Phase I – Environmental Site Assessment

Lakes Region Facility
1 Right Way Path
Laconia, New Hampshire

Prepared for:

Lakes Region Planning Commission
103 Main Street, Suite No. 3
Meredith, New Hampshire 03253

August 10, 2010

In Reference to:
Project No. 10001086

Submitted by:
Credere Associates, LLC
776 Main Street
Westbrook, ME 04092

CREDERE ASSOCIATES, LLC
776 Main Street
Westbrook, Maine 04092
Phone: 207-828-1272
Fax: 207-887-1051

August 10, 2010

Kimon Koulet
Executive Director
Lakes Region Planning Commission
103 Main Street, Suite No. 3
Meredith, New Hampshire 03253

Subject: **Phase I Environmental Site Assessment**
Lakes Region Facility
1 Right Way Path, Laconia, New Hampshire
Map 318 Lot 142-1 and Map 332 Lot 404-1

Dear Mr. Koulet:

Enclosed is a copy of the Phase I Environmental Site Assessment (ESA) Report completed for the Lakes Region Facility located at 1 Right Way Path in Laconia, New Hampshire. This final report incorporates and addresses comments provided by the New Hampshire Department of Environmental Services (NHDES). This report was completed in accordance with the American Society of Testing Materials (ASTM) Standard Practice E 1527-05 and the United States Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI); Final Rule (40 CFR Part 312) for Phase I ESAs.

Please do not hesitate to contact us at (207) 828-1272 if you have any questions.

Sincerely,
CREDERE ASSOCIATES, LLC

Jedd S. Steinglass
Senior Geologist

Richard S. Vandenberg, PG
Senior Project Manager

Robert I. Patten, P.E., L.S.P., LEEP-AP
Vice President

Enclosures: Phase I ESA

cc: M. Jerry Minor-Gordon, U.S. EPA
John Liptak, NHDES
Keith DuBois, NHDES
Michael Connor, NHDAS
Donald Andrews, NHDOC
Commission to Evaluate the Long-Term Uses of the Lakes Region Facility Located in Laconia

TABLE OF CONTENTS
LAKES REGION FACILITY
1 RIGHT WAY PATH, LACONIA, NEW HAMPSHIRE

LIST OF FIGURES

LIST OF APPENDICES

EXECUTIVE SUMMARY

Credere Associates, LLC (Credere) performed a Phase I Environmental Site Assessment (ESA) of the property referred to as the Lakes Region Facility (the subject property) located at 1 Right Way Path in Laconia, New Hampshire. This Phase I ESA was completed in conformance with the American Society of Testing Materials (ASTM) Standard Practice E 1527-05 for Phase I ESAs, which meets the requirements of the U.S. Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI); Final Rule (40 CFR Part 312). Based on our review of local, state, and federal records and files, subject property historical records, interviews, and observations during our subject property reconnaissance visits on June 1 and 2, 2010, the following highlights the findings of this Phase I ESA:

The subject property consists of two parcels of land comprising a total of 222.4 acres located at 1 Right Way Path in Laconia, New Hampshire. The subject property is currently owned by the State of New Hampshire and is zoned for single family residential (RS) use. According to historical information, the subject property was initially developed for agricultural purposes. In 1903, the New Hampshire School for the Feeble-Minded began operations at the subject property. The subject property was acquired by the State of New Hampshire in 1915 and the property continued in use as an institution for the mentally challenged until January 31, 1991. Control of the subject property was transferred to the New Hampshire Department of Corrections (NHDOC) in 1991, which converted the facility to a minimum and medium security programming institution. The subject property was reportedly used for these purposes until June 30, 2009. Overlapping uses since 1991 have included State Police training, technical training and education, drug and alcohol rehabilitation, sexual offenders rehabilitation, and commercial applications.

Credere assessed 31 buildings, six accessory structures, and associated asphalt and concrete-paved parking lots, driveways, and walkways which are currently located at the subject property. The majority of the subject property buildings are vacant though certain structures are occupied for commercial, municipal, and institutional usage. Unimproved portions of the subject property are covered by gravel roadways, landscaped grass, and forested land.

Public Service of New Hampshire (PSNH) electrical service and connections to the Winnipesauke River Basin Program (WRBP) wastewater system and the City of Laconia public drinking water system are available at the subject property and currently service the occupied buildings. Heat for the majority of the subject property buildings was previously supplied by a central steam plant. This plant was reportedly originally fueled with coal. Fuel for this system was subsequently converted to No. 6 fuel oil which was stored in two 12,000-gallon aboveground storage tanks (ASTs). These ASTs are located in a bunker within the footprint of the Boiler House. Recently, the boiler system was reportedly converted to use both No. 2 fuel oil and No. 6 fuel oil, both of which were stored in the aforementioned two 12,000-gallon ASTs. These ASTs were reportedly emptied and the central steam plant was decommissioned in the spring of 2010. Currently, the vacant buildings at the subject property are unheated. Occupied

structures at the subject property are serviced by either No. 2 fuel oil or propane boilers and/or space heaters.

According to available information (New Hampshire Department of Environmental Services Master IDs 0113989, 921223A, 0115347, and other historical sources), three ASTs and one underground storage tank (UST) are in active use at the subject property. Two additional ASTs are located at the subject property but are no longer in use. Though all available information was reviewed, records maintained at the NHDES, other available sources, and observations made during the subject property reconnaissance indicate that certain tank records are inconsistent and/or incomplete. Therefore, aside from the known tanks identified during this investigation, the details of any additional current and/or former bulk petroleum storage systems cannot be determined without additional investigation.

This assessment has revealed the following evidence of *recognized environmental conditions* (REC):

- REC-1 – A documented historical release of petroleum products from a former UST removed from outside the Garage has impacted environmental conditions and contributed to contaminant concentrations in groundwater which do not meet the currently applicable regulatory standards. This release is currently being managed in accordance with a groundwater management permit issued by the NHDES. Active remedial measures have not been requested by NHDES.

- REC-2 – Several petroleum USTs and ASTs have been maintained at the subject property since its development. While the majority of tanks have adequate documentation for their former location and removal, the historical record is inconsistent or conflicting in certain instances and sufficient documentation of the subsurface environment surrounding certain tanks is unavailable. In addition, historical documentation indicated evidence of a potentially unregistered and/or abandoned UST located outside the Laundry building and a similarly unknown UST or AST adjacent to the Warehouse building. Therefore, historic and potentially on-going undocumented releases of petroleum products from identified current and/or former USTs and/or ASTs, or unknown USTs and/or ASTs, may have impacted environmental conditions at the subject property.

- REC-3 – Documented, observed, alleged, and potential unknown surficial disposal and landfilling of waste materials including, but not limited to, containers of pesticides, solid waste, asbestos containing materials (ACM), bulk storage tanks, tires and auto parts, and coal ash has been identified at the subject property. Based on the subject property reconnaissance and records review, at a minimum these activities are reported to have occurred in the area south and southwest of the Garage building, south of the Boiler House, in the vicinity of the Poultry Houses, and north of the Toll building. The disposal of these materials may have caused releases of petroleum products and/or hazardous substances which may have impacted environmental conditions in these areas and others at the subject property. Further,

the potential use of pesticides and insecticides at the greenhouse raises the potential for releases of these materials to interior and exterior soils as well as groundwater.

- REC-4 – A former floor drain reportedly discharged to the ground surface south of the Garage. In addition, a floor drain was observed adjacent to a compromised pool chemical container and pool chemical tanks in the Toll building. These current and/or former floor drains represent a potential conduit to the environment whereby releases of petroleum products and/or hazardous substances used within the Garage and for the pool chemical system at the Toll building may have impacted environmental conditions at the subject property.

- REC-5 – Surficial staining and/or associated petroleum odors were observed in association with soil in the area of a portable generator at the North Barn, and concrete in a former electrical room at Quinby, a waste oil accumulation area at the Boiler House, and metal cutting equipment at the Boiler House. These conditions may be indicative of potential historical releases of petroleum products and/or hazardous substances which may have impacted environmental conditions at the subject property.

- REC-6 – Current and/or former hydraulic elevators in the Blood and Quinby buildings, as well as a former hydraulic lifts in the Garage, may have released petroleum products and/or hazardous substances which may have impacted environmental conditions at the subject property.

- REC-7 – A sewer treatment "Chlorination Plant" with associated sludge beds is depicted approximately 500 to 750 feet south of the Boiler House smokestack on a 1931 Site Plan which was reviewed at the New Hampshire Department of Archives and Records Management (NHDARM). Former sewer treatment practices in this area may have impacted environmental conditions at the subject property.

Credere did not identify *de minimis environmental conditions* (DMECs) at the property.

ASTM non-scope environmental conditions (NECs) noted during this Phase I ESA include the following:

- NEC-1 – Based on the age and condition of the subject property buildings, asbestos, lead-based paint, mold, manufactured PCB bulk products, and PCB-containing excluded products may be present within these structures. These items are known to present a potential hazard to human health, may be regulated for disposal, and have the potential to cause a release of petroleum products and/or hazardous substances which may have impacted environmental conditions at the subject property or may impact these conditions in the future. In addition, suspected ACMs were observed in several of the buildings as described in Section 5 of this report. The presence of these materials could impact future redevelopment/subject property

use options and would need to be assessed and appropriately abated/managed prior to renovation or demolition of subject property buildings.

- NEC-2 – Based on the age of the facility, oil-filled electrical equipment such as transformers, regulators, capacitors, and switchgear have the potential to house PCB-containing and/or PCB-contaminated dielectric fluid. No visual surficial evidence of a release of petroleum products and/or hazardous substances was observed in association with the identified potentially oil-filled electrical equipment. However, staining or any other indication of a potential release of dielectric fluid observed in association with this equipment either during use or at the time of removal from service may be indicative of a release of PCBs. If so, such a release may have impacted environmental conditions at the subject property or may impact these conditions in the future.

- NEC-3 – Potential universal and/or hazardous waste was observed in several subject property buildings. Certain universal and/or hazardous wastes items are known to present a potential hazard to human health, may be regulated for disposal, and have the potential to cause a release of petroleum products and/or hazardous substances which may have impacted environmental conditions at the subject property or may impact these conditions in the future.

- NEC-4 – An extensive steam tunnel system extends from the Boiler House (Building 22) across a significant portion of the subject property to the majority of the onsite buildings. The steam tunnels were not accessible during this assessment but reportedly contain ACM. The presence of ACM-containing components within the steam tunnels will need to be considered during any reuse planning for the subject property.

To confirm or dismiss the RECs described above, Credere recommends the following additional work:

- Phase II investigation activities are recommended to confirm or dismiss the above RECs and/or determine if other storage or releases of petroleum products and/or hazardous substances have impacted the environmental conditions at the subject property.

- Completion of a hazardous building materials (HBM) survey of each building to identify HBM that will need to be abated or managed prior to any future renovations, demolition, or re-use of the subject property buildings. Completion of this activity could be delayed until future re-use plans become more established and/or once interested buyers, developers, or subject property users are identified and engaged in the reuse planning activities. Completion of these activities could also be completed in a phased approach (i.e. one building at a time) depending upon the proposed reuse of this facility.

1. INTRODUCTION

Credere Associates, LLC (Credere) performed a Phase I Environmental Site Assessment (ESA) of the property referred to as the Lakes Region Facility (the subject property) located at 1 Right Way Path in Laconia, New Hampshire. The Phase I ESA was completed in conformance with the American Society of Testing Materials (ASTM) Standard Practice E 1527-05 for Phase I ESAs, which meets the requirements of the U.S. Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI); Final Rule (40 CFR Part 312).

This report was completed on behalf of Lakes Region Planning Commission (LRPC) of Meredith, New Hampshire as part of the Brownfields Assessment Program. This report was completed by Jedd S. Steinglass, Richard Vandenberg, PG, and Rip Patten, P.E., L.S.P., LEED-AP of Credere. Resumes of Mr. Steinglass, Mr. Vandenberg, and Mr. Patten are included in **Appendix A**.

No Phase I ESA can wholly eliminate uncertainty regarding the potential for *recognized environmental conditions* (RECs)[1] in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the property, and this practice recognizes reasonable limits of time and cost. To the extent possible, this Phase I ESA presents a concise summary that qualitatively identifies potential environmental liability and provides our opinions relative to the identified RECs so that informed business decisions may be made regarding the property. If the findings from this Phase I ESA indicate or reasonably imply that environmentally regulated materials are affecting the property in question, then the need for additional investigation and testing to evaluate the scope, location, source, and nature of any release or threat of release is included as a recommendation. In contrast, the Phase I ESA may also conclude that the likelihood of environmental problems is not significant and that there is no evidence of RECs in connection with the property. The benefit of the completed Phase I ESA is that any new owner would be eligible for the "bona fide prospective purchaser's" liability protection.

Credere's Scope of Work for this Phase I ESA is divided into the following broad categories: Records Review; Site Reconnaissance; Interviews; and Reporting. However, the following report is subdivided further so that it generally conforms to the recommended report format provided in ASTM E 1527-05.

[1] A *Recognized Environmental Condition* - the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or 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. The term includes hazardous substances or petroleum products even under conditions in compliance with the law

2. USER PROVIDED INFORMATION

In accordance with ASTM E 1527-05, the *users* of this report were interviewed concerning their responsibilities under ASTM E 1527-05 Chapter 6. A copy of the 'User Questionnaire' completed by Mr. Donald Andrews of the New Hampshire Department of Corrections is included in **Appendix B**. The following subsections summarize the information that the users of this report provided to meet their responsibilities under ASTM E 1527-05.

2.1 REASON FOR PERFORMING PHASE I

The State of New Hampshire is considering ownership transfer and redevelopment options for the subject property.

2.2 SPECIALIZED KNOWLEDGE

Mr. Michael Connor, Director, Bureau of Purchase and Property, Division of Plant and Property Management, New Hampshire Department of Administration (NHDAS)

Mr. Connor is a representative of the current subject property owner and operator and a User of this Phase I ESA. Mr. Connor reported knowledge of the subject property and surrounding properties. Details provided by Mr. Connor are presented in **Section 8.1.1**.

Mr. Connor does not have expertise or experience with real estate transactions. Mr. Connor is not a commercial broker of real estate or a real estate professional. Mr. Connor does not have experience in detecting or remedying environmental contamination.

Mr. Donald Andrews, Administrator of Services, New Hampshire Department of Corrections (NHDOC)

Mr. Andrews is a representative of the former subject property operator and reported knowledge of the subject property and surrounding properties. Details provided by Mr. Andrews are presented in **Section 8.1.2**.

Mr. Andrews does not have expertise or experience with real estate transactions. Mr. Andrews is not a commercial broker of real estate or a real estate professional. Mr. Andrews does not have experience in detecting or remedying environmental contamination.

Mr. Theodore Rydberg, Plant Manager for the NHDOC

Mr. Rydberg, a representative of the former subject property operator, reported knowledge of the subject property and surrounding properties. Details provided by Mr. Rydberg are presented in **Section 8.1.2**.

Mr. Rydberg does not have expertise or experience with real estate transactions. Mr. Rydberg is not a commercial broker of real estate or a real estate professional. Mr. Rydberg does not have experience in detecting or remedying environmental contamination.

2.3 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Information obtained from personnel familiar with the subject property is included in **Sections 8.1.1** and **8.1.2.** Neither Mr. Connor, Mr. Andrews, nor Mr. Rydberg reported additional commonly known or reasonably ascertainable knowledge of environmental issues at the subject property.

2.4 TITLE RECORDS

A full chain-of-title search was not completed as part of this ESA, nor was title records provided by the users. It is Credere's opinion that an adequate history of the property was able to be obtained from other historic sources.

2.5 ENVIRONMENTAL LIENS OR ACTIVITY USE LIMITATIONS

A third party, such as a state or federal governmental agency, may place environmental liens on a property in order to recover clean-up costs that were incurred by the party. The existence of a recorded environmental clean-up lien on a property is an indication that environmental conditions either currently exist or previously existed on a property. Activity or land use restrictions for a property may be placed on the property deed to prevent exposure to hazardous or contaminated materials. The existence of an environmental clean-up lien or activity/land use restrictions could be considered an indicator of potential environmental concerns, and could be a basis for additional environmental investigations on the subject property to determine the potential existence of ongoing or continued releases of hazardous substances or petroleum products.

Neither Mr. Connor, Mr. Andrews, nor Mr. Rydberg had knowledge of any environmental liens that may apply to the subject property under federal, tribal, state, or local law, or Activity and Land Use Limitations for the subject property such as institutional controls or engineering controls to limit exposure to hazardous substances or petroleum products. See **Sections 6.4 and 6.5** for records review of environmental liens and institutional or engineering controls associated with the subject property. Mr. Andrews explained that the subject property had entered into an agreement with the EPA to address drainage and stormwater issues, however, this agreement does not constitute an environmental lien or activity and use limitation.

2.6 REDUCTION OF VALUATION FOR ENVIRONMENTAL ISSUES

Neither Mr. Connor, Mr. Andrews, nor Mr. Rydberg reportedly had knowledge of the potential sale price or value of the subject property.

3. SITE DESCRIPTION

3.1 SITE OWNERSHIP AND LOCATION

Parcel Identification:	Map 318 Lot 142-1 and Map 332 Lot 404-1
Site Owner(s):	State of New Hampshire
Site Occupants:	New Hampshire Department of Health and Human Services New Hampshire Emergency 911 Call Center Lakes Region Mutual Fire Aid Communications Center New Hampshire Assistive Technology Evaluation & Consulting
Date of Ownership:	June 17, 1915 to present
Site Location:	1 Right Way Path, Laconia, New Hampshire
Zoning:	Residential Single Family (RS)
County:	Belknap
USGS Quadrangle:	Winnipesaukee, New Hampshire Quadrangle
Latitude and Longitude:	N 43° 33’ 35” W -71° 29’ 35”
NAICS Code	922140

3.2 SITE DESCRIPTION AND OPERATIONS

The subject property consists of two parcels of land comprising a total of 222.4 acres located at 1 Right Way Path in Laconia, New Hampshire. The subject property is currently owned by the State of New Hampshire and is improved with 31 buildings, six accessory structures, and asphalt and concrete-paved parking lots, driveways, and walkways. The subject property is located in the single family residential (RS) zoning district. The majority of the subject property buildings are vacant though certain structures are occupied for commercial, municipal, and institutional use. Unimproved portions of the subject property are covered by paved and gravel roadways and parking areas, landscaped grass, and forested land.

Figure 1 locates the subject property on the Winnipesauke, New Hampshire quadrangle prepared by the United States Geological Survey (USGS). The layout and names of buildings referenced in this report are depicted in **Figure 2**. A Site Plan detailing relevant features is included as **Figure 3**.

3.3 SITE UTILITIES

Public Service of New Hampshire (PSNH) electrical service and connections to the Winnipesauke River Basin Program (WRBP) wastewater system and the City of Laconia public drinking water system are available at the subject property and currently service the occupied buildings. However, only six of the buildings located at the subject property are currently serviced by the public drinking water and wastewater systems. The remaining buildings were reportedly removed from the public water and sewer services in approximately January 2010.

Occupied structures at the subject property are serviced by either No. 2 fuel oil or propane boilers and/or space heaters.

Heat for the majority of the subject property buildings was previously supplied by a central steam plant. This plant was reportedly originally fueled with coal. Fuel for this system was subsequently converted to No. 6 fuel oil which was stored in two 12,000-gallon ASTs. These ASTs are located in a bunker within the footprint of the Boiler House. Recently, the boiler system was reportedly converted to use both No. 2 fuel oil and No. 6 fuel oil, both of which were stored in the aforementioned two 12,000-gallon ASTs. These ASTs were reportedly emptied and the central steam plant was decommissioned in the spring of 2010. Building-specific utility details are discussed further in **Section 5.3**. It should be noted that some or all of the steam distribution piping to each of the buildings reportedly contains asbestos wrap insulation.

The area surrounding the subject property is served by the City of Laconia public drinking water supply which is sourced by surface water from Paugus Bay (part of Lake Winnipesauke).

3.4 TOPOGRAPHY AND DRAINAGE

Based upon a review of the 1987 Winnipesauke (7.5 by 7.5 minute) Quadrangle map, the subject property is between approximately 580 and approximately 680 feet above mean sea level (MSL). Topography at the subject property generally slopes to the southeast towards Opechee Bay which is located approximately 1,100 feet east of the subject property at its closest point. However a topographical divide is present along the western portion of the subject property. As a result, areas on the western-most portions of the subject property drain to the west towards Lake Winnisquam, which is approximately 1,200 feet west of the subject property.

Regional topography within a 0.5-mile radius of the subject property consists of rolling hills ranging from 500 to 720 feet above MSL.

Impervious portions of the subject property are serviced by a stormwater drainage system which reportedly discharges to Lake Winnisquam. According to available information, regulated levels of *Escherichia coli (E. coli)* have been identified in association with discharges from this stormwater system. The subject property owner has reportedly entered into an agreement with the EPA to address these drainage and stormwater issues. Drainage throughout the remaining portions of the subject property currently consists of infiltration.

3.5 SURFACE WATER

No surface water was identified within the boundaries of the subject property. An unnamed pond is located approximately 200 feet south of the southern subject property boundary and Opechee Bay is located approximately 1,100 feet east of the subject property at its closest point. Lake Winnisquam is located approximately 1,200 feet west of the subject property at its closest point.

3.6 GEOLOGICAL CHARACTERISTICS

3.6.1 Surficial Geology

According to information presented by the New Hampshire Geologic Survey via the NH GRANIT Data Mapper (http://mapper.granit.unh.edu/viewer.jsp), surficial geology at the subject property consists of a combination of Henniker urban land complex and Henniker sandy loam, which are both characterized by basal melt-out till derived from granite, gneiss, or schist.

3.6.2 Bedrock Geology

According to the *Bedrock Geologic Map of New Hampshire* published by the U.S. Geological Survey, the subject property is underlain by schist, quartzite, and minor carbonate rocks of the Silurian age.

3.6.3 Groundwater Characteristics

In general, localized groundwater flow likely mimics regional topography and surface water flow. Therefore, based on area topography, the apparent groundwater flow in the immediate area of the subject property is to the southeast. However, a topographical divide is present along the western portion of the subject property which likely divides some groundwater flow and a portion of the flow likely trends to the west and north towards Lake Winnisquam. It should be noted that local groundwater flow may be highly varied due to precipitation events, stormwater runoff, infiltration/recharge, the presence of subsurface structures and utilities, and varying subsurface hydrogeologic conditions.

4. SUMMARY OF PRIOR ENVIRONMENTAL DOCUMENTS

According to personnel familiar with the subject property, no previous ESAs have been completed. During the review of federal, state, and local records, several reports pertaining to previous environmental investigations and/or corrective actions were identified. The pertinent details of these reports are summarized in **Sections 5.3, 6.2, and 6.3**. Copies of these reports are included as **Appendix C**.

5. SUBJECT PROPERTY RECONNAISSANCE

On June 1 and 2, 2010 Credere representatives Jedd S. Steinglass, Richard Vandenberg, PG, and Rip Patten, PE, conducted a surficial inspection to identify potential current and historic storage or releases of petroleum products and hazardous substances and to define any RECs associated with the subject property. The relative location of subject property features relative to the identified RECs can be referenced in **Figure 3**. Pursuant to ASTM E 1527-05 Chapter 12.3, resumes for Mr. Steinglass, Mr. Vandenberg, and Mr. Patten are attached as **Appendix A** to demonstrate their qualifications to perform this work.

Access to the subject property was provided by Richard Gagne of the New Hampshire Department of Administrative Services (NHDAS). Mr. John Liptak and Mr. Keith DuBois of the New Hampshire Department of Environmental Services (NHDES) were also present during the subject property reconnaissance. **Appendix D** contains photographs taken during the subject property visit.

5.1 GENERAL SITE SETTING

5.1.1 Current Uses of Adjoining Properties

The subject property is located in a residential and agricultural area of Laconia. Adjoining properties include the following:

North: The subject property is bordered to the north by agricultural land, a recreational complex which includes a baseball diamond and associated minor structures, and residential properties. Based on the inferred groundwater flow direction, these properties appear to be positioned upgradient of the subject property. However, the recreational complex is at a slightly lower elevation relative to the northern-most portion of the subject property and may be subject to some component of downgradient groundwater flow.

South: Undeveloped land is located south of the subject property. A small unnamed pond is located approximately 200 feet south of the southern subject property boundary. Based on the inferred groundwater flow direction, these areas appear to be positioned cross-gradient and downgradient of the subject property.

East: North Main Street, agricultural land, Opechee Bay State Forest, and residential properties are located east of the subject property. In addition, Opechee Bay is located beyond these features approximately 1,100 feet east of the subject property. Based on the inferred groundwater flow direction, these areas appear to be positioned downgradient of the subject property.

West: The subject property is bound to the west by Agricultural land, Ahern State Park, and residential properties. Lake Winnisquam is located beyond these features approximately 1,200 feet east of the subject property. Based on the inferred groundwater flow direction, these areas appear to be positioned downgradient of the subject property.

5.2 GENERAL EXTERIOR OBSERVATIONS

The exterior of the subject property was observed visually during the June 1 and 2, 2010 surficial inspection by crisscrossing the subject property, by observing the subject property from North Main Street, and by walking the perimeter of the subject property. In addition, Credere viewed aerial photography and other maps of the subject property to identify roads and paths that enter the subject property. These roads and paths were also visually inspected during the exterior portion of the subject property reconnaissance.

In general, the surface of the subject property is covered by buildings, asphalt-paved and gravel driveways and parking areas, asphalt and concrete walkways, landscaped areas, and forested land. No surficial visual evidence of stained soil, distressed vegetation, drywells, pits, ponds, or lagoons was observed on the subject property. No evidence of leachate or seeps was observed on the subject property. No evidence of petroleum exploration, extraction, or a petroleum refinery was observed on the subject property.

Representative photographs of the exterior portions of the subject property can be referenced in **Appendix D**. Pertinent exterior features of the subject property are also presented in **Figures 2 and 3**. A description of the relevant findings of the exterior surficial inspection is presented below:

5.2.1 Areas of Disturbed Ground

Credere observed three distinct areas which exhibited visual evidence of surficial disturbance. These features were relatively limited in extent (less than 18,000 square feet) and no obvious surficial visual or olfactory evidence of a release of petroleum products and/or hazardous substances was noted in association with these areas of disturbance. Representative photographs of these areas can be referenced in **Appendix D** and the orientation of these observed features can be referenced on **Figure 3**.

5.2.2 Areas of Dumping and/or Landfilling

Visual surficial evidence of dumping and/or landfilling was observed by Credere in the area located south and southwest of the Garage Building (**Figure 3**). Items observed to have been discarded in this portion of the subject property included empty ASTs, tires and automobile parts, and building materials. Areas of piled soil were also observed in the vicinity of the Poultry Houses. Other than potential releases associated with the items noted above, no specific

visual surficial evidence of a release of petroleum products and/or hazardous substances was observed along these portions of the subject property. Representative photographs of these areas can be referenced in **Appendix D** and the orientation of these observed features can be referenced on **Figure 3**.

5.2.3 Underground and Aboveground Storage Tanks

According to available records and conditions identified during the subject property reconnaissance, known existing and former aboveground storage tanks (AST) and Underground Storage Tanks (UST) at the subject property are listed below. See **Section 6.2** for details concerning the USTs that have reportedly been removed from the subject property.

I.D.	Capacity and Type	Contents	Location	Notes
1	12,000-Gallon AST	Nos. 6 and 2 Fuel Oil	Boiler House	Empty. Evidence of heavy staining.
2	12,000-Gallon AST	Nos. 6 and 2 Fuel Oil	Boiler House	Empty. Evidence of heavy staining.
3	550-Gallon AST	Diesel	Garage	In Use. No evidence of release.
4	550-Gallon AST	Waste Oil	Garage	In Use. No evidence of release.
5	330-Gallon AST	No. 2 Fuel Oil	Dwinell	In Use. No evidence of release.
7	500-Gallon UST	No. 2 Fuel Oil	Unknown	Removed 6/29/92
8	1,000-Gallon UST or AST	No. 2 Fuel Oil	Speare	Removed 6/29/92
9	3,000-Gallon UST	No. 2 Fuel Oil	Speare	Removed 3/8/2010
10	3,000-Gallon UST	Unleaded Gasoline	Garage	Removed 6/26/92
11	1,000-Gallon UST	Diesel	Garage	Removed 6/26/92
12	3,000-Gallon UST	Regular Gasoline	Garage	Removed 6/26/92
13	4,000-Gallon UST	Gasoline	Garage	Removed 3/9/2010
14	3000-Gallon UST	No. 2 Fuel Oil	Dwinell	Installed 10/1/2000. In use.
15	1,000-Gallon Abandoned UST	No. 2 Fuel Oil	Rice	Removed 8/22/05. No data.
16	500-Gallon UST*	Diesel	State School Pump Station	Removed 7/2/91. No data.
17	1,000-Gallon UST*	Diesel	North Main Street Pump Station	Removed 6/13/91. No data

* Based on available information, it is unclear whether or not these tanks are located within the limits of the subject property.

In addition to the bulk storage tanks listed above, historical documentation indicated evidence of a potentially unregistered and/or abandoned UST located outside the Laundry building and a similarly unknown UST or AST adjacent to the Warehouse building. In addition, while the majority of tanks identified at the subject property have adequate documentation of former location and removal details, sufficient information pertaining to the condition of these tanks upon removal, and environmental conditions in the area of these tanks, was not available.

5.2.4 Polychlorinated Biphenyl (PCB) Containing Electrical Equipment

The majority of the buildings at the subject property are serviced by pad-mounted electrical transformers. Based on the age of the buildings serviced by the transformers (pre-1978), the potential exists for these transformers to contain PCBs. No information or labeling concerning PCB content was noted on these transformers. No visual surficial evidence of a release of petroleum products and/or hazardous substances was observed in association with these transformers. Additional potential PCB-containing small capacity transformers, regulators, and capacitors may be located within the subject property buildings though none of this equipment was noted within accessible surveyed areas.

5.3 BUILDING OBSERVATIONS

On June 1 and 2, 2010, Credere assessed conditions within and surrounding 31 buildings, six accessory structures, and associated asphalt and concrete-paved driveways, parking lots, and walkways. The assessment area was limited to accessible interior portions and exterior areas surrounding these buildings. In general the roofs of the subject property buildings were not included in this investigation due to access limitations.

The location and orientation of these buildings and structures can be referenced in **Figure 2**. Representative photographs are included as **Appendix D**. A description of the relevant findings of the interior and exterior buildings inspection is presented below:

Building 1: Administration

The Administration building consists of a two-story concrete block building with a brick exterior. This building was constructed in 1967 and reportedly contains 11,654 square feet of interior space. It is currently vacant but formerly contained administrative offices, counseling facilities, residential space, and communications equipment. Heat was previously supplied by the facility's central steam plant, though the building is currently unheated. Interior portions are characterized by concrete block walls, 9-inch by 9-inch floor tiles, fluorescent lighting, and drop ceilings. A mechanical room containing a small hot water tank was observed on the first floor of the building.

In general, this building is in good condition with limited water damage and peeling and/or chipped potential lead-based paint. Potential asbestos containing materials (ACM) observed

within the building included insulating wrap surrounding the hot water tank and floor tiles. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

Minor staining was observed along the floor of the mechanical room of the building. However, no discernable odor or potential conduit to the environment was noted in association with this area of staining. No visual surficial evidence of current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 2: Baker

The Baker building consists of a three-story wood-framed brick building. This building was constructed in 1927 and reportedly contains 15,000 square feet of interior space. It is currently vacant but formerly contained residential space. Heat was previously supplied by the facility's central steam plant though the building is currently unheated. Electrical service is delivered via a single pad-mounted electrical transformer which is located outside of the building. No labeling indicating the PCB content of transformer oil contained within this piece of equipment was noted and no visible staining or obvious surficial evidence of a potential release was noted in association with the pad-mounted electrical transformer.

Interior portions are characterized by a combination of plaster and brick walls, 9-inch by 9-inch floor tiles, and incandescent and fluorescent lighting. A mechanical room containing an approximately 500-gallon hot water tank was observed in the basement of this building. Insulating wrap surrounding this tank appeared to be fiberglass though no survey or testing was performed to confirm or dismiss this assumption. Floor drains were noted throughout the basement of this building. No significant staining or discernable odor was identified in association with these floor drains.

In general, this building is in poor condition with extensive water damage, mold, animal feces, and peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included floor tiles, interior wall materials, pipe insulation, and bagged fibrous material located on the first floor. These items were observed to be in poor condition and exhibited signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No visual surficial evidence of current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 3: Blood

The Blood building consists of a four-story metal-framed concrete building with a brick exterior. This building was constructed in 1942 and reportedly contains 18,970 square feet of interior

space. According to available information, this building closed in 2006 and is currently vacant but formerly contained residential space and training facilities. Heat was previously supplied by the facility's central steam plant though the building is currently unheated. Electrical service is delivered via a single pad-mounted electrical transformer which is located outside of the building. No labeling indicating the PCB content of transformer oil contained within this piece of equipment was observed. No visible staining or obvious surficial evidence of a potential release was noted in association with the pad-mounted electrical transformer.

Interior portions are characterized by a combination of plaster and ceramic-tiled walls, 9-inch by 9-inch floor tiles, acoustic tiled ceilings, and fluorescent lighting. A mechanical room containing an approximately 500-gallon hot water tank was observed in the basement of this building. Insulating wrap surrounding this tank appeared to be fiberglass though no survey or testing was performed to confirm or dismiss this assumption. Floor drains were noted in the restrooms and a supply room within this building. No significant staining or discernable odor was identified in association with these floor drains. An elevator which is actuated by a hydraulic piston was observed in the building. Access to the elevator mechanical room was not available during this investigation and the condition of the hydraulic system and piston could not be ascertained.

The first, third, and forth floors of this building are in poor condition with extensive water damage, mold, and peeling and/or chipped potential lead-based paint. The central section of the second floor of the building was in fair condition with limited water infiltration and other damage. Potential ACM observed within the building included floor tiles, interior wall materials, and pipe insulation. These items were observed to be in poor condition and exhibited signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

Bulk volumes of oil are assumed to be associated with the hydraulic elevator system. No visual surficial evidence of additional current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 4: Dube

The Dube building consists of a two-story metal-framed concrete building with a brick exterior. This building was originally constructed in 1969, though it was recently renovated, and reportedly contains 22,684 square feet of interior space. According to available information, this building was initially developed as an infirmary. Currently, the building is occupied by the offices of New Hampshire Assistive Technology Evaluation & Consulting (NH-ATEC) which provides assistance and services to the physically handicapped.

Heat was previously supplied by the facility's central steam plant though the building is currently heated via a forced hot water system which was reportedly installed in 2007. This system is supplied by three propane-fired boilers which are serviced by two 1,000-gallon propane ASTs. These ASTs are located outside of the building. Electrical service is delivered

via a single pad-mounted electrical transformer which is also located outside of the building. No labeling indicating the PCB content of transformer oil contained within this piece of equipment was observed. No visible staining or obvious surficial evidence of a past release was noted in association with the pad-mounted electrical transformer.

Interior portions are characterized by concrete walls, linoleum and carpeted floors, drop ceilings, and fluorescent lighting. A mechanical room containing the propane-fired boilers and a hot water heater was observed on the first floor of the building. Insulating tank and pipe wrap appeared to be fiberglass though no survey or testing was performed to confirm or dismiss this assumption. Floor drains were noted in the restrooms within this building. No significant staining or discernable odor was identified in association with these floor drains. Small volume containers of miscellaneous cleaners were noted in a supply area on the first floor of the building.

In general, interior portions of this building were in very good condition. Potential ACM observed within the building included interior wall materials and pipe insulation. These items were observed to be in good condition with no obvious signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of ACM and/or lead-based paint.

No visual surficial evidence of current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 5: Dwinell

The Dwinell building consists of a single-story metal-framed concrete building with a brick exterior that was originally constructed in 1958 and underwent an extensive renovation in 2000. As reported, asbestos abatement, primarily consisting of the removal of asbestos-containing floor tiles, was completed during this renovation. No documentation of these activities was available at the time of this investigation.

According to available information, this building contains 17,615 square feet of interior space and was initially developed as a geriatric residence. Currently, the building is divided into two distinct sections which are occupied by the New Hampshire Emergency 911 Call Center and the Lakes Region Mutual Fire Aid Communications Center. This building is used for communications, classroom, and office space. Access to the New Hampshire Emergency 911 Call Center portion of the building was not available at the time of investigation. However, according to personnel familiar with the subject property, the two sections of the building are similar. As such, observations made in the Lakes Region Mutual Fire Aid Communications Center are expected to be representative of both sections of the building.

Heat was reportedly previously supplied by the facility's central steam plant though the building is currently heated via a forced hot air system. The heating system in the Lakes Region Mutual

Fire Aid Communications Center portion of the building is supplied by fuel oil-fired boiler which is serviced by one 330-gallon AST. This AST is located inside of the building. The heating system of the New Hampshire Emergency 911 Call Center is serviced by a 3,000-gallon No. 2 fuel oil UST which is located outside of the building. Electrical service is delivered via a single pad-mounted electrical transformer which is located outside of the building. No labeling indicating the PCB content of transformer oil contained within this piece of equipment was observed. No visible staining or obvious surficial evidence of a past release was noted in association with the pad-mounted electrical transformer.

Interior portions are characterized by sheetrock walls, 12-inch by 12-inch floor tiles, drop ceilings, and fluorescent lighting. In general, interior portions of this building were in very good condition.

No survey or testing was performed to confirm or dismiss the presence of ACM and/or lead-based paint. No visual surficial evidence of additional current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 6: Felker

The Felker building consists of a two-story wood-framed brick building with a full basement which was constructed in 1913 and reportedly contains 14,185 square feet of interior space. The building is currently vacant but formerly contained residential space. Heat was previously supplied by the facility's central steam plant though the building is currently unheated. Electrical service is delivered via a single pad-mounted electrical transformer which is located outside of the building. No labeling indicating the PCB content of transformer oil contained within this piece of equipment was observed. No visible staining or obvious surficial evidence of a past release was noted in association with the pad-mounted electrical transformer.

Interior portions are characterized by a combination of brick and plaster walls, 9-inch by 9-inch floor tiles, acoustic tiled ceilings, and incandescent and fluorescent lighting. A mechanical room containing an approximately 500-gallon hot water tank was observed in the basement of the building. Insulating wrap surrounding this tank and the associated piping appeared to be ACM though no survey or testing was performed to confirm or dismiss this assumption. Floor drains were noted in the basement of this building though these features were noted to have previously been closed. No significant staining or discernable odor was identified in association with these former floor drains.

In general this building is in poor condition with extensive water damage, mold, and peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included floor tiles, interior wall materials, and tank and pipe insulation. These items were observed to be in poor condition and exhibited signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM. Potential

universal waste including discarded fluorescent light bulbs and ballasts were observed on the first and second floors of the building.

No visual surficial evidence of current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 7: Floyd

The Floyd building consists of a two-story wood-framed brick building with a full basement which was constructed in 1907 and reportedly contains 12,907 square feet of interior space. The building is currently vacant but formerly contained residential space. Heat was previously supplied by the facility's central steam plant though the building is currently unheated. In addition, evidence of a former coal heat system, including hearths and chimneys, was observed in the basement of the building. Interior portions are characterized by a combination of brick and plaster walls, 9-inch by 9-inch floor tiles, plaster and drop tiled ceilings, and fluorescent lighting. 12-inch by 12-inch floor tiles were observed on the second floor of the building.

A mechanical room containing an approximately 500-gallon hot water tank was observed in the basement of the building. Insulating wrap surrounding this tank and the associated piping appeared to be ACM though no survey or testing was performed to confirm or dismiss this assumption. Floor drains were noted in the restrooms of this building. No significant staining or discernable odor was identified in association with these floor drains.

In general this building is in poor condition with extensive water damage, mold, and peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included floor tiles, interior wall and ceiling materials, and tank and pipe insulation. These items were observed to be in poor condition and exhibited signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No visual surficial evidence of current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 8: Keyes

The Keyes building consists of a three-story concrete and brick building which was constructed in 1917 and reportedly contains 16,154 square feet of interior space. The building is currently vacant but formerly contained residential space. Heat was previously supplied by the facility's central steam plant though the building is currently unheated. Electrical service is delivered via a single pad-mounted electrical transformer and associated switchgear which are located outside of the building. No labeling indicating the PCB content of transformer oil contained within this piece of equipment was observed. No visible staining or obvious surficial evidence of a past release was noted in association with the pad-mounted electrical transformer.

Interior portions are characterized by a combination of brick and plaster walls, 12-inch by 12-inch floor tiles, and fluorescent lighting. A mechanical room containing an approximately 500-gallon hot water tank was observed on the first floor of the building. Insulating wrap surrounding this tank and the associated piping appeared to be ACM though no survey or testing was performed to confirm or dismiss this assumption. Floor drains were noted in the basement of this building. No significant staining or discernable odor was identified in association with these floor drains.

In general this building is in poor condition with extensive water damage, mold, and peeling and/or chipped potential lead-based paint. However, the central section of the first floor of the building was in fair condition with limited water infiltration and other damage. Potential ACM observed within the building included floor tiles and tank and pipe insulation. These items were observed to be in poor condition and exhibited signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No visual surficial evidence of current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 9: King

The King building consists of a single-story concrete block building with a brick exterior. This building was constructed in 1964 and reportedly contains 11,124 square feet of interior space. It is currently vacant but formerly contained residential space. Heat was previously supplied by the facility's central steam plant though the building is currently unheated. Electrical service is delivered via a single pad-mounted electrical transformer which is located outside of the building. No labeling indicating the PCB content of transformer oil contained within this piece of equipment was observed. No visible staining or obvious surficial evidence of a past release was noted in association with the pad-mounted electrical transformer.

Interior portions are characterized by tile-covered concrete block walls, 12-inch by 12-inch floor tiles, fluorescent lighting, and drop ceilings. A mechanical room containing an air compressor was observed within the building. No obvious visual evidence of a surficial release of petroleum products and/or hazardous substances was identified in association with the air compressor.

In general, this building is in good condition with limited water damage and peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included insulating pipe wrap, though this material appeared to be fiberglass, and floor tiles. These items were observed to be in decent condition with no obvious signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No visual surficial evidence of current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 10: Murphy

The Murphy building consists of a three-story brick building with a full basement. This building was constructed in 1935 and reportedly contains 17,327 square feet of interior space. It is currently vacant. The basement of the building was originally developed as a pharmacy but later housed the New Hampshire drug laboratory and contains typical pieces of analytical equipment, fume hoods, and other fixtures. The basement also contains space that was used as a chapel. The first, second, and third floors of the building all contained residential space.

Heat was previously supplied by the facility's central steam plant though the building is currently unheated. Electrical service is delivered via a single pad-mounted electrical transformer which is located outside of the building. No visible staining or obvious surficial evidence of a past release was noted in association with the pad-mounted electrical transformer.

Interior portions are characterized by tile and sheetrock-covered brick walls, 12-inch by 12-inch floor tiles, fluorescent lighting, and drop ceilings. A mechanical room containing a copper hot water tank was observed within the basement of the building. Insulating wrap surrounding piping associated with this tank appeared to be fiberglass though no survey or testing was performed to confirm or dismiss this assumption.

In general this building is in poor condition with moderate water damage, and extensive peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included floor tiles, wall and ceiling materials, and pipe insulation. These items were observed to be in fair condition and exhibited signs of moderate damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No visual surficial evidence of current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 11: Murphy Wing

The Murphy Wing building consists of a two-story concrete block building with a brick exterior. This building was constructed in 1963 and reportedly contains 6,859 square feet of interior space. It is currently vacant but formerly contained specialized residential space. In addition, the first floor of the building contains a dental facility. Heat was previously supplied by the facility's central steam plant though the building is currently unheated.

Interior portions are characterized by tile-covered and bare concrete block walls, 12-inch by 12-inch and 9-inch by 9-inch floor tiles, fluorescent lighting, and drop ceilings. A mechanical room containing components of the steam heat distribution system was observed within the building. Minor floor staining was observed in association with the pump motors of this steam system and an open floor drain was observed within the area of staining. However, the area of staining did

not extend to the floor drain and no discernable odor or obvious evidence of a potential release to the environment was noted in association with this area of staining.

In general, this building is in good condition with limited water damage and peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included insulating pipe wrap, wall paneling within the bathroom, and floor tiles. These items were observed to be in fair condition with no obvious signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No visual surficial evidence of current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 12: Peterson

The Peterson building consists of a single-story concrete block building with a brick exterior and a full basement. This building was constructed in 1971 and reportedly contains 10,891 square feet of interior space. It is currently vacant but formerly contained residential space. Heat was previously supplied by the facility's central steam plant though the building is currently unheated.

Interior portions are characterized by concrete block walls, 9-inch by 9-inch floor tiles, and fluorescent lighting. A mechanical room containing one floor drain was observed within the basement of the building. No obvious visual evidence of a surficial release of petroleum products and/or hazardous substances was identified in association with this floor drain.

In general, this building is in good condition with limited water damage and peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included insulating pipe wrap, though this material appeared to be fiberglass, and floor tiles. These items were observed to be in fair condition with no obvious signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No visual surficial evidence of current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 13: Physician's Cottage

The Physician's Cottage consists of a single-story wooden building with a full basement that was originally constructed in 1952. According to available information, this building contains 2,438 square feet of interior space and was initially developed as a residence. Currently, the building is occupied by the New Hampshire Department of Health and Human Services as a rehabilitation facility for mentally challenged residents.

Interior portions are characterized by typical residential fixtures and furnishings and are in good condition. Heat is currently provided via a forced hot water system. This system is supplied by a fuel oil-fired boiler which is serviced by one 275-gallon AST. This AST is located in the basement of the building and appears to be in good condition. No obvious visual evidence of a surficial release of oil was identified in association with this AST.

As reported, asbestos abatement, primarily consisting of the removal of asbestos-containing floor tiles, was completed during a recent basement renovation project though no documentation of these activities was available. No survey or testing was performed to confirm or dismiss the presence of ACM and/or lead-based paint within the building.

No visual surficial evidence of additional current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 14: Powell

The Powell building consists of a two-story concrete block building with a brick exterior, a full basement, and a partial sub-basement. This building was constructed in 1962 but was reportedly renovated in approximately 1990. The building contains 10,891 square feet of interior space and is currently vacant but formerly contained a vocational and technical training facility. Heat was previously supplied by the facility's central steam plant though the building is currently unheated. Air conditioning was previously provided by roof-mounted split systems and delivered via forced air though this system is not currently in use. Electrical service is delivered via a single pad-mounted electrical transformer which is located outside of the building. No labeling indicating the PCB content of transformer oil contained within this piece of equipment was observed. No visible staining or obvious surficial evidence of a past release was noted in association with the pad-mounted electrical transformer.

Interior portions of the building are characterized by concrete block walls, a combination of 12-inch by 12-inch tiles, carpet, and ceramic tile flooring, drop ceilings, and fluorescent lighting. One floor drain was observed within the sub-basement of the building. No obvious visual evidence of a surficial release of petroleum products and/or hazardous substances was identified in association with this floor drain. Insulating pipe wrap surrounding steam system components within the sub-basement appeared to be ACM though no survey or testing was performed to confirm or dismiss this assumption. Universal waste consisting of discarded fluorescent light bulbs was observed within the sub-basement of the building.

In general, this building is in good condition with limited peeling and/or chipped potential lead-based paint. However, one area of the first floor of the building exhibited extensive water damage and mold. Potential ACM observed within the building included insulating pipe wrap. These items were observed to be in good condition with no obvious signs of damage and/or

degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No visual surficial evidence of current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 15: Quinby

The Quinby building consists of a two-story concrete and brick structure with a full basement and a partial sub-basement. This building was constructed in 1905 and contains 32,965 square feet of interior space. The building is currently vacant though formerly contained cooking and dining facilities as well as residential space. Heat was previously supplied by the facility's central steam plant though the building is currently unheated. In addition, evidence of a former coal heat system, including hearths and chimneys, was observed in the basement of the building.

The sub-basement of the building was characterized by concrete slab floors, brick walls, and fluorescent lighting. Three walk-in coolers, which may have been constructed using Transite ACM, were noted within the sub-basement though no survey or testing was performed to confirm or dismiss this assumption. A propane-fired emergency generator was also observed within the sub-basement. Electrical service for the building was reportedly delivered via transformers located in an electrical room in the sub-basement though this equipment was removed during a previous upgrade. Staining, indicative of a potential release of transformer oil, was observed on the concrete floor of this electrical room. No floor drains or potential conduits to the environment were noted within the electrical room.

The basement of the building contained concrete slab floors, brick walls, and fluorescent lighting. A hydraulic freight elevator was observed within the basement. According to available information, this elevator replaced an older system though no details of this previous system or environmental conditions at the time of the replacement were known. Several coolers and associated compressor engines were also noted in the basement. Minor staining was observed along the floor in association with the compressor pump motors, though no floor drains or obvious evidence of a potential release to the environment was noted. Several floor drains were identified within the basement of the building though no discernable odor or obvious evidence of a potential release to the environment was noted in association with these floor drains.

The first floor of the building was characterized by brick walls, 12-inch by 12-inch tiles, and fluorescent lighting. This area contained typical large-scale commercial food preparation equipment and fixtures. Several floor drains were observed in association with the food preparation equipment. No obvious visual evidence of a surficial release of petroleum products and/or hazardous substances was identified in association with these floor drains.

The second floor of the building contained residential space which was constructed using wooden floors and plaster walls.

In general, this building is in poor condition with extensive peeling and/or chipped potential lead-based paint. However, water damage and mold were limited. Potential ACM observed within the building included floor tiles, insulating pipe wrap, and suspected Transite paneling. These items were observed to be in fair condition with no obvious signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

The staining within the electrical room represents evidence of a potential release of petroleum products and/or hazardous substances, including transformer oil and PCBs. In addition, bulk volumes of oil are assumed to be associated with the hydraulic elevator system. No visual surficial evidence of additional current or former bulk storage, or additional significant releases of petroleum products and/or hazardous substances, was identified within the assessed areas of this building.

Building 16: Rice

The Rice building consists of a single-story concrete block building with a brick exterior and a full basement. This building was constructed in 1954 and reportedly contains 7,796 square feet of interior space. It is currently vacant but formerly contained residential space. Electrical service for the building is delivered via a single pad-mounted electrical transformer which is located outside of the building. No labeling indicating the PCB content of transformer oil contained within this piece of equipment was observed. No visible staining or obvious surficial evidence of a past release was noted in association with the pad-mounted electrical transformer.

Heat was reportedly previously supplied by the facility's central steam plant though the building is currently unheated. However, an abandoned 1,000-gallon No. 2 fuel oil UST was reportedly discovered during unrelated drain work at Rice in 2005, thereby suggesting a former fuel oil supplied heating system. This UST was reportedly removed by personnel of the NHDOC. According to available information, this UST removal was not conducted in accordance with NHDES specifications and, as such, additional assessment was required before the UST could be closed from a regulatory standpoint. A test pit investigation was reportedly scheduled to document environmental conditions in the area of this former UST, however, no investigation results or conclusions were available at the time of this report.

The interior portions of the building are characterized by sheetrock walls, 12-inch by 12-inch floor tiles, and fluorescent lighting. A mechanical room containing one floor drain was observed within the basement of the building. Floor drains were also noted within bathrooms on the first floor. No obvious visual evidence of a surficial release of petroleum products and/or hazardous substances was identified in association with these floor drains.

In general, this building is in good condition with limited water damage and peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included

insulating pipe wrap, though this material appeared to be fiberglass, and floor tiles. These items were observed to be in fair condition with no obvious signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No statements can be made concerning environmental conditions in the area of the previously removed 1,000-gallon No. 2 fuel oil UST. No visual surficial evidence of additional current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 17: Spaulding

The Spaulding building consists of a three-story brick building with a full basement. This building was constructed in 1915 and reportedly contains 12,147 square feet of interior space. It is currently vacant but formerly contained residential space, classrooms, and food preparation facilities. The kitchen equipment at the building is serviced by one 500-gallon propane AST which is located outside of the building. Heat was previously supplied by the facility's central steam plant though the building is currently unheated. Electrical service for the building is delivered via a single pad-mounted electrical transformer which is located outside of the building. No labeling indicating the PCB content of transformer oil contained within this piece of equipment was observed. No visible staining or obvious surficial evidence of a potential release was noted in association with the pad-mounted electrical transformer.

Interior portions are characterized by plaster walls, a combination of 12-inch by 12-inch tiled and wooden flooring, and fluorescent lighting. In general, this building is in good condition with limited water damage and peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included insulating pipe wrap, though this material appeared to be fiberglass, and floor tiles. These items were observed to be in fair condition with no obvious signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No visual surficial evidence of current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 18: Speare

The Speare building consists of a single-story concrete block building with a brick exterior and a full basement. This building was constructed in 1954 and reportedly contains 7,796 square feet of interior space. It is currently vacant but formerly contained residential space. Electrical service for the building is delivered via a single pad-mounted electrical transformer which is located outside of the building. No labeling indicating the PCB content of transformer oil contained within this piece of equipment was observed. No visible staining or obvious surficial evidence of a past release was noted in association with the pad-mounted electrical transformer.

Heat was reportedly previously supplied by a fuel-oil fired steam boiler. Fuel for this boiler was reportedly originally stored in a former 1,000-gallon No. 2 fuel oil UST. However, this storage tank is also listed as an AST in records maintained at the NHDES. As such the actual configuration of the former tank is unclear. This former 1,000-gallon fuel oil tank was reported removed on June 29, 1992 and replaced with a 3,000-gallon No. 2 fuel oil UST. No documentation of conditions at the time of the removal of the 1,000-gallon fuel oil tank was available. The 3,000-gallon No. 2 fuel oil UST was removed on March 8, 2010. Closure documentation was provided by All Seasons Environmental (ASE) of Somersworth, New Hampshire. According to a May 10, 2010 UST Closure Report prepared by ASE, field observations and confirmatory analysis identified no detectible concentrations of total petroleum hydrocarbons (TPH), volatile organic compounds (VOC) or polycyclic aromatic hydrocarbons (PAH) in the representative soil sample collected from the UST grave. A groundwater sample obtained from the UST excavation exhibited detectible concentrations of VOCs and PAHs though the levels were below the applicable NHDES Ambient Groundwater Quality Standards (AGQS). As such, no additional investigation was recommended by ASE.

The interior portions of the building are characterized by sheetrock walls, 12-inch by 12-inch floor tiles, and fluorescent lighting. A mechanical room containing one floor drain was observed within the basement of the building. No obvious visual evidence of a surficial release of petroleum products and/or hazardous substances was identified in association with this floor drain.

In general, this building is in good condition with limited water damage and peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included insulating pipe wrap, a fireproof door in the basement, and floor tiles. These items were observed to be in fair condition with no obvious signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No statements can be made concerning environmental conditions in the area of the previously removed 1,000-gallon No. 2 fuel oil UST or AST. No visual surficial evidence of additional current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 19: Superintendent's House

The Superintendent's House consists of a two-story wooden building with a full basement that was originally constructed in 1948. According to available information, this building contains 2,488 square feet of interior space and was initially developed as a residence. Currently, the building is occupied by the New Hampshire Department of Health and Human Services for office and administrative space.

Interior portions are characterized by typical residential fixtures and furnishings and are in good condition. Heat is currently provided via a forced hot water system. This system is supplied by a fuel oil-fired boiler which is serviced by one 275-gallon AST. This AST is located in the basement of the building and appears to be in fair condition. Vent and fill pipes were observed along the exterior wall of this building close to surface grade. No obvious visual evidence of a surficial release of oil was identified in association with this AST or the associated vent and fill pipes.

No survey or testing was performed to confirm or dismiss the presence of ACM and/or lead-based paint within the building. No visual surficial evidence of additional current or former bulk storage, or significant release of petroleum products and/or hazardous substances, was identified within the assessed areas of this building.

Building 20: Toll

The Toll building consists of a two-story concrete block building with a brick exterior and a partial basement. This building was constructed in 1975 and contains 51,468 square feet of interior space. The building is currently vacant but formerly contained education and recreation facilities. Heat was previously supplied by the facility's central steam plant via forced air which was fed by an ethylene glycol solution circulating system, though the building is currently unheated. Electric air conditioning was previously distributed by the same forced air system.

Electrical service is delivered via a single pad-mounted electrical transformer which is installed in a below-grade concrete paved area located outside of the building. No labeling indicating the PCB content of transformer oil contained within this piece of equipment was observed. Two drains were noted adjacent to this transformer. These features represent a potential conduit to the environment for any potential releases resulting from the pad-mounted transformer. However, no visible staining or obvious visual surficial evidence of a potential release was noted in association with these floor drains or the pad-mounted electrical transformer.

Interior portions of the building are characterized by concrete block walls, a combination of 12-inch by 12-inch tiles and carpet, drop ceilings, and fluorescent lighting.

The partial basement of the building contains mechanical space for the water conditioning system of the pool. Insulating pipe wrap surrounding hot water components of this water conditioning system appeared to be ACM though no survey or testing was performed to confirm or dismiss this assumption. Two approximately 500-gallon water conditioning tanks were located in the partial basement. The content of these tanks was not able to be determined though it is assumed to be pool chemicals. One approximately 55-gallon cardboard drum of aluminum sulfate was observed adjacent to the pool chemical tanks. The condition of this drum was poor and it was positioned directly over a large floor drain. Visible staining indicative of potential releases or incidental spills was observed in the area of this floor drain. This drain represents a

potential conduit to the environment for potential releases associated with the water conditioning system for the pool.

The first floor of the building contains administrative offices, classrooms, a library, a gymnasium, and a pool. A mechanical room containing an approximately 500-gallon hot water tank and electrical switchgear was noted on the first floor of the building. Insulating pipe wrap surrounding hot water components within the mechanical room appeared to be fiberglass though no survey or testing was performed to confirm or dismiss this assumption. The switchgear housed within this room could not be accessed and it was unclear whether this equipment contained oil. No labeling indicating potential PCB content was noted.

The second floor of the building was occupied by classrooms, including a mechanical shop with a compressed air system. No visible staining or obvious surficial evidence of a release of petroleum products and/or hazardous substances was observed in association with this compressed air system.

In general, this building is in good condition with limited peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included floor tiles and insulating pipe wrap. These items were observed to be in poor condition with signs of moderate damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

Two approximately 500-gallon water conditioning tanks of undetermined content and one approximately 55-gallon cardboard drum of aluminum sulfate was observed in the basement of the building. No visual surficial evidence of additional current or former bulk storage or significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building. However, floor drains located in the basement and adjacent to the pad-mounted electrical transformer represent potential conduits to the environment for any previous or future potential release of petroleum products and/or hazardous substances associated with the transformer or water conditioning system.

Building 21: Warehouse, Sap House, and Sewer Pump House

The Warehouse consists of a single-story brick and wood-framed building with a partial basement. This building was constructed in 1950 and reportedly contains 11,440 square feet of interior space. It is currently vacant and used for cold storage but was initially developed for agricultural purposes. Heat was previously supplied by a fuel-oil fired steam boiler located in the basement though the building is now reportedly unheated. Fuel supply and return lines were observed in association with the boiler though the exact terminus of these features could not be determined. As such, visual observations indicate that a UST or AST is or was likely located outside of this building, however, the tank records are inconsistent, and the details of any current and/or former bulk petroleum storage system at the building could not be determined.

Concrete pads associated with former silos were observed outside of the Warehouse. The interior portions of the Warehouse are characterized by brick walls, concrete floors, and fluorescent and incandescent lighting. Floor drains were observed throughout the basement and first floor of the building. No obvious visual evidence of a surficial release of petroleum products and/or hazardous substances was identified in association with these floor drains.

In general, this building is in poor condition with extensive water damage and peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included suspected Transite sheeting. These items were observed to be in poor condition with obvious signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No statements can be made concerning the details of the current and/or previous potential UST or AST associated with the steam boiler in the building. If this potential tank is currently in place or was improperly removed, there is a possibility that environmental conditions in the area of the Warehouse have been impacted.

Known current bulk storage of petroleum products and/or hazardous substances at the building includes four 55-gallon drums of heavy-duty laundry detergent and various containers of paint in volumes of 5 gallons or less. No visual surficial evidence of additional current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

An accessory building located adjacent to the Warehouse was also observed during the subject property visit. This wooden structure, known as the Sap House, covers an area of approximately 500 square feet. Construction date is unknown though it was reportedly originally developed to produce maple syrup. This building is currently used for the cold storage of furniture and household appliances. Peeling and/or chipped potential lead-based paint was observed along the exterior of this building, however, no survey or testing was performed to confirm or dismiss the presence of lead-based paint. No visual surficial evidence of current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the accessible areas of this building.

A second accessory building located south of the Sap House, known as the Sewer Pump House, covers an area of approximately 100 square feet. The construction date of this building is unknown. This concrete block building was empty aside from approximately two feet of standing water along the below-grade floor. Electrical panels and a vent pipe of unknown purpose were observed along the interior wall of this building. Peeling and/or chipped potential lead-based paint and mold was observed along the interior of this structure, however, no survey or testing was performed to confirm or dismiss the presence of lead-based paint. No visual surficial evidence of current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the accessible areas of this building.

Building 22: Boiler House

The Boiler House consists of a single-story brick building with brick walls and concrete slab floors. This building was constructed between 1905 and 1907 and reportedly contains 8,130 square feet of interior space. It is currently vacant but was previously used as the central steam plant for the subject property. Electrical service is supplied by one pad-mounted electrical transformer and associated switchgear which is located outside of the building. No labeling indicating the PCB content of transformer oil contained within these pieces of equipment was noted. No visible staining or obvious surficial evidence of a potential release was noted in association with the pad-mounted electrical transformer or switchgear. The Boiler House comprises four sections which include the Boiler Room, Fuel Bunker, Electrical Shop, and Plumbing Shop.

The Boiler Room contains three Bigelow boilers with nameplates which indicate a manufacture date of 1966. Insulating wrap surrounding these boilers appears to be ACM. One deairing tank with potential ACM insulting wrap was also observed within the Boiler Room. No survey or testing was completed to confirm or dismiss the presence of ACM in this area of the building. Floor drains were observed below each boiler. These features represent a potential conduit to the environment for any potential releases from the boilers. However, no visible staining or obvious surficial evidence of a potential release was noted in association with these floor drains.

A waste oil accumulation area containing two 55-gallon drums and several 5-gallon containers is located adjacent to the boilers. This area was characterized by significant surficial staining which is assumed to be related to incidental spills which occurred during waste oil transfer. Though concrete surfaces in this area have been impacted by releases of waste oil, no potential conduit to the environment was observed. It should be noted that concentrations of PCBs are known to be associated with certain streams of waste oil and as such there is a possibility that porous surfaces in the waste oil accumulation area have been impacted by a release of PCBs.

The Fuel Bunker is a stone and brick structure with a steel and concrete ceiling and dirt floor. According to available information, coal was previously used as the fuel source for the central steam plant and the Fuel Bunker was formerly used to store coal. A historical aerial photograph which was reviewed at the subject property depicted an area of disturbed ground located southwest of the Boiler House, which is indicative of potential former coal ash disposal.

The Fuel Bunker currently houses two 12,000-gallon No. 2 fuel oil ASTs. These tanks have reportedly been emptied and removed from service. Significant staining and solidified No. 6 fuel oil product was observed on the exterior of the ASTs and on the floor located below the tanks. In addition, surficial staining was noted in the area of the fill port structure located outside of the building atop the ceiling of the Fuel Bunker. These releases of petroleum are likely associated with overfills which have occurred over many years.

According to NHDES documents, a release of 350 to 500 gallons of No. 6 fuel oil occurred on September 10, 1998 as a result of the overfilling of the two 12,000-gallon ASTs at the Boiler House. This release reportedly emanated from the AST vent pipes and impacted asphalt-paved and landscaped grass areas adjacent to and downgradient of the Fuel Bunker. The release was reportedly contained and remediated by Clean Harbors Environmental Services Incorporated (CHESI) of Bow, New Hampshire. No spill cleanup report or additional information regarding environmental conditions following the completion of remediation, or the disposal of generated waste, was available in the NHDES file. Based on the information presented above, soil and/or groundwater conditions in the area of the Boiler House have been impacted by a release of petroleum products and/or hazardous substances and current conditions may not meet the applicable regulatory action levels. As such, these conditions may represent a risk to human health and the environment.

The Electrical Shop currently contains typical tools and equipment. Universal waste including discarded fluorescent light bulbs was observed in this area of the Boiler House. One propane-fired emergency generator was observed within the Electrical Shop. Moderate oil staining was observed on the soil slab concrete floor located below this generator, however, no potential conduit to the environment was identified. One approximately 80-gallon stainless steel container of naphthalene was observed in the Electrical Shop directly adjacent to the Boiler Room. Naphthalene was reportedly used to clean and condition the fuel system associated with the boilers. Five drums of water treatment chemicals such as Volamine with capacities ranging from approximately 35 to 55 gallons were also observed in the Electrical Shop directly adjacent to the Boiler Room. No visible staining or obvious surficial evidence of a potential release was noted in association with these drums or containers. Approximately ten 1-gallon containers of paint were noted within a storage area of the Electrical Shop. These containers were noted to exhibit signs of corrosion. However, no potential conduit to the environment was identified in the area of paint storage.

The Plumbing Shop reportedly housed the original coal-fired boilers prior to the conversion to fuel oil. This area currently contains typical pipe cutting and fitting equipment as well as a large air compressor. Surficial staining associated with metal lathes and cutting tools was observed along the solid slab concrete floor in this area of the Boiler House. Though concrete surfaces in this area may have been impacted by releases of cutting oil, no potential conduit to the environment was observed. It should be noted that concentrations of PCBs are known to be associated with certain cutting oils and as such there is a possibility that porous surfaces in the plumbing Shop have been impacted by a release of PCBs.

In general, the Boiler House is in poor condition with moderate water damage and extensive peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included a significant volume of insulating tank and pipe wrap. These items were observed to be in fair condition with signs of light damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

In summary, known current bulk storage of petroleum products and/or hazardous substances at the Boiler House includes an 80-gallon container of naphthalene, five drums of water conditioning chemicals, and two 55-gallon drums and several 5-gallon containers of waste oil. Previous bulk storage includes two 12,000-gallon No. 6 fuel oil ASTs. Evidence of potential releases of petroleum products and/or hazardous substances was identified in association with the waste oil storage area, the two 12,000-gallon No. 6 fuel oil ASTs, metal cutting equipment, and potential exterior coal ash disposal.

Please note that boilers of this vintage and type commonly used a product known as "nutmeg" as a cutting agent particularly at the start of the heating season which contains the solvent PCE. While no evidence of its use was observed during the subject property reconnaissance, this and other solvents may have been used as part of boiler maintenance operations.

No visual surficial evidence of additional current or former bulk storage or additional significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 23: Carpenter's Shop

The Carpenter's Shop consists of a single-story metal-framed concrete block building with a brick exterior and concrete slab floors. This building was constructed in 1963 and reportedly contains 2,808 square feet of interior space. It is currently used as a carpentry shop and contains typical tools and equipment. Heat was previously supplied by the central steam plant though this building is currently heated by a propane-fired space heater.

Current storage of petroleum products and/or hazardous substances in this building includes various containers of paint, asphalt sealer, and antifreeze, in volumes of five gallons or less. In addition, various small volume containers of lubricating oils and solvents were observed in this building. No visual surficial evidence of current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Building 24: Laundry

The Laundry building consists of a single-story concrete brick structure which was constructed in 1909 and contains 6,516 square feet of interior space. This building is currently vacant though formerly contained laundry facilities as well as an administrative office area, paint area, and loading dock. Heat was reportedly previously supplied by the facility's central steam plant though the building is currently unheated. However, a drawing which was reviewed at the NHDES depicted a tank located north of this building. As such, the tank records are inconsistent and the details of any current and/or former bulk petroleum storage system at the Laundry building could not be determined.

Electrical service is supplied by one pad-mounted electrical transformer, which is located outside of the building, and electrical switchgear which is located inside the laundry area of the building. No labeling indicating the PCB content of transformer oil contained within these pieces of equipment was present. No visible staining or obvious surficial evidence of a past release was noted in association with the pad-mounted electrical transformer or switchgear.

The laundry facilities of this building were characterized by concrete slab floors, brick walls, and fluorescent lighting. Several commercial washing machines and driers were noted in this area. According to personnel familiar with the subject property, no dry cleaning occurred in this building. Piping and utility chases which were insulated with potential ACM were noted within the laundry area though no survey or testing was performed to confirm or dismiss this assumption. These items were observed to be in fair condition with signs of moderate damage and/or degradation. Five 5-gallon containers of germicidal laundry detergent were observed in this area of the building. Wastewater from the laundry facility was reportedly discharged to the public sewer system.

The office area of the building was characterized by a combination of 12-inch by 12-inch tiles and wooden flooring, and fluorescent lighting. Typical fixtures and furnishings were noted. Ten 5-gallon containers of stain and asphalt sealer were observed in this area.

The paint room was used for storage and painting activities and contained a solid slab concrete floor. Painting was reportedly conducted by hand and no spray booths or large-scale aerosol equipment was identified. Paint storage in this area included approximately 36 1-gallon containers of paint, ten 1-gallon containers of thinner, and various small quantity containers of spray paint.

The loading dock of the building was constructed of wooden floors and sheetrock walls.

In general, this building is in good condition with limited peeling and/or chipped potential lead-based paint. Potential ACM observed within the building included floor tiles and insulating pipe wrap. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or ACM.

No statements can be made concerning the details of the current and/or previous potential UST or AST which was identified on NHDES records. If this potential tank is currently in place or was improperly removed, there is a possibility that environmental conditions in the area of the Laundry building have been impacted. No visual surficial evidence of additional current or former bulk storage, or significant releases of petroleum products and/or hazardous substances, was identified within the assessed areas of this building.

Building 25: Garage and Plumbing Storage Shed

The Garage consists of a single-story metal framed concrete block building with a full basement. This building was constructed in 1952 and reportedly contains 5,600 square feet of interior space. It is currently used for the storage and maintenance of vehicles and equipment. Heat was previously supplied by the central steam plant via ceiling mounted fan coils though the building is now reportedly unheated.

Miscellaneous waste was observed to have been discarded at and below grade in the area located south of the building. This waste included empty ASTs, tires and automobile parts, and building materials. In addition, fill material containing potential coal ash and coal waste was observed in the area located southwest of the building.

This building was previously serviced by three USTs. These included one 1,000-gallon diesel UST, one 3,000-gallon regular gasoline UST, and one 3,000-gallon unleaded gasoline UST. According to an October 9, 1992 report entitled "Closure Report for Underground Storage Tanks" produced by GZA Remediation, Incorporated (GZA) of Manchester New Hampshire; GZA observed holes in all of the tanks and identified impacted soil and groundwater within the tank excavations upon removal on June 26, 1992. To address these conditions, GZA reportedly excavated 750 tons of impacted soil for off-subject property disposal. Though excavation activities were discontinued, evidence of residual petroleum-impacted soil (less than the then applicable regulatory standards) remained at the subject property. Post-removal soil analyses were limited to analysis for total petroleum hydrocarbons (TPH). Therefore, additional soil sampling and analysis would be needed to confirm that other petroleum constituents are not present in the soils at concentrations above current New Hampshire Soil Remediation Standards.

Following the UST removals, groundwater sampling conducted by Groundwater Technology of Amherst, New Hampshire identified concentrations of petroleum constituents at levels which exceeded the then applicable New Hampshire Department of Health and Human Services Maximum Contaminant Levels (MCL). The subject property has maintained a groundwater management permit to continue to monitor groundwater conditions resulting from the former USTs. As reported by Terracon Consultants, Incorporated (Terracon) of Manchester, New Hampshire, in an August 17, 2009 Periodic Status Report, groundwater conditions in the area of the former USTs continue to exhibit petroleum constituent concentrations, specifically benzene, ethylbenzene, naphthalene, and 1,2,4-trimethylbenzene, at levels in excess of the currently applicable NHDES AGQS.

According to available information, the former gasoline USTs described above were replaced with one 4,000-gallon gasoline UST which was installed at the garage on July 1, 1992. According to a May 10, 2010 UST Closure Report prepared by ASE of Somersworth, New Hampshire, this 4,000-gallon gasoline UST was removed on March 9, 2010. Field observations and confirmatory analytical results reported by ASE identified no detectible concentrations of TPH or VOCs in the representative soil sample collected from the 4,000-gallon gasoline UST

grave. A groundwater sample obtained from the UST excavation exhibited no detectible concentrations of VOCs. As such, no additional investigation was recommended by ASE.

The first floor of the Garage is characterized by a concrete slab floor, concrete block walls, and fluorescent lighting. This area contains four overhead doors and associated vehicle service bays and a paint spray booth which is vented outside of the building along the southern exterior wall. This area reportedly contained vehicles lifts but no details concerning the configuration or mechanics of these former lifts was available. Hydraulic lift systems have been known to contain PCB-containing hydraulic fluids. If these hydraulic lifts were sub-slab systems they could have contained sub-slab hydraulic fluid reservoirs and potential releases of hydraulic fluid from these devices may have impacted subsurface conditions. Further, drums of hydraulic fluid may have formerly been stored in the garage to service the former lifts regardless of whether they were sub-slab or floor mounted lifts. Accordingly, past storage and handling procedures of these fluids may represent a potential impact to soil and groundwater quality.

The basement of the Garage is currently used for equipment storage and is accessed via three overhead doors. The concrete ceiling of this portion of the building is degraded.

Floor drains were observed throughout the basement and first floor of the Garage. These drains appeared to have been closed and no obvious visual evidence of a surficial release of petroleum products and/or hazardous substances was identified. However, as noted in the aforementioned Groundwater Technology report, these drains previously discharged to the ground surface located approximately 30 feet south of the Garage building. In addition, records maintained by the NHDES indicate that this floor drain system was at one time directly connected to the stormwater drainage system. No information concerning environmental conditions at the reported floor drain outfall or further details of this system were available. These features represent a potential conduit to the environment for any potential past releases resulting from vehicle maintenance or storage activities conducted in the Garage.

In general, this building is in poor condition with moderate peeling and/or chipped potential lead-based paint and structural issues associated with the basement ceiling. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or structurally assess the basement ceiling.

In summary, current bulk storage of petroleum products and/or hazardous substances at the Garage includes one 330-gallon diesel AST and one 330-gallon waste oil AST. These tanks are located adjacent to the eastern exterior wall of the garage. In addition, a generator with an approximately 40-gallon integrated diesel tank, one 14-gallon portable gasoline tank, and nine used batteries were noted within the Garage. Furthermore, evidence of at-grade and below-grade waste disposal was identified in exterior areas located south and southwest of the Garage as described in **Section 5.2.2**. Other than potential releases associated with the items noted above, no specific visual surficial evidence of additional current or former bulk storage or a significant release of petroleum products and/or hazardous substances was observed in accessible areas of

the Garage. Based on the information presented above, groundwater quality has been impacted as a result of historical releases from former USTs. Additional soil and/or groundwater contamination may be present in this area as a result of potential releases associated with hydraulic lifts and floor drains as well as hazardous material and petroleum product handling.

An accessory building located adjacent to the Garage was also observed. This wooden structure covers an area of approximately 1,500 square feet and is hereinafter referred to as the Plumbing Storage Shed. The construction date of the Plumbing Storage Shed is unknown. This building is currently used for drain pipe and lumber storage. Potential ACM including Transite pipe, fibrous rope, and exterior siding was observed in association with this building, however, no survey or testing was performed to confirm or dismiss the presence of ACM. No visual surficial evidence of current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the accessible areas of this building.

Building 26: Lumber Storage and Flammables Shed

The Lumber Storage building consists of an approximately 1,000 square-foot single story wooden structure with a concrete floor which appears to have initially been developed to house livestock. The construction date of this building is unknown. It is currently used for cold storage and was reportedly never heated.

Items stored within the Lumber Storage building include approximately 20 plastic unlabeled 55-gallon drums, approximately 20 plastic contractor bags which appear to contain spent copier toner, numerous 1-gallon containers of paint and sealers, several boxes of discarded fluorescent light bulbs, approximately eight used batteries, a box of discarded fluorescent lighting ballasts, several 35-pound propane tanks, and two lawn mowers with associated portable gasoline tanks. Various breaches and small releases were observed in association with certain items described above.

An accessory building located adjacent to the Lumber Storage building was also observed during the subject property visit. This concrete block structure with a concrete floor, known as the Flammables Shed, covers an area of approximately 80 square feet. Construction date is unknown. This building is currently used for the cold storage of flammable items. Materials observed within the Flammables Shed include three unlabeled 55-gallon drums, eight small volume portable gasoline containers, and various small volume containers of paints and solvents. Surficial staining was observed inside the building associated with the storage of these materials.

In general, these buildings are in moderate to poor condition with some peeling and/or chipped potential lead-based paint and weather damage. No survey or testing was performed to confirm or dismiss the presence of lead-based paint and/or structurally assess the buildings.

Items stored within these buildings represent a material threat of release to the environment. In addition, a significant volume of universal waste was noted to have been stored in this area of the

subject property. Aside from these issues, no visual surficial evidence of current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the accessible areas of these buildings.

Building 27: Pig House

The Pig House consists of an approximately 3,000 square-foot single story wooden structure with a stone foundation and concrete floor which appears to have initially been developed to house livestock. The construction date of this building is unknown. This building was not accessible at the time of the subject property reconnaissance but was reportedly previously used for cold storage. This building was reportedly never heated.

This building is reportedly empty. Several solid slab concrete foundations indicative of additional former buildings were observed adjacent to and surrounding the Pig House. Four empty isocyanate drums associated with spray-on truck bed liner products were observed to have been discarded adjacent to the Pig House. One additional unlabeled empty drum was also observed in this area. No surficial visual or olfactory evidence of release of petroleum products and/or hazardous substances was noted in association with these empty drums.

In general, the exterior of this building is in poor condition with moderate peeling and/or chipped potential lead-based paint, mold, and water damage. No survey or testing was performed to confirm or dismiss the presence of lead-based paint. No visual surficial evidence of current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the accessible areas of this building.

Building 28: Greenhouse

The Greenhouse consists of an approximately 1,500 square foot two-story wooden building with concrete foundation and a full basement. The year of construction for this building is unknown but estimated at approximately 1940. It is currently vacant and unheated. Electrical service is supplied by one pad-mounted electrical transformer, which is located outside of the building. No labeling indicating the PCB content of transformer oil contained within these pieces of equipment was present. No visible staining or obvious surficial evidence of a past release was noted in association with the pad-mounted electrical transformer or switchgear.

The basement of this building currently contains approximately six inches of standing water. A fuel-oil fired steam boiler and associated 275-gallon AST are located in the basement. These items were noted to be in poor condition. The AST had been jarred from its footings and currently rests askew. In addition, two rusted 55-gallon drums and a number of small volume containers of unknown content were observed in the basement. The condition of these items is indicative of a previous and/or current material threat of release of petroleum products and/or hazardous substances to the basement of the Greenhouse. In addition, as water staining along

the walls of the basement was noted at various levels, it is likely that any release to the basement has also impacted environmental conditions outside of the Greenhouse.

The first and second floors of this building were used for horticultural activities and storage. Several small volume containers of gardening chemicals were noted on the second floor of the Greenhouse. No information was obtained regarding previous use and storage of insecticides and pesticides. Therefore, insecticides and/or pesticides may be present in the planting bed soils and/or other planting structures in the greenhouse at concentrations that would require special handling and disposal prior to building reuse or demolition. While no evidence of a release of these materials was noted during the site reconnaissance, the potential use and storage of these materials could have impacted soil and groundwater quality in this area.

In general, this building is in poor condition with extensive water damage, mold, and peeling and/or chipped potential lead-based paint. No survey or testing was performed to confirm or dismiss the presence of lead-based paint.

Conditions in the basement of the Greenhouse may have resulted in release(s) of petroleum products and/or hazardous substances to the environment or currently represent a material threat of such a release. No visual surficial evidence of additional current or former bulk storage or an additional significant release of petroleum products and/or hazardous substances was identified within the assessed areas of this building.

Several concrete structures were observed in an overgrown area to the east of the building. These structures appeared to be former building foundations. Individuals present during the site reconnaissance indicated that these structures may have been formerly related to the previous farm use of the property. These structures were not observed up close because these were surrounded by dense vegetation.

Building 29: Water Tower

The Water Tower consists of two water storage structures and an approximately 500 square-foot control building. The year of construction for these structures is unknown. This area of the subject property is used to store and provide pressurized water service for the subject property. Water stored in these structures is sourced via the Laconia public water supply.

The water storage structures appeared to be constructed of concrete and/or metal though access was limited during this subject property reconnaissance.

The control building is constructed of concrete block and contains meters and controls to adjust the volume of water in the storage structures. In general, this building is in fair condition with some mold and peeling and/or chipped potential lead-based paint. Potential ACM paneling was also observed throughout the interior of this building. These items were observed to be in poor

condition with signs of moderate damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint or ACM.

No visual surficial evidence of current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the assessed areas of these structures.

Building 30: Poultry Houses

The Poultry Houses consist of two approximately 1,500 to 2,500 square foot single-story wooden buildings with concrete foundations. The year of construction for these buildings is unknown and each is currently vacant and unheated. According to available information, these structures were initially developed to house poultry in association with the original agricultural use of this area of the subject property. These buildings were reportedly more recently used for classroom and training space. One unlabeled 55-gallon drum containing an unknown volume of material was observed in the larger of the two buildings. This drum was observed to exhibit signs of corrosion.

In general, these building are in fair condition with limited water damage and peeling and/or chipped potential lead-based paint. No survey or testing was performed to confirm or dismiss the presence of lead-based paint.

Several former concrete foundations, areas of disturbed ground, mounded materials, and an abandoned partially demolished building were identified in the area of the Poultry Houses. According to files maintained at the NHDES, a complaint was received on August 9, 1994 claiming that a former resident of the subject property was instructed to bury asbestos and other demolition waste in the vicinity of the Poultry Houses. Reportedly, several previously buried metal drums containing a white odorous liquid were uncovered and ruptured by the resident during this effort. NHDES responded to the subject property with personnel of Cyn Environmental Services of Dover, New Hampshire on May 4, 1995. Excavation activities conducted adjacent to the concrete foundation identified various buried and leaking containers at depths of as shallow as one foot below grade. Two containers were reportedly removed for off-subject property disposal before the investigation was discontinued. Excavation activities reportedly continued between May 16 and 23, 1995. As a result of this investigation, NHDES determined that the buried material included a combination of pesticides, specifically chlordane and methoxychlor, and bagged solid waste. Approximately 45 cubic yards of impacted soil was removed to a depth of between five and six feet below grade and stockpiled adjacent to the excavation. Approximately 2,000 gallons of impacted groundwater was also removed from the excavation. It is unclear whether or not this soil and/or groundwater has been removed from the subject property for proper disposal. NHDES reported that, following the completion of excavation activities, additional impacted soil, buried waste, and impacted groundwater likely remained at the subject property. No additional information was available in the NHDES file.

A similar report of documented waste disposal was identified in NHDES files. According to this report, the US EPA received a complaint on August 26, 2002 alleging that 55-gallon drums of waste oil, kerosene, and petroleum sludge were buried in the area south of the Boiler House. In addition, this report alleges that asbestos containing building debris was buried in an area located north of the Toll building. These activities reportedly occurred between 1994 and 1995. According to NHDES records, the US EPA and NHDES apparently did not investigate this matter further and there were no records documenting the performance of assessment and/or remedial activities to address the above allegations.

The above documented and alleged improper disposal and release of pesticides and solid waste in the area of the Poultry Houses may have impacted soil and groundwater conditions at the subject property and no documentation of a comprehensive site investigation, comprehensive remedial action, or post-removal confirmatory sampling was obtained during this assessment. Aside from these conditions and the observation of disturbed ground and mounded materials, which may be related to the above described issue, no additional visual surficial evidence of current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the assessed areas of these buildings.

Building 31: North Barn

The North Barn consists of an approximately 4,000 square foot two-story wooden building with concrete foundation. The year of construction for this building is unknown. It is currently vacant and unheated but was reportedly initially developed for agricultural purposes.

The first floor of the North Barn was characterized by a dirt floor and wooden walls. Several small volume containers of paint and various equipment tires were noted on the second floor of the North Barn. .

In general, this building is in poor condition with extensive water damage and peeling and/or chipped potential lead-based paint. Potential ACM consisting of pipe waste and fibrous materials was observed on the first floor. These items were noted to be in poor conditions with obvious signs of damage and/or degradation. No survey or testing was performed to confirm or dismiss the presence of lead-based paint or ACM.

An accessory building located adjacent to the North Barn was also observed during the subject property visit. This concrete block and wooden structure covers an area of approximately 4,000 square feet. Construction date is unknown. This building is currently used for the cold storage of road sand and miscellaneous equipment including a portable generator. Personnel familiar with the subject property reported a petroleum odor in association with soil around this generator though no discernable odor or visual evidence of a significant surficial release of petroleum was noted at the time of this investigation.

No visual surficial evidence of current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the assessed areas of these buildings.

Steam Tunnels

An extensive steam tunnel system extends from the Boiler House (Building 22), across a significant portion of the subject property, and to the majority of the onsite buildings. The steam tunnels were not accessed during this assessment but reportedly contain ACM.

5.4 SUBJECT PROPERTY RECONNAISSANCE LIMITATIONS

The ASTM Standards for Phase I ESAs require the identification of limitations that were encountered that may affect the ability to identify potential environmental conditions on the property, and to provide an opinion as to the significance of the limitation with regard to the ability to identify potential environmental conditions at the subject property.

Aside from certain areas which could not be accessed as identified above and summarized below, no limitations were encountered during the June 1 and 2, 2010 subject property visits.

1. The interior portions of the Pig House were not accessible at the time of the subject property reconnaissance.
2. The interior portions of the water storage structures of the Water Tower were not accessed at the time of the subject property reconnaissance.
3. The Steam Tunnels were not accessible at the time of the subject property reconnaissance.

6. SUBJECT PROPERTY RECORDS REVIEW

Files at the Laconia Fire Department, NHDES, the US EPA Region 1, New Hampshire Division of Archives and Records Management (NHDARM), and New Hampshire Department of Resources and Economic Development (NHDRED) were reviewed to obtain information concerning the bulk storage and releases of petroleum products and/or hazardous substances at the subject property. In addition, an Environmental FirstSearch® database search was conducted on May 26, 2010 and is included as **Appendix E**.

The purpose of these searches is to identify potential RECs in connection with the subject property. This research should not be considered inclusive of all regulatory records, but only those records that were publicly available, practically reviewable, and reasonably ascertained.

6.1 HISTORICAL USE RECORDS

ASTM standards for Phase I ESAs require that historical records on the subject property be searched for information on the subject property dating back to the subject property's earliest development or 1940, whichever is earliest, based on available documentation. All standard historical sources, as defined by ASTM E 1527-05, were ascertained and reviewed as part of this ESA, with the exception that a full title search was not provided by the *users*. We do not consider the lack of title information a significant data gap as a clear record of historical ownership and subject property usage was provided by personnel familiar with the subject property.

As mentioned above, title information was not obtained for the subject property, but information from the Laconia Assessors online property database indicates that the State of New Hampshire acquired the subject property in 1915. The previous owner was identified as John W. Mathes, an individual. One additional transaction was listed in 2000 though the grantor and grantee were both identified as the State of New Hampshire.

According to historical information, the subject property was initially developed for agricultural purposes. In 1903, the New Hampshire School for the Feeble-Minded began operations at the subject property. The subject property was acquired by the State of New Hampshire in 1915 and the property continued in use as an institution for the mentally challenged until January 31, 1991. Control of the subject property was transferred to the NHDOC in 1991, which converted the facility to a minimum and medium security programming institution. The subject property was used for these purposes until June 30, 2009. Overlapping uses since 1991 have included State Police training, technical training and education, drug and alcohol rehabilitation, and the commercial and municipal applications described previously.

Specific descriptions of the historical records that were reviewed for the property are presented below.

Historical USGS Maps

Historical USGS maps dated 1909 and 1956 were reviewed relative to the subject property. Copies of these historic USGS maps are located in **Appendix F.**

Historical USGS Map (Year)	Land Use	Visual Evidence of RECs and/or Bulk Storage or Release of Petroleum Products or Hazardous Substances
1909	Subject property is developed with two buildings.	None
1956	Subject property configuration is consistent with current conditions.	None

Aerial Photographs

Historical aerial photographs of the subject property and surrounding area dated 1974 and 1998 were reviewed relative to the subject property. Though additional aerial photographs were request by telephone and in person from the NHDRED, no records were obtained. The 1980s aerial photo described below was reviewed at NHDARM but a copy could not be obtained. Copies of available historic aerial photographs are located in **Appendix F.**

Aerial Photograph (Year)	Land Use	Visual Evidence of RECs and/or Bulk Storage or Release of Petroleum Products or Hazardous Substances
1974	Subject property is developed in a manner consistent with current configuration with the exception of certain buildings which have since been razed.	None though an area of disturbed ground was identified west of the subject property boundary, adjacent to Lake Winnisquam.
Unlabeled. Reported as 1980s	Subject property is developed in a manner generally consistent with current configuration.	None with the exception of the Boiler House smokestack and pad-mounted electrical transformers.
1998	Subject property is developed in a manner generally consistent with current configuration.	None though an area of disturbed ground was identified south of the Garage in the vicinity of identified potential waste disposal.

Historical Plans

Historical plans pertaining to the subject property were reviewed at NHDARM but copies of these plans could not be obtained. Pertinent information is summarized below.

Plan (Year)	Details
1931 Site Plan	Suction well, ice house, and pump house are shown east of subject property along Lake Opechee. Area of Warehouse is agricultural with one well depicted. A "Chlorination Plant" with associated sludge beds approximately 500 to 750 feet south of the Boiler House smokestack. A garage is shown north of Spaulding. Area of Water Tanks is agricultural with Poultry Houses shown. No bulk storage or additional evidence of a potential release of petroleum products and/or hazardous substances was noted.
1957 Improvement Plans	Detail showing sewer outfall design with discharge to Lake Winnisquam. Also construction details for future geriatric building which may be consistent with Dwinell. Specifications include fire resistive construction and a transformer room at the eastern-most point of the building. No bulk storage or additional evidence of a potential release of petroleum products and/or hazardous substances was noted.

Ownership Records

Ownership records were examined on the City of Laconia Tax Assessor's online database.

Grantor	Grantee	Date	Evidence of RECs and/or Bulk Storage or Release of Petroleum Products or Hazardous Substances
John W. Mathes	State of New Hampshire	June 17, 1915	None
State of New Hampshire	State of New Hampshire	October 17, 2000	None

City Directories

City directories dated 1937, 1952, 1962, 1967, 1992, 1995, 2000, 2004, and 2009 were reviewed for the subject property. Available records are tabulated below. The City Directory summary is included in the FirstSearch® report, which is located in **Appendix E**.

Directory (Year)	Subject Property Occupants	Evidence of RECs and/or Bulk Storage or Release of Petroleum Products or Hazardous Substances
1937	Subject Property not Listed.	None
1952		
1962		
1967		
1992		
1995		
2000	NH Community Tech College, NHDOC	None
2004	NHDOC	None
2009	NHDOC	None

Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps dated 1937, 1952, 1962, 1967, 1992, 1995, 2000, 2004, and 2009 were reviewed for the subject property. Pertinent details of available records are summarized below. Copies of the available Sanborn Fire Insurance Maps are included in the FirstSearch® report, which is located in **Appendix E**.

Sanborn Map (Year)	Land Use	Evidence of RECs and/or Bulk Storage or Release of Petroleum Products or Hazardous Substances
1923	Subject property is developed as the New Hampshire Home for the Feeble-Minded. Configuration is relatively consistent with current conditions with the exception of certain buildings which were not yet constructed and others which have since been razed.	None. Heating plant is fueled by coal.
1929	Subject property is developed as the Laconia State School. Configuration is relatively consistent with current conditions with the exception of certain buildings which were not yet constructed and others which have since been razed.	None. Heating plant is fueled by coal.
1948	Subject property is developed as the Laconia State School. Configuration is relatively consistent with current conditions with the exception of certain buildings which were not yet constructed and others which have since been razed.	Diesel powered sawmill east of Meredith Center Road (Rightway Path). No tank noted. Heating plant is fueled by coal.
1976	Subject property is developed as the Laconia State School. Configuration is relatively consistent with current conditions with the exception of certain buildings which were not yet constructed and others which have since been razed.	Diesel powered sawmill east of Meredith Center Road (Rightway Path). No tank noted. Heating plant is fueled by coal.

6.2 STATE ENVIRONMENTAL REVIEW

The NHDES maintains online databases, which include information for USTs, solid waste facilities, hazardous waste generators, uncontrolled hazardous waste sites and remedial programs, and spill response sites. The following provides the results of the State of New

Hampshire database search for the subject property. Copies of select reports and documentation obtained during the State Environmental Review are included as **Appendix C**.

Site Remediation and Initial Response Spill Sites

The State of New Hampshire through the NHDES maintains a list of all petroleum and hazardous material remediation and initial response spill sites. The subject property is listed as a remediation site (NHDES Site #199212023) due to conditions relating to three former USTs located at the Garage. These included one 1,000-gallon diesel UST, one 3,000-gallon regular gasoline UST, and one 3,000-gallon unleaded gasoline UST. According to an October 9, 1992 report entitled "Closure Report for Underground Storage Tanks" produced by GZA Remediation, Incorporated (GZA) of Manchester New Hampshire; GZA observed holes in all of the tanks and identified impacted soil and groundwater within the tank excavations upon removal on June 26, 1992. To address these conditions, GZA reportedly excavated 750 tons of impacted soil for off-subject property disposal. Though excavation activities were discontinued, evidence of residual petroleum-impacted soil (less than regulatory standards) remained at the subject property. As reported above in **Section 5.3**, post-removal soil analyses were limited to analysis for total petroleum hydrocarbons (TPH). Therefore, additional soil sampling and analysis would be needed to confirm that other petroleum constituents are not present in the soils at concentrations above current New Hampshire Soil Remediation Standards

Following the UST removals, groundwater sampling conducted by Groundwater Technology of Amherst, New Hampshire following the UST removals identified concentrations of petroleum constituents at levels which exceeded the then applicable New Hampshire Department of Health and Human Services MCLs. The subject property has maintained a groundwater management permit to continue to monitor groundwater conditions resulting from the former USTs. As reported by Terracon in an August 17, 2009 Periodic Status Report, groundwater conditions in the area of the former USTs continue to exhibit petroleum constituent concentrations, specifically benzene, ethylbenzene, naphthalene, and 1,2,4-trimethylbenzene, at levels in excess of the currently applicable NHDES AGQS.

Based on the information presented above, soil and/or groundwater conditions in the area of the Garage have been impacted by a release of petroleum products and/or hazardous substances and current conditions do not meet the applicable regulatory action levels. As such, these conditions may represent a risk to human health and the environment.

In addition, records reviewed at the NHDES list a second release under Site #199212023. According to NHDES documents, a release of 350 to 500 gallons of No. 6 fuel oil occurred on September 10, 1998 as a result of the overfilling of the two 12,000-gallon ASTs at the Boiler House. This release reportedly emanated from the AST vent pipes and impacted asphalt-paved and landscaped grass areas adjacent to and downgradient of the Tank Bunker.

The release was reportedly contained and remediated by CHESI. No spill cleanup report or additional information regarding environmental conditions following the completion of remediation or the disposal of generated waste was available in the NHDES file.

Based on the information presented above, soil and/or groundwater conditions in the area of the Boiler House have been impacted by a release of petroleum products and/or hazardous substances and current conditions may not meet the applicable regulatory action levels. As such, these conditions may represent a risk to human health and the environment.

Underground and Aboveground Storage Tanks

According to available information (NHDES Master IDs 0113989, 921223A, 0115347, and other historical sources), three ASTs and one UST are in active use at the subject property. In addition, two ASTs are located at the subject property but are no longer in use. Available details of these storage tanks as well those which are known to have been removed from the subject property are summarized in **Section 5.2.3**.

Though all available information was reviewed, records maintained at the NHDES, other available sources, and observations made during the subject property reconnaissance indicate that certain tank records are inconsistent and/or incomplete. Therefore, aside from the known tanks identified in **Section 5.2.3**, the details of any additional current and/or former bulk petroleum storage systems cannot be determined without additional investigation.

State Brownfields Covenant Program

The New Hampshire Brownfields Covenant Program is a program which encourages eligible property owners or prospective purchasers to voluntarily remediate and redevelop environmentally-contaminated properties in return for State liability protections that can be transferred to successor owners. The NHDES maintains a database of all active and closed Brownfields Covenant Program sites. These are sites which at one point either participated in one or more aspects of the NHDES or EPA Region 1 Brownfields Program or were determined to meet the EPA definition of a Brownfields site. Active sites are those which have been entered into the program, but have yet to be remediated to the satisfaction of the NHDES. Closed sites have been remediated and brought to resolution under the site cleanup program.

These Phase I ESA activities are currently being completed as part of the Lakes Region Planning Commission's (LRPC) Brownfields Program. While the subject property was not listed on the State's public record as of yet, it will likely be listed in the future, with the completion of this Phase I ESA. However, the site is not currently participating in the Brownfields Covenant Program.

Solid Waste Facilities

According to the DES OneStop database, the subject property is not listed as a solid waste facility.

Other State Records

According to files maintained at the NHDES, a complaint was received on August 9, 1994 claiming that a former resident of the subject property was instructed to bury asbestos and other demolition waste in the vicinity of the Poultry Houses. As reported, several previously buried metal drums containing a white odorous liquid were uncovered and ruptured by the resident during this effort. NHDES responded to the subject property with personnel of Cyn Environmental Services of Dover, New Hampshire on May 4, 1995. Excavation activities conducted adjacent to the concrete foundation identified various buried and leaking containers at depths as shallow as one foot below grade. Two containers were reportedly removed for off-subject property disposal before the investigation was discontinued. Excavation activities reportedly continued between May 16 and 23, 1995. As a result of this investigation, NHDES determined that the buried material included a combination of pesticides, specifically chlordane and methoxychlor, and bagged solid waste. Approximately 45 cubic yards of impacted soil was removed to a depth of between five and six feet below grade and stockpiled adjacent to the excavation. Approximately 2,000 gallons of impacted groundwater was also removed from the excavation. It is unclear whether or not this soil and/or groundwater has been removed from the subject property for proper disposal. NHDES reported that, following the completion of excavation activities, additional impacted soil, buried waste, and impacted groundwater likely remained at the subject property. No additional information was available in the NHDES file.

Another report of documented waste disposal was identified in NHDES files. According to this report, the US EPA received a complaint on August 26, 2002 alleging that 55-gallon drums of waste oil, kerosene, and petroleum sludge were buried in the area south of the Boiler House. In addition, this report alleges that asbestos containing building debris was buried in an area located north of Toll. These activities reportedly occurred between 1994 and 1995. According to NHDES records, the US EPA and NHDES apparently did not investigate this matter further and there were no records documenting the performance of assessment and/or remedial activities to address the above allegations.

The above documented and alleged improper disposal and release of pesticides and solid waste in the area of the Poultry Houses has impacted soil and groundwater conditions at the subject property and no indication of proper waste disposal or release closure is available. Aside from these conditions and the observation of disturbed ground and mounded materials, which may be related issue above, no additional visual surficial evidence of current or former bulk storage or a significant release of petroleum products and/or hazardous substances was identified within the assessed areas of these buildings.

In addition, according to information reviewed at the NHDES, regulated levels of *Escherichia coli (E. coli)* have been identified in association with discharge from the stormwater system of the subject property. Personnel familiar with the subject property indicated that this issue is in the process of being resolved in accordance with an agreement with the US EPA.

6.3 FEDERAL ENVIRONMENTAL REVIEW

The EPA maintains a number of databases that track properties and facilities that are regulated under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Emergency Response Notification System (ERNS), and the Federal Institutional Control/Engineering Control (IC/EC) database.

CERCLA Sites

CERCLA is a federally established program that created a fund to identify hazardous waste sites for remediation. The fund is known as Superfund. The Comprehensive Environmental Response, Compensation Information System (CERCLIS) list is a compilation of known and/or suspected uncontrolled or abandoned hazardous waste sites that are eligible for funding under Superfund. The Superfund program includes Federal Facility sites, short- and long-term clean-up sites, National Priority Listing (NPL) sites, delisted NPL sites, Sites Awaiting NPL Decisions (SAND), and No Further Remedial Action Plan (NFRAP) sites. These are defined below.

- Federal Facility sites are hazardous waste sites where the Department of Defense is the lead agency in the investigation or remediation of the site.

- Hazardous waste sites that do not require a long-term cleanup process are considered short-term cleanups, or "removal actions." Although the cleanup process for these sites may not be as lengthy as for long-term cleanups, these sites may still affect the health and environment of those who live near the site.

- Long-term clean-up sites are often caused by years of polluting and may take several years, even decades, to remediate. The most serious uncontrolled or abandoned hazardous waste sites identified as candidates for long-term clean up are listed on the NPL.

- The database of delisted NPL sites lists those sites where no further response is appropriate and the site may be deleted from the NPL.

- SAND sites have had site assessments performed, but a decision regarding NPL proposal has not been recorded. SAND sites include sites that have been assessed by the Superfund program, are now being addressed under state program authorities, or are in various stages of assessment and cleanup by federal or state agencies.

- The No Further Remedial Action Plan (NFRAP) list is a database of archive designated CERCLA sites that, to the best of the EPA's knowledge, assessment has been completed and the EPA has determined that no further steps will be taken to list that site on the NPL.

According to the FirstSearch® report, the subject property is not listed as an NPL, Federal Facility, SAND, CERCLA, or NFRAP facility.

RCRA Sites

Sites listed in the EPA RCRA database are sites that are hazardous waste treatment, storage, and disposal (RCRA TSD) facilities, or generate small or large quantities of hazardous wastes (RCRA GEN).

Accidents or other activities at RCRA facilities can result in the release of hazardous waste or hazardous constituents to the environment. The RCRA Corrective Action program (CORRACT) requires these facilities to conduct investigations and cleanup actions as necessary. Facilities under the CORRACTs program need to implement necessary corrective action as part of the process to obtain a permit to treat, store, or dispose of hazardous waste.

According to the FirstSearch® report, the subject property is not listed as a RCRA generator facility, RCRA TSD facility, or a CORRACT facility.

ERNS Sites

The Emergency Response Notification System (ERNS) was a database used to store information on notifications of petroleum product discharges and hazardous substances releases. The ERNS program is a cooperative data sharing effort among the EPA Headquarters, the New Hampshire Department of Transportation (New Hampshire DOT) Research and Special Programs Administration's John A. Volpe National Transportation Systems Center, other New Hampshire DOT program offices, the ten EPA Regions, and the National Response Center (NRC). The ERNS website was redesigned and the data now resides at the NRC. The primary function of the NRC is to serve as the sole national point of contact for reporting all oil, chemical, radiological, and biological discharges into the environment anywhere in the United States and its territories.

The subject property is not listed as an NRC/ERNS facility.

Federal IC/EC

The Federal Institutional Control/Engineering Control (Federal IC/EC) is a database of Superfund sites that have either an engineering or institutional control to limit exposure to contamination remaining on a site.

According to the FirstSearch® report, the subject property is not listed as a Federal IC/EC site.

6.4 ENVIRONMENTAL LIENS

A third party, such as a state or federal government agency, may place environmental liens on a property in order to recover clean-up costs that were incurred by that third party. The existence of a recorded environmental clean-up lien on a property is an indication that environmental conditions either currently exist or previously existed on a property. The existence of an environmental clean-up lien could be considered an indicator of potential environmental concerns, and could be a basis for additional environmental investigations on the subject property to determine the potential existence of ongoing or continued releases of petroleum products and/or hazardous substances.

The records review and user interviews conducted as part of this ESA identified no environmental liens for the subject property.

6.5 INSTITUTIONAL CONTROLS

Institutional controls or environmental-related covenants for a property are put in place to minimize the potential for human exposure to existing environmental conditions on that property by limiting land or resource use. Types of institutional controls may be referred to as land-use controls, or activity and use limitations, and these controls may be in the form of deed restrictions, zoning restrictions, building or excavation permits, well drilling prohibitions, easements, or covenants. A property owner wishing to maintain liability protections under state or federal law must comply with any existing land use restrictions and maintain any existing institutional control employed at the site in connection with a response action.

The local, state, and federal records reviews and user interviews conducted as part of this ESA identified no institutional controls/engineering controls for the subject property.

Please note that a Groundwater Management Permit was issued for the site and that a Notice of Groundwater Management Permit was recorded in the chain of title for this property at the Grafton County Registry of Deeds. Although a Groundwater Management Permit and Notice of Groundwater Management Permit do not specifically prohibit groundwater use, the NHDES views them as Institutional Controls.

7. AREA RECORDS REVIEW

Files at the Laconia Fire Department, NHDES, and the US EPA Region 1 were reviewed to obtain information concerning incidents involving releases of petroleum products or hazardous substances in the area of the subject property. In addition, an Environmental FirstSearch® database search was conducted on May 26, 2010 and is included as **Appendix E**. This research should not be considered inclusive of all regulatory records, but only those records that were publicly available, practically reviewable, and reasonably ascertained.

7.1 HISTORICAL USE RECORDS

ASTM standards for Phase I ESAs require that historical records for surrounding properties be searched for information concerning adjacent land use.

Historical USGS Maps

Historical USGS maps dated 1909 and 1956 were reviewed relative to the surrounding area. These maps indicate the area surrounding the subject property has been developed since at least 1909. The use of the area appears to be mixed residential, agricultural, recreational, and undeveloped. No evidence of bulk storage or releases of petroleum products and/or hazardous substances was observed on these maps. Copies of these historic USGS maps are located in **Appendix F**.

Aerial Photographs

Historical aerial photographs of the subject property and surrounding area dated 1974 and 1998 were reviewed relative to the area of the subject property. These photos characterize the usage of the area surrounding the subject property mixed residential, agricultural, recreational, and undeveloped. No evidence of bulk storage or release of petroleum products and/or hazardous substances was observed in these photographs. Copies of these historic aerial photographs are located in **Appendix F**.

Sanborn Fire Insurance Maps

No Sanborn Fire Insurance Maps were available for the subject area. The available Sanborn Fire Insurance Maps focused solely on the subject property.

City Directories

City directories dated 1937, 1952, 1962, 1967, 1992, 1995, 2000, 2004, and 2009 were reviewed for the area surrounding the subject property. Surrounding property occupants according have historically been educational and institutional. No high-risk uses of area

properties are listed in the City directories. The City Directory summary is included in the FirstSearch® report in **Appendix E**.

7.2 STATE ENVIRONMENTAL REVIEW

State Spill Sites

Three spills were reported to the NHDES within the 0.50-mile approximate minimum search distance. Based on a review of the details of these spills, it is unlikely that there has been an adverse affect on the environmental conditions at the subject property. These spills are briefly summarized in the FirstSearch® database report.

Master Underground Storage Tanks Listing

According to New Hampshire DEP Master UST List reviewed by Credere, one registered UST is located adjacent to the subject property.

New Hampshire DEP UST Reg. No. 0220546. The North Main Street Pump Station, which is reportedly located directly southeast and downgradient of the subject property, formerly had one registered UST. According to the New Hampshire DES UST Tank registration file, one 1,000-gallon diesel UST was removed by Clean Harbors Environmental Services, Inc. (CHESI) on June 13, 1991. According to a June 26, 1991 UST Closure Report prepared by CHESI, no indication of a release was identified during closure activities and soil sampling conducted following the removal of the UST identified no detectible concentrations of petroleum. Based on these conditions and the downgradient location of this site relative to the subject property, it is unlikely that there has been an adverse affect on the environmental conditions at the subject property. Please note that based on available information the exact location of the tank referenced above could not be determined. There is a possibility that it is located within the limits of the subject property.

Solid Waste Facilities

Based on a review of the New Hampshire DES Online Database of Solid Waste Facilities, no solid waste facilities are located within a 0.5-mile radius of the subject property.

7.3 FEDERAL ENVIRONMENTAL REVIEW

CERCLA Sites

According to EPA database information, no properties located within the 1.0-mile approximate minimum search distance of the subject property are currently listed on the NPL. No CERCLA sites are located within a 0.5-mile approximate minimum search distance of the subject property.

RCRA and RCRA CORRACTs

According to EPA database information, no RCRA TSD facilities are located within the 0.5-mile approximate minimum search distance of the subject property. No CORRACT facilities are located within the 1.0-mile approximate minimum search distance of the subject property. No RCRA Hazardous Waste Generators have been, or are currently located adjacent to the subject property.

8. INTERVIEWS

In accordance with ASTM E 1527-05 Chapters 10 and 11, interviews with past and present owners, operators, and occupants of the facility were conducted, for the purpose of gathering information regarding the potential for RECs at the site. The following presents summary of the findings of these interviews.

8.1 PAST AND PRESENT USER(S), OWNER(S), AND OCCUPANT(S)

8.1.1 Users

Mr. Michael Connor, Director, Bureau of Purchase and Property, Division of Plant and Property Management, NHDAS

Mr. Connor is a representative of the current subject property owner and operator and is a User of this Phase I ESA. Mr. Connor reported knowledge of the subject property and surrounding properties. Mr. Connor explained that NHDAS assumed responsibility for the subject property in 2009 and as such his knowledge was concentrated in more recent subject property history. As reported by Mr. Connor, one abandoned UST was discovered during unrelated drain work at the Rice building in approximately 2005. This UST was reportedly removed by personnel of the New Hampshire Department of Corrections (NHDOC). Mr. Connor explained that the removal conducted for this UST was not in accordance with NHDES specifications and, as such, additional assessment was required before the UST could be closed from a regulatory standpoint. As reported by Mr. Connor, a test pit investigation was scheduled to document environmental conditions in the area of this former UST, however, no investigation results or conclusions were available at the time of this report.

Based on the age of the facility, Mr. Connor explained that there are potentially regulated building materials such as asbestos and lead-based paint within the buildings at the subject property. Aside from other documented USTs and AST as listed in **Section 5.2.3**, Mr. Connor reported no additional bulk storage of petroleum products and/or hazardous substances at the subject property and no knowledge of significant releases of petroleum products and/or hazardous substances.

8.1.2 Past Owners, Operators, and Occupants

Mr. Donald Andrews, Administrator of Services, NHDOC

Mr. Andrews is a representative of the former subject property operator and reported knowledge of the subject property and surrounding properties. As explained by Mr. Andrews, the NHDOC was responsible for the subject property from 1990 until June 2009. Mr. Andrews reported that the subject property was initially intended to be used as a state

facility for the mentally challenged. As indicated by Mr. Andrews, the subject property contains facilities used for motor repair, and current and previous bulk storage of gasoline and oil has occurred at the subject property. Additional previous bulk storage was reported by Mr. Andrews to include 55-gallon drums of water treatment chemicals for the former steam generation plant. Mr. Andrews noted that the EPA had been active at the subject property due to issues associated with the stormwater and sewer systems. Finally, Mr. Andrews indicated that the buildings at the subject property likely contained asbestos and flaking lead-based paint based on their age.

Mr. Theodore Rydberg, Plant Manager for the NHDOC

Mr. Rydberg, a representative of the former subject property operator, reported knowledge of the subject property and surrounding properties. As explained by Mr. Rydberg, known current bulk storage of petroleum products and/or hazardous substances at the subject property includes one 3,000-gallon gasoline UST at the Garage, two 10,000-gallon No. 6 fuel oil AST at the Boiler House, a 3,000-gallon No. 2 fuel oil UST at the Speare building, a 275-gallon waste oil AST at the garage and a potential fuel oil AST at the Dwinell building. [*Please note that the 3,000-gasoline and 3,000-gallon No. 2 fuel oil USTs that Mr. Rydberg is referring to are likely to be the 4,000-gallon gasoline and the 3,000-gallon No 2 fuel oil USTs that were removed from the subject property on March 9, 2010, which was after NHDOC's involvement with the subject property ended. In addition, the 10,000-gallon No. 6 fuel oil ASTs are 12-000-gallons in capacity and the 275-gallon waste oil AST is 330-gallons in capacity. Current and former AST and UST records are discussed further in* ***Section 5.2.3***]

Mr. Rydberg reported that one approximately 275-gallon abandoned No. 2 fuel oil UST was discovered during unrelated drain work at the Rice building in 2003 or 2004. This UST was reportedly removed by an environmental services provider following proper NHDES protocol. Mr. Rydberg explained that, following the removal of the UST and impacted soil, conditions met the requirements of the NHDES though no records documenting UST removal, remediation, or confirmatory sampling were available. [*Please note that the abandoned approximately 275-gallon No. 2 fuel oil UST that Mr. Rydberg is referring to is likely to be 1,000-gallon No 2 fuel oil UST that was removed from the subject property on August 22, 2005 as described above by Mr. Connor. Current and former AST and UST records are discussed further in* ***Section 5.2.3***]

As indicated by Mr. Rydberg, several groundwater monitoring wells are located in the vicinity of the Garage and Speare, though the wells at Speare were not necessarily related to the former abandoned UST. Finally, Mr. Rydberg reported that no releases of oil were documented in association with electrical transformers at the subject property.

8.2 STATE AND/OR LOCAL GOVERNMENT OFFICIALS

8.2.1 City of Laconia Fire Department

The Laconia Fire Department was contacted on June 25, 2010 to provide information concerning the current and historical bulk storage or releases of petroleum products and/or hazardous substances at the subject property and at the properties in the vicinity. No additional information was available from personnel at the City of Laconia Fire Department. Details of documented releases at the subject property and known USTs and/or ASTs are presented in **Sections 5.2.3** and **6.2.**

9. ADDITIONS, EXCEPTIONS, AND DEVIATIONS

According to Chapter 12.13 of ASTM E 1527-05, all additions and deviations from this practice shall be listed individually in detail. This includes any client-imposed constraints. In this regard, the following additions and deviations to this practice were identified:

Additions

The following ASTM Non-Scope considerations were added (see **Section 10**) to Credere's scope of work as a part of this Phase I ESA:

- Asbestos
- Lead Based Paint
- Mold
- Universal and Hazardous Waste
- PCB Containing Equipment

These were included as a part of this Phase I ESA because they are deemed to add value for assessments conducted under the LRPC Brownfields Program.

Exceptions and Deviations

No exceptions or deviations are applicable for this Phase I ESA.

10. ASTM NON-SCOPE CONSIDERATIONS

The following is a discussion of findings made during this Phase I ESA as it relates to items not included within the scope of ASTM E 1527-05.

10.1 ASBESTOS

Asbestos is a heat-resistant, naturally occurring mineral that breaks into fibers. Asbestos is the generic term for six different types of minerals. Some forms of asbestos are highly toxic by inhalation of dust particles. Past uses of asbestos include pipe and boiler insulation, fire and soundproofing, brakes, gaskets, floor tiles, roofing materials, window caulk, various mastics (adhesives), cement products, curtains, and water pipes.

A formal asbestos survey was not included in Credere's scope of services for this ESA. Asbestos containing materials are not included within requirements of ASTM E 1527-05 for the Phase I ESA process, unless the asbestos containing material is found in its waste form. However, potential asbestos containing materials were observed during the subject property reconnaissance in several buildings as presented in Section 5.3. Based on the age of the subject property buildings, there is a high probability that asbestos is present within these structures. This investigation was surficial in nature and no specifically identifiable waste asbestos was observed during the performance of this Phase I ESA. Nevertheless, there is evidence of dumping and/or land filling of unknown waste materials on the subject property and asbestos may be present in these materials.

10.2 LEAD-BASED PAINT

Lead is toxic by ingestion and inhalation of dust or fumes. Health effects are generally correlated with blood test levels. Infants and young children absorb ingested lead more readily than older children and young adults. Primary exposure routes include lead paint, lead solder and pipes in drinking water lines, and air quality in inner Town settings. Lead paint testing is typically warranted for residential properties constructed prior to 1978 and properties where children spend a significant amount of time, such as a daycare facility.

A formal lead-based paint survey is not within the scope of services. However, based on the age of the subject property buildings, there is a high probability that lead-based paint is present within these structures. As presented in **Section 5.3**, several areas of the potential lead based paint were observed to be in poor condition. There is also evidence of dumping and/or land filling of unknown waste materials on the subject property. Lead-based paint may be present in these materials.

10.3 MOLD

Molds live in the soil, on plants, and on dead or decaying matter. Outdoors, molds play a key role in the breakdown of leaves, wood, and other plant debris. Molds belong to the kingdom Fungi, and unlike plants, they lack chlorophyll and must survive by digesting plant materials, using plant and other organic materials for food. Molds produce tiny spores to reproduce, just as some plants produce seeds. These mold spores can be found in both indoor and outdoor air, and settle on indoor and outdoor surfaces. Molds need both food and water to survive; since molds can digest most things, when mold spores land on a damp spot within a building they may begin growing and digesting whatever they are growing on in order to survive. Common sites for indoor mold growth include bathrooms, basements, areas around windows where moisture condenses, near leaky plumbing, near roof leaks, or in areas of high humidity.

Molds produce allergens, irritants, and in some cases, toxins that may cause reactions in humans. The types and severity of symptoms depend, in part, on the types of mold present, the extent of an individual's exposure, the ages of the individuals, and their existing sensitivities or allergies. Some molds can also produce toxic substances called mycotoxins which can cause more severe health effects and some are even carcinogenic. Many molds are commonly found in water damaged buildings.

As part of the scope of this Phase I ESA, Credere considered mold during our subject property reconnaissance. Mold was observed throughout the interior of the majority of the unoccupied buildings as described in **Section 5.3**. While mold is not a threat to the environment, it is Credere's opinion that mold within buildings could represent a potential health risk to future occupants.

10.4 UNIVERSAL AND HAZARDOUS WASTE

Universal wastes are a special group of hazardous wastes that are generated by all segments of the population and are often improperly disposed of. Universal wastes are generally exempt for the more stringent New Hampshire Hazardous Waste Rules as long as they are managed to prevent releases to the environment and are properly recycled or disposed of. Wastes the NHDES has declared to be universal wastes include:

- Automotive antifreeze;
- Batteries;
- Cathode ray tubes (CRTs);
- Fluorescent lamps (including HIDs);
- Mercury containing devices (such as thermometers and thermostats); and
- Pesticides (Federal Insecticide, Fungicide and Rodenticide Act listed, unregistered)

Universal waste and hazardous wastes which do not fall under the declaration described above are regulated by the NHDES under New Hampshire Code of Administrative Rules Env-Hw 100-1100 as well as 40 CFR Part 260.

A formal universal and hazardous waste survey was not included in the scope of services for this Phase I ESA. However, as part of the scope of this Phase I ESA, Credere considered these waste streams during our subject property reconnaissance. Potential universal and hazardous waste was observed in certain buildings as described in **Section 5.3**. In the majority of the observed cases, potential universal and/or hazardous waste noted at the subject property represents a material threat of release of petroleum products and/or hazardous substances to the environment.

10.5 NON-SCOPE PCB CONTAINING EQUIPMENT

During the subject property reconnaissance, Credere did not observe any non-scope equipment/materials on or adjacent to the property that were specifically labeled to contain PCBs or are known to likely contain PCBs. However, based on the age of the facility, oil-filled electrical equipment such as transformers, regulators, capacitors, and switchgear have the potential to house PCB-containing and/or PCB-contaminated dielectric fluid. PCB-containing fluids may also be present in hydraulic equipment, air compressors, and other mechanical devices located at the subject property. No visual surficial evidence of a release of petroleum products and/or hazardous substances was observed in association with the identified potentially oil-filled electrical equipment and other machinery.

In addition, consistent with the age of the subject property buildings, there is a potential for certain building materials, such as paint, caulking, sealants, and insulating materials, to have been manufactured with PCBs. Such materials may be regulated for disposal and have the potential to impact environmental conditions at the subject property as well as future uses for buildings where these products may be present. These products as well as the various ACMs and lead-based paint would have to be identified and abated prior to any future renovations or demolition of the subject property buildings.

11. DATA GAPS

ASTM E 1527-05 Chapter 12.7 requires the identification of data gaps that may affect our ability to identify potential environmental conditions on the property, to further identify the sources of information consulted to attempt to fill these data gaps, and the significance of the data gap with regard to the ability to identify potential environmental conditions at the subject property.

1. Inadequate information is available from any practically reviewable source concerning the details or environmental conditions associated with current and previous USTs and/or ASTs at the subject property. Based on the lack of documentation, the potential for a release to have occurred from these tanks cannot be dismissed. In addition, though all available information was reviewed, records maintained at the NHDES, other available sources, and observations made during the subject property reconnaissance indicate that certain tank records are inconsistent and/or incomplete. Therefore, aside from the known tanks identified in **Section 5.2.3**, the details of any additional current and/or former bulk petroleum storage systems cannot be determined without additional investigation.

12. FINDINGS AND OPINIONS

The following is a summary of relevant environmental findings concerning the subject property and Credere's professional opinion concerning these findings:

1. Inadequate information is available from any practically reviewable source concerning the details or environmental conditions associated with current and previous USTs and/or ASTs at the subject property. Based on the lack of documentation, the potential for a release to have occurred from these tanks cannot be dismissed. In addition, though all available information was reviewed, records maintained at the NHDES, other available sources, and observations made during the subject property reconnaissance indicate that certain tank records are inconsistent and/or incomplete. Therefore, aside from the known tanks identified in **Section 5.2.3**, the details of any additional current and/or former bulk petroleum storage systems cannot be determined without additional investigation.

2. Releases of petroleum products and/or hazardous substances are known to have impacted soil and/or groundwater conditions at the subject property. These releases include:

    a. Conditions associated with former USTs and floor drains at the Garage;

    b. Documented and alleged waste disposal and land filling in the vicinity of the Poultry Houses, and north of the Toll building; and

    c. Incidental overfills and releases from the ASTs at the Boiler House.

    Additional investigation is required to define environmental conditions in the area of these known releases.

3. Potential releases of petroleum products and/or hazardous substances may have impacted soil and/or groundwater conditions at the subject property. These potential releases include:

    a. A damaged abandoned AST in the basement of the Greenhouse;

    b. Reported surficial staining and odor in the area of a portable generator at the North Barn;

    c. Observed surficial staining in the area of former electrical equipment at Quinby, and a waste oil accumulation area and metal cutting equipment at the Boiler House;

    d. Current and/or former hydraulic elevators in the Blood and Quinby buildings and reported former hydraulic lifts in the Garage (including potential releases of PCB-containing hydraulic fluids);

    e. A damaged drum and pool chemicals adjacent to a floor drain at Toll;

    f. Observed surface and potential subsurface disposal of coal ash in the area of the Garage; and

g. Potential use/disposal of pesticides and insecticides at the Greenhouse.

Additional investigation is required to define environmental conditions in the area of these potential releases.

4. A sewer treatment "Chlorination Plant" with associated sludge beds is depicted approximately 500 to 750 feet south of the Boiler House smokestack on a 1931 Site Plan which was reviewed at the NHDARM. No further information is available concerning this feature. Additional investigation is required to determine if environmental conditions in this area of the subject property have been impacted by a release of petroleum products and/or hazardous substances.

5. Visual surficial evidence of dumping and/or landfilling was observed in the area located south and southwest of the Garage. Items observed to have been discarded in this portion of the subject property included empty ASTs, tires and automobile parts, and building materials. Additional investigation is required to determine if a release of petroleum products and/or hazardous substances has occurred in association with the items noted above.

6. Potential universal and/or hazardous waste was observed in several subject property buildings. Additional investigation is required to identify and inventory these items. Regulated materials should then be managed and properly disposed of.

7. Based on the age and condition of the subject property buildings, there is a potential for asbestos, lead-based paint, mold, and manufactured PCB bulk products, and PCB-containing excluded products to be present within these structures. Additional investigation is required to identify and inventory these items. Regulated materials should then be managed and properly disposed of in accordance with applicable regulations.

8. Impervious portions of the subject property are serviced by a stormwater drainage system which reportedly discharges to Lake Winnisquam. According to available information, regulated levels of *Escherichia coli (E. coli)* have been identified in association with discharge from this stormwater system. Personnel familiar with the subject property indicated that this issue is in the process of being resolved in accordance with an agreement with the US EPA.

9. Three spill sites were identified within the 0.5 mile approximate minimum search distance. Consistent with the reported conditions associated with these releases, it is unlikely that environmental conditions at the subject property have been impacted.

13. CONCLUSIONS

Credere has performed a Phase I ESA in conformance with the scope and limitations of the ASTM E 1527-05 Standards at the Lakes Region Facility at 1 Right Way Path in Laconia, New Hampshire. Any exceptions to, or deletions from, this process were described in **Section 9** of this report. This assessment has revealed the following evidence of *recognized environmental conditions (REC).* The relative location of subject property features relative to the identified RECs can be referenced in **Figure 3**.

- REC-1 – A documented historical release of petroleum products from a former UST removed from outside the Garage has impacted environmental conditions and contributed to contaminant concentrations in groundwater which do not meet the currently applicable regulatory standards. This release is currently being managed in accordance with a groundwater management permit issued by the NHDES. Active remedial measures have not been requested by NHDES.

- REC-2 – Several petroleum USTs and ASTs have been maintained at the subject property since its development. While the majority of tanks have adequate documentation for their former location and removal, the historical record is inconsistent or conflicting in certain instances and sufficient documentation of the subsurface environment surrounding certain tanks is unavailable. In addition, historical documentation indicated evidence of a potentially unregistered and/or abandoned UST located outside the Laundry building and a similarly unknown UST or AST adjacent to the Warehouse building. Therefore, historic and potentially on-going undocumented releases of petroleum products from identified current and/or former USTs and/or ASTs, or unknown USTs and/or ASTs, may have impacted environmental conditions at the subject property.

- REC-3 – Documented, observed, alleged, and potential unknown surficial disposal and landfilling of waste materials including, but not limited to, containers of pesticides, solid waste, asbestos containing materials (ACM), bulk storage tanks, tires and auto parts, and coal ash has been identified at the subject property. Based on the subject property reconnaissance and records review, at a minimum these activities are reported to have occurred in the area south and southwest of the Garage building, south of the Boiler House, in the vicinity of the Poultry Houses, and north of the Toll building. The disposal of these materials may have caused releases of petroleum products and/or hazardous substances which may have impacted environmental conditions in these areas and others at the subject property. Further, the potential use of pesticides and insecticides at the greenhouse raises the potential for releases of these materials to interior and exterior soils as well as groundwater.

- REC-4 – A former floor drain reportedly discharged to the ground surface south of the Garage. In addition, a floor drain was observed adjacent to a compromised pool chemical container and pool chemical tanks in the Toll building. These current and/or former floor drains represent a potential conduit to the environment whereby releases of petroleum

products and/or hazardous substances used within the Garage and for the pool chemical system at the Toll building may have impacted environmental conditions at the subject property.

- REC-5 – Surficial staining and/or associated petroleum odors were observed in association with soil in the area of a portable generator at the North Barn, and concrete in a former electrical room at Quinby, a waste oil accumulation area at the Boiler House, and metal cutting equipment at the Boiler House. These conditions may be indicative of potential historical releases of petroleum products and/or hazardous substances which may have impacted environmental conditions at the subject property.

- REC-6 – Current and/or former hydraulic elevators in the Blood and Quinby buildings, as well as a former hydraulic lifts in the Garage, may have released petroleum products and/or hazardous substances which may have impacted environmental conditions at the subject property.

- REC-7 – A sewer treatment "Chlorination Plant" with associated sludge beds is depicted approximately 500 to 750 feet south of the Boiler House smokestack on a 1931 Site Plan which was reviewed at the New Hampshire Department of Archives and Records Management (NHDARM). Former sewer treatment practices in this area may have impacted environmental conditions at the subject property.

Credere did not identify *de minimis environmental conditions* (DMECs) at the property.

ASTM non-scope environmental conditions (NECs) noted during this Phase I ESA include the following:

- NEC-1 – Based on the age and condition of the subject property buildings, asbestos, lead-based paint, mold, manufactured PCB bulk products, and PCB-containing excluded products may be present within these structures. These items are known to present a potential hazard to human health, may be regulated for disposal, and have the potential to cause a release of petroleum products and/or hazardous substances which may have impacted environmental conditions at the subject property or may impact these conditions in the future. In addition, suspected ACMs were observed in several of the buildings as described in Section 5 of this report. The presence of these materials could impact future redevelopment/subject property use options and would need to be assessed and appropriately abated/managed prior to renovation or demolition of subject property buildings.

- NEC-2 – Based on the age of the facility, oil-filled electrical equipment such as transformers, regulators, capacitors, and switchgear have the potential to house PCB-containing and/or PCB-contaminated dielectric fluid. No visual surficial evidence of a release of petroleum products and/or hazardous substances was observed in association with the identified potentially oil-filled electrical equipment. However, staining or any other indication of a

potential release of dielectric fluid observed in association with this equipment either during use or at the time of removal from service may be indicative of a release of PCBs. If so, such a release may have impacted environmental conditions at the subject property or may impact these conditions in the future.

- NEC-3 – Potential universal and/or hazardous waste was observed in several subject property buildings. Certain universal and/or hazardous wastes items are known to present a potential hazard to human health, may be regulated for disposal, and have the potential to cause a release of petroleum products and/or hazardous substances which may have impacted environmental conditions at the subject property or may impact these conditions in the future.

- NEC-4 – An extensive steam tunnel system extends from the Boiler House (Building 22) across a significant portion of the subject property to the majority of the onsite buildings. The steam tunnels were not accessible during this assessment but reportedly contain ACM. The presence of ACM-containing components within the steam tunnels will need to be considered during any reuse planning for the subject property.

14. RECOMMENDATIONS

The ASTM Standards require that the environmental professional determine the degree of obviousness of the presence or likely presence of contamination, releases, or other environmental conditions on the subject property, and the ability to detect that contamination. Based on the findings of this Phase I ESA, obvious conditions that are indicative of potential contamination or past releases are present at the subject property. In order to maintain appropriate liability protections under CERCLA, the seller or purchaser must demonstrate appropriate care, which typically will entail the completion of the following recommendations:

To confirm or dismiss the RECs described above, Credere recommends the following additional work:

- Phase II investigation activities are recommended to confirm or dismiss the above RECs and/or determine if other storage or releases of petroleum products and/or hazardous substances have impacted the environmental conditions at the subject property.

- Completion of a hazardous building materials (HBM) survey of each building to identify HBM that will need to be abated or managed prior to any future renovations, demolition, or re-use of the subject property buildings. Completion of this activity could be delayed until future re-use plans become more established and/or once interested buyers, developers, or subject property users are identified and engaged in the reuse planning activities. Completion of these activities could also be completed in a phased approach (i.e. one building at a time) depending upon the proposed reuse of this facility.

15. REFERENCES

LOCAL RESOURCES

- **Town of Laconia Official Website.** *http://www.Laconiaweb.com/index.shtml*
- **Town of Laconia Assessors Office.** *http://data.visionappraisal.com/LaconiaNH/*
- **Town of Laconia Fire Department.** Interview conducted on June 25, 2010.

NEW HAMPSHIRE DEP RESOURCES

- **New Hampshire Department of Environmental Services, OneStop Environmental Site Information.** The NHDES maintains an online database of the following information: Air Stationary Sources, Hazardous Waste Generators, Aboveground Storage Tank Sites, Groundwater Permit Sites, Inactive Asbestos Disposal Sites, Remediation and Initial Response Spill Sites, Underground Storage Tank Sites, Vapor Recovery Sites, Solid Waste Sites, Web Geographic Information System, Public Water System, Bottled Water Sites, Environmental Monitoring Data, Hazardous Waste Transporters Report, Shoreland Protection Waterbodies, Remediation & Compliance Bureau Reports, Site Specific Permits, Subsurface Bureau Reports, Water Wells. http://www2.des.state.nh.us/onestop/. Accessed between May 26, 2010 and June 28, 2010
- **State Brownfields Covenant Program.** *http://des.nh.gov/organization/commissioner/pip/factsheets/rem/documents/rem-8.pdf*
- **New Hampshire Department of Archives and Records Management.** Records review conducted on June 18, 2010.
- **New Hampshire Department of Resource and Economic Development.** Records review attempted on June 18, 2010 and June 25, 2010.

EPA RESOURCES

- **CERCLIS Hazardous Waste Sites.** Information obtained from USEPA website. *http://cfpub.epa.gov/supercpad/cursites/srchsites.cfm*
- **CERCLIS NFRAP.** Information obtained from USEPA website. *http://cfpub.epa.gov/supercpad/cursites/srchrslt.cfm?start=1&CFID=481008&CFTOKEN=69470108&jsessionid=363045257c645c143453TR*
- **RCRIS Database.** Information obtained from USEPA website. *http://www.epa.gov/enviro/html/rcris/rcris_query_java.html*
- **EPA Enforcement and Compliance History Online (ECHO).** *http://www.epa-echo.gov/echo/index.html*

- **Superfund Database.** NPL, SAND, and SHORT sites. Information obtained from USEPA website. *http://yosemite.epa.gov/R1/npl_pad.nsf/*

ADDITIONAL RESOURCES

- **Bedrock Geological Map of New Hampshire.** New Hampshire Geological Survey, 1997.
- **NH GRANIT Data Mapper.** *http://mapper.granit.unh.edu/viewer.jsp*
- **USGS Topographic Map.** Winnipesauke, New Hampshire Quadrangle, 1987.

16. LIMITATIONS

This report has been prepared as part of an agreement between Credere Associates, LLC and LRPC. This agreement was established in order to provide LRPC with information upon which they can rely concerning the existence or likely existence of various environmental contaminants on or adjacent to the property evaluated.

The report does not provide sufficient information to unequivocally determine that no hazardous waste contamination is present at the property. Additional work beyond that completed for this study would be necessary to provide such information. Further, this report is not an audit for regulatory compliance or a detailed condition survey for the presence of asbestos, lead paint, PCBs, mold, universal waste, hazardous waste, or any other pollutant specific compound.

Our conclusions regarding this property are based on our interpretation of site historical land use and on observations of existing property conditions during our field reconnaissance visits. The results of this study must be qualified in that no borings, soil or groundwater sampling or chemical testing was conducted as part of this study. Therefore, our conclusions regarding the condition of the property do not represent a warranty that the facility, parking areas, adjacent properties, etc., are of the same quality as may be inferred from observable property conditions and readily available property history files.

Credere Associates, LLC performed this Phase I ESA in conformance with the ASTM Standard Practice E 1527-05 and ASTM Standards. No exceptions or significant deviations were made to this practice during the completion of the ESA.

17. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Environmental Professionals Statement

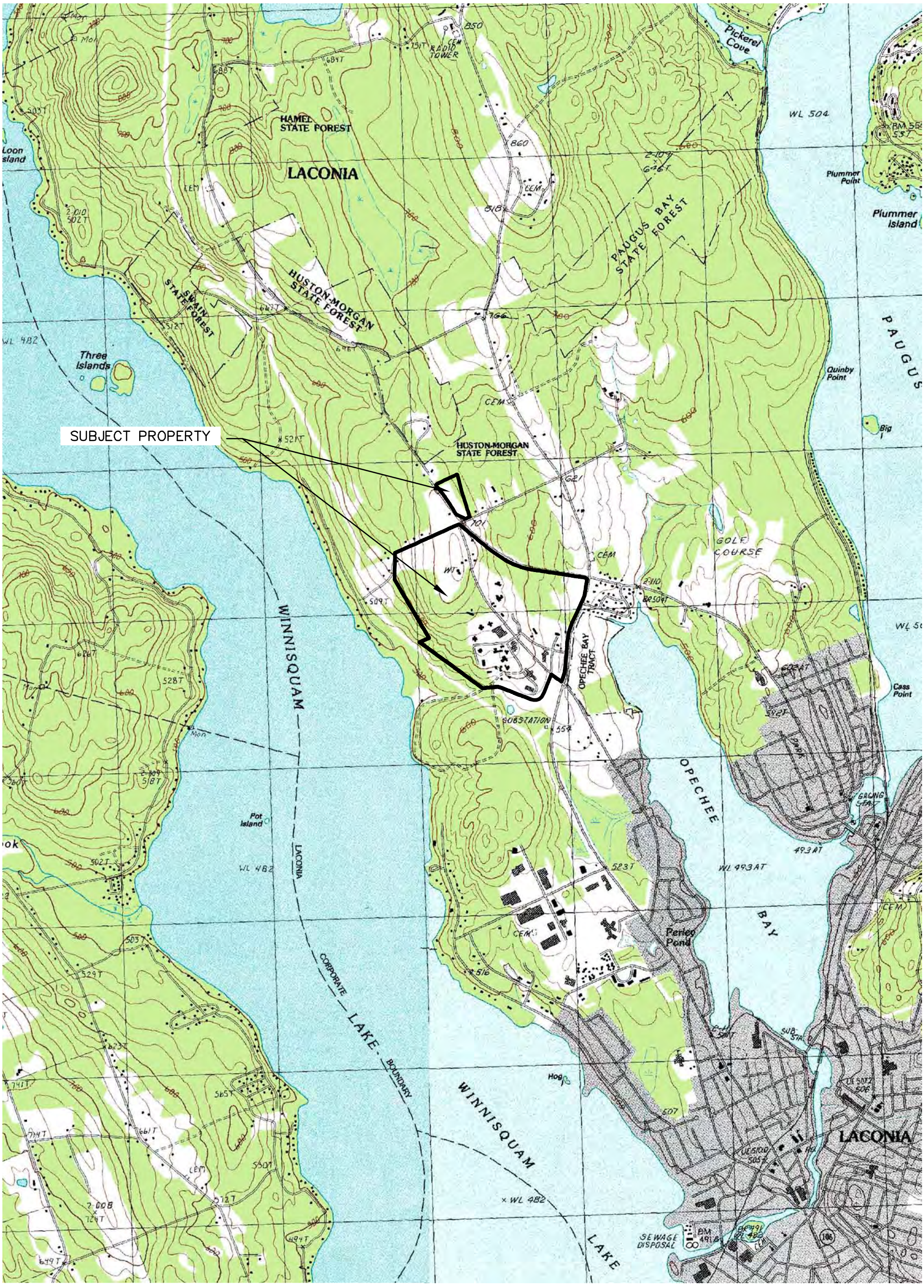
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of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

Jedd S. Steinglass
Senior Geologist

Richard S. Vandenberg, PG
Senior Project Manager

Robert I. Patten, P.E., L.S.P., LEEP-AP
Principal

FIGURES



DRAWN BY: SWC	DATE: 6/25/10
CHECKED BY: JSS	PROJECT: 10001086

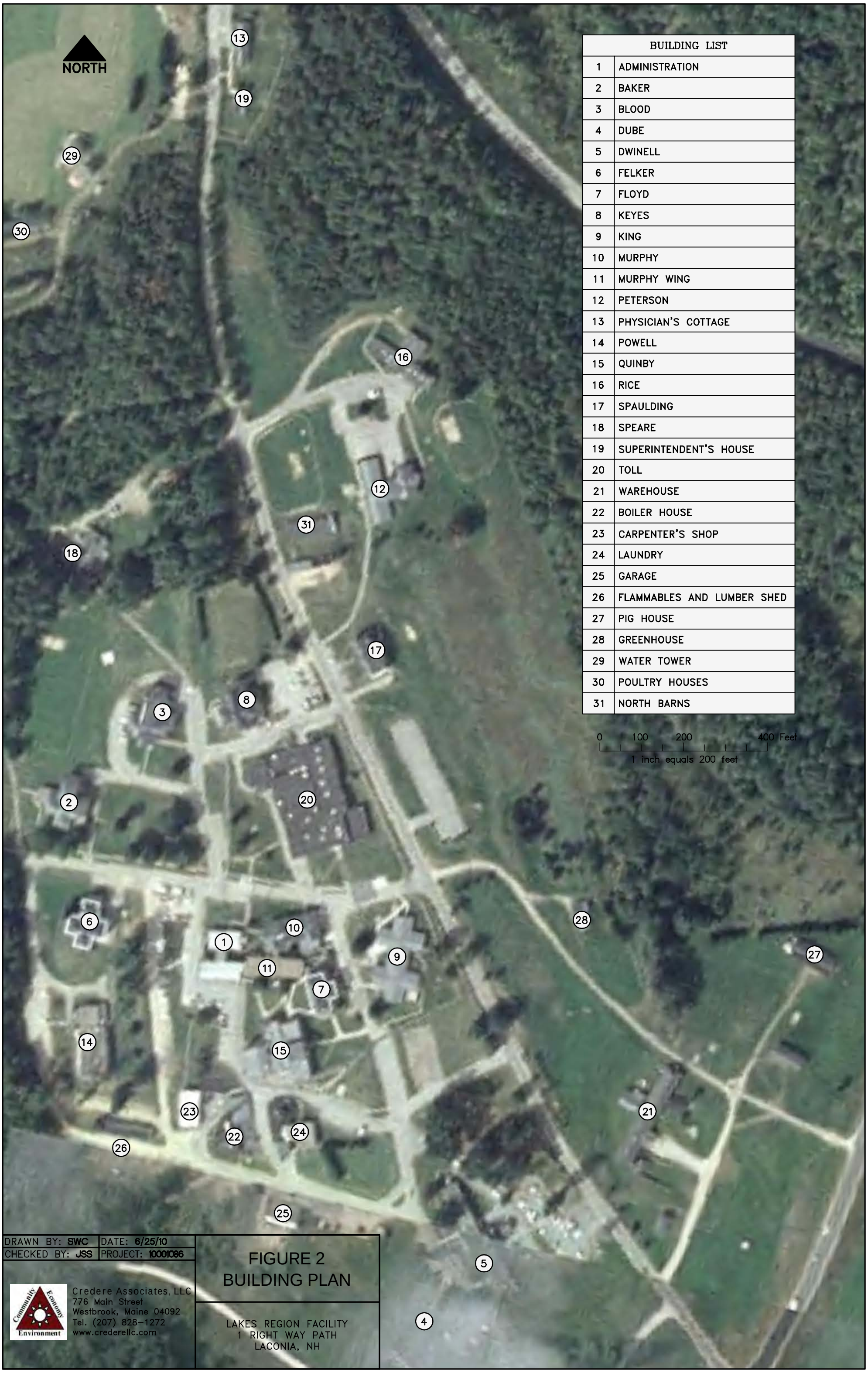
FIGURE 1
LOCATION PLAN

LAKES REGION FACILITY
1 RIGHT WAY PATH
LACONIA, NH

Credere Associates, LLC
776 Main Street
Westbrook, Maine 04092
Tel. (207) 828–1272
www.crederellc.com

0 1000 2000 4000 Feet

1"= 2000'



BUILDING LIST	
1	ADMINISTRATION
2	BAKER
3	BLOOD
4	DUBE
5	DWINELL
6	FELKER
7	FLOYD
8	KEYES
9	KING
10	MURPHY
11	MURPHY WING
12	PETERSON
13	PHYSICIAN'S COTTAGE
14	POWELL
15	QUINBY
16	RICE
17	SPAULDING
18	SPEARE
19	SUPERINTENDENT'S HOUSE
20	TOLL
21	WAREHOUSE
22	BOILER HOUSE
23	CARPENTER'S SHOP
24	LAUNDRY
25	GARAGE
26	FLAMMABLES AND LUMBER SHED
27	PIG HOUSE
28	GREENHOUSE
29	WATER TOWER
30	POULTRY HOUSES
31	NORTH BARNS

0 100 200 400 Feet

1 inch equals 200 feet

DRAWN BY: SWC	DATE: 6/25/10
CHECKED BY: JSS	PROJECT: 10001086

FIGURE 2
BUILDING PLAN

LAKES REGION FACILITY
1 RIGHT WAY PATH
LACONIA, NH

Credere Associates, LLC
776 Main Street
Westbrook, Maine 04092
Tel. (207) 828-1272
www.crederellc.com

NORTH

DRAWN BY: SWC	DATE: 6/25/10
CHECKED BY: JSS	PROJECT: 10001086

FIGURE 3
SUMMARY OF RECs

LAKES REGION FACILITY
1 RIGHT WAY PATH
LACONIA, NH

Credere Associates, LLC
776 Main Street
Westbrook, Maine 04092
Tel. (207) 828-1272
www.crederellc.com

0 250 500 1000 Feet
1 inch equals 500 feet

APPENDIX A
RESUMES OF KEY PERSONNEL

PROFESSIONAL REGISTRATIONS
Professional Engineer:
ME #8864
NH #11700
MA #46151
Licensed Site Professional
MA LSP#3335

TRAINING
- 40 hour, OSHA 29 CFR 1910.120 Hazardous Waste Health and Safety Course and Refresher Course
- 8 hour, OSHA 29 CFR 1910.120 Hazardous Waste Supervisor Health and Safety Course
- OSHA 29 CFR 1910.146 Confined Space Entry/Attendant/ Supervisor Training

EDUCATION
- B.S., Environmental Engineering, Rensselaer Polytechnic Institute, 1992

ACTIVITIES
- President Elect, Maine Chapter of American Council of Engineering Companies
- Executive Committee Member, Maine Affordable Housing Coalition
- Society of American Military Engineers
- New Hampshire Planners Association
- Economic Development Council of Maine
- PlanNH

HIGHLIGHTS OF EXPERIENCE
Mr. Patten is an environmental engineer with over 16 years experience in assessment, investigation, design, permitting, remediation and disposal of petroleum and hazardous wastes, and is currently Vice President of Credere Associates, LLC. Mr. Patten has served as senior technical reviewer, project manager and senior project engineer for numerous compliance, assessment, investigation and remediation projects including Phase I environmental site assessments (ESAs), Brownfield programs and investigations, remedial investigations, remedial action planning, groundwater extraction and treatment system design, soil vapor extraction design and soil removals.

PROJECT EXPERIENCE INCLUDES:
Former Eastern Fine Paper Brownfields Assessment and Remediation – City of Brewer, Maine

Project manager for the Brownfields investigation and remediation of the 38-acre former pulp and paper manufacturer facility with operations dating back to late 1700s. Subsurface investigations included soil, groundwater, pore water, sediment, and asbestos and lead paint sampling. Remediation activities included removal of PCB-impacted soils, capping of petroleum-saturated soils, containment of hazardous disposal areas, onsite stabilization of lead contaminated soils, abatement of asbestos and other universal wastes. Tasks performed include development of scope of work, senior technical review of reports, project coordination, and public presentation of data and recommendations. Also assisted the City of Brewer in obtaining EPA Brownfields Assessment Grant ($350k), EPA Brownfields Cleanup Grant ($600k), and EPA Brownfields Remediation Revolving Loan Fund ($1.5 million).

Southern Maine Regional Planning Commission Hazardous Materials and Petroleum Brownfields Assessment Program – York County, Maine

Program manager for the Southern Maine Regional Planning Commission (SMRPC) Brownfields Assessment Program. Project included the inventory of over 200 potential Brownfield sites located within the region, prioritization and selection of sites for Environmental Assessment activities, and completion of Phase I and Phase II investigations, remediation planning, reuse planning, and implementation of remedial actions. Tasks have included development of scope of work, senior technical review of reports, project coordination, property owner education, regulatory agency interface, site reconnaissance visits, site master planning, and remedial alternative oversight. Also assisted SMRPC in obtaining five EPA Brownfields Assessment Grant ($600k hazardous substance, $400k petroleum), EPA Brownfields Cleanup Grant ($200k for North Berwick Woolen Mill), and EPA Brownfields Remediation Revolving Loan Fund ($2 million). Properties assessed or currently being assessed as part of program includes the following:

- Robinson Woolen Mill, Parsonsfield, Maine
- North Berwick Woolen Mill, North Berwick, Maine
- Lincoln Mill, Biddeford, Maine
- Gagne Oil Property, Biddeford, Maine
- Former Box Factory, Biddeford, Maine
- Kittery Pier Site, Kittery, Maine
- Stenton Trust Mill, Sanford, Maine
- Dubois Property, Biddeford, Maine
- North Dam Mill, Biddeford, Maine
- Riverdam Mill, Biddeford, Maine
- Former Highland Towing , York, Maine
- Former Gas Station, Kennebunk, Maine

Rockingham Regional Planning Commission Hazardous Materials and Petroleum Brownfields Assessment Program – So. New Hampshire

Principal-in-Charge for the Rockingham Planning Commission (RPC) Brownfields Assessment Program. Project included the inventory of over 400 potential Brownfield sites located within the region, prioritization and selection of sites for Environmental Assessment activities, and completion of Phase I and Phase II investigations, remediation planning, reuse planning, and implementation of remedial actions. Tasks have included development of scope of work, senior technical review of reports, project coordination, property owner education, facilitation of stakeholder meetings, regulatory agency interface, site reconnaissance visits, site master planning, and remedial alternative oversight. Properties assessed or currently being assessed as part of program include the following:

- Hampton Landfill, Hampton, New Hampshire
- Former Shoe Factory, Exeter, New Hampshire
- Hammond Auto, Freemont, New Hampshire
- Piscataqua Transportation, Greenland, New Hampshire
- Eisenhaure Site, Sandown, New Hampshire

Nashua Regional Planning Commission Hazardous Substance and Petroleum Brownfields Assessment Program – So. New Hampshire

Principal-in-Charge for the Nashua Regional Planning Commission (NRPC) Hazardous Substance and Petroleum Brownfields Assessment Program. Project included the inventory of over 300 potential Brownfield sites located within the region, prioritization and selection of sites for Environmental Assessment activities, and completion of Phase I and Phase II investigations, remediation planning, reuse planning, and implementation of remedial actions. Tasks have included development of scope of work, senior technical review of reports, project coordination, property owner education, facilitation of stakeholder meetings, regulatory agency interface, site reconnaissance visits, site master planning, and remedial alternative oversight. Mr. Patten also assisted NRPC in obtaining one additional EPA Brownfields Assessment Grant ($200k hazardous material) and an EPA Brownfields Cleanup Grant ($200k for the Nashua Manufacturing Boiler House). Properties assessed or currently being assessed as part of the program includes the following:

- Nashua Manufacturing Boiler House, Nashua, New Hampshire
- Majestic Motors Junkyard, Merrimack, NH
- Grugnale Waste Disposal Site, Milford, NH
- Old Police Station, Milford, NH

Southern New Hampshire Regional Planning Commission Hazardous Substance and Petroleum Brownfields Assessment Program – So. New Hampshire

Program Manager for the Southern New Hampshire Planning Commission (SNHPC) Hazardous Substance and Petroleum Brownfields Assessment Program. Project includes the inventory of over 200 potential Brownfield sites located within the region, prioritization and selection of sites for Environmental Assessment activities, and completion of Phase I and Phase II investigations, UST removals, remediation planning, reuse planning, and implementation of remedial actions. Tasks include development of scope of work, senior technical review of reports, project coordination, property owner education, facilitation of stakeholder meetings, regulatory agency interface, site reconnaissance visits, site master planning, and remedial alternative oversight. Properties assessed or currently being assessed as part of the program includes the following:

- Rivers Edge II (former warehouse), Manchester, New Hampshire
- Fred's Auto, Candia, New Hampshire
- Creamery site, Manchester, New Hampshire
- Manchester Transit Authority, Manchester, NH

Sanford Mill Brownfields Assessment & Remediation– Town of Sanford, Maine

Project manager and lead environmental engineer for the assessment of the Sanford Mill located in downtown Sanford. Project included completion of a Phase I ESA, Site Specific Quality Assurance Project Plan, Phase II Subsurface Investigations including soil sampling, vapor intrusion assessment and a bedrock groundwater investigation, and remediation action planning and analysis of Brownfields Cleanup Alternatives. Worked extensively on owner and developer education regarding the Brownfields Program, integrating the remediation with the redevelopment, and assisting the Town obtain cleanup funding ($200 EPA Cleanup Grant and $200k SMRPC RLF Subgrant). Currently project manager and lead engineer coordinating and overseeing remediation activities art the site.

Credere Associates LLC

Richard S. Vandenberg CG,PG

Senior Hydrogeologist/Senior Geologist

PROFESSIONAL REGISTRATIONS

Professional Geologist:
ME #GE452
NH #52
AIPG#9627

TRAINING

- 40 hour, OSHA 29 CFR 1910.120 Hazardous Waste Health and Safety Course and Refresher Course
- 8 hour, OSHA 29 CFR 1910.120 Hazardous Waste Supervisor Health and Safety Course

EDUCATION & PROFESSIONAL ACTIVITIES

- Bachelor of Arts in Geology/chemistry. University of Maine, Farmington, Maine, 1987.
- Graduate work toward Master's of Science in Geology. Fort Hays State University, Hays, Kansas 1987 to 1989.
- New Hampshire Geologist Society Member
- American Institute of Professional Geologist Member

HIGHLIGHTS OF EXPERIENCE

Mr. Vandenberg is a Senior Hydrogeologist with Credere Associates, LLC with over 18 years experience in assessment, investigation, remediation and disposal of petroleum and hazardous wastes, and water related projects. Mr. Vandenberg has managed numerous compliance, assessment, investigation, and remediation projects including Phase I and Phase II environmental site assessments (ESAs), remedial investigations, remedial action planning, 3-D groundwater flow and contaminant transport modeling, groundwater extraction and treatment system design, soil vapor extraction design, soil removals, and in-situ chemical oxidation projects for clients across New England. In addition, Mr. Vandenberg has developed water supplies for communities and commercial/industrial water users in New Hampshire, Vermont, and Massachusetts.

ENVIRONMENTAL PROJECTS:

Brownfields

Mr. Vandenberg has conducted Phase I and Phase II assessment and investigation activities for the USEPA-funded Brownfields commercial redevelopment and revitalization program and review Quality Assurance Project Plan Addendums detailing all investigation, sampling, and analytical testing activities that were submitted to, and approved by the Maine DEP and USEPA. Additional activities at Brownfields sites included the development of conceptual site models, completion of redevelopment feasibility studies, and the characterization and remediation of contaminated media. Mr. Vandenberg has managed projects for Southern Maine Regional Planning Commission, Nashua Regional Planning Commission, Rockingham Planning Commission (New Hampshire), and City of Westbrook, Maine. Mr. Vandenberg has been involved with the following projects:

Rockingham Regional Planning Commission Brownfields Assessment Program – So. New Hampshire

Project Manager for the Rockingham Planning Commission (RPC) Brownfields Assessment Program. Project included the inventory of over 400 potential Brownfield sites located within the region, prioritization and selection of sites for Environmental Assessment activities, and completion of Phase I and Phase II investigations, remediation planning, reuse planning, and implementation of remedial actions. Tasks have included development of scope of work, senior technical review of reports, project coordination, property owner education, facilitation of stakeholder meetings, regulatory agency interface, site reconnaissance visits, site master planning, and remedial alternative oversight. Properties assessed or currently being assessed as part of program include the following:

- Hampton Landfill, Hampton, New Hampshire
- Former Shoe Factory, Epping, New Hampshire
- Hammond Auto, Freemont, New Hampshire

Nashua Regional Planning Commission Brownfields Assessment Program – So. New Hampshire

Project Manager for the Nashua Regional Planning Commission (NRPC) Petroleum Brownfields Assessment Program. Project included the inventory of over 300 potential Brownfield sites located within the region, prioritization and selection of sites for Environmental Assessment activities, and completion of Phase I and Phase II investigations, remediation planning, reuse planning, and implementation of remedial actions. Tasks have included development of scope of work, senior technical review of reports, project coordination, property owner education,

facilitation of stakeholder meetings, regulatory agency interface, site reconnaissance visits, site master planning, and remedial alternative oversight. Mr. Patten also assisted NRPC in obtaining one additional EPA Brownfields Assessment Grant ($200k hazardous material) and an EPA Brownfields Cleanup Grant ($200k for the Nashua Manufacturing Boiler House). Properties assessed or currently being assessed as part of the program include the following:

- Nashua Manufacturing Boiler House, Nashua
- Majestic Motors Junkyard, Merrimack

Southern Maine Regional Planning Commission Brownfields Assessment Program – York County, Maine

Senior Technical Reviewer for the Southern Maine Regional Planning Commission (SMRPC) Brownfields Assessment Program. Project included the inventory of over 200 potential Brownfield sites located within the region, prioritization and selection of sites for Environmental Assessment activities, and completion of Phase I and Phase II investigations, remediation planning, reuse planning, and implementation of remedial actions. Tasks have included development of scope of work, senior technical review of reports, project coordination, property owner education, regulatory agency interface, site reconnaissance visits, site master planning, and remedial alternative oversight. Properties assessed or currently being assessed as part of program includes the following:

- Lincoln Mill, Biddeford, Maine
- North Dam Mill, Biddeford, Maine
- Stenton Trust Mill, Sanford, Maine
- Riverdam Mill, Biddeford, Maine

Westbrook Brownfields Assessment Program – City of Westbrook, Maine

Project Manager for the Westbrook Brownfields Assessment Program. Project included the inventory of over 50 potential Brownfield sites located within the city, prioritization and selection of sites for Environmental Assessment activates, and completion of Phase I and Phase II investigations, remediation planning, reuse planning, and implementation of remedial actions. Properties assessed or currently being assessed as part of program includes the following:

- Larson's Junkyard site

Miscellaneous Brownfields Environmental Assessments and Remedial Investigations

Mr. Vandenberg has performed all phases of environmental site assessments and remedial investigations for the projects mentioned below. Tasks completed include development of scope of work, senior technical review of reports, project coordination, records review for federal, state, and local authorities, site reconnaissance visits, soil and groundwater sampling, and summary report preparation. Representative projects include:

- Global Timber, Hartland, Vermont
- Barre Coal Tar, Montpelier, Vermont

Credere Associates LLC

Jedd Steinglass
Senior Geologist

TRAINING

- 40-hour OSHA 29 CFR 1910.120 HAZWOPER Course
- 8-hour OSHA 29 CFR 1910.120 HAZWOPER Refresher (Nov. 2009)
- Utility Solid Waste Advisory Group Advanced PCB Training, 2008

EDUCATION

- B.A. Geology, 1999 Colgate University

HIGHLIGHTS OF EXPERIENCE

In a professional career spanning over ten years, Jedd has focused his efforts on the environment. He has completed environmental investigation, compliance, and remediation projects throughout New England, contributed to the founding of a successful geothermal design-build company, and utilized his experience to analyze the energy efficiency, emissions, and impact of the built environment.

PROJECT EXPERIENCE INCLUDES:

Environmental Site Assessments and Subsurface Investigation

As an environmental consultant, Jedd has served as a lead member of an Emergency Response and Remediation Operations Team. He has opened and directed a branch office and served as a senior project manager for an average portfolio of 30 active projects and a staff of 20. He has performed facility assessments, subsurface investigations, and conducted technical report review. Jedd directed the management of remediation projects to ensure compliance at the local, state, and federal level, including an outstanding variety of initial and comprehensive response actions, risk characterization, regulatory closure, and usage restrictions. He provided oversight for the removal and/or replacement of underground storage tanks including agency notification, corrective actions, soil remediation, and closure activities. Additionally, Jedd has managed long-term groundwater monitoring projects and conducted the hydrogeologic investigations and modeling necessary for major and minor groundwater discharge permitting. He has also performed a number of remote sensing studies incorporating the use of sub-surface acoustical profiling, GPS, and GIS technologies.

Brownfields Assessment and Cleanup

Jedd's range of abilities also includes the design and management of numerous pre-construction and pre-demolition characterization and remediation efforts associated with Brownfields Redevelopment projects, which addressed soil, concrete, and regulated building materials, health and safety plan development, stockpile management, and disposal coordination. Jedd completed many projects associated with electrical distribution, transmission, substation and service centers and has acted as a primary project manager for a multi-national electric and gas utility. Jedd has directed the characterization and cleanup of PCB remediation waste in accordance with EPA protocol and approval at challenging cleanup sites and scenarios. .

Representative Brownfields projects include:

- Stenton Trust Mill, Sanford, ME
- Aerofab Mill, Sanford, ME
- Adams School, Portland, ME
- Nashua Boiler House, Nashua, NH
- Lakes Region Correctional Facility, Laconia, NH

Facility Asset Management

Jedd's experience also includes the assessment, analysis, and improvement of buildings and systems though the responsible management of capital assets. As a client services and project manager for a leading facility management technology company, areas of focus included asset life cycle forecasting, financial analysis, energy assessment and modeling, emissions quantification, and sustainability reporting.

APPENDIX B
ENVIRONMENTAL QUESTIONNAIRE

PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

Property Name Lakes Region Facility

Address One Right Way Path

Site Description

Click your response. Explain any "Yes" answers in the Notes area. Additional space is available on the last page.

1.* What is the current use of the property?
- ☐ Residential - Single Family
- ☐ Residential - Multi-Family
- ☒ Commercial
- ☐ Industrial/Manufacturing
- ☐ Unimproved/Raw Land
- ☐ Agriculture
- ☐ Other:

2. What is the age of the structure?
- ◉ Built in or before 1980
- ○ Built in after 1980

3. What is the intended use of the property?
- ☐ Residential - Single Family
- ☐ Residential - Multi-Family
- ☐ Commercial
- ☐ Industrial/Manufacturing
- ☐ Unimproved/Raw Land
- ☐ Agriculture
- ☒ Other: State facility for the mentally challenge

4.* Is the property currently used, or has it previously been used, as any of the following: an industrial or manufacturing operation, a gasoline station, a motor repair facility, a commercial printing facility, a dry cleaners, a photo-developing laboratory, a junkyard or a landfill, or as a waste treatment, storage, disposal, processing or recycling facility?
- ◉ Yes
- ○ No
- ○ Unknown

Notes: Facility had its own maintenance repair shop.

5.* Are any adjoining properties currently used, or have they previously been used as any of the following: an industrial or manufacturing operation, a gas station, a motor repair facility, a commercial printing facility, a dry cleaners, a photo developing laboratory, a junk yard or a landfill, or as a waste treatment storage, disposal processing, or recycling facility?
- ○ Yes
- ○ No
- ◉ Unknown

Notes:

6.* Are there currently, or have there have been previously, any damaged or discarded automotive or industrial batteries, pesticides, paints or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in aggregate, stored on or used at the property?
- ◉ Yes
- ○ No
- ○ Unknown

Notes: gas and oil tanks

* Reflects information (in whole or in part) required by ASTM Transaction Screen Standard 1527

18.* Are you aware of any environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the property, to any facility located on the property, or to any properties in the vicinity?

(•) Yes
( ) No
( ) Unknown

Notes: EPA concerns

19.* Has an environmental assessment ever been performed on the property which 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

Notes:

20.* Have you ever been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property?

( ) Yes
(•) No
( ) Unknown

Notes:

21.* Are you aware of any environmental litigation or administrative action related to a release or threatened release of any hazardous substance or petroleum product involving the property or an abutting property?

( ) Yes
( ) No
(•) Unknown

Notes:

22.* Other than storm water or water discharged into a sanitary sewer system, does the property discharge wastewater onto the subject property or onto any adjacent property?

( ) Yes
(•) No
( ) Unknown

Notes:

23. Are there any septic systems, dry wells, or leach fields on the property?

( ) Yes
(•) No
( ) Unknown

Notes:

24.* Have any hazardous substances, petroleum products, unidentified waste materials, automotive or industrial batteries, tires, trash or refuse been dumped, buried and/or burned on the property?

( ) Yes
( ) No
(•) Unknown

Notes:

25.* Are there transformers, capacitors, fluorescent light fixtures or any hydraulic equipment on the property with records that indicate the presence of PCBs?

( ) Yes
(•) No
( ) Unknown

Notes:

26. Do you believe asbestos may be present in the structure?

(•) Yes
( ) No
( ) Unknown

Notes: Buildings are old

27. Has an asbestos survey ever been conducted?

( ) Yes
(•) No
( ) Unknown

Notes: Some of the buildings have not been used for years

* Reflects information (in whole or in part) required by ASTM Transaction Screen Standard 1527

7.* Are there currently, or have there been previously, any industrial drums (typically 55 gallons) or sacks of chemicals located on the property?
(•) Yes ( ) No ( ) Unknown
Notes: Chemicals in water treatment for the boilers

8.* Has fill material been brought to the site that originated from a contaminated site or of unknown origin?
( ) Yes ( ) No (•) Unknown
Notes:

9.* Are there currently, or have there been previously, any pits, ponds or lagoons on the property connected with waste treatment or waste disposal?
( ) Yes (•) No ( ) Unknown
Notes:

10.* Are there currently, or have there been previously, any underground storage tanks on the property?
(•) Yes ( ) No ( ) Unknown
Notes: gas and oil tanks

11.* Are there currently, or have there been previously, any above ground storage tanks on the property?
(•) Yes ( ) No ( ) Unknown
Notes: oil

12.* Are there currently, or have there been previously, any vent pipes, fill pipes or access way indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?
(•) Yes ( ) No ( ) Unknown
Notes: gas and oil

13.* Are there currently, or have there been previously, any flooring, drains, or walls located within the facility that are, or have been, stained by substances other than water or which are emanating foul odors?
( ) Yes ( ) No (•) Unknown
Notes:

14.* Is there currently, or has there been previously, any stained soil on the property?
( ) Yes ( ) No (•) Unknown
Notes:

15. Are there any groundwater monitoring wells on the property?
( ) Yes ( ) No (•) Unknown
Notes: There have been, but at this time I am not sure

16.* Is the property served, or has the property been served, by a private well?
( ) Yes (•) No ( ) Unknown
Notes:

17.* If yes, have contaminants been identified in the well that exceeded guidelines or has the well been designated contaminated by any government environmental/health agency?
( ) Yes ( ) No ( ) Unknown
Notes:

* Reflects information (in whole or in part) required by ASTM Transaction Screen Standard 1527

If "Yes":

What were the results of this survey?

- ☐ Asbestos present and removed
- ☐ Asbestos present and being managed
- ☐ Asbestos present and nothing being done
- ☐ Asbestos not present

28. Is it **possible** that lead-based paint has been used on the structure?

- (•) Yes
- ( ) No
- ( ) Unknown

Notes: Buildings are old

29. Are any of the painted surfaces flaked or chipped?

- (•) Yes
- ( ) No
- ( ) Unknown

Notes: Most of the buildings have been shut down and the heat turned off, so there is a lot of flaking in the unheated buildings

30. Has the presence of radon been tested on the property?

- ( ) Yes
- ( ) No
- (•) Unknown

Notes:

31. Are there wetland type areas on the property?

- (•) Yes
- ( ) No
- ( ) Unknown

Notes:

ADDITIONAL COMMENTS/EXPLANATIONS

The Department of Corrections (DOC) took over the property and some of the buildings in 1990 to June of 2009. Although DOC has not been involved with the facility in the last year I believe most of the buildings have been shut down and the heat turned off.

Date: June 23 2010

Name: Don Andrews

Title: Administrator of Services

Phone: (603) 271-1888

* Reflects information (in whole or in part) required by ASTM Transaction Screen Standard 1527

APPENDIX C
PPREVIOUS ENVIRONMENTAL REPORTS

GZA
Remediation, Inc.

Integrated Environmental Services

CLOSURE REPORT
UNDERGROUND STORAGE TANKS
DOC LAKES REGION FACILITY
LACONIA, NEW HAMPSHIRE

CLOSURE REPORT
UNDERGROUND STORAGE TANKS
DOC LAKES REGION FACILITY
LACONIA, NEW HAMPSHIRE

PREPARED FOR:
Groundwater Protection Bureau
New Hampshire Department of Environmental Services
Concord, New Hampshire

PREPARED BY:
GZA Remediation, Inc.
Manchester, New Hampshire

October 1992
File No. 1-2-9136

GZA
Remediation, Inc.

Integrated Environmental Services

October 9, 1992
File No. 1-2-9136-G

Mr. Richard Skarinka
Groundwater Protection Bureau
New Hampshire Department of Environmental Services
P.O. Box 95, 6 Hazen Drive
Concord, New Hampshire 03302-0095

380 Harvey Road
Manchester
New Hampshire 03103
603-647-5366
FAX 603-647-5725

Re: Closure Report for Underground Storage Tanks
New Hampshire Department of Corrections
Lakes Region Facility
Laconia, New Hampshire

Dear Mr. Skarinka:

GZA Remediation, Inc. is pleased to submit the following report on behalf of the New Hampshire Department of Transportation, Concord, New Hampshire. This report certifies closure of the described underground storage tanks (USTs) on June 26, 1992. The closure report has been prepared by GZA Remediation and addresses the areas identified in the NHDES "Check List for UST Closure". Attachments to the report are the NHDES Tank Closure Report Form, analytical results for soil and groundwater samples, and sample chain-of-custody forms.

SITE IDENTIFICATION AND TANK DATA

Site Name:	DOC Lakes Region Facility, Laconia, New Hampshire
Owner Name:	New Hampshire Department of Corrections Concord, New Hampshire
Tank capacity:	One (1) @1000 gallons; two (2) @3000 gallons each
Tank size:	1000 gallon tank: 4' diameter x 10'8" long 3000 gallon tanks: 5'4" diameter x 18' long
Product:	1000 gallon tank: Diesel 3000 gallon tanks: Unleaded gasoline
Age:	Unknown

TANK CLOSURE REPORT FORM

See Appendix A.

A Subsidiary of GZA GeoEnvironmental Technologies, Inc.

CLOSURE CONTRACTOR DATA

General Contractor: GZA Remediation
380 Harvey Road
Manchester, NH 03101

Subcontractor: Stark Engineering, Inc.
500 Old Wellington Road
Manchester, NH 03104

Subcontractor: Jenkins Construction Company

ENVIORNMENTAL CONDITIONS

Soil Conditions

Excavation required several days to remove approximately 750 tons of gasoline contaminated soils. Soil was gravel and sand, with some clay encountered towards the bottom of the excavation. Excavation size was as indicated on the sketch accompanying the tank closure report form (see Appendix A). The area immediately around the tanks was excavated to a depth of about 11 feet; the larger area shown on the sketch was excavated as necessary to remove contaminated soil. Considerable contamination was encountered due to tank leaks.

Odors

Upon excavation of the tanks, there was a noticeable product odor in the fill removed from the excavation. Inspection of the gasoline tanks revealed four small holes (two in each gasoline tank) and five small holes in the diesel tank. The majority of the contamination was observed in the vicinity of tank 3, with less severe contamination observed in the areas of the other two tanks.

Ground Water

Ground water was encountered at a depth of about 10 feet. The ground water displayed a slight sheen, which was removed using Oil absorbent pads. Upon completion of contaminated soil removal, ground water samples were collected and submitted for analysis.

FIELD SCREENING RESULTS

Approximately 750 tons of gasoline contaminated soils were removed from the excavation and stockpiled on and covered with 6 mil polyethylene sheeting. Under the direction of the Department of Transportation soil excavation was halted and soil and groundwater samples were collected for analysis. Field Screening of the soils indicated Organic Vapor Meter (OVM) readings of 200 ppm were obtained from the area of the excavation beneath the old gasoline tanks, while an OVM reading of 100 ppm was obtained from the area of the excavation beneath the old diesel tank (see Appendix A).

ANALYTICAL LABORATORY RESULTS

Laboratory analysis showed minimal to moderate contamination of the excavation. During excavation, the worst contamination was observed in the vicinity of gasoline tank 3. Following removal of contaminated soil, soil from the area beneath this tank showed TPH levels of 57 ppm, while water from this area of the excavation showed TPH levels beneath the test detection limits of 2 ppm. Soil from the walls of the tank 3 excavation showed moderate TPH, with levels ranging from beneath the detection limit of 3 ppm on the north wall of the excavation to 580 ppm on the south wall of the excavation. One soil sample was obtained from beneath gasoline tank 1. TPH levels beneath the detection limit of 3 ppm were reported. Appendix B contains copies of the laboratory soil and water analysis.

CONCLUSIONS

This was a complex tank closure with large amounts of contaminated soil removed due to tank leakage. Inspection of the gasoline tanks found a total of 4 holes which had released product, while inspection of the diesel tank found five holes. Soil contamination was severe. Following tank removal and contaminated soil excavation, OVM field samples detected TPH levels up to 200 ppm. Laboratory analysis of soil samples obtained from the four walls of the tank excavation indicated the following TPH levels:

- East Wall - 470 ppm
- South Wall - 580 ppm
- North Wall - none detected
- West Wall - 160 ppm

Soil and groundwater samples taken from the area immediately below the tanks after cleanup showed slight to no contamination.

SITE SKETCH

Provided as part of the NHDES Tank Closure Report Form (Appendix A).

PHOTOGRAPHS

See Appendix D.

If you have any questions or require additional information, please contact the undersigned.

Very truly yours,

GZA REMEDIATION, INC.

John C. Murphy
Project Manager

W. Fred Lenz, P.E.
Vice President, Regional Manager

JCM/WFL:pat/pkg
Attachments: Appendix A
Appendix B
Appendix C
Appendix D

APPENDIX A

NHDES TANK CLOSURE REPORT FORM

Town LACONIA Date of Closure 26, 29 JUNE 92 Mailed_____
pc Initial_____

New Hampshire Department of Environmental Services

TANK CLOSURE REPORT FORM

1. Telephone Message
   Name _____ Date:_____
   Street _____ Telephone:_____
   City _____ Initial_____

2. Facility Registration Number:_____
   Name DOC LAKES REGION FACILITY Street _____
   City LACONIA

3. Owner Name
   Name NH DOT Street HAZEN DRIVE
   City CONCORD State NH Telephone 271-3516

4. Tank Removal Information *** Indicate suspected leakers. ***

Tank # 1	Tank # 2	Tank # 3	Tank # _____	Tank # _____
Size 3000	Size 1000	Size 3000	Size _____	Size _____
Product GAS	Product DIESEL	Product GAS	Product _____	Product _____
will tank be	will tank be	will tank be	will tank be	will tank be
Replaced (Yes) No	Replaced Yes (No)	Replaced Yes (No)	Replaced Yes No	Replaced Yes No

5. Consultant GZA REMEDIATION
6. Local Fire Dept. Notified YES

7. Inspector DAVE OLIVER Date 29 JUNE 92
8. Field Screening Methods (tank and piping):
   "THERMO ENVIRONMENTAL" OVM -
   - TOOK SOIL SAMPLES FROM BENEATH ALL THREE TANKS

   EXCAVATION BENEATH TANK 1 - 200 PPM
   2 - 100 PPM
   3 - 200 PPM
   EXCAVATION WALLS TANK 3 - 100 PPM

9. Sample Information

tank # 1	tank # 2	tank # 3	tank #	tank #
(Soil 1) Water -	Soil - Water -	(Soil 5) (Water 2)	Soil Water	Soil Water

   Taken By: DGO

10 Tank Condition:

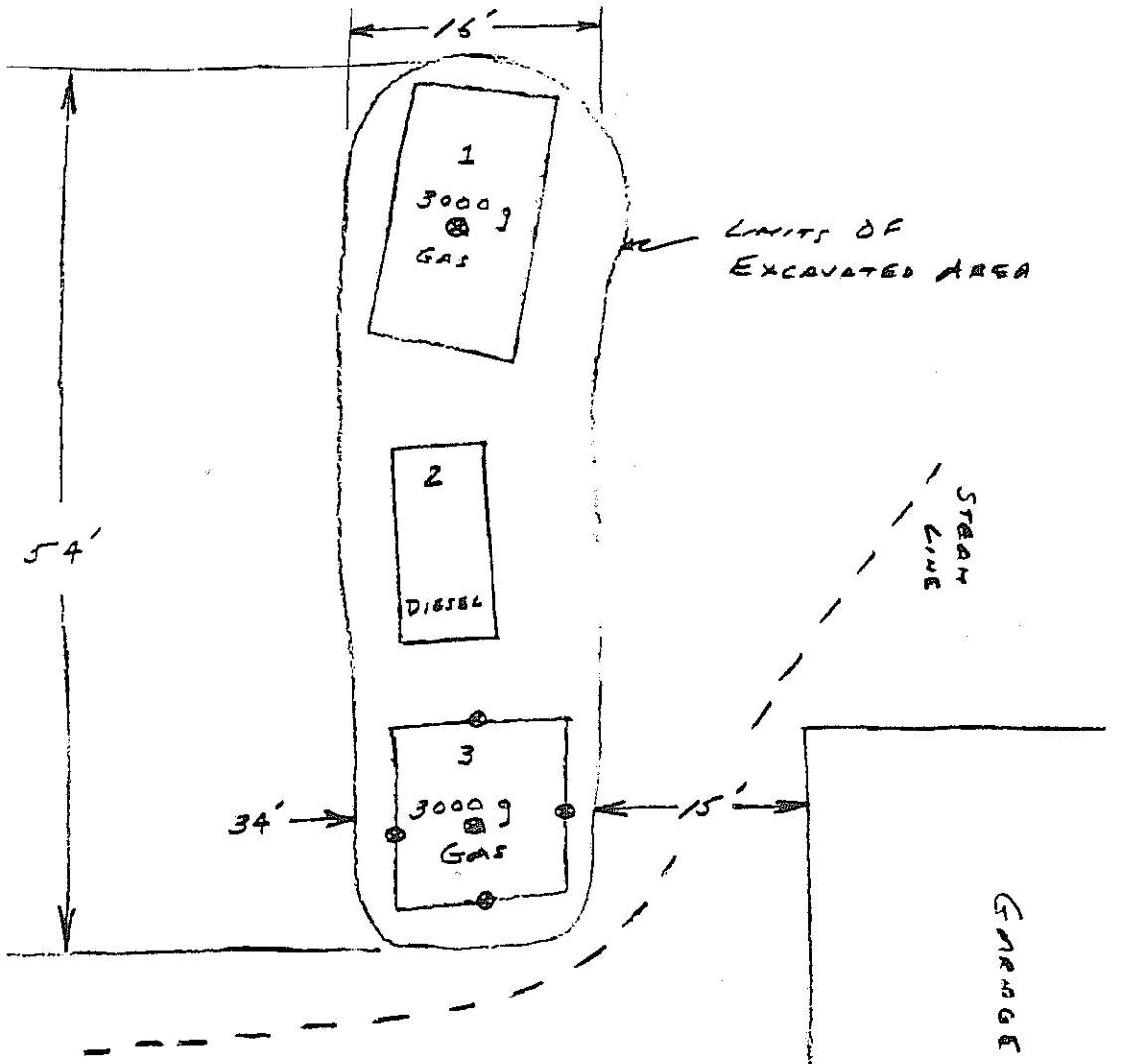
tank # 1	tank # 2	tank # 3	tank #	tank #
2 HOLES	5 HOLES	2 HOLES		

11 Indicate tank and sample locations by sketching on back of this report.

12 . Include photographs of the excavation and tank(s) condition if avaliable. N/A

13 . Verification
I have inspected the site of the removed tank(s). Including the entire excavation area. I am knowledgable in field observation techniques to determine regulated substance contamination in soils and groundwater. There is no evidence of soil or groundwater contamination at the site. I have also inspected the excavated tank(s) and found no evidence of leakage.

Name:	Signature:	Date:



⊗ SOIL SAMPLES FOR LAB ANALYSIS

PLUS 2 WATER SAMPLES FROM AREA OF TANK 3 FOR LAB ANALYSIS

COVER SHEET FOR
DATA SUBMITTAL AND ANNUAL REPORT
(WHEN SAMPLING UNDER A GROUNDWATER MANAGEMENT PERMIT)

Site Name: NHDOC Lakes Region Facility Garage ; Town: Laconia

Permit #: 1992120023-L-003

Type of Submittal (Check All That Apply):

- ☑ Annual Report
- ☐ Data Submittal (Check Month of Sampling Event Per Condition #7 of Permit)
  ☐ Jan.; ☐ Feb.; ☐ March; ☐ April; ☐ May; ☐ June; ☐ July; ☐ Aug.; ☐ Sept.; ☐ Oct.; ☐ Nov.; ☐ Dec.
- ☑ Due Date (Per Condition #7 of Permit): August 2009

Check each Box where the answer to any of the following questions is "YES":

Sampling Results

- ☐ Were any New compounds detected during the latest sampling event at any sampling point? (*Does not apply to Natural Attenuation parameters*)
  - Well/Compound _____/_____
- ☐ Are there any First Time drinking water well receptor impacts?
  - Do compounds detected exceed AGQS?
  - Well/Compound _____/_____
- ☐ Is there any First Time free product detection in any monitoring point?
  - Surface Water (*visible sheen*)
  - Groundwater (*1/8" or greater thickness*)
  - Well/Compound _____/_____

Dissolved Plume Contaminant Trends

Source Area Wells

- ☐ Do sampling results show an increasing concentration trend in any source area monitoring well for any compound over the last six sampling events?
  - Well/Compound _____/_____

GMZ Boundary Wells

- ☐ Do sampling results show an increasing concentration trend in GMZ Boundary well for any compound over the last six sampling events?
  - Well/Compound _____/_____

Recommendations

- ☐ Are there any recommendations being made as a result of the recent sampling requiring DES action? (*Other than to continue with existing permit conditions*)

  _____

Note: This form to be completed for Oil Remediation & Compliance Bureau projects only. Failure to fully complete this form may result in denial of any associated reimbursement claim.

Type of Submittal (check one)	Petroleum Reimbursement Fund Phase (check one)	
___ Work Scope/Budget	___ Initial Response Action	___ Remedial Design Plan
X Technical Report	___ Free Product Removal	___ Remedial Implementation/
___ Reimbursement Request	___ Initial Site Characterization	Operations/monitoring
___ Monitoring Results (Pre-permit)	___ Site Investigation	X Groundwater Management Permit
___ Monitoring Results (Post-permit)	___ Remedial Action Plan	

2009 PERIODIC STATUS REPORT

NHDOC LAKES REGION FACILITY GARAGE
LACONIA, NEW HAMPSHIRE

DES SITE NO. 199212023
TERRACON PROJECT NO. J1077309

AUGUST 17, 2009

Prepared for:

Mr. David Goulet
New Hampshire Department of Administrative Services
Bureau of Public Works
7 Hazen Drive, PO Box 483
Concord, NH 03302-483
(603) 271-1639

Prepared by:

Terracon Consultants, Inc.
77 Sundial Avenue, Suite 401W
Manchester, NH 03103
(603) 647-9700
Contact: Sean D. Kennedy
Reviewer: Michael R. Burke, PG

Recommended Risk Category (check one)		
___ 1. Immediate Human Health Risk (Impacted Water Well, etc.)	___ 4. Surface Water Impact (Actual Impact to Class B or Potential Impact to Class B)	X 7. Alternate Water Available/Low Level Groundwater Contamination (<1,000 x AGQS)
___ 2. Potential Human Health Risk (Residential Well Within 1,000') Or site within wellhead area)	___ 5. No Alternate Water Available/ No Existing Wells in Area	___ 8. No AGQS Violation/No Source Remaining
___ 3. Free Product or Source Hazard	___ 6. Alternate Water Available/High Level Groundwater Contamination (>1,000 x AGQS)	___ 9. Closure Recommended

August 17, 2009

New Hampshire Department of Administrative Services
Bureau of Public Works
7 Hazen Drive, PO Box 483
Concord, NH 03302-483

Attn: Mr. David Goulet

Re: **2009 Periodic Status Report**
NHDOC Lakes Region Facility Garage
1 Right Way Path
Laconia, New Hampshire
DES # 199212023
Terracon Project No. J1077309

Dear Mr. Goulet:

Terracon Consultants, Inc. (Terracon) has completed this Periodic Status Report to present the results of groundwater sampling and analyses conducted in October 2008 and June 2009 at the NHDOC Lakes Region Garage facility in Laconia, New Hampshire. A site location map is presented as Figure 1.

Sampling and analyses were conducted in general accordance with Groundwater Management Permit (GMP) No. GWP-199212023-L-003, issued for the site by the New Hampshire Department of Environmental Services (DES) on March 27, 2008. The GMP requires annual sampling of monitoring wells GT-2 and GT-6, with analysis for the DES Waste Management Division Full List of Analytes for Volatile Organic Compounds via U. S. Environmental Protection Agency (EPA) Method 8260B. Field measurements for pH, temperature, dissolved oxygen (DO), oxidation-reduction potential (ORP) and total dissolved solids (TDS) were also collected and evaluated during the 2008 and 2009 sampling events. Following is a summary of the field methods used, the results, and recommendations for the groundwater monitoring program. The contents of this report are subject to the Limitations contained in Appendix A.

2008 - 2009 GROUNDWATER MONITORING PROGRAM

Sampling and Analysis

Groundwater monitoring was conducted on October 8, 2008 and June 29, 2009. Groundwater samples were collected from monitoring wells GT-2 and GT-6, which are downgradient of the

former underground storage tanks (USTs). Groundwater sampling locations are depicted on Figures 2 and 3.

Low-flow groundwater sampling methodology was used to sample the monitoring wells during the October 2008 and June 2009 monitoring rounds. The low-flow sampling system consisted of polyethylene tubing set within each well with the intake at the screened portion of the well. The tubing was connected to a MasterFlex® peristaltic pump and allowed to discharge to the base of a flow-through cell. Flow rates were adjusted to be approximately 0.2 liter per minute, which is in the accepted range of 0.1 to 0.5 liter per minute used for low-flow sampling. The 1-liter flow-through was set-up with a YSI 556 water quality probe. Water flowed from the base of the flow-through cell to an outlet located at the top. The water quality probe showed stabilized readings within a few minutes of the flow-through cell filling with water.

The YSI 556 water quality probe used for these measurements was calibrated before and after sampling in a manner consistent with the manufacturer's guidelines. Parameters measured by the probe included DO, ORP, temperature, and pH. Water samples were collected by extracting the tubing from the flow-through cell and filling the appropriate containers. Field water quality measurement data collected during the October 2008 and June 2009 sampling events are presented on Tables 1A and 1B.

Groundwater samples were collected from each monitoring well in 40-milliliter glass vials containing preservative, placed on ice during transportation, and delivered under proper chain-of-custody procedures to Aquarian Analytical, Inc. (AAI) of Canterbury, New Hampshire for analysis of the DES Waste Management Division Full List of Analytes for Volatile Organic Compounds (VOCs) via EPA Method 8260B. In addition, during the October 2008 and June 2009 sampling events, groundwater collected from GT-2 (June only) and GT-6 were submitted for laboratory analysis of 1,2-dibromomethane (EDB).

Laboratory results for the June 2009 sampling event are attached as Appendix B. The historic site analytical data for VOCs in groundwater are summarized on Table 2, along with the New Hampshire Ambient Groundwater Quality Standards (AGQS).

Data Evaluation

Groundwater contours and the flow pattern calculated from the June 29, 2009 groundwater level data are shown on Figure 2. The June 2009 water level data indicate a southwesterly flow of groundwater across the site, which is consistent with previous sampling events conducted

during the spring and fall seasons. Lake Winnisquam is approximately 2,300 feet west of the site. Water level measurements from the October 2008 and June 2009 sampling events are presented on Tables 1A and 1B.

During the October 2008 and June 2009 sampling events, benzene, toluene, ethylbenzene, total xylenes, naphthalene, n-propylbenzene, sec-butylbenzene, p-isopropyltoluene, n-propylbenzene, 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene were detected above the laboratory method detection limits within groundwater collected from monitoring well GT-2.

During the October 2008 sampling event, benzene (30 parts per billion [ppb]), naphthalene (52 ppb) and 1,2,4-trimethylbenzene (359 ppb) were the only compounds detected at concentrations above their applicable AGQS. During the June 2009 sampling event, benzene (18 ppb), ethylbenzene (1,430 ppb), naphthalene (95 ppb) and 1,2,4-trimethylbenzene (832 ppb) were the only compounds detected at concentrations above their applicable AGQS. As depicted on Figure 3, the contaminants of concern listed above appear to be located within the vicinity immediately downgradient of the former USTs. Based on historic groundwater quality, concentrations of contaminants have not been detected above AGQS at GT-1, which is also located downgradient of the former USTs, and GT-6, which is the farthest downgradient monitoring point at the site.

A graph depicting contaminants of concern in groundwater collected from monitoring well GT-2 is presented as Figure 4. Since 1993, contaminant concentrations at GT-2 have steadily improved by up to three orders of magnitude; however, concentrations remain above applicable AGQS.

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the 2008 and 2009 monitoring activities, groundwater quality at the site appears relatively stable. Since monitoring began in 1993, the overall dissolved concentrations of VOCs at the site have been drastically reduced; however, several compounds remain well above applicable AGQS. In order to accelerate clean up of the groundwater quality at the site, a slurry injection program of oxygen releasing compound (ORC®) in the vicinity of GT-2 and the area dowgradient of the former USTs should be considered.

Based on the 2008 and 2009 analytical data, we recommend continuing groundwater sampling during 2010 to assess improvements in groundwater quality underlying the site. If you have

questions or we can be of further assistance, please contact our office. We thank you for this opportunity to be of service and look forward to continuing our work with you on this project.

Very truly yours,

Terracon Consultants, Inc.

Sean D. Kennedy
Project Geologist

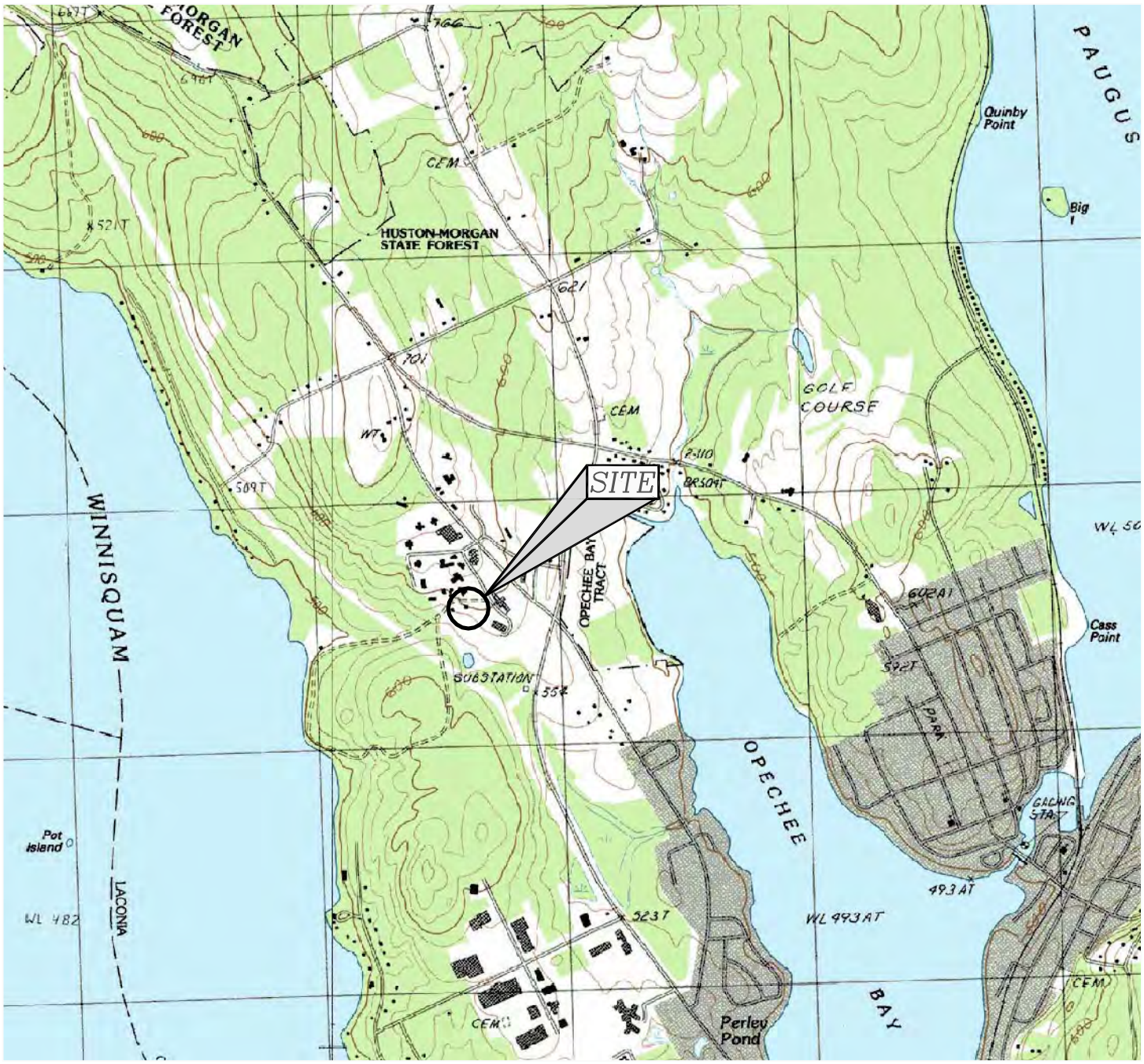
Michael R. Burke, PG, LSP
Senior Principal
Environmental Department Manager

/cjd

Attachments: Figure 1 – Site Location Map
Figure 2 – Groundwater Contour Plan (6-29-09)
Figure 3 – BTEX Isopleth Plan (6-29-09)
Figure 4 – Contaminants of Concern within GT-2
Table 1A – Monitoring Well Field Groundwater Measurements (10-08-08)
Table 1B – Monitoring Well Field Groundwater Measurements (06-29-09)
Table 2 – Groundwater Analytical Results VOCs in Groundwater (06/09)
Appendix A – Limitations
Appendix B – Aquarian Analytical Inc. Laboratory Data

cc: NHDES, Groundwater Management Permits Coordinator via OneStop Upload

FIGURES



PROJECT: NH DOC LAKES REGION FACILITY GARAGE LACONIA, NH

PROJECT NO. J1077309

DATE: AUGUST 2009

SOURCE: USGS LACONIA, NH 1987

FIGURE 1

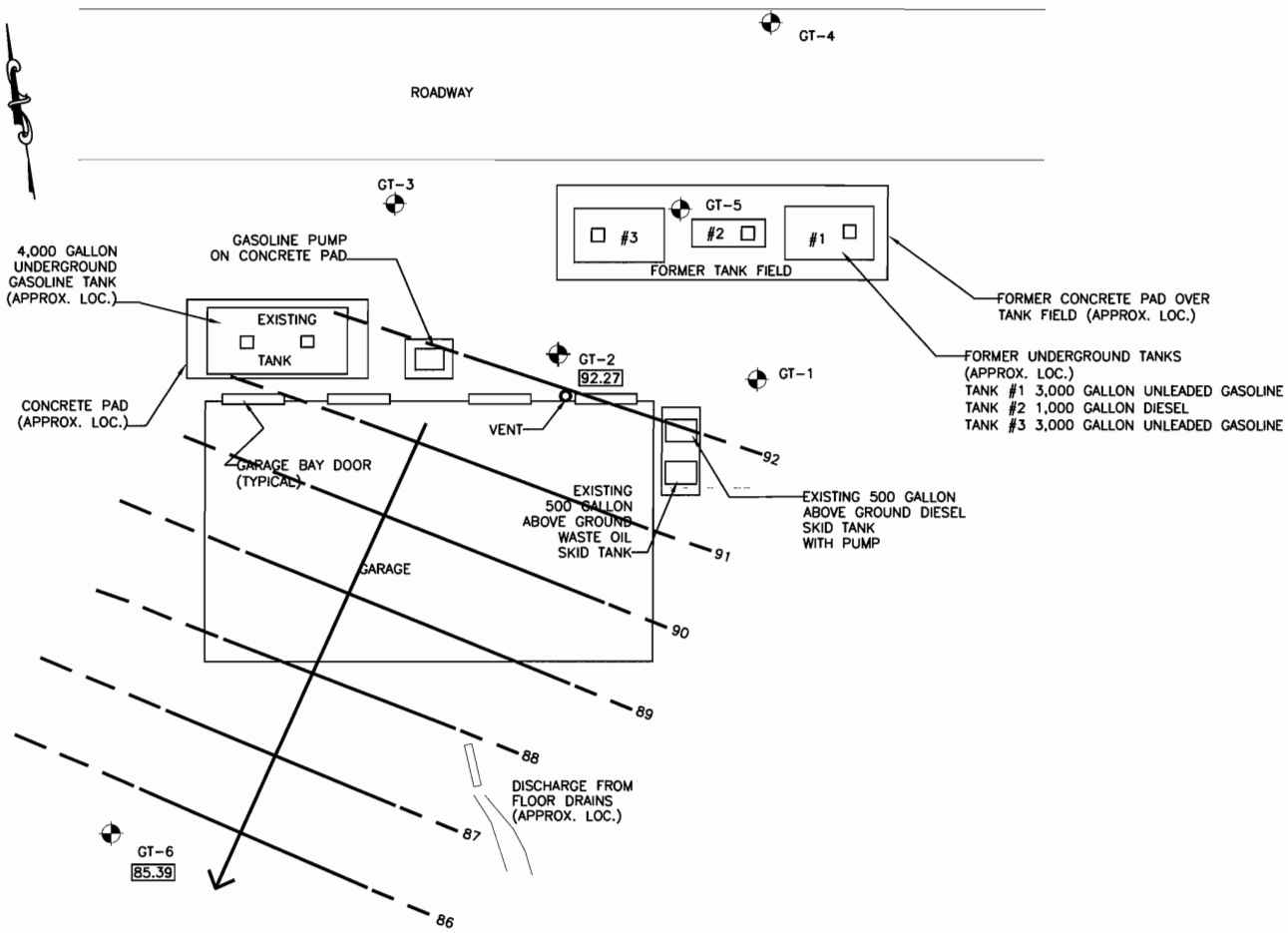
SITE LOCATION MAP

Terracon

77 Sundial Ave. Manchester, NH 03103
Ph. (603)647-9700 FAX (603) 647-4432

NOTES:

1. THIS FIGURE WAS PREPARED FROM A PLAN ENTITLED "WATER TABLE CONTOURS AND PROPOSED GROUNDWATER MANAGEMENT ZONE" DATED 7-28-95, PROVIDED BY GROUNDWATER TECHNOLOGY FROM A BASE MAP ENTITLED "SITE PLAN, LACONIA, DEPT. OF CORRECTIONS.



LEGEND

GT-1 MONITORING WELL LOCATION

92.27 GROUNDWATER ELEVATION (ft)

93 GROUNDWATER CONTOUR (dashed where inferred)

GROUNDWATER FLOW DIRECTION

GRAPHIC SCALE

10 0 10 20 40

(IN FEET)

FIGURE 2
GROUNDWATER CONTOUR PLAN 6-29-09

NH DOC LAKES REGION FACILITY GARAGE
LACONIA, NH

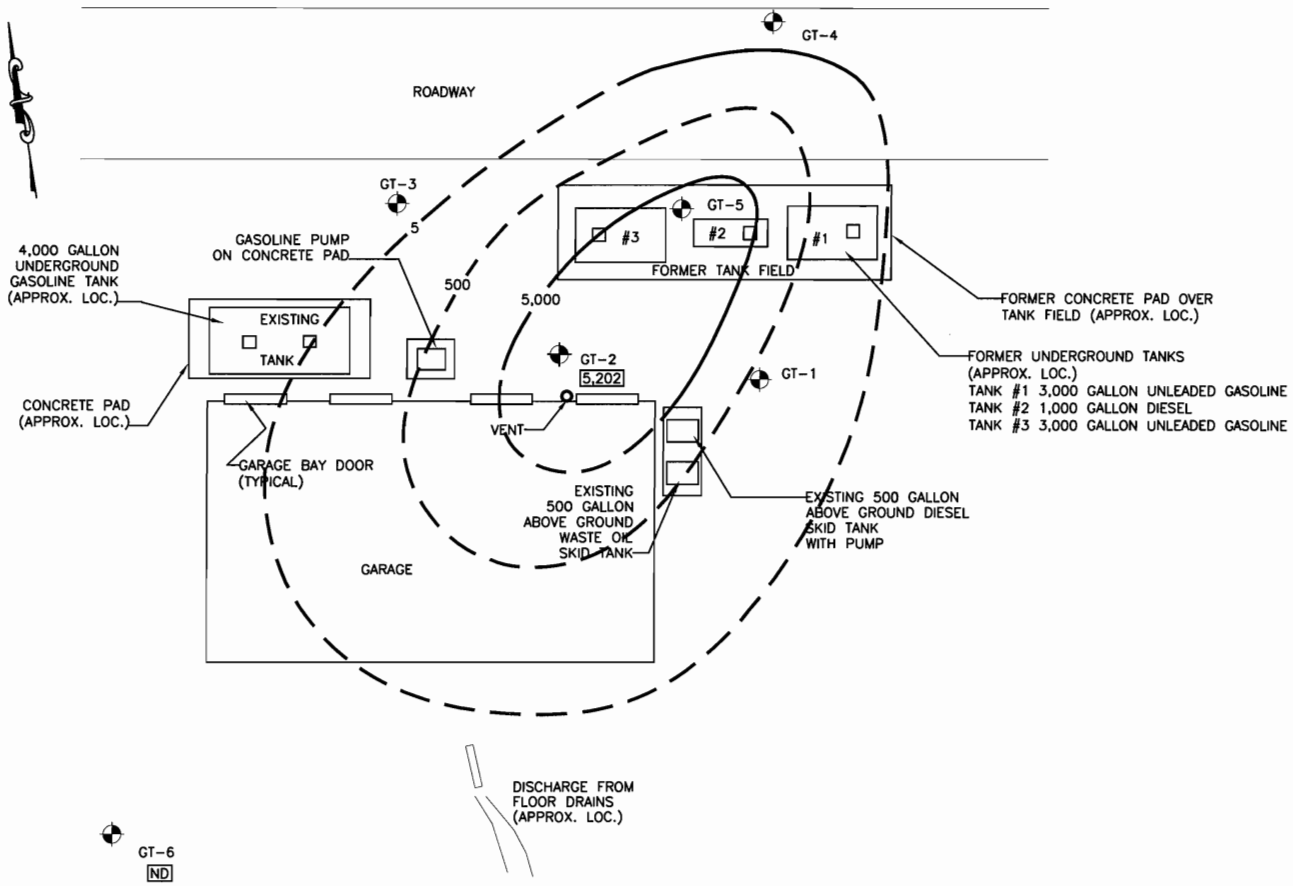
PREPARED FOR:
NH DOT BUREAU OF PUBLIC WORKS
1 HAZEN DRIVE
P.O. BOX 483
CONCORD, NH 03302

DATE: AUGUST 2009
SCALE: 1" = 20'
PROJECT NO: J1077309

Terracon
77 Sundial Ave. Manchester, NH 03103
Ph. (603)647-9700 FAX (603) 647-4432

NOTES:

1. THIS FIGURE WAS PREPARED FROM A PLAN ENTITLED "WATER TABLE CONTOURS AND PROPOSED GROUNDWATER MANAGEMENT ZONE" DATED 7-28-95, PROVIDED BY GROUNDWATER TECHNOLOGY FROM A BASE MAP ENTITLED "SITE PLAN, LACONIA, DEPT. OF CORRECTIONS.



LEGEND

GT-1 MONITORING WELL LOCATION

5,202 BTEX CONCENTRATION (ppb)

5,000 BTEX ISOPLETH (dashed where inferred)

ND NOT DETECTED

GRAPHIC SCALE

10 0 10 20 40

(IN FEET)

FIGURE 3
BTEX ISOPLETH
PLAN 6-29-09

NH DOC LAKES REGION FACILITY GARAGE
LACONIA, NH

PREPARED FOR:
NH DOT BUREAU OF PUBLIC WORKS
1 HAZEN DRIVE
P.O. BOX 483
CONCORD, NH 03302

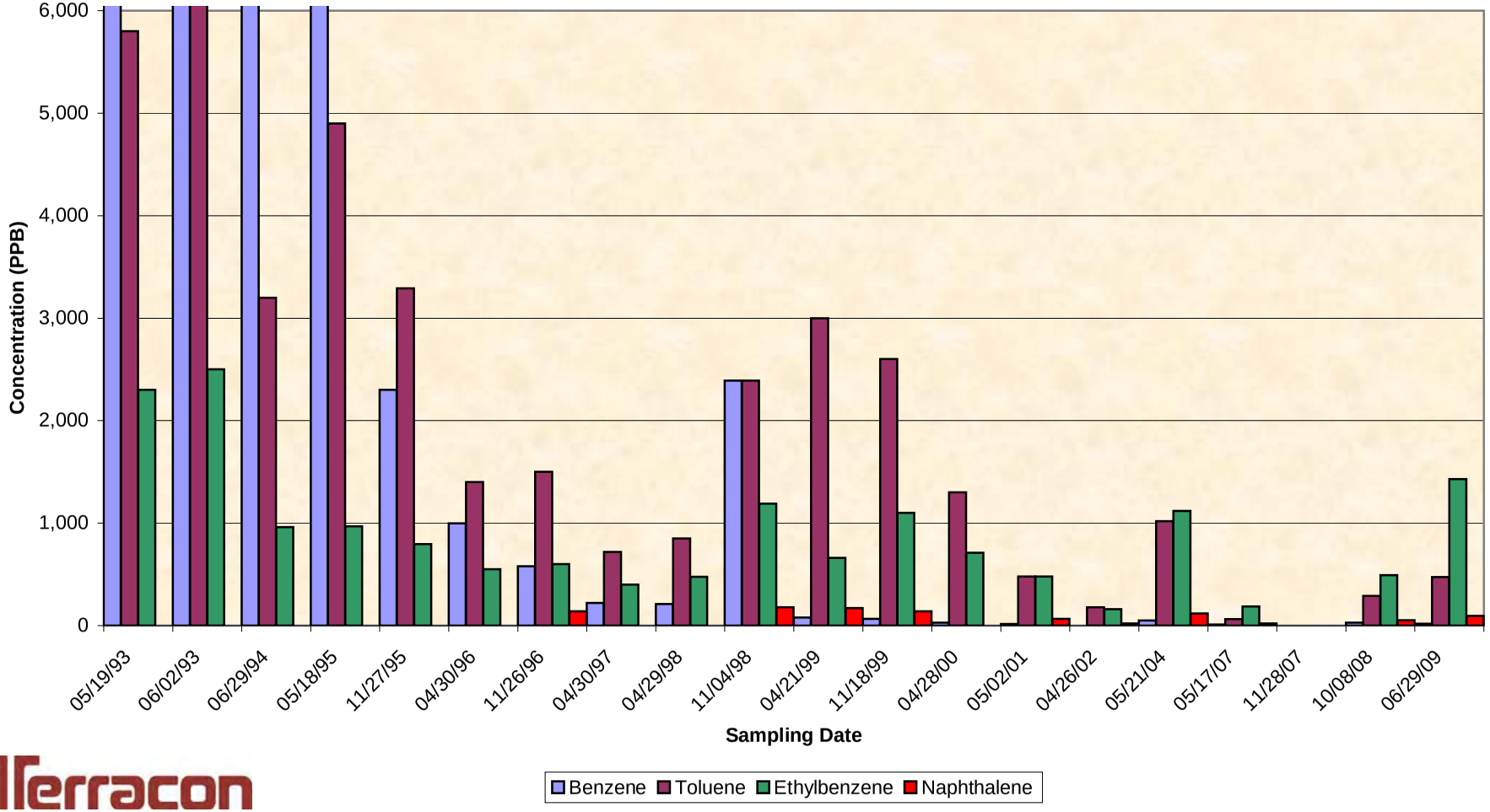
DATE: AUGUST 2009
SCALE: 1" = 20'
PROJECT NO: J1077309

Terracon
77 Sundial Ave. Manchester, NH 03103
Ph. (603)647-9700 FAX (603) 647-4432

Figure 4

NHDOC Lakes Region Facility Garage
Laconia, New Hampshire
Project No. J1077309

Contaminants of Concern within GT-2



Terracon

TABLES

Terracon

TABLE 1A

MONITORING WELL
FIELD GROUNDWATER MEASUREMENTS

PROJECT:	NHDOC Lakes Region Facility Garage	CLIENT:	Bureau of Public Works
	Laconia, New Hampshire		Concord, New Hampshire
PROJECT NO.:	J1077309	WEATHER:	Clear, 60s
DATE:	October 8, 2008	INSTRUMENT(S):	Low-flow Sampling Kit
TECHNICIAN:	Sean Kennedy		Water-level Indicator

WELL NO.	WELL ELEV. (ft)	DEPTH OF WELL (ft)	DEPTH TO WATER (ft)	WATER COLUMN (ft)	WATER TABLE ELEV. (ft)	ORP (mV)	DISSOLVED OXYGEN (ppm)	TEMP. (C)	pH	TDS (ppm)	COMMENTS
GT-2	99.87	10.53	7.65	2.88	92.22	166	0.65	22.3	7.1	1,200	Cloudy, strong sulfur odor
GT-6	86.77	9.98	5.82	4.16	80.95	241	0.89	19.8	7.1	680	Slightly cloudy, no odor
Calibration						239	5.25	14.1	7.0	1,000	
Calibration Check						228	5.72	14.6	7.0	990	

TDS - total dissolved solids.
mV - millivolts.
ppm - parts per million
NM - not measured.

ORP - oxidation-reduction potential.
ELEV. - elevation.

Terracon

TABLE 1B

MONITORING WELL
FIELD GROUNDWATER MEASUREMENTS

PROJECT:	NHDOC Lakes Region Facility Garage	CLIENT:	Bureau of Public Works
	Laconia, New Hampshire		Concord, New Hampshire
PROJECT NO.:	J1077309	WEATHER:	Rain, 60s
DATE:	June 29, 2009	INSTRUMENT(S):	Low-flow Sampling Kit
TECHNICIAN:	Ian K. Coles		Water-level Indicator

WELL NO.	WELL ELEV. (ft)	DEPTH OF WELL (ft)	DEPTH TO WATER (ft)	WATER COLUMN (ft)	WATER TABLE ELEV. (ft)	ORP (mV)	DISSOLVED OXYGEN (ppm)	TEMP. (C)	pH	TDS (ppm)	COMMENTS
GT-2	99.87	10.53	7.60	2.93	92.27	-421	0.20	23.5	6.9	1,234	Clear, strong petroleum odor
GT-6	86.77	9.98	1.38	8.60	85.39	-897	0.47	19.5	6.9	1,210	Clear, no odor

TDS - total dissolved solids.
mV - millivolts.
ppm - parts per million
NM - not measured.

ORP - oxidation-reduction potential.
ELEV. - elevation.

Terracon

TABLE 2

NHDOC Lakes Region Facility Garag
Laconia, New Hampshir
Project No. J1077309

Groundwater Analytical Results
VOCs in Groundwater (ug/L)

Well ID	AGQS	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	Naphthalene	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	p-Isopropyltoluene	n-Propylbenzene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene
		5	**1,000**	**700**	**10,000**	**13**	**20**	**260**	**260**	**260**	**260**	**260**	**330**	**330**
GT-1	05/19/93	<5.0	<5.0	120	54	- -	- -	- -	- -	- -	- -	- -	- -	- -
	06/02/93	1.1	1.7	110	44	- -	- -	- -	- -	- -	- -	- -	- -	- -
	06/29/94	0.8	<1.0	130	23	25	- -	- -	- -	- -	- -	- -	- -	- -
	05/18/95	**<25**	<25	90	<25	**<50**	<25	<25	<25	<25	<25	<25	38	<25
	11/27/95	<2	2	218	19	<2	- -	- -	- -	- -	- -	- -	- -	- -
	04/30/96	<2	<2	3	<2	<2	- -	- -	- -	- -	- -	- -	- -	- -
	11/26/96	<2	<2	170	<4	<2	10.0	5.3	3.3	<2	<2	48	13	22
	04/30/97	<2	<2	2.9	<4	<2	- -	- -	- -	- -	- -	- -	- -	- -
	04/29/98	<2	<2	7	<4	<2	<4	<2	<2	<2	<2	3	9	2
	11/4/98	<2	<2	45	<4	<2	8.0	5	2	<2	2	16	46	19
	04/21/99	<2	<2	37	<4	<2	4.6	<2	<2	<2	<2	11	33	<2
	11/18/99	<2	<2	20	<4	<2	2.4	<2	<2	<2	<2	4.6	14	<2
	04/28/00	<2	6.6	4.3	3.7	<2	- -	- -	- -	- -	- -	- -	- -	- -
	05/02/01	<2	<2	28	<4	<2	11.0	<2	<2	<2	<2	8	30	5.9
	04/26/02	<1	<1	<1	<3	<1	<1	<1	<1	<1	<1	<1	<1	<1
	05/21/04	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
	05/17/07	<2	<2	<2	<2	<2	<4	<2	<2	<2	<2	<2	<2	<2
	11/28/07	<2	<2	<2	<2	<2	<4	<2	<2	<2	<2	<2	<2	<2
GT-2	05/19/93	**11,000**	**5,800**	**2,300**	5,400	- -	- -	- -	- -	- -	- -	- -	- -	- -
	06/02/93	**12,000**	**7,100**	**2,500**	6,000	- -	- -	- -	- -	- -	- -	- -	- -	- -
	06/29/94	**8,800**	**3,200**	**960**	2,000	**<500**	- -	- -	- -	- -	- -	- -	- -	- -
	05/18/95	**7,500**	**4,900**	**970**	1,700	**<500**	**<250**	<250	<250	<250	<250	<250	<250	<250
	11/27/95	**2,300**	**3,290**	**794**	2,356	**<80**	- -	- -	- -	- -	- -	- -	- -	- -
	04/30/96	**997**	**1,400**	550	879	**<40**	- -	- -	- -	- -	- -	- -	- -	- -
	11/26/96	**580**	**1,500**	600	1890	**<20**	**140**	<20	<20	<20	<20	86	**920**	310
	04/30/97	**220**	720	400	740	**<20**	- -	- -	- -	- -	- -	- -	- -	- -
	04/29/98	**211**	851	476	959	**360**	<160	<80	<80	<80	<80	133	**605**	**636**
	11/04/98	**2,390**	**2,390**	**1,190**	2,947	<8	**179**	52	10	<8	32	221	**870**	**924**
	04/21/99	**79**	**3,000**	660	2,250	**<50**	**170**	<50	<50	<50	<50	**260**	**870**	**950**
	11/18/99	**66**	**2,600**	**1,100**	3,200	**<40**	**140**	<40	<40	<40	<40	220	**850**	<40
	04/28/00	**30**	**1,300**	**710**	680	<2	- -	- -	- -	- -	- -	- -	- -	- -

TABLE 2

NHDOC Lakes Region Facility Garag
Laconia, New Hampshire
Project No. J1077309

Groundwater Analytical Results
VOCs in Groundwater (ug/L)

Well ID	AGQS	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	Naphthalene	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	p-Isopropyltoluene	n-Propylbenzene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene
		5	**1,000**	**700**	**10,000**	**13**	**20**	**260**	**260**	**260**	**260**	**260**	**330**	**330**
GT-2	05/02/01	**16**	480	480	420	<10	**66**	<10	<10	<10	<10	130	**760**	210
cont.	04/26/02	<5	180	160	380	<5	**22**	12	<5	<5	<5	40	210	85
	05/21/04	**50**	**1,020**	**1,120**	2,850	**<20**	**118**	<20	<20	<20	<20	191	**1,010**	312
	05/17/07	**10**	62	187	221	<8	**22**	<8	<8	<8	<8	44	148	57
	11/28/07	<2	<2	<2	<2	<2	<4	<2	<2	<2	<2	<2	<2	<2
	10/08/08	**30**	289	492	1,196	<2	**52**	10	5	<2	3	92	**359**	126
	06/29/09	**18**	475	**1,430**	3,279	<2	**95**	16	9	<2	4	146	**832**	233
GT-6	06/16/94	**6.2**	<5.0	<5.0	<5.0	**19**	- -	- -	- -	- -	- -	- -	- -	- -
	06/29/94	0.6	<1.0	<1.0	<2.0	**35**	- -	- -	- -	- -	- -	- -	- -	- -
	05/18/95	<5.0	<5.0	<5.0	<5.0	<10	<5	<5	<5	<5	<5	<5	<5	<5
	11/27/95	**31**	<2	90	64	<2	- -	- -	- -	- -	- -	- -	- -	- -
	04/30/96	**25**	34	117	87	<4	- -	- -	- -	- -	- -	- -	- -	- -
	11/26/96	4.5	2.5	23	22.7	<2	7.4	2.4	4.3	<2	<2	11	120	<2
	04/30/97	3.1	<2	<2	<4	<2	- -	- -	- -	- -	- -	- -	- -	- -
	04/29/98	<2	<2	<2	<4	<2	<4	<2	<2	<2	<2	<2	<2	<2
	11/4/98	<2	<2	<2	<4	<2	<4	<2	<2	<2	<2	<2	<2	<2
	04/21/99	<2	<2	<2	<4	<2	<2	<2	<2	<2	<2	<2	<2	<2
	11/18/99	- -	<2	<2	<4	2.7	<2	<2	<2	<2	<2	<2	<2	<2
	04/28/00	<2	<2	<2	<2	**50**	- -	- -	- -	- -	- -	- -	- -	- -
	05/02/01	<2	<2	<2	<4	**290**	<4	<4	<4	<4	<4	<4	<4	<4
	04/26/02	<1	<1	<1	<3	6.4	<1	<1	<1	<1	<1	<1	<1	<1
	05/21/04	<2	<2	<2	<2	6.2	<2	<2	<2	<2	<2	<2	<2	<2
	05/17/07	<2	<2	<2	<2	<2	<4	<2	<2	<2	<2	<2	<2	<2
	11/28/07	<2	<2	<2	<2	<2	<4	<2	<2	<2	<2	<2	<2	<2
	10/08/08	<2	<2	<2	<2	<2	<4	<2	<2	<2	<2	<2	<2	<2
	06/29/09	<2	<2	<2	<2	<2	<4	<2	<2	<2	<2	<2	<2	<2

Notes:

ug/L - micrograms per liter (parts per billion equivalent).

MTBE - methyl tertiary butyl ether.

AGQS - Ambient Groundwater Quality Standards per New Hampshire Code of Administrative Rules Env-Or 603.03

NS - No standard established.

- - No data.

Bold - exceeds standards.

UNDERGROUND PETROLEUM STORAGE TANKS
CLOSURE REPORT

NH DEPARTMENT OF CORRECTIONS
1 RIGHTWAY PATH
LACONIA, NEW HAMPSHIRE

UST Facility ID#0113989

Prepared for:
Pellowe Construction Company, LLC
P O Box 1003
Alton, New Hampshire 03809
Contact: Mr. Doug Pellowe
(603)875-4602

Prepared by:
ALLSEASONS ENVIRONMENTAL, LLC
P O Box 658
Somersworth, New Hampshire 03878-0658
Contact: Al Bryant
(603)692-0022

May 2010

ALLSEASONS
ENVIRONMENTAL, L.L.C.

Environmental Consulting and Contracting Services

May 10, 2010

Mr. Doug Pellowe
Pellowe Construction Company, LLC
P O Box 1003
Alton, New Hampshire 03809

Re: Underground Fuel Oil Storage Tank Closure and Underground Gasoline Storage Tank Closure, NH Department of Corrections Property, 1 Rightway Path, Laconia, NH. UST Facility ID# 0113989.

Dear Sir:

On March 8 & 9, 2010, C.A.B. Services personnel pumped-out, excavated and removed a 3,000-gallon underground fuel oil storage tank (UST) and a 4,000-gallon gasoline UST at the above referenced site. As required, soil samples were collected from the petroleum tank excavations for field and laboratory analysis. Groundwater samples were also collected from the excavations for laboratory analysis. Field observations and laboratory results are included in this report. This report is subject to the limitations described herein.

FIELD OBSERVATIONS

The 3000-gallon fuel oil UST was removed on March 8, 2010 and was located approximately 35' north of the Speare Building. The tank was constructed of double-walled steel with an exterior fiberglass coating. The tank had a width of 5'10" and a length of 15'3". The tank and piping appeared to be in good condition. Groundwater was encountered in the excavation at approximately 7' below surface grade.

Soil samples were collected near piping connections and along the base of the tank excavation for field analysis. Soil samples were field analyzed for detection of petroleum related volatile organic compounds (VOC's) using an organic vapor meter equipped with a photoionization detector (OVM/PID). VOC's were not detected in any of the soil samples. Field analytical results and tank location are shown on attached UST Closure Site Plan #1. Photographs of the fuel oil tank and work area have been enclosed.

The 4000-gallon gasoline UST was removed on March 9, 2010 and was located approximately 12' north of the Maintenance Building. The tank was constructed of double-walled steel with an exterior fiberglass coating. This tank had a width of 5'10" and a length of 20'6". The tank and piping appeared to be in good condition. Groundwater was encountered in the tank excavation at approximately 7'8" below surface grade.

Soil samples were collected near piping connections and along the base of the tank excavation for field analysis. Soil samples were field analyzed for detection of petroleum related volatile organic compounds (VOC's) using an OVM/PID. VOC's were not detected in any of the soil samples. Field analytical results and tank location are shown on attached UST Closure Site Plan #2. Photographs of the gasoline tank and work area have been enclosed.

LABORATORY ANALYSES - SOIL

One composite soil sample was collected from the base of the 3,000-gallon fuel oil UST excavation for laboratory analyses. The sample was delivered to a certified laboratory and analyzed by EPA Methods 8015, 8260 and 8270 for detection of total petroleum hydrocarbons (TPH), volatile organic compounds (VOC's) and polyaromatic hydrocarbons (PAH's).

VOC's were not detected in the soil sample above minimum analytical detection limits ranging from 89 to 2,370 micrograms per kilogram (μg/kg). PAH's were not detected above the minimum detection limit of 310 μg/kg. TPH were not detected above the minimum detection limit of 6 mg/kg.

One composite soil sample was collected from the base of the 4,000-gallon gasoline UST excavation for laboratory analyses. The sample was delivered to a certified laboratory and analyzed by EPA Methods 8015 and 8260 for detection of total petroleum hydrocarbons (TPH) and volatile organic compounds (VOC's). VOC's were not detected in the soil sample above minimum analytical detection limits ranging from 85 to 2,280 micrograms per kilogram (μg/kg). TPH were not detected above the minimum detection limit of 1,133 μg/kg.

Laboratory analyses did not detect VOC's, PAH's or TPH in the soil samples collected from the tank excavations. Laboratory results are enclosed.

LABORATORY ANALYSES - GROUNDWATER

One groundwater sample was collected from the 4,000-gallon gasoline UST excavation for laboratory analysis. The sample was delivered to a certified laboratory and analyzed by EPA Method 8260 for detection of (VOC's). Laboratory analysis did not detect VOC's in the groundwater above minimum detection limits ranging from 1 to 20 micrograms per liter (μg/L).

One groundwater sample was collected from the 3,000-gallon fuel oil UST excavation for laboratory analysis. The sample was delivered to a certified laboratory and analyzed by EPA Method 8260 and 8270 for detection of VOC's and PAH's. Laboratory results are summarized below:

Volatile Organic Compounds (VOC's)	3,000g. Fuel Oil UST Speare Building GW from Exc.	NHDES Ambient Groundwater Quality Standard (AGQS)
Ethylbenzene	0.8	700
Naphthalene	4.3	20
n-Propylbenzene	0.6	260
Toluene	0.7	1,000
1,2,4-Trimethylbenzene	7.9	330
1,3,5-Trimethylbenzene	2.7	330
Total Xylenes	6.9	10,000
Total VOC's (ppb)	23.9	-
Polyaromatic Hydrocarbons (PAH's)		
Naphthalene	0.1	20
Total PAH's (ppb)	0.1	-

Notes:

1. VOC's and PAH's detected in the groundwater are expressed in micrograms per liter (μg/L), equivalent to parts per billion (ppb).

VOC's and PAH's were detected in the groundwater sample collected from the fuel oil UST excavation at levels within Ambient Groundwater Quality Standards (AGQS). Laboratory results are enclosed.

CONCLUSIONS / RECOMMENDATIONS

Field analysis did not detect VOC's in soil samples collected from the tank excavations.

Laboratory analyses did not detect VOC's, PAH's or TPH in soil samples collected from the tank excavations.

Laboratory analysis did not detect VOC's in the groundwater sample collected from the gasoline storage tank excavation.

VOC's and PAH's were detected in the groundwater sample collected from the fuel oil tank excavation at levels within Ambient Groundwater Quality Standards.

Based on laboratory results, further investigation does not appear necessary at this time. This report will be forwarded to the NH Department of Environmental Services for their review.

LIMITATIONS

Tank closure work did not include assessments for the presence of lead paint, asbestos, or any other hazardous wastes.

Chemical analyses performed during this study were conducted by an outside laboratory. Allseasons Environmental has relied upon the data provided and has not conducted an independent evaluation on the reliability of that data.

Laboratory analyses were performed for specific parameters during this project. Additional chemical constituents not examined for during this work may be present in soil or groundwater at this site

Please call if you require any additional information or have questions regarding this report. Thank you for the opportunity to provide our services.

Cordially,

Al Bryant

Encl: UST Closure Site Plan
Photographs
Laboratory Results

cc: Mr. Thomas Beaulieu
Underground Storage Tank Office
NH Department of Environmental Services
29 Hazen Drive / P O Box 95
Concord, New Hampshire 03302-0095

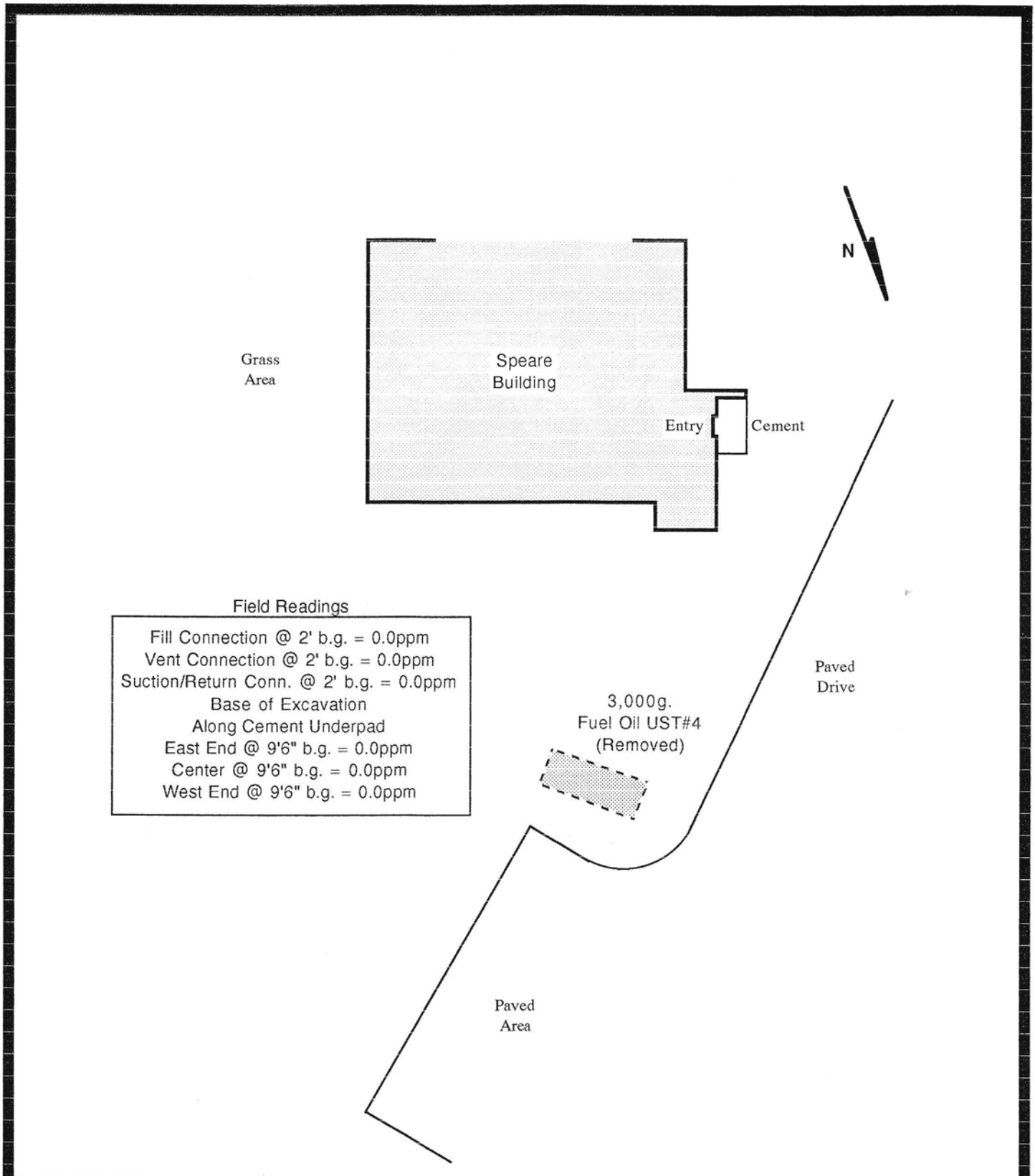
UST CLOSURE SITE PLAN #1 AND #2

UNDERGROUND STORAGE TANKS CLOSURE REPORT

NH DEPARTMENT OF CORRECTIONS
1 RIGHTWAY PATH
LACONIA, NEW HAMPSHIRE

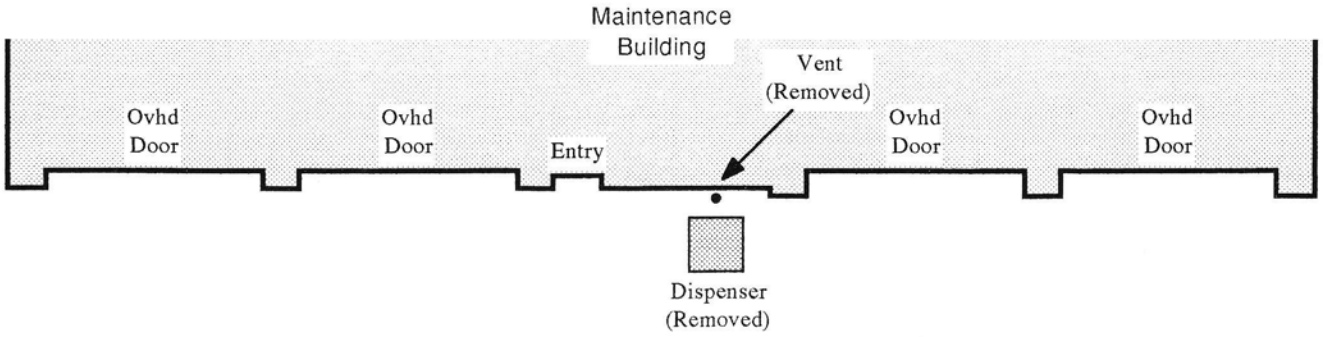
UST Facility ID#0113989

May 2010



ALLSEASONS ENVIRONMENTAL, LLC
P O BOX 658
SOMERSWORTH, NEW HAMPSHIRE 03878-0658

NH DEPARTMENT OF CORRECTIONS
SPEARE BUILDING
1 RIGHTWAY PATH
LACONIA, NEW HAMPSHIRE
UST FACILITY ID#0113989
UST CLOSURE SITE PLAN #1
SCALE: 1" = 20' / MAY 2010



Dispenser
(Removed)

Paved
Area

4,000g.
Gasoline UST#5
(Removed)

N

Field Readings

Fill Connection @ 3'1" b.g. = 0.0ppm
Vent Connection @ 3'1" b.g. = 0.0ppm
Dispenser Conn. @ 3'1" b.g. = 0.0ppm
Under Dispenser @ 1'6" b.g. = 0.0ppm
Base of Excavation
East End @ 10' b.g. = 0.0ppm
East Center @ 10' b.g. = 0.0ppm
West Center @ 10' b.g. = 0.0ppm
West End @ 10' b.g. = 0.0ppm

Paved
Area

ALLSEASONS ENVIRONMENTAL, LLC
P O BOX 658
SOMERSWORTH, NEW HAMPSHIRE 03878-0658

NH DEPARTMENT OF CORRECTIONS
MAINTENANCE BUILDING
1 RIGHTWAY PATH
LACONIA, NEW HAMPSHIRE
UST FACILITY ID#0113989
UST CLOSURE SITE PLAN #2
SCALE: 1" = 10' / MAY 2010

PHOTOGRAPHS

UNDERGROUND STORAGE TANKS CLOSURE REPORT

NH DEPARTMENT OF CORRECTIONS
1 RIGHTWAY PATH
LACONIA, NEW HAMPSHIRE

UST Facility ID#0113989

May 2010

SITE NAME: NH Department of Corrections, Speare Building, 1 RightWay Path, Laconia, NH

Description: View of the work area prior to excavation of the underground fuel storage tank.

Description: Removal of the 3,000g. underground fuel oil storage tank from the ground.

SITE NAME: NH Department of Corrections, Maintenance Building, 1 RightWay Path, Laconia, NH

Description: View of the work area prior to excavation of the underground gasoline tank.

Description: Removal of the 4,000g. underground gasoline storage tank from the ground.

APPENDIX D
SITE PHOTOGRAPHS

Picture 1.
Representative interior conditions of the basement of Building 1—Administration

Picture 2.
Representative interior conditions of the first floor of Building 1—Administration

Picture 3.
Representative exterior conditions of
Building 2—Baker

Picture 4.
Representative interior conditions of the basement of
Building 2—Baker. Note loose and peeling paint.

Picture 5.
Representative interior conditions of the third floor of Building 2—Baker. Note water damage.

Picture 6.
Bagged fibrous waste observed on the first floor of Building 2—Baker.

Picture 7.
Representative exterior conditions of Building 3—Blood.

Picture 8.
Representative interior conditions of the central portion of the first floor of Building 3—Blood.

Picture 9.
Representative interior conditions of the second floor of Building 3—Blood. Note mold and loose and flaking paint.

Picture 10. Representative interior conditions of the third floor of Building 3—Blood. Note mold and suspect ACM floor and ceiling tiles.

Picture 11.
Representative interior conditions of the fourth floor of Building 3—Blood. Note loose and flaking paint.

Picture 12.
Representative interior conditions of the fourth floor of Building 3—Blood. Note mold and water damage.

Picture 13.
Hot water tank and former steam system components within the first floor of Building 3—Blood.

Picture 14. Representative exterior conditions of Building 4—Dube as viewed from the north. Note: pad-mounted electrical transformer and propane ASTs.

Picture 15.
Representative interior conditions of the first floor of Building 4—Dube.

Picture 16.
Propane-fired hot water boilers located on the first floor of Building 4—Dube.

Picture 17.
Representative exterior conditions of
Building 5—Dwinell.

Picture 18. Representative interior conditions of the first floor of the Lakes Region Mutual Fire Aid section of Building 5—Dwinell.

Picture 19. No. 2 fuel oil-fired boiler located on the first floor of the Lakes Region Mutual Fire Aid section of Building 5—Dwinell.

Picture 20. 330-gallon No. 2 fuel oil AST located on the first floor of the Lakes Region Mutual Fire Aid section of Building 5—Dwinell.

Picture 21.
Representative exterior conditions of Building 6—Felker.

Picture 22.
Sewer system structure and pad-mounted electrical transformer located east of Building 6—Felker.

Picture 23.
Representative interior conditions of the basement of Building 6—Felker.

Picture 24.
Hot water tank and associated potential ACM observed within the basement of Building 6—Felker.

Picture 25.
Representative interior conditions of the first floor of Building 6—Felker.

Picture 26.
Universal waste observed on the first floor of Building 6—Felker.

Picture 27.
Representative interior conditions of the second floor of Building 6—Felker.

Picture 28.
Universal waste including potting material and ballasts observed on the second floor of Building 6—Felker.

Picture 29.
Representative exterior conditions of Building 7—Floyd.

Picture 30.
Representative interior conditions of the basement of Building 7—Floyd.
Note: Piled material is reportedly sand which is applied to pedestrian walkways during freezing conditions.

Picture 31.
Hot water tank and associated potential ACM observed within the basement of Building 7—Floyd.

Picture 32.
Representative interior conditions of the first floor of Building 7—Floyd. Note: Suspect ACM floor tiles.

Picture 33. Representative interior conditions of the second floor of Building 7—Floyd. Note: Suspect ACM floor tiles, mold, and loose and flaking paint.

Picture 34.
Water damage on the second floor of Building 7—Floyd.

Picture 35.
Representative exterior conditions of Building 8—Keyes.

Picture 36.
Pad-mounted electrical transformer and associated switchgear located east of Building 8—Keyes.

Picture 37.
Representative interior conditions of the first floor of Building 8—Keyes. Note: Suspect ACM floor tiles.

Picture 38. Representative interior conditions of the first floor of Building 8—Keyes. Note: Suspect ACM floor tiles and loose and flaking paint.

Picture 39. Representative interior conditions of the third floor of Building 8—Keyes. Note: Suspect ACM floor tiles, water damage, and mold.

Picture 40.
Representative exterior conditions of Building 9—King.

Picture 41.
Pad-mounted electrical transformer located south of Building 9—King.

Picture 42.
Representative interior conditions of the first floor of Building 9—King.

Picture 43. Representative exterior conditions of Building 10—Murphy including pad-mounted electrical transformer as viewed from the east..

Picture 44.
Representative interior conditions of the basement of Building 10—Murphy.

Picture 45.
Representative laboratory equipment located in the basement of Building 10—Murphy.

Picture 46. Copper hot water tank and former steam System components located in the basement of Building 10—Murphy.

Picture 47. Representative interior conditions of the first and second floors of Building 10—Murphy. Note: Suspect ACM floor tiles and loose and flaking paint.

Picture 48. Representative interior conditions of the third floor of Building 10—Murphy. Note: Suspect ACM floor tiles and loose and flaking paint.

Picture 49.
Representative exterior conditions of
Building 11—Murphy Wing.

Picture 50. Representative interior conditions of the dental care area on first floor ofBuilding 11—Murphy Wing. Note: Suspect ACM floor tiles.

Picture 51.
Suspect ACM pipe insulation within the mechanical room in the basement of Building 11—Murphy Wing.

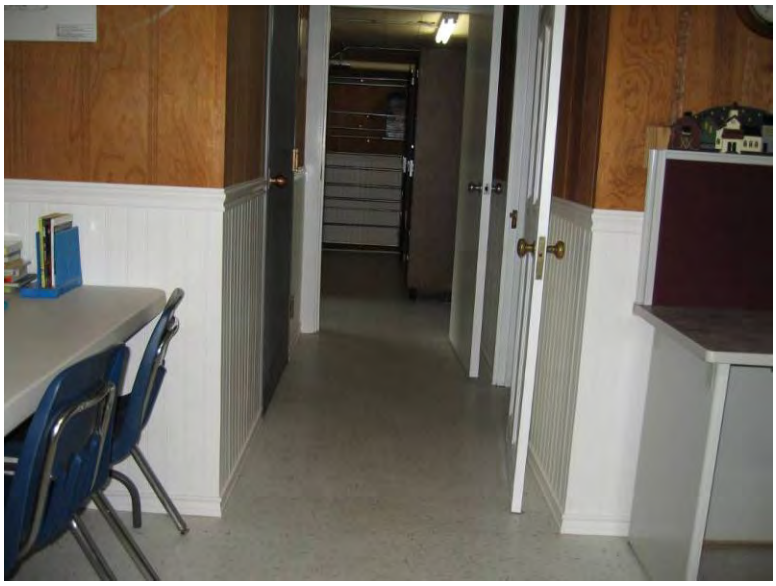
Picture 52.
Staining of the floor within the mechanical room in the basement of Building 11—Murphy Wing.

Picture 53. Representative conditions of the first floor of Building 11—Murphy Wing.
Note: Suspect ACM floor tiles.

Picture 54.
Representative exterior conditions of Building 12—Peterson.

Picture 55.
Representative conditions of the first floor of
Building 12—Peterson. Note: Suspect ACM floor tiles

Picture 56.
Representative exterior conditions of
Building 13—Physician's Cottage.



Picture 57.
Representative conditions of the basement of
Building 13—Physician's Cottage.

Picture 58.
275-gallon No. 2 fuel oil AST located in the basement of
Building 13—Physician's Cottage.

Picture 59.
No. 2 fuel oil-fired boiler located in the basement of Building 13—Physician's Cottage.

Picture 60.
Representative exterior conditions of Building 14—Powell.

Picture 61. Pad-mounted electrical transformer located east of Building 14—Powell. Note: Wet conditions at the time of photograph.

Picture 62.
Interior conditions of the first floor of Building 14—Powell including a work sink.

Picture 63.
Suspect ACM pipe insulation and floor staining
located in the sub-basement of Building 14—Powell.

Picture 64.
Universal waste located in the sub-basement of
Building 14—Powell.

Picture 65.
Representative exterior conditions of Building 15—Quinby.

Picture 66.
Staining observed in the area of former electrical equipment within the sub-basement of Building 15—Quinby.

Picture 67.
Coolers located in the sub-basement of
Building 15—Quinby. Note: Suspect ACM (Transite)

Picture 68.
Compressor room located in the basement of
Building 15—Quinby.

Picture 69.
Representative conditions within the basement of Building 15—Quinby.

Picture 70.
Representative conditions on the first floor of Building 15—Quinby. Note: Loose and flaking paint.

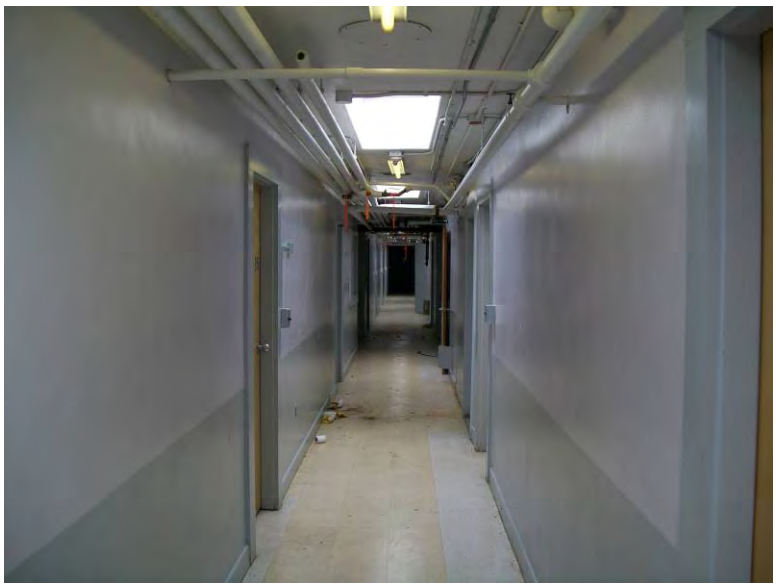
Picture 71.
Representative conditions of the first floor of Building 15—Quinby.

Picture 72.
Representative conditions of the second floor of Building 15—Quinby. Note: Loose and flaking paint.

Picture 73.
Representative exterior conditions of Building 16—Rice.

Picture 74. Pad-mounted electrical transformer and reported former location of 1,000-gallon No. 2 fuel oil UST (background) northwest of Building 16—Rice.

Picture 75.
Representative interior conditions of the first floor of Building 16—Rice. Note: Suspect ACM floor tiles.



Picture 76.
Representative interior conditions of the first floor of Building 16—Rice. Note: Suspect ACM floor tiles.

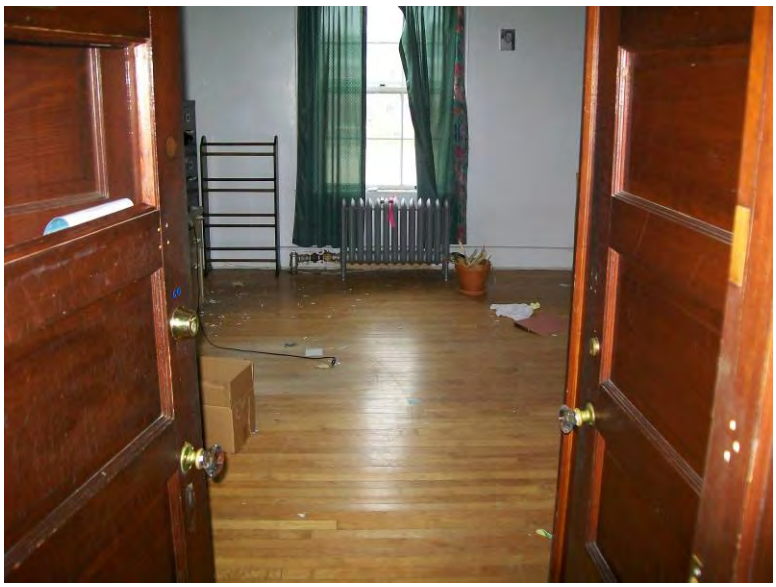
Picture 77.
Representative exterior conditions of
Building 17—Spaulding.

Picture 78.
Pad-mounted electrical transformer located north of
Building 17—Spaulding.

Picture 79. Hot water tank and associated suspect ACM insulating materials located in the basement of Building 17—Spaulding.

Picture 80.
Food preparation equipment located in the basement of Building 17—Spaulding.

Picture 81.
Representative conditions of the first floor of
Building 17—Spaulding.



Picture 82.
Representative conditions of the second and third floors of
Building 17—Spaulding.

Picture 83.
Representative exterior conditions of
Building 18—Speare.

Picture 84. Pad-mounted electrical transformer and reported former location of 3,000-gallon No. 2 fuel oil UST (foreground) northeast of Building 18—Speare.

Picture 85.
Representative conditions of the first floor of
Building 18—Speare. Note: Suspect ACM floor tiles.

Picture 86.
Representative conditions of the first floor of
Building 18—Speare. Note: Suspect ACM floor tiles.

Picture 87.
Representative exterior conditions of
Building 19—Superintendent's House.

Picture 88.
275-gallon No. 2 fuel oil AST located in the basement of
Building 19—Superintendent's House.

Picture 89.
No. 2 fuel oil-fired boiler located in the basement of Building 19—Superintendent's House.

Picture 90.
Conditions of the first floor of Building 19—Superintendent's House.

Picture 91.
Representative exterior conditions of Building 20—Toll.

Picture 92. Pad-mounted electrical transformer and drain (foreground) located northeast of Building 20—Toll.

Picture 93.
Pool treatment chemical tanks located in the basement of Building 20—Toll.

Picture 94.
Compromised pool chemical drum located in the basement of Building 20—Toll. Note: Floor drain.

Picture 95.
Suspect insulating material located in the basement of Building 20—Toll.

Picture 96.
Pool located on the first floor of Building 20—Toll.

Picture 97.
Representative interior conditions of the first floor of Building 20—Toll.

Picture 98.
Gymnasium located on the first floor of Building 20—Toll.

Picture 99.
Representative interior conditions of the second floor of Building 20—Toll. Note: Suspect ACM floor tiles.

Picture 100.
Representative exterior conditions of Building 21—Warehouse. Note: Former silo pads in foreground.

Picture 101. Representative exterior conditions of Building 21—Warehouse including area of suspected former UST or AST.

Picture 102.
Former No. 2 fuel oil-fried boiler within the basement of Building 21—Warehouse.

Picture 103.
Representative conditions of the first floor of Building 21—Warehouse.

Picture 104.
Bulk containers of laundry detergent located on the first floor of Building 21—Warehouse.

Picture 105. Representative exterior of Building 21—Warehouse accessory building "Sap House" as viewed from the south. Interior portions were not accessible.

Picture 106. Representative exterior of Building 21—Warehouse accessory building known as "Sewer Pump House" as viewed from the east.

Picture 107. Interior of Building 21—Warehouse accessory building "Sewer Pump House." Note: Loose and flaking paint, mold, and approximately 2 feet of standing water..

Picture 108. Representative exterior of Building 22—Boiler House including Fuel Bunker section (foreground) and AST filling structures (right).

Picture 109. Representative exterior conditions in the area of the Electrical Shop and Plumbing Shop sections of Building 22—Boiler House.

Picture 110. AST filling structures located above the Fuel Bunker section of Building 22—Boiler House.

Picture 111. Surficial oil staining observed adjacent to an AST filling structure located atop the fuel storage bunker of Building 22—Boiler House.

Picture 112. Pad-mounted electrical transformer and associated switchgear located southeast of Building 22—Boiler House.

Picture 113. Bigelow steam boilers located in the Boiler Room section of Building 22—Boiler House.
Note: Suspect ACM insulating materials.

Picture 114. Representative floor drain observed below each steam boiler within the Boiler Room section of Building 22—Boiler House.

Picture 115. Deairing tank located in the Boiler Room section of Building 22—Boiler House. Note: Suspect ACM insulating materials.

Picture 116. Waste oil accumulation area and associated staining located in the Boiler Room section of Building 22—Boiler House.

Picture 117. Representative conditions and two empty 12,000-gallon ASTs located within the Fuel Bunker section of Building 22—Boiler House.

Picture 118. Representative staining observed below the two empty 12,000 gallon ASTs and throughout the Fuel Bunker section of Building 22—Boiler House.

Picture 119. Propane-fired generator and associated floor staining observed within the Electrical Shop section of Building 22—Boiler House.

Picture 120. Approximately 80-gallon container of naphthalene stored in the Electrical Shop section of Building 22—Boiler House.

Picture 121. Water treatment chemicals including Volamine stored within the Electrical Shop section of Building 22—Boiler House.

Picture 122. Representative discarded equipment and floor staining observed in the Electrical Shop and Plumbing Shop sections of Building 22—Boiler House.

Picture 123.
Representative exterior conditions of
Building 23—Carpenter's Shop.

Picture 124.
Representative interior conditions of
Building 23—Carpenter's Shop.

Picture 125.
Representative exterior conditions of
Building 24—Laundry.

Picture 126.
Pad-mounted electrical transformer located north of
Building 24—Laundry.

Picture 127.
Representative laundry facility conditions within Building 24—Laundry.

Picture 128.
Hot water tank and associated suspect ACM wrap observed within Building 24—Laundry.

Picture 129.
Representative conditions within the office area of Building 24—Laundry.

Picture 130.
Representative conditions within the paint room of Building 24—Laundry.

Picture 131.
Representative exterior conditions of
Building 25—Garage as viewed from the north.

Picture 132. Building 25—Garage as viewed from the southeast. Note: Paint spray booth exhaust structures at top center and generator exhaust pipe at middle center.

Picture 133.
330-gallon waste oil AST located adjacent to the southeast exterior wall of Building 25—Garage.

Picture 134.
330-gallon diesel AST located adjacent to the southeast exterior wall of Building 25—Garage.

Picture 135.
Miscellaneous waste items observed south of Building 25—Garage.

Picture 136.
Miscellaneous waste items observed south of Building 25—Garage.

Picture 137. Miscellaneous waste items including one approximately 1,000-gallon storage tank observed south of Building 25—Garage.

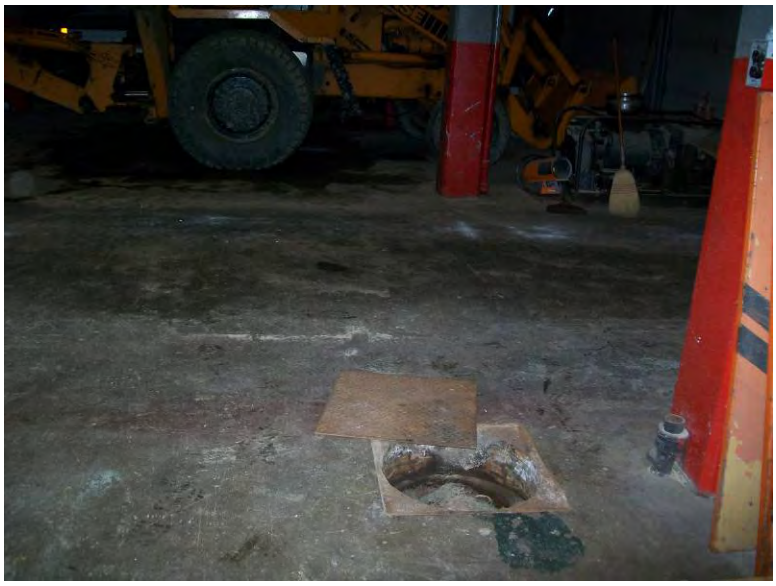
Picture 138.
Miscellaneous waste items observed south of Building 25—Garage.

Picture 139. Miscellaneous waste items including one discarded AST observed south of Building 25—Garage.

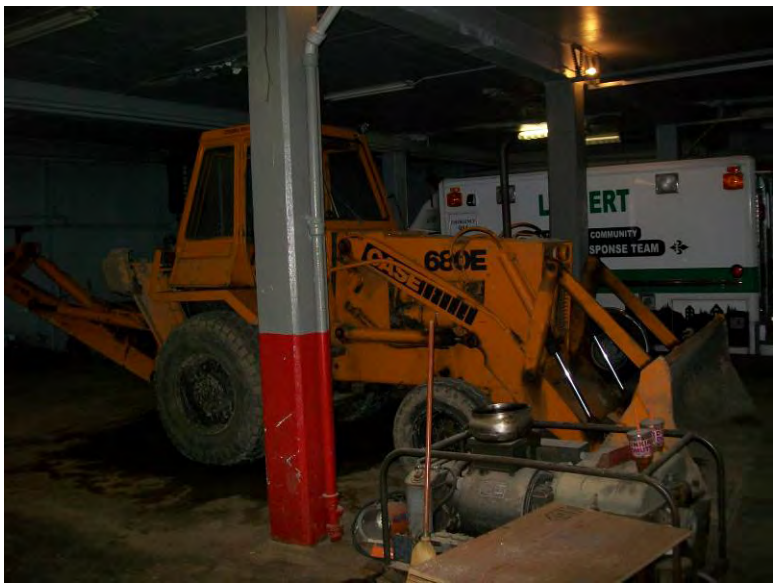
Picture 140.
Area of potential coal ash disposal observed southwest of Building 25—Garage.

Picture 141.
Representative conditions of the first floor of Building 25—Garage.

Picture 142.
Representative conditions of the first floor of Building 25—Garage including paint spray booth.



Picture 143.
Representative conditions and sealed floor drain observed in the basement of Building 25—Garage.



Picture 144.
Representative conditions of the basement of Building 25—Garage.

Picture 145. Representative exterior of Building 25—Garage accessory building known as "Plumbing Storage Shed" as viewed from the northwest.

Picture 146. Interior of Building 25—Garage accessory building known as "Plumbing Storage Shed." Note: Suspect ACM piping.

Picture 147.
Representative exterior conditions of Building 26—Lumber Storage.

Picture 148.
Representative waste items observed within Building 26—Lumber Storage.

Picture 149. Representative waste items observed within Building 26—Lumber Storage including batteries, spray cans, pumps, etcetera.

Picture 150. Representative waste items observed within Building 26—Lumber Storage including fluorescent light bulbs, hydraulic lift, steam radiators, etcetera.

Picture 151.
Oil staining observed within
Building 26—Lumber Storage.

Picture 152. Representative exterior of Building 26—
Lumber Storage accessory building known as
"Flammables Shed" as viewed from the northeast.

Picture 153.
Waste items observed within Building 26—Lumber Storage accessory building known as "Flammables Shed." Note: suspect flammable materials and corroded containers.

Picture 154.
Representative exterior conditions of Building 27—Pig House.

Picture 155.
Former building foundation observed adjacent to
Building 27—Pig House.

Picture 156.
Empty drums observed adjacent to
Building 27—Pig House.

Picture 157.
Representative exterior conditions of Building 28—Greenhouse.

Picture 158.
Pad-mounted electrical transformer observed east of Building 28—Greenhouse.

Picture 159.
Uneven ground located north of
Building 28—Greenhouse.

Picture 160.
Potential former building remnants located west of
Building 28—Greenhouse.

Picture 161. Former No. 2 fuel oil-fired boiler observed within the basement of Building 28—Greenhouse. Note: Water staining above basement floor elevation.

Picture 162.
Discarded No. 2 fuel oil AST observed within the basement of Building 28—Greenhouse.

Picture 163.
Empty drums observed within the basement of Building 28—Greenhouse.

Picture 164. Representative exterior conditions of Building 29—Water Towers. Interior portions of these structures were not accessed.

Picture 165.
Representative exterior conditions of the control structure of Building 29—Water Towers.

Picture 166. Interior conditions of the control structure of Building 29—Water Towers.
Note: Suspect ACM paneling and mold.

Picture 167.
Representative exterior conditions of the
Building 30—Poultry Houses.

Picture 168.
Representative exterior conditions of the
Building 30—Poultry Houses.

Picture 169.
Area of reported waste burial and NHDES investigation located west of Building 30—Poultry Houses.

Picture 170. Suspect soil pile located in the vicinity of reported waste burial and NHDES investigation area situated west of Building 30—Poultry Houses.

Picture 171.
Representative exterior conditions of Building 31—North Barns.

Picture 172.
Interior of Building 31—North Barns. Note: Suspect ACM building materials at right.

Picture 173.
Representative exterior conditions of accessory building located adjacent to Building 31—North Barns.

Picture 174. Portable generator stored within accessory building located adjacent to Building 31—North Barns. Soil adjacent to this generator reportedly exhibited a petroleum odor.

APPENDIX E
FirstSearch® DATABASE REPORT

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property: LAKES REGION CORRECTIONAL FACILITY

N. MAIN ST

LACONIA NH 03246

Job Number: 10001086

PREPARED FOR:

Credere Associates, LLC

222 St. John Street, Suite 314

Portland, ME 04102

05-26-10

Tel: (781) 551-0470 *Fax: (781) 551-0471*

Environmental FirstSearch
Search Summary Report

Target Site: N. MAIN ST
LACONIA NH 03246

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-01-10	0.25	0	0	0	-	-	0	0
NPL Delisted	Y	05-01-10	0.25	0	0	0	-	-	0	0
CERCLIS	Y	04-29-10	0.25	0	0	0	-	-	1	1
NFRAP	Y	04-29-10	0.25	0	0	0	-	-	0	0
RCRA COR ACT	Y	04-21-10	0.25	0	0	0	-	-	0	0
RCRA TSD	Y	04-21-10	0.25	0	0	0	-	-	0	0
RCRA GEN	Y	04-21-10	0.25	0	0	1	-	-	1	2
Federal Brownfield	Y	04-19-10	0.25	0	0	0	-	-	0	0
ERNS	Y	04-29-10	0.25	0	0	0	-	-	0	0
Tribal Lands	Y	12-01-05	0.25	0	0	0	-	-	2	2
State/Tribal Sites	Y	02-01-10	0.25	1	2	0	-	-	9	12
State Spills 90	Y	02-01-10	0.25	0	1	0	-	-	9	10
State Spills 80	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	06-01-07	0.25	0	0	0	-	-	3	3
State/Tribal LUST	Y	02-01-10	0.25	1	0	1	-	-	1	3
State/Tribal UST/AST	Y	02-01-10	0.25	4	1	1	-	-	3	9
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal Brownfields	Y	05-01-10	0.25	0	0	0	-	-	0	0
State Permits	Y	NA	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	03-12-10	0.50	0	0	0	0	-	0	0
- TOTALS -				6	4	3	0	0	29	42

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date:	05-26-10	**Search Type:**	AREA
Requestor Name:	Jedd Steinglass		0.77 sq mile(s)
Standard:	AREA	**Job Number:**	10001086
		Filtered Report	

Target Site: N. MAIN ST
LACONIA NH 03246

Demographics

Sites:	42	**Non-Geocoded:**	29	**Population:**	NA
Radon:	NA				

Site Location

	Degrees (Decimal)	**Degrees (Min/Sec)**		**UTMs**
Longitude:	-71.492932	-71:29:35	**Easting:**	298652.785
Latitude:	43.560468	43:33:38	**Northing:**	4825860.72
Elevation:	N/A		**Zone:**	19

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0.5 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel
03253	MEREDITH	NH	0.00 --	Y
03269	SANBORNTON	NH	0.36 NW	Y

Services:

	Requested?	Date
Fire Insurance Maps	Yes	05-26-10
Aerial Photographs	Yes	05-26-10
Historical Topos	Yes	05-26-10
City Directories	Yes	05-26-10
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	Yes	05-26-10

Environmental FirstSearch
Sites Summary Report

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

TOTAL: 42 **GEOCODED:** 13 **NON GEOCODED:** 29 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	STATE	NH DEPT OF CORRECTIONS 199212023/GW HAZ INV - CLOSED	1 RIGHTWAY PATH LACONIA NH 03246	0.00 --	N/A	1
1	UST	NH DEPT OF SAFETY 0115347/UST	1 RIGHTWAY PATH LACONIA NH 03246	0.00 --	N/A	1
1	UST	NH DEPT OF CORRECTIONS 921223A/AST	1 RIGHTWAY PATH LACONIA NH 03246	0.00 --	N/A	2
2	LUST	NH DEPT OF CORRECTIONS 199212023/FULTON	1 RIGHTWAY PATH LACONIA NH 03246	0.00 --	N/A	3
2	UST	NH DEPT OF CORRECTIONS 0113989/UST	1 RIGHTWAY PATH LACONIA NH 03246	0.00 --	N/A	6
3	UST	STATE SCHOOL PUMP STATION 0220545/UST	STATE SCHOOL LACONIA NH 03246	0.00 --	N/A	8
4	UST	NORTH MAIN STREET PUMP STATION 0220546/UST	NORTH OLD MAIN ST LACONIA NH 03246	0.01 SE	N/A	9
5	STATE	FRANCIS MORRILL 199711002/GW HAZ INV - CLOSED	16 MARSHALL CT LACONIA NH 03246	0.02 SE	N/A	10
6	SPILLS	DAHLHEIMER RESIDENCE 200808063-2008	10 ELIZABETH TER LACONIA NH 03246	0.06 NE	N/A	10
6	STATE	DAHLHEIMER RESIDENCE 200808063/GW HAZ INV - CLOSED	10 ELIZABETH TER LACONIA NH 03246	0.06 NE	N/A	11
7	UST	LACONIA ABANDONED DUMP/TRANSFER ST 0112024/UST	MEREDITH CENTER RD LACONIA NH 03246	0.23 NW	N/A	12
7	RCRAGN	WASTE MANAGEMENT OF NH NHD986466910/SGN	RFD 3 BOX 30A LACONIA NH 03246	0.23 NW	N/A	14
7	LUST	LACONIA ABANDONED DUMP/TRANSFER ST 199101050/CLOSED	MEREDITH CENTER RD LACONIA NH 03246	0.23 NW	N/A	15

Environmental FirstSearch
Sites Summary Report

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

TOTAL: 42 **GEOCODED:** 13 **NON GEOCODED:** 29 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	STATE	BROOKS AUTO SALVAGE 200302040/GW HAZ INV - CLOSED	NORTH ROUTE 3 MEREDITH NH 03253	NON GC	N/A	N/A
	STATE	BICKFORD PROPERTY 200905019/GW HAZ INV - CLOSED	139 PINNACLE PARK RD MEREDITH NH 03253	NON GC	N/A	N/A
	CERCLIS	FRANK BEAN ROAD NHN000103369/NOT PROPOSED	351 FRANK BEAN RD LACONIA NH 03246	NON GC	N/A	N/A
	RCRAGN	LACONIA CLINIC NHD510192875/VGN	724 MAIN ST LACONIA NH	NON GC	N/A	N/A
	STATE	139 CHURCH STREET PROPERTY 200905001/GW HAZ INV	139 CHURCH ST LACONIA NH 03246	NON GC	N/A	N/A
	STATE	HAZARDOUS WASTE DUMPING 200511049/GW HAZ INV - CLOSED	RTE 3/11 BYP LACONIA NH	NON GC	N/A	N/A
	STATE	PAUL MCMANN 200511063/GW HAZ INV	38 EASTMAN SHORE LACONIA NH 03246	NON GC	N/A	N/A
	STATE	SOUTHDOWN FARMS, THE GABLES (12) 199502014/GW HAZ INV - CLOSED	12 GABLES LACONIA NH 03246	NON GC	N/A	N/A
	SPILLS	NHSP-0203-I-352/TRAN	PLANE LEAK GILFORD NH 03246	NON GC	N/A	N/A
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-03246	UNKNOWN NH 03246	NON GC	N/A	N/A
	LUST	MEREDITH CITGO 199007033/MARTS	335 DANIEL WEBSTER HWY MEREDITH NH 03253	NON GC	N/A	N/A
	UST	MONADNOCK DISPOSAL SERVICES INC 0115730/UST	383 S MAIN ST MEREDITH NH 03253	NON GC	N/A	N/A
	UST	GOLDEN VIEW HEALTH CARE CENTER 0000788/AST	19 STATE ROUTE 104 MEREDITH NH 03253	NON GC	N/A	N/A
	UST	PSNH OPECHEE BAY SUBSTATION 9812164/AST	NORTH MAIN ST LACONIA NH	NON GC	N/A	N/A
	SWL	NHSW-TRAN-117/TRANSFER STATIONS	JENNESS HILL ROAD MEREDITH NH 03253	NON GC	N/A	N/A
	SWL	NHSW-TRAN-94/TRANSFER STATIONS	MEREDITH CENTER ROAD LACONIA NH 03246	NON GC	N/A	N/A
	SWL	NHSW-TRAN-45/TRANSFER STATIONS	150 KIMBALL ROAD GILFORD NH 03246	NON GC	N/A	N/A
	STATE	TENNECO GAS METERS 200108022/GW HAZ INV - CLOSED	ALL OVER NH LACONIA NH	NON GC	N/A	N/A
	SPILLS	CHOPPER EXPRESS SPILL 200404046/CLOSED	MEREDITH FRD MEREDITH NH 03253	NON GC	N/A	N/A
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-03253	UNKNOWN NH 03253	NON GC	N/A	N/A

Environmental FirstSearch
Sites Summary Report

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

TOTAL: 42 **GEOCODED:** 13 **NON GEOCODED:** 29 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	SPILLS	PAUL MCMANN 200511063	38 EASTMAN SHORE LACONIA NH 03246	NON GC	N/A	N/A
	SPILLS	LAKES REGION LANDSCAPING 96-166	ELM ST LACONIA NH 03246	NON GC	N/A	N/A
	SPILLS	LACONIA CLINIC INC 200510076/CLOSED	724 MAIN ST LACONIA NH	NON GC	N/A	N/A
	SPILLS	HAZARDOUS WASTE DUMPING 200511049/CLOSED	UNITED STATES HIGHWAY 3/STA LACONIA NH 03246	NON GC	N/A	N/A
	SPILLS	FRED FULLER FUEL OIL CO. 96-93	PARADE RD LACONIA NH	NON GC	N/A	N/A
	SPILLS	(ABANDONMENT) NHSP-0204-I-429/FIXED	MEREDITH CTR. and DAISY GAR LACONIA NH	NON GC	N/A	N/A
	STATE	PETER MCMANUS 200905037/GW HAZ INV - CLOSED	217 PINNACLE PARK RD MEREDITH NH 03253	NON GC	N/A	N/A
	STATE	DIANE SMITH 200812080/GW HAZ INV - CLOSED	165 OLD CENTER HARBOR RD MEREDITH NH 03253	NON GC	N/A	N/A
	SPILLS	GASOLINE SPILL 200907073-L-09	STATE ROUTE 25 MEREDITH NH 03253	NON GC	N/A	N/A

Environmental FirstSearch
Site Detail Report

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

STATE

SEARCH ID: 4 **DIST/DIR:** 0.00 -- **ELEVATION:** 565 **MAP ID:** 1

NAME: NH DEPT OF CORRECTIONS
ADDRESS: 1 RIGHTWAY PATH
LACONIA NH
BELKNAP
CONTACT:
SOURCE: NH DES

REV: 2/1/10
ID1: 199212023
ID2:
STATUS: GW HAZ INV - CLOSED
PHONE:

PERMITS: 3
PROJECT TYPE: ON PREM US
PROJECT MANAGER: CLOSED

UST

SEARCH ID: 9 **DIST/DIR:** 0.00 -- **ELEVATION:** 565 **MAP ID:** 1

NAME: NH DEPT OF SAFETY
ADDRESS: 1 RIGHTWAY PATH
LACONIA NH
CONTACT:
SOURCE: NH DES

REV: 2/1/10
ID1: 0115347
ID2:
STATUS: UST
PHONE:

TOTAL NUMBER OF TANKS: 1

OWNER INFORMATION
OWNER NAME: NH DEPT OF SAFETY
OWNER ADDRESS: 110 SMOKEY BEAR BLVD
CONCORD NH 03301

SITE TRACKING NUMBER: 200011062

TANK INFORMATION

TANK NUMBER: 1
STORAGE CAPACITY: 3000 GALLONS
TANK TYPE:
DOUBLE WALL TANK: Y
DATE INSTALLED: 10/01/2000
EMERG SPILL ENCLOSURE INSTALLED:
EMERG OVERFILL ENCLOSURE INSTALLED:
LAST TIGHTNESS TEST DATE: 10/01/2000
LINE LEAK DETECTION TEST DATE:
DATE PERMANENTLY CLOSED:
PERM CLOSURE ANALYSIS PERFORMED:
DATE TEMPORARILY CLOSED:

SUBSTANCE STORED: 2 HEATING OIL
PIPE TYPE: PLC
CLOSURE TYPE:

Environmental FirstSearch
Site Detail Report

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

UST

SEARCH ID: 8 **DIST/DIR:** 0.00 -- **ELEVATION:** 565 **MAP ID:** 1

NAME: NH DEPT OF CORRECTIONS
ADDRESS: 1 RIGHTWAY PATH
LACONIA NH
BELKNAP
CONTACT: TED RYDBERG
SOURCE: NH DES

REV: 2/1/10
ID1: 921223A
ID2:
STATUS: AST
PHONE: 603-528-9207

OWNER INFORMATION
OWNER NAME: NH DEPT OF CORRECTIONS
OWNER ADDRESS:

SITE TRACKING NUMBER: 199212023

TANK INFORMATION

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

LUST

SEARCH ID: 13 **DIST/DIR:** 0.00 -- **ELEVATION:** 603 **MAP ID:** 2

NAME: NH DEPT OF CORRECTIONS
ADDRESS: 1 RIGHTWAY PATH
LACONIA NH
BELKNAP
CONTACT:
SOURCE: NHDES

REV: 2/1/10
ID1: 199212023
ID2:
STATUS: FULTON
PHONE:

SITE INFORMATION

PERMITS: 3
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 7 LOW CONCENTRATION, ALTERNATIVE WATER
PROJECT MANAGER: FULTON
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 3
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 7 LOW CONCENTRATION, ALTERNATIVE WATER
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 2
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 7 LOW CONCENTRATION, ALTERNATIVE WATER
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 2
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 7 LOW CONCENTRATION, ALTERNATIVE WATER
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 3
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 7 LOW CONCENTRATION, ALTERNATIVE WATER
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 3
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 7 LOW CONCENTRATION, ALTERNATIVE WATER
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 3
WORKLOAD PRIORITY:

- Continued on next page -

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

LUST

SEARCH ID: 13 **DIST/DIR:** 0.00 -- **ELEVATION:** 603 **MAP ID:** 2

NAME: NH DEPT OF CORRECTIONS
ADDRESS: 1 RIGHTWAY PATH
LACONIA NH
BELKNAP
CONTACT:
SOURCE: NHDES

REV: 2/1/10
ID1: 199212023
ID2:
STATUS: FULTON
PHONE:

RISK LEVEL: RISK LEVEL: 7 LOW CONCENTRATION, ALTERNATIVE WATER
PROJECT MANAGER: FULTON
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 3
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 7 LOW CONCENTRATION, ALTERNATIVE WATER
PROJECT MANAGER: FULTON
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 2
WORKLOAD PRIORITY:
RISK LEVEL:
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 2
WORKLOAD PRIORITY: WLP: 3
RISK LEVEL: RISK LEVEL: 7 LOW CONCENTRATION, ALTERNATIVE WATER IS AVAILABLE
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 2
WORKLOAD PRIORITY: WLP: 3
RISK LEVEL: RISK LEVEL: 7
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 2
WORKLOAD PRIORITY: WLP: 3
RISK LEVEL: RISK LEVEL: 7
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 2
WORKLOAD PRIORITY:
RISK LEVEL:

- Continued on next page -

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

LUST

SEARCH ID: 13 **DIST/DIR:** 0.00 -- **ELEVATION:** 603 **MAP ID:** 2

NAME: NH DEPT OF CORRECTIONS
ADDRESS: 1 RIGHTWAY PATH
LACONIA NH
BELKNAP
CONTACT:
SOURCE: NHDES

REV: 2/1/10
ID1: 199212023
ID2:
STATUS: FULTON
PHONE:

PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 2
WORKLOAD PRIORITY:
RISK LEVEL:
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 2
WORKLOAD PRIORITY: WLP: 3
RISK LEVEL: RISK LEVEL: 7
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 2
WORKLOAD PRIORITY: WLP: 3
RISK LEVEL: RISK LEVEL: 7
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 2
WORKLOAD PRIORITY: WLP: 3
RISK LEVEL: RISK LEVEL: 7
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 2
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 7 LOW CONCENTRATION, ALTERNATIVE WATER
PROJECT MANAGER: PERMITS-MANAGEMENT
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 3
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 7 LOW CONCENTRATION, ALTERNATIVE WATER

- More Details Exist For This Site; Max Page Limit Reached -

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

UST

SEARCH ID: 7 **DIST/DIR:** 0.00 -- **ELEVATION:** 603 **MAP ID:** 2

NAME: NH DEPT OF CORRECTIONS
ADDRESS: 1 RIGHTWAY PATH
LACONIA NH
CONTACT:
SOURCE: NH DES

REV: 2/1/10
ID1: 0113989
ID2:
STATUS: UST
PHONE:

TOTAL NUMBER OF TANKS: 6

OWNER INFORMATION
OWNER NAME: NH DEPT OF CORRECTIONS
OWNER ADDRESS: PO BOX 1806
CONCORD NH 03302

SITE TRACKING NUMBER: 199212023

TANK INFORMATION

TANK NUMBER: 1
STORAGE CAPACITY: 500 GALLONS
TANK TYPE:
DOUBLE WALL TANK: N
DATE INSTALLED:
EMERG SPILL ENCLOSURE INSTALLED:
EMERG OVERFILL ENCLOSURE INSTALLED:
LAST TIGHTNESS TEST DATE:
LINE LEAK DETECTION TEST DATE: 06/29/1992
DATE PERMANENTLY CLOSED: R
PERM CLOSURE ANALYSIS PERFORMED:
DATE TEMPORARILY CLOSED: 10/15/1992
SUBSTANCE STORED: 2 HEATING OIL
PIPE TYPE: STEEL
11/01/1991
10/15/1992
CLOSURE TYPE: REMOVED

TANK NUMBER: 2
STORAGE CAPACITY: 1000 GALLONS
TANK TYPE:
DOUBLE WALL TANK: N
DATE INSTALLED:
EMERG SPILL ENCLOSURE INSTALLED:
EMERG OVERFILL ENCLOSURE INSTALLED:
LAST TIGHTNESS TEST DATE:
LINE LEAK DETECTION TEST DATE: 06/29/1992
DATE PERMANENTLY CLOSED: R
PERM CLOSURE ANALYSIS PERFORMED:
DATE TEMPORARILY CLOSED: 10/15/1992
SUBSTANCE STORED: 2 HEATING OIL
PIPE TYPE: STEEL
11/01/1991
10/15/1992
CLOSURE TYPE: REMOVED

TANK NUMBER: 3
STORAGE CAPACITY: 5000 GALLONS
TANK TYPE:
DOUBLE WALL TANK: N
DATE INSTALLED:
EMERG SPILL ENCLOSURE INSTALLED:
EMERG OVERFILL ENCLOSURE INSTALLED:
LAST TIGHTNESS TEST DATE:
LINE LEAK DETECTION TEST DATE: 06/29/1992
DATE PERMANENTLY CLOSED: R
PERM CLOSURE ANALYSIS PERFORMED:
DATE TEMPORARILY CLOSED: 10/15/1992
SUBSTANCE STORED: GASOLINE
PIPE TYPE: STEEL
10/15/1992
CLOSURE TYPE: REMOVED

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

UST

SEARCH ID: 7 **DIST/DIR:** 0.00 -- **ELEVATION:** 603 **MAP ID:** 2

NAME: NH DEPT OF CORRECTIONS
ADDRESS: 1 RIGHTWAY PATH
LACONIA NH
CONTACT:
SOURCE: NH DES

REV: 2/1/10
ID1: 0113989
ID2:
STATUS: UST
PHONE:

TANK NUMBER: 4
STORAGE CAPACITY: 3000 GALLONS
TANK TYPE:
DOUBLE WALL TANK: Y
DATE INSTALLED: 07/08/1992
EMERG SPILL ENCLOSURE INSTALLED:
EMERG OVERFILL ENCLOSURE INSTALLED:
LAST TIGHTNESS TEST DATE: 07/08/1992
LINE LEAK DETECTION TEST DATE:
DATE PERMANENTLY CLOSED:
PERM CLOSURE ANALYSIS PERFORMED:
DATE TEMPORARILY CLOSED:
SUBSTANCE STORED: 2 HEATING OIL
PIPE TYPE: COPPER
CLOSURE TYPE:

TANK NUMBER: 5
STORAGE CAPACITY: 4000 GALLONS
TANK TYPE:
DOUBLE WALL TANK: Y
DATE INSTALLED: 07/01/1992
EMERG SPILL ENCLOSURE INSTALLED:
EMERG OVERFILL ENCLOSURE INSTALLED:
LAST TIGHTNESS TEST DATE: 07/01/1992
LINE LEAK DETECTION TEST DATE:
DATE PERMANENTLY CLOSED:
PERM CLOSURE ANALYSIS PERFORMED:
DATE TEMPORARILY CLOSED:
SUBSTANCE STORED: GASOLINE
PIPE TYPE: FIBERGLASS
CLOSURE TYPE:

TANK NUMBER: 6
STORAGE CAPACITY: 1000 GALLONS
TANK TYPE:
DOUBLE WALL TANK: N
DATE INSTALLED:
EMERG SPILL ENCLOSURE INSTALLED:
EMERG OVERFILL ENCLOSURE INSTALLED:
LAST TIGHTNESS TEST DATE:
LINE LEAK DETECTION TEST DATE: 08/22/2005
DATE PERMANENTLY CLOSED: R
PERM CLOSURE ANALYSIS PERFORMED:
DATE TEMPORARILY CLOSED:
SUBSTANCE STORED: 2 HEATING OIL
PIPE TYPE: UNKNOWN
CLOSURE TYPE: REMOVED

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

UST

SEARCH ID: 11 **DIST/DIR:** 0.00 -- **ELEVATION:** 497 **MAP ID:** 3

NAME: STATE SCHOOL PUMP STATION
ADDRESS: STATE SCHOOL
LACONIA NH

CONTACT:
SOURCE: NH DES

REV: 2/1/10
ID1: 0220545
ID2:
STATUS: UST
PHONE:

TOTAL NUMBER OF TANKS: 1

OWNER INFORMATION
OWNER NAME: WINNIPESAUKEE RIVER BASIN
OWNER ADDRESS: P O BOX 68
FRANKLIN NH 03235

SITE TRACKING NUMBER: 198903073

TANK INFORMATION

TANK NUMBER: 1
STORAGE CAPACITY: 500 GALLONS
TANK TYPE:
DOUBLE WALL TANK: N
DATE INSTALLED:
EMERG SPILL ENCLOSURE INSTALLED:
EMERG OVERFILL ENCLOSURE INSTALLED:
LAST TIGHTNESS TEST DATE:
LINE LEAK DETECTION TEST DATE: 06/12/1991
DATE PERMANENTLY CLOSED: R
PERM CLOSURE ANALYSIS PERFORMED: 07/02/1991
DATE TEMPORARILY CLOSED: 07/02/1991
SUBSTANCE STORED: DIESEL
PIPE TYPE: COPPER
CLOSURE TYPE: REMOVED

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

UST

SEARCH ID: 10 **DIST/DIR:** 0.01 SE **ELEVATION:** 503 **MAP ID:** 4

NAME: NORTH MAIN STREET PUMP STATION
ADDRESS: NORTH OLD MAIN ST
LACONIA NH
CONTACT:
SOURCE: NH DES

REV: 2/1/10
ID1: 0220546
ID2:
STATUS: UST
PHONE:

TOTAL NUMBER OF TANKS: 1

OWNER INFORMATION
OWNER NAME: WINNIPESAUKEE RIVER BASIN
OWNER ADDRESS: P O BOX 68
FRANKLIN NH 03235

SITE TRACKING NUMBER: 198903074

TANK INFORMATION

TANK NUMBER: 1
STORAGE CAPACITY: 1000 GALLONS
TANK TYPE:
DOUBLE WALL TANK: N
DATE INSTALLED:
EMERG SPILL ENCLOSURE INSTALLED:
EMERG OVERFILL ENCLOSURE INSTALLED:
LAST TIGHTNESS TEST DATE:
LINE LEAK DETECTION TEST DATE: 06/13/1991
DATE PERMANENTLY CLOSED: R
PERM CLOSURE ANALYSIS PERFORMED: 07/02/1991
DATE TEMPORARILY CLOSED: 07/02/1991
SUBSTANCE STORED: DIESEL
PIPE TYPE:
CLOSURE TYPE: REMOVED

Environmental FirstSearch
Site Detail Report

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

STATE

SEARCH ID: 3 **DIST/DIR:** 0.02 SE **ELEVATION:** 511 **MAP ID:** 5

NAME: FRANCIS MORRILL
ADDRESS: 16 MARSHALL CT
LACONIA NH
BELKNAP
CONTACT:
SOURCE: NH DES

REV: 2/1/10
ID1: 199711002
ID2:
STATUS: GW HAZ INV - CLOSED
PHONE:

PERMITS: 0
PROJECT TYPE: ON PREM US
PROJECT MANAGER: CLOSED

SPILLS

SEARCH ID: 5 **DIST/DIR:** 0.06 NE **ELEVATION:** 513 **MAP ID:** 6

NAME: DAHLHEIMER RESIDENCE
ADDRESS: 10 ELIZABETH TER
LACONIA NH
BELKNAP
CONTACT:
SOURCE: NH DES

REV: 12/8/08
ID1: 200808063-2008
ID2: 200808063
STATUS:
PHONE:

SITE INFORMATION

INCIDENT DATE: Aug 9,2008
PROJECT TYPE: OPUF
SPILL ORIGIN: AST LINELEAK
SUBSTANCE: KEROSENE
AMOUNT (GAL): 20
WELL HEAD PROTECT AREA: NO
RISK LEVEL: << NOT DEFINED YET >>
REIMBURSEMENT ELIGIBLE: UNKNOWN
DATE ELIGIBLE:
WORKLOAD PRIORITY:
PROJECT MANAGER: HEROUX

Environmental FirstSearch
Site Detail Report

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

STATE

SEARCH ID: 2 **DIST/DIR:** 0.06 NE **ELEVATION:** 513 **MAP ID:** 6

NAME: DAHLHEIMER RESIDENCE
ADDRESS: 10 ELIZABETH TER
LACONIA NH
BELKNAP
CONTACT:
SOURCE: NH DES

REV: 2/1/10
ID1: 200808063
ID2:
STATUS: GW HAZ INV - CLOSED
PHONE:

PERMITS: 0
PROJECT TYPE: ON PREM US
PROJECT MANAGER: CLOSED

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

UST

SEARCH ID: 6 **DIST/DIR:** 0.23 NW **ELEVATION:** 687 **MAP ID:** 7

NAME: LACONIA ABANDONED DUMP/TRANSFER STATION
ADDRESS: MEREDITH CENTER RD
LACONIA NH
CONTACT:
SOURCE: NH DES

REV: 2/1/10
ID1: 0112024
ID2:
STATUS: UST
PHONE:

TOTAL NUMBER OF TANKS: 3

OWNER INFORMATION
OWNER NAME: WASTE MANAGEMENT OF NH LACONIA
OWNER ADDRESS: RFD 3 BOX3
LACONIA NH 03246

SITE TRACKING NUMBER: 199101050

TANK INFORMATION

TANK NUMBER: 1
STORAGE CAPACITY: 4000 GALLONS
TANK TYPE:
DOUBLE WALL TANK: N
DATE INSTALLED:
EMERG SPILL ENCLOSURE INSTALLED:
EMERG OVERFILL ENCLOSURE INSTALLED:
LAST TIGHTNESS TEST DATE:
LINE LEAK DETECTION TEST DATE: 10/30/1989
DATE PERMANENTLY CLOSED: R
PERM CLOSURE ANALYSIS PERFORMED: 02/12/1990
DATE TEMPORARILY CLOSED: 02/12/1990
SUBSTANCE STORED: GASOLINE
PIPE TYPE: STEEL
CLOSURE TYPE: REMOVED

TANK NUMBER: 2
STORAGE CAPACITY: 4000 GALLONS
TANK TYPE:
DOUBLE WALL TANK: N
DATE INSTALLED:
EMERG SPILL ENCLOSURE INSTALLED:
EMERG OVERFILL ENCLOSURE INSTALLED:
LAST TIGHTNESS TEST DATE:
LINE LEAK DETECTION TEST DATE: 12/08/1987
DATE PERMANENTLY CLOSED: R
PERM CLOSURE ANALYSIS PERFORMED:
DATE TEMPORARILY CLOSED:
SUBSTANCE STORED: GASOLINE
PIPE TYPE: STEEL
CLOSURE TYPE: REMOVED

TANK NUMBER: 3
STORAGE CAPACITY: 10000 GALLONS
TANK TYPE:
DOUBLE WALL TANK: N
DATE INSTALLED:
EMERG SPILL ENCLOSURE INSTALLED:
EMERG OVERFILL ENCLOSURE INSTALLED:
LAST TIGHTNESS TEST DATE:
LINE LEAK DETECTION TEST DATE: 07/25/1994
DATE PERMANENTLY CLOSED: R
PERM CLOSURE ANALYSIS PERFORMED: 08/29/1994
DATE TEMPORARILY CLOSED: 08/29/1994
SUBSTANCE STORED: DIESEL
PIPE TYPE: STEEL
CLOSURE TYPE: REMOVED

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

UST

SEARCH ID: 6 **DIST/DIR:** 0.23 NW **ELEVATION:** 687 **MAP ID:** 7

NAME: LACONIA ABANDONED DUMP/TRANSFER STATION
ADDRESS: MEREDITH CENTER RD
LACONIA NH
CONTACT:
SOURCE: NH DES

REV: 2/1/10
ID1: 0112024
ID2:
STATUS: UST
PHONE:

Environmental FirstSearch
Site Detail Report

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

RCRAGN

SEARCH ID: 1 **DIST/DIR:** 0.23 NW **ELEVATION:** 687 **MAP ID:** 7

NAME: WASTE MANAGEMENT OF NH
ADDRESS: RFD 3 BOX 30A
LACONIA NH 03246

CONTACT: ROBERT DONOVAN
SOURCE: EPA

REV: 6/8/02
ID1: NHD986466910
ID2:
STATUS: SGN
PHONE: 6035244576

SITE INFORMATION

CONTACT INFORMATION: ROBERT DONOVAN
GENL MGR
RFD 3 BOX 30A
LACONIA NH 03246

PHONE: 6035244576

UNIVERSE NAME:

SGN: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

LUST

SEARCH ID: 12 **DIST/DIR:** 0.23 NW **ELEVATION:** 687 **MAP ID:** 7

NAME: LACONIA ABANDONED DUMP/TRANSFER STATION
ADDRESS: MEREDITH CENTER RD
LACONIA NH
BELKNAP
CONTACT:
SOURCE: NHDES

REV: 2/1/10
ID1: 199101050
ID2:
STATUS: CLOSED
PHONE:

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REME
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REME
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REME
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REME
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REME
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REME
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:

- Continued on next page -

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

LUST

SEARCH ID: 12 **DIST/DIR:** 0.23 NW **ELEVATION:** 687 **MAP ID:** 7

NAME: LACONIA ABANDONED DUMP/TRANSFER STATION
ADDRESS: MEREDITH CENTER RD
LACONIA NH
BELKNAP
CONTACT:
SOURCE: NHDES

REV: 2/1/10
ID1: 199101050
ID2:
STATUS: CLOSED
PHONE:

RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REME
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REME
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY: WLP: 3
RISK LEVEL: RISK LEVEL: 8
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL:
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY: WLP: 3
RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REMEDIATION COMPLETE
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL:
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL:

- Continued on next page -

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

LUST

SEARCH ID: 12 **DIST/DIR:** 0.23 NW **ELEVATION:** 687 **MAP ID:** 7

NAME: LACONIA ABANDONED DUMP/TRANSFER STATION
ADDRESS: MEREDITH CENTER RD
LACONIA NH
BELKNAP
CONTACT:
SOURCE: NHDES

REV: 2/1/10
ID1: 199101050
ID2:
STATUS: CLOSED
PHONE:

PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY: WLP: 3
RISK LEVEL: RISK LEVEL: 8
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY: WLP: 3
RISK LEVEL: RISK LEVEL: 8
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REME
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REME
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REME
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

SITE INFORMATION

PERMITS: 0
WORKLOAD PRIORITY:
RISK LEVEL: RISK LEVEL: 8 NO SOURCES/ NO AGQ VIOLATIONS - REME
PROJECT MANAGER: CLOSED
PROJECT TYPE: LUST

- More Details Exist For This Site; Max Page Limit Reached -

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: N. MAIN ST
LACONIA NH 03246

JOB: 10001086

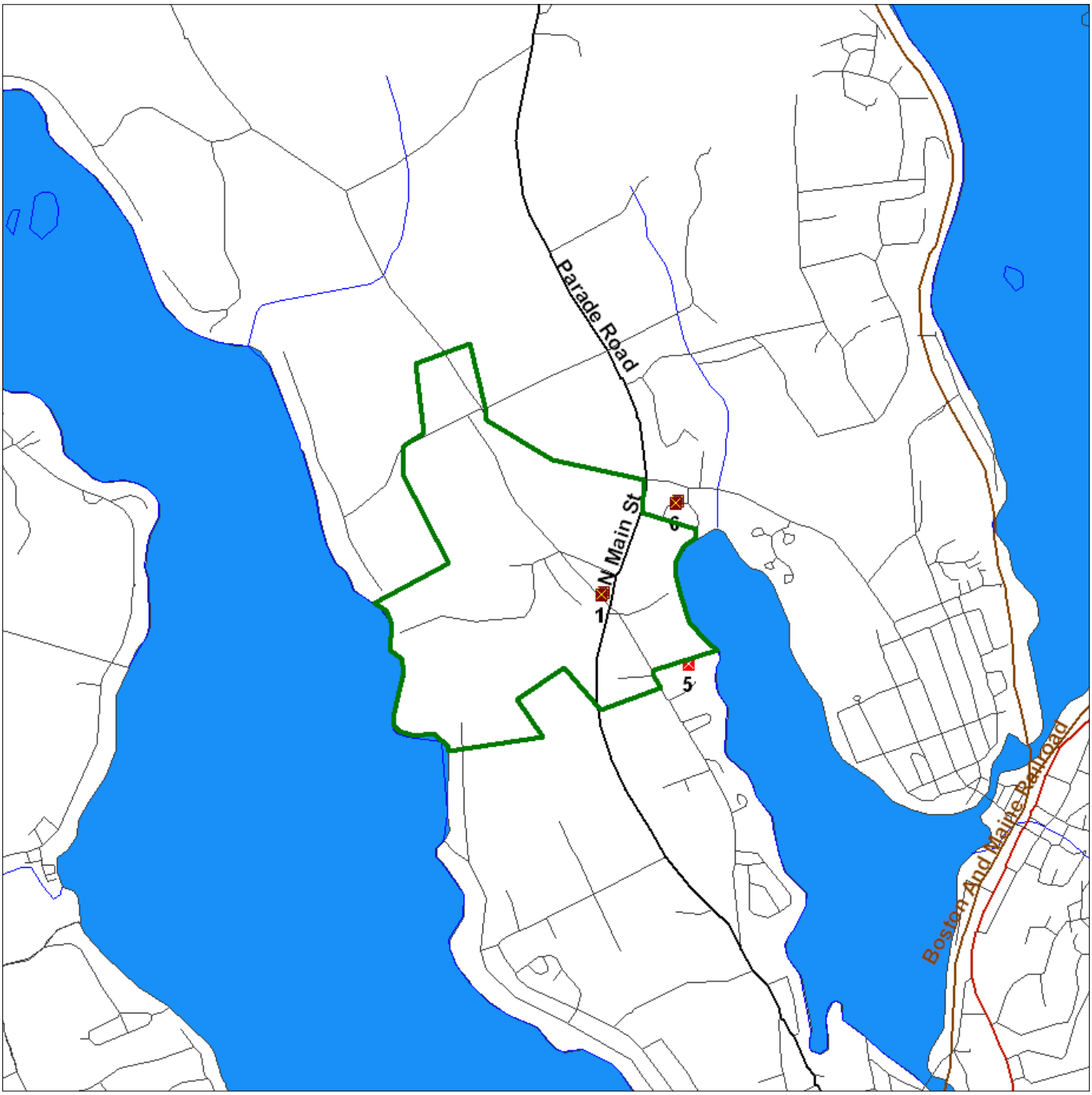
Street Name	Dist/Dir	Street Name	Dist/Dir
Anthony Dr	0.02 NE		
Eastman Rd	0.00 --		
Eastman Shore Rd N	0.17 SW		
Eastman Shore Rd S	0.13 NW		
Elizabeth Ter	0.02 NE		
Elm St	0.04 NE		
Green St	0.00 --		
Lane Rd	0.03 NE		
Leigh Ct	0.15 NE		
Marshall Ct	0.00 --		
Meredith Center Rd	0.00 --		
N Main St	0.00 --		
Old N Main St	0.00 --		
Parade Rd	0.00 --		
Primrose Dr N	0.24 SE		
Right Way Path	0.00 --		
Roundbay Rd	0.14 SE		
Shore Dr	0.00 --		
State Route 106	0.00 --		
Tanny Ln	0.00 --		
Village Ct	0.06 SE		

Environmental FirstSearch

1 Mile Radius from Area

ASTM Map: NPL, RCRACOR, STATE Sites

N. MAIN ST, LACONIA NH 03246



Source: 2005 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

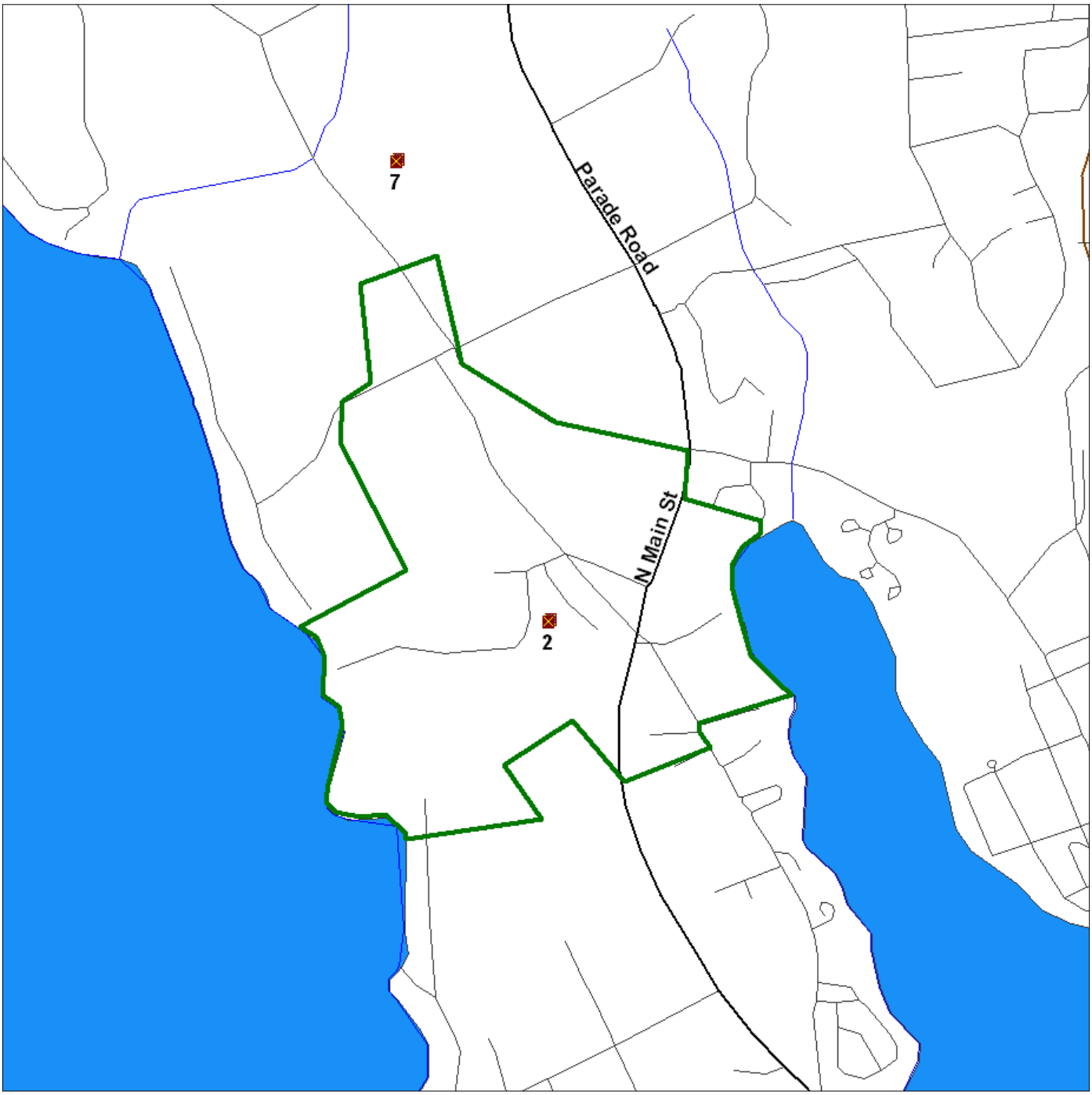
Railroads .....

Environmental FirstSearch

.5 Mile Radius from Area

ASTM Map: CERCLIS, RCRATSD, LUST, SWL

N. MAIN ST, LACONIA NH 03246



Source: 2005 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

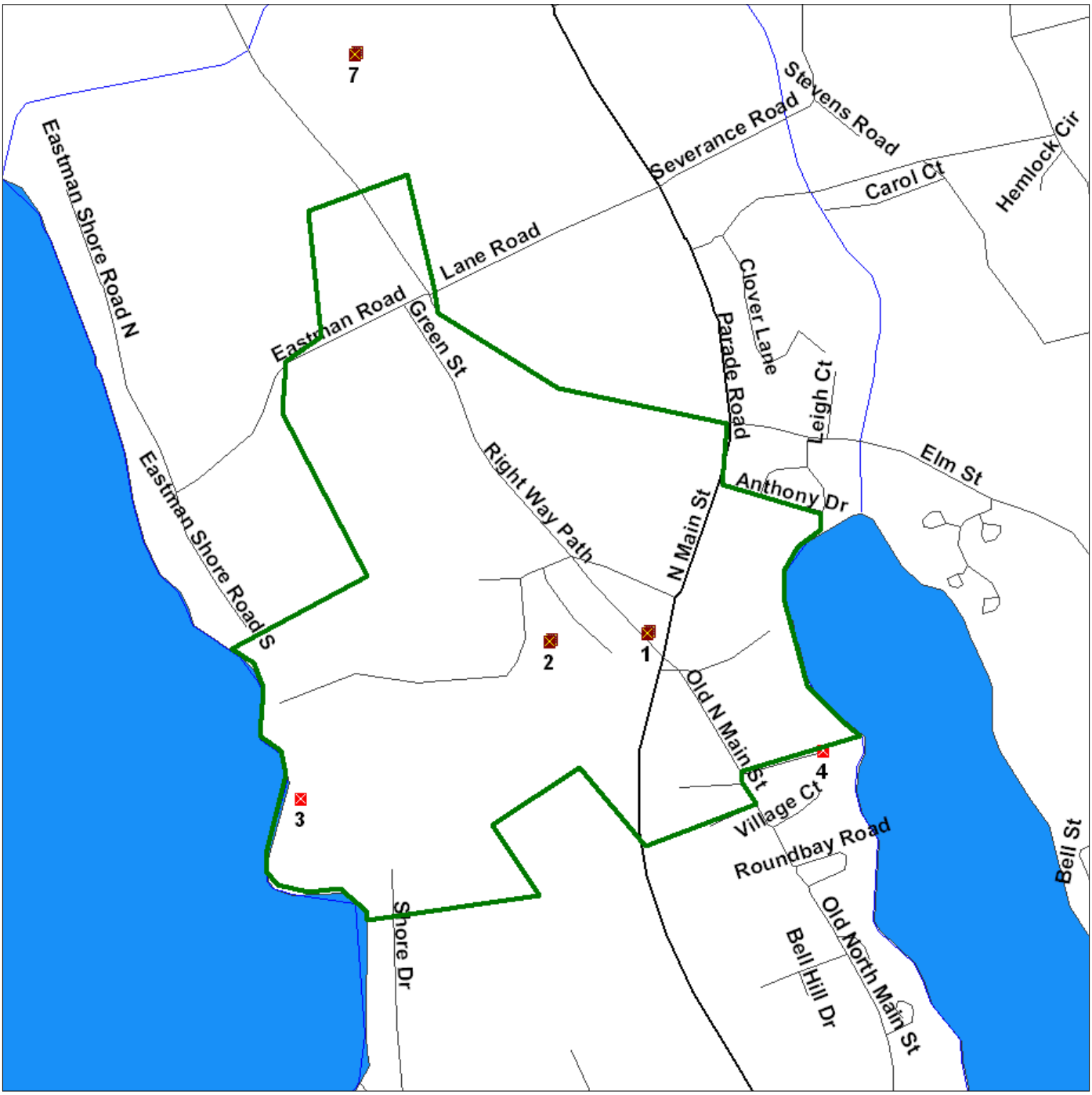
Railroads .....

Environmental FirstSearch

.25 Mile Radius from Area

ASTM Map: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS

N. MAIN ST, LACONIA NH 03246



Source: 2005 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

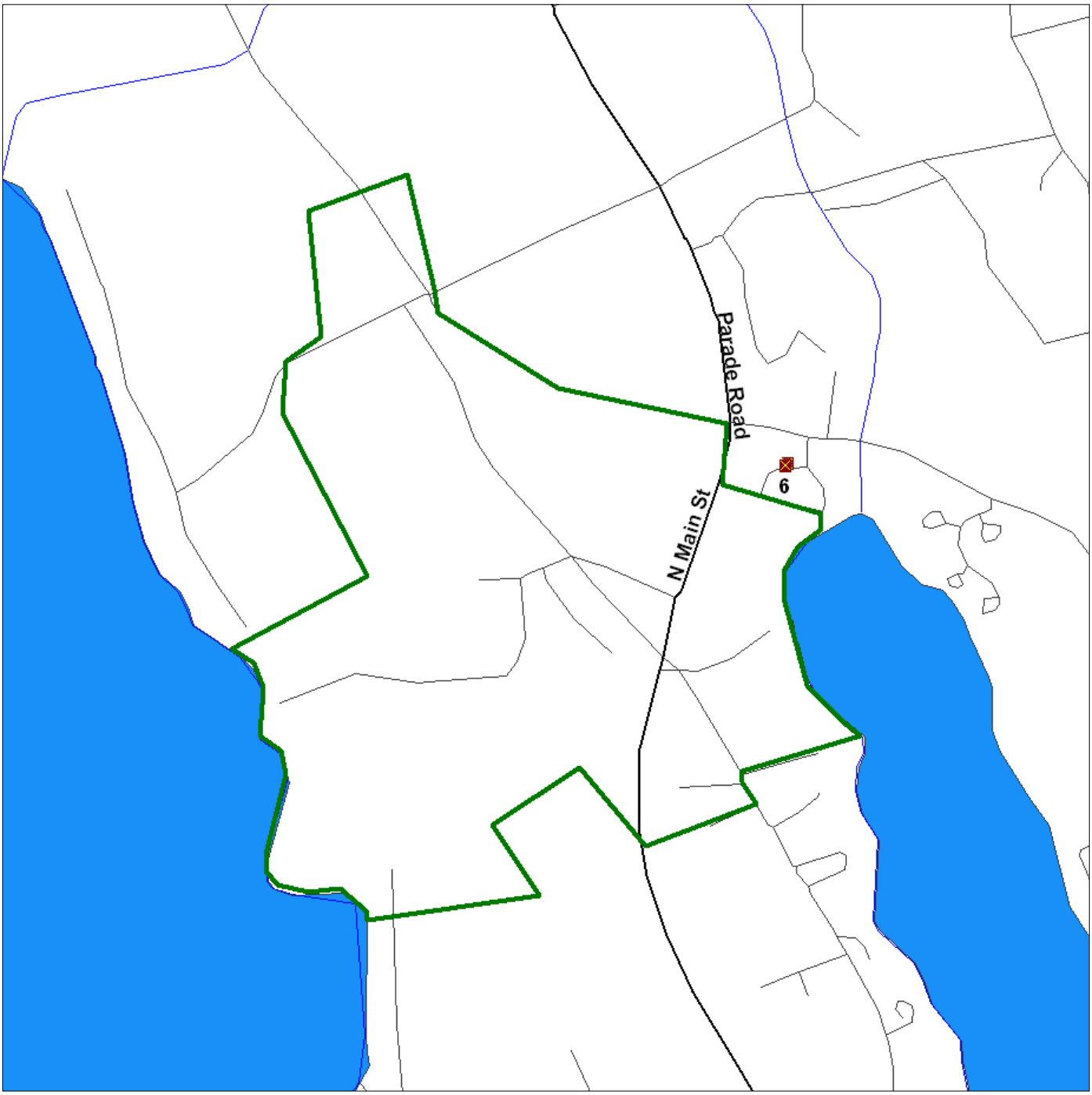
Railroads .....

Environmental FirstSearch

.25 Mile Radius from Area

Non-ASTM Map: Spills 90

N. MAIN ST, LACONIA NH 03246



Source: 2005 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

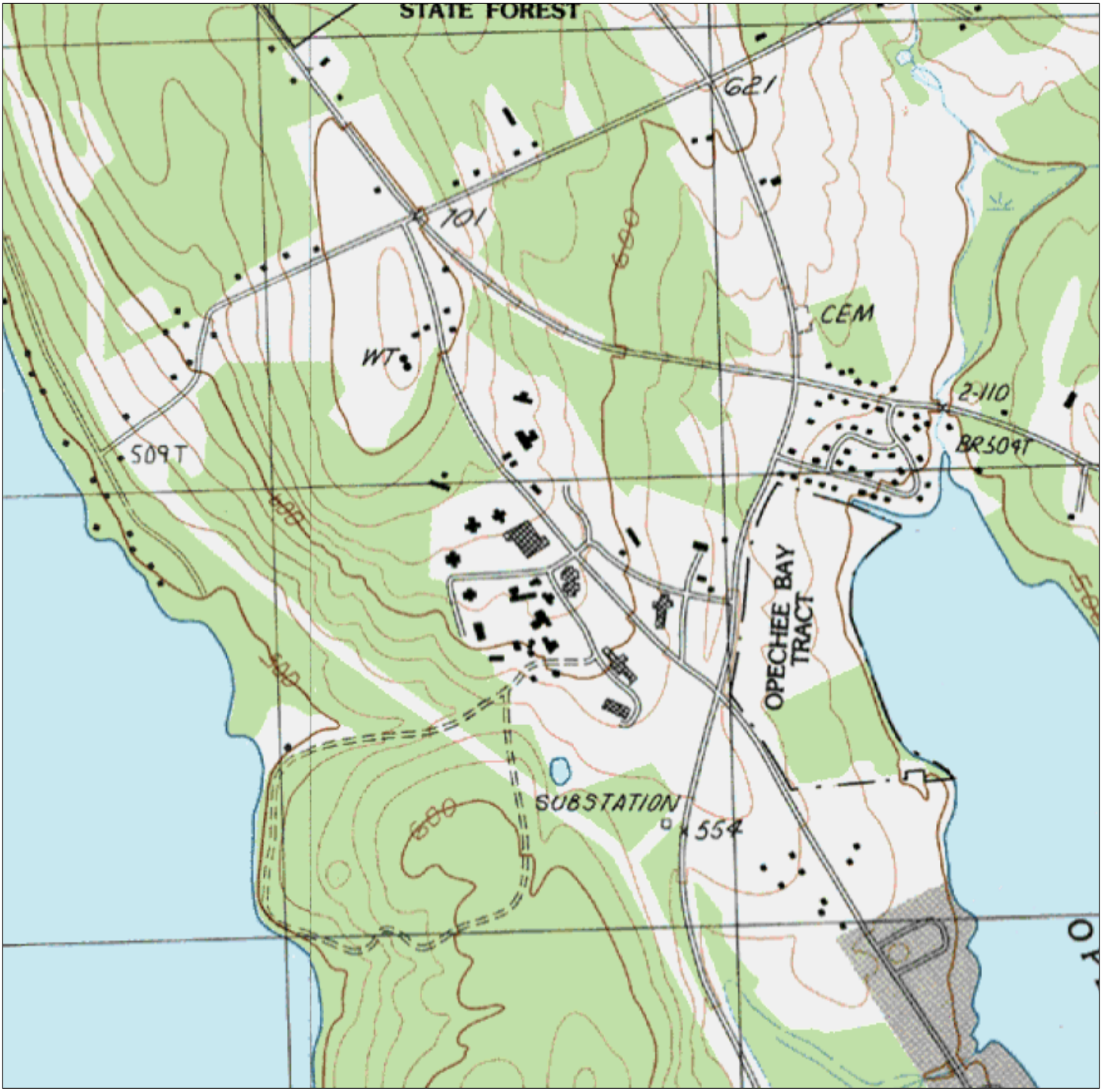
National Historic Sites and Landmark Sites .....

Railroads .....

Site Location Map

Topo : 0.75 Mile Radius from Area

N. MAIN ST, LACONIA NH 03246



SOURCE: SCANNED USGS TOPOGRAPHIC QUADRANGLES
SCANNED BY MAPTECH AND USGS
DISTRIBUTED AUGUST, 2005.

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

0 495 990 1,980 2,970 3,960 Feet

Data Supplied by:

Prepared by FirstSearch Technology Corporation 05-26-10

JOB NO. 10001086

Map Name: LACONIA | Date Created: 1987 | Date Revised: None

Map Reference Code: 43071-E4-TF-024 | Contour Interval: 20 feet | Elevation: N/A

FIGURE NO. 1

CITY DIRECTORY REVIEW

Report Date: June 4, 2010
Client Job Number: 10001086
FirstSearch Index Number: 232548
Site Address (es): 1 Right Way Path
Laconia, NH 03246

A search was conducted for the subject area noted above to identify any Historical City Directory coverage/tenant information maintained at national repositories, local city/town libraries and/or various public sources.

The following information is the result of the search:

YEAR / SOURCE	CLOSEST LOWER ADDRESS LISTINGS	SUBJECT ADDRESS (ES)	CLOSEST UPPER ADDRESS LISTINGS
2009/Polk Directory	No Lower Listings	New Hampshire Dept-Corrections state govt	8 Right Way Path Multiple Offender Program government offices-state
2004/Polk Directory	No Lower Listings	Corrections Dept state govt Detention Center government offices-state Lakes Region Facility nonclassified establishments State Prison state govt	No Higher Listings
2000/Polk Directory	No Lower Listings	New Hampshire Community Tech college vocational sch New Hampshire State of correctional instns New Hampshire State of Dept of Corrections correctional instns	5 Right Way Path Alliance For Asst Tech Educ indvdl family svcs
1995/Cole Directory	Street Not Listed	Street Not Listed	Street Not Listed
1992/Polk Directory	Street Not Listed	Street Not Listed	Street Not Listed
1967/Manning Directory	Street Not Listed	Street Not Listed	Street Not Listed
1962/Manning Directory	Street Not Listed	Street Not Listed	Street Not Listed
1952/Manning Directory	Street Not Listed	Street Not Listed	Street Not Listed
1937/Manning Directory	Street Not Listed	Street Not Listed	Street Not Listed

Notes: All listings observed for Right Way Path shown above between 2009 and 2000
No further coverage available

GLOSSARY OF TERMS

"No Listing/Not Listed" - address not listed in the directory

"Vacant" or "No Current Listing" - status of address in directory

"Residential Listing" - one residential listing located at address

"Multiple Residential Listings" - more than one residential listing located at address

"Multiple Retail Listings" - more than one retail facility located at address

"Multiple Business Listings" - more than one business listing at address

"Multiple Government Offices" - more than one federal listing at an address

"Multiple Municipal Listings" - more than one municipal listing at an address

"Multiple Military Listings" - more than one military listing at an address

"Street Not Listed" - street not listed in directory

When multiple tenants/facilities are observed for one address, the information may be summarized as shown in the following examples:

- An apartment building will be represented by "Multiple Residential Listings"
- A retail shopping center will be represented by "Multiple Retail Listings" followed by a separate listing of sites, if present, which may contain the use of regulated/chemical/hazardous materials such as dry cleaners, photo finishers, hair salons, auto repair shops, etc.
- An office building consisting of attorneys, insurance, firms, or other facilities which do not indicate the use of regulated/chemical/hazardous materials will be represented by "Multiple Business Listings"

Residential addresses, including individual houses and apartment buildings, are listed as residential. Names of tenants can be provided if needed.

Unless otherwise noted, the subject address (es) plus four adjacent addresses up from the subject property and four addresses down from the subject property are included in the report, if available.

FIRE INSURANCE MAP ABSTRACT RESEARCH RESULTS

5/28/2010

10001086

N. MAIN ST
LACONIA, NH 03246

Listed below, please find the results of our search for historic fire insurance maps, performed in conjunction with your Environmental FirstSearch® report.

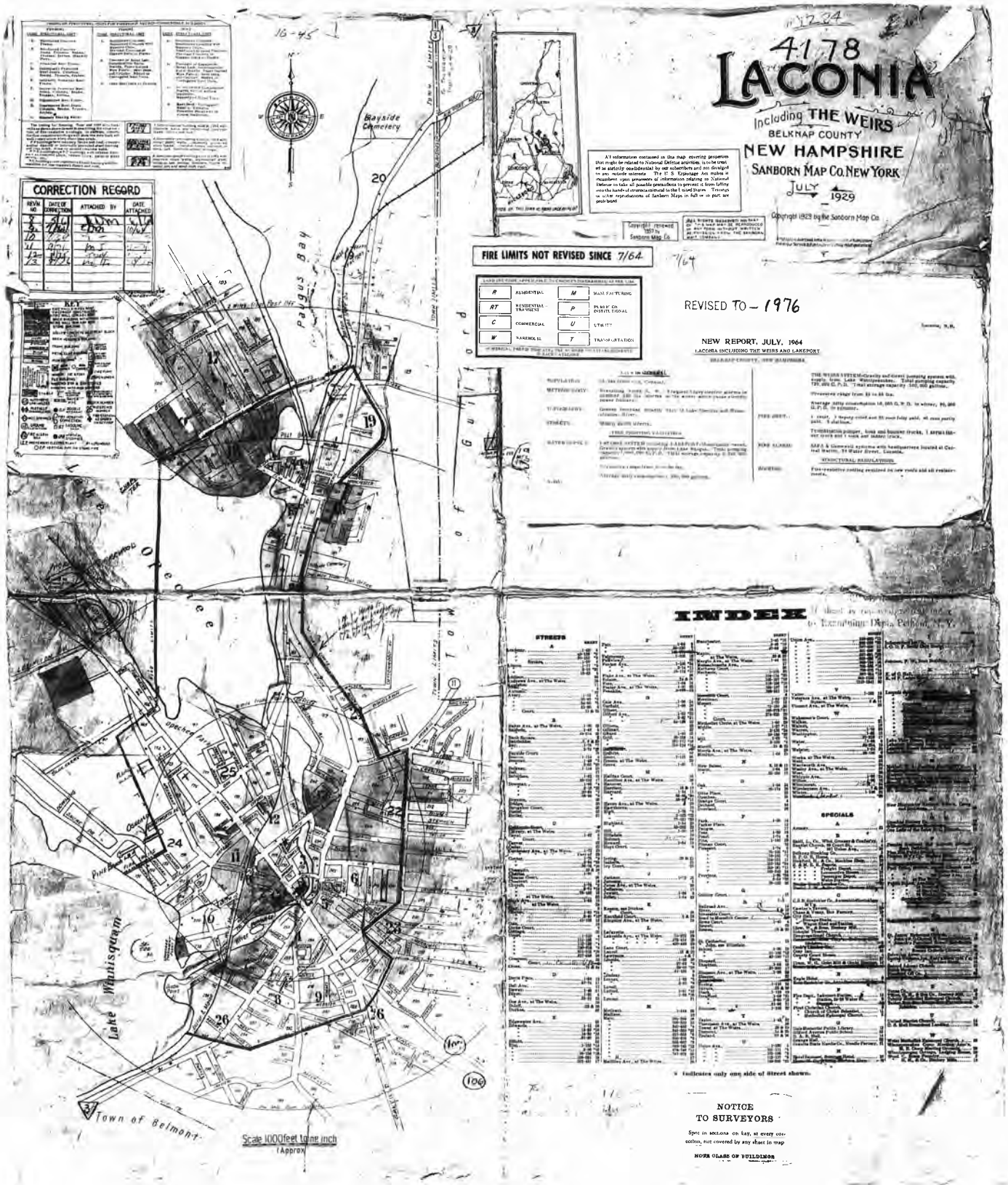
State	City	Date	Volume	Sheet Number(s)
New Hampshire	Laconia	1976	none	INDEX, 27
New Hampshire	Laconia	1948	none	27
New Hampshire	Laconia	1929	none	27
New Hampshire	Laconia	1923	none	27

This abstract is the result of a visual inspection of various Sanborn® Map collections. Supporting documentation follows in the Appendix. Use of this material is meant for research purposes only.

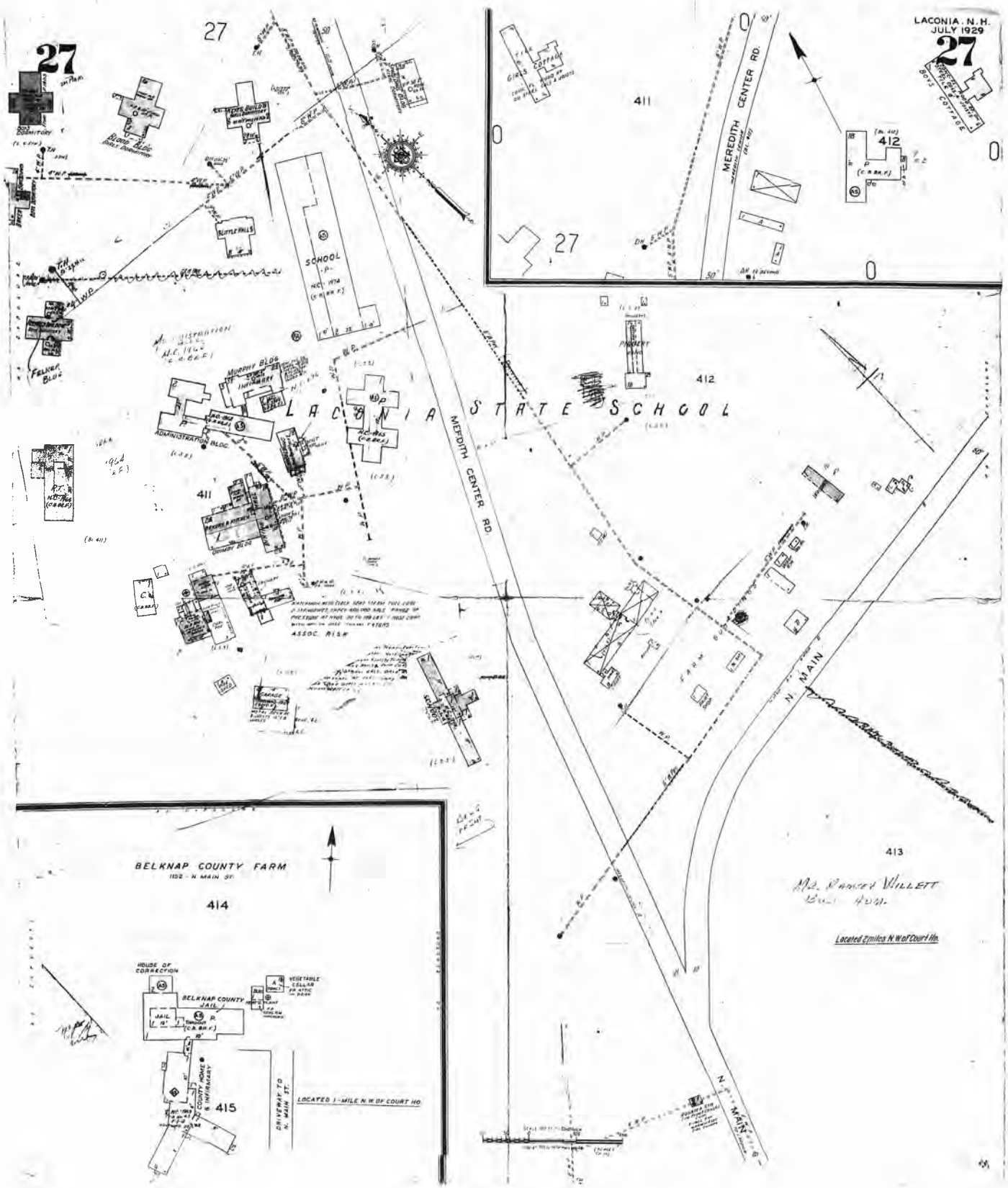
FirstSearch Technology Corporation *10 Cottage Street, Norwood, MA 02062*
Tel: 781-551-0470 Fax: 781-551-0471

Appendix

Supporting Documentation


4178
LACONIA
Including THE WEIRS
BELKNAP COUNTY
NEW HAMPSHIRE
SANBORN MAP CO. NEW YORK
JULY 1929
Copyright 1929 by the Sanborn Map Co.
FIRE LIMITS NOT REVISED SINCE 7/64
REVISED TO – 1976
NEW REPORT, JULY, 1964
LACONIA INCLUDING THE WEIRS AND LAKEPORT
BELKNAP COUNTY, NEW HAMPSHIRE
CORRECTION RECORD
KEY
INDEX
STREETS
SPECIALS
NOTICE
TO SURVEYORS
Lake Winnisquam
Bayside Cemetery
Pagus Bay
Gulf of Opechee
Town of Belmont
Scale 1000 feet to one inch
(Approx.)

1976


LACONIA, N.H.
JULY 1929
27
LACONIA STATE SCHOOL
MEREDITH CENTER RD.
N. MAIN
411
412
413
414
415
BELKNAP COUNTY FARM
HOUSE OF CORRECTION
BELKNAP COUNTY JAIL
COUNTY HOME & INFIRMARY
LOCATED 1-MILE N.W. OF COURT HO.
Located 2 miles N.W. of Court Ho.

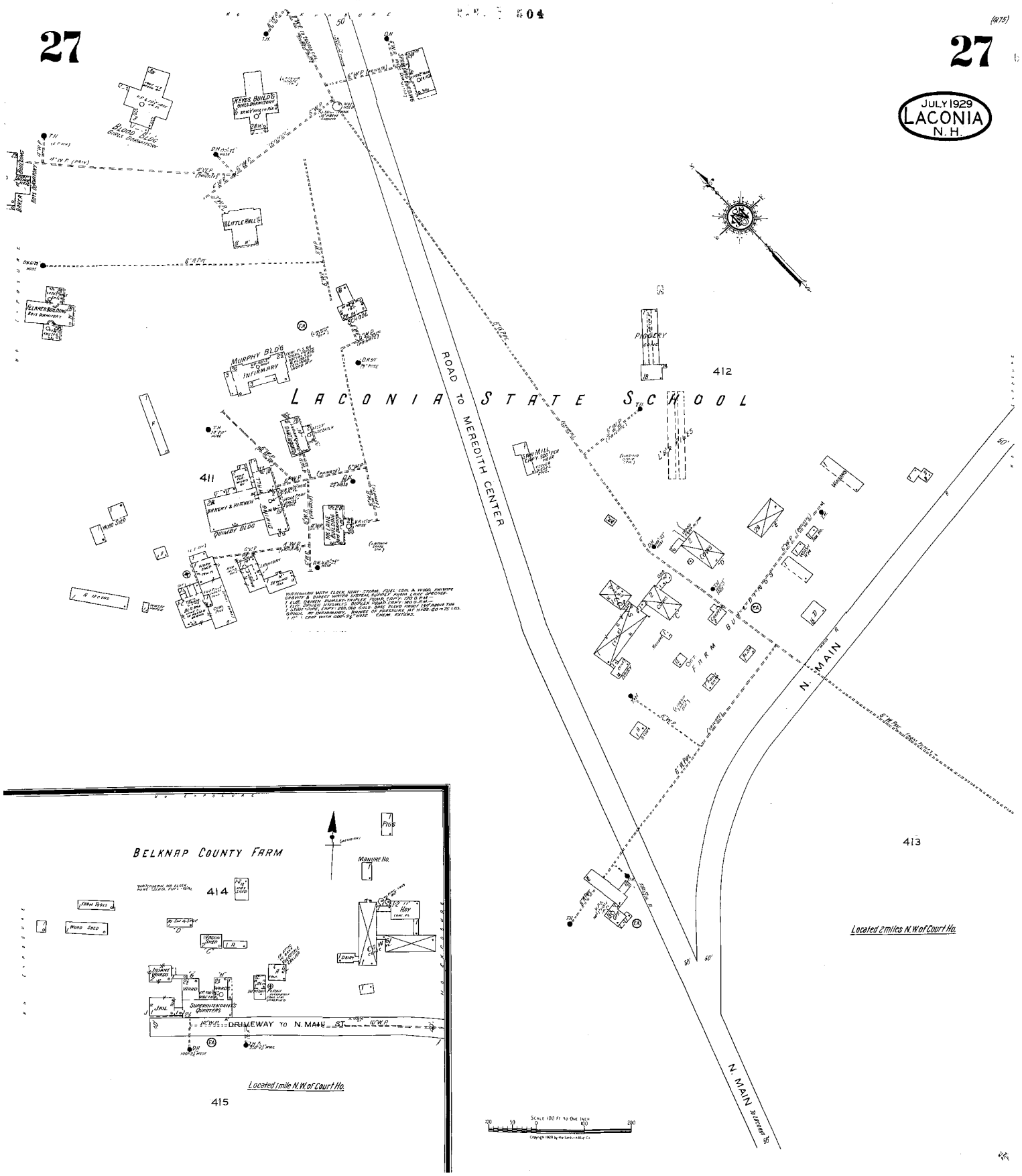
1976

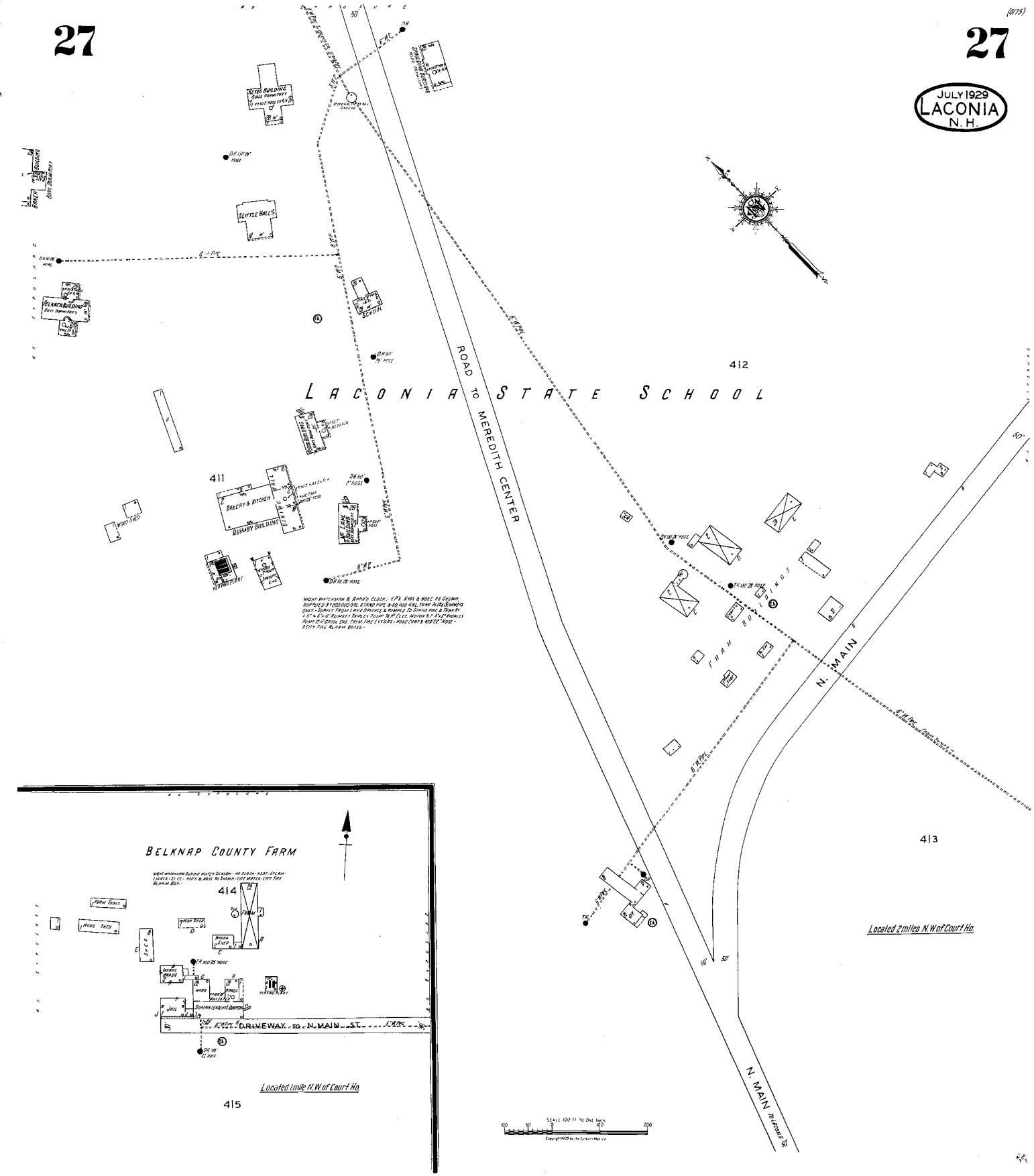
27

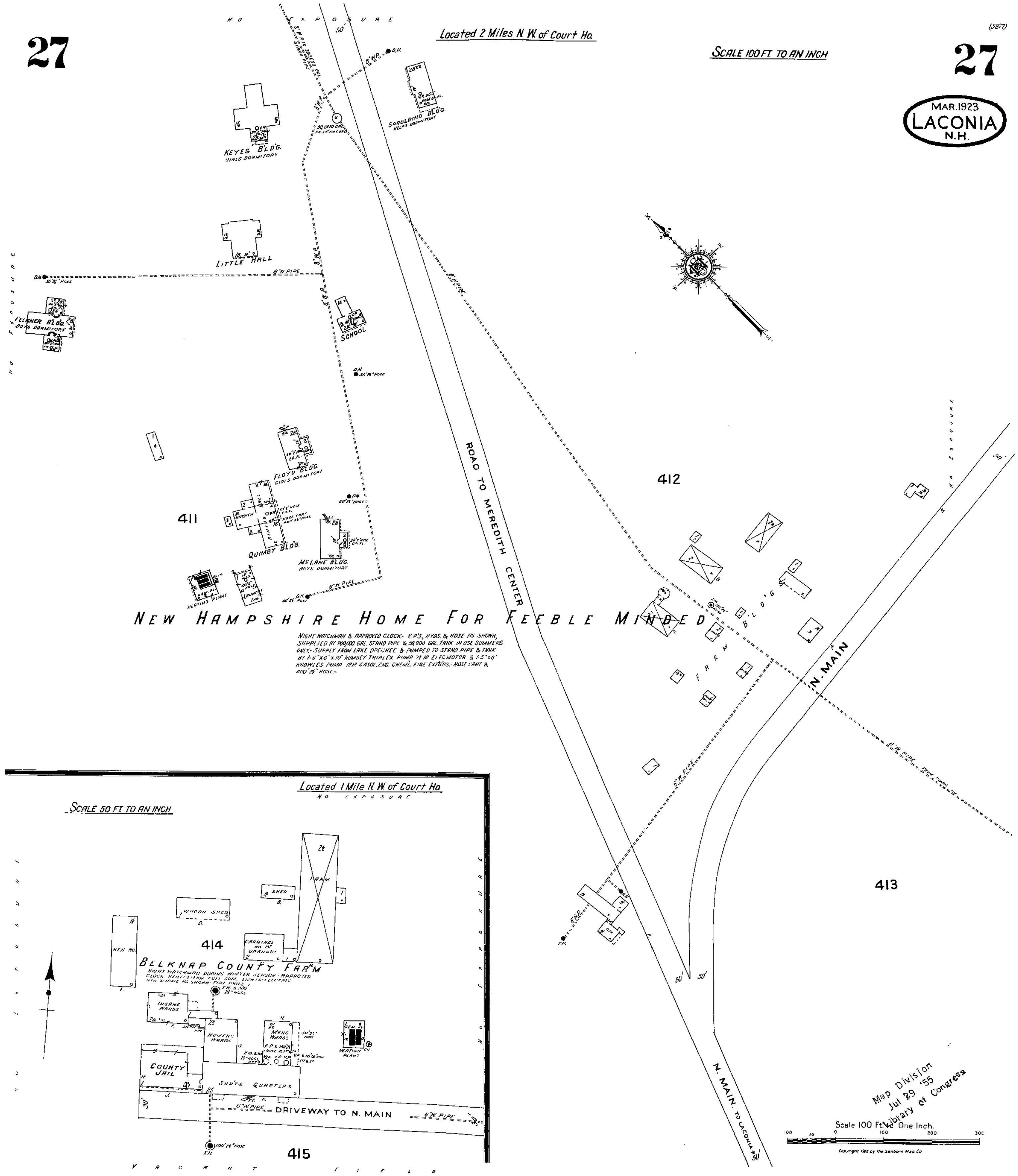
(9175)

27

JULY 1929
LACONIA
N. H.




27
(1175)
27
JULY 1929
LACONIA
N. H.
LACONIA STATE SCHOOL
ROAD TO MEREDITH CENTER
412
411
413
414
415
N. MAIN
BELKNAP COUNTY FARM
DRIVEWAY TO N. MAIN ST.
Located 2 miles N.W of Court Ho.
Located 1 mile N.W of Court Ho.
SCALE 100 FT. TO ONE INCH

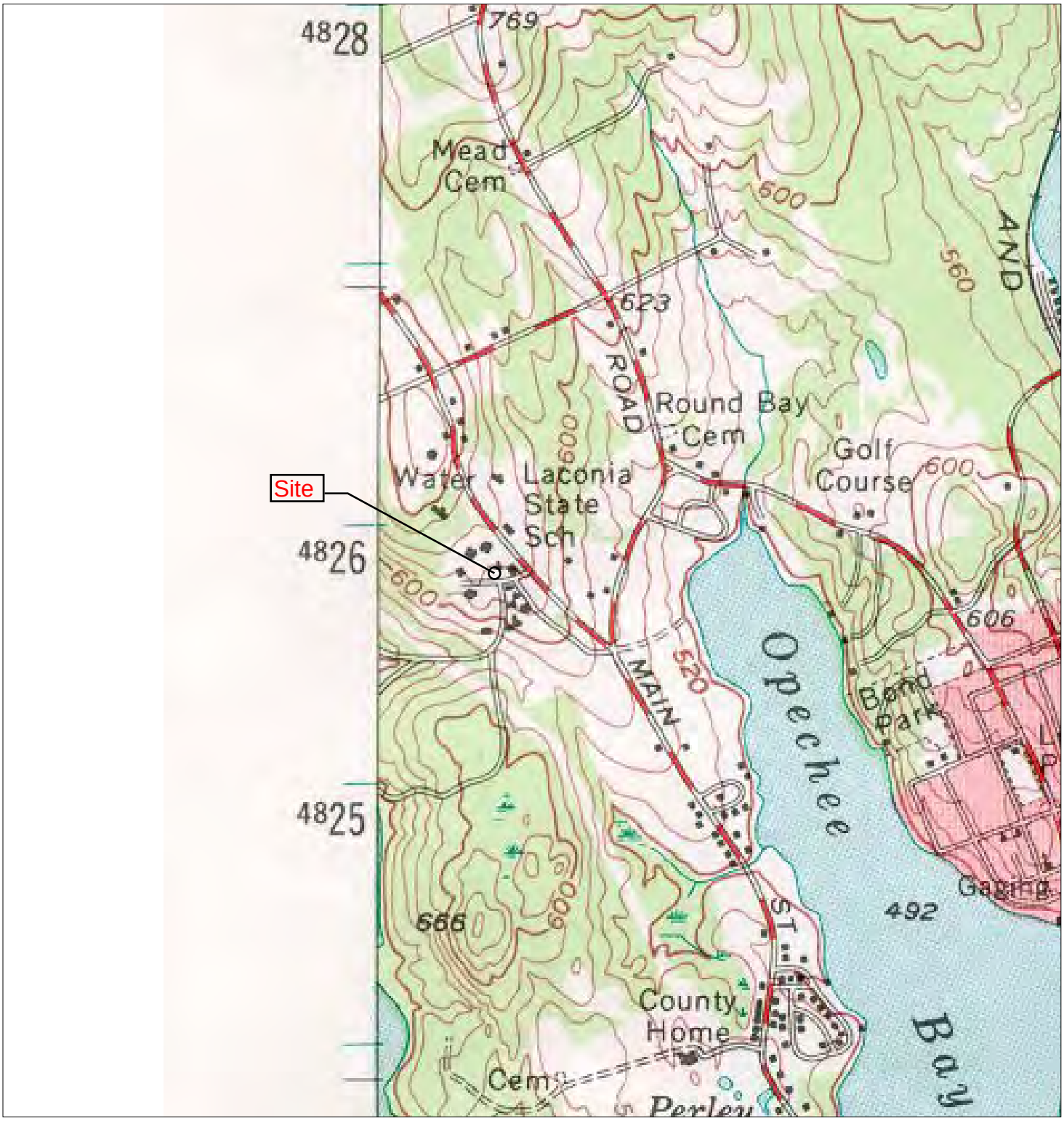

Located 2 Miles N. W. of Court Ho.
SCALE 100 FT. TO AN INCH
MAR. 1923
LACONIA
N.H.
KEYES BLD'G.
GIRLS DORMITORY
SPAULDING BLD'G.
LITTLE HALL
FELKNER BLD'G.
BOYS DORMITORY
SCHOOL
FLOYD BLD'G.
GIRLS DORMITORY
QUIMBY BLD'G.
McLANE BLD'G.
BOYS DORMITORY
HEATING PLANT
ROAD TO MEREDITH CENTER
411
412
413
NEW HAMPSHIRE HOME FOR FEEBLE MINDED
FARM BLD'GS.
N. MAIN
N. MAIN. TO LACONIA
Located 1 Mile N. W. of Court Ho.
SCALE 50 FT. TO AN INCH
WAGON SHED
SHED
FARM
HEN HO.
CARRIAGE HO. & GRANARY
414
BELKNAP COUNTY FARM
INSANE WARDS
WOMENS WARDS
MENS WARDS
HEATING PLANT
COUNTY JAIL
SUPT'S. QUARTERS
DRIVEWAY TO N. MAIN
415
VACANT FIELD
Map Division
Jul 29 '55
Library of Congress
Scale 100 Ft. to One Inch.

APPENDIX F
HISTORIC USGS MAPS/AERIAL PHOTOGRAPHS

Environmental FirstSearch

Topo: Current Map 1.25 Mile Radius
Historical Topo
Quad Name: Winnipesaukee, NH
Year: 1956 Scale: 1: 62500

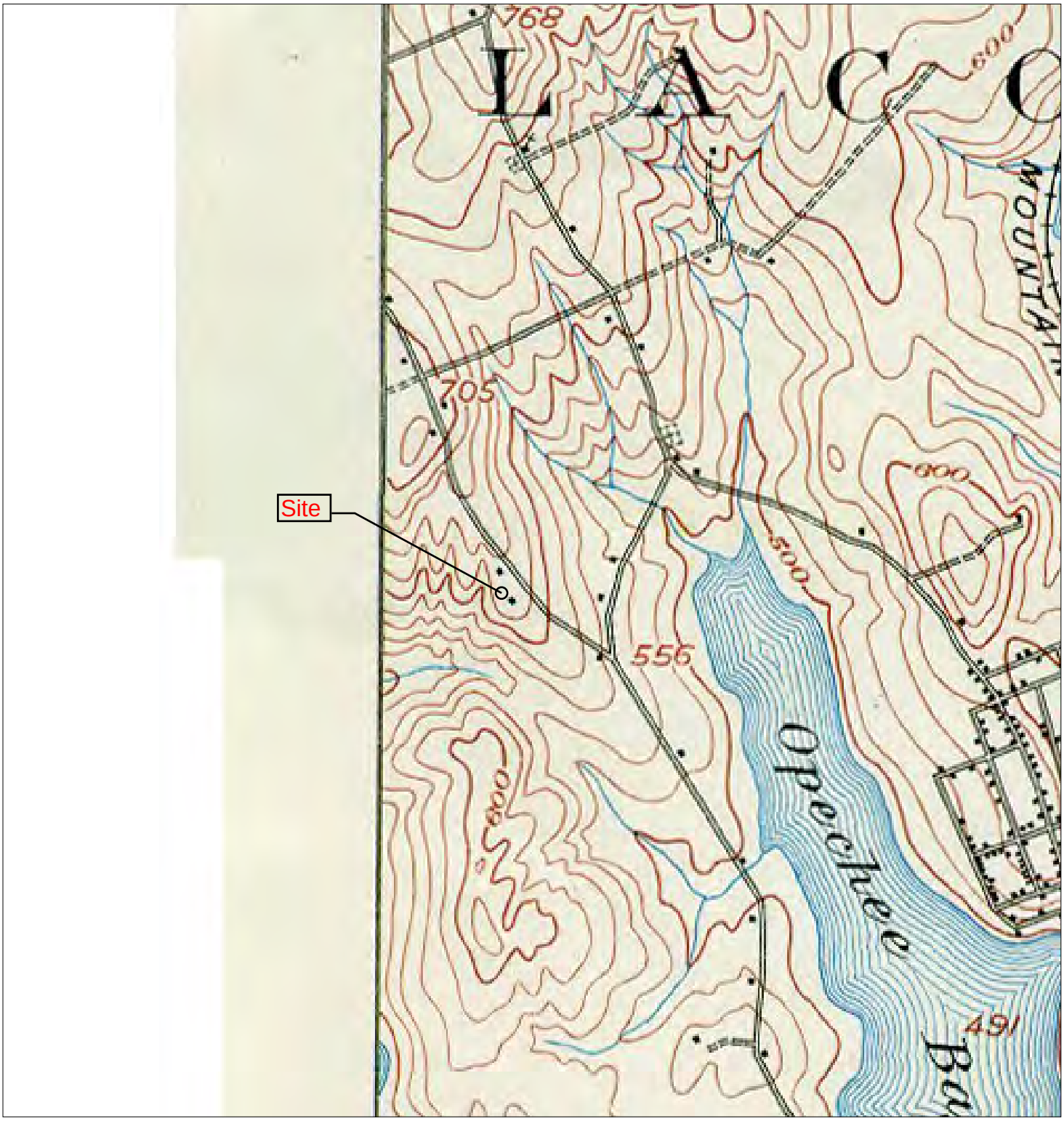
N. MAIN ST, LACONIA, NH



Environmental FirstSearch

Topo: Current Map 1.25 Mile Radius
Historical Topo
Quad Name: Winnipesaukee, NH
Year: 1909 Scale: 1: 62500

N. MAIN ST, LACONIA, NH



Environmental FirstSearch

Historical Aerial

1974

N. MAIN ST, LACONIA NH 03246

Source:
Target Site (Latitude: 43.560468 Longitude: -71.492932)
Quad Name: Laconia
Date: 1974

Approximate Scale: 1 inch equals 1,125 feet

Environmental FirstSearch

Historical Aerial

1998

N. MAIN ST, LACONIA NH 03246

Source:
Target Site (Latitude: 43.560468 Longitude: -71.492932)
Quad Name: Laconia
Date: 1998

Approximate Scale: 1 inch equals 1,125 feet