



May 31, 2019

589 Avenue D, Suite 10
PO Box 787
Williston, VT 05495

www.kas-consulting.com

802 383.0486 p

802 383.0490 f

Ms. Rebecca Arnold
Arnold & Scangas Architects
1 Federal Street, Suite 201
P.O. Box 135
St Albans, VT 05478-0135

RE: Phase I Environmental Site Assessment, Almond Blossoms Schoolhouse,
235 Lake Street, St Albans, Vermont

Dear Ms. Arnold:

KAS, Inc. (KAS) is pleased to present the attached Phase I Environmental Site Assessment (ESA) report for the above referenced parcel. The ESA was conducted in compliance with ASTM E 1527-13. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the property.

A sufficient amount of historical information has been gathered to ascertain the presence or absence of RECs on the property. A Phase II ESA is not recommended for the property.

Thank you for this opportunity to be of service. Please call me should you have questions.

Sincerely,

Jeremy Roberts, P.G.
Principal / Environmental Program Manager

Enc/ cc: Ms. Heather Garceau, Almond Blossoms Schoolhouse
KAS #505190537

**Almond Blossoms Schoolhouse
235 Lake Street
Saint Albans, Vermont 05478**

KAS #505190537

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

May 31, 2019

Prepared for:

*Almond Blossoms Schoolhouse
233 – 235 Lake Street
Saint Albans, Vermont 05478*



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PO Box 787
Williston, VT 05495

www.kas-consulting.com

802.383.0486 p
802.383.0490 f



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1.0 EXECUTIVE SUMMARY

KAS, Inc. of Williston, Vermont (KAS) conducted a Phase I Environmental Site Assessment (ESA) of land and premises at 235 Lake Street in Saint Albans, Franklin County, Vermont (property; see Appendix A, Site Location Map, Site Plan, Tax Map). The ESA was conducted pursuant to the American Society of Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-13). This Phase I ESA was performed and overseen by environmental professionals as defined by ASTM E 1527-13 and is believed to accurately represent the environmental condition of the property as of May 2019.

The property consists of one parcel containing approximately 0.34 acres of land and is occupied by two structures; one 3-story mixed commercial/residential building and one 3-bay garage. The current 3-story building was reportedly developed in the early 1900's by Dr. Joseph Perrault for use as a residence and doctor's office. The property has remained in the Perrault family since the early 1900's and is currently owned by the Perrault Family Trust. Prior to the early 1900's, the property is believed to have been used for residential purposes as was indicated in the earliest available map (1889) which showed a dwelling and garage on the property.

It was reported that fuel oil was used to heat the residence prior to the natural gas service and storage tanks were present in the basement of this building. No evidence of buried fuel oil underground tanks or piping was found during the site reconnaissance. No spills or releases are known to have occurred from the former aboveground fuel tanks in the basement. The past use of fuel oil for heating purposes at the property is considered to be a de minimis condition and is not believed to be a recognized environmental condition (REC) based on the information gathered during this Phase I ESA.

A 55-gallon steel drum was observed to be present inside the garage building. This drum appeared to empty and no signs of adverse environmental conditions were noted near the drum. The presence of this drum is considered to be a de minimis condition and is not believed to constitute a REC at the property.

Surrounding properties with documented environmental impacts do not appear to present environmental risk based on their distance, location and/or environmental status.

KAS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 at 235 Lake Street, St Albans, Vermont. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of RECs in connection with the property.

A sufficient amount of historical information has been gathered to ascertain the presence or absence of RECs on the property. No additional investigations are deemed necessary to ascertain the presence or absence of RECs.



2.0 INTRODUCTION

KAS conducted a Phase I Environmental Site Assessment (ESA) of land and premises at 235 Lake Street in Saint Albans, Franklin County, Vermont (property; see Appendix A, Site Location Map¹, Site Plan² and Tax Map³). The ESA was conducted pursuant to the American Society of Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-13). This assessment was conducted for Almond Blossoms Schoolhouse, who is the prospective purchaser of the property.

2.1. Purpose

The purpose of this ESA is to identify recognized environmental conditions (RECs), historical RECs, controlled RECs and de minimis conditions in association with the property as defined and described in the ASTM standard.

2.2. Detailed Scope-of-Services

KAS was engaged by client to conduct a Phase I ESA as defined in ASTM E 1527-13. The Phase I ESA work scope included the following elements:

- A general description of the site and vicinity, current property and adjoining property uses, and description of improvements.
- An evaluation of user supplied information including land records, liens, limitations, specialized knowledge, and valuation information.
- A review of practically reviewable regulatory and historic records in connection with the property.
- A site reconnaissance including general site setting, interior and exterior observations.
- Interviews with owner, site manager, occupants, local government officials and others as available.
- Presentation of Findings, Opinion, Conclusions, Deviations and the results of any out of scope contract obligations between client and KAS.

Unless otherwise stated in Section 12.0 of this document, no invasive environmental testing was conducted, and no assessment or testing of asbestos, lead paint, radon or other structural environmental hazards was conducted. If any of these tasks were contracted between KAS and client, the methodology, limitations and results of such tasks may be presented in Section 12.0 of this document.

¹ USGS, 1987

² ANR Atlas

³ St Albans Vermont



3.0 SITE DESCRIPTION

3.1. Location and Legal Description

The property is located at the southeast corner of N Elm Street and Lake Street in the City of Saint Albans, Vermont. The property consists of one parcel which contains a total of approximately 0.35 acres and is located in the "Business 1" zoning district according to the City of Saint Albans.⁴ The approximate boundary for the Phase I assessment is shown on the Site Plan in Appendix A. The coordinates at the approximate center of the property are - 73:5:32.5 (deg/min/sec) west longitude and 44:48:40.3 north latitude.⁵ A description of the property's land use history is included in Section 5.4 of this report. The property is improved with two buildings which are described in Section 3.4 of this report.

The property consists of one parcel containing approximately 0.34 acres, more or less, and being all lands and premises conveyed to the Perrault Family Trust by the Warranty Deed of Emmaline L. Perrault, dated January 10, 1991 and recorded in Book 77 at Page 144 of the City of Saint Albans Land Records.⁶

3.2. Site and Vicinity General Characteristics

The property consists of one rectangular shaped lot consisting of approximately 0.34 acres located in the "Business 1" zoning district in the City of Saint Albans. The property contains two buildings and a playground. A driveway resides along the northern side of the property with access off of N Elm Street. The remaining areas of the property are used for green space. The property is generally flat throughout. Surficial groundwater beneath the property is believed to be less than 10 feet below grade and the groundwater beneath the property likely flows toward the east based on nearby subsurface investigations. The depth to groundwater and groundwater flow direction were not confirmed as part of this Phase I ESA.

3.3. Current Use of the Property

The property is currently used as the Almond Blossoms Schoolhouse (daycare) and a residence.

3.4. Descriptions of On-Site Structures, Roads and Other Improvements

One three story building resides along the southwestern portion of the property which consists of a daycare/school space on the first floor and residential/office space on the 2nd/3rd floors. The building contains a full unfinished basement. A three bay garage is present along the northeastern corner of the property which is in poor condition. This building is slab on grade construction and was not being used other than for storage.

No other buildings were observed on the property. The property appeared to be served by overhead electric and telecommunication services and underground natural gas. No other utilities were noted for the property.

⁴ City of St Albans Zoning Map

⁵ EnviroSite

⁶ City of St Albans

3.5. Current Uses of Adjoining Properties

Land uses adjacent to the property as of the date of this assessment were as follows.

- North: Residential properties
- South: Lake Street followed by residential properties
- East: Multi-tenant mixed commercial/residential building
- West: N Elm Street followed by the Holy Angels Catholic Church

4.0 USER SUPPLIED INFORMATION

4.1. Title Records

The User did not provide title records. KAS reviewed chain of title information for the property at the Saint Albans City Clerk's Office on May 23, 2019. Records found during the review are provided in Section 5.4.2.

4.2. Environmental Liens or Activity and Use Limitations

No environmental liens were discovered during review of land records. Use limitations, if any, are provided in Table 1 of Section 5.4.2. User did not provide positive information of the existence of environmental liens or use limitations in connection with the property.

4.3. Specialized Knowledge

User did provide specialized knowledge regarding the property in regards to the current occupants (See Section 7.3).

4.4. Commonly Known or Reasonably Ascertainable Information

User did provide commonly known or reasonable ascertainable information regarding the property (see Section 7.3).

4.5. Valuation Reduction for Environmental Issues

User indicated the property is under consideration for purchase.

4.6. Owner, Property Manager, and Occupant Information

Land records show the property owner as the Perrault Family Trust. The property is managed and maintained by the owner who leases space to the occupant (owner of the Almond Blossoms Schoolhouse).

4.7. Reasons for Performing Phase I

User provided the following reason(s) for conducting this Phase I ESA: to facilitate the purchase of the property and receive grant funding.



4.8. Other User Supplied Information and Documentation

User did not supply any additional information or documentation except for the following: an Asbestos Testing Report dated August 10, 2018 (see Appendix G).

5.0 RECORDS REVIEW

5.1. Standard Environmental Record Sources

5.1.1 *Regulatory Database Search*

KAS contracted with EnviroSite Corporation (EnviroSite) to perform a detailed review of state and federal regulatory records to evaluate the environmental risk associated with the property. The search was conducted using All Appropriate Inquiry standards which comply with ASTM E-1527-13 search criteria. A full copy of the Government Records Report is included in Appendix C. A summary of the pertinent data contained in the report is presented below.

Property

The property is included in the government records report as a licensed daycare facility. No other listings were noted.

Immediately Adjacent Properties

No immediately adjacent properties are included in the government records report except for the Holy Angels property which is listed as a RCRA non-generator and underground storage tank (UST) facility. This property is located across N Elm Street approximately 0.052 miles to the west of the subject property. According to the listing, a fuel oil UST was removed in 2012 from this property. The condition of the tank is listed as "poor"; however, no contamination was noted. This property is listed as a very small quantity generator of hazardous waste. No violations are noted. Based on the information reviewed, the listings for this property are not believed to present a tangible environmental risk to the subject property.

Other Properties

Several other sites are listed in the EnviroSite report within the specified search radius. The closest of these sites is the SB Collins Lake Street Texaco property at 224 Lake Street which is identified as being approximately 0.038 miles to the east of the property. This property is also listed under Saint A Auto and Expert Automotive. According to the report, this property is a listed UST site, a hazardous waste generator (HWG) site, a T-2 facility, a manifest site, a state hazardous waste site (SHWS). This property contains several active USTs and is currently undergoing groundwater monitoring associated with the detection of petroleum in soil and groundwater during the removal of USTs in 1993. Additional information regarding this property and listings is included in Section 5.2.

Two nearby properties to the west/southwest are listed in the government records report under the historical spills database (Chevalier Rental Property at 12 S Elm Street and Roadside at 257 Lake Street). Both of these properties are indicated to lie at a higher elevation than

the subject property and are listed as being 0.068 and 0.070 miles away from the subject property, respectively. Both of these spills were minor in nature and were investigated and closed out by the Vermont Department of Environmental Conservation (VT DEC) the same day they were opened. Based on the information reviewed, neither of these spills appear to present an environmental risk to the subject property.

The Handy's car dealership property to the east is listed as a UST and HWG site. Several USTs were reportedly removed from this property in 1991 and no contamination is listed. Due to the nature of the business at this property, this facility is listed as a HWG; however, no violations are noted.

All of the other site listings not mentioned above are located at least 0.158 miles away and none of these properties are believed to present a tangible environmental risk to the subject property based on their distance and location to the subject property and/or their regulatory status.

Several unmapped sites are included in the government records report. Some of these listings are associated with properties discussed above. The other listings are noted to be along streets or roads a significant distance away from the subject property. The information provided in the report was reviewed for these unmapped listings and these properties do not appear to present an environmental risk to the subject property.

5.2. Additional Environmental Record Sources

KAS reviewed available information concerning any nearby hazardous sites on file with the VT DEC. No nearby properties showed up in the VT DEC databases which were not included in the government records report.

KAS reviewed additional environmental record sources regarding the property and nearby properties as discussed below. Copies of the reports for the subject property are included in Appendix G and all other referenced reports can be found at <https://anrweb.vt.gov/DEC/ERT/GlobalSearch.aspx>.

Subject Property – August 2018 Asbestos Testing Report⁷:

KAS reviewed the August 2018 Asbestos Testing Report prepared for the property. The report details the findings of an asbestos inspection conducted inside the Almond Blossoms Daycare portion of the 235 Lake Street building. The inspection was limited to the areas scheduled to be renovated/disturbed inside the building space. Samples of joint compound, wall patching and wall panel mastic were collected for analysis of asbestos content. No asbestos was detected in the samples collected. A copy of this report is included in Appendix G.

⁷ American Indoor Air Quality Assessment Service, LTD

Lake Street Texaco (Getty) January 1994 Preliminary Hydrogeologic Investigation Report⁸ and October 2016 Groundwater Monitoring Report⁹:

The January 1994 Investigation Report summarizes the results from an initial subsurface investigation completed at this property. The investigation was completed following the discovery of petroleum impacts to soils and groundwater during the removal of four USTs in August 1993. Five monitoring wells were installed to saturated depths and groundwater was encountered at approximately 3 – 5 feet below grade. Field evidence of contamination (elevated PID readings and/or odors) was noted in the boreholes. Groundwater has consistently been measured to flow towards the east at a shallow gradient. The results of the most recent round of groundwater sampling in October 2016 continued to show petroleum compounds in groundwater along the eastern and northern edge of this property. Based on a review of the data for this property, the petroleum release is not believed to present a risk to the subject property.

5.3. Physical Setting Sources

5.3.1 USGS Topographic Maps

The most recent available USGS topographic map showing structures was examined during this assessment.¹⁰ This map does not show any structures on the property; however, due the dense development, only a few structures are shown within the City of Saint Albans. A school and church are shown on the property to the west similar to that observed in May 2019.

5.3.2 State Geological Maps

Bedrock in the vicinity of the property consists of laminated black slate with thin orange dolostone beds, includes massive dolostones mapped as Saxe Brook Formation by others in the Highgate area.¹¹ The overburden deposits in the area of the property are mapped as wave washed till.¹²

No Class 2 wetland areas have been identified on the property.¹³

5.4. Historical Use Information on the Property and Adjoining Properties

5.4.1 Standard Historical Sources

Aerial Photographs

KAS reviewed aerial photographs of images that were taken between 1962 and 2016, for the property.¹⁴ The property and area development in the photos appears to be fairly consistent with observations made at the property in May 2019. A copy of each aerial photo is included in Appendix B.

⁸ Hoffer Consulting

⁹ Vermont HydroGeo, LLC

¹⁰ USGS 1987

¹¹ VT DEC Database

¹² ibid

¹³ ibid

¹⁴ EnviroSite



Sanborn Fire Insurance Maps

The Sanborn Mapping and Geographic Information Service began producing maps of industrial areas across the USA for fire insurance purposes in the 1860's. These maps detail property use, construction of buildings and related fire risks. The Sanborn archives were searched by EDR for the property. Copies of the maps available for the property are included in Appendix B.¹⁵ Observations are summarized in the following table:

Table 1: Summary of Sanborn Map Observations

Year	Summary of Observations	
	Subject Property	Adjacent Properties
1884	No coverage	No coverage
1889, 1895, 1896	The property is shown to contain a dwelling along its eastern portion with a small shed/garage along its northeastern portion.	N: Dwellings S: Dwellings E: Dwellings and Grocery Stores W: Catholic Church, Public School
1901, 1906, 1912	Same as previous	Same as previous except the DeSloges Block building is located adjacent to the east with stores
1920	Two dwellings are located on the property with a shed/garage along the northeastern portion.	Similar to previous; coverage is not available to the west
1926, 1946	Two dwellings and a garage are located on the property. The easternmost dwelling is no longer present and a new dwelling is shown at the northwest corner of the property.	Similar to previous; coverage is not available to the west

City Directories

KAS reviewed the EnviroSite City Directory¹⁶ report prepared for the property and its vicinity (Appendix D). Historical street directories from 1901 through 2016 were reviewed. The property address was not included in all but four of the listings. In 1915, 1964, 1998 and 2006 the property is listed as housing a residence. Nearby street listings generally consisted of a mix of residential, commercial and institutional properties starting in 1915. No listings of environmental significance are noted except for the Lake Street Texaco facility and Expert Automotive Repair at 224 Lake Street.

USGS Topographic Maps

KAS reviewed ten historical USGS topographic maps during this assessment to confirm the property status.¹⁷ The maps span the years 1914 to 2018. It is difficult to tell on the maps but it appears at least one structure is present on the property on the 1914 and 1916 maps. No structures are indicated to be on the property on the other maps due to the overall dense development. Copies of the historical topographic maps are included in Appendix B.

¹⁵ EDR, Certified Sanborn Map Report

¹⁶ EnviroSite City Directories

¹⁷ EnviroSite



Municipal Records

KAS reviewed the water supply, wastewater permit and stormwater permit state online databases regarding municipal records for the property.¹⁸ Two wastewater permits were found for the property. Both permits (WW-6-3473 and WW-6-3473-1)) were issued for Heather Garceau to convert the church rectory building on the property to a daycare facility.

5.4.2 Other Historical Sources

KAS reviewed chain of title information for the property at the Saint Albans City Clerk's office on May 23, 2019. The property history was ascertained as follows.¹⁹

Grantor	Grantee	Book	Page	Date
Emmaline L. Perrault	Perrault Family Trust	77	144	1/10/1991
Robert W. Ready	Alexandra, Germaine and Emmaline Perrault (Joint tenants with right of survivorship)	14	263	12/24/1959
Josephine Perrault	Alexandra, Germaine and Emmaline Perrault	6	550	7/11/1934
Matthew M. Gosh	Dr. Joseph D. Perrault and Josephine Perrault	2	435	9/27/1921

No environmental liens or activity and use limitations were found for the property.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

On May 23, 2019 Jeremy Roberts, QEP of KAS conducted a site reconnaissance to inspect the property for indications of environmental risks or hazardous conditions. A completed site inspection checklist is included in Appendix D. Photographs of the property are included in Appendix E.

6.2 General Site Setting

6.2.1 Current Uses

The property is currently used as the Almond Blossoms Schoolhouse (daycare) and a residence. A fenced in playground area is located along the northwest corner of the property. A garage is present on the northeastern portion of the property. A driveway exists along the northern portion of the property off of N Elm Street. No other improvements are present.

6.2.2 Past Uses

Based on visual observations it appeared the property was previously used similarly to current day.

¹⁸ ANR wastewater and stormwater databases

¹⁹ Town of Essex Land Records

6.2.3 *Current and Past Uses of the Adjoining Properties*

Current uses on the adjoining properties at the time of the site reconnaissance were as noted in Section 3.5 of this report. Past uses of the adjoining properties would appear to be similar to current day based on the site inspection.

6.2.4 *Current and Past Uses in the Surrounding Area*

The surrounding area uses at the time of the site reconnaissance were as noted in Section 3.2 of this report. Past uses of the surrounding area would likely be similar to what was currently observed. No past uses were evident.

6.2.5 *Geologic, Hydrogeologic and Topographic Conditions*

The property is relatively flat throughout. No bodies of water or wetlands were observed on the property. No bedrock outcroppings were observed.

6.2.6 *General Description of Structures*

One three story building resides along the southwestern portion of the property which consists of a daycare/school space on the first floor and residential/office space on the 2nd/3rd floors. The building contains a full unfinished basement. A three bay garage is present along the northeastern corner of the property which is in poor condition. This building is slab on grade construction and was not being used other than for storage.

6.2.7 *Roads*

The property is accessed via a driveway off of N Elm Street.

6.2.8 *Potable Water Supply*

The property appeared to be connected to the municipal water supply. No private drinking water well was noted.

6.2.9 *Sewage Disposal System*

The property is reportedly connected to the municipal sewer system.

6.3. **Interior and Exterior Observations**

6.3.1 *Current and Past Usage*

See Sections 6.2.1 and 6.2.2. KAS visually inspected all exterior portions of the property and all representative interior portions of the building structures.

6.3.2 *Hazardous Substances and Petroleum Products and Unidentified Containers*

None observed except for common household containers of cleaning products and paints.

6.3.3 *Storage Tanks*

No evidence of storage tanks was noted.



6.3.4 *Odors*

No odors were observed except for a strong moth ball odor in the basement associated with rodent repellent.

6.3.5 *Pools of Liquid*

No pools of liquid were noted.

6.3.6 *Drums*

A 55-gallon steel drum was observed in the garage building. This drum appeared to be empty and no odors or signs of leakage were noted around the drum.

6.3.7 *PCBs*

No suspect sources of PCB containing equipment were observed on the property.

6.4. Interior Observations

6.4.1 *Heating and Cooling*

The heating source for the daycare/residence is natural gas. No cooling sources were noted.

6.4.2 *Stains and Corrosion*

No stains or corrosion were noted.

6.4.3 *Drains and Sumps*

No floor drains or sumps were noted.

6.5 Exterior Observations

6.5.1 *Pits, Ponds and Lagoons*

None observed.

6.5.2 *Stained Soil or Pavement*

None observed.

6.5.3 *Stressed Vegetation*

None observed.

6.5.4 *Solid Waste*

Trash/recycling containers were noted on the property and several trash cans/solid waste were noted inside the garage building. No adverse environmental conditions were noted.

6.5.5 Drains and Waste Water

No drains or waste water were noted.

6.5.6 Wells

No wells were noted.

6.5.7 Septic Systems

No evidence of private septic systems was noted.

7.0 INTERVIEWS

7.1 Interview with Property Owner

Father Roy of the Holy Angels Catholic Church completed a KAS interview questionnaire on May 24, 2019 (Appendix F). Father Roy is one of the three trustees of the Perrault Family Trust (owner). Important points raised during this interview included the following.

- The church has been associated with the property since 1991. It was most recently used as a church rectory building to house the nuns but recently has been occupied by a daycare and resident.
- He believes the buildings on the property were constructed in the early 1900's by Dr. Perrault to support his family's upbringing and to operate his doctor practice out of.
- He is not aware of any other property uses historically.
- The church filled in the old garage building foundation after it was demolished in the late 1990's. This was located north of the current building next to the small garage that remains.
- He is not aware of any current underground or aboveground tanks on the property. There used to be two above ground fuel oil tanks in the basement of the residence that were removed in approximately 2008 when the property was converted to natural gas heat. There were no spills or releases that he knows of from the former tanks.
- Lead based paint was identified on the exterior previously. He is not aware of any asbestos or radon being identified.
- He is not aware of any spills or releases that have occurred at the property.

7.2. Interview with Property Occupants

Ms. Heather Garceau, the property occupant, was interviewed on May 23, 2019. Ms. Garceau owns and manages the Almond Blossoms Schoolhouse business which operates a daycare within the 1st floor of the building. She also lives with her family on the upper floors of the building. Ms. Garceau is not aware of any environmental concerns at the property.

7.3. User Interview

Ms. Heather Garceau, prospective buyer and owner of Almond Blossoms Schoolhouse, completed a KAS User Questionnaire (Appendix F) on May 23, 2019. Ms. Garceau indicated she is not aware of any environmental liens or activity and use limitations for the property. She was told the current residence was built in the early 1900's by a doctor and his family and

daughters lived there into the 1990's. The church later used it for housing. She has occupied the building since July 2018. According to Ms. Garceau, she is having the property evaluated for environmental conditions to facilitate the purchase of the property and to secure funding sources.

7.4. Interview with Local Government Officials

In order to request information on potential spills and/or hazardous materials incidents associated with the property, KAS contacted the St Albans City Fire Department via phone and email. However, as of the date of this report, KAS has not received information back from the Fire Department.

7.5. Interview with Others

No other interviews were conducted; the past owners could not be found.

8.0 FINDINGS

Based on the results of this Phase I ESA, KAS has identified the following findings of potential environmental significance for the property:

- The reported presence of above ground fuel oil tanks in the basement spaces on the property; and,
- The presence of a 55-gallon drum inside the garage building on the property.

This assessment has revealed that the property presents no RECs as discussed in Section 9.0.

8.1 Non-ASTM Scope Items

As required by state and federal regulations, building materials suspect for asbestos must be presumed asbestos-containing materials (ACMs), until sampled and proven otherwise. Given the age of the buildings, building materials are presumed to contain ACM. Three buildings materials were tested and shown to be negative for asbestos content in August 2018.

The buildings were reportedly constructed pre-1978. Any painted surfaces should be assumed to contain lead based paint unless tested and proven otherwise or the buildings are documented to be post-1978 construction.

No obvious visible mold was observed at the time of the inspection.

According to the Envirostate database report, the average radon test result within the area is 2.62 picocuries per liter (pCi/L) for the basement level.²⁰ The average basement level is below the EPA action limit of 4 pCi/L. Site-specific testing would be required to determine radon levels inside any current or future buildings.

²⁰ Envirostate Radius Report

9.0 OPINION

The property consists of one parcel containing approximately 0.34 acres of land and is occupied by two structures; one 3-story mixed commercial/residential building and one 3-bay garage. The current 3-story building was reportedly developed in the early 1900's by Dr. Joseph Perrault for use as a residence and doctor's office. The property has remained in the Perrault family since the early 1900's and is currently owned by the Perrault Family Trust. Prior to the early 1900's, the property is believed to have been used for residential purposes as was indicated in the earliest available map (1889) which showed a dwelling and garage on the property.

It was reported that fuel oil was used to heat the residence prior to the natural gas service and storage tanks were present in the basement of this building. No evidence of buried fuel oil underground tanks or piping was found during the site reconnaissance. No spills or releases are known to have occurred from the former aboveground fuel tanks in the basement. The past use of fuel oil for heating purposes at the property is considered to be a de minimis condition and is not believed to be a recognized environmental condition (REC) based on the information gathered during this Phase I ESA.

A 55-gallon steel drum was observed to be present inside the garage building. This drum appeared to empty and no signs of adverse environmental conditions were noted near the drum. The presence of this drum is considered to be a de minimis condition and is not believed to constitute a REC at the property.

Surrounding properties with documented environmental impacts do not appear to present environmental risk based on their distance, location and/or environmental status.

KAS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 at 235 Lake Street, St Albans, Vermont. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of RECs in connection with the property.

A sufficient amount of historical information has been gathered to ascertain the presence or absence of RECs on the property. No additional investigations are deemed necessary to ascertain the presence or absence of RECs.

10.0 CONCLUSIONS

KAS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 at 235 Lake Street, Saint Albans, Vermont. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of RECs in connection with the property.

A REC is defined in ASTM E 1527 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

- 1) due to release to the environment;
- 2) under conditions indicative of a release to the environment; or

- 3) under conditions that pose a material threat of a future release to the environment.

De minimis conditions are defined by ASTM as environmental conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

11.0 LIMITING CONDITIONS / DEVIATIONS

11.1. Limiting Conditions/Deviations/Data Gaps

Noted limiting conditions to the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13) included the following: None.

Noted deviations to the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13) included the following: None.

Data gaps were encountered. The historical record did not extend to before first developed use of the property; however, this is considered irrelevant to the overall findings given the long time documented use of the property for residential purposes.

11.2. Significant Assumptions

KAS undertook performance of this Phase I ESA according to the following assumptions: None.

11.3. Limitations and Exclusions

KAS has prepared this Phase I ESA report in accord with ASTM E 1527-13 using the best efforts of Environmental Professionals and information available at the time of preparation. This report is intended to convey a point-in-time environmental evaluation of the property, as well as relevant information on past uses. The user of this document must recognize the limitations inherent in conducting a Phase I ESA, as stated in ASTM E 1527-13, which include but are not necessarily limited to:

- This document does not address regulatory compliance issues and KAS makes no assurances relative to the federal, state or local regulatory compliance of the property (ref. Section 1.4).
- Uncertainty Not Eliminated: No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost (ref. Section 4.5.1).
- All appropriate inquiry as defined by ASTM E 1527-13 is not an exhaustive assessment of a property (ref. Section 4.5.2).

- A variable level of inquiry may be conducted depending on the specific characteristics and features of the property and the information developed during the course of the assessment (ref. Section 4.5.3).
- An assessment meeting or exceeding the requirements of ASTM E 1527-13 and completed less than 180 days prior to the date of acquisition or intended transaction is presumed to be valid (ref. Section 4.6).
- All appropriate inquiry as defined by ASTM E 1527-13 is not exhaustive and does not require assessment of historic uses more frequently than every five years (ref. Section 8.3.2.1).

11.4. Special Contractual Conditions

None

11.5. User Reliance

This report is for the use and benefit of client as defined herein. Affiliates of client, and third parties authorized in writing by KAS and client, may rely upon this report to the extent that client is entitled to do so, provided said parties agree to abide by the limitations and exclusions as stated herein.

12.0 ADDITIONAL SERVICES

None requested.

13.0 REFERENCES

United States Geological Survey (USGS), Topographic Map of Saint Albans, Vermont, 1987, viewed on line at <http://www.topoquest.com>

City of Saint Albans Land Records viewed in person at the Saint Albans City Clerk's office, Saint Albans, Vermont, in person on May 23, 2019

City of Saint Albans Zoning Map viewed on line at [https://www.stalbansvt.com/vertical/sites/%7B6057F00C-4FBC-4942-B5A5-C142459B1038%7D/uploads/Map - Zoning - April 2019.pdf](https://www.stalbansvt.com/vertical/sites/%7B6057F00C-4FBC-4942-B5A5-C142459B1038%7D/uploads/Map_-_Zoning_-_April_2019.pdf)

Government Records Report for 235 Lake Street, Saint Albans, Vermont May 22, 2019, EnviroSite Corporation, Shelton, CT

Historical Aerial Photo Report for 235 Lake Street, Saint Albans, Vermont May 23, 2019, EnviroSite Corporation, Shelton, CT

Review of Sanborn Map Collection, Saint Albans, Vermont previously obtained by KAS, Inc. through Environmental First Search, May 2009



City Directory Report for 235 Lake Street, Saint Albans, Vermont May 23, 2019, Envirostie Corporation, Shelton, CT

VANR Natural Resources Atlas, viewed online at <http://anrmaps.vermont.gov/websites/anra/>.

KAS, Inc. Phase I ESA User Interview with Ms. Heather Garceau, May 23, 2019

KAS, Inc. Phase I ESA owner interview with Father Roy, owner representative of the property, May 24, 2019

Hoffer Consulting Preliminary Hydrogeologic Investigation at the Lake Street Texaco, Saint Albans, Vermont, January 1994

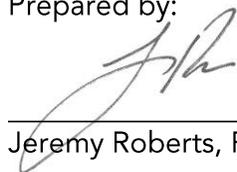
American Indoor Air Quality Assessment Service, LTD, Asbestos Testing Report for 235 Lake Street St Albans, Vermont, August 10, 2018

Vermont HydroGeo, LLC, October 2016 Groundwater Monitoring Results for the Lake Street Texaco, Saint Albans, Vermont, May 20, 2017

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

I hereby certify that this Phase I Environmental Site Assessment report, as presented, is a complete and accurate record of my findings, to the best of my knowledge.

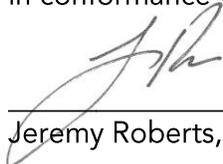
Prepared by:



Jeremy Roberts, P.G., Environmental Professional

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of this part. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

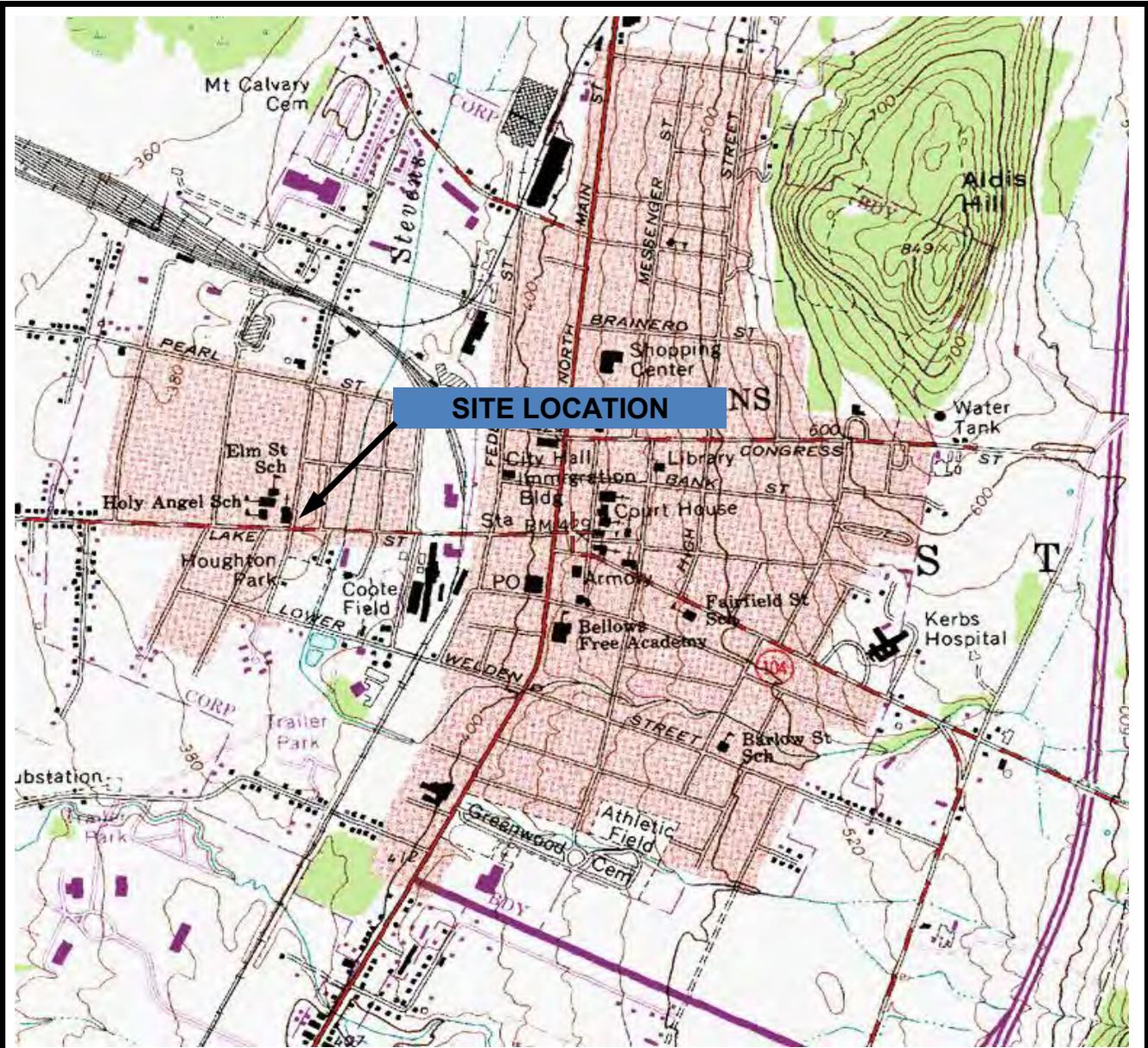


Jeremy Roberts, P.G., Environmental Professional

APPENDIX A

MAPS & DRAWINGS

- 1. Site Location Map**
- 2. Site Map**
- 3. Tax Map**



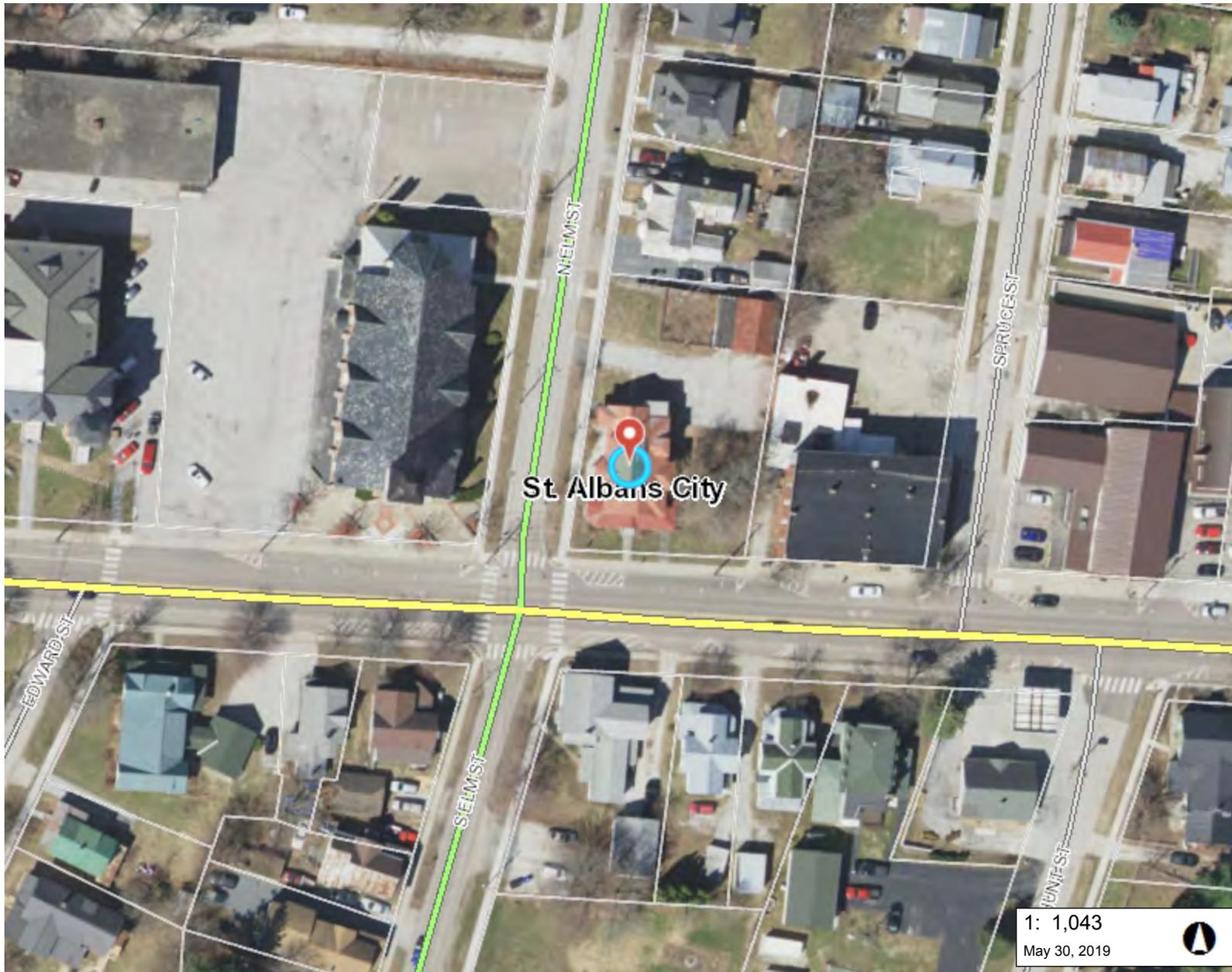
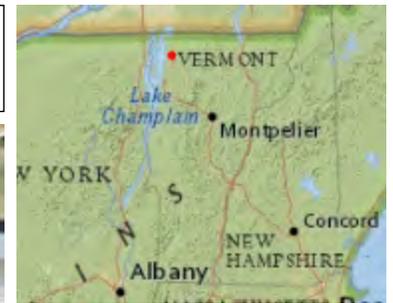
Source: [Topoquest; www.topoquest.com](http://www.topoquest.com)



SITE LOCATION MAP
Almond Blossoms Schoolhouse
235 Lake Street, St Albans, VT

Site Location Map
 USGS Mapping

Date: 05/29/19	Drawing No 0	Scale: 1:24,000	By: JR
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LEGEND

- Parcels (standardized)
- Parcels (non-standardized)
- Roads**
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Not part of function Classification S
- Waterbody
- Stream
- Town Boundary

1: 1,043
May 30, 2019

NOTES

Map created using ANR's Natural Resources Atlas

53.0 0 26.00 53.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

1" = 87 Ft. 1cm = 10 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

