Dichloropropane	2	ND	Toluene-D8	104 %	
1,3-Dichloropropane	2	ND	4-Bromofluorobenzene	102 %	
2,2-Dichloropropane	5	ND			
1,1-Dichloropropene	5	ND	ND - Not Detected		
trans-1,3-Dichloropropene	2	ND	Concentration units = µg/L		

Green Mountain Laboratories, Inc.

RR 3, Box 5210
Montpelier, Vermont 05602

Phone (802) 223-1468

Fax (802) 223-8688

GML REF. # : 3153
STATION: TRIP BLANK
ANALYSIS DATE: 01/01/98
DATE SAMPLED: 12/20/97
SAMPLE TYPE: WATER

PARAMETERS	PQL	µg/L	PARAMETERS	PQL	µg/L
Benzene	2	ND	cis-1,3-Dichloropropene	2	ND
Bromobenzene	2	ND	Ethylbenzene	2	ND
Bromochloromethane	5	ND	Hexachlorobutadiene	5	ND
Bromodichloromethane	2	ND	Isopropylbenzene	2	ND
Bromoform	5	ND	p-Isopropyltoluene	2	ND
Bromomethane	5	ND	Methylene Chloride	5	ND
n-Butylbenzene	2	ND	Methyl-t-butyl-ether (MTBE)	5	ND
sec-Butylbenzene	2	ND	Naphthalene	5	ND
tert-Butylbenzene	2	ND	n-Propylbenzene	2	ND
Carbon Tetrachloride	2	ND	Styrene	2	ND
Chlorobenzene	2	ND	1,1,1,2-Tetrachloroethane	2	ND
Chloroethane	5	ND	1,1,2,2-Tetrachloroethane	5	ND
Chloroform	5	ND	Tetrachloroethylene	2	ND
Chloromethane	2	ND	Toluene	2	ND
o-Chlorotoluene	2	ND	1,2,3-Trichlorobenzene	5	ND
p-Chlorotoluene	2	ND	1,2,4-Trichlorobenzene	5	ND
1,2-Dibromo-3-chloropropan	5	ND	1,1,1-Trichloroethane	5	ND
Dibromochloromethane	2	ND	1,1,2-Trichloroethane	2	ND
1,2-Dibromoethane (EDB)	2	ND	Trichloroethylene (TCE)	2	ND
Dibromomethane	2	ND	Trichlorofluoromethane	5	ND
o-Dichlorobenzene	2	ND	1,2,3-Trichloropropane	5	ND
m-Dichlorobenzene	2	ND	1,2,4-Trimethylbenzene	2	ND
p-Dichlorobenzene	2	ND	1,3,5-Trimethylbenzene	2	ND
Dichlorodifluoromethane	5	ND	Vinyl Chloride	5	ND
1,1-Dichloroethane	5	ND	o-Xylene	2	ND
1,2-Dichloroethane	2	ND	m + p-Xylene	4	ND
1,1-Dichloroethylene	5	ND			
cis-1,2-Dichloroethylene	5	ND	Surrogates:		
trans-1,2-Dichloroethylene	5	ND	Dibromofluoromethane	105 %	
1,2-Dichloropropane	2	ND	Toluene-D8	103 %	
1,3-Dichloropropane	2	ND	4-Bromofluorobenzene	105 %	
2,2-Dichloropropane	5	ND			
1,1-Dichloropropene	5	ND			
trans-1,3-Dichloropropene	2	ND			

ND - Not Detected
Concentration units = µg/L

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LABORATORY RESULTS

CLIENT NAME:	Environmental Strategies & Mgmt.	REF #:	3153
CLIENT ADDRESS:	65 D Hale Hollow Road	PROJECT NO.:	NA
	Bridgewater Corners, VT 05035	DATE OF SAMPLE:	12/18-12/19/97
SAMPLE LOCATION:	Honda Woodstock	DATE OF RECEIPT:	12/20/97
SAMPLER:	Cliff Harper	DATE OF ANALYSIS:	01/01/98
ATTENTION:	Cliff Harper	DATE OF REPORT:	01/05/98

Total Petroleum Hydrocarbons (TPH) by EPA Method 8015M

Sample	TPH Results ($\mu\text{g}/\text{kg} - \text{ppb}$)	PQL ($\mu\text{g}/\text{kg} - \text{ppb}$)
SS - 1	<9,760 3,507	9,760
SS - 2	41,900	10,300

*ESTIMATED VALUE***Total Petroleum Hydrocarbons (TPH) by EPA Method 8015M**

Sample	TPH Results ($\mu\text{g}/\text{L} - \text{ppb}$)	PQL ($\mu\text{g}/\text{L} - \text{ppb}$)
MW - 1	<100	100
Trip Blank	<100	100

C₁-C₂₀

Reviewed by:


Raul Sanchez
Chemical Services

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LABORATORY RESULTS

CLIENT NAME:	Environmental Strategies & Mgmt.	REF #:	3153
ADDRESS:	65 D Hale Hollow Road Bridgewater, Vermont 05035	PROJECT NO.:	NA
SAMPLE LOCATION:	Honda Woodstock	DATE OF SAMPLE:	12/18-12/20/97
SAMPLER:	Cliff Harper	DATE OF RECEIPT:	12/20/97
ATTENTION:	Cliff Harper	DATE OF ANALYSIS:	12/22-12/23/97
		DATE OF REPORT:	12/23/97

Inorganics Results (mg/kg-dry weight)

Parameter	SS - 1	SS - 2
Aluminum	3,830	10,850
Cadmium	0.1585	0.1233
Chromium	11.2	18.4
Iron	8,860	12,700
Lead	27.6	38.2
Zinc	130	100

Inorganics Results (mg/L - ppm)

Parameter	MW - 1
Aluminum	3.2
Cadmium	<0.0005
Chromium	0.025
Iron	18
Lead	0.007
Zinc	0.81

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LABORATORY RESULTS

CLIENT NAME:	Environmental Strategies & Management	PROJECT #:	NA
PROJECT NAME:	Woodstock East	GML REF.#:	3104
REPORT DATE:	January 20, 1998	STATION:	SS - 2
DATE SAMPLED:	December 18, 1997	TIME SAMPLED:	10:30
DATE RECEIVED:	December 20, 1997	SAMPLER:	Cliff Harper
ANALYSIS DATE:	December 31, 1997	SAMPLE TYPE:	Soil

EPA METHOD 8270-PAH

PARAMETERS	µg/L
Naphthalene	<200
2-Methylnaphthalene	<200
Acenaphthylene	<200
Acenaphthene	<200
Dibenzofuran	<200
Fluorene	<200
Phenanthrene	<200
Anthracene	<200
Fluoranthene	<200
Pyrene	<200
Benzo[a]anthracene	<200
Chrysene	<200
Benzo[b]fluoranthene	<200
Benzo[k]fluoranthene	<200
Benzo[a]pyrene	<200
Indeno[1,2,3-cd]pyrene	<200
Dibenz[a,h]anthracene	<200
Benzo[g,h,i]perylene	<200

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* LABORATORY RESULTS

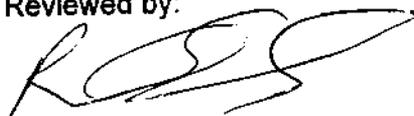
CLIENT NAME:	Env. Strategies and Management	REF #:	3613
ADDRESS:	65 D Hale Hollow Rd. Bridgewater, VT.05035	PROJECT NO.:	98-1
SAMPLE LOCATION:	Honda Woodstock	DATE OF SAMPLE:	04/15/98
SAMPLER:	Cliff Harper	DATE OF RECEIPT:	04/22/98
ATTENTION:	Cliff Harper	DATE OF ANALYSIS:	04/29/98
		DATE OF REPORT:	05/05/98

Total Petroleum Hydrocarbons (TPH) Results by EPA Modified 8100

Sample	Result (mg/kg-ppm)
ESM-1 4-6'	<50

* FROM THE UST-SEARCH INVESTIGATION/EXCAVATION
APRIL 15, 1998. COMPOSITE SAMPLE, 4-6 feet.

Reviewed by:



Raul Sanchez
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