



SEP 17 2001

GIANCOLA CONSTRUCTION CORP.

GENERAL CONTRACTORS AND BUILDERS

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September 12, 2001

Sites Management Section
Vermont Agency of Natural Resources
Department of Environmental Conservation
West Building
103 South Main Street
Waterbury, Vermont 05671-0404

SUBJECT: Buxton's Ltd., Site #99-2649. Submittal of Site Assessment

Gentlemen:

Pursuant to the Department's request, Giancola Construction Corp. (GCC) is pleased to provide one copy of the completed Site Assessment Report for the above referenced site.

Should there be any questions on the contents of this report or its recommendations, please do not hesitate to contact me at 773-6251.

Very truly yours,

GIANCOLA CONSTRUCTION CORP.

Peter W. Giancola, P.E.
Project Manager

PWG/tgr C:\My Documents\Buxtons - Transmittal to VTDEC.vpt

cc: Mr. Dan Stocker, Buxton's Ltd.

Environmental Site Assessment

Buxton's Ltd.
VT DEC Site #99-2649
137 North Main Street
Rutland, Vermont

August 2001

Prepared for Dan Stocker & Buxton's Ltd.

by Giancola Construction Corp.
140 Granger Street
Rutland, Vermont 05701
(802) 773-6251

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- 1 U.S.G.S. Rutland, Vermont Quadrangle
- 2 Site Plan

SECTION 1 - BACKGROUND

1.01 Introduction

Buxton's Ltd. (Buxtons) contracted with Giancola Construction Corp. (GCC) to conduct a site investigation at the property located at 137 North Main Street in Rutland Vermont. The purpose of the investigation was to identify the degree and extent of contamination associated with a prior release observed on-site, and to identify additional remedial response activities which may be necessary.

The work and this report were completed in accordance with a work plan prepared by GCC dated October 15, 1999 and included herein as Appendix A. The work plan was approved by the Vermont Department of Environmental Conservation (VTDEC) in a letter dated November 12, 1999. A Health and Safety Plan was developed for field investigations at the subject site by GCC and is presented in Appendix B.

1.02 Site Location

The subject site, identified as Buxton's Ltd., is located along the western side of U.S. Route 7 at 137 North Main Street in Rutland, Vermont, approximately 0.6 miles north of the Rutland City Center. Included as Figure 1 is a copy of a portion of the United States Geological Survey (USGS) map (Rutland Quadrangle) illustrating the property location with approximate map bearings of 43°-37'-4" N, 72°-58'-30" W (UTMS N4831200 m, E663400 m). The property is situated at the southwest corner of the intersection of U.S. Route 7 and the North Street. North Street currently dead ends just west of its former intersection with North Main Street (U.S. Route 7)

1.03 Previous Activities On-Site

On June 16, 1999, four underground storage tanks and associated piping were removed from the site. Gasoline and solvent contaminated soils were encountered during the tank removal activities. PID screening of soil sample headspaces produced readings up to 380 parts per million. Groundwater was not encountered in the excavations. Subsequent laboratory analysis of collected soil samples identified total petroleum hydrocarbons, 1,3,5 trimehtylbenzene and tetrachloroethene

Additional information related to the above-described activities is contained in a tank closure report previously filed with the VTDEC and dated June 24 and 29, 1999.

SECTION 2 - SITE DESCRIPTION

2.01 Current Site Use

The site (Buxton's Ltd.) is presently occupied by an automotive repair and rental business. Vehicles are stored and repaired on site. The majority of the site is covered by either buildings or paved parking areas.

2.02 Surrounding Property Use

Businesses surrounding the subject site include; to the east: a neighborhood store and a motel; to the south: the property is bordered by a professional office building. To the west the property is bordered by single and multi-family housing units; and to the north lies North Street and a multi-unit apartment complex across the street. The entire area is serviced by municipal water and sewer services provided by the City of Rutland.

2.03 Background Hydrologic Conditions

The most probable groundwater flow direction based on topographic mapping is westerly toward an Tenney Brook and, ultimately, Otter Creek. Tenney Brook is situated approximately 0.4 miles west of the site. Otter Creek is situated approximately 0.8 miles west of the subject site.

Vermont Water Quality Standards promulgated under 10 VSA Chapter 47 (Vermont Water Pollution Control Act, April 20, 1990), effective July 2, 2000, indicate the water quality classification for the Otter Creek and Tenney Brook (area in question is down gradient of water supply intakes for the City of Rutland and Town of Rutland) to be "Class B." "Class B" waters are to be managed to achieve and maintain a level of quality that fully supports the following designated uses:

1. Aquatic Biota, Wildlife, and Aquatic Habitat - aquatic biota and

wildlife sustained by high quality aquatic habitat with additional protection in those waters where these uses are sustainable at a higher level based on Water Management Type designation.

2. Aesthetics - water character, flows, water level, bed and channel characteristics, exhibiting good aesthetic value and, where attainable, excellent aesthetic value based on Water Management Type designation.

3. Public water supply - Suitable for use as a source for a public water supply with filtration and disinfection.

4. Irrigation of crops and other agricultural uses - suitable, without treatment, for irrigation of crops used for human consumption without cooking and suitable for other agricultural uses.

5. Swimming and other primary contact recreation - suitable for swimming and other forms of water based recreation where sustained direct contact with the water occurs and, where attainable, suitable for these uses at very low risk of illness based on Water Management Type designation.

6. Boating, fishing, and other recreational uses - Suitable for these uses with additional protection in those waters where these uses are sustainable at a higher level based on Water Management Type designation

SECTION 3 - SITE INVESTIGATIONS

3.01 Soil Boring Installation

A hydrogeologic investigation was conducted on June 27, 2000. The goal of the investigation was to characterize groundwater quality entering and exiting the release area, evaluate groundwater flow direction and velocity, and to identify possible impacts to the groundwater and soils beneath the site as a

result of oil and hazardous material releases in the area. The following describes the elements of the soil boring program completed on-site.

M&W Soils Engineering Inc. of Charlestown, New Hampshire, was retained by GCC, for the purpose of installing six test borings/monitoring wells. No groundwater was encountered in any of the borings, therefore no monitoring wells were installed. Four borings were placed around the former underground tank location, one boring was placed near the former pump island and one boring was placed at the location of the former waste oil underground storage tank. (See Figure 2 - Site Plan).

Company personnel were interviewed to establish the locations of underground utilities, minimizing the potential of encountering underground utilities during advancement of the hollow stem augers. Borings were placed to avoid underground obstacles.

Soil borings were performed using 4 " I.D. hollow stem augers to facilitate possible placement of 2-inch diameter monitoring wells. Soil borings were continued to approximately 5 feet below the first encountered zone of saturation (i.e., water table) or refusal – whichever occurred first.

Split-spoon soil samples were collected continuously throughout the depth of each boring according to methods outlined in ASTM-D-1586-84. Soil samples were collected for visual description and photoionization detector (PID) screening. The PID utilized was a Photovac Model 2020 which was calibrated on June 27, 2000 using 100 ppm isobutylene span gas (referenced to a benzene equivalent). A table summarizing sample screening results follows. Boring logs, in two formats, which summarize encountered subsurface conditions, are presented as Appendix C.

Soil Sample PID Screening Results (ppm)						
Well No.	Sample S-1	Sample S-2	Sample S-3	Sample S-4	Sample S-5	Sample S-6
SB-1	27.8	78.5	0.0	0.0	0.0	0.0
SB-2	0.0	0.0	0.0	0.0	0.0	N/A
SB-3	0.0	7.9	0.0	0.0	N/A	N/A
SB-4	5.8	17.9	470.0	503.0	N/A	N/A

SB-5	0.0	0.0	0.0	0.0	0.0	N/A
SB-6	0.0	0.0	0.0	0.0	0.0	N/A

The on-site hydro geologist indicated that the soils in SB-4 smelled of weathered gasoline and not fresh product. Mr. Stocker indicated that several years ago, a car drove over the pump island and caused spill at that location. The piping was repaired. Subsequently, the underground gasoline storage tanks and piping were removed (in 1999), therefore a source of future contamination has been removed from this area. Buxton's Ltd. no longer retails gasoline at this site.

The hydro geologist also noted that a car was parked adjacent to SB-1 which had a leaking gas tank. He noted that the car was the likely source of the observed elevated PID readings in SB-1

Auger cuttings were screened at the ground surface for total ionizable volatile organic vapors using the PID. All auger cuttings remained on site after completion of the wells.

Drilling equipment in contact with soils or groundwater was cleaned using an alconox soap wash and rinsed between each boring.

Following completion of each test boring, the hole was backfilled using screened auger cuttings and the bituminous concrete surface patched to maintain its integrity.

3.03 Soil Sampling

Soil samples were selected from each boring and submitted to a laboratory for analysis according to EPA Test Method 8021-B (Soil Borings SB-1 through SB-4) and EPA Test Methods 8260 and 8100 (Soil Borings SB-5 and SB-6). A QA/QC duplicate (SB-a) was also provided for analysis utilizing the same methodology as a quality assurance/quality control (QA/QC) measure.

The results of the laboratory analyses are summarized in Section 3.05 - Analytical Results.

3.04 Field Survey and Horizontal Boring Locations

A field survey was conducted to determine the locations of relevant site features and the soil borings. Site features and horizontal boring locations were determined using a tape measure to relate them to each other to the nearest 1/10 of a foot. The results of the field survey are summarized on the Site Plan - Figure 2.

3.05 Analytical Results

Soil samples were collected on June 27, 2000, from the six soil borings installed on-site (SB-1, 2, 3, 4, 5 and 6) and submitted to the laboratory for analysis. Laboratory results, presented as Appendix D, indicate the presence of aromatic volatile contaminants in the soil boring SB-4 installed on-site (Figure 2 - Site Plan). According to the laboratory reports, the analytes were detected as follows:

SB-4 Analyte	Detected Result (ug/kg)
Benzene	44
Ethyl benzene	1,500
Total Xylenes	160,000
1,3,5-Trimethylbenzene	78,000
1,2,4-Trimethylbenzene	250,000
Naphthalene	52,000

mg/kg

RBC

Individual

210

13

210

70

170

190

84

According to the laboratory reports, the remaining analytes for SB-4 and all of the analytes for the other samples were not detected at the laboratory-determined Analytical Method Detection Limits.

SECTION 4 - SITE HYDROGEOLOGY

4.01 Geologic Conditions

The results of the soil boring investigations indicate that the property is underlain by natural sand and gravel deposits overlying bedrock at fairly shallow depths. The subsurface material is moderately dense, with standard penetration 'n' values averaging 8 to 22 blows for 12".

Refusal, which was interpreted to be bedrock, was encountered between 7'-1" and 12'-6" below grade on the site. Groundwater was not encountered in the borings; however, the on-site investigator noted moist soil at the bottom of SB-1 and mottled and damp soils at the bottom of soil borings SB-3 and SB-4. Despite these observations, a free-flowing groundwater table was not apparent during the boring program.

4.03 Petroleum Hydrocarbon Contamination

Based upon visual observations and PID screening of subsurface soil samples, petroleum contamination was apparent in soil borings SB-1 and SB-4. Petroleum contamination was not apparent in the remaining areas of investigation. Contamination identified in SB-1 was limited to the upper strata and was not observed at deeper depths, or in the laboratory analysis of a soil sample collected at the base of the boring. Contamination identified in SB-2 was present down to the bedrock elevation; however, no transport mechanism (i.e. groundwater) exists at that elevation to mobilize the contamination. The majority of the site and the entire area surrounding SB-4 is paved, which will limit infiltration of surface water into the affected area, thus reducing the potential for contaminant migration further. Also, no current or on-going source of additional contamination exists in the SB-4 area. Gasoline is not sold at the site anymore. Field observations indicated that the identified contamination appears to be weathered gasoline.

Furthermore, the affected area is located in the approximate center of the site. No apparent contamination was detected which extended to the property boundaries.

Laboratory analysis of soil samples collected from the site indicate the presence of petroleum contamination in SB-4. Detected concentrations of BTEX compounds are consistent with weathered gasoline. This conclusion is further supported by the lack of detected MTBE in the sample.

4.04 Sensitive Receptor Survey

A review of available information and field reconnaissance was conducted to identify nearby downgradient receptors. North Street, which is located immediately north of the site, was surveyed for sensitive receptors. A catch basin was located approximately 198 feet west of the Buxton site on the north side of North Street. The basin was monitored using a PID and the results were non-detectable. Based upon the identified location of on-site contamination and assumed groundwater flow direction, a potential does not appear to exist for migration of compounds off-site to the west, because no transport mechanism, in the form of shallow groundwater, exists to mobilize the contaminants.

Based on field observations and laboratory analysis to date, there is little evidence that petroleum products are migrating through the subsurface soils towards adjacent sensitive receptors.

SECTION 5 - SUMMARY & RECOMMENDATIONS

5.1 - Summary

Giancola Construction Corp. was retained to conduct a preliminary hydrogeologic investigation on the subject site. The program was designed to investigate the extent of contamination observed during previous site activities. A release was previously identified on-site during removal of underground storage tanks.

The shallow subsurface conditions of the site were investigated by GCC through the completion of six soil borings (SB-1 through 6). The borings were continued to refusal, which was encountered between 7'1" and 12'-6" below grade. The subsurface lithology consists primarily of sands and gravels. Ground water was not encountered in the borings.

Although topography on-site is relatively level, the groundwater flow direction likely parallels the local topography which descends generally from east to west. Groundwater flow likely discharges to Tenney Brook and, ultimately, Otter Creek, located 0.4 and 0.8 miles west of the site, respectively. According to the regulations promulgated under 10 VSA Chapter 47, Tenney Brook and Otter Creek and Cold River near the site are classified as "Class B."

Elevated organic vapor concentrations in soils were detected in two soil borings, based on PID screening. Detected concentrations in SB-1 were attributed to a leaking gas tank on a vehicle located adjacent to the soil boring. Detected concentrations in SB-4 were attributed to a spill incident which occurred on site some time ago.

Evidence of free-phase petroleum product was not observed in the soil borings. TPH was not detected in two soil samples analyzed by the laboratory.

Based on the field observations, PID screening and laboratory analysis; the identified contamination is limited to the area directly beneath the former pump island and has not migrated off site. A transport mechanism, in the form of ground water, does not exist to mobilize the contaminants or cause them to migrate.

Sensitive receptors in the immediate area downgradient of the release site include the a storm drain on North Street. The storm drain was screened

using a PID and no detectable concentrations of ionizable volatile organic compounds were encountered.

5.2 - Recommendations

Based on the information and findings presented herein, we recommend that no further actions be taken on site. Detected concentrations of volatile organic compounds are consistent with weathered gasoline. No existing or on-going source of new contamination exists on site. Ground water, which could cause migration of the detected contamination, was not observed on site. The site is mostly paved, which limits infiltration of surface waters to the affected area. No impacted sensitive receptors were identified during the survey. The identified contamination appears to be localized to the former pump island location and can be correlated with a specific spill event which occurred in the past.

A copy of this report should be submitted to the VTDEC for their review and comment.

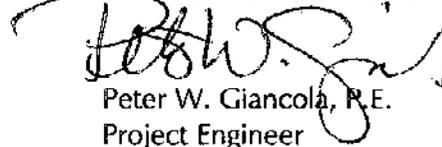
SECTION 6 - LIMITATIONS

In accordance with the stated scope of work, this environmental site assessment was based solely on the site investigations as described herein. The assessment is a professional opinion of Giancola Construction Corp. and is subject to applicable standards for professional services. The assessment was intended solely for the purposes of Buxtans Ltd., in response to requests by the Vermont Department of Environmental Conservation.

Additional information developed subsequent to this assessment could alter the conclusions stated herein.

Respectfully Submitted:

GIANCOLA CONSTRUCTION CORP.



Peter W. Giancola, P.E.
Project Engineer

Appendices and Figures

ENVIRONMENTAL SITE ASSESSMENT
BUXTON'S LTD.

AUGUST 2001

PREPARED BY: GIANCOLA CONSTRUCTION CORP.

Appendix A
Approved Work Plan
October 15, 1999

ENVIRONMENTAL SITE ASSESSMENT
BUXTON'S LTD.

AUGUST 2001

PREPARED BY: GIANCOLA CONSTRUCTION CORP.



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October 15, 1999

WORK PLAN

Mr. Chuck Schwer
Supervisor
Sites Management Section
Vermont Agency of Natural Resources
Department of Environmental Conservation
West Building
103 South Main Street
Waterbury, Vermont 05671-0404

SUBJECT: Buxton's Ltd., Rutland, Vermont, SMS Site #99-2649, Submittal of Site Assessment Work Plan

Dear Chuck:

Pursuant to the Department's request, Giancola Construction Corp. (GCC) is pleased to provide this scope of work for the completion of assessment activities at the above referenced site. This scope of work is based upon a review of the VTDEC "Site Investigation Guidance" dated August 1996 and our telephone conversation on October 15, 1999. The VTDEC requested this work in a letter to Dan Stocker dated August 16, 1999.

On June 16, 1999, four underground storage tanks and associated piping were removed from the site. Gasoline and solvent contaminated soils were encountered during the tank removal activities. PID screening of soil sample headspaces produced readings up to 380 parts per million. Groundwater was not encountered in the excavations. Subsequent laboratory analysis of collected soil samples identified total petroleum hydrocarbons, 1,3,5 trimethylbenzene and tetrachloroethene.

Based on the information presented above, this work plan was prepared to respond to the VTDEC's request for adequate delineation of the degree and extent of soil and groundwater contamination associated with the identified release.



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Mr. Chuck Schwer
October 15, 1999
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We propose to install several soil borings on site to characterize the nature and apparent extent of both soil and, if any, groundwater contamination. At this time, we do not think investigation of contaminant levels within the bedrock layer is warranted. However, based on the results of this investigation, further investigation of the site may be necessary. An outline of our proposed work plan follows.

WORK TASK I - SOIL BORING INSTALLATION

This task consists of the installation of several soil borings in locations to identify the extent of subsurface contamination. At this time, it is proposed to install four soil borings in the former gasoline UST area to bedrock. A soil sample would be collected at the bottom of each boring for laboratory analysis. If groundwater is encountered in the soil borings, up to three groundwater monitoring wells would be installed. Two additional soil borings would be installed in the area of the former waste oil UST. All soil borings would be sampled continuously from grade to refusal. Retrieved samples would be screened using a PID. Monitoring wells, if any, will be finished using flush road boxes surrounded by substantial concrete pads for protection from traffic and snow plows. At this time, costs for soil borings only have been included in this proposal.

A description of the well installation and sampling procedure follows.

- a. Field activities will include up to six borings. The borings will be situated in locations surrounding both the former gasoline and waste oil USTs. The borings will be attempted using a hollow stem auger having a sufficient inside diameter to facilitate installation of a 2" diameter monitoring well, if necessary.

A split spoon sampling device will be driven in advance of the hollow stem auger, continuously, to collect soil samples for visual evaluation, classification and photoionization detector (PID) screening. Drilling equipment will be decontaminated between borings using a steam bath. Soil sampling and auguring will proceed to a depth of approximately 5 feet below the first encountered apparent groundwater level. This proposal assumes that the well depths will not



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Mr. Chuck Schwer

October 15, 1999

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exceed 15'-20' below grade.

If groundwater is encountered, a 2-inch PVC monitoring well (screw type connections) will be installed at each boring location to facilitate subsequent groundwater sampling for analytical testing. Monitoring wells will be constructed and installed in accordance with USEPA and VTDEC guidelines. A bentonite seal; watertight, locking cover; and flush-mounted road box will be installed on each monitoring well.

The screened portion of the monitoring well will be installed to a depth of 5' below the observed water table elevation. The well screen will be extended from this depth up to approximately 5' below grade. A sand filter pack will be installed surrounding the screen. A bentonite seal will then be installed above the filter pack. The bentonite may extend to just beneath the road box; however, we do not feel this will impact the ability to sample the well. A steel road box will be cemented into place to protect the installation.

If, during the drilling work, free product and contaminated soil/groundwater is encountered, the contaminated material will be contained on site for later disposal in an approved manner. The PID will be utilized to field screen soil samples and auger cuttings for the presence of organic vapors. Based on the levels identified, samples will be selected for laboratory analysis.

One soil sample selected from each boring will be submitted for laboratory analysis. Four samples from the former gasoline UST location would be submitted for analysis according to EPA Method 8021B. Two soil samples from the former waste oil UST location will be submitted for analysis according to EPA Methods 8260B and 8100 (TPH).

- b. After installation of the monitoring wells, pumping/bailing (development) of the wells will be completed to remove residual soil material resulting from the



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Mr. Chuck Schwer

October 15, 1999

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installation procedures. Development will be completed at least three days before groundwater sampling is to occur. Subsequent to well development, in-situ hydraulic conductivity tests will be conducted. The purpose of the tests will be to evaluate soil permeability characteristics within the area of each monitoring well. Should the development and/or conductivity testing procedures produce free product, the purged liquid will be contained on site for disposal in an approved manner. Disposal costs are not included in this proposal.

- c. Groundwater sampling will be completed following development of the monitoring wells. A minimum of three volumes of groundwater contained in the well will be removed using a stainless steel bailer. Groundwater levels and product thickness, if any, in each of the monitoring wells will be recorded prior to the bailing procedures. Groundwater samples from each well will be submitted to the laboratory for analysis according to EPA Test Method 8021B (BTEX and MTBE plus naphthalene and tri-methyl benzene by GC/PID). In addition, one quality assurance/quality control (QA/QC) groundwater sample (trip blank) will be submitted for the same analysis. Should the well purging procedures produce free product, the purged liquid will be contained on site for later disposal in an approved manner. Disposal costs are not included in this proposal.
- d. A level survey will be conducted to relate the surface elevations of the borings/wells to a common datum. This information will be used in conjunction with groundwater levels in the wells to determine groundwater flow directions. In addition, the approximate locations of buildings, storm drain inlets and other prominent physical features will be noted for inclusion on the site plan. Sensitive receptors in the area of the site will also be noted. We will also attempt to locate other residential and public drinking water wells in the area in relation to the site.

WORK TASK II - SENSITIVE RECEPTOR SURVEY

We will complete an assessment of the site to determine the potential for sensitive



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Mr. Chuck Schwer
October 15, 1999
Page 5

receptors to be impacted by the contamination. The assessment will include basements on site and in adjacent buildings (including PID screening), nearby surface water bodies, and any drinking water wells located within the vicinity of the site.

REPORTING

The results of work tasks I and II will be incorporated into a summary report to be prepared for the site. The report will include a discussion of potential migration pathways for free product and dissolved compounds in the groundwater, based on information gathered during the soil boring installation, and an evaluation of groundwater flow direction, velocity and groundwater quality. In addition, the report will contain an evaluation of the need for additional investigations, long-term treatment and/or monitoring at the site to address the identified contamination.

Two copies of the report will be submitted to the VTDEC and one will be submitted to Mr. Stocker for his use. A draft report may be issued for comments prior to issuance of the final report, if desired. The final report will be issued approximately one week after receipt of comments to the draft version.



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October 15, 1999
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TIMING

We propose to start work on this project within 2 to 3 weeks of receipt of final work plan approval from VTDEC — depending on the availability of the drilling subcontractor and weather limitations, if any. We estimate that it will take approximately 4 to 6 weeks to complete the scope of work once drilling is initiated.

COST ESTIMATE

We propose to complete Work Tasks I and II for an estimated fee of \$ 4,058.00, which will not be exceeded without additional authorization from the VTDEC and Mr. Stocker. A breakdown of the estimated costs is attached. Future costs for additional work are site specific and dependent on the results of Work Tasks I and II and are not included at this time.

Services provided for this project and additional services required by the VTDEC other than those specified herein will be invoiced using our standard hourly rates. Direct expenses covering subcontractor costs will be invoiced at cost plus 10 percent.

The cost estimates contained herein are subject to adjustment to reflect changes in applicable law, including but not limited to, changes in statutes, codes, ordinances, procedures, rules, regulations and guidance documents, which materially affect the work to be performed and which become effective after the date of this proposal.



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Mr. Chuck Schwer
October 15, 1999
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We believe this scope of work responds to the VTDEC's request in its August 16, 1999, letter. We look forward to working together on this project and await written approval for this work plan before we will initiate work on site. We will invoice Mr. Stocker directly for this work because it will be part of their \$10,000 deductible as required by the PCF.

Should there be any questions on the contents of this proposal, please do not hesitate to contact me at 773-6251.

Very truly yours,

GIANCOLA CONSTRUCTION CORP.

Peter W. Giancola, P.E.
Project Manager

PWG/igr C:\My Documents\fluxions - VTDEC Work Plan.wpd

cc: Mr. Dan Stocker

Buxton's Ltd.
SMS Site #99-2649

Site Investigations

Cost Estimate
October 15, 1999

Work Task I - Soil Boring Installation

Boring Installation		
Drilling Costs	\$ 1,100.00	
10% Administration	\$ 110.00	
Field Observation (8 hours)	\$ 480.00	
PID Rental (1 day)	\$ 80.00	
Laboratory Analysis		
4 each EPA 8021B @ \$65	\$ 260.00	
2 each EPA 8260B @ \$160	\$ 320.00	
2 each EPA 8021B @ \$65	\$ 130.00	
Shipping Fees	\$ 25.00	
10% Administration	\$ 73.00	
Well & Area Survey		
2 Man Field Crew (4 hours)	\$ 300.00	
Report Preparation		
Engineering Costs	\$ 850.00	
Reproduction/Telephone	\$ 50.00	
Work Task I Total		\$ 3,778.00

Work Task II - Site Assessment

Survey surrounding buildings, wells & surface waters		
Labor (4 hours)	\$ 280.00	
Work Task II Total		\$ 280.00

ESTIMATED TOTAL PROJECT COST **\$ 4,058.00**

Appendix B Health & Safety Plan

ENVIRONMENTAL SITE ASSESSMENT
BUXTON'S LTD.

AUGUST 2001

PREPARED BY: GIANCOLA CONSTRUCTION CORP.

SITE INVESTIGATION
HEALTH AND SAFETY PLAN

Buxton's Ltd.
North Main Street
Rutland, Vermont

Prepared for:

Buxton's Limited

JUNE 2000

Prepared by:



GIANCOLA CONSTRUCTION CORP.

GENERAL CONTRACTORS AND BUILDERS

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I. INTRODUCTION AND BACKGROUND INFORMATION

A. Certification

This document serves as the site Health and Safety Plan for site investigation activities to be conducted by Giancola Construction Corp. and its subcontractors at the Buxton's Limited property located on North Main Street in Rutland, Vermont. The document follows the guidelines established by OSHA in 29 CFR 1910.12000, "Hazardous Waste Operations and Emergency Response."

All personnel (here defined as employees of Giancola Construction Corp., employees of all subcontractors, respondents, all visitors and representatives from the EPA, state and local groups, media, etc.) will be required to follow procedures set forth in this plan.

Site Name: Buxton's Limited

Location: North Main Street, Rutland, Vermont

Project Description: Soil Boring/Monitoring Well Installation

B. Key Personnel

Project Manager: Peter W. Giancola, P.E.

On-Site Project Coordinators: John Malter

Mintzers Coordinator: Dan Stocker

Safety and Health Officer: Peter W. Giancola, P.E.
Giancola Construction Corp.
Rutland, Vermont (802) 773-6251

On-Site Health & Safety Officer: John Malter

C. Summary of Site Hazards:

Potential chemical hazards at the site are associated with the presence of petroleum hydrocarbons (gasoline) in the ground water and soils.

Potential physical hazards include the operation of heavy equipment in the work area and exposure to cold and/or wet weather.

D. Project Description and Purpose:

Environmental services to be performed at the project site are intended to assess soil and ground water quality. Services to be performed include the installation of soil borings/monitoring wells, groundwater sampling, and elevation survey.

II. HAZARD EVALUATION

A. Hazard Materials Identified On-Site

The potential site concerns are represented by the presence of petroleum hydrocarbons associated with the underground storage tanks and associated distribution piping.

B. Site Hazard Status

Again, chemical compounds are not anticipated to be present in concentrations presenting an acute respiratory hazard to site personnel. The potential contact with contaminated soils and water is possible. Protective clothing will be used to minimize contact and prevent the spread of contamination.

Underground utility locations have been researched through Vermont Dig Safe Organization and the City of Rutland Department of Public Works but actual locations may be different. It is possible that these utilities (water, sewer, drainage electrical for above grade lights and the fuel fill and discharge lines) may be encountered during subsurface investigations.

Other site hazards consist dangers associated with vehicle operations at a service station. Safety equipment shall be worn as necessary and appropriate to the site conditions and as deemed necessary according to the on-site Health and Safety Officer.

C. Respiratory Protection

For initial site activities, no respiratory protection will be required. A monitoring program will be instituted during all surface disturbing activities using a photoionization detector (HNU or equivalent), properly calibrated to the compounds of concern. Readings will be taken every fifteen minutes in order to monitor the presence of vapors. Visual inspections will also be performed to note unnatural soil conditions being exposed at the surface. Should the results of either monitoring scheme indicate the potential for toxic exposure (sustained reading of one ppm on the photoionization meter based on the PEL of benzene), work activities will cease and benzene specific detector tubes will be used to determine the presence of benzene. In the event that the concentration of benzene in the air exceeds the PEL (one ppm) in the worker breathing zone, all personnel will leave the work area immediately and change into Level C protection, consisting of at a minimum air-purifying respirators with organic vapor cartridges as described below.

D. Contract Protection

1. Monitoring Well Installation

All personnel will have appropriate personal safety equipment and protective clothing as specified for Level D as follows. Each individual will be properly trained in the use of this safety equipment before the start of field activities. Safety equipment and protective clothing shall be used as directed by the site Health and Safety Officer. Such equipment and clothing shall be cleaned and will be maintained in proper condition by project personnel. Protective footwear and clothing will be required at all times during this investigation. Hard hats will be worn during operation of all heavy equipment. Protective glasses shall be worn when the potential for a splash or for flying particles exists due to site activities. Level C protective equipment will be provided on a stand-by basis in the event it is required. The minimum types of equipment and clothing to be worn as part of the various levels of protection are given below:

a) Level C Protection

- Half-face air purifying respirators equipped with organic vapor cartridges will be used if organic vapor concentrations are higher than 50 ppm and/or 1 ppm of benzene is detected.
- Full-face air purifying respirators equipped with organic vapor cartridges will be used if organic vapor concentrations are higher than 50 ppm and/or 1 ppm of benzene is detected.
- Personnel requiring respiratory protection will be fit tested in the field.

- Chemical-resistant disposable coveralls, long sleeves, one piece with tape between suits and boots and gloves.
- Steel-toe boots with disposable rubber overboots.
- Viton gloves over warm work gloves.

a) Level D Protection

- Long sleeve work shirt and long pants (work pants or jeans).
- Steel-toe boots with rubber overboots.
- Viton gloves over warm work gloves.
- Coveralls to be cleaned or disposed of immediately following site work (cloth or chemical resistant).

E. Heat Stress/Cold Exposure

Precautions to be taken against heat stress due to the use of personal protection include:

- training in the recognition and treatment of the various forms of heat stress for all on-site personnel;
- access to adequate supplies of water for all workers;
- prudent work/rest scheduling;
- availability of a shaded rest area (to include the field vehicle);
- self-monitoring of pulse by all workers in Level C protective equipment. As a general guideline, a pulse of 110 beats per minute or greater, following a rest period, is a signal to shorten the next work cycle by a third.

Precaution to be taken against excessive cold exposure include:

- training of all on-site workers in the recognition and treatment of cold exposure;
- availability of a heated, dry rest area (to include the field vehicle);

III. STANDARD OPERATING PROCEDURES

A. Health and Safety Management and Responsibilities

The on-site project coordinator(s) will implement the safety program, make sure proper clothing and supplies are available and maintained, and inform the workers of existing site conditions. The on-site coordinator(s) will be responsible for overseeing compliance with these protocols.

B. Requirements for Entry into Work Zones

Entry into the work area will be permitted only to those personnel wearing the required clothing and protective equipment. Persons not connected with the work being done on the site will not be permitted access to the work area.

C. Monitoring/Action Levels

Monitoring will be conducted as previously discussed. A photoionization meter will monitor for organic vapor concentrations during monitoring well installations.

<u>Instrument</u>	<u>Component Monitored</u>	<u>Safe Level</u>	<u>Respirator Protection</u>
HNU (Photoionization Meter or equivalent)	Organic Vapor	1 ppm if benzene is detected 50 ppm if benzene is not detected	1/2 face respirator protection with organic vapor cartridges
HNU (Photoionization) Meter)	Organic Vapor	5 ppm if benzene is detected 250 ppm if benzene is not detected	Full-face respirator protection with organic vapor cartridge

If respirators are employed on the site, personal monitoring will be conducted to determine specific compound concentrations. Personal monitoring will be conducted using air sampling pumps and associated media calibrated and sampled following applicable sampling methods.

Daily monitoring results will be placed in the project file. Daily summaries of monitoring results will be recorded in the project log book.

D. Decontamination Procedures

Decontamination procedure for personnel wearing protective equipment are as follows:

1. Equipment drop - place on plastic sheets.
2. Wash and rinse overgloves and overboots.
3. Remove overboots and overgloves. Remove coverall and tyvek and discard in plastic lined container.
4. Remove respirator (if worn) and place on plastic sheet for cleaning. Remove organic vapor cartridges and dispose of properly.
5. Wash hands and face. All decontamination waste waters will be collected and disposed of according to applicable regulations.

4. Training and Medical Requirements

- A. All applicable employees must have, at a minimum, received training meeting requirements specified in 29 CFR 1910.120. Subcontractor personnel will document their compliance.

In addition, site employees will undergo site-specific training prior to the start-up of any given project or task. As activities change at a particular site, related training will address potential hazards and associated risks, site operating procedures, emergency response and site control methods to be employed.

Specialized training will be provided for activities such as confined space entry, excavations, and handling of unidentified substances. Employees involved in these types of activities will be given off-site instruction regarding the potential hazards involved with safety activities and the appropriate health and safety procedures to be followed. This Health and Safety Plan must be distributed to all subcontractors prior to the start of field activities.

B. Medical Monitoring

All applicable employees engaged in any on-site activities must have annual physicals for approval for hazardous waste site work as specified in 29 CFR 1910.120. Employees who wear or may wear respiratory protection must be provided respirators as regulated by 29 CFR 1910.134. This standard requires that an individual's ability to wear respiratory protection be medically certified before he/she performs designated duties. Where the medical requirements of 29 CFR 1910.120 overlap those of 29 CFR 1910.134, the most stringent of the two will be enforced.

5. CONTINGENCY PLAN

A. Introduction

A Contingency Plan has been developed in the event of an unplanned release of contaminants to the environment or the development of an emergency situation during on-site operations. The Contingency Plan describes policies and procedures used to respond to emergency situations. Types of emergency situations which might arise include:

- major medical emergency
- liquid or solid hazardous materials spill
- severe inclement weather

When an emergency occurs, decisive action is required. Delays of minutes can create life threatening situations. A response needs to be immediate and accurate.

1. Emergency Response

The on-site project coordinator will be responsible for implementation of control over emergency situations. In an emergency, this individual must be notified of the following essential information:

What happened:

- Type of incident
- When incident occurred
- Where incident occurred
- Cause of incident (to be verified by subsequent investigation)
- Extent of damage
- Extent of chemical release

Casualties:

- Victims (number, location, and condition)
- Treatment administered
- Treatment required
- Missing personnel

After assessing the emergency, the on-site project coordinator, in conjunction with the project manager, will notify Buxton's personnel. The on-site project coordinator will alert on-site personnel as to the nature of the emergency and provide instructions regarding evacuation and/or rescue. In the event that evacuation is necessary, work should be stopped immediately and the site evacuated.

M & W Soils Engineering Inc.

Main St. Charlestown, NH 03603

SHEET 1 OF 1
 DATE 6/27/00
 HOLE NO. SB-3
 LINE & STA.
 OFFSET

TO GIANCOLA CONSTRUCTION ADDRESS RUTLAND, VT
 PROJECT NAME BUXTON'S SUNOCO STATION LOCATION RUTLAND, VT
 REPORT SENT TO PETER GIANCOLA PROJ. NO.
 SAMPLES RETAINED BY M & W SOILS ENG., INC. OUR JOB NO. 8172-00

GROUND WATER OBSERVATIONS		CASING	SAMPLER	CORE BAR	SURFACE ELEV.
AT DRY	AT IMMEDIATELY	Type	FA	SS	DATE STARTED 6/27/00
	HOURS	Size I. D.	4"	1 1/2"	DATE COMPL. 6/27/00
AT	AT	Hammer Wt.		140#	BORING FORMAN C.C. & W.M.
	HOURS	Hammer Fall		30"	INSPECTOR J. MALTER
					SOILS ENGR.

LOCATION OF BORING 42' EAST OF END OF PAVEMENT - 28' SOUTH OF NORTH END OF PAVEMENT

Depth	SAMPLE DEPTHS FROM-TO	TYPE OF SAMPLE	Blows per 6" on sampler		MOISTURE DENSITY OR CONSIST.	STRATA CHANGE ELEV.	FIELD SOIL IDENTIFICATION Remarks include color, gradation, Type of soil etc. Rock-color, type, cond., hardness, Drilling time, seams and ect.	SAMPLE		
								NO.	PEN	REC
5'	6" - 2'6"	SS	17	17		2"	BITUMINOUS CONCRETE	1	24"	15"
			18	18	DENSE		BROWN SANDY FINE GRAVELS			
	2'6" - 4'6"	SS	15	13		2'6"		2	24"	15"
			9	6						
	4'6" - 6'6"	SS	6	5	MED. DENSE		DARK BROWN SANDY GRAVELS	3	24"	13"
			5	6						
	6'6" - 7'1"	SS	26	30/1"		6'6"	DARK BROWN SILTY SANDS - TRACE OF FINE GRAVEL, OXIDATION AND ORGANICS	4	7"	4"
					DENSE		REFUSAL TO SPLIT SPOON - BEDROCK OR BOULDER			
						7'1"				
	10'									

GROUND SURFACE TO 7'1"

USED 6'6" CASING THEN DROVE SS 7" TO 7'1"

Sample Type D-Dry C-Cored W-Washed UP-Unfinished Piston TP-Test Pit A-Auger V-Vane UT-Undisturbed Thinwall	Proportions Used trace 0 to 10% little 10 to 20% some 20 to 35% and 35 to 50%	140 lb. wt. x 30"-fall an 2" O.D. Sampler Cohesionless Density 0-10 Loose 10-30 Med. Dense 30-50 Dense 50+ Very Dense	Cohesive Consistency 0-4 Soft 30 + Hard 4-8 M/Stiff 8-15 Stiff 15-30 V-Stiff	summary
				EARTH BORING 7'1"
				ROCK CORING
				SAMPLES 4
				HOLE NO. SB-3

The following is a general description of first aid measures to be employed on the site. In cases of symptoms of chemical exposure, first aid treatment is to be followed by a full medical examination. The person(s) accompanying a victim to the hospital must be able to inform hospital personnel of the nature of the contamination of the site. A copy of this Health and Safety Plan should be given to hospital personnel.

1. Inhalation

Symptoms: dizziness, nausea, lack of coordination, headache, irregular rapid breathing, coughing, choking, loss of consciousness, coma:

Treatment:

- a. Bring victim to fresh air. Rinse eyes or throat if irritated.
- b. Be prepared to administer CPR.
- c. Take victim to hospital.

2. Contact

- a. Flush affected area with cool water for at least five minutes.
- b. Cover skin injuries with a clean dressing.
- c. If injury is severe, take victim to hospital. If not, seek other medical attention.
- d. Monitor victim for at least 48 hours.

3. Ingestion

Symptoms: Same as above, with stomach cramps.

- a. Take victim to hospital immediately.
- b. Do not induce vomiting.

D. Emergency Procedures

Emergency procedures which may be useful in the event of an emergency situation previously described are included below. While it is impossible to anticipate every emergency situation which might arise, the procedures deal with the significant components of most emergency situations.

1. Major Medical Emergency

A major medical emergency could arise from any number of situations. Swift, decisive action must take place to administer aid to injured personnel and prevent injury from spreading to additional personnel. The following procedure may be useful in effective handling of a medical emergency.

Remove injured personnel from hazard areas as soon as possible. Rescue personnel must be protected from the hazard. Discretion must be used in the method of movement (e.g., moving personnel with spinal injuries should only be done by trained personnel unless the situation is immediately life threatening). First aid should be administered as soon as victim is moved to safety. The appropriate Emergency Response Organization (e.g., ambulance, hospital) should be notified and utilized as necessary.

2. Severe Inclement Weather

On-site personnel should be updated on current weather forecasts. Preparations should be made ahead of time in the event of the forecast of severe inclement weather (i.e., heavy precipitation, high winds, frigid temperatures) to protect on-site facilities and ensure worker safety. On-site personnel should seek refuge whenever weather conditions compromise worker safety.

3. Emergency Decontamination Procedure

Immediate decontamination is to be done when it is an essential part of lifesaving first-aid, but should not be done if it would interfere with necessary medical treatment.

If decontamination can be done: wash, rinse, and/or cut off protective clothing and/or equipment. If decontamination cannot be done (only in a case of inhalation exposure), wrap the victim in blankets, plastic, or other barrier materials to reduce the potential for contamination of other personnel. In addition, emergency and off-site medical personnel need to be alerted to specific decontamination procedures to follow.

E. Follow-Up Procedures

Before normal site activities are resumed, personnel must be fully prepared and equipped to handle another emergency. Any necessary emergency equipment must be recharged, refilled, or replaced. Government agencies, such as OSHA, EPA, DOT and state agencies must be notified by Giancola Construction personnel as appropriate.

An investigation of the incident needs to be conducted as soon as possible. The report may be used as training and information tools to prevent a future recurrence, as evidence in future legal action, for assessment of liability by insurance companies, and for review by government agencies. Therefore, the document needs to be accurate, objective, complete and authenticated (signed and dated).

With the direction of the "on-site" coordinator, all personnel entering the site must be informed about emergency procedures. Visitors need to be briefed on basic emergency procedures such as decontamination, emergency signals, and evacuation routes. Personnel without defined emergency response roles need to receive training which includes: hazard recognition, understanding of emergency procedures, knowledge of evacuation routes and how to report an emergency. Off-site emergency personnel who are potential first responders needs to be informed about site-specific hazards, appropriate response techniques, site emergency procedures, and site decontamination procedures.

C:\DOCUMENT\BUX-SAFE.WTD

TABLE I

EMERGENCY RESPONSE ORGANIZATIONS

<u>ORGANIZATION NUMBER</u>	<u>TELEPHONE</u>
Rutland Fire Department	911 (emergency) 802-773-1812 (non emergency)
Rutland Police Department	911 (emergency) 802-773-1816 (non emergency)
Vermont State Police	802-773-9101
Regional Ambulance Service	802-773-1700
Rutland Regional Medical Center Allen Street, Rutland, Vermont 05701	802-775-7111

Directions:

South on North Main Street (Route 7). South on Route 7 to McDonald's Restaurant. Left onto Allen Street. Go to top of hill. Follow signs to Emergency Room.

Vermont DEC 103 Main Street Waterbury, VT 05676	802-241-3888
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Giancola Construction Corp. 140 Granger Street Rutland, Vermont 05701 (Contact: Peter W. Giancola, P.E.)	802-773-6251
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Appendix C Boring Logs

ENVIRONMENTAL SITE ASSESSMENT
BUXTON'S LTD.

AUGUST 2001

PREPARED BY: GIANCOLA CONSTRUCTION CORP.

M & W Soils Engineering Inc.

Main St. Charlestown, NH 03603

SHEET 1 OF 1
 DATE 6/27/00
 HOLE NO. SB-1
 LINE & STA.
 OFFSET

TO GIANCOLA CONSTRUCTION ADDRESS RUTLAND, VT
 PROJECT NAME BUXTON'S SUNOCO STATION LOCATION RUTLAND, VT
 REPORT SENT TO PETER GIANCOLA PROJ. NO.
 SAMPLES RETAINED BY M & W SOILS ENG., INC. OUR JOB NO. 8172-00

GROUND WATER OBSERVATIONS		CASING SAMPLER CORE BAR.		SURFACE ELEV.	
AT DRY	AT IMMEDIATELY	HOURS	Type	FA	SS
			Size I. D.	4"	1 1/2"
			Hammer Wt.		140# BIT
			Hammer Fall		30"
AT		AT	DATE STARTED 6/27/00		
		HOURS	DATE COMPL. 6/27/00		
			BORING FORMAN M.D., C.C. & W.M.		
			INSPECTOR J. MALTER		
			SOILS ENGR.		

LOCATION OF BORING SOUTH END OF REMOVED U.S.T. - WEST END OF EXISTING OIL TANK

Depth	SAMPLE DEPTHS FROM-TO	TYPE OF SAMPLE	Blows per 6" on sampler		MOISTURE DENSITY OR CONSIST.	STRATA CHANGE ELEV.	FIELD SOIL IDENTIFICATION Remarks include color, gradation, Type of soil etc. Rock-color, type, cond., hardness, Drilling time, seams and ect	SAMPLE		
								NO.	PEN	REC
5'	6" - 2'6"	SS	9	8		1 1/2"	BITUMINOUS CONCRETE	1	24"	3"
			6	7	MED. DENSE	1'	BROWN SANDY FINE GRAVELS			
	2'6" - 4'6"	SS	4	3				2	24"	8"
				3	5	LOOSE				
							BROWN FINE SANDS - TRACE OF FINE GRAVELS			
	4'6" - 6'6"	SS	3	1				3	24"	8"
				2	3					
	6'6" - 8'6"	SS	2	2				4	24"	5"
				3	3					
10'	8'6" - 10'6"	SS	1	1			SAME MATERIAL	5	24"	16"
			2	1						
	10'6" - 11'3"	SS	2	3 2/3"				6	9"	7"
						11'3"	REFUSAL			
15'										

GROUND SURFACE TO 11'3"

USED 10'6" CASING THEN DROVE SS 9" TO 11'3"

Sample Type D-Dry C-Cored W-Washed UP-Unfinished Piston TP-Test Pit A-Augur V-Vane UT-Undisturbed Thinwall	Proportions Used trace 0 to 10% little 10 to 20% some 20 to 35% and 35 to 50%	140 lb. wt. x 30"-fall an 2" O.D. Sampler Cohesionless Density 0-10 Loose 10-30 Med. Dense 30-50 Dense 50+ Very Dense	Cohesive Consistency 0-4 Soft 30 + Hard 4-8 M/Stiff 8-15 Stiff 15-30 V-Stiff	summary	
				EARTH BORING 11'3"	
				ROCK CORING	
				SAMPLES 6	
				HOLE NO. SB-1	

M & W Soils Engineering Inc.
Main St. Charlestown, NH 03603

TO GIANCOLA CONSTRUCTION ADDRESS RUTLAND, VT
PROJECT NAME BUXTON'S SUNOCO STATION LOCATION RUTLAND, VT
REPORT SENT TO PETER GIANCOLA PROJ. NO. _____
SAMPLES RETAINED BY M & W SOILS ENG., INC. OUR JOB NO. 8172-00

SHEET 1 OF 1
DATE 6/27/00
HOLE NO. SB-2
LINE & STA. _____
OFFSET _____

GROUND WATER OBSERVATIONS		CASING	SAMPLER	CORE BAR	SURFACE ELEV.
AT <u>DRY</u>	AT <u>IMMEDIATELY</u> HOURS	Type <u>FA</u>	<u>SS</u>		DATE STARTED <u>6/27/00</u>
		Size I. D. <u>4"</u>	<u>1 1/2"</u>		DATE COMPL. <u>6/27/00</u>
		Hammer Wt. _____	<u>140#</u>	BIT	BORING FORMAN <u>C.C. & W.M.</u>
AT _____	AT _____ HOURS	Hammer Fall _____	<u>30"</u>		INSPECTOR <u>J. MALTER</u>
					SOILS ENGR. _____

LOCATION OF BORING 19' EAST OF WEST EDGE OF BLACKTOP - 13'6" SOUTH OF NORTH EDGE OF BLACKTOP

Depth	SAMPLE DEPTHS FROM-TO	TYPE OF SAMPLE	Blows per 6' on sampler	MOISTURE DENSITY OR CONSIST.	STRATA CHANGE ELEV.	FIELD SOIL IDENTIFICATION Remarks include color, gradation, Type of soil etc. Rock-color, type, cond., hardness, Drilling time, seams and ect.	SAMPLE		
							NO.	PEN	REC
					1 1/2"	BITUMINOUS CONCRETE			
	1' - 3'	SS	10 6 5 8	MED. DENSE	1'	BROWN SANDY FINE GRAVELS	1	24"	16"
	3' - 5'	SS	9 7 6 9	MED. DENSE		BROWN FINE SAND - TRACE OF FINE GRAVELS	2	24"	19"
5'	5' - 7'	SS	12 7 5 5				3	24"	12"
	7' - 9'	SS	2 4 4 3			SAME MATERIAL	4	24"	15"
	9' - 10'4"	SS	4 13 32/4"				5	16"	8"
10'					10'4"	REFUSAL TO SPLIT SPOON - BEDROCK OR BOULDER			
15'									

GROUND SURFACE TO 10'4" USED 9' CASING THEN DROVE SS 16' TO 10'4"

Sample Type D-Dry C-Cored W-Washed UP-Unfinished Piston TP-Test Pit A-Auger V-Vane Tes UT-Undisturbed Thinwall	Proportions Used trace 0 to 10% little 10 to 20% some 20 to 35% and 35 to 50%	140 lb. wt. x 30"-fall an 2" O.D. Sampler Cohesionless Density 0-10 Loose 10-30 Med. Dense 30-50 Dense 50+ Very Dense	Cohesive Consistency 0-4 Soft 30 + Hard 4-8 M/Stiff 8-15 Stiff 15-30 V-Stiff	summary	
				EARTH BORING <u>10'4"</u>	ROCK CORING _____
SAMPLES <u>5</u>				HOLE NO. <u>SB-2</u>	

M & W Soils Engineering Inc.

Main St. Charlestown, NH 03603

SHEET 1 OF 1
 DATE 6/27/00
 HOLE NO. SB-3
 LINE & STA.
 OFFSET

TO GIANCOLA CONSTRUCTION ADDRESS RUTLAND, VT
 PROJECT NAME BUXTON'S SUNOCO STATION LOCATION RUTLAND, VT
 REPORT SENT TO PETER GIANCOLA PROJ. NO.
 SAMPLES RETAINED BY M & W SOILS ENG., INC. OUR JOB NO. 8172-00

GROUND WATER OBSERVATIONS		CASING	SAMPLER	CORE BAR	SURFACE ELEV.
AT DRY	AT IMMEDIATELY	Type	FA	SS	DATE STARTED 6/27/00
	HOURS	Size I. D.	4"	1 1/2"	DATE COMPL. 6/27/00
AT	AT	Hammer Wt.		140#	BORING FORMAN C.C. & W.M.
	HOURS	Hammer Fall		30"	INSPECTOR J. MALTER
					SOILS ENGR.

LOCATION OF BORING 42' EAST OF END OF PAVEMENT - 28' SOUTH OF NORTH END OF PAVEMENT

Depth	SAMPLE DEPTHS FROM-TO	TYPE OF SAMPLE	Blows per 6" on sampler		MOISTURE DENSITY OR CONSIST.	STRATA CHANGE ELEV.	FIELD SOIL IDENTIFICATION Remarks include color, gradation, Type of soil etc. Rock-color, type, cond., hardness, Drilling time, seams and ect.	SAMPLE		
								NO.	PEN	REC
5'	6" - 2'6"	SS	17	17		2"	BITUMINOUS CONCRETE	1	24"	15"
			18	18	DENSE		BROWN SANDY FINE GRAVELS			
	2'6" - 4'6"	SS	15	13		2'6"		2	24"	15"
			9	6						
	4'6" - 6'6"	SS	6	5	MED. DENSE		DARK BROWN SANDY GRAVELS	3	24"	13"
			5	6						
	6'6" - 7'1"	SS	26	30/1"		6'6"	DARK BROWN SILTY SANDS - TRACE OF FINE GRAVEL, OXIDATION AND ORGANICS	4	7"	4"
					DENSE		REFUSAL TO SPLIT SPOON - BEDROCK OR BOULDER			
						7'1"				
	10'									

GROUND SURFACE TO 7'1"

USED 6'6" CASING THEN DROVE SS 7" TO 7'1"

Sample Type D-Dry C-Cored W-Washed UP-Unfinished Piston TP-Test Pit A-Auger V-Vane UT-Undisturbed Thinwall	Proportions Used trace 0 to 10% little 10 to 20% some 20 to 35% and 35 to 50%	140 lb. wt. x 30"-fall an 2" O.D. Sampler Cohesionless Density 0-10 Loose 10-30 Med. Dense 30-50 Dense 50+ Very Dense	Cohesive Consistency 0-4 Soft 30 + Hard 4-8 M/Stiff 8-15 Stiff 15-30 V-Stiff	summary
				EARTH BORING 7'1"
				ROCK CORING
				SAMPLES 4
				HOLE NO. SB-3

M & W Soils Engineering Inc.

Main St. Charlestown, NH 03603

TO GIANCOLA CONSTRUCTION ADDRESS RUTLAND, VT
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 REPORT SENT TO PETER GIANCOLA PROJ. NO.
 SAMPLES RETAINED BY M & W SOILS ENG., INC. OUR JOB NO. 8172-00

SHEET 1 OF 1
 DATE 6/27/00
 HOLE NO. SB-4
 LINE & STA.
 OFFSET

GROUND WATER OBSERVATIONS		CASING SAMPLER CORE BAR		SURFACE ELEV.	
AT DRY	AT IMMEDIATELY	HOURS	Type	FA	SS
			Size I. D.	4"	1 1/2"
			Hammer Wt.		140# BIT
			Hammer Fall		30"
			DATE STARTED		6/27/00
			DATE COMPL.		6/27/00
			BORING FORMAN		C.C. & W.M.
			INSPECTOR		J. MALTER
			SOILS ENGR.		

LOCATION OF BORING 2'3" WEST OF WEST EDGE OF SIDEWALK - 59'3" SOUTH OF NORTH EDGE OF BLACKTOP

Depth	SAMPLE DEPTHS FROM-TO	TYPE OF SAMPLE	Blows per 6" on sampler		MOISTURE DENSITY OR CONSIST.	STRATA CHANGE ELEV.	FIELD SOIL IDENTIFICATION Remarks Include color, gradation, Type of soil etc. Rock-color, type, cond., hardness, Drilling time, seams and ect.	SAMPLE		
								NO.	PEN.	REC.
5'	6" - 2'6"	SS	4	5		2 1/2"	BITUMINOUS CONCRETE	1	24"	10"
			7	6	MED. DENSE		BROWN FINE SANDY GRAVEL			
	2'6" - 4'6"	SS	6	7		2'6"		2	24"	7"
			5	8	MED. DENSE		BROWN FINE SAND - TRACE OF FINE GRAVEL (OLD GASOLINE ODOR)			
5'	4'6" - 6'6"	SS	6	7		4'6"		3	24"	21"
			9	18	MED. DENSE TO DENSE		BROWN FINE SILTY SAND WITH SOME FINE GRAVEL (STRONGER GAS ODOR)			
	6'6" - 7'4"	SS	19	30/4"		7'4"	REFUSAL TO SPLIT SPOON - BEDROCK OR BOULDER	4	10"	9"
10'										

GROUND SURFACE TO 7'4" USED 6'6" CASING THEN DROVE SS 10" TO 7'4"

Sample Type D-Dry C-Cored W-Washed UP-Unfinished Piston TP-Test Pit A-Auger V-Vane Test UT-Undisturbed Thinwall	Proportions Used trace 0 to 10% little 10 to 20% some 20 to 35% and 35 to 50%	140 lb. wt. x 30"-fall an 2" O.D. Sampler Cohesionless Density 0-10 Loose 10-30 Med. Dense 30-50 Dense 50+ Very Dense	Cohesive Consistency 0-4 Soft 30 + Hard 4-8 M/Stiff 8-15 Stiff 15-30 V-Stiff	summary EARTH BORING 7'4" ROCK CORING SAMPLES 4
		HOLE NO. SB-4		

M & W Soils Engineering Inc.

Main St. Charlestown, NH 03603

SHEET 1 OF 1
 DATE 6/27/00
 HOLE NO. SB-5
 LINE & STA.
 OFFSET

TO GIANCOLA CONSTRUCTION ADDRESS RUTLAND, VT
 PROJECT NAME BUXTON'S SUNOCO STATION LOCATION RUTLAND, VT
 REPORT SENT TO PETER GIANCOLA PROJ. NO.
 SAMPLES RETAINED BY M & W SOILS ENG. INC. OUR JOB NO. 8172-00

GROUND WATER OBSERVATIONS		CASING SAMPLER CORE BAR		SURFACE ELEV.	
AT DRY	AT IMMEDIATELY	HOURS	Type	FA	SS
			Size I. D.	4"	1 1/2"
			Hammer Wt.		140# BIT
			Hammer Fall		30"
AT	AT	HOURS			DATE STARTED 6/27/00
					DATE COMPL. 6/27/00
					BORING FORMAN C.C. & W.M.
					INSPECTOR J. MALTER
					SOILS ENGR.

LOCATION OF BORING 8'6" NORTH OF SOUTH EDGE OF BLACKTOP - 41' WEST OF WEST EDGE OF SIDEWALK

Depth	SAMPLE DEPTHS FROM-TO	TYPE OF SAMPLE	Blows per 6" on sampler		MOISTURE DENSITY OR CONSIST.	STRATA CHANGE ELEV.	FIELD SOIL IDENTIFICATION Remarks Include color, gradation, Type of soil etc. Rock-color, type, cond., hardness, Drilling time, seams and ect.	SAMPLE		
								NO.	PEN	REC
5'	6" - 2'6"	SS	4	3		3"	BITUMINOUS CONCRETE	1	24"	16"
			4	3	LOOSE	1'	BROWN SANDY FINE GRAVEL			
	2'6" - 4'6"	SS	3	3				2	24"	18"
				5	6	LOOSE				
	4'6" - 6'6"	SS	3	3			BROWN FINE SAND - TRACE OF SILT WITH SOME GRAVEL	3	24"	12"
10'			4	5		6'				
	6'6" - 8'6"	SS	4	2				4	24"	7"
			1	2	LOOSE		DARK BROWN FINE SILTY SAND - TRACE OF FINE GRAVEL			
15'	8'6" - 10'6"	SS	12	37		8'6"		5	24"	15"
			28	50	VERY DENSE		WEATHERED PULVERIZED ROCK			
						10'6"	REFUSAL TO SPLIT SPOON - BEDROCK OR BOULDER			

GROUND SURFACE TO 10'6"

USED 8'6" CASING THEN DROVE SS 24" TO 10'6"

Sample Type D-Dry C-Cored W-Washed UP-Unfinished Piston TP-Test Pit A-Auger V-Vane UT-Undisturbed Thinwall	Proportions Used trace 0 to 10% little 10 to 20% some 20 to 35% and 35 to 50%	140 lb. wt. x 30"-fall an 2" O.D. Sampler Cohesionless Density 0-10 Loose 10-30 Med. Dense 30-50 Dense 50+ Very Dense	Cohesive Consistency 0-4 Soft 4-8 M/Stiff 8-15 Stiff 15-30 V-Stiff	summary
				EARTH BORING 10'6"
				ROCK CORING
				SAMPLES 5
				HOLE NO. SB-5

M & W Soils Engineering Inc.
Main St. Charlestown, NH 03603

SHEET 1 OF 1
DATE 6/27/00
HOLE NO. SB-6
LINE & STA. _____
OFFSET _____

TO GIANCOLA CONSTRUCTION ADDRESS RUTLAND, VT
PROJECT NAME BUXTON'S SUNOCO STATION LOCATION RUTLAND, VT
REPORT SENT TO PETER GIANCOLA PROJ. NO. _____
SAMPLES RETAINED BY M & W SOILS ENG., INC. OUR JOB NO. 8172-00

GROUND WATER OBSERVATIONS AT <u>DRY</u> AT <u>IMMEDIATELY</u> HOURS		Type <u>FA</u> <u>SS</u>	CASING _____	SAMPLER _____	CORE BAR _____	SURFACE ELEV. _____
AT _____ AT _____ HOURS		Size I. D. <u>4"</u> <u>1 1/2"</u>	_____	_____	_____	DATE STARTED <u>6/27/00</u>
		Hammer Wt. _____ <u>140#</u> BIT	_____	_____	_____	DATE COMPL. <u>6/27/00</u>
		Hammer Fall _____ <u>30"</u>	_____	_____	_____	BORING FORMAN <u>C.C. & W.M.</u>
						INSPECTOR <u>J. MALTER</u>
						SOILS ENGR. _____

LOCATION OF BORING 45" NORTH OF SOUTH EDGE OF BLACKTOP - 252" WEST OF WEST EDGE OF CONCRETE SIDEWALK

Depth	SAMPLE DEPTHS FROM-TO	TYPE OF SAMPLE	Blows per 6"		MOISTURE DENSITY OR CONSIST.	STRATA CHANGE ELEV.	FIELD SOIL IDENTIFICATION Remarks include color, gradation, Type of soil etc. Rock-color, type, cond., hardness, Drilling time, seams and art.	SAMPLE		
			on sampler					NO.	PEN	REC
5'	6" - 2'6"	SS	6	5		3"	BITUMINOUS CONCRETE	1	24"	15"
			5	5						
	2'6" - 4'6"	SS	3	2				2	24"	16"
				2	4	MED. DENSE				
	4'6" - 6'6"	SS	6	10				3	24"	10"
				12	19					
10'	6'6" - 8'6"	SS	10	6		8'6"		4	24"	16"
			8	7	MED. DENSE					
	8'6" - 10'6"	SS	10	17		8'6"		5	24"	21"
			19	16						
15'	10'6" - 12'6"	SS	21	42	MED. DENSE TO VERY DENSE			6	24"	11"
			39	37		12'6"	REFUSAL TO SPLIT SPOON - BEDROCK OR BOULDER			

GROUND SURFACE TO 12'6" USED 10'6" CASING THEN DROVE SS 24" TO 12'6"

Sample Type D-Dry C-Cored W-Washed UP-Unfinished Piston TP-Test Pit A-Auger V-Vane Tes UT-Undisturbed Thinwall	Proportions Used trace 0 to 10% little 10 to 20% some 20 to 35% and 35 to 50%	140 lb. wt. x 30"-fall an 2" O.D. Sampler Cohesionless Density 0-10 Loose 10-30 Med. Dense 30-50 Dense 50+ Very Dense		Cohesive Consistency 0-4 Soft 30 + Hard 4-8 M/Stiff 8-15 Stiff 15-30 V-Stiff		summary EARTH BORING <u>12'6"</u> ROCK CORING _____ SAMPLES <u>6</u> HOLE NO. <u>SB-6</u>
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Boring Logs
Buxton's Auto Repair, LTD., Rutland, Vermont

Soil Boring #1

Location: 12' east of west edge of asphalt and 20' 4" north of the concrete north of the rest rooms at the service station. (Vicinity of west end of 6k regular gas UST footprint)

Driller: M & W Soils Engineering

Hydrogeologist: John Malter

Date: June 27, 2000

<u>Depth</u>	<u>Description</u>	<u>PID (ppm)</u>
0-2'6"	Asphalt over brown fine sand and gravel	27.8
2'6"-4'6"	Brown fine sand and some gravel and silt	78.5
4'6"-6'6"	Brown fine sand and gravel	ND
6'6"-8'6"	Light brown sand and gravel	ND
8'6"-10'6"	Light brown sand and gravel	ND
10'6"-11'3"	Light brown sand and gravel, wet at base, refusal at 11'3"	ND

Notes: No well, sampled at base, EPA Method 8021B

Boring Logs
Buxton's Auto Repair, LTD., Rutland, Vermont

Soil Boring #2

Location: 19' east of west edge of asphalt and 13' 6" south of the north edge of the asphalt (West of 4k diesel UST footprint)
Driller: M & W Soils Engineering
Hydrogeologist: John Malter

Date: June 27, 2000

<u>Depth</u>	<u>Description</u>	<u>PID (ppm)</u>
0-3'	Asphalt over brown sand and gravel	ND
3'-5'	Light brown sand and gravel	ND
5'-7'	Brown sand and gravel	ND
7'-9'	Brown sand and gravel grading to a silty sand and gravel	ND
9'-10'4"	Silty sand and gravel over bedrock, refusal	ND

Notes: No well, sampled at base, EPA Method 8021B

Boring Logs
Buxton's Auto Repair, LTD., Rutland, Vermont

Soil Boring #3

Location: 44' east of west edge of asphalt and 28' south of the north edge of the asphalt (Upgradient of gasoline and diesel USTs)

Driller: M & W Soils Engineering

Hydrogeologist: John Malter

Date: June 27, 2000

<u>Depth</u>	<u>Description</u>	<u>PID (ppm)</u>
0-2'6"	Asphalt over brown fine sand and gravel over crushed stone	ND
2'6"-4'6"	Brown coarse sand and gravel over some silt and sand and gravel	7.9
4'6"-6'6"	Brown fine sand and gravel over organic sandy silt and silt with mottling	ND
6'6"-7'1"	Brown fine sand and silt with mottling, damp, refusal	ND

Notes: No well, sampled at base, EPA Method 8021B

Boring Logs
Buxton's Auto Repair, LTD., Rutland, Vermont

Soil Boring #4

Location: 21'3" west of west edge of sidewalk and 59' 3" south of the north edge of asphalt. (Vicinity of former pump island)

Driller: M & W Soils Engineering

Hydrogeologist: John Malter

Date: June 27, 2000

<u>Depth</u>	<u>Description</u>	<u>PID (ppm)</u>
0-2'6"	Asphalt over brown fine to coarse sand and gravel	5.8
2'6"-4'6"	Brown fine sand little gravel	17.9
4'6"-6'6"	Brown fine sand and gravel over silty sand with minor mottling over sand and weathered bedrock, odor of weathered gasoline	470
6'6"-7'4"	Brown coarse sand over weathered bedrock, damp, refusal, odor of weathered gasoline	503

Notes: No well, sampled at base, EPA Method 8021B

Boring Logs
Buxton's Auto Repair, LTD., Rutland, Vermont

Soil Boring #5

Location: 6'6" north of south edge of asphalt and 41' west of the west edge of the sidewalk (Vicinity of 500 gallon waste oil UST footprint)

Driller: M & W Soils Engineering

Hydrogeologist: John Malter

Date: June 27, 2000

<u>Depth</u>	<u>Description</u>	<u>PID (ppm)</u>
0-2'6"	Asphalt over brown fine sand and gravel over little silt	ND
2'6"-4'6"	Brown fine sand and gravel with little silt	ND
4'6"-6'6"	Brown fine sand and gravel over silty fine sand and gravel with coal chips	ND
6'6"-8'6"	Brown medium silty sand and gravel	ND
8'6"-10'6"	Weathered bedrock, refusal	ND

Notes: No well, sampled at base, EPA Method 8100 and EPA Method 8260

Boring Logs
Buxton's Auto Repair, LTD., Rutland, Vermont

Soil Boring #6

Location: 4'5" north of ~~north~~^{South} edge of asphalt and 25'2" west of west edge of sidewalk
(Vicinity of east end of footprint of waste oil UST)

Driller: M & W Soils Engineering

Hydrogeologist: John Malter

Date: June 27, 2000

<u>Depth</u>	<u>Description</u>	<u>PID (ppm)</u>
0-2'6"	Asphalt over crushed stone over brown fine sand and gravel	ND
2'6"-4'6"	Brown sand and gravel	ND
4'6"-6'6"	Brown sand and gravel	ND
6'6"-8'6"	Gray silty sand and gravel over brown silty sand and gravel	ND
8'6"-10'6"	Iron rich silt some sand and gravel	ND
10'6"-12'6"	Iron rich silt some sand with weathered bedrock, refusal	ND

Notes: No well, sampled at base, EPA Method 8100 and EPA Method 8260

Appendix D
Laboratory Analysis Results

ENVIRONMENTAL SITE ASSESSMENT
BUXTON'S LTD.

AUGUST 2001

PREPARED BY: GIANCOLA CONSTRUCTION CORP.



SCITEST
LABORATORY SERVICES

ANALYTICAL REPORT

P.O. Box 339
Randolph, Vermont 05060-0339
(802) 728-6313
<http://www.scitestlabs.com>
email: info@scitestlabs.com

Malter Consulting Inc.
Thatcher Brook Road
Waterbury Center, VT 05677

Mr. John Malter

Work Order No.: 0006-02259

Project Name: Buxton's
Customer Nos.: 070321

Date Received: 6/29/00
Date Reported: 7/14/00

Sample Desc.: SB 1	Method	Results	Units	Analyst	Analysis Date
Sample Nos: 001					
Test Performed					
Volatiles in solids, BTEX	EPA 8021B			RJS	7/11/00
Methyl tertiary-Butyl Ether	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Benzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Toluene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Ethylbenzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Total Xylenes	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
1,3,5-Trimethylbenzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
1,2,4-Trimethylbenzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Naphthalene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Surrogate: 8021B				RJS	7/11/00
***Bromofluorobenzene-8021B			% Recovery	RJS	7/11/00

Sample Desc.: SB 2	Method	Results	Units	Analyst	Analysis Date
Sample Nos: 002					
Test Performed					
Volatiles in solids, BTEX	EPA 8021B			RJS	7/11/00
Methyl tertiary-Butyl Ether	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Benzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Toluene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Ethylbenzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Total Xylenes	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
1,3,5-Trimethylbenzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
1,2,4-Trimethylbenzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Naphthalene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Surrogate: 8021B				RJS	7/11/00
***Bromofluorobenzene-8021B			% Recovery	RJS	7/11/00

ANALYTICAL REPORT

Project Name: Buxton's
Project No.: 070321

Work Order No.: 0006-02259

Sample Desc.: SB 3				Sample Date: 6/27/00	
Sample Nos: 003				Collection Time: 11:24	
Test Performed	Method	Results	Units	Analyst	Analysis Date
Volatiles in solids, BTEX	EPA 8021B			RJS	7/11/00
Methyl tertiary-Butyl Ether	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Benzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Toluene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Ethylbenzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Total Xylenes	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
1,3,5-Trimethylbenzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
1,2,4-Trimethylbenzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Naphthalene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Surrogate: 8021B				RJS	7/11/00
***Bromofluorobenzene-8021B			% Recovery	RJS	7/11/00

Sample Desc.: SB 4				Sample Date: 6/27/00	
Sample Nos: 004				Collection Time: 12:33	
Test Performed	Method	Results	Units	Analyst	Analysis Date
Volatiles in solids, BTEX	EPA 8021B			RJS	7/11/00
Methyl tertiary-Butyl Ether	EPA 8021B	< 5.0	ug/kg	RJS	7/11/00
Benzene	EPA 8021B	44	ug/kg	RJS	7/11/00
Toluene	EPA 8021B	< 5.0	ug/kg	RJS	7/11/00
Ethylbenzene	EPA 8021B	1500	ug/kg	RJS	7/11/00
Total Xylenes	EPA 8021B	160,000	ug/kg	RJS	7/11/00
1,3,5-Trimethylbenzene	EPA 8021B	78,000	ug/kg	RJS	7/11/00
1,2,4-Trimethylbenzene	EPA 8021B	250,000	ug/kg	RJS	7/11/00
Naphthalene	EPA 8021B	52,000	ug/kg	RJS	7/11/00
Surrogate: 8021B				RJS	7/11/00
***Bromofluorobenzene-8021B			% Recovery	RJS	7/11/00

Sample Desc.: SB 5				Sample Date: 6/27/00	
Sample Nos: 005				Collection Time: 13:28	
Test Performed	Method	Results	Units	Analyst	Analysis Date
Volatiles	EPA 8260B			RJS	7/11/00
Dichlorodifluoromethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00
Chloromethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00
Vinyl Chloride	EPA 8260B	< 50	ug/kg	RJS	7/11/00
Bromomethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00
Chloroethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00
Trichlorofluoromethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00
1,1-Dichloroethene	EPA 8260B	< 50	ug/kg	RJS	7/11/00

ANALYTICAL REPORT

Project Name: Buxton's
Project No.: 070321

Work Order No.: 0006-02259

Sample Desc.:	Method	Results	Units	Sample Date:	Analyst	Analysis Date
SB 5				6/27/00		
Sample Nos: 005				Collection Time: 13:28		
Test Performed						
Diethyl ether	EPA 8260B	< 500	ug/kg	RJS	7/11/00	
Iodomethane	EPA 8260B	< 500	ug/kg	RJS	7/11/00	
Acetone	EPA 8260B	< 500	ug/kg	RJS	7/11/00	
Carbon disulfide	EPA 8260B	< 500	ug/kg	RJS	7/11/00	
Methylene chloride	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Methyl tertiary Butyl Ether	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
trans-1,2-Dichloroethene	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Acrylonitrile	EPA 8260B	< 2000	ug/kg	RJS	7/11/00	
1,1-Dichloroethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Vinyl acetate	EPA 8260B	< 2000	ug/kg	RJS	7/11/00	
cis 1,2-Dichloroethene	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
2,2-Dichloropropane	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
2-Butanone (MEK)	EPA 8260B	< 500	ug/kg	RJS	7/11/00	
Bromochloromethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Chloroform	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Tetrahydrofuran	EPA 8260B	< 1000	ug/kg	RJS	7/11/00	
1,1,1-Trichloroethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Carbon tetrachloride	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
1,1-Dichloropropene	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Benzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
1,2-Dichloroethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Trichloroethene (TCE)	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
1,2-Dichloropropane	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Dibromomethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Bromodichloromethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
2-Chloroethyl vinyl ether	EPA 8260B	< 2000	ug/kg	RJS	7/11/00	
cis-1,3-Dichloropropene	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
4-Methyl-2-Pentanone (MIBK)	EPA 8260B	< 500	ug/kg	RJS	7/11/00	
Toluene	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
trans-1,3-Dichloropropene	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
1,1,2-Trichloroethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Tetrachloroethene (PCE)	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
1,3-Dichloropropane	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
2-Hexanone	EPA 8260B	< 500	ug/kg	RJS	7/11/00	
Dibromochloromethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
1,2-Dibromoethane (EDB)	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Chlorobenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
1,1,1,2-Tetrachloroethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Ethylbenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00	
Xylenes-m,p	EPA 8260B	< 50	ug/kg	RJS	7/11/00	

ANALYTICAL REPORT

Project Name: Buxton's
Project No.: 070321

Work Order No.: 0006-02259

Sample Desc.: SB 5			Sample Date: 6/27/00		
Sample Nos: 005			Collection Time: 13:28		
Test Performed	Method	Results	Units	Analyst	Analysis Date
Xylene-o	EPA 8260B	< 50	ug/kg	RJS	7/11/00
Styrene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
Bromoform	EPA 8260B	< 50	ug/kg	RJS	7/11/00
Isopropylbenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
Bromobenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
1,2,3-Trichloropropane	EPA 8260B	< 50	ug/kg	RJS	7/11/00
1,1,2,2-Tetrachloroethane	EPA 8260B	< 50	ug/kg	RJS	7/11/00
trans-1,4-Dichloro-2-butene	EPA 8260B	< 2000	ug/kg	RJS	7/11/00
n-Propylbenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
2-Chlorotoluene (ortho)	EPA 8260B	< 50	ug/kg	RJS	7/11/00
4-Chlorotoluene (para)	EPA 8260B	< 50	ug/kg	RJS	7/11/00
1,3,5-Trimethylbenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
tert-Butylbenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
1,2,4-Trimethylbenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
sec-Butylbenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
1,3-Dichlorobenzene (meta)	EPA 8260B	< 50	ug/kg	RJS	7/11/00
1,4-Dichlorobenzene (para)	EPA 8260B	< 50	ug/kg	RJS	7/11/00
p-Isopropyltoluene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
1,2-Dichlorobenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
n-Butylbenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
1,2-Dibromo-3-Chloropropane	EPA 8260B	< 50	ug/kg	RJS	7/11/00
1,2,4-Trichlorobenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
Hexachlorobutadiene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
Naphthalene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
1,2,3-Trichlorobenzene	EPA 8260B	< 50	ug/kg	RJS	7/11/00
Surrogate:				RJS	7/11/00
***Dibromofluoromethane	EPA 8260B	98	% Recovery	RJS	7/11/00
***Toluene-d8	EPA 8260B	95	% Recovery	RJS	7/11/00
***Bromofluorobenzene	EPA 8260B	88	% Recovery	RJS	7/11/00
TPH, Estimated - Soil	MODIFIED 8100 GC/FID	< 25	mg/kg	RJS	6/30/00

Sample Desc.: SB 6			Sample Date: 6/27/00		
Sample Nos: 006			Collection Time: 2:31		
Test Performed	Method	Results	Units	Analyst	Analysis Date
Volatiles	EPA 8260B			RJS	7/11/00
Dichlorodifluoromethane	EPA 8260B	< 60	ug/kg	RJS	7/11/00
Chloromethane	EPA 8260B	< 60	ug/kg	RJS	7/11/00
Vinyl Chloride	EPA 8260B	< 60	ug/kg	RJS	7/11/00
Bromomethane	EPA 8260B	< 60	ug/kg	RJS	7/11/00

ANALYTICAL REPORT

Project Name: Buxton's
Project No.: 070321

Work Order No.: 0006-02259

Sample Desc.: SB 6	Method	Results	Units	Sample Date: 6/27/00	Analyst	Analysis Date
Sample Nos: 006				Collection Time: 2:31		
Test Performed						
Chloroethane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Trichlorofluoromethane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,1-Dichloroethene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Diethyl ether	EPA 8260B	< 600	ug/kg		RJS	7/11/00
Iodomethane	EPA 8260B	< 600	ug/kg		RJS	7/11/00
Acetone	EPA 8260B	< 600	ug/kg		RJS	7/11/00
Carbon disulfide	EPA 8260B	< 600	ug/kg		RJS	7/11/00
Methylene chloride	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Methyl tertiary Butyl Ether	EPA 8260B	< 60	ug/kg		RJS	7/11/00
trans-1,2-Dichloroethene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Acrylonitrile	EPA 8260B	< 2400	ug/kg		RJS	7/11/00
1,1-Dichloroethane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Vinyl acetate	EPA 8260B	< 2400	ug/kg		RJS	7/11/00
cis 1,2-Dichloroethene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
2,2-Dichloropropane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
2-Butanone (MEK)	EPA 8260B	< 600	ug/kg		RJS	7/11/00
Bromochloromethane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Chloroform	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Tetrahydrofuran	EPA 8260B	< 1200	ug/kg		RJS	7/11/00
1,1,1-Trichloroethane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Carbon tetrachloride	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,1-Dichloropropene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Benzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,2-Dichloroethane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Trichloroethene (TCE)	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,2-Dichloropropane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Dibromomethane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Bromodichloromethane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
2-Chloroethyl vinyl ether	EPA 8260B	< 2400	ug/kg		RJS	7/11/00
cis-1,3-Dichloropropene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
4-Methyl-2-Pentanone (MIBK)	EPA 8260B	< 600	ug/kg		RJS	7/11/00
Toluene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
trans-1,3-Dichloropropene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,1,2-Trichloroethane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Tetrachloroethene (PCE)	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,3-Dichloropropane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
2-Hexanone	EPA 8260B	< 600	ug/kg		RJS	7/11/00
Dibromochloromethane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,2-Dibromoethane (EDB)	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Chlorobenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00

ANALYTICAL REPORT

Project Name: Buxton's
Project No.: 070321

Work Order No.: 0006-02259

Sample Desc.: SB 6	Method	Results	Units	Sample Date: 6/27/00	Analyst	Analysis Date
Sample Nos: 006				Collection Time: 2:31		
Test Performed						
1,1,1,2-Tetrachloroethane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Ethylbenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Xylenes-m,p	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Xylene-o	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Styrene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Bromoform	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Isopropylbenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Bromobenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,2,3-Trichloropropane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,1,2,2-Tetrachloroethane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
trans-1,4-Dichloro-2-butene	EPA 8260B	< 2400	ug/kg		RJS	7/11/00
n-Propylbenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
2-Chlorotoluene (ortho)	EPA 8260B	< 60	ug/kg		RJS	7/11/00
4-Chlorotoluene (para)	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,3,5-Trimethylbenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
tert-Butylbenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,2,4-Trimethylbenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
sec-Butylbenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,3-Dichlorobenzene (meta)	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,4-Dichlorobenzene (para)	EPA 8260B	< 60	ug/kg		RJS	7/11/00
p-Isopropyltoluene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,2-Dichlorobenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
n-Butylbenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,2-Dibromo-3-Chloropropane	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,2,4-Trichlorobenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Hexachlorobutadiene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Naphthalene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
1,2,3-Trichlorobenzene	EPA 8260B	< 60	ug/kg		RJS	7/11/00
Surrogate:					RJS	7/11/00
***Dibromofluoromethane	EPA 8260B	100	% Recovery		RJS	7/11/00
***Toluene-d8	EPA 8260B	93	% Recovery		RJS	7/11/00
***Bromofluorobenzene	EPA 8260B	89	% Recovery		RJS	7/11/00
TPH, Estimated - Soil	MODIFIED 8100 GC/FID	< 25	mg/kg		RJS	6/30/00

Sample Desc.: SB a	Method	Results	Units	Sample Date: 6/27/00	Analyst	Analysis Date
Sample Nos: 007				Collection Time: 9:48		
Test Performed						
Volatiles in solids, BTEX	EPA 8021B				RJS	7/11/00
Methyl tertiary-Butyl Ether	EPA 8021B	< 2.0	ug/kg		RJS	7/11/00

ANALYTICAL REPORT

Project Name: Buxton's
Project No.: 070321

Work Order No.: 0006-02259

Test Performed	Method	Results	Units	Analyst	Analysis Date
Sample Desc.: SB a				Sample Date: 6/27/00	
Sample Nos: 007				Collection Time: 9:48	
Benzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Toluene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Ethylbenzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Total Xylenes	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
1,3,5-Trimethylbenzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
1,2,4-Trimethylbenzene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Naphthalene	EPA 8021B	< 2.0	ug/kg	RJS	7/11/00
Surrogate: 8021B				RJS	7/11/00
***Bromofluorobenzene-8021B			% Recovery	RJS	7/11/00

TPH note: Samples -5 & -6 TPH values are quantitated as fresh Diesel Fuel. Both samples quantitated as Motor oil would be < 1000 mg/kg.

Authorized by:



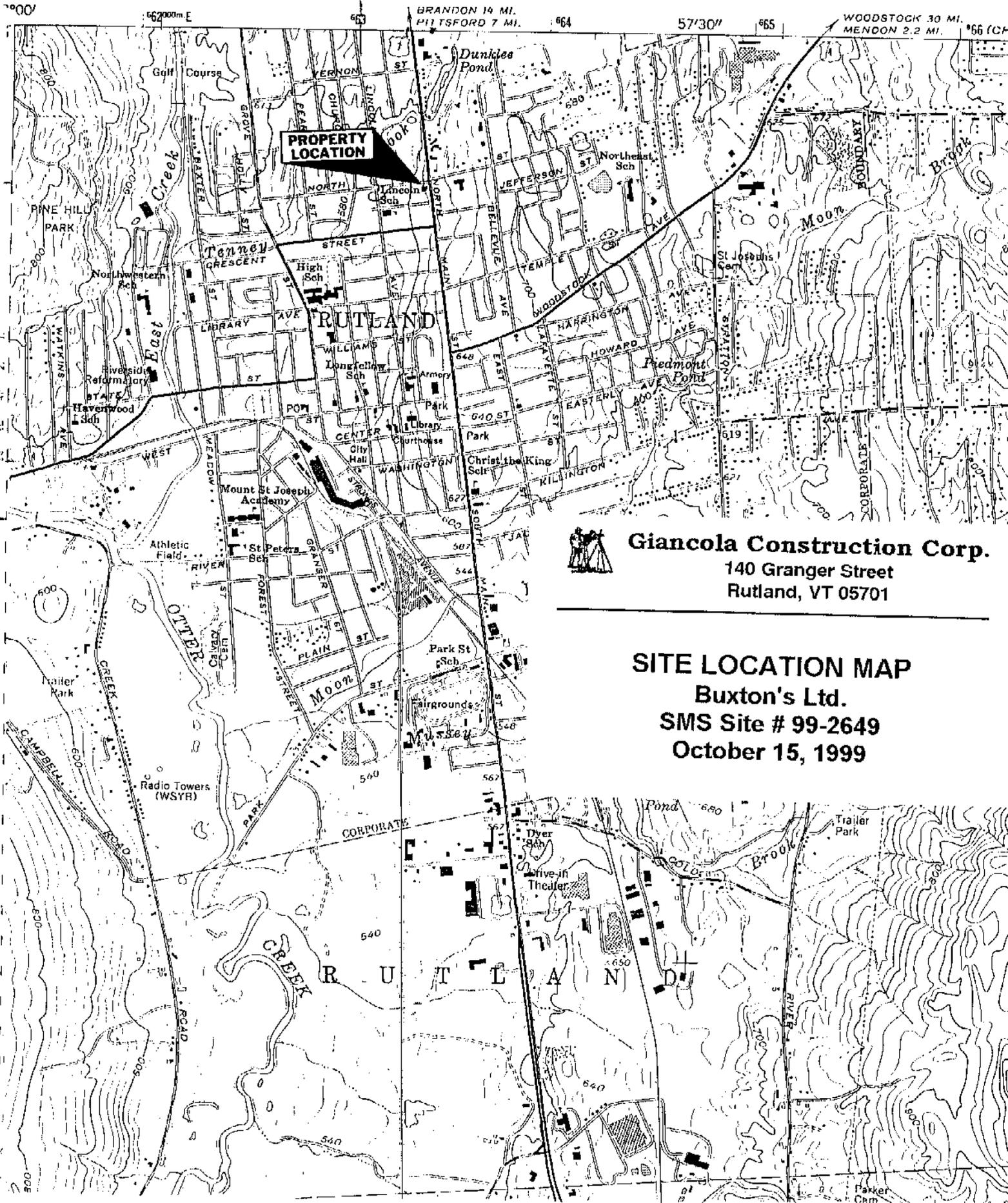
Figure 1
U.S.G.S. Rutland, Vermont
Quadrangle

ENVIRONMENTAL SITE ASSESSMENT
BUXTON'S LTD.

AUGUST 2001

PREPARED BY: GIANCOLA CONSTRUCTION CORP.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



Giancola Construction Corp.
140 Granger Street
Rutland, VT 05701

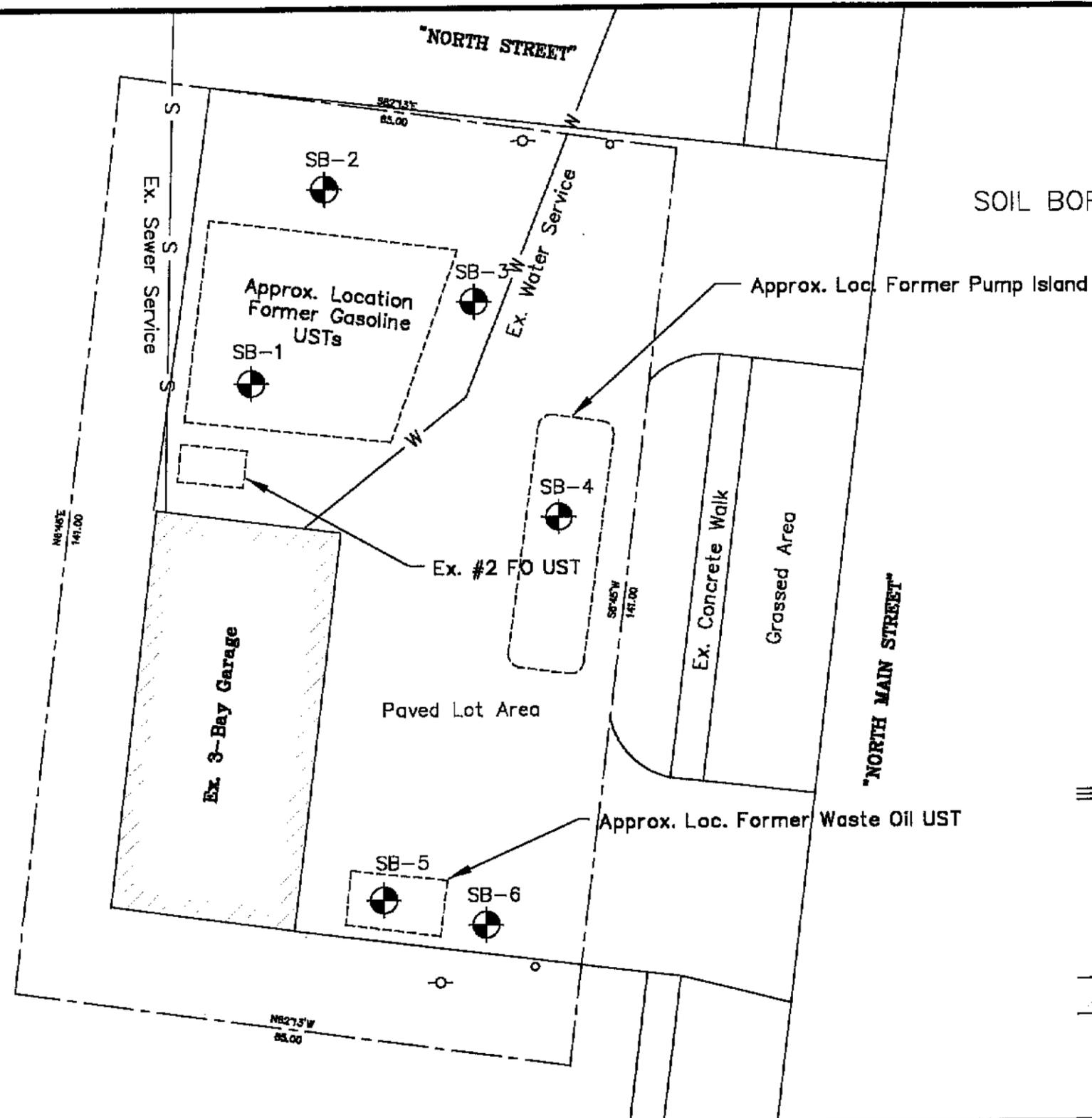
SITE LOCATION MAP
Buxton's Ltd.
SMS Site # 99-2649
October 15, 1999

Figure 2 Site Plan

ENVIRONMENTAL SITE ASSESSMENT
BUXTON'S LTD.

AUGUST 2001

PREPARED BY: GIANCOLA CONSTRUCTION CORP.

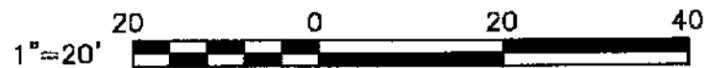


SOIL BORING INSTALLATION DATE
JUNE 27, 2000

LEGEND

- CATCH BASIN
- UTILITY POLE
- SIGN POLE
- MONITOR WELL
- EXISTING SITE FEATURE
- EXISTING BUILDING LINE

Approximate Scale



In charge of _____
 Designed by _____ Checked by _____
 Made by _____

**GIANCOLA
CONSTRUCTION CORP.**

General Contractors & Builders

140 Granger Street
Rutland, Vermont 05701

(802) 773-8251

BUXTON'S LTD.

SITE PLAN

ENVIRONMENTAL SITE ASSESSMENT

137 N. MAIN ST.

RUTLAND, VERMONT

FILE NO.
2001-049

DATE
August 31, 2001

FIGURE

2