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Report

Phase I Environmental Site Assessment

St. Albans Municipal Parking Lot No. 1

Saint Albans, Vermont

25 Federal Street
39 Federal Street
41 Federal Street
28 Kingman Street
19-27 Lake Street

Prepared For:

Northwest Regional Planning Commission

155 Lake Street
Saint Albans, Vermont

October 2007

Phase I Environmental Site Assessment
St. Albans Municipal Parking Lot # 1
St Albans, Vermont

Kenneth J. Bisceglia

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Senior Reviewer

10/15/07

Date

I the above signed, declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in § 312.20 of 40 CFR 312. I the above signed, have the specific qualifications based on education, training, and experience to assess a property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) document was prepared at the request of the Northwest Regional Planning Commission (NRPC) by Weston & Sampson Engineers, Inc. (Weston & Sampson), and may be used to support further Brownfield assessment work.

Weston & Sampson researched the background, development and regulatory history for the property known as St. Albans Municipal Parking Lot No. 1 (Site) located in St. Albans, Vermont. The background study included a review of municipal, state and federal records, discussions with the Site representatives and review of historical maps. Site Reconnaissance visits were conducted on August 9th, 23rd and 29th (2007) to observe conditions at the Site and adjacent properties. Interviews were conducted to gather other relevant Site information.

The property (~2.4 acres), located in an historic downtown city block setting, is comprised of 5 parcels that have been acquired by the City of St. Albans between 1958 and 2006. The central area has been used as a municipal parking lot for at least the last 50 years.

The city block area has been developed for over 150 years and there have been numerous buildings and businesses on and surrounding the Site. These properties have been used for industrial, commercial and residential purposes. In particular, some of the land uses have included a foundry, auto dealerships and garages and a sheet metal shop. These findings from our Phase I ESA have identified the following potential RECs:

REC	Item
#1	Historic industrial and commercial use at the Site and abutting properties. In particular, some of the land uses have included a foundry, auto dealerships and garages and a sheet metal shop. Also, a significant fire in 1895 destroyed several buildings within the city block. The potential contaminants of concern from these activities include: metals; volatile organic compounds; semi-volatile organic compounds (specifically polynuclear aromatic hydrocarbons); petroleum distillates (gasoline and various oils – heating, lubricating, cutting, motor and hydraulic); solvents; and polychlorinated biphenyls (PCBs)

Based on our findings and in accordance with the NRPC scope of work for this project, Weston & Sampson has recommended a geophysical survey and a Phase II ESA. The Phase II work will likely be performed under an additional phase of this Brownfields Program.

1.0 INTRODUCTION

Weston & Sampson Engineers, Inc., (Weston & Sampson) was contracted by the Northwest Regional Planning Commission (NRPC) to perform a Phase 1 Environmental Site Assessment (ESA) at the St. Albans Municipal Parking Lot No. 1, also referred to as Central Parking Lot, in St. Albans, Vermont (hereinafter referred to as “the Site”; see **Figure 1** – Site Locus Map). The Site is being considered for redevelopment by the City of St. Albans and is related to a Brownfield Assessment program. The ESA included a review of local, state, tribal and federal regulatory agency databases, completion of a Transaction Screen Questionnaire, correspondence with various officials, and a Site visit.

This assessment utilized quality principles and practices toward the preparation of this report and incorporated suggested methods in general accordance with the American Society of Testing Materials (ASTM) and EPA All Appropriate Inquiries (AAI). The term “recognized environmental condition” (REC) is defined in ASTM Standard Practice E 1527-05 as “the presence or likely presence of any hazardous substances (i.e., as defined under CERCLA 42 U.S.C § 9601 (14)) or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.” This report is subject to the Limitations described in **Section 9.0**.

The ASTM definition does not include “de minimus” conditions, which generally do not present a threat to human health or the environment and that generally would not be the subject to an enforcement action if brought to the attention of the appropriate governmental agencies. Therefore, de minimus conditions are not considered RECs.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Property Characteristics

The Site is located in the downtown business district for St. Albans City, Franklin County, Vermont. The Site consists of a parking lot comprised of five parcels, and is located in the center of a city block bordered by North Main St., Lake St., Federal St., and Kingman St. General property characteristics are highlighted in the following table, Site Locus Map (**Figure 1**) and Site Plan (**Figure 2**). The parking lot is within the boundaries of the St. Albans Historic District, which is on the National Register of Historic Places.

Property Characteristics

Owner:	St. Albans City
Business Name:	Municipal Parking Lot No. 1
Latitude / Longitude:	44° 48' 42" North / 73° 05' 04" West
Elevation:	400 feet +/- above sea level
Size:	2.4 Acres
Zoning:	Business (B-1)
Building Structures:	None
Utilities (Various passing through Site):	Gas Overhead Power / Phone Sewer Storm Drain Water Line

2.2 Parcels

The approximate square footage of the parcels is indicated below. Features of the parcels are shown in **Figure 2**. Photographs obtained during Weston & Sampson’s reconnaissance visit are provided for reference in **Appendix A**.

	Parcels	
Structures:	Approx. (sq.ft.) *1	Listed Address
23048028	88,035	28 Kingman Street
23033039	6,142	39 Federal Street
23033041	*2	41 Federal Street
23049019	11,979	19-27 Lake Street
23033025	*2	25 Federal Street
Total	106,156 (2.4 acres)	

Source: City Property Cards, Tax Maps and GIS information.

**1 parcel area was calculated from the attribute table of St. Albans GIS tax map parcel data provided by the NRPC as opposed to the lister’s data that did not include square footage for the central portion of the Site.*

**2 area for these parcels are incorporated into 23048028.*

2.3 Utilities

With the exception of the storm water drains, no utilities serve the Site directly. However, gas, water, storm drains, and overhead lines all pass through the Site. The surrounding buildings are reportedly heated by natural gas and have municipal connections to water and sewer. Electrical power is available with overhead service to each of the surrounding buildings. A municipal water main enters the Site from Lake Street, at 19-27 Lake Street, and then travels east to serve buildings along North Main Street.

2.4 Site Visit

Weston & Sampson visited the Site on August 9th, 23rd and 29th (2007) to observe current conditions and to identify the potential presence for RECs. The Site visit included a visual survey of the surrounding buildings and properties. The Site boundaries and adjacent property boundaries were inferred to the best of our ability during the Site visit, based on landmarks and tax maps. Observations of land use were made up to the rear of the abutting buildings or to the surrounding streets in the case of pedestrian and automobile access ways.

The Site provides parking for many of the surrounding buildings that are primarily retail and commercial in nature (at least of the first floor). The surrounding buildings also use the Site for access and to some extent storage. There appears to be entryways to the other buildings facing the parking lot and based on our observations it appeared that some of these buildings gain access from the parking lot. As the actual property line was not definitively defined, it is unclear if there is any vehicle parking; storage of dumpsters or trash cans from these surrounding properties that are on the Site. At the time of the visit the parking lot was at about 80-percent capacity. To some degree the cars prevented complete observation of the Site.

The majority of the Site is covered with asphalt with the exception of several small landscaped islands and a gravel parking area. The pavement on the Site is in good condition and had no evidence of staining or releases in excess of typical parking lot stains. The vegetation on the landscape islands was not visibly stressed or stained.

There is one gravel parking lot within the Site, located to the west of the Rail City Saloon along Lake Street. The gravel parking area was in good condition and had no visual evidence of a release.

Weston & Sampson did not observe any indications of aboveground storage tanks (ASTs) or underground storage tanks (USTs) at the Site. The abutting property buildings were observed for evidence of AST and USTs. Most of the properties appeared to be served by natural gas. A vent and fill pipe are located in the pedestrian alley en route to North Main Street. The vent and fill pipe appear to enter the basement of the Eaton's Jewelry shop. No other information is available about this potential storage tank.

Four storm drains serve to drain stormwater from the parking lot. Two are located on the eastern side of the Site (one behind the Rail City Saloon and the other behind the Moose Lodge). The remaining two storm drains are situated together at the Site exit/entrance to Federal Street. According to Mr. Alan Robtoy, of the St. Albans Department of Public Works (DPW), all drains are connected and drain water west to Federal Street. Mr. Robtoy could not recall where the drain on Federal emptied. No staining or evidence of a release was observed around the drains; however, the drain manhole bottoms likely have residual urban impact typical of others in similar areas throughout the City (a de minimus condition).

Many of the abutting properties have solid waste dumpsters located at the rear of their buildings. Whether these dumpsters reside on their property or the Site property could not be determined during the visit.

Overhead power lines provide electrical service to many of the buildings surrounding the Site. Consequently, there are several utility poles with mounted transformers in and around the Site. It could not be determined by visual inspection if these transformers contain polychlorinated biphenyls (PCBs). A ground transformer is located in southeast corner of the parking lot. Whether the transformer is located on Site property could not be determined during the visit. The transformer is mounted atop a concrete pad and surrounded by pavement. Central Vermont Power Service (CVPS) was contacted and confirmed that none of the transformers in the St Albans Municipal Parking lot contain PCBs.

An example of some of the buildings and properties abutting the Site include restaurants, retail shops, residential apartments on 2nd and 3rd floors, the Moose Lodge, private parking areas, banks and a homeless shelter, among other things. Uphill (east) of the city block is a city park (Taylor Park), churches and the St. Albans Historical Museum.

No buildings are associated with the Site; therefore, this ESA did not include an assessment of lead based paints, asbestos containing materials or fungal growth (mold).

3.0 HISTORICAL INFORMATION

3.1 Historical Sanborn Maps

Historical information was obtained from historical Sanborn Maps (1896, 1901, 1906, 1912, 1920, 1926, 1946, 1959). During a visit to the St. Albans Historical Museum, an 1853 Map of St. Albans (Presdee & Edwards) and 1871 Beers Atlas was reviewed. These maps provided similar information related to the Sanborn Maps. The 1853 Map of St. Albans depicts Lake Street as Champlain Street which was later changed and shown as Lake Street on the 1871 Beers Atlas. The 1896 and 1901 Sanborn Maps depict Federal Street as Foundry Street, which was shown on all later Sanborn Maps as Federal Street.

This Site and surrounding downtown features have been developed since prior to the 1860s. The Site use and abutting properties within the city block has changed throughout the last century, with various types of commercial, industrial, business and governmental uses. The Sanborn Maps are presented in **Appendix C** and offer the following historical information:

Review of Historical Sanborn Maps

Map Dates	Noteworthy Items
1896	Flask Yard* depicted in central part of Site. St. Albans Foundry Co. - located at southwest corner of city block at corner of Foundry (Federal) and Lake Streets.
1901	Flask Yard* depicted in central part of Site. St. Albans Foundry Co. - located at southwest corner of city block at corner of Foundry (Federal) and Lake Streets.
1906	Flask Yard* no longer shown. St. Albans Foundry Co. - located at southwest corner of city block at corner of Federal and Lake Streets. The Foundry business expanded to north and northeast. Several new buildings on Site designated as an auto house/garage.
1912	St. Albans Foundry & Implement Co. - located at southwest corner of city block at corner of Federal and Lake Streets. Foundry begins having lumber piles and another building added. Southeast corner of Foundry now indicating garage. Auto house/garage not shown.
1920	Foundry Manufacturing Co. (foundry-machine shop & garage) -

	located at southwest corner of city block at corner of Federal and Lake Streets. Lumber piles not shown and replaced by new foundry building, storage building with room labeled “coke” to the northeast. Automobile repair building added to the north. Garage at southeast corner of foundry lists capacity of 54 cars.
1926	Foundry & Motor Car Manufacturing Co. Inc. (foundry-machine shop & garage). Similar to 1920, with an auto shed added to east side of newer centrally located foundry building.
1946	Foundry not shown. Foundry’s buildings now occupied by US Customs (auto storage), auto sales & service, auto shed, garage (54 cars) and other businesses. There is mention of a sheet metal shop on 27/29 Federal Street.
1959	Site converted to parking area. Surrounding building layout appears relatively similar to present day.

** A flask yard is an area where flasks are stored related to the foundry process. Flasks are either wood or metal frames that hold a mold used to cast and shape metal objects made by the foundry.*

3.2 Historical City Directories

The City Directory Abstract is a search of available city directory data, including business and telephone directories. The following information was obtained from Manning’s City Directory and Johnson’s City Directory. The City Directory Abstract is presented in **Appendix C**. The table below summarizes pertinent historical information about surrounding properties. No other information has been obtained related to these businesses.

Directory Date	Property Occupant	Address
1964	Bristol Mfg Co.	28 Lake Street
1970	E&H Upholstery Shop	36 Lake Street

Source: EDR August 2007 database report.

3.3 City Land Records

On August 23, 2007, Weston & Sampson visited the City Municipal Offices and met with the City personnel at the Lister’s Office. Site information related to tax maps, property cards and land record deeds were reviewed. This information serves to document parcel data and complement the historical nature of land use. Based on review of the information there was an

additional parcel that was found to comprise the Site. This additional parcel is not shown on the tax map but is located on 41 Federal Street (Lot #23033041) just north of Lot #23033039. The summary of deed information reviewed during this Phase I ESA includes the following:

Lot #23033025 (25 Federal Street)

Book	Page	Date	Name
35	488 – 491	1978	Fayette Sales, Inc./Philip Fayette to City of St. Albans. Deed references former Champlain Motors, Inc.
13	373	1958	Blanchette to Blouin. Deed references former Champlain Motors, Inc.
9	219	1952	Rashaw to Blanchette. Deed references former Champlain Motors, Inc.

Lot #23033039 and #23033041 (39 and 41 Federal Street)

Book	Page	Date	Name
76	111 – 112	1990	Stephen Handy to City of St. Albans
33	577 – 578	1977	Gladys Neiburg to Stephen Handy. First floor laundry mat. Fire damage 1987. Demolished 1988.

Lot #23048028 (28 Kingman Street)

Book	Page	Date	Name
12	450 – 452	1957	Doubleday to City of St. Albans
10	73	1953	Ready to Doubleday

Lot #23049019 (19 – 27 Lake Street)

Book	Page	Date	Name
196	314 – 315	2005	Michael Blouin to City of St. Albans
57	377 – 380	1987	Michael and Joanne McGinn to Michael and Andre Blouin, lot and land without buildings, references adjacent former foundry lot
43	414 – 415	1982	Michael and Joanne McGinn to Tea Company, Inc., references adjacent former foundry lot
28	67 – 71	1974	Augustine and Mary Cross to Michael and Joanne McGinn, lot with brick building, references adjacent former foundry lot
7	529	1945	Walter Twigg to Augustine and Rudolphe Cross, lot with brick building, references adjacent former foundry lot
6	713 – 714	1936	J. Arthur Twigg to Walter Twigg, lot with brick building, references adjacent former foundry lot

4.0 REVIEW OF RECORDS

4.1 Electronic Database Search

Environmental Data Resources, Inc. (EDR) was contracted to search available state, tribal and federal environmental records for the Site and surrounding properties. The report and search requirements were designed to meet the requirements of the EPA AAI Rule (40 CFR Part 312) and the ASTM (E 1527-05).

The detailed database report and limitations of the search criteria is contained on a CD in electronic PDF format as **Appendix D**, which also defines database acronyms that are not explicitly defined in this discussion. The discussion in this section serves to highlight findings of the database search that may have the potential to present RECs at the Site. In general terms, sites listed in the EDR database may tend to pose a risk based on characteristics such as proximity, elevation and type of contaminant.

4.1.1 On-Site Listings from Database Search

None of the Site addresses are listed in the EDR database report.

4.1.2 Off-Site Listings from Database Search

The EDR database report detected the following results for off-Site locations; refer to **Appendix D** for further information to supplement this discussion.

Number of Listings	Database
Federal Records	
1	Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
1	Resource Conservation and Recovery Act (RCRA) Large Quantity Generator
25	Resource Conservation and Recovery Act (RCRA) Small Quantity Generator
9	Leaking Underground Storage Tank (LUST)
3	US Brownfields
State Records	
8	State Hazardous Waste Sites (SHWS)
10	Leaking Underground Storage Tank (LUST)
17	Underground Storage Tank (UST)
2	Leaking Aboveground Storage Tank (LAST)
1	MANIFEST
1	Brownfields
EDR Proprietary Records	
1	Former Manufactured Gas (Coal Gas) Site

To obtain further information related to the Sites listed in the above table, Weston & Sampson reviewed the Vermont Active Hazardous Sites List, updated in June 2007, for St. Albans City (provided in **Appendix E**) and the ANR GIS Environmental Interest Locator map.

Though there are several listed sites nearby, based on information reviewed, none of the off-Site sources of contamination appear to threaten the Site. Groundwater flow in the area is reported to flow from east to west and none of the sites are listed to the east. To the east are buildings and storefronts along North Main Street, North Main Street and Taylor Park. The surrounding information reviewed in further detail included:

- 39 South Main Street
Facility: Handy Dodge Toyota (#931470)
- 120-129 Lake Street Property
Facility: Switchyard Shopping Center / CV Properties (#992578)
- 2 Federal Street
Facility: CV Railway, Inc. (#770126)
- 56 Federal Street
Facility: Norwood Realty Property / Former Gas Station (#982438)
- 45 Kingman Street
Facility: District Courthouse (#911074)
- Corner of Maple St, Saint Albans, Vermont
Facility: St Albans Gas and Light (#770197)

4.1.3 Registered Underground Storage Tanks

According to the ANR locator map, there are no USTs at the Site. The nearest UST is located at the State Office Building on the north side of Kingman Street. The UST is north and cross gradient of the Site and would not likely have an impact to the Site if a leak were to occur.

4.2 City Records

4.2.1 Saint Albans City Hall

Records that were obtained in support of the property description and history include: property-listing card, land records, zoning files and discussions with various staff.

4.2.2 Saint Albans Fire Department

Weston & Sampson met with Fire Chief Joe Beaudry to discuss available records and any knowledge of incidents that have occurred at or near the Site. Chief Beaudry, who reports being familiar with the area for 34 years, indicated that to his knowledge there are no records pertaining to the Site with respect to incident responses or USTs (removal or installation).

5.0 ENVIRONMENTAL CHARACTERISTICS

This section presents a description of the environmental setting pertaining to the Site and regional features including topography, groundwater, surface water and geology. Also included is a review of local private and municipal water supplies.

5.1 Site Setting and Topography

The local topography slopes gradually down from the east to the west. Topographically higher than the Site from west to east, the area has mixed use with multi-story downtown buildings with commercial first floor storefronts, No. Main Street, Taylor Park, historic buildings along Church Street and a residential neighborhood. The Site Locus Map (**Figure 1**) depicts the Site and surrounding topography as based on the United States Geological Survey (USGS) Saint Albans, Vermont quadrangle.

5.2 Groundwater Characteristics

Based on review of the USGS topographic map and observations during the Site visit, it is anticipated that overburden groundwater flow is predominately to the west with some potential variance to the northwest or southwest. Review of local hydrogeological reports for nearby state listed sites substantiate that local groundwater flow direction is east to west, and the depth to water is generally less than 10 feet below ground surface.

5.3 Surface Water Characteristics

Storm water sheds as sheet flow runoff towards Federal Street to the west and is collected in four storm drains. Approximately 0.25-miles west of the Site is Stevens Brook, which ultimately discharges into Saint Albans Bay of Lake Champlain. The Flood Insurance Rate Map for Saint Albans lists the area at and around the Site as Zone C – “Areas of minimal flooding,” (reference Community Panel Number 500058 0001 B, June 1978).

5.4 Soil and Bedrock Characteristics

The surficial soils in the vicinity of the Site are reported to have the following general characteristics:

Component Name:	Georgia stony loam (GeB)
Landforms:	Hills, ridges
Depth to Water:	18-36”
Permeability:	Moderately low to moderately high

Typical Profile: 0-2” Loam
 2-22” Loam
 22-60” Fine sandy loam
 Hydrologic Group: Class C – slow infiltration rates. Comprised of soils with layers impeding downward movement of water, or soils with moderately fine or fine texture.
 Drainage Class: Moderately well drained.
 Restrictive Layer: > 80”

Component Name: Massena stony loam (MeA)
 Landforms: Depressions, drainage ways
 Depth to Water: 12-18”
 Permeability: Moderately low to moderately high
 Typical Profile: 0-8” Loam
 8-25” Silt loam
 25-44” Gravelly loam
 Hydrologic Group: Class C – slow infiltration rates. Comprised of soils with layers impeding downward movement of water, or soils with moderately fine or fine texture.
 Drainage Class: Moderately well drained.
 Restrictive Layer: > 80”

Source: United States Department of Agriculture’s Soil Conservation

The bedrock in the vicinity of the Site is reported to have the following general characteristics according to the Geologic Map of Vermont (Doll 1961) (**Figure 3**). The bedrock is part of the basin “Morses Line Slate” formation (Omi), that is further differentiated in the 1995 Vermont Geological Survey Bulletin No. 14 as “undifferentiated Parker and Skeels Corners Slate” (€-Op-sk). This slate is the oldest, lowermost shale unit of the basinal deposit. The Skeels Corners Slate is in gradational contact with the Parker Slate: the Parker is characterized by its micaceous silty shale composition, and the Skeels Corners by its black limonitic laminae of quartz silt and dolomite, giving the unit an orange pinstripe appearance.

5.5 Water Supplies

5.5.1 Private Water Wells

According to the ANR GIS Environmental Interest Locater map, there are no private water supply sources within 1-mile of the Site.

5.5.2 Municipal Water Supply Wells

According to the ANR GIS Environmental Interest Locator map, there are no public water supply protection areas within 1-mile of the Site.

5.5.3 Surface Water Supply Protection Areas

According to the ANR GIS Environmental Interest Locator map, there are no surface water supply protection areas within 1-mile of the Site.

6.0 INTERVIEWS AND OTHER PERTINENT INFORMATION

6.1 Interview and Environmental Questionnaires

To aid in gathering additional information related to Site activities, several individuals were interviewed and a select number were sent a “Transaction Screen Questionnaire.” A copy of this, in addition to Weston & Sampson’s observations, is enclosed as **Appendix B**.

Weston & Sampson interviewed the following individuals with respect to their knowledge of the Site and immediate surroundings. The interview process and review of questionnaires served to substantiate the current state of knowledge of the Site and immediate surroundings that are presented throughout this report.

Name	Verbal Interview	Completed Questionnaire
Bill Cioffi (former City Manager)	yes	yes
Jim Murphy (St. Albans Historical Museum)	yes	yes
Mr. Alan Robtoy (Superintendent of Streets, DPW)	yes	no
Mr. Reg Austin (former St. Albans Fire Chief)	yes	no
Brian Burns (Distribution Supervisor, DPW)	yes	*2
Joe Beaudry (Fire Chief)	yes	*2
Jane Kiser (Community Development Director)	yes	*2
Martin Manahan (Mayor)	no	*1

*1 – June 2007 form entitled “Northwest Region Brownfield Program Site Description” enclosed in Appendix B.

*2 – Questionnaire not submitted to this individual.

Mr. Cioffi (former City manager) reported knowledge of an auto storage yard in the center of the Site and a Buick and Nash Car Dealership at the southwest corner of the city block. Mr. Cioffi also confirmed that both these shops included mechanic garages and that the laundry facility formerly on Kingman Street at the Site never performed dry cleaning.

According to staff at the St. Albans Historical Museum, the former foundry was used to manufacture mechanical equipment for farm and rail use. It is not believed that a rail spur has

ever served the Site, though there has been over a century of railroad activity nearby. In 1895 there was a great fire in St. Albans that passed through the Site and burned several buildings.

Weston & Sampson met and toured the Site with Mr. Alan Robtoy and Brian Burns of the DPW. The Site visit included a review of the utilities crossing the Site and discussions concerning historical uses of the Site and surrounding properties. According to the City of St Albans and Mr. Robtoy, the Site has been a parking lot for at least 50 years and a laundry facility formerly occupied the parcel of land on Federal Street (Lot #23033039). This building has since burned down (circa 1988) and been converted to a gravel parking area.

6.2 Environmental Liens

Based on our review of information, there is no indication that any Environmental Liens pertain to the Site. We contacted the St. Alban's City Attorney, Mr. Robert Farrar, who supported this conclusion (see letter in **Appendix B**).

6.3 Activity Use Limitations

Based on our review of information, there is no indication that any Activity Use Limitations pertain to the Site. We contacted the St. Alban's City Attorney, Mr. Robert Farrar, who supported this conclusion (see letter in **Appendix B**).

6.4 Specialized Knowledge

All information received from interviews, questionnaires, records review and a Site visit as discussed in this report, are considered specialized knowledge with respect to the Site and conditions of surrounding properties. This specialized knowledge has been presented as best possible to convey evidence in support of RECs related to this project.

6.5 Valuation Reduction for Environmental Issues

Based on our review of information, it is not evident that there is any property valuation reduction related to environmental issues or concerns. We contacted the St. Alban's City Attorney, Mr. Robert Farrar, who supported this conclusion (see letter in **Appendix B**).

6.6 Commonly Known or Reasonably Ascertainable Information

In our opinion, sufficient data has been collected from a variety of sources to provide an adequate understanding of the Site.

6.7 Data Gaps

Based on the information gathered as part of this assessment and Weston & Sampson's professional experience, the following data gaps were identified:

Data Gap	Item	Opinion
#1	Questionnaires not returned	Considered "not significant" since we had verbal communication with many of the individuals that support a consistent conceptual understanding of the Site and surroundings.
#2	Parcel boundaries	The parcel boundaries were determined to the best of our ability during our Site visit. For the purpose of the Phase I ESA this level of certainty (visual comparison of Site features and of tax map) is considered "not significant." However, for the purpose of a Phase II ESA subsurface investigation, this is "significant" and the City should address the parcel boundary issue and be prepared to approve proposed boring locations.

7.0 SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

Based on the information gathered during this Phase I ESA and detailed in this report, Weston & Sampson offers the following conclusions:

- The property (~2.4 acres), located in an historic downtown city block setting, is comprised of 5 parcels that have been acquired by the City of St. Albans between 1958 and 2006. The central area has been used as a municipal parking lot for at least the last 50 years.

The city block area has been developed for over 150 years and there have been numerous buildings and businesses on and surrounding the Site. These properties have been used for industrial, commercial and residential purposes. In particular, some of the land uses have included a foundry, auto dealerships and garages and a sheet metal shop.

A laundry facility operated at the Site on Kingman Street for a short period in the 1970s. According to interviews, the facility was not used for dry cleaning. The building housing the laundry facility has since burned down and is now part of the parking lot.

- The Site is not listed on any state, tribal or federal database as searched by EDR in August 2007.
- During our Site visit and records review, there were no observed evidence of a release of petroleum or hazardous substances or history of USTs for this Site.
- As typical of an urban setting, there are numerous state and federally listed off-Site properties with documented environmental contamination that has impacted underground soil and groundwater. Based on information reviewed, there are no listed off-Site sources of contamination that appear to threaten the Site. If for some reason off-Site contamination were to impact the Site, the proposed Phase II ESA would adequately identify the presence of such contamination.

- There are 4 storm water catch basins on Site. No staining or evidence of a release was observed around the drains; however, the drain manhole bottoms likely have residual urban impact typical of others in similar areas throughout the City (a de minimus condition). Maintenance of these structures should be handled by the City DPW in accordance with routine standard operating procedures.

These findings from our Phase I ESA have identified the following potential RECs:

REC	Item
#1	<p>Historic industrial and commercial use at the Site and abutting properties. In particular, some of the land uses have included a foundry, auto dealerships and garages and a sheet metal shop. Also, a significant fire in 1895 destroyed several buildings within the city block.</p> <p>The potential contaminants of concern from these activities include: metals; volatile organic compounds; semi-volatile organic compounds (specifically polynuclear aromatic hydrocarbons); petroleum distillates (gasoline and various oils – heating, lubricating, cutting, motor and hydraulic); solvents; and polychlorinated biphenyls (PCBs)</p>

Weston & Sampson recommends that further assessment be performed under a Phase II program to address the above-stated REC. It is recommended that the investigation begin with a geophysical survey to identify subsurface features related to the historical use. This survey would assist in identifying if there are any subsurface anomalies such as drums, tanks, buried waste, foundations and/or utilities over the ~2.4 acre parcel. A Phase II ESA should be conducted to evaluate potential impact throughout the Site from a variety of potential contaminant categories as listed in the above table. It is estimated that up to 12 borings and groundwater monitoring wells (roughly spaced 100 feet apart) will be required as an initial effort for the Phase II ESA.

8.0 COMMON ACRONYMS

This report contains acronyms commonly utilized in the presentation of information obtained during the performance of the Phase I ESA. The following is a list of the common acronyms used throughout this report:

ANR – Vermont Agency of Natural Resources

AST – Aboveground Storage Tank

ASTM - American Society for Testing and Materials

AAI – EPA All Appropriate Inquiries

ESA - Environmental Site Assessment

CERCLA - Comprehensive Environmental Response, Compensation and Liability Act

EDR - Environmental Data Resources, Inc.

HREC - Historical Recognized Environmental Condition

LUST – Leaking Underground Storage Tank

OHM - Oil and Hazardous Material

RCRA - Resource Conservation and Recovery Act

REC - Recognized Environmental Condition

SHWS – Vermont State Hazardous Waste Site

UST - Underground Storage Tank

VTDEC – Vermont Department of Environmental Conservation

9.0 LIMITATIONS

This ESA was prepared exclusively for the use of the NRPC and City of St Albans. The findings provided by Weston & Sampson in this report are based solely on the information reported in this document. Future investigations, and/or information that were not available to Weston & Sampson at the time of this investigation, may result in a modification of the findings stated in this report.

Should additional information become available concerning this Site or neighboring properties that could directly impact the Site in the future; that information should be made available to Weston & Sampson for review so, if necessary, conclusions presented in this report may be modified. The conclusions of this report are based on Site conditions observed by Weston & Sampson personnel at the time of the investigation, information provided by NRPC, information provided by St Albans and information provided by federal, state and local agencies. This report has been prepared in general accordance with accepted engineering and environmental assessment practices. No other warranty, expressed or implied, is made.

10.0 REFERENCES

ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2005.

ASTM E 1528-00, Standard Practice for Environmental Site Assessments: Transaction Screen Process, 2000.

Environmental Protection Agency, Standards and Practices for All Appropriate Inquiries; Final Rule. November 1, 2005. Final AAI Rule went into effect on November 1, 2006.

ASTM Transaction Screen Questionnaire, prepared by Bill Cioffi.

ASTM Transaction Screen Questionnaire, prepared by Weston & Sampson.

Sanborn Maps, 1896, 1901, 1906, 1912, 1920, 1926, 1946, 1959.

Presdee & Edwards, Map of St. Albans, 1853.

Beers Atlas, 1871.

St. Albans City Directory Abstract, 1964, 1970, 1989.

Communications with Mr. Bill Cioffi (former City Manager).

Communications with Mr. Jim Murphy (St. Albans Historical Museum).

Communications with Mr. Alan Robtoy (Superintendent of Streets, DPW).

Communications with Mr. Brian Burns (Distribution Supervisor, DPW).

Communications with Mr. Reg Austin (former St. Albans Fire Chief).

Communications with Mr. Joe Beaudry (Fire Chief).

Communications with Ms. Jane Kiser (Community Development Director).

Site Description information sheet, signed by Mr. Martin Manahan (Mayor).

Environmental Data Resources, Inc. August 6, 2007, The EDR Radius Map, Inquiry Number 2000948.2s

Vermont Agency of Natural Resources (ANR), Sites Management Division, List of Active Hazardous Waste Sites (June 29, 2007).

Vermont ANR, Letter, Site Management Activity Completed (SMAC), February 19, 2003, -St Albans Courthouse Site (#91-1074).

Preliminary Phase II ESA. Lincoln Applied Geology, October 20, 1998 -Switchyard Shopping Center Site.

Vermont ANR letter, SMAC, December 15, 1999, -Switchyard Shopping Center Site (#99-2578).

Hydro Geologic Subsurface Investigation, Kent S. Kopituch, Inc., August 27, 1999, Northwood Realty Property.

Vermont ANR, Letter, SMAC, September 30, 1999 –Northwood Realty (#98-2438).

Saint Albans City Hall, various public records.

Centennial Geologic Map of Vermont, C.G. Doll (Editor), 1961.

Stratigraphy and Bedrock Geology of Parts of the St. Albans and Georgia Quadrangles, Northwestern Vermont, Vermont Geological Survey, Special Bulletin No. 14, 1995.

Surficial Geologic Map of Vermont, C.G. Doll (Editor), 1970.

V:\NRPC VT\St. Albans City Municipal Lot 1\Phase I ESA\Phase I ESA Report.doc

FIGURES

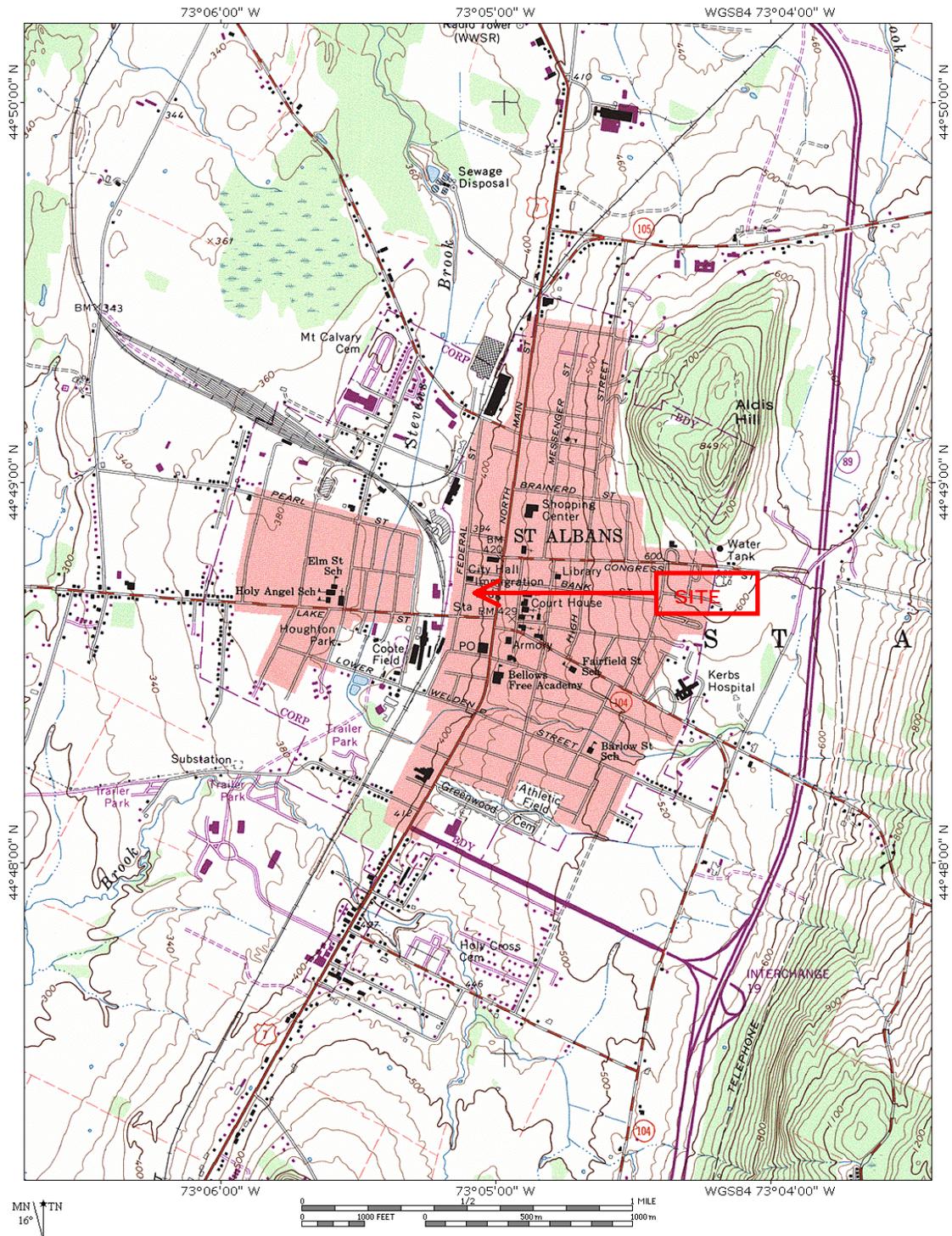
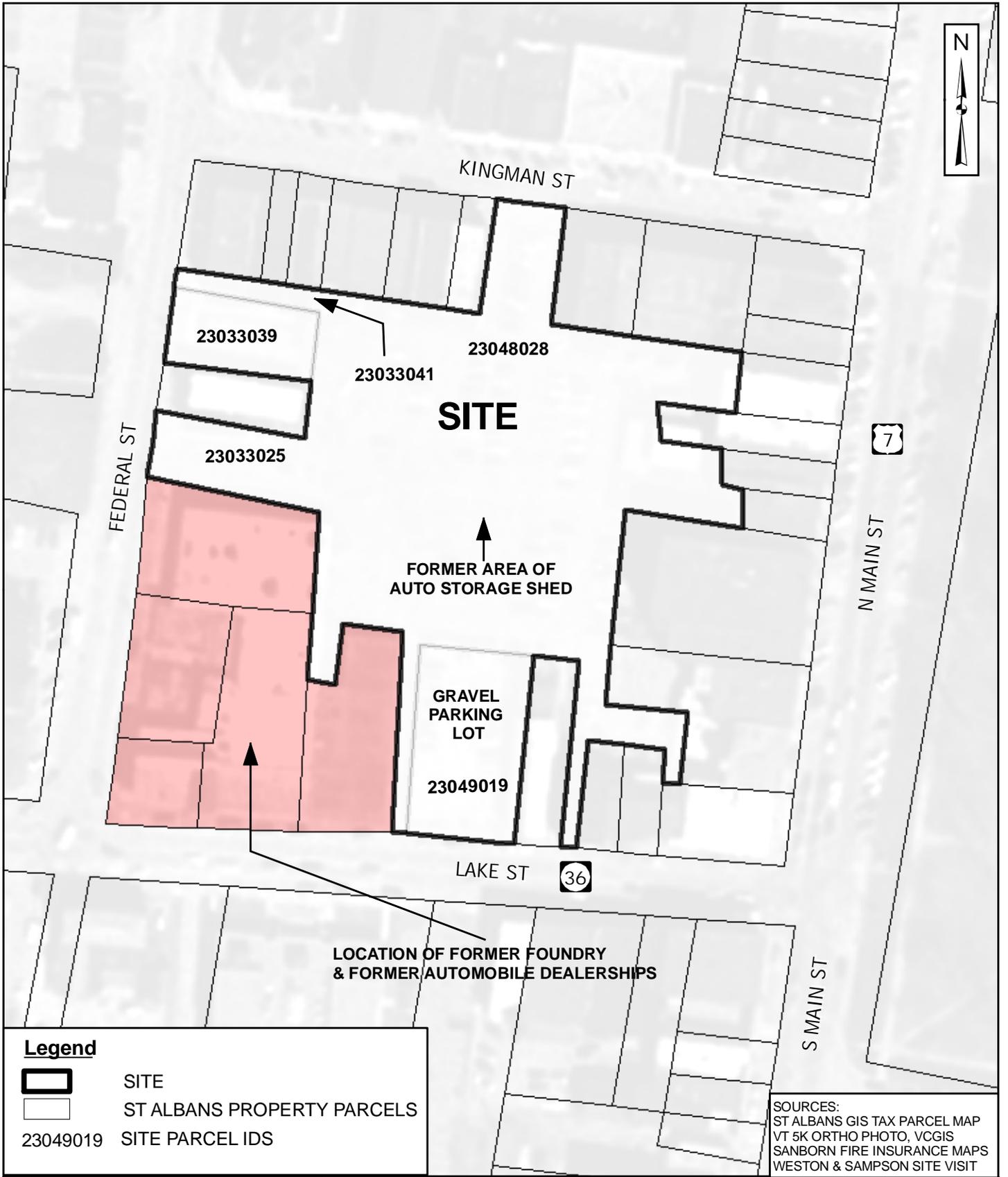


FIGURE 1
SITE LOCUS MAP

MUNICIPAL PARKING LOT NO. 1
ST. ALBANS, VERMONT



Legend

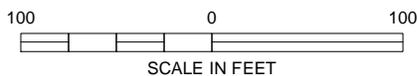
-  SITE
-  ST ALBANS PROPERTY PARCELS
- 23049019  SITE PARCEL IDS

SOURCES:
 ST ALBANS GIS TAX PARCEL MAP
 VT 5K ORTHO PHOTO, VCGIS
 SANBORN FIRE INSURANCE MAPS
 WESTON & SAMPSON SITE VISIT

FIGURE 2
MUNICIPAL PARKING LOT NO. 1
ST. ALBANS, VERMONT

SITE PLAN

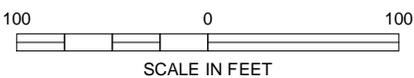
SEPTEMBER 2007





SOURCES:
 ST ALBANS GIS TAX PARCEL MAP
 VT 5K ORTHO PHOTO, VCGIS
 SANBORN FIRE INSURANCE MAPS
 WESTON & SAMPSON SITE VISIT

FIGURE 3
MUNICIPAL PARKING LOT NO. 1
ST. ALBANS, VERMONT
ORTHO PHOTO / TAX MAP



SEPTEMBER 2007

APPENDIX A
SITE PHOTOGRAPHS

St. Albans Municipal Parking Lot No. 1



Site Overview – Looking Southwest



Site Overview – Looking West



Site Overview – Looking East

St. Albans Municipal Parking Lot No. 1



Pedestrian entrance off
North Main Street



Lot 23049019

Automobile & pedestrian
entrance off Lake Street



Lot 23033025

Automobile & pedestrian
entrance off Federal Street

St. Albans Municipal Parking Lot No. 1



Lot 23033039

Automobile parking &
pedestrian entrance off
Federal Street

Location of Former Laundry
Facility



Lot 23048028

Automobile & pedestrian
entrance off Kingman Street



Transformer located behind
TD Banknorth

St. Albans Municipal Parking Lot No. 1



Overhead lines and transformers located in northeast corner of lot



Fill and vent pipes located in pedestrian entrance off North Main Street

St. Albans Municipal Parking Lot No. 1



Southeast corner of parking lot. Transformer in center of picture.



West side of parking lot. Propane tank and solid waste dumpsters serving apartments above Chow Bella.



Looking east from southwest corner of parking lot. Drain receiving runoff from catch basin system located along south side of parking lot.

APPENDIX B
SUPPORTING INFORMATION

KEVIN MCALEER

Description of Site: Address:

St. Albans Municipal Parking No. 1
 North Main / Lake St. / Kingman / Federal St.
 St. Albans, VT

Question	Owner?			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
1a. Is the property used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes	<input type="radio"/> No
1b. Is any adjoining property used for an industrial use?	Yes	No	Unk	Yes	No	Unk	<input checked="" type="radio"/> Yes	No <i>New England Central Railway</i>
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	Yes <i>Yes</i>	No	Unk	Yes	No	Unk	<input checked="" type="radio"/> Yes	<input type="radio"/> No
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	<input checked="" type="radio"/> Yes <i>Railyard</i>	No
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	<input type="radio"/> No
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	<input type="radio"/> No
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	<input type="radio"/> No
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	<input type="radio"/> No
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	<input type="radio"/> No <i>Multiple solid waste dumpsters at site</i>

Question	Owner ⁷			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	<u>Yes</u>	No
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
9a. Is there currently any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u> [✗]
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>

2- used for trash.

Propane on adjacent lot.

KEVIN MCALEER

Question	Owner ⁷			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk	Yes	No NA
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	Yes	No	Unk	Yes	No NA
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes	No	Unk	Yes	No	Unk		
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes	No	Unk	Yes	No	Unk		
18a. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	Yes	No	Unk	Yes	No	Unk	Yes	No

Question	Owner ⁷			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
18b. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
19. Did you observe evidence or do you have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No

transformers on adjacent lots
PCBs unknown.

Government Records/Historical Sources Inquiry

(See guide, Section 10)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

	Approximate Minimum Search Distance, miles (kilometers)	Yes	No
Federal NPL site list	1.0 (1.6)	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
Federal CERCLIS list	0.5 (0.8)	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
Federal CERCLIS NFRAP site list	property and adjoining properties	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
Federal RCRA generators list	property and adjoining properties 25	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
Federal ERNS list	property only	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No

22. Do any of the following state record systems list the property or any property within the search distance noted below:

	Approximate Minimum Search Distance, miles (kilometers)	Yes	No
State lists of hazardous waste sites identified for investigation or remediation:			
State — Equivalent NPL - Hazwaste Sites	1.0 (1.6) 8	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
State — Equivalent CERCLIS	0.5 (0.8)	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
State landfill and/or solid waste disposal site lists	0.5 (0.8)	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
State leaking UST lists	0.5 (0.8) 10	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
State registered UST lists	property and adjoining properties 28	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No

23. Based upon a review of fire insurance maps 10.3.1.3 or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*?

St. Albans Gas + Light.
downgradient. further investigation.

The preparer of the transaction screen questionnaire must complete and sign the following. (For definition of "preparer" and "user," see 5.3 or 3.3.28.)

The Owner questionnaire was completed by:

Name
Title
Firm
Address

KEVIN MCALEER



Phone number
Date
Preparer's relationship to site
Preparer's relationship to user (for example, principal, employee, agent, consultant)

The *Occupant* questionnaire was completed by:

Name
Title
Firm
Address

Phone number
Date
Preparer's relationship to site
Preparer's relationship to user (for example, principal, employee, agent, consultant)

The *Site Visit* questionnaire was completed by:

Name Kevin McAleer
Title Geologist
Firm Weston + Sampson Eng.
Address Waterbury, VT

Phone number 802-244-5051
Date 8/9/07
Preparer's relationship to site Consultant
Preparer's relationship to user (for example, principal, employee, agent, consultant) employee

The *Government Records and Historical Sources Inquiry* questionnaire was completed by:

Name Kevin McAleer
Title Geologist
Firm Weston + Sampson Engs.
Address Waterbury, VT

Phone number 802-244-5051
Date 8/9/07
Preparer's relationship to site Consultant
Preparer's relationship to user (for example, principal, employee, agent, consultant) Employee

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)

If the preparer(s) is different from the user, complete the following:

Name of User
User's address

User's phone number

Copies of the completed questionnaires have been filed at:

Copies of the completed questionnaires have been mailed or delivered to:

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature [Signature] Date 8/9/07
Signature _____ Date _____
Signature _____ Date _____

7. Guide to Transaction Screen Questionnaire

7.1 The following sets forth the guide to the *transaction screen questionnaire*. The guide accompanies the *transaction screen questionnaire* to assist the *preparer* in completing the

questionnaire. Questions found in the *transaction screen questionnaire* are repeated in the guide.

WILLIAM CIOFFE

ASTM E 1528 - 00

W. G. Cioffe

802-527-7966

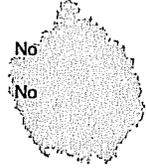
Description of Site: Address:
St. Albans Municipal Parking Lot
N. Main / Lake / Federal / Kingman
St. Albans, VT

Mr. William Cioffi
 35 Prospect St.
 Saint Albans, VT 05478-1508

Fill in
 ↓

Question	Owner?			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
1a. Is the <i>property</i> used for an industrial use?	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk	Yes	No
1b. Is any <i>adjoining property</i> used for an industrial use?	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk	Yes	No
2a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past?	Yes	No	Unk	<input checked="" type="radio"/> Yes	No	Unk	Yes	No
2b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used for an industrial use in the past?	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk	Yes	No
3a. Is the <i>property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk	Yes	No
3b. Is any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk	Yes	No
4a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	<input checked="" type="radio"/> Yes	No	Unk	Yes	No
4b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	<input checked="" type="radio"/> Yes	No	Unk	Yes	No
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk	Yes	No

Question	Owner ⁷			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	Yes	No
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	Yes	No
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	No
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	No
9a. Is there currently any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No



Question	Owner ⁷			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk	Yes	No
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	Yes	No	Unk	Yes	No
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes	No	Unk	Yes	No	Unk		
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes	No	Unk	Yes	No	Unk		
18a. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	Yes	No	Unk	Yes	No	Unk	Yes	No

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Question	Owner ⁷			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
18b. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	Yes	No
19. Did you observe evidence or do you have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	Yes	No

Government Records/Historical Sources Inquiry

(See guide, Section 10)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

UNK

	Approximate Minimum Search Distance, miles (kilometers)	Yes	No
Federal NPL site list	1.0 (1.6)	Yes	No
Federal CERCLIS list	0.5 (0.8)	Yes	No
Federal CERCLIS NFRAP site list	property and adjoining properties	Yes	No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	Yes	No
Federal RCRA non-CORRACTS facilities list	0.5 (0.8)	Yes	No
Federal RCRA generators list	property and adjoining properties	Yes	No
Federal ERNS list	property only	Yes	No

22. Do any of the following state record systems list the property or any property within the search distance noted below:

State lists of hazardous waste sites identified for investigation or remediation:

	Approximate Minimum Search Distance, miles (kilometers)	Yes	No
State — Equivalent NPL	1.0 (1.6)	Yes	No
State — Equivalent CERCLIS	0.5 (0.8)	Yes	No
State landfill and/or solid waste disposal site lists	0.5 (0.8)	Yes	No
State leaking UST lists	0.5 (0.8)	Yes	No
State registered UST lists	property and adjoining properties	Yes	No

23. Based upon a review of fire insurance maps 10.3.1.3 or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an adjoining *property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*?

Yes No

The preparer of the transaction screen questionnaire must complete and sign the following. (For definition of "preparer" and "user," see 5.3 or 3.3.28.)

The Owner questionnaire was completed by:

Name
Title
Firm
Address

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Phone number
Date
Preparer's relationship to site
Preparer's relationship to user (for example, principal, employee, agent, consultant)

The *Occupant* questionnaire was completed by:

Name
Title
Firm
Address

Phone number
Date
Preparer's relationship to site
Preparer's relationship to user (for example, principal, employee, agent, consultant)

The *Site Visit* questionnaire was completed by:

Name
Title
Firm
Address

Phone number
Date
Preparer's relationship to site
Preparer's relationship to user (for example, principal, employee, agent, consultant)

The *Government Records and Historical Sources Inquiry* questionnaire was completed by:

Name
Title
Firm
Address

Phone number
Date
Preparer's relationship to site
Preparer's relationship to user (for example, principal, employee, agent, consultant)

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)

If the preparer(s) is different from the user, complete the following:

Name of User
User's address

User's phone number

Copies of the completed questionnaires have been filed at:

Copies of the completed questionnaires have been mailed or delivered to:

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature _____ Date _____
Signature _____ Date _____
Signature _____ Date _____

7. Guide to Transaction Screen Questionnaire

7.1 The following sets forth the guide to the *transaction screen questionnaire*. The guide accompanies the *transaction screen questionnaire* to assist the *preparer* in completing the

questionnaire. Questions found in the *transaction screen questionnaire* are repeated in the guide.

7.2 If the preparer completing the transaction screen questionnaire is familiar with the guide from prior usage, the questionnaire may be completed without reference to the guide.

7.3 The site visit portion of the guide considers most of the same questions set forth in the guide to owner/occupant inquiry because the transaction screen process requires both questions of owners and occupants of the property and observations of the property by the preparer.

7.4 Prior environmental site assessment usage procedures are contained in the guide to owner/occupant inquiry and the guide to government records/historical sources inquiry. The information supplied in connection with the site visit portion of a prior environmental site assessment may be used for guidance, but may not be relied upon without determining through a new site visit whether any conditions that are material to recognized environmental conditions in connection with the property have changed since the prior environmental site assessment. Therefore, the guide to the site visit does not contain any prior assessment procedures.

7.5 In performing the site visit portion of the transaction screen process, the preparer should visually and physically observe the property and any structure located on the property to the extent not obstructed by bodies of water, cliffs, adjacent buildings, or other impassable obstacles.

7.5.1 The periphery of the property should be visually and physically observed, as well as the periphery of all structures on the property, and the property should be viewed from all adjacent public thoroughfares. Any overgrown areas should be inspected, including roads or paths with no apparent outlet that should be visually and physically observed to their ends.

7.5.2 On the interior of structures on the property, accessible common areas expected to be used by building occupants or the public (such as lobbies, hallways, utility rooms, and recreation areas), a representative sample of owner and occupant spaces, and maintenance and repair areas, including boiler rooms, should be visually and physically observed. It is not necessary to look under floors, above ceilings, or behind walls.

7.5.3 After completing the site visit, the preparer of the transaction screen questionnaire may obtain "yes" answers that require the preparer once again to ask questions of the owner of the property or occupants of the property to satisfy the user that no further inquiry is necessary.

7.6 In addition to asking questions of the owner of the property and occupants of the property (Section 8) and visually and physically observing the property (Section 9), the user completing the transaction screen process should determine, either from governmental agencies or through commercial services providing government environmental records, whether certain known or suspected contaminated sites or activities involving the release of hazardous substances or petroleum products occur on or near the property. See Section 10.

7.6.1 These records may be obtained either directly from the government agencies or from commercial services that provide the records for a fee. Because of the numerous sources that must be searched and the response time of government agencies, commercial services are available that provide a single source for federal and state records. These services may

provide a quicker response than the government agencies but fees will be charged for the information.

7.6.2 If government information is obtained from a commercial service, the firm should provide assurances that its records stay current with the government agency record sources. Government information obtained from non-government sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the updated information available to the public.

7.6.3 The identity of firms providing this type of government information may be obtained through local telephone directories or through an inquiry of environmental professionals in the area of the preparer completing the transaction screen questionnaire.

8. Guide for Owner/Occupant Inquiry

8.1 Is the property used for an industrial use?
Yes No Unknown

8.1.1 Is any adjoining property used for an industrial use?
Yes No Unknown

Land Use

Property:
Adjoining properties north:
Adjoining properties south:
Adjoining properties east:
Adjoining properties west:

8.1.2 Guide:

8.1.2.1 It is recommended that the preparer describe the use of the property and adjoining properties.

8.1.2.2 Certain industrial uses on the property may raise concerns regarding the possibility of contamination affecting the property. For purposes of the transaction screen questionnaire, an industrial use is an activity requiring the application of labor and capital for the production or distribution of a product or article, including, without limitation, manufacturing, processing, extraction, refining, warehousing, transportation, and utilities. Manufacturing is defined as a process or operation of producing by hand, machinery, or other means a finished product or article from raw material. Industrial uses may be categorized as light or heavy industrial uses, depending upon the scale of the operations and the impact upon surrounding property in terms of smoke, fumes, and noise. Regardless of such categorization, the concern for purposes of the transaction screen process is whether the use involves the processing, storage, manufacture, or transportation of hazardous substances or petroleum products. For example, further inquiry would be necessary if the industrial use concerned the manufacture of paints, oils, solvents, and other chemical products but not if the use concerned the storage of inert goods in containers.

8.1.2.3 The term adjoining properties means any real property or properties the border of which is contiguous or partially

contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them. *Adjoining properties* means the *property* and include *properties* across the street or any right of way from the property.

8.1.2.4 To use the information supplied in response to this question in a prior *environmental site assessment*, the *preparer* must determine if there were changes in the use of the *property* or any *adjoining property* since the prior *environmental site assessment* that are material to *recognized environmental conditions* in connection with the *property*. If not, using information in the prior *environmental site assessment* is appropriate. If so, the information requested must be supplied for each *property* for which the use has so changed.

8.2 Did you observe evidence or do you have any prior knowledge that the *property* has been used for an industrial use in the past? Yes No Unknown

8.2.1 Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past? Yes No Unknown

8.2.2 *Guide*—See guide for question 8.1.

	Owner	Use	Dates
Previous use of property			
Previous use of properties to north			
Previous use of properties to south			
Previous use of properties to east			
Previous use of properties to west	END-SW		

8.3 Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? Yes No Unknown

8.3.1 Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? Yes No Unknown

	Land Use
Property:	
Adjoining properties north:	
Adjoining properties south:	
Adjoining properties east:	
Adjoining properties west:	

8.3.2 *Guide*:

8.3.2.1 It is recommended that the *preparer* describe the uses of the *property* and *adjoining properties*.

8.3.2.2 Gasoline stations, motor vehicle repair facilities (with or without supplying gas for the motor vehicles), dry cleaners, photo developing laboratories, commercial printing facilities, junkyards or landfills, and waste treatment, storage, disposal, processing, or recycling facilities all involve the use of *hazardous substances* or *petroleum products* and therefore require further inquiry concerning the possible release of such substances.

8.3.2.3 The term *adjoining properties* means any real property or properties the border of which is contiguous or partially contiguous with that of the *property*, or that would be contiguous or partially contiguous with that of the *property* but for a street, road, or other public thoroughfare separating them.

8.3.2.4 To rely on the information supplied in response to this question in a prior *environmental site assessment*, the *preparer* must determine if there were changes in the use of the *property* or any *adjoining property* since the prior *environmental site assessment* that are material to *recognized environmental conditions* in connection with the *property*. If not, then use of information in the prior *environmental site assessment* is appropriate. If so, the information requested must be supplied for each *property* for which the use has so changed.

8.4 Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? Yes No Unknown

8.4.1 Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? Yes No Unknown

8.4.2 *Guide*—See guide for question 8.3.

	Owner	Use	Dates
Previous use of property			
Previous use of properties to north			
Previous use of properties to south			
Previous use of properties to east			
Previous use of properties to west	NASH Darlonsky Red ST		

LAND ISSUES

8.5 Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility? Yes No Unknown

8.5.1 Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19

L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?

Yes No Unknown

8.5.2 *Guide:*

8.5.2.1 Are there any containers on the site that may contain any of these items? Is there any reason to suspect that chemicals or *hazardous substances* in such quantities may be stored on the site? Sheltered areas, cartons, sacks, storage bins, large canisters, sheds, or cellars of existing improvements are examples of containers and areas where chemicals or *hazardous substances* may be stored. If the answer to this question is "yes," list the items and the location(s) where they are stored. If unfamiliar with the contents of any container located on the site, the question must be answered "yes" until the materials are identified.

8.5.2.2 *Hazardous substances* may often be unmarked. The *preparer* should never open any containers that are unmarked because they may contain explosive materials or acids.

8.5.2.3 Consumer products in undamaged containers used for routine office maintenance or business, such as copy toner, should not create a need for further inquiry unless the quantity of such products is in excess of what would be customary for such use. The Environmental Protection Agency has published a guidance document that identifies hazardous substances that must be reported under Sections 311 and 312 of the Emergency Planning and Community Right to Know Act ("EPCRA").⁶ This document lists in tabular form the CERCLA Section 103 chemicals. If a *preparer* has a question regarding whether the substance is a hazardous substance under CERCLA, the *preparer* may refer to the list of lists or 40 CFR Part 302. In addition, the Environmental Protection Agency has also published a guidance document.⁷ This document sets forth the *hazardous substances* found in many common consumer products listed by trade name.

8.5.2.4 A *preparer* should not rely exclusively upon a prior *environmental site assessment* in supplying this information.

8.6 Are there currently any industrial drums (typically, 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?

Yes No Unknown

8.6.1 Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?

Yes No Unknown

8.6.2 *Guide:*

8.6.2.1 Chemicals are frequently stored in large 55-gal (208-L) drums and dry chemicals are often stored in 20 lb (9 kg) sacks. See Appendix X2 for examples of 55-gal (208-L) drums and for surface staining resulting from improper drum storage.

8.6.2.2 A *preparer* should not rely exclusively upon a prior *environmental site assessment* in supplying this information.

8.7 Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that originated from a contaminated site?

Yes No Unknown

8.7.1 Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that is of an unknown origin?

Yes No Unknown

8.7.2 *Guide:*

8.7.2.1 The origin of *fill dirt* brought onto the *property* should be investigated to determine whether such dirt originated from a contaminated site. The term *fill dirt* is defined in the definitions and the *preparer* should refer to the definitions if the *preparer* has any question concerning the meaning of the term.

8.7.2.2 If any structures have been demolished on the property, the *preparer* should investigate whether the structures were demolished in place and *fill dirt* compacted over them because such demolition debris may contain asbestos or *hazardous substances*.

8.7.2.3 To use the information supplied in response to this question in a prior *environmental site assessment*, the *preparer* must determine if there has been any filling at the site since the prior *environmental site assessment*. If not, then using information in the prior *environmental site assessment* is appropriate. If so, the information requested must be supplied for any *fill dirt* brought on the property since the prior *environmental site assessment*.

8.8 Are there currently any *pits, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?

Yes No Unknown

8.8.1 Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?

Yes No Unknown

8.8.2 *Guide:*

8.8.2.1 The presence of *pits, ponds, or lagoons*, together with waste treatment or waste disposal may indicate contaminated property. See the definitions with respect to the definition of *pits, ponds, or lagoons* in 3.2.28.

8.8.2.2 A *preparer* should not rely exclusively upon a prior *environmental site assessment* in supplying this information.

8.9 Is there currently any stained soil on the *property*?

Yes No Unknown

8.9.1 Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the *property*?

Yes No Unknown

8.9.2 *Guide:*

8.9.2.1 Stained soils are frequently associated with contamination and often are an indication of either current or previous leakage associated with piping and liquid storage containers. Soils that are stained show a marked discoloration as compared to other soils in the immediate vicinity.

⁶ "Title III List of Lists, Consolidated List of Chemicals Subject to Reporting Under Title III of the Superfund Amendments and Reauthorization Act (SARA) of 1986," U.S. EPA, Office of Toxic Substances, January 1989.

⁷ "Common Synonyms for Chemicals Listed Under Section 313 of the Emergency Planning and Community Right to Know Act" Office of Toxic Substances, U.S. EPA, January 1988.

8.9.2.2 A preparer should not rely exclusively upon a prior environmental site assessment in supplying this information.

8.10 Are there currently any registered or unregistered storage tanks (above or underground) located on the property?
Yes No Unknown

8.10.1 Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?
Yes No Unknown

8.10.2 Guide:

8.10.2.1 Tanks are often used to store heating fuels, chemicals, and petroleum products; while tanks may be associated with the storage of chemicals, they are most often associated with liquid fuel heating systems (for example, oil furnaces).

8.10.2.2 To use the information supplied in response to this question in a prior environmental site assessment, the user must determine if there were storage tanks installed on the site since the prior environmental site assessment. If not, then using information in the prior environmental site assessment is appropriate. If so, the information requested must be supplied on all storage tanks installed on the site since the prior environmental site assessment.

8.11 Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?
Yes No Unknown

8.11.1 Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?
Yes No Unknown

8.11.2 Guide:

8.11.2.1 Vent or fill pipes often signal the current or previous existence of underground storage tanks.

8.11.2.2 Additionally, in answering this question the owner and occupant should consider any asphalt or concrete patching that would indicate the possibility of previous underground storage tank removal. Examples of vent and fill pipes are illustrated in Appendix X2.

8.11.2.3 A preparer should not rely exclusively upon a prior environmental site assessment in supplying this information.

STRUCTURE ISSUES

8.12 Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings or exposed grounds on the property?
Yes No Unknown

8.12.1 Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings or exposed grounds on the property?
Yes No Unknown

8.12.2 Guide:

8.12.2.1 Stains (other than water stains) or foul odors may indicate leaks or spills of hazardous substances of contami-

nants. Floor drains located within a building adjacent to hazardous substance storage areas or connected to an on-site disposal system (for example, septic system) present a potential source of subsurface discharge of contaminants.

8.12.2.2 A preparer should not rely exclusively upon a prior environmental site assessment in supplying this information.

OTHER ISSUES

8.13 If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?
Yes No Unknown

8.13.1 If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?
Yes No Unknown

8.13.2 Guide:

8.13.2.1 Private wells and non-public water systems are not monitored daily for water quality as municipal systems are monitored. If the system is private, it probably has been tested for contamination or evidence that it is free from contamination, and the results of any such tests should be produced by the owner or occupant of the well. The preparer is not required to test the water system to conduct the transaction screen.

8.13.2.2 A preparer should not rely exclusively upon a prior environmental site assessment in supplying this information.

8.14 Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?
Yes No Unknown

8.14.1 Guide:

8.14.1.1 In most cases, the federal or state government will notify the property owner prior to filing a lien on the property. Sections 302, 311, 312, and 313 of The Emergency Planning and Community Right-to-Know Act and other provisions of federal and state environmental laws establish reporting requirements with respect to businesses storing or using hazardous substances in excess of certain quantities. These businesses should be making periodic reports to a federal, state, or local environmental department, agency, or bureau. The government may periodically inspect such facilities to ensure compliance with environmental laws. In the event of a release of a reportable quantity within a 24-h period (as defined in CERCLA and the regulations promulgated pursuant to CERCLA), the person in charge of the facility is obligated to notify the U.S. EPA of the release. Any notification or response by any governmental entity will be in writing.

8.14.1.2 The information supplied in response to this question in a prior environmental site assessment may be used provided it is updated to the present time.

8.15 Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?
Yes No Unknown

8.15.1 Has the *owner* or *occupant* of the *property* been informed of the current existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?

Yes No Unknown

8.15.2 Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?

Yes No Unknown

8.15.3 Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?

Yes No Unknown

8.15.4 *Guide:*

8.15.4.1 Consider whether any *environmental professionals* familiar with *hazardous substances* or *petroleum products* have observed or determined that contamination existed on the *property*. *Hazardous substances* or *petroleum products* from the *property* may have affected soils, air quality, water quality, or otherwise affected structures located on the *property*.

8.15.4.2 The information supplied in response to this question in a prior *environmental site assessment* may be used provided it is updated to the present time.

8.16 Does the *owner* or *occupant* of the *property* have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?

Yes No Unknown

8.16.1 *Guide:*

8.16.1.1 Copies of *reasonably ascertainable* prior *environmental site assessments* of the *property* or any portion thereof should be obtained and examined to determine whether further action or inquiry is necessary in connection with any environmental problems raised by a prior *environmental site assessment*.

8.16.1.2 The information supplied in response to this question in a prior *environmental site assessment* may be used provided it is updated to the present time.

8.17 Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any owner or occupant of the *property*?

Yes No Unknown

8.17.1 *Guide:*

8.17.1.1 The *user* is not required to make an independent investigation or search of records on file with a court or public agency in answering this question; this question is to be answered by the *owner* or *occupant* based upon their respective *actual knowledge* and review of *reasonably ascertainable* records in their possession.

8.17.1.2 The information supplied in response to this question in a prior *environmental site assessment* may be used provided it is updated to the present time.

8.18 Does the *property* discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the *property*

and/or into a storm water system?

Yes No Unknown

8.18.1 Does the *property* discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a sanitary sewer system?

Yes No Unknown

8.18.2 *Guide:*

8.18.2.1 The *owner* and each *occupant* should be asked where drain traps lead and the purpose of drainage pipes at the facility. Domestic sewage is not a CERCLA issue and the reference to *wastewater* does not include domestic sewage.

8.18.2.2 To use the information supplied in response to this question in a prior *environmental site assessment*, the *preparer* must determine if there was any change in discharge practices at the facility since the prior *environmental site assessment*. If not, using information in the prior *environmental site assessment* is appropriate. If so, the information requested must be supplied for all new or changed discharge practices.

8.18.2.3 Some jurisdictions require facilities with large roof or paved areas and construction sites to collect and divert runoff through a treatment process prior to discharging the stormwater runoff to municipal, separate storm sewer systems, or the waters of the United States. Such units are often called stormwater treatment systems. Oil-water separators are most often found outside a building under a manhole and require routine servicing to remove oil. Oil-water separators are usually in restaurants, repair garages, and service stations. An example of an oil-water separator is shown in Appendix X2. If any such oil-water separators or treatment systems have been installed at the *property* since a prior *environmental site assessment*, the requested information must be supplied for each new installation.

8.19 Did you observe evidence or do you have any prior knowledge that any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?

Yes No Unknown

8.19.1 *Guide:*

8.19.1.1 Past waste disposal practices should be examined because these may have resulted in *hazardous substances* or *petroleum products* being released on the *property*. Does the *property* evidence any mounds or depressions that suggest a disposal site?

8.19.1.2 To use the information supplied in response to this question in a prior *environmental site assessment*, the *preparer* must determine if there was any dumping, burying, or burning of such materials at the site since the prior *environmental site assessment*. If not, then using information in the prior *environmental site assessment* is appropriate. If so, the information requested must be supplied for all such events since the prior *environmental site assessment*.

8.20 Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes No Unknown

8.20.1 *Guide:*

8.20.1.1 The PCBs are regulated by the Toxic Substances Control Act 15 USC. Section 2601 et seq. and, in the absence of a release, are not regulated by CERCLA. The provisions of CERCLA do apply if there is a release of PCBs. Accordingly, if an affirmative answer is obtained to this question, the further focus should be on whether there have been any instances of insulating oil leakage and, if so, whether these are suspected of being PCB or PCB-contaminated.

8.20.1.2 Transformers containing PCBs may have many different sizes and shapes. Some of the more commonly used transformers are set forth in Appendix X2. Transformers are to be registered pursuant to 40 CFR § 761.30.

8.20.1.3 Elevators and auto lifts are often run by hydraulically controlled systems containing PCBs. If inspection or maintenance records for the elevator, capacitor, or other hydraulic equipment indicate no release has occurred or that regular, scheduled maintenance has taken place and the machinery does not appear to be damaged or leaking, no further inquiry is required.

8.20.1.4 To use the information supplied in response to this question in a prior environmental site assessment, the preparer must determine if there were any transformers installed at the site since the prior environmental site assessment that are not owned by a utility, cooperative, or association. If not, then using information in the prior environmental site assessment is appropriate, except that for any transformer identified in the prior environmental site assessment, the PCB status should be updated. If new transformers have been installed, their PCB status should also be verified.

9. Guide to Site Visit

9.1 Is the property used for an industrial use?

Yes No

9.1.1 Is any adjoining property used for an industrial use?

Yes No

Table with 2 columns: Property, Land Use. Rows for Adjoining properties north, south, east, west.

9.1.2 Guide:

9.1.2.1 It is recommended that the preparer describe the uses of the property and adjoining properties.

9.1.2.2 Certain industrial uses on the property may raise concerns regarding the possibility of contamination affecting the property. For purposes of the transaction screen questionnaire, an industrial use is an activity requiring the application of labor and capital for the production or distribution of a product or article, including, without limitation, manufacturing, processing, extraction, refining, warehousing, transportation, and utilities. Manufacturing is defined as a process or operation of producing by hand, machinery, or other means, a finished product or article from raw material. Industrial uses

may be categorized as light or heavy industrial uses, depending upon the scale of the operations and the impact upon surrounding property in terms of smoke, fumes, and noise. Regardless of such categorization, the concern for purposes of the transaction screen process is whether the use involves the processing, storage, manufacture, or transportation of hazardous substances or petroleum products. For example, further inquiry would be necessary if the industrial use concerned the manufacture of paints, oils, solvents, and other chemical products but not if the use concerned the storage of inert goods in containers.

9.1.2.3 The term adjoining properties means any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

9.2 Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?

Yes No

9.2.1 Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?

Yes No

9.2.2 Guide:

9.2.2.1 The user should inspect for any indications present on the property that would cause the user to suspect an industrial facility may once have existed on the site. Old buildings, pipes, containers, or other debris are indicators of previous industrial use of the site.

9.2.2.2 See guide for 9.1.

Table with 3 columns: Owner, Use, Dates. Rows for Previous use of property, north, south, east, west.

9.3 Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes No

9.3.1 Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes No

Table with 2 columns: Property, Land Use. Rows for Adjoining properties north, south.

JIM MURPHEY

395 S. Main, St.
St. Albans, Vt. 05478

Sept, 6 2007

Ken:

Sorry I could not get these sheets to you sooner but have so many irons in the fire just could not get to it. Have included in this mailing various pictures of the area you are looking at and wish I had more but this is the best I can do, Picture #1 is looking from the south west towards the corner of Lake St and Federal St of the Foundry as it looked about 1870. One map I have of St Albans says the Foundry started up in 1840. It shows as a one story building . The building on the right is the front porch of the St Albans House which is still standing today. Church steeple in the background is the Congo church which burned in 1891. Large building to right of steeple had many different stores in it and do not know when it was torn down. Picture #2 shows the fire of 1895 and the building that burned down. It did not touch the foundry or any other stores on Lake St and only about half of what was on Main St. Picture #3 similar to #1 but now the building is a two story building and would say was taken about 1920 as the trolley tracks still show at an angle across picture down Lake st. Dowlings cigar store is now in the corner building. In the near dead center of the picture is a large light colored awning and just to the top left the sign says GARAGE. Picture #4 is as it says on Federal St and the building just to the right would have been the bowling alley. I gave you a run down on my email about the businesses and will print out again as I may have forgot something .

Starting with the Foundry the sign says ran from 1850 to 1911. It did not burn in the fire of 1895. The building had a 2nd story added at some time. The building to the left of the Foundry with the offset roof unsure what happened to that and the question is did they remove the original roof and put on a flat room and then it opened as a bowling alley. It was run by Clark & Paquet. I know it was there into th 1970's and then at sometime Century Arms took over the building . That building burnt May 24 1989 with only the walls left standing. The main building of the Foundry became a restaurant I believe called the Charlie Vermont run by Roger King Hall. It was purchased later by a Mr Remillard and name changed to Foundry Restaurant and the corner part on Lake and Federal was a Ben & Jerrys ice cream parlor then finally changed to eating space for the restaurant. After the fire of Century Arms the restaurant took over the ruins and made that area into an outdoor eating spot and is still used today.

(2)

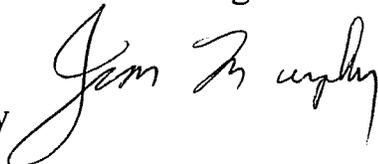
The building next to the bowling alley on the left (see picture 4) must have also been built after the 1895 fire and was used by many different people but looks to be used most of the time as a car dealership. In 1936 Homer W. Hungerford had a Ford dealership and went under the name of Champlain Sales co. They later on moved to the north end of North Main St. Later it became part of Champlain Motors selling Buicks and they also had the garage on Lake St as described in picture #3 and Chaplain Motor Car Co at 43 Lake St. The also eventually moved to North Main St in the late 1920's. Nash cars were also sold at the North main St location but moved back to Federal st again as seen in picture #4. This building was also used to store US Customs and Immigration vehicles. It eventually became Napoli's Variety store and lasted up until th midd 1990's then closed. Is not some type of mail order business. The garage at 43 Lake St was also called the Foundry Garage ir Foundry Motor Car Co. In 1916. Beside the garage on the west end was a grocery store I remember to be A&P in th 1940's. It closed in I would say about 1970's and became a night club . It is now some type of misc sales place and I hear is also about to close. The loyal order of Moose at 45 Lake St was up over the A&P and sometime between 1953 and 1958 the stop floor of the building burnt as the Moose is shown in their new building in 1958 . I find one other item which I cannot prove but that the building at 43 Lake St became a beer and wine distributor run by Ray C. Lapier. Must have also close when the building burnt.

One other space on your map # 23048028 which does not show a building but for many years that is where the Kingman Steet diner was situated. Would give you a picture of that but have not found one yet. Have even been in there for coffee.

Your question about a flask yard I nothing about. I expect your may already know everything I have included but if there is only one thing you didnt I hope it helped. Not sure if I filled out the sheets but best I could do without someone holding my hand and telling what to do.

Jim Murphy
Historian

St Albans Historical Museum



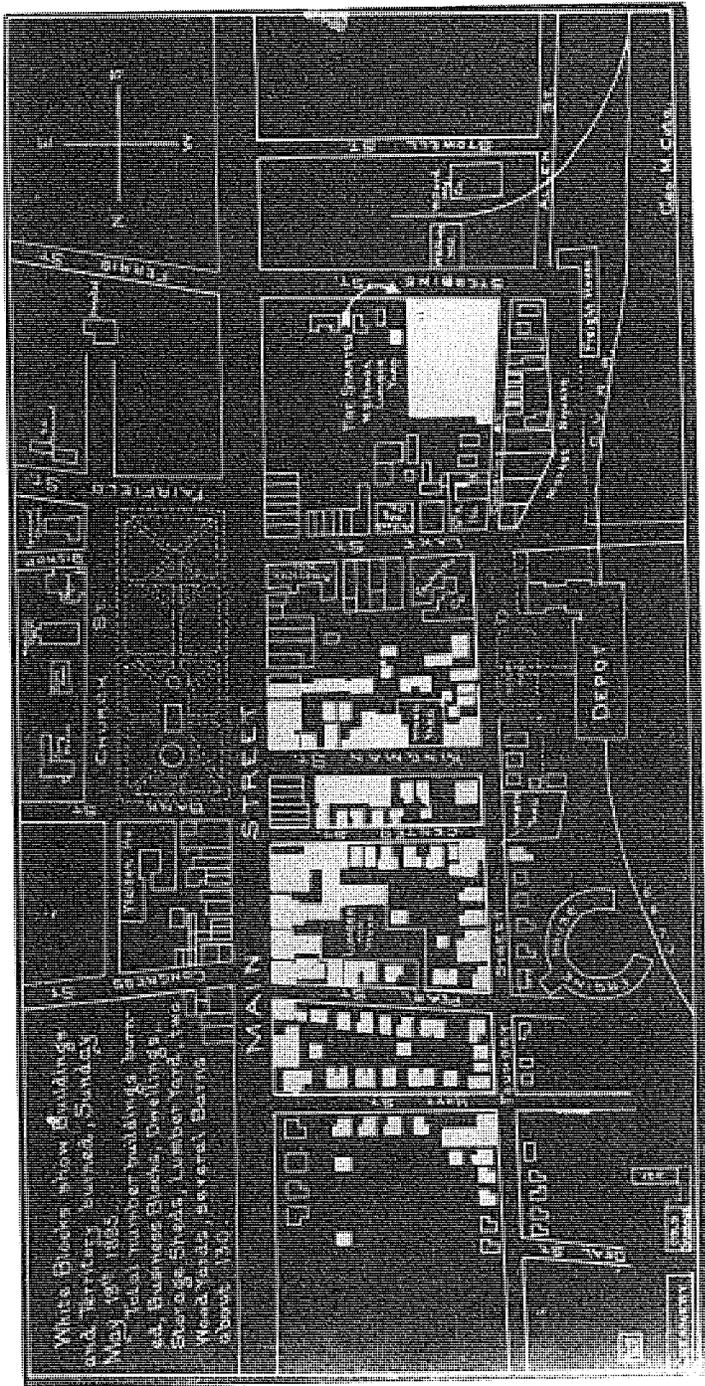
JIM MURPHEY



#1

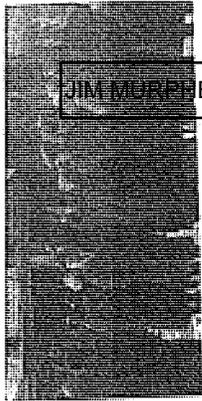
~ 181 ~

Fire of May 19, 1895 — South from Hoyt Street

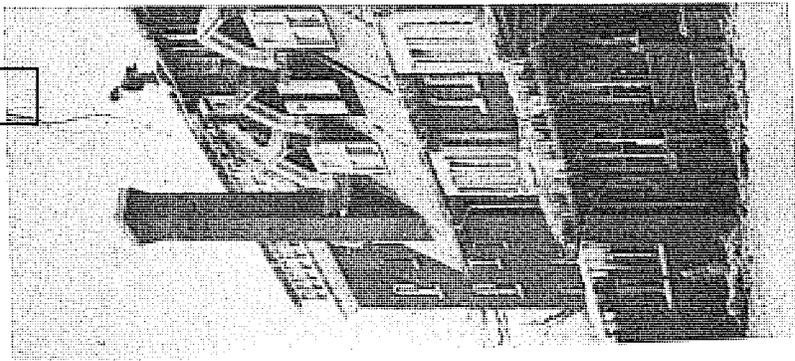


Fire of May 19, 1895 — White blocks show the buildings burned.

Fire of May 19, 1895. Northwest from Corner of Bank & Main Streets. 1895, Brainerd Drug Store on left, now site of Western Auto Assoc. Store.

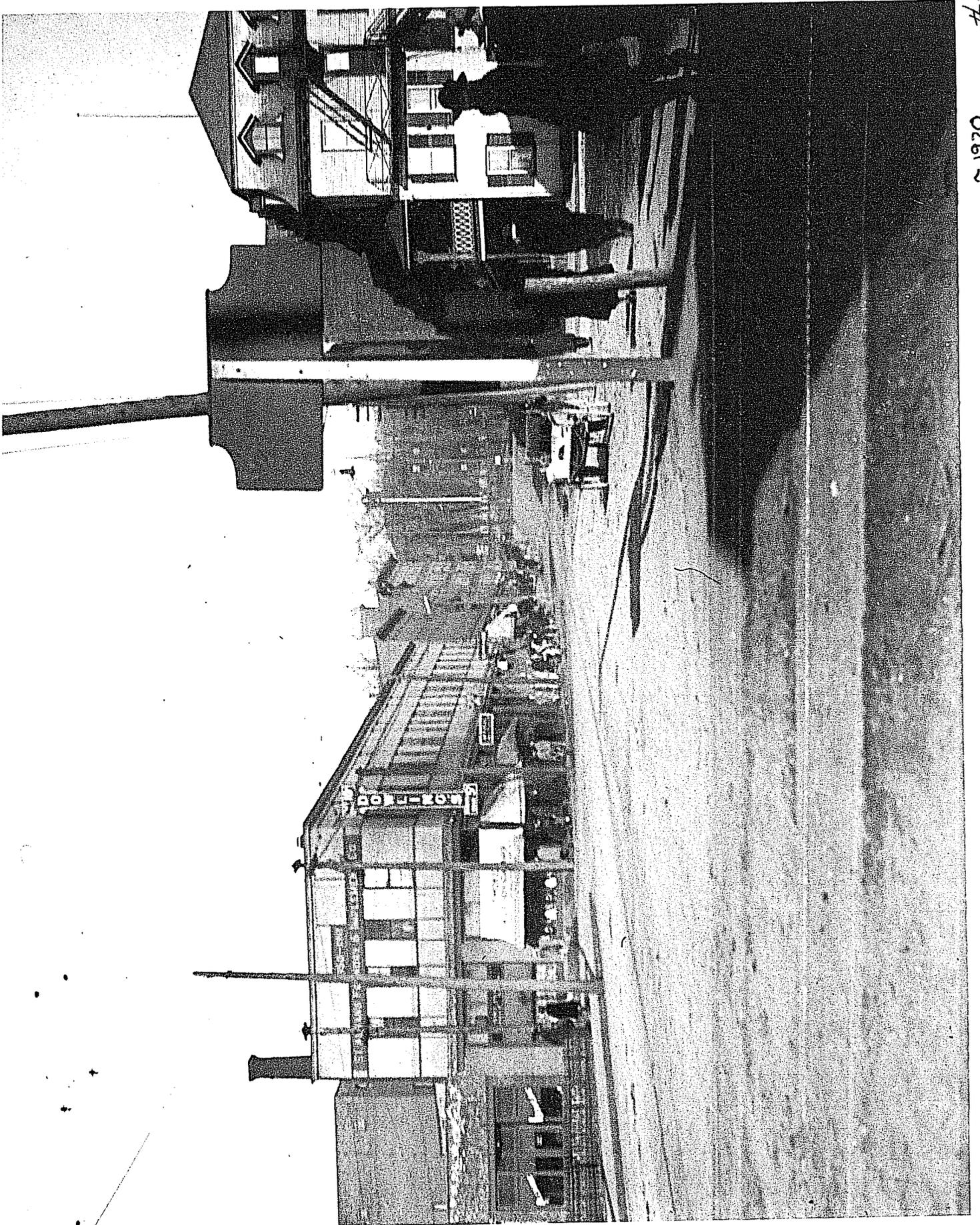


JIM MURPHY



#2

JIM MURPHEY



#3

~ 1920

HAMPLAIN NASH CO.

7-11 FEDERAL ST.



#4

SALES AND SERVICE

Nash and Packard Motor Cars

General Automobile Repairing
Batteries and Battery Service
Supplies and Accessories

Phone 45

ST. ALBANS, VERMONT

Description of Site: Address:
St. Albans Municipal Parking Lot
N. Main / Lake / Federal / Kingman
St. Albans, VT

Fill IM
 ↓

Question	Owner?			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
1a. Is the <i>property</i> used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes	No
1b. Is any <i>adjoining property</i> used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes	No
2a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes	No
2b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes	No
3a. Is the <i>property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	No
3b. Is any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	No
4a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	No
4b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	No
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No

Question	Owner ^T			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	Yes	No
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	Yes	No
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	No
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	No
9a. Is there currently any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No

Question	Owner ⁷			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk	Yes	No
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	Yes	No	Unk	Yes	No
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk		
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes	No	Unk	Yes	No	Unk		
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes	No	Unk	Yes	No	Unk		
18a. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	Yes	No	Unk	Yes	No	Unk	Yes	No

JIM MURPHEY

Question	Owner ⁷			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
18b. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	Yes	No
19. Did you observe evidence or do you have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	Yes	No

Government Records/Historical Sources Inquiry

(See guide, Section 10)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

	Approximate Minimum Search Distance, miles (kilometers)	Yes	No
Federal NPL site list	1.0 (1.6)	Yes	No
Federal CERCLIS list	0.5 (0.8)	Yes	No
Federal CERCLIS NFRAP site list	property and adjoining properties	Yes	No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	Yes	No
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	Yes	No
Federal RCRA generators list	property and adjoining properties	Yes	No
Federal ERNS list	property only	Yes	No

22. Do any of the following state record systems list the property or any property within the search distance noted below:

	Approximate Minimum Search Distance, miles (kilometers)	Yes	No
State lists of hazardous waste sites identified for investigation or remediation:			
State — Equivalent NPL	1.0 (1.6)	Yes	No
State — Equivalent CERCLIS	0.5 (0.8)	Yes	No
State landfill and/or solid waste disposal site lists	0.5 (0.8)	Yes	No
State leaking UST lists	0.5 (0.8)	Yes	No
State registered UST lists	property and adjoining properties	Yes	No

23. Based upon a review of *fire insurance maps* 10.3.1.3 or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*?

Yes No

The preparer of the *transaction screen questionnaire* must complete and sign the following. (For definition of "preparer" and "user," see 5.3 or 3.3.28.)

The Owner questionnaire was completed by:

Name
Title
Firm
Address

JIM MURPHEY



Phone number
Date
Preparer's relationship to site
Preparer's relationship to user (for example, principal, employee, agent, consultant)

The *Occupant* questionnaire was completed by:

Name
Title
Firm
Address

Phone number
Date
Preparer's relationship to site
Preparer's relationship to user (for example, principal, employee, agent, consultant)

The *Site Visit* questionnaire was completed by:

Name
Title
Firm
Address

Phone number
Date
Preparer's relationship to site
Preparer's relationship to user (for example, principal, employee, agent, consultant)

The *Government Records and Historical Sources Inquiry* questionnaire was completed by:

Name
Title
Firm
Address

Phone number
Date
Preparer's relationship to site
Preparer's relationship to user (for example, principal, employee, agent, consultant)

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)

If the preparer(s) is different from the user, complete the following:

Name of User
User's address

User's phone number

Copies of the completed questionnaires have been filed at:

Copies of the completed questionnaires have been mailed or delivered to:

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature _____ Date _____
Signature _____ Date _____
Signature _____ Date _____

7. Guide to Transaction Screen Questionnaire

7.1 The following sets forth the guide to the *transaction screen questionnaire*. The guide accompanies the *transaction screen questionnaire* to assist the *preparer* in completing the

questionnaire. Questions found in the *transaction screen questionnaire* are repeated in the guide.

**NORTHWEST REGION BROWNFIELD PROGRAM
SITE DESCRIPTION**

Name of Site: Municipal Parking Lot #1

E-911 Address: _____

Parcel ID#: X #23048028, #23033039, #23033025, #23049019
(or Tax ID#, if municipality does not have parcel maps)

Site Owner: City of St. Albans

Mailing Address: 100 North Main St., P.O. Box 867
St. Albans, VT 05478

Phone: 524-1500

Email: m.garceau@stalbansvt.com

Person/ Nominating Site (if different than owner): Mary Garceau, City Manager

Mailing Address: same as above for all

Phone: _____

Email: _____

If the person or organization nominating this site is not the property owner, is the current property owner willing to sign an agreement that grants the NRPC and its consultant(s) access to this property for the purpose of conducting an environmental assessment?

Yes No N/A

If you answered "no" to the question above, please call the NRPC to discuss whether this site is eligible for assessment assistance. Please do not complete the remainder of this form at this time.

Please tell us what you know about your site's history and use, suspected contamination, and redevelopment potential. If you don't know an answer, please indicate this rather than leaving a question blank.

1. How was this site acquired, and when?

Foreclosure Donation Eminent Domain Bought it outright Other

Explain: Various pieces have been purchased over a long period of time.

Date acquired (MM/DD/YY): 6/6/58,7/12/58,12/31/96,2006

2. What is the site acreage? Approximately 1.5 acres
3. Are there any buildings on the site? Yes No
- a. If yes, how many and of what size? _____
- b. How are/were the buildings heated? Natural gas Propane Electric Fuel Oil Coal Other (if other, please describe) _____
4. Is the site currently vacant? Yes No
- a. If "no", are there any tenants occupying the property? Yes No
- b. Have the tenants been informed that an environmental assessment is being conducted for this site? Yes No
5. Is the site currently served by municipal or private water and sewer? Yes No
Municipal water only. There is also stormwater separation.
6. Please describe the neighborhood around the site and identify the adjoining land uses:
The site is surrounded by numerous buildings including restaurants, various retail shops, some residential on 2nd and 3rd floors, the Moose Lodge, banks, some private parking areas, homeless shelter/soup kitchen. There is a very small parcel next to the parking lot that appears to be owned by CVPS and has two poles within a fenced area.

7. Please tell us what you know about how this site was used during the past 100 years? What types of businesses or industry was at the site?
Old photographs from 50 or so years ago show garages (special parking for certain vehicles?), a diner and laundromat existed in an areas we purchased in the past 25 years, firewood storage, a portion was formerly owned (prior to 1958) by New England Telephone & Telegraph Co.

8. Are there any above ground or underground storage tanks on the site that you know of?
 Yes No If so, where are they located? Not that the City is aware of.

9. Why do you think this site may be contaminated?
We are not really sure but local historians think there was a car dealership on Federal Street contiguous to the parking area.

10. Does the site currently generate any solid or hazardous waste? Yes No

11. Did the current owner cause or contribute to existing or suspected property contamination?
 Yes No

12. Did the current owner generate or transport any waste brought to the site? Yes No

13. Has any assessment work been completed on this property? If so, when was it completed and what were the results? If you have a copy of a past assessment report, please attach it.

Not to our knowledge

14. Has any work been completed on this site related to identification of historic or archeological resources, such as a National Register of Historic Places nomination or a Section 106 review? Yes No If so, please provide a copy of the report(s). **The parking lot is within the boundaries of the St. Albans Historic District which is on the National Register of Historic Places.**

15. What redevelopment plans or plans for future use exist for this site? [The redevelopment plan does not need to be extensive. It should contain a description of the overall project with some indication of the readiness to proceed, such as whether there is an interested purchaser or developer or whether concept drawings have been developed. If there isn't a specific redevelopment plan, a general plan for site use would be satisfactory, such as housing or retail, with some indication of when the site is expected to be redeveloped.]

The City has only recently begun considering development of this project. We are in the process of qualifying developers to make development proposals for this area and hope to assist them with a Phase I Environmental Assessment. We are considering development of a multi-tiered structure with parking, office and commercial/retail space.

16. What permits or local reviews may be needed for the anticipated redevelopment use? (Refer to the municipal bylaws or contact the local zoning administrator for assistance with local review)

Local Development Review Board, Stormwater Permit (?), State and City Building Permits, City Excavation Permit, Act 250 Permit (?)

17. Describe the level of community *and* municipal support for the redevelopment plans. Was the redevelopment use discussed at a public meeting?

Actual plans have not been discussed because we are not that far along with the process. The RFQ process was approved by the City Council who also appointed an committee to move the process forward.

18. What additional information would you like to share?

**THESE QUESTIONS NEED ONLY BE ANSWERED FOR SITES WHERE
PETROLEUM CONTAMINATION MAY BE AN ISSUE**

The environmental site assessment being requested may be funded through two grants from the US Environmental Protection Agency (EPA) to the Northwest Regional Planning Commission. One of these grants funds assessments at sites potentially contaminated by petroleum products, and the other funds assessments at sites potentially contaminated by hazardous materials. In some cases, both funding sources may be used at a single site. As part of the grant agreement, the NRPC is required to provide answers to the following questions at any brownfield site where the potential for petroleum contamination exists. The purpose of the questions is to help determine whether this site meets the guidelines for the EPA Brownfields petroleum program because Congress set a more restrictive standard for petroleum sites. If the property owner or prospective developer would like more information about these questions, please have them contact Bonnie Waninger, Northwest Regional Planning Commission, at 802-524-5958.

Examples of potential petroleum contaminants include cutting oils, transformer oils, #2 and #6 fuel oil, jet fuels, kerosene, diesel fuel, gasoline, motor and lubricating oils, animal and vegetable fats and oils (corn oil, olive oil, tallow, meat rendering, fish oil, etc.), fuel oil sludge, waste oil, paraffin wax, asphalt, tar, crude oil, naphtha, mineral spirits, refinery petroleum waste, high temperature heating oils (dowtherm, therminol, etc.), coal tar, and PCB transformer oil.

A. Who was the immediate past owner of this site?

Name: _____
Address: _____

B. Did the current and/or immediate past owners

- dispense or dispose of petroleum or petroleum product at the site? Yes No If "yes," please explain.

- exacerbate any existing petroleum-contamination at the site? Yes No If "yes," please explain.

C. Did the current and/or immediate past owner take reasonable steps with regard to any known contamination at the site? Yes No Please explain what these steps were.

D. Has any judgment been rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site? Yes No

E. Has any enforcement action by federal or state authorities been rendered against any party that would require any person to assess, investigate, or clean up the site? Yes No

F. Has any citizen suit, contribution action or other third party claim been brought against the current or immediate past owner that would, if successful, require the assessment, investigation, or cleanup of the site? Yes No

G. Has any current or immediate past owners been identified as responsible for the contamination at the site? Yes No If "yes," does this owner/immediate past owner have the financial capability to satisfy their obligations under federal or state law to assess, investigate or clean up the site? Yes No

Please explain:

I attest by my signature that the above information is true and complete to the best of my knowledge.



Property Owner/Tenant (indicate which & signature)

Corporate Officer/Owner (signature)

Martin Manahan, Mayor
Property Owner/Tenant (printed/typed name)

Corporate Officer/Owner (printed/typed name)

June 18, 2007
Date

ROBERT E. FARRAR

ATTORNEY AT LAW

8 CONGRESS STREET
ST. ALBANS, VERMONT 05478
(802) 524-9375
FAX: (802) 524-3761
CELL: (802) 238-7575
EMAIL: refarrar@adelphia.net

PATRICIA A. BOURBEAU, LEGAL ASSISTANT

August 29, 2007

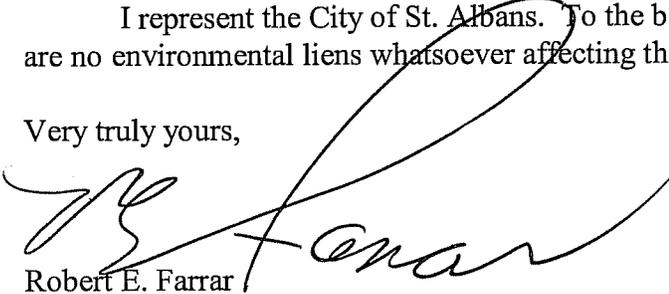
Kenneth J. Bisceglia, PE
Weston & Sampson
P O Box 189
Waterbury, Vermont 05676-0189

Re: St. Albans City Municipal Parking Lot

Dear Ken:

I represent the City of St. Albans. To the best of my knowledge, information, and belief, there are no environmental liens whatsoever affecting the above-described real property

Very truly yours,


Robert E. Farrar

REF:pab
Enc.

Bisceglio, Kenneth

From: patti [pattibourbeau@comcast.net]
Sent: Thursday, September 06, 2007 3:02 PM
To: Bisceglio, Kenneth
Cc: bobfarrar@comcast.net; L.Gamache@stalbansvt.com
Subject: St. Albans City Municipal Parking Lot

To the best of my knowledge there are no activity use limitations.

To the best of my knowledge there is no valuation reduction for environmental issues.

If questions, please contact Bob via phone (802-524-9375) or via email (bobfarrar@comcast.net).

Patricia A. Bourbeau
Legal Administrative Assistant
Law Offices of Robert E. Farrar
8 Congress Street
St. Albans, VT 05478
802-524-9375 (Work)
802-524-3761 (Fax)
802-524-4129 (Home)
802-309-0344 (Cell)

APPENDIX C
HISTORICAL SANBORN FIRE INSURANCE MAPS,
CITY DIRECTORY

Certified Sanborn® Map Report



Sanborn® Library search results
Certification # 1801-44A5-A084

**St. Albans City Central Parking
Lake/Federal/Kingman/Main
St. Albans, VT 05478**

Inquiry Number 2000948.3S

August 10, 2007



The Standard in Environmental Risk Information

440 Wheelers Farms Rd
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

Certified Sanborn® Map Report

8/10/07

Site Name:

St. Albans City Central Parking
Lake/Federal/Kingman/Main
St. Albans, VT 05478

Client Name:

Weston & Sampson
P.O. Box 189
Waterbury, VT 05676

EDR Inquiry # 2000948.3S

Contact: Kevin McAleer



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Weston & Sampson Engineers, Inc were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: St. Albans City Central Parking
Address: Lake/Federal/Kingman/Main
City, State, Zip: St. Albans, VT 05478
Cross Street:
P.O. # NRPC
Project: City Central Pa
Certification # 1801-44A5-A084



Sanborn® Library search results
Certification # 1801-44A5-A084

Maps Identified - Number of maps indicated within "()"

1959 (1)	1901 (1)
1946 (1)	1896 (1)
1926 (1)	1895 (1)
1920 (1)	1889 (1)
1912 (1)	1884 (1)
1906 (1)	

Total Maps: 11

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

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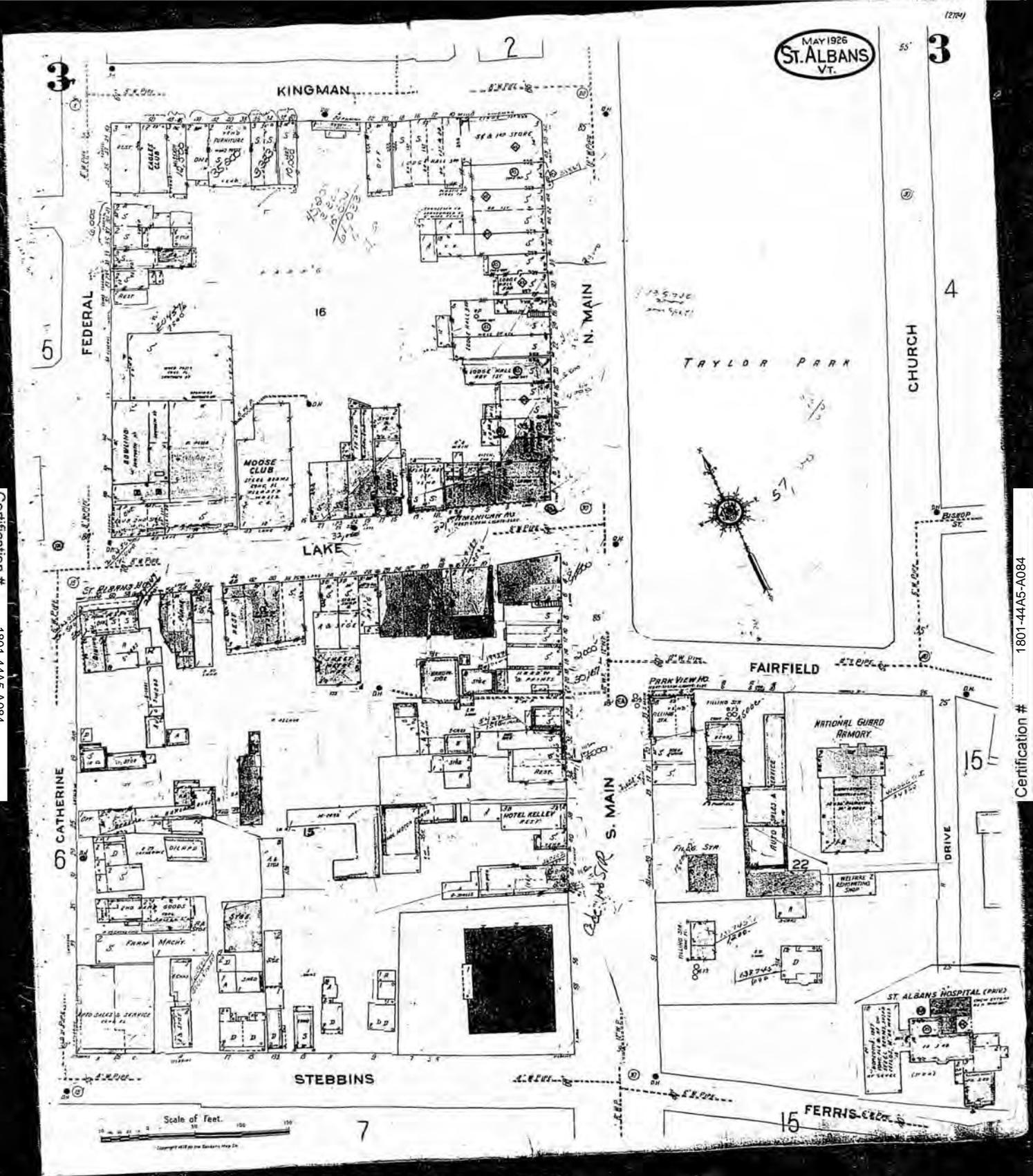
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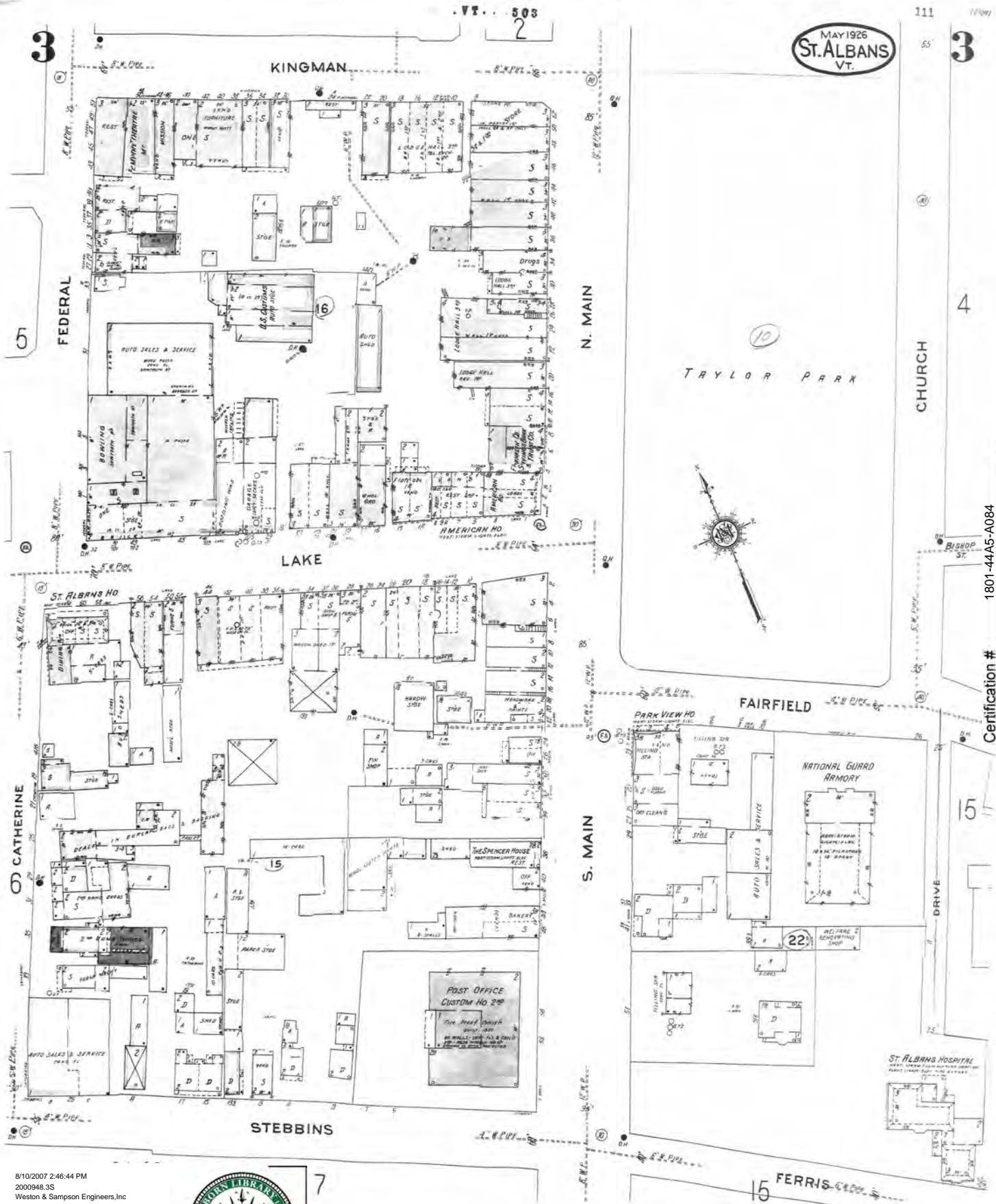
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 Site Name: St. Albans City Central Parking
 Address: Lake/Federal/Kingman/Main
 City, ST, ZIP: St. Albans VT 05478
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MAY 1926
ST. ALBANS
VT.

TAYLOR PARK

FAIRFIELD

NATIONAL GUARD
ARMORY

POST OFFICE
CUSTOM NO 2ND

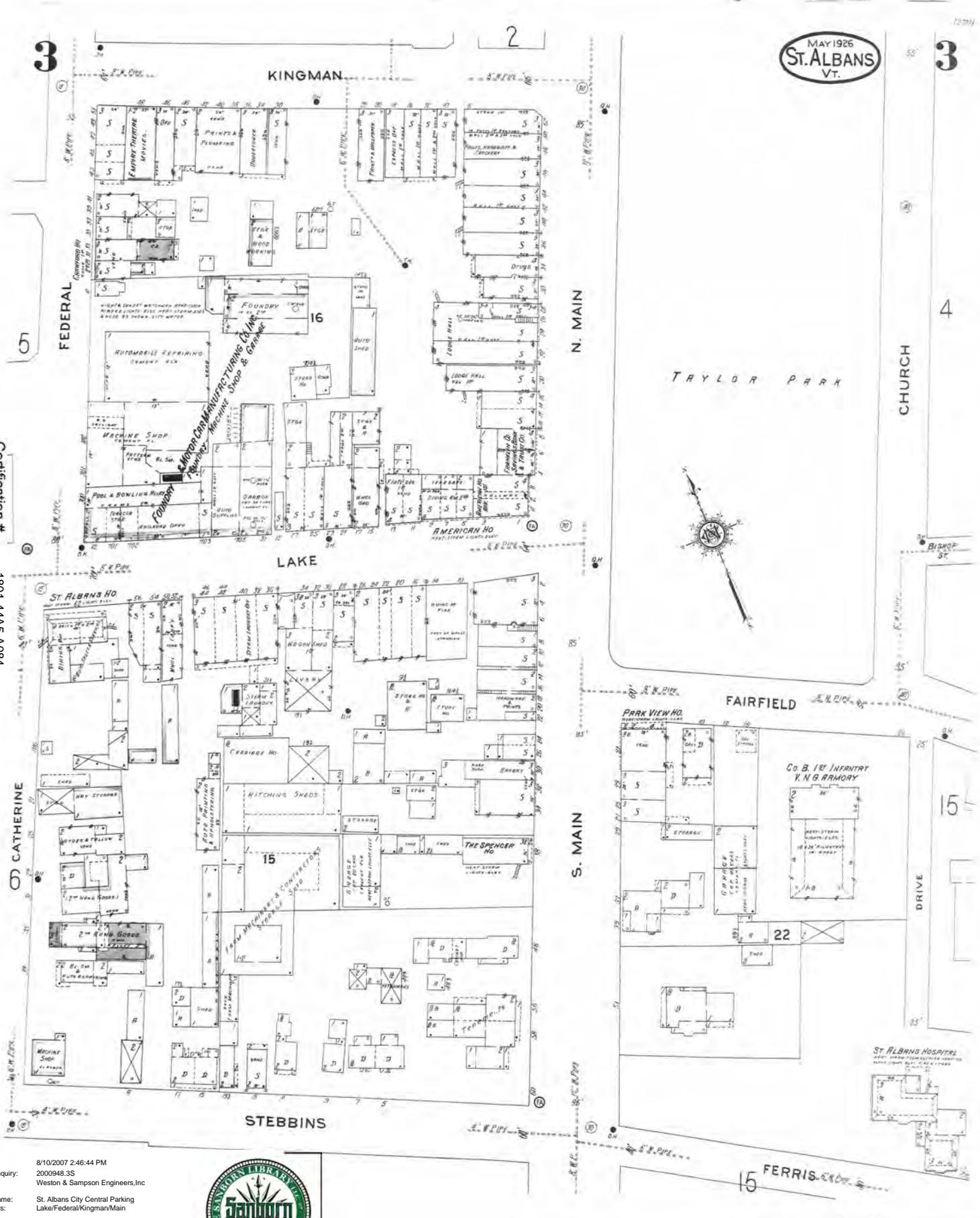
ST. ALBANS HOSPITAL



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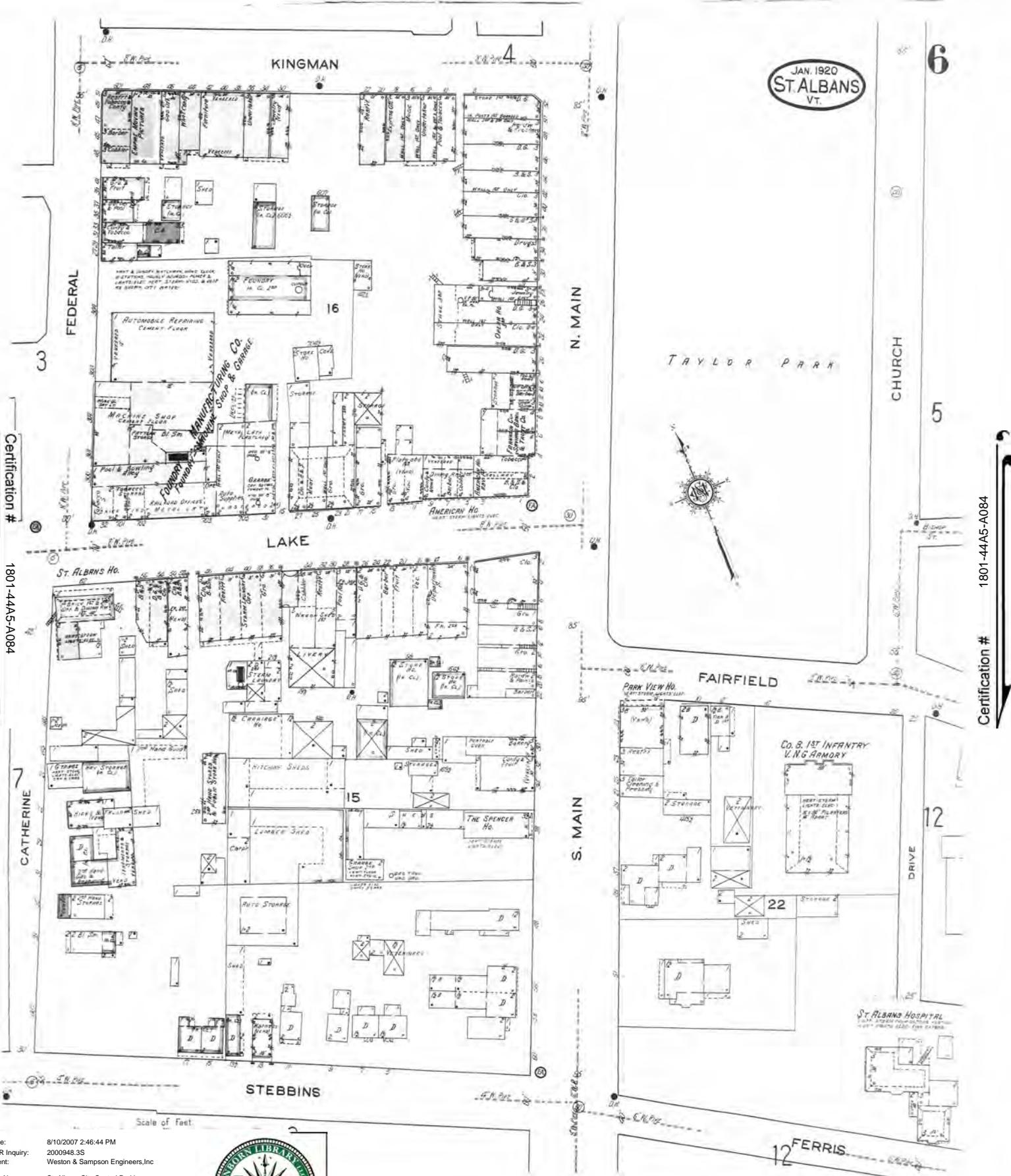
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JAN. 1920
ST. ALBANS
VT.

TAYLOR PARK

FAIRFIELD

12 FERRIS

Certification #

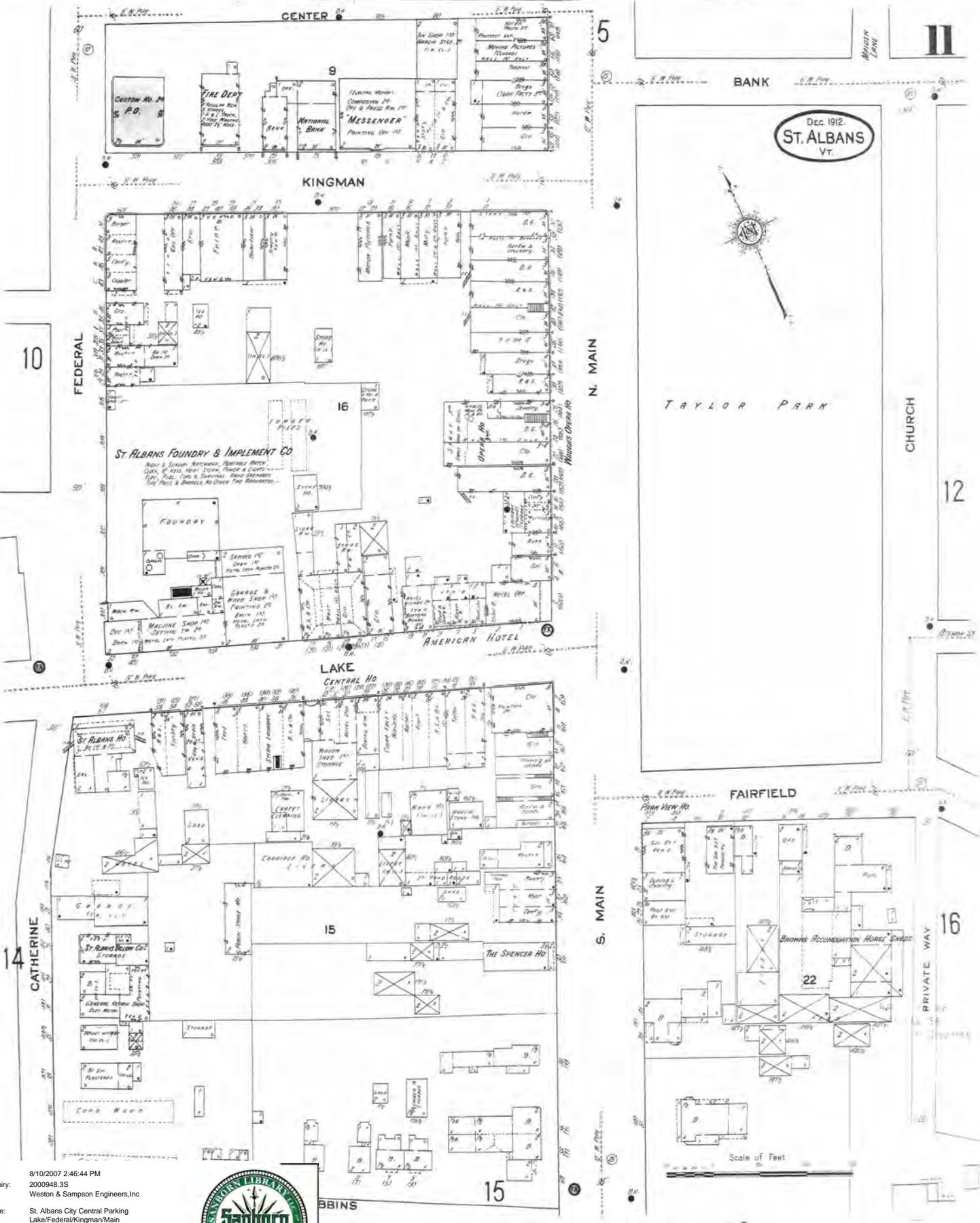
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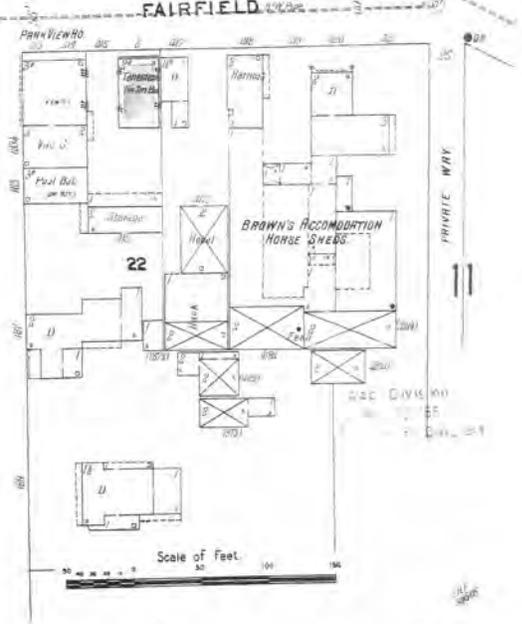
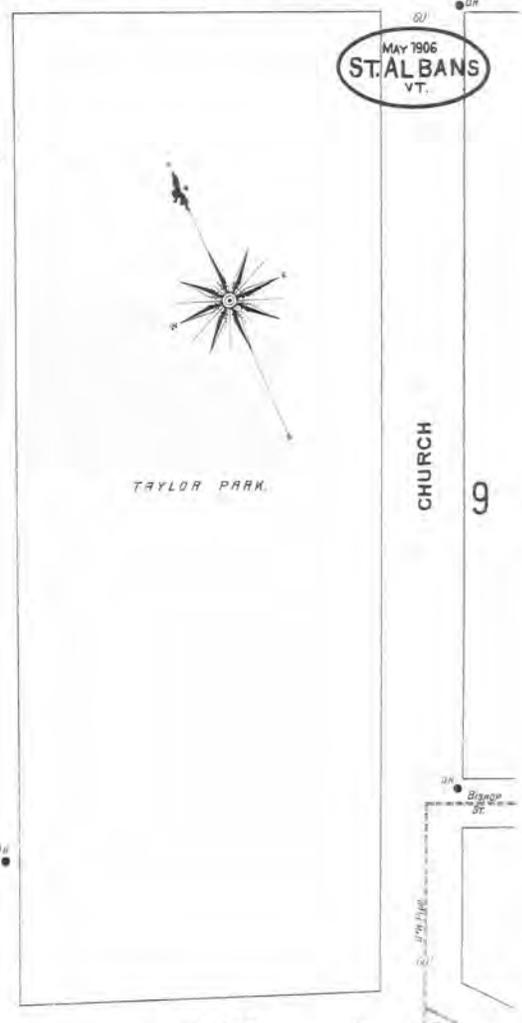
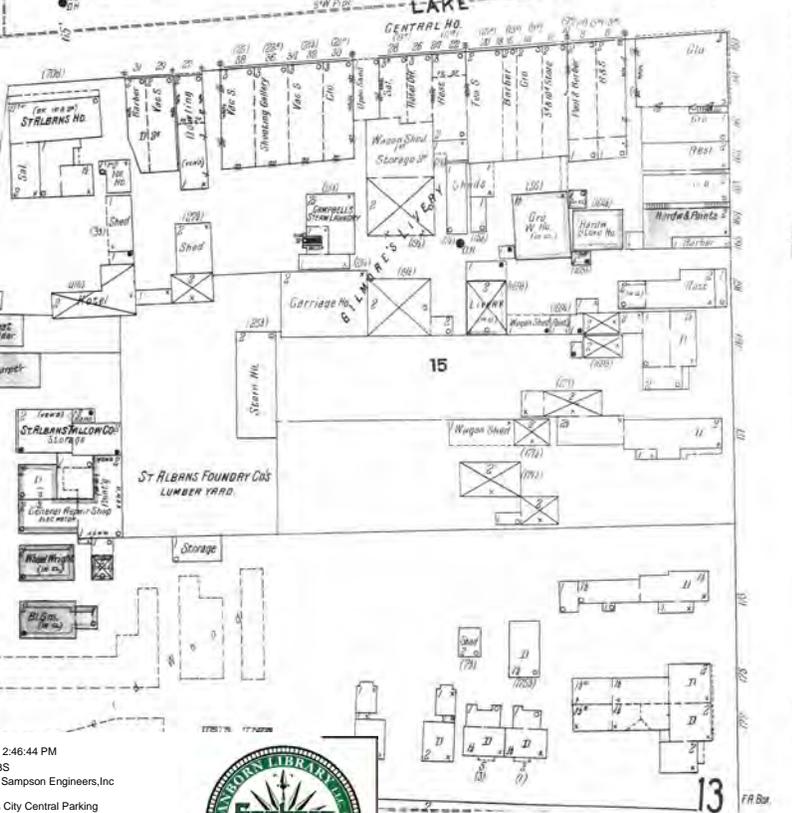
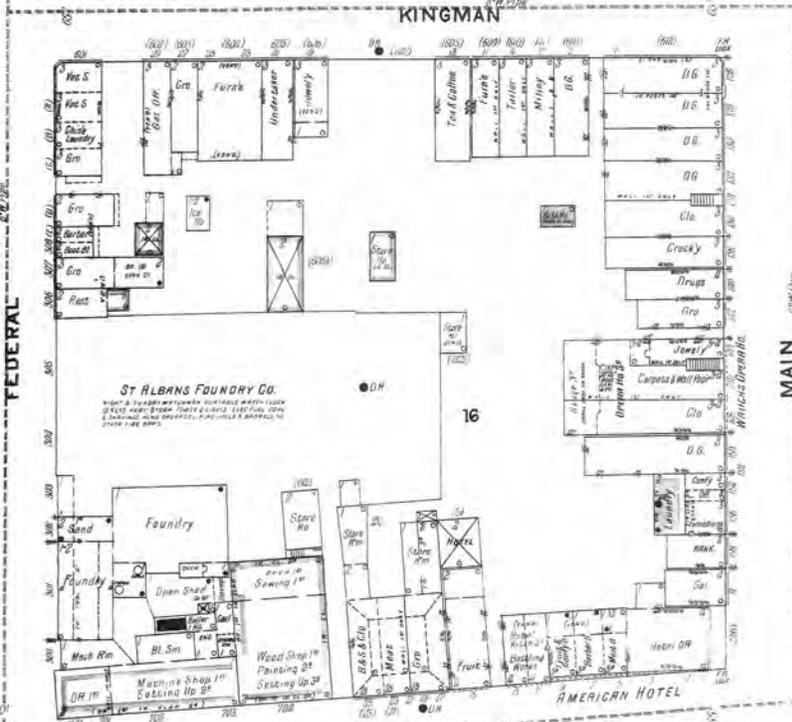
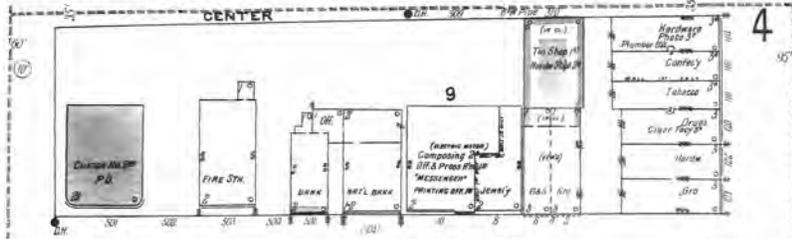


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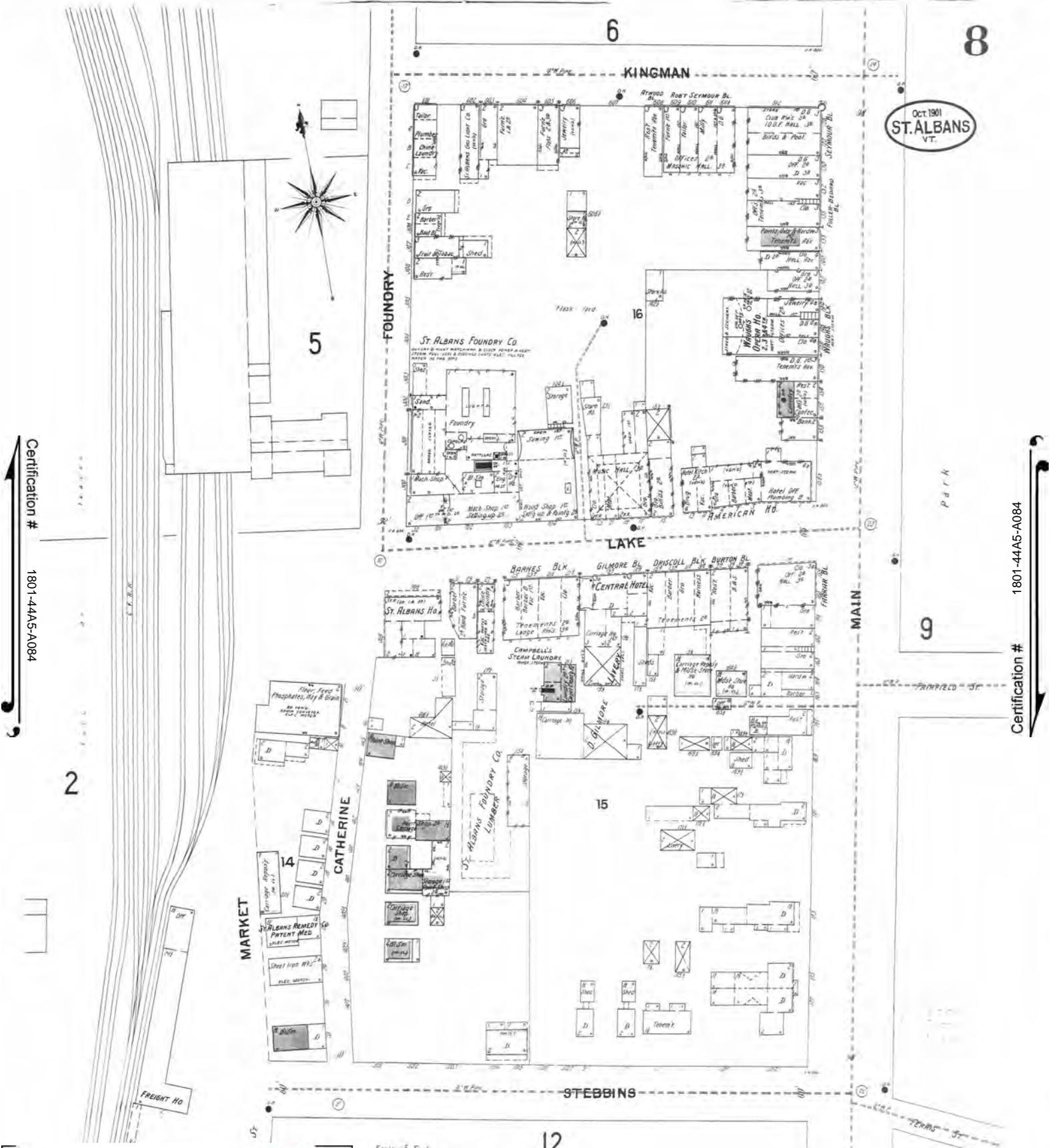


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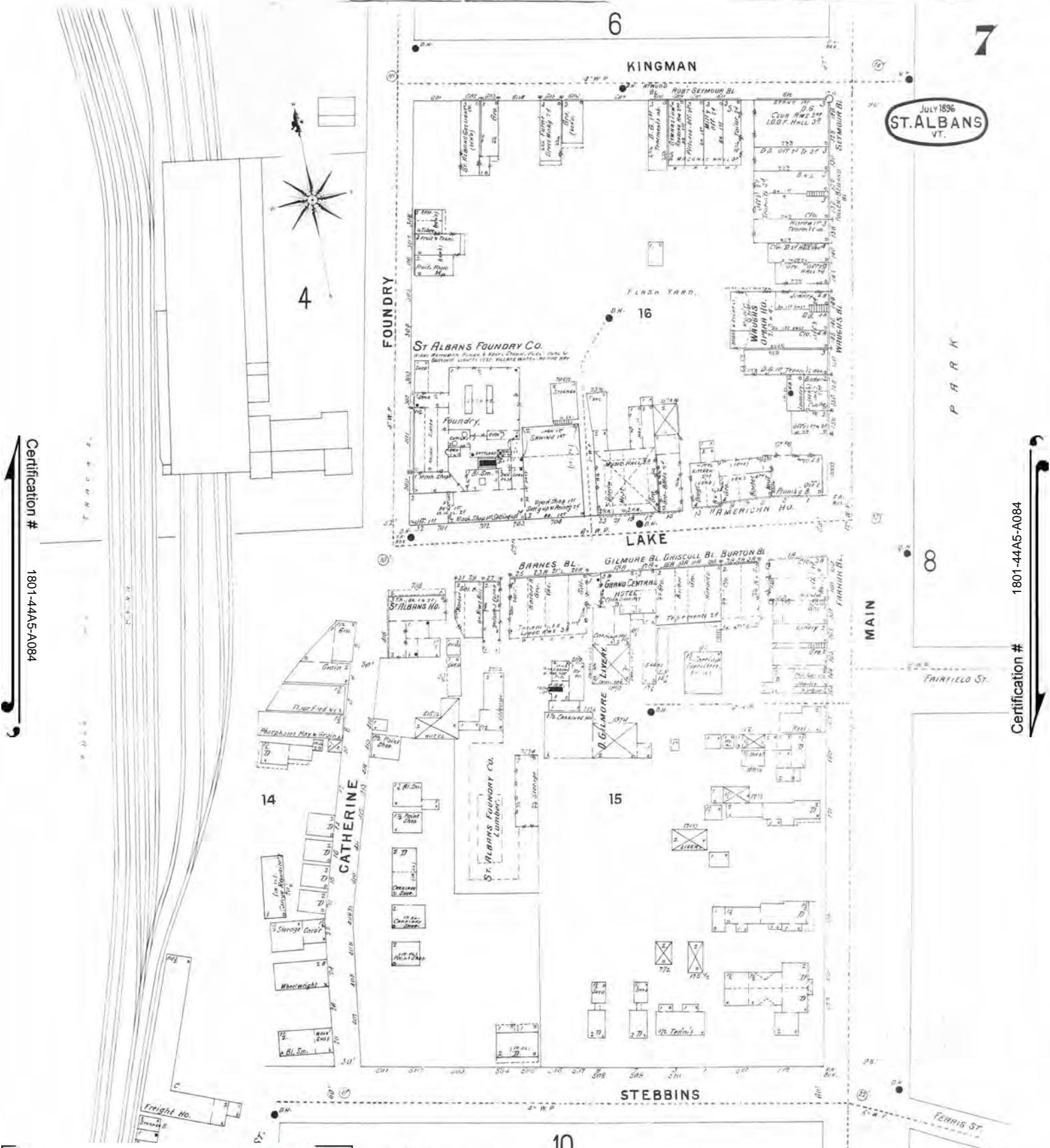
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Scale of Feet



Certification # 1801-44A5-A084

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Scale of Feet.



Sanborn Map Abbreviations

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<u>Abbreviation</u>	<u>Meaning</u>	<u>Abbreviation</u>	<u>Meaning</u>
A	Automobile (usually designates the location of a garage)	HPFS	High pressure fire service
A in B	Automobile located in basement	H'dw	Hardware
A S	Automatic sprinkler	Hack	Hackney or delivery service
Abv	Above	Hardw	Hardware
ACS	Automatic chemical sprinkler	Ho	Hotel or house (as used to designate a warehouse)
AFA	Automatic fire alarm	Htr	Heater
Agr	Agricultural	Hyd	Hydrant
Appts	Apparatus	ICRR	Illinois Central Railroad
Apts	Apartments	Imp	Implements
Asb Cl	Asbestos clad	Ins	Insurance
Att'd	Attended	Insts	Instruments
Aud'it'm	Auditorium	Ir Cl	Iron clad
Auto Ho	Automobile house, or garage	K of C	Knights of Columbus
B	Basement, boiler or occasionally brick	Lab	Laboratory
B & S	Boots and shoes	Lodg'g	Lodging
BPOE	Benevolent & Protective Order of Elks	Luth	Lutheran
B Sm	Blacksmith	Luth'n	Lutheran
B'd'g	Building	ME	Methodist Episcopal
B'lr	Boiler	Mach'y	Machinery
B's't	Basement	Mak'r	Maker
Bak'y	Bakery	Man'f'y	Manufactory or factory
Balc	Balcony	Mdse	Merchandise
Bap	Baptist	Mfy	Manufactory or factory
Bbl	Barrel	Mill'y	Millinery
Bbbs	Barrels	Mkg	Making
BE	Brick enclosed elevator	Mo	Motor
Bill'ds	Billiards	NS	Not sprinklered
Bl Sm	Blacksmith	OU	Open under
Blk Sm	Blacksmith	Off	Office
Bst	Basement	PO	Post office
C B	Cement brick or concrete block construction	Paint'g	Painting
C Br	Concrete brick or cement block construction	Pat Med	Patent medicines
Cap'cy	Capacity	Plumb'g	Plumbing
Carptr	Carpenter	Print'g	Printing
CBET	Concrete enclosed elevator with traps	QH	Quadruple (fire) hydrant
Chem	C hemical	RC	Roman Catholic
Chinaw	Chinaware or porcelain	R'f	Roof
Chine	Chinese	R'm	Room
Cl	Clad	Rep	Repair
Clo	Clothing	Rep'g	Repairing
Co	Company	Repos'y	Repository
Comp	Composition construction (i.e. stucco) or compressor	Rest'r't	Restaurant
Conc	Concrete	Rf	Roof
Con'f'y	Confectionary (candy store)	Rm	Room
Confec'y	Confectionary (candy store)	S	Store
Constr'n	Construction	SA	Spark arrester
Corp'n	Corporation	S Vac	Store portion of building is vacant
D	Dwelling	Sal	Saloon
DH	Double (fire) hydrant	Sky'ts	Skylights
DG	Dry goods	Sm	Smith, as in gunsmith or blacksmith
Drs	Doctor's office	Sm Ho	Smokehouse
Dwg	Dwelling	Sp'k'l'rs	Sprinklers
E	Open elevator	St'ge	Storage
E Fl	Each Floor	St'y	Story
EI	Electric	Sta	Station
Elec	Electrician	Stat'y	Stationary
Eng	Engine	TH	Triple (fire) hydrant
Ent	Entertainment	Tel	Telephone
Episc'l	Episcopal	Ten'm'ts	Tenements
ESC	Elevator with self-closing traps	TESC	Tile enclosed elevator with self-closing traps
ET	Elevator with traps	Tinw	Tinware
Exch	Telephone exchange	Trim'm'g	Trimming
Expr	Express (as used to designate a delivery service)	U	Upright
F	Flat (as used to designate a delivery service)	Up	Upright
FA	Fire alarm	VP	Vertical pipe
FE	Fire escape	Vac	Vacant
F Pump	Fire pump	Ven'd	Veneered
Fill'g Sta	Filling station, or gas station	Ven'rd	Veneered
Fl	Floor	W	Ware, as in warehouse or wareroom
Fr Attic	Frame constructed attic	WC	Water closet or toilet
Frat	Fraternity	WG	Wire glass skylights
Fur	Furnishings	W Ho	Warehouse
Furn'g	Furnishings	WPA	Works Progress Administration
Furne	Furniture	W'ks	Works
GAR	Grand Army of the Republic	Whol	Wholesale
GT	Gasoline tank	Wkg	Working
Gal	Gallery	Woodw'g	Woodworking
Gall	Gallery		
Gall'y	Gallery		
Gen'l	General (as used to designate a general store)		
Gents	Gentlemen's		
Greas'g	Greasing		
Gro	Grocery or groceries		

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Sanborn Map Legend

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<p>TILE 1st BRICK 1st PYROBAR 1st</p> <p>ADOBE</p> <p>HEIGHT OF BUILDING IN FEET FROM GROUND TO ROOF LINE</p> <p>(C.BR.)</p> <p>(C.B.)</p> <p>(CONC.)</p> <p>(TILE)</p> <p>NUMBER OF STORIES</p> <p>TWO STORIES AND BSMT COMPOSITION ROOF</p> <p>SHINGLE ROOF</p> <p>(VEND)</p> <p>BRICK 1st</p> <p>FRAME, BRICK LINED</p> <p>F = FLAT S = STORE</p> <p>D = DWELLING</p> <p>A in B = AUTO. IN BSMT</p> <p>LOFT</p> <p>(ASB.CL.)</p> <p>NON COMBUSTIBLE ROOF COVERING OF METAL, SLATE, TILE OR ASBESTOS SHINGLES</p> <p>SKYLIGHT LIGHTING TOP STORY ONLY</p> <p>SKYLIGHT LIGHTING THREE STORIES</p> <p>WIRED GLASS SKYLIGHT</p> <p>FIRE WALL 48 INCHES ABV. RF.</p>	<p>Fire proof construction (OR FIRE RESISTIVE CONST'N)</p> <p>Adobe building</p> <p>Stone building</p> <p>Concrete, lime cinder or cement brick</p> <p>Hollow concrete or cement block const'n</p> <p>Concrete or reinforced concrete const'n</p> <p>Tile building</p> <p>Brick building with frame cornice</p> <p>Brick building with stone front</p> <p>Brick building with frame side (DIVIDED BY FRAME PARTITION)</p> <p>Brick veneered building</p> <p>Brick and frame building</p> <p>Frame building, brick lined</p> <p>Frame building, metal clad</p> <p>Frame building</p> <p>Iron building</p> <p>Tenant building occupied by various manufacturing or occupancies</p> <p>Frame building covered with asbestos</p> <p>Brick building with brick or metal cornice</p> <p>Fire wall 6 inches above roof</p> <p>Fire wall 12 inches above roof</p> <p>Fire wall 18 inches above roof</p> <p>Fire wall 36 inches above roof</p> <p>Figures 8,12,16 indicate thickness of wall in inches</p> <p>Wall without opening and size in inches</p> <p>Wall with openings on floors as designated</p> <p>Opening with single iron or tin clad door</p> <p>Opening with double iron or tin clad doors</p> <p>Opening with standard fire doors</p> <p>Openings with wired glass doors</p> <p>Water tank</p> <p>Drive or passage way</p> <p>Stable</p> <p>Auto. (H house or private garage)</p> <p>Solid brick with interior walls of C.B. or C.B. and brick mixed</p>	<p>C.B. & BR. CONST'N</p> <p>Mixed construction of C.B. and brick with one wall of solid brick.</p> <p>C.B. & BR. CONST'N (BR. FACED)</p> <p>Mixed construction of C.B. and brick with one wall faced with 4" brick.</p> <p>C.B. & BR. CONST'N</p> <p>Mixed construction of C.B. and brick throughout.</p> <p>6" W.P.I.P.E. Water pipes and size in inches.</p> <p>6" W.P.I.P.E. (PRIVATE) Water pipes of private supply</p> <p>House numbers shown nearest to buildings are official or actually up on buildings.</p> <p>Old house numbers shown furthest from buildings.</p> <p>FP-1962 (conc.) A-1-a</p> <p>A fire-resistive building built in 1962 with concrete walls and reinforced concrete frame, floors and roof.</p> <p>FPX-1962 (METAL PANELS) E-2-d NONCOMB. CEILS</p> <p>A fire-resistive building built in 1962 with metal panel walls, indirectly protected steel frame, concrete floors and roof on metal lath, noncombustible ceilings.</p> <p>NC-1962 (C.B.) H-2-d</p> <p>A noncombustible building built in 1962 with concrete block walls; unprotected steel columns and beams; concrete floors on metal lath and steel deck roof.</p> <p>Width of street (BETWEEN BLOCK LINES, NOT CURB LINES.)</p> <p>Reference to adjoining page.</p> <p>Fire engine house, as shown on key map.</p> <p>Fire pump.</p> <p>Under page number refers to corresponding page of previous edition.</p>	<p>MANSARD ROOF</p> <p>DOTS REPRESENT OPENINGS, STEMS INDICATE STORIES, COUNTING FROM LEFT TO RIGHT, LOOKING TOWARD BUILDING</p> <p>Window opening in first story.</p> <p>Window openings in second and third stories.</p> <p>Window openings in second, fourth stories.</p> <p>Windows with wired glass.</p> <p>Windows with iron or tin clad shutters.</p> <p>Window openings tenth to twenty-second stories.</p> <p>Open elevator.</p> <p>Frame enclosed elevator.</p> <p>Frame enclosed elevator with traps.</p> <p>Frame enclosed elevator with self closing traps.</p> <p>Concrete block enclosed elevator with traps.</p> <p>Tile enclosed elevator with self closing traps.</p> <p>Brick enclosed elevator with wired glass door.</p> <p>Block number.</p> <p>V.P. Vertical pipe or stand pipe.</p> <p>AFA Automatic fire alarm.</p> <p>IEP Independent electric plant.</p> <p>Automatic sprinklers.</p> <p>Automatic chemical sprinklers.</p> <p>Automatic sprinklers in part of building only. (NOTE UNDER SYMBOL INDICATES PROTECTED PORTION OF BUILDING)</p> <p>Not sprinklered.</p> <p>Outside vertical pipe on fire escape.</p> <p>Fire alarm box.</p> <p>Single hydrant.</p> <p>Double hydrant.</p> <p>Triple hydrant.</p> <p>Quadruple hydrant of the "High Pressure Fire Service"</p> <p>Fire alarm box of the "High Pressure Fire Service"</p> <p>Water pipes of the "High Pressure Fire Service"</p> <p>Water pipes and hydrants of the "High Pressure Fire Service" as shown on key map.</p> <p>IR, CH. Iron chimney</p> <p>Iron chimney (WITH SPARK ARRESTOR)</p> <p>IR, CH, S.A. Brck. chmny.</p> <p>Ground elevation</p> <p>Vertical steam boiler</p> <p>Gasoline tank</p> <p>Open under</p> <p>Siamese fire dept. connection</p> <p>Single fire dept. connection</p>
---	--	--	--

CODING OF STRUCTURAL UNITS FOR FIREPROOF AND NON-COMBUSTIBLE BUILDINGS

FRAMING		FLOORS		ROOF	
CODE	STRUCTURAL UNIT	CODE	STRUCTURAL UNIT	CODE	STRUCTURAL UNIT
A.	Reinforced Concrete Frame.	1.	Reinforced Concrete.	a.	Reinforced Concrete.
B.	Reinforced Concrete Joists, Columns, Beams, Trusses, Arches, Masonry Piers.		Reinforced Concrete with Masonry Units.		Reinforced Concrete with Masonry Units.
C.	Protected Steel Frame.		Pre-cast Concrete or Gypsum Slabs or Planks.		Reinforced Gypsum Concrete. Pre-cast Concrete or Gypsum Slabs or Planks.
D.	Individually Protected Steel Joists, Columns, Beams, Trusses, Arches.	2.	Concrete on Metal Lath, Incombustible Form Boards, Paper-backed Wire Fabric, Steel Deck, and Cellular, Ribbed or Corrugated Steel Units.	b.	Concrete or Gypsum on Metal Lath, Incombustible Form Boards, Paper-backed Wire Fabric, Steel Deck, and Cellular, Ribbed or Corrugated Steel Units.
E.	Indirectly Protected Steel Frame.				
F.	Indirectly Protected Steel Joists, Columns, Beams, Trusses, Arches.	3.	Open Steel Deck or Grating.	c.	Incombustible Composition Boards with or without Insulation.
G.	Unprotected Steel Frame.				Masonry or Metal Tiles.
H.	Unprotected Steel Joists, Columns, Beams, Trusses, Arches.				
O.	Masonry Bearing Walls.			d.	Steel Deck, Corrugated Metal or Asbestos Protected Metal with or without Insulation.

LAND USE CODE APPLICABLE TO CHANGES DIAGRAMMED AFTER 5/69			
R	RESIDENTIAL	M	MANUFACTURING
RT	RESIDENTIAL-TRANSIENT	P	PUBLIC OR INSTITUTIONAL
C	COMMERCIAL	U	UTILITY
W	WAREHOUSE	T	TRANSPORTATION

NUMERICAL PREFIX INDICATES THE NUMBER OF ESTABLISHMENTS IN EACH CATEGORY

The coding for framing, floor and roof structural units as shown above is used in describing the construction of fire-resistive buildings. In addition, reports for fire-resistive buildings will show the date built and wall construction when other than brick.

FP buildings have masonry floors and roof; concrete and/or directly or indirectly protected steel framings and clay brick, stone or poured concrete walls.

FPX buildings are FP buildings with interior walls such as concrete block, cement brick, metal or glass panels, etc.

NC buildings have unprotected steel framing and fire-resistive but non-masonry floors and roof.

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Data Resources Inc

The EDR-City Directory
Abstract

**St. Albans City Central Parking
Lake/Federal/Kingman/Main
St. Albans, VT 05478**

Inquiry Number: 2000948.4

Thursday, August 16, 2007

**The Standard in
Environmental Risk
Information**

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

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Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening report designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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SUMMARY

- ***City Directories:***

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1964 through 1989. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources: August 16, 2007

Target Property:

Lake/Federal/Kingman/Main
St. Albans, VT 05478

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1964	Address Not Listed in Research Source	Manning's City Directory
1970	Address Not Listed in Research Source	Manning's City Directory
1989	Address Not Listed in Research Source	Johnson's City Directory

Adjoining Properties

SURROUNDING

Multiple Addresses
St. Albans, VT 05478

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1964	*Kingman St*	Manning's City Directory
	US Immigration & Naturalization (45)	Manning's City Directory
	Residence (46)	Manning's City Directory
	Lake St	Manning's City Directory
	Marchant's Shoe Repair (26)	Manning's City Directory
	Bristol Mfg Co (28)	Manning's City Directory
	Kingdom Hall Jehovah Witnesses (34)	Manning's City Directory
	Vacant (36)	Manning's City Directory
	N Main St	Manning's City Directory
	Lester's Service Station (277)	Manning's City Directory
	Vermont Publishing Corp (281)	Manning's City Directory
	St Alban's Messenger (281)	Manning's City Directory
1970	*Kingman St*	Manning's City Directory
	Vermont State office Building (45)	Manning's City Directory
	Residence (46)	Manning's City Directory

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	*Lake St*	Manning's City Directory
	Souhan The Wool Man (26)	Manning's City Directory
	Municipal Parking Lot (28)	Manning's City Directory
	E&H Upholstery Shop (36)	Manning's City Directory
	N Main St	Manning's City Directory
	Lester's Service Station (277)	Manning's City Directory
	Vermont Publishing Corp (281)	Manning's City Directory
	St Alban's Messenger (281)	Manning's City Directory
1989	*Kingman St*	Johnson's City Directory
	Vermont State of (45)	Johnson's City Directory
	Kingman Music Shop (46)	Johnson's City Directory
	Lake St	Johnson's City Directory
	Lynch & Hadden (26)	Johnson's City Directory
	Address not listed in research source (36)	Johnson's City Directory
	N Main St	Johnson's City Directory
	Lester's Grocery Store & Service Station (277)	Johnson's City Directory
	St Alban's Messenger (281)	Johnson's City Directory

APPENDIX D
ELECTRONIC FILES ON CD

A P P E N D I X E

**VERMONT STATE LIST OF
ACTIVE HAZARDOUS WASTE SITES**

UPDATED JUNE 29, 2007

972257 - - - J&L Service Center - - - 171 S Main St - - - St Albans City - - 1,300 gal. gasoline UST release. ~600 gal. recovered by Spring 1998. Excavated & disposed 846 tons PCS (~257 gallons product) 9/99. Biennial GW monitoring scheduled - next round 10/08.

992646 - - - Clarence Brown Inc. - - - 96 Federal Street - - - St Albans City - - Four NOAVs sent due to hazardous waste handling practices. Investigation needed to determine degree and extent of contamination. Petroleum contamination also found from site ASTs.

992699 - - - North Main Exxon - - - 266 North Main St - - - St Albans City - - Underground storage tank removed. Contamination found. Investigation shows limited off-site groundwater contamination to the west of the facility.

992703 - - - Grand Union Shopping Plaza - - - Main St - - - St Albans City - - Initial site investigation completed in January 2000. Contamination was found in two monitoring wells. The SMS requested that all wells be resampled in March 2000, adjacent basements be screened, and the potential for the gas line to act as a preferential pathway for contaminant migration be investigated. Since contamination was detected next to two of the four tanks, two \$250 deductibles apply. NCES to resample monitoring wells Fall/Winter 2000 to

20002745 - - - Pizzagalli (former CVPS) - St. - - - Lower Welden Street - - - St Albans City - - Additional SI indicated shallow MODF contamination is insignificant. Residual gasoline contamination from CVPS UST requires additional MWs. Report due 11/22/01.

20012909 - - - Macs Quick Stop - - - 233 S Main St - - - St Albans City - - Removal and replacement of piping for 4 UST's.

20022953 - - - St Albans Exxon - - - Route 7 - - - St Albans City - - USTs removed. Contam found. Investigation completed. 8/8 & 11/13/02, 6/30 & 12/2/03 5 of 6 MWs above VGES. Annual monitoring required

20053335 - - - Gagne Residence - - - 56 Burt Lane, Simons - - - St Albans City - - Line failure to AST. Borings installed. Will construct recovery pump and try to recover manually. Acadia Insurance will cover. First letter written in March 05. AD

20053412 - - - Leader Evaporator - - - 25 Stowell Street - - - St Albans City - - CAP approved pending public comment.

St Albans City

770126 - - - CV Railway Inc - - - 2 Federal St. - - - St Albans City - - Cap Completed, New Track Pans installed in 1/98. Remediation system installed and operating. Semi annual ground water monitoring is ongoing.

770197 - - - St Albans Gas And Light - - - Corner Of Maple & - - - St Albans City - - SI Completed, Recommended for ESI

880225 - - - Leblancs Citgo - - - Rt 105 - - - St Albans City - - Monitoring Ongoing. Old U S T's Removed

890353 - - - Joe Miller Gulf - - - 67 S. Main St - - - St Albans City - - Additional groundwater monitoring needed before site can be SMACed. No activity since 1999. Sent RP letter June 2006.

900605 - - - Superior Muffler/Mobil - - - Lake St - - - St Albans City - - Pet Contam On Site Invest Proceeding. RLVallee proceeding with investigation and monitoring.

911110 - - - St Albans Co-op Creamery - - - Deal St - - - St Albans City - - Ongoing Monitoring, Site in Natural Attenuation.

931470 - - - Handy Dodge Toyota - - - 39 S Main St - - - St Albans City - - Annual Groundwater Monitoring. Exceedances of several compounds in onsite wells. Stable to declining trend. Next round Spring 20076.

931517 - - - Lake Street Texaco (Getty) - - - 224 Lake St - - - St Albans City - - Ongoing Monitoring

941558 - - - St. Albans Go Go (former Lesters) - - - 277 N Main St - - - St Albans City - - Bradford Oil - new property owner. Annual GW and PCS sampling; next round Spring 2005. BOC new lead RP for GW, with shared role for new PCS work. Poquette soils monitored by S. French - next rd. summer '05.

951906 - - - S B Collins Bulk Facility - - - 54 Lower Welden St - - - St Albans City - - Monitoring PCS and MWs annually in 2006. Dissolved phase gasoline UST contamination offsite, possibly along utility corridor. No significant GW solvent impact from waste oil UST. Monitoring well network extends to CVPS site.

962036 - - - D P W Garage - - - 67 Aldis St - - - St Albans City - - USTs removed, contam found, 4/18/03, 4/13/04 4 MWs above VGES, 1 MW below, 2 MWs ND, biennial monitoring

972243 - - - North End Quick Stop - - - 248 North Main St - - - St Albans City - - Ust Removed. Contamination Found. Investigation is completed and long-term monitoring is underway. (9/7/99). MWs paved over. Requested RP to correct the situation (12/5/01).