

**Waste Management Division  
PO Box 95, 29 Hazen Drive  
Concord, NH 03302**

**Type of Submittal (Check One-Most Applicable)**

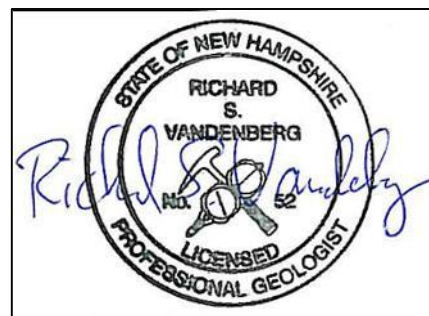
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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Work Scope<br><input type="checkbox"/> Reimbursement Request                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> Remedial Action <ul style="list-style-type: none"> <li>Remedial Action Plan</li> <li>Bid Plans and Specifications</li> <li>Remedial Action Implementation Report</li> </ul>                                                                                                                                                                   |
| <input type="checkbox"/> UST Facility Report<br><input type="checkbox"/> AST Facility Report                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Treatment System and POE O&M<br><input type="checkbox"/> Activity and Use Restriction                                                                                                                                                                                                                                                         |
| <input type="checkbox"/> Emergency/Initial Response Action<br><input type="checkbox"/> Groundwater Quality Assessment                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> Temporary Surface Water Discharge Permit                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/> Initial Site Characterization<br><input type="checkbox"/> Site Investigation <ul style="list-style-type: none"> <li>Site Investigation Report</li> <li>Supplemental Site Investigation Report</li> <li>GMZ Delineation</li> <li>Source Area Investigation</li> <li>Data Submittal</li> <li>Annual Summary Report</li> </ul> <input checked="" type="checkbox"/> Unsolicited Phase I Environmental Site Assessment<br><input type="checkbox"/> Closure Documentation | <input type="checkbox"/> Groundwater Management Permit <ul style="list-style-type: none"> <li>Permit Application</li> <li>Renewal Application</li> <li>Deed Recordation Documentation</li> <li>Abutter Notification Documentation</li> <li>Release of Recordation</li> </ul> <input type="checkbox"/> Data Submittal<br><input type="checkbox"/> Annual Summary Report |

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Former Tamworth Inn Property  
15 Cleveland Hill Road  
Tamworth, New Hampshire  
NHDES Location I.D. 0000672

Prepared For:  
Lakes Region Planning Commission  
103 Main Street, Suite #3  
Meredith, NH 03253  
Phone: (603) 279-8171  
Contact: Mr. Kimon Koulet

Prepared By:  
**CREDERE ASSOCIATES, LLC**  
776 Main Street  
Westbrook, ME 04902  
Phone: (207) 828-1272 ext. 35  
Contact: Rip Patten, PE



March 25, 2011

**Recommended Risk Category (check one)**

|                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> 1. Immediate Human Health Risk (Impacted water supply well, etc.)<br><br><input type="checkbox"/> 2. Potential Human Health Risk (Water supply well within 1,000' or Site within SWPA)<br><br><input type="checkbox"/> 3. Free Product or Source Hazard | <input type="checkbox"/> 4. Surface Water Impact<br><br><input type="checkbox"/> 5. No Alternate Water Available/No Existing Wells in Area<br><br><input type="checkbox"/> 6. Alternate Water Available/High Level Groundwater Contamination (>1,000 X AGQS) | <input type="checkbox"/> 7. Alternate Water Available/Low Level Groundwater Contamination (<1,000 X AGQS)<br><input type="checkbox"/> 8. No AGQS Violation/No Source Remaining<br><br><input type="checkbox"/> Closure Recommended |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



# Phase I Environmental Site Assessment Report

Former Tamworth Inn Property  
15 Cleveland Hill Road  
Tamworth, New Hampshire  
NHDES #201103059

*Prepared for:*

Lakes Region Planning Commission  
103 Main Street, Suite #3  
Meredith, NH 03253

**March 25, 2011**

*In Reference to:*

**Project No. 10001087**

*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

March 25, 2011

Mr. Kimon Koulet, Executive Director  
Lakes Region Planning Commission  
103 Main Street #3  
Meredith, New Hampshire 03253

**Subject: Phase I Environmental Site Assessment Report  
Tamworth Inn Property  
15 Cleveland Hill Road, Tamworth, New Hampshire  
NHDES #201103059**

Dear Mr. Koulet:

Enclosed is a copy of the Phase I Environmental Site Assessment (ESA) report completed for the Tamworth Inn property located at 15 Cleveland Hill Road in Tamworth, New Hampshire. This report was completed in accordance 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 Standards and Practices for All Appropriate Inquiries (AAI); Final Rule (40 CFR Part 312).

This assessment has revealed the evidence of two (2) *recognized environmental conditions* (RECs) at the subject property that should be assessed by conducting a Phase II ESA in accordance with ASTM Standard Guide E 1903-97 (reapproved 2002).

Please do not hesitate to contact me at (207) 828-1272 ext. 21 if you have any questions or comments regarding this report.

Sincerely,  
CREDERE ASSOCIATES, LLC

Silas Canavan, EI  
Civil/Environmental Engineer

Enclosures – Phase I ESA

cc: Mr. Eric Senecal, LRPC  
Ms. Jennifer Marts, NHDES  
Mr. Ken Cargill, Cleveland Hill Road Realty Trust  
Ms. Karen McNiff, Cleveland Hill Road Realty Trust

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**15 CLEVELAND HILL ROAD, TAMWORTH, NEW HAMPSHIRE**  
**NHDES #201103059**

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## EXECUTIVE SUMMARY

Credere Associates, LLC (Credere) performed a Phase I Environmental Site Assessment (Phase I ESA) of the property referred to as the former Tamworth Inn property (the subject property) located at 15 Cleveland Hill Road in Tamworth, New Hampshire. This report was completed on behalf of the Lakes Region Planning Commission of Meredith, New Hampshire, as part of their U.S. Environmental Protection Agency funded Brownfields Assessment Program.

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 Standards and Practices for All Appropriate Inquiries (AAI); Final Rule (40 CFR Part 312).

Based on Credere's review of local, state, and federal records and files, subject property historical records, interviews, and observations during the site reconnaissance visit on January 19, 2011, the following highlights the findings of this Phase I ESA:

The subject property is composed of one 2.16-acre parcel of land located at 15 Cleveland Hill Road in Tamworth, New Hampshire, near the intersection of Cleveland Hill Road and Great Hill Road and situated immediately adjacent to the Swift River. The subject property is currently vacant, but occupied by one (1) three-story inn building (the Inn) and one (1) event hall referred to by local residents as "Tamworth Gardens". The subject property is referred to by the Town of Tamworth as Map 202, Lot 59 and is currently owned by the LaSalle Bank National Association.

According to interviews, the Inn on the subject property was originally built as a single family residence in the 1880's. In the 1920's the building was expanded and converted into a lodging facility with a restaurant and tavern. The Inn operated until 2010. The exact date of construction of Tamworth Gardens was not confirmed; however, based on historical documents, it was constructed prior to 1923. Both buildings on the subject property are currently unoccupied.

The subject property is bound to the northeast by a residential property, to the southeast by the Swift River, to the northwest by a residential property, a recreational park, and a church, and to the southwest by a public parking lot.

Potable water is provided to the subject property by the Lakes Region Water Company whose source is greater than 1-mile from the subject property. The water service is located between Cleveland Hill Road and the northwest side of the Inn. According to the United States Geological Survey, the closest drinking water supply well is located approximately 0.25-miles southwest (cross-gradient) of the subject property. Wastewater from the subject property is currently discharged to the municipal sewer system with the service line located between Cleveland Hill Road and the northwest side of the Inn. Electricity is provided to the subject property via overhead lines from Public Service of New Hampshire. Heat was originally



provided to the Inn by a coal burning system, but was later converted to an oil-fired heating system. Three (3) 275-gallon No. 2 heating oil above ground storage tanks (ASTs) were observed in the basement of the Inn. Two of the ASTs appeared to be empty, while one AST appeared to be approximately 1/10<sup>th</sup> full. Oil staining was observed on the tanks and on the dirt floor of the basement below the tanks. One out-of-use coal burning furnace was observed in the basement of Tamworth Gardens. No other heating sources were identified in Tamworth Gardens.

Potentially asbestos-containing materials (ACMs) in the form of pipe wrapping, pipe insulation, and furnace insulation were observed in the basement of the Inn.

This assessment has revealed the following evidence of *recognized environmental conditions* (RECs) at the subject property:

- REC-1 – The presence of oil staining on soil beneath the three (3) 275-gallon fuel oil ASTs observed in the basement of the Inn represents a REC because this indicates that a release of oil has occurred in the past to the environmental media on the subject property.
- REC-2 – The presence of degraded potential lead-based paint on the exterior of the buildings represents a REC because, if this material contains lead, loose and flaking exterior paint could impact the soil around the perimeter of the buildings.

Credere identified the following *de minimis environmental conditions* (DMEC) at the subject property.

- DMEC-1 – Multiple small volume containers (less than 50-gallons each) of paint, paint thinners, cleaning products, and gasoline observed in Tamworth Gardens represent a DMEC because of the poor conditions in which they were stored; however, a pathway to the environment is currently not likely.
- DMEC-2 – Two debris piles were noted on the subject property in recent photographs containing discarded electrical equipment and household appliances. This condition represents a DMEC because of the poor condition in which these items were stored; however, a release of petroleum products and/or hazardous substances from these items is unlikely.

The following ASTM *Non-Scope environmental conditions* (NECs) were also noted during this Phase I ESA:

- NEC-1 – ACMs are likely present within the subject property buildings.
- NEC-2 – Lead-based paint may be present within or on the exterior of the subject property buildings.



- NEC-3 – ASTM Non-Scope potentially polychlorinated biphenyl (PCB)-containing electrical equipment in the form of fluorescent lighting fixtures were observed in the Inn.
- NEC-4 – Based on the age of the subject property buildings, PCB-containing building materials may be present within the buildings.

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 other potential bulk storage or releases of petroleum products and/or hazardous substances that may have impacted the environmental conditions at the subject property.
- An asbestos survey should be completed to confirm or dismiss the presence of ACMs within the buildings.
- A lead-based paint survey should be completed to confirm or dismiss the presence of lead-based paint on the interior and exterior of the buildings.
- Based on Credere's experience and the identified uses of the subject property, it is unlikely that PCB-containing building materials are present. However, no statements can be made concerning the presence of PCBs in these materials without sample collection and analysis. As such, and consistent with the final redevelopment plans for the subject property, screening of potentially PCB-containing materials should be completed to assess potential health and regulatory risk posed by these materials.
- Consistent with final redevelopment plans, universal wastes and/or hazardous wastes that may be generated during potential building demolition or renovation activities should be properly consolidated and disposed of in accordance with local, state, and/or federal guidelines.



## 1. INTRODUCTION

Credere Associates, LLC (Credere) performed a Phase I Environmental Site Assessment (Phase I ESA) of the property referred to as the former Tamworth Inn property (the subject property) located at 15 Cleveland Hill Road in Tamworth, New Hampshire. This report was completed on behalf of the Lakes Region Planning Commission (LRPC) of Meredith, New Hampshire as part of their U.S. Environmental Protection Agency (EPA) funded Brownfields Assessment Program.

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. EPA Standards and Practices for All Appropriate Inquiries (AAI); Final Rule (40 CFR Part 312). The report was completed by Mr. Silas Canavan, EI, Mr. Richard S. Vandenberg, CG, PG, and Mr. Jedd Steinglass of Credere. Resumes of Mr. Canavan, Mr. Vandenberg, and Mr. Steinglass are included in **Appendix A**.

No Phase I ESA can wholly eliminate uncertainty regarding the potential for *recognized environmental conditions* (RECs)<sup>1</sup> 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 subject 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 Credere's professional opinions relative to the identified RECs so that informed business decisions may be made regarding the subject property. If the findings from this Phase I ESA indicate or reasonably imply that environmentally regulated materials are affecting the subject property, then the need for additional 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 subject 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.

**Appendix B** contains a detailed description of Credere's Scope of Work for Phase I ESAs, which can be divided into the following broad categories: Records Review; Site Reconnaissance; Interviews; and Reporting. However, the following report is subdivided further so that it conforms to the recommended report format provided in ASTM Practice E 1527-05.

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<sup>1</sup> 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 Questionnaires' completed by Mr. Ken Cargill of 15 Cleveland Hill Road Realty Trust and Mr. Eric Senecal of the LRPC are included in **Appendix C**. 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 ESA**

15 Cleveland Hill Road Realty Trust is considering purchasing the subject property and redeveloping it into a senior living facility.

### **2.2 SPECIALIZED KNOWLEDGE**

Mr. Senecal and Mr. Cargill both reported no specialized knowledge of the subject property for the purpose of identifying environmental conditions.

Mr. Senecal and Mr. Cargill do not have expertise or experience with real estate transactions involving environmental contamination. Mr. Senecal and Mr. Cargill are not commercial brokers of real estate or real estate professionals. Mr. Senecal and Mr. Cargill report that they do not have experience acting as secured creditors on commercial real estate. Mr. Senecal and Mr. Cargill do not have professional experience in detecting or remediating environmental contamination.

### **2.3 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION**

Mr. Cargill reported that, based on the age of the subject property, he suspects there may be petroleum product underground storage tanks (USTs) present; however, he had no specific knowledge of the presence of USTs or of other environmental issues at the subject property.

Mr. Senecal reported that lead-based paint may be present due to the age of the building; however, he had no specific knowledge of environmental issues at the subject property.

### **2.4 TITLE RECORDS**

A foreclosure deed dated March 23, 2010, was provided by the owner. A full chain-of-title search was not completed as part of this Phase I ESA. It is Credere's opinion that an adequate history of the use of the subject property was able to be obtained from other historic sources, including deed research conducted by Credere.

## **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 property to determine the potential existence of ongoing or continued releases of hazardous substances or petroleum products.

Mr. Cargill and Mr. Senecal reportedly have no 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 6.5** and **6.6** for records review of environmental liens and institutional or engineering controls associated with the subject property.

## **2.6 REDUCTION OF VALUATION FOR ENVIRONMENTAL ISSUES**

Neither Mr. Cargill nor Mr. Senecal are aware of a reduction of value of the subject property for environmental issues.



### 3. SITE DESCRIPTION

#### 3.1 SITE OWNERSHIP AND LOCATION

|                         |                                                           |
|-------------------------|-----------------------------------------------------------|
| Parcel Identification:  | Map 202, Lot 59                                           |
| Site Owner(s):          | LaSalle Bank National Association                         |
| Site Occupants:         | Vacant                                                    |
| Date of Ownership:      | March 23, 2010                                            |
| Site Location:          | 15 Cleveland Hill Road, Tamworth, NH                      |
| Zoning:                 | N/A                                                       |
| County:                 | Carroll                                                   |
| USGS Quadrangle:        | Tamworth, New Hampshire 7.5 Minute Quadrangle             |
| Latitude and Longitude: | 43° 51' 32" Lat., -71° 16' 03" Long. (Approximate)        |
| NAICS Codes:            | 721191 – Inn (former use)<br>722410 – Tavern (former use) |

#### 3.2 SITE DESCRIPTION AND OPERATIONS

The subject property is composed of one (1) 2.16-acre parcel of land located at 15 Cleveland Hill Road in Tamworth, New Hampshire, near the intersection of Cleveland Hill Road and Great Hill Road and situated immediately adjacent to the Swift River. The subject property is currently vacant, but occupied by one (1) three-story inn building (the Inn) with a footprint of approximately 5,700 square feet and one (1) event hall, referred to by local residents as “Tamworth Gardens”, with a footprint of approximately 3,200 square feet. The subject property is referred to by the Town of Tamworth as Map 202, Lot 59 and is currently owned by the LaSalle Bank National Association. The Town of Tamworth does not have designated zoning districts; therefore, there are none defined for the subject property.

**Figure 1** locates the subject property on the Tamworth, New Hampshire 7.5 minute quadrangle prepared by the United States Geological Survey (USGS). **Figure 2** is a detailed site plan based on observations made during Credere’s site visit and the subject property records review.

#### 3.3 SITE UTILITIES

Potable water is provided to the subject property by the Lakes Region Water Company whose source is greater than 1-mile from the subject property. The water service is located between Cleveland Hill Road and the northwest side of the Inn. According to the USGS, the closest drinking water supply well is located approximately 0.25-miles southwest (cross-gradient) of the subject property.

Wastewater from the subject property is currently discharged to the municipal sewer system located within Cleveland Hill Road. However, a former leachfield was identified on a survey of the subject property provided by the Cleveland Hill Road Realty Trust (see **Figure 2**).

Electricity is provided to the subject property via overhead lines from Public Service of New Hampshire (PSNH).

A No. 2 fuel oil-fired heating system with three (3) 275-gallon aboveground storage tanks (ASTs) was identified in the basement of the Inn. Coal-fired furnaces were observed in the basements of both the Inn and Tamworth Gardens. Both coal-burning furnaces were no longer in use at the time of the site visit. Three fire places were observed within the Inn.

It was reported that the kitchen appliances in the Inn (removed) were fueled by propane. A propane tank fill cover was identified on the survey provided by the Cleveland Hill Road Realty Trust in the rear of the building. The fill cover was not identified during the site visit due to snow cover. Propane ASTs have not been identified at the subject property; therefore, if propane tank(s) are present at the subject property, it is likely that they are located underground in the vicinity of the fill pipe.

### **3.4 SURFACE WATER**

The subject property contains a swimming pool, which was empty at the time of the site visit. The Swift River is located directly adjacent to the subject property to the south.

### **3.5 TOPOGRAPHY AND DRAINAGE**

Based upon a review of the 1987 Tamworth, NH 7.5 minute Quadrangle, the subject property is between 480 and 520 feet above mean sea level (MSL). Topography at the subject property generally slopes to the southeast toward the Swift River.

Regional topography within a 0.5-mile radius of the subject property consists of flat to moderate hills sloping towards the Swift River with elevations ranging from 480 to 620 feet above MSL.

Stormwater at the subject property appears to drain via overland flow to the Swift River at the southeast side of the subject property. Stormwater from Cleveland Hill Road appears to be collected by the municipal catch basin system.

### **3.6 GEOLOGICAL CHARACTERISTICS**

#### **3.6.1 Surficial Geology**

According to the *Geohydrology and Water Quality of Stratified-Drift Aquifers in the Saco and Ossipee River Basins, East-Central New Hampshire*, USGS, Water-Resources Investigations Report 94-4182, by Richard Bridge Moore and Laura Mealie (1995), the surficial geology at the subject property consists of glacial till over bedrock, generally exceeding 200 feet thick.

### **3.6.2 Bedrock Geology**

According to the *Generalized Bedrock Geologic Map of New Hampshire* compiled by the USGS, the subject property is underlain by gray metepelite and metawacke and subordinate metavolcanic rocks of the lower Devonian Period. According to the USGS, bedrock was encountered during the installation of a well in the vicinity of the subject property at a depth of 210 feet below ground surface (bgs).

### **3.6.3 Groundwater Characteristics**

Based on topography and the location of surface water features, it is likely that groundwater at and in the immediate vicinity of the subject property flows in a southerly direction towards the Swift River. It should be noted that local groundwater flow can 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**

During interviews and review of historical documentation, no record of prior environmental investigations or other environmental documents for the subject property were discovered.



## 5. SITE RECONNAISSANCE

On January 19, 2011, Credere representatives Mr. Silas Canavan and Mr. Richard Vandenberg conducted a site visit to the subject property to determine the physical characteristics of the subject property and to assess the subject property for the potential presence of RECs. Access to the subject property was provided by Ms. Peg Huddleston, Authorized Agent of the owner. Pursuant to ASTM E 1527-05 Chapter 12.3, resumes for Mr. Vandenberg and Mr. Canavan are attached as **Appendix A** to demonstrate their qualifications to perform this work. **Appendix D** contains photographs taken during the site visit.

### 5.1 GENERAL SITE SETTING

#### 5.1.1 Current Use of the Subject Property

The subject property currently contains one (1) three-story Inn building with a footprint of approximately 5,700 square feet and one event hall (Tamworth Gardens) with a footprint of approximately 3,200 square feet. The subject property is currently vacant.

#### 5.1.2 Current and Past Uses of Adjacent and Surrounding Properties

The subject property is located in a mixed use area of Tamworth. Adjacent properties include the following:

- Northeast:* The subject property is bordered to the northeast by a residential property (upgradient).
- Northwest:* The subject property is bordered to the northwest by a residential property, a recreational park, and a church (upgradient).
- West:* The subject property is bordered to the west by the Town meeting hall (upgradient).
- Southeast:* The subject property is bordered to the southeast by the Swift River (downgradient), beyond which is agricultural land.
- Southwest:* The subject property is bordered to the southwest by a public parking lot operated by the Town of Tamworth (downgradient to cross-gradient).

References to upgradient, downgradient, and cross-gradient indicate the perceived location of these features relative to the implied or inferred direction of shallow groundwater flow at the subject property, which has been inferred to be in a southerly direction.

## 5.2 EXTERIOR OBSERVATIONS

The exterior of the subject property was observed visually during the January 19, 2011, site reconnaissance by walking the northeast and southwest portions of the perimeter of the subject property and by observing the subject property from Cleveland Hill Road and the public parking area adjacent to the subject property. Deep snow cover prevented the ability to traverse the subject property in a grid-like manner. See **Section 5.6** for a discussion of site reconnaissance limitations.

The subject property is a rectangular shaped parcel of land with a 60-foot by 80-foot “cut-out” in the western corner. The cut-out is occupied by the Town meeting hall, which is not part of the subject property. The subject property is occupied by the three-story Inn (**Picture 1**) and the two-story Tamworth Gardens building (**Picture 2**). Both buildings are wood framed with peaked roofs and painted wooden clapboard siding. Portions of the subject property not occupied by the buildings include a swimming pool (**Picture 3**), paved and gravel parking areas, landscaped lawn areas (**Picture 4**), and undeveloped wooded/brush areas.

No evidence of drywells, pits, or lagoons was observed on the exterior portions of the subject property. No evidence of leachate or seeps was observed on the subject property. No visual surficial evidence of a significant release of oil and/or hazardous substances was observed on the exterior portions of the subject property during the site visit. No evidence of petroleum exploration, abstraction, or refinery was observed on the subject property.

## 5.3 INTERIOR OBSERVATIONS

The interiors of both buildings on the subject property were observed visually during the January 19, 2011, site reconnaissance.

The interior of the Inn consists of a full basement, three above-grade stories, and an attic. The building is constructed of a wood frame with a stone, brick, and concrete foundation. The basement floor consists of a combination of concrete and dirt. Three 275-gallon No. 2 fuel oil ASTs (**Pictures 5 and 6**) and a fuel oil-fired furnace (**Picture 7**) were observed in the basement. Oil stains were visible on the top, side, and bottom of the ASTs and on the dirt floor below the service lines from the ASTs. Two of the ASTs appeared to be empty, while one AST appeared to be approximately 1/10<sup>th</sup> full. An out-of-use coal-fired furnace with potential asbestos-containing insulation (**Picture 8**), multiple pipes with potential asbestos-containing insulation (**Picture 9**), and an emergency generator with a fuel capacity of approximately 5-gallons (**Picture 10**) were also observed in the basement. A tub, approximately eight feet in diameter and three feet deep, partially filled with water was observed in the eastern corner of the basement (**Picture 11**). This tub was reportedly used as part of the building’s fire suppression system at one time.

The floors in the above-grade stories were a combination of wood, tile, and carpet floors, painted and wallpapered walls, and painted ceilings. The rooms on the first floor included multiple

living and dining rooms (**Picture 12**), a kitchen (**Picture 13**), a tavern (**Picture 14**), multiple closets/utility rooms (**Picture 15**), and multiple bathrooms (**Picture 16**). The second and third floors were similar in layout (**Picture 17**) and consisted of approximately eight (8) guest rooms with private bathrooms (**Picture 18**) on each floor. Fluorescent lighting fixtures were observed in multiple rooms throughout the Inn.

The unfinished attic consisted of a wooden floor, exposed rafters, exposed insulation (**Picture 19**), and exposed electrical equipment.

The Tamworth Gardens building, which was previously used as a live performance event hall, consists of wooden floors, wooden walls, a wooden ceiling, and a wooden balcony around the perimeter of the viewing area (**Picture 20**). The northern room of Tamworth Gardens contained multiple sealed small volume containers (less than 50-gallons each) of paint, paint thinners, petroleum products, and cleaning products (**Picture 21**). No staining was observed in this area. Approximately eight (8) unused electronic devices (TVs, computers, etc.) were observed being stored in Tamworth Gardens (**Picture 22**). The basement consisted of stone and concrete walls and a combination of concrete and dirt floors. An out-of-use coal burning furnace and a potential former coal storage area were observed in the basement. However, it should be noted that no signs of ash or coal were observed in the potential coal storage area during the January 19, 2011, site visit.

A shed was located in the lawn area south of the Inn. The shed could not be entered during the site visit; however Mr. Rip Patten, P.E., L.S.P. of Credere had previously entered the shed in December of 2010, and reported that it contained the pump for the pool. Mr. Patten reported that there was no evidence of RECs within the shed.

#### 5.4 UNDERGROUND AND ABOVEGROUND STORAGE TANKS

Three 275-gallon No. 2 fuel oil ASTs (**Picture 5**) and a fuel oil-fired furnace (**Picture 6**) were observed in the basement of the Inn. Stains were visible on the top, sides, and bottom of the ASTs and a stain on the dirt floor was observed below the service lines from the ASTs. Two of the ASTs appeared to be empty, while one AST appeared to be approximately 1/10<sup>th</sup> full.

No evidence of exterior ASTs was observed during the site visit.

No evidence of USTs was observed during the site visit; however, a “propane tank fill cover” was identified on the property survey provided by the Cleveland Hill Road Realty Trust suggesting that a buried propane UST is located onsite.

#### 5.5 PCB-CONTAINING ELECTRICAL AND HYDRAULIC EQUIPMENT

ASTM Standards for Phase I ESAs specifically exclude fluorescent lighting fixtures that may contain polychlorinated biphenyls (PCBs) from electrical equipment unless they are found in

waste form. Fluorescent lighting fixtures that were not in waste form were observed in the Inn and are discussed as a non-scope consideration in **Section 10.4**. Fluorescent lighting fixtures were not observed in Tamworth Gardens.

No potential PCB-containing electrical or hydraulic equipment was observed within the limits of the subject property.

## 5.6 SITE RECONASSIANCE 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 subject property, and to provide an opinion as to the significance of the limitation with regard to the ability to identify potential environmental conditions onsite.

A significant thickness of snow covered the ground during the January 19, 2011, site visit, making visual inspection of the exterior of the subject property impossible. However, due to the identified historical uses of the subject property and information obtained from interviews, we do not believe the snow cover prevented us from identifying RECs in connection with the subject property.

## 6. SUBJECT PROPERTY RECORDS REVIEW

Files at the Tamworth Fire Department, New Hampshire Department of Environmental Services (NHDES) OneStop online database, and online at the U.S. EPA Region 1 website 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<sup>®</sup> database search was conducted on January 17, 2011, 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 Phase I ESA. Only partial title search information was provided by the users. We do not consider the lack of title information to be a significant data gap because an adequate record of historical ownership and subject property usage was provided by other personnel familiar with the subject property and the historical documents reviewed.

According to interviews, the Inn was reportedly constructed in the 1880's as a single family residence. In the early 1920's, the building was renovated and expanded and the use of the building was converted to a lodging facility. The earliest record found relating to the subject property was a Sanborn Fire Insurance Map dated 1923. This map depicts the subject property as developed showing both the Inn and Tamworth Gardens present on the subject property.

According to interviews and historical documents obtained, ownership of the subject property has changed hands approximately ten times, but the use has not changed since it was converted into a lodging facility. The Inn went out of business in 2010. According to deed information and interviews, the current owner acquired the subject property through foreclosure on March 23, 2010.

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

### **Historical USGS Maps**

Historical USGS maps dated 1931, 1958, 1987, and 1998 were reviewed relative to the subject property. Copies of these historic USGS maps are included with the FirstSearch<sup>®</sup> report located in **Appendix E**.

| Historical USGS Map (Year) | Subject Property Land Use               | Visual Evidence of RECs and/or Bulk Storage or Release of Petroleum Products or Hazardous Substances |
|----------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------|
| 1931                       | Appears undeveloped                     | None                                                                                                 |
| 1958                       | Developed – Tamworth Gardens is present |                                                                                                      |
| 1987                       | Developed – Both buildings are present  |                                                                                                      |
| 1998                       |                                         |                                                                                                      |

### **Aerial Photographs**

Historical aerial photographs of the subject property and surrounding area dated 1956, 1981, 1986, 1999, and 2004 were reviewed relative to the subject property. Copies of these historic aerial photographs are included in the FirstSearch<sup>®</sup> report located in **Appendix E**.

| Aerial Photograph (Year) | Subject Property Land Use                | Visual Evidence of RECs and/or Bulk Storage or Release of Petroleum Products or Hazardous Substances |
|--------------------------|------------------------------------------|------------------------------------------------------------------------------------------------------|
| 1956                     | Developed with current buildings present | None                                                                                                 |
| 1981                     |                                          |                                                                                                      |
| 1986                     |                                          |                                                                                                      |
| 1999                     |                                          |                                                                                                      |
| 2004                     |                                          |                                                                                                      |

### **Ownership Records**

Limited ownership records were examined at the Tamworth Town Hall and are summarized below.

| Owner                             | Date            | Evidence of RECs and/or Bulk Storage or Release of Petroleum Products or Hazardous Substances |
|-----------------------------------|-----------------|-----------------------------------------------------------------------------------------------|
| Nelson Haskell, Jr.               | Unknown to 1973 | None                                                                                          |
| Sue and Bill McCarthy             | 1973 to 1980±   |                                                                                               |
| Hubbell Inn, Inc.                 | 1980± to 1981   |                                                                                               |
| Tamworth Inn, Inc.                | 1981 to 1984    |                                                                                               |
| Brembt Enterprises                | 1984 to 1988    |                                                                                               |
| Phillip and Cathy Bender          | 1988 to 1998    |                                                                                               |
| L'Auberge Holdings Limited        | 1998 to 2010    |                                                                                               |
| LaSalle Bank National Association | 2010 to Present |                                                                                               |

### **Town Directories**

Town Directories dated 1992, 1995, 2000, 2004, and 2007 were reviewed for the subject property. The Town Directory summary is included in the FirstSearch<sup>®</sup> report, which is located in **Appendix E**.

| Historical Directory (Year) | Subject Property Occupants | Evidence of RECs and/or Bulk Storage or Release of Petroleum Products or Hazardous Substances |
|-----------------------------|----------------------------|-----------------------------------------------------------------------------------------------|
| 1992                        | Not Listed                 | None                                                                                          |
| 1995                        |                            |                                                                                               |
| 2000                        |                            |                                                                                               |
| 2004                        | Occupant Unknown           |                                                                                               |
| 2007                        | Not Listed                 |                                                                                               |

### **Sanborn Fire Insurance Maps**

One Sanborn map dated 1923 was reviewed for the subject property. A copy of the historic map is included in the FirstSearch<sup>®</sup> Report, which is located in **Appendix E**.

| Sanborn Map<br>(Year) | Subject Property Land Use         | Evidence of RECs and/or<br>Bulk Storage or Release of<br>Petroleum Products or<br>Hazardous Substances |
|-----------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------|
| 1923                  | Hotel Tamworth (used as dwelling) | None                                                                                                   |

## **6.2 DATA FAILURE**

Data failure is defined as a failure to achieve the historical research objectives of ASTM E 1527-05 even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful dating back to the subject property's earliest development or 1940, whichever is earliest. Data failure has occurred during this Phase I ESA because standard historical documents are not available that define the subject property's earliest development or historic uses in 5-year intervals. However, it is the professional opinion of Credere that this data failure does not represent a data gap because adequate historic information for the subject property was obtained from interviews.

## **6.3 STATE ENVIRONMENTAL REVIEW**

The NHDES maintains an online OneStop Environmental Site Information database, which includes information for USTs, ASTs, solid waste facilities, inactive asbestos disposal sites, hazardous waste generators, uncontrolled hazardous waste sites, remedial programs, and remediation and initial response spill sites. The NDHES public information department confirmed on February 17, 2011, that there were no additional paper files pertaining to the subject property that were not posted on the OneStop database. The following provides the results of the database search for the subject property.

### **Initial Response Spill Sites**

According to the NHDES OneStop database, the subject property is not listed as an Initial Response Spill Site.

### **Underground or Aboveground Storage Tanks Listing**

According to the NHDES OneStop database, there are no registered USTs or ASTs on the subject property. However, it should be noted that three (3) 275-gallon No. 2 fuel oil ASTs were observed in the basement of the Inn on the subject property during the site visit on January 19, 2011. The conditions of the tanks are discussed in **Sections 5.3** and **5.4** of this report. The locations of the ASTs are depicted on **Figure 2**. It should also be noted that propane USTs may be present in the lawn area. See **Section 5.4** for a discussion of the possible propane USTs.

### **State Brownfields Program**

Brownfields sites are defined under the federal Brownfields law, known as the Brownfields Revitalization Act of 2002, as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." The law further defines the term to include a site that is: "contaminated by a controlled substance; contaminated by petroleum or a petroleum product excluded from the definition of 'hazardous substance'; or mine-scarred land."

NHDES has several Brownfields initiatives including the NH Brownfields Covenant Program, the NH Brownfields Assessment program, and the NH Brownfields Cleanup Revolving Loan Fund.

Under these three programs, NHDES maintains lists of active Brownfields sites, closed Brownfields sites, and sites participating in the Brownfields Covenant Program. According to information obtained from the NHDES Brownfields Program website, "active" Brownfields sites are sites contained in the contaminated sites inventory that meet the definition of a Brownfields site under the federal Brownfields Revitalization Act of 2002. In addition, some sites included on the active list have entered the program by being assessed through participation in one of the many other U.S. EPA-funded Brownfields programs throughout New Hampshire. Sites denoted as active are not yet cleaned up to NHDES satisfaction. Closed Brownfields sites are sites contained in the contaminated sites inventory that have been cleaned up and brought to resolution under the site cleanup program, and have participated in one or more NHDES Brownfields initiatives or generally meet the definition of a Brownfields site. Sites participating in the Brownfields Covenant program are seeking covenants "not-to-sue" from the State of New Hampshire.

Although not listed on the NHDES OneStop database, the subject property was found eligible for Petroleum Brownfields funding on August 17, 2010, under which this investigation and report are being conducted. The subject property will likely be listed on the database following the submittal of this Phase I ESA.

### **Solid Waste Facilities**

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

### **Hazardous Waste Generators**

According to the NHDES OneStop database, the subject property is not listed as a hazardous waste generator.



## 6.4 FEDERAL ENVIRONMENTAL REVIEW

The U.S. 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 U.S. EPA's knowledge, assessment has been completed and the U.S. EPA has determined that no further steps will be taken to list that site on the NPL.

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



### **RCRA Sites**

Sites listed in the U.S. 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<sup>®</sup> 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 U.S. EPA Headquarters, the New Hampshire Department of Transportation (NHDOT) Research and Special Programs Administration's John A. Volpe National Transportation Systems Center, other NHDOT program offices, the ten U.S. 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<sup>®</sup> report, the subject property is not listed as a Federal IC/EC site.

## **6.5 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 Phase I ESA identified no environmental liens for the subject property.

## **6.6 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 Phase I ESA identified no institutional controls/engineering controls for the subject property.



## 7. AREA RECORDS REVIEW

Files at the Tamworth Fire Department, NHDES OneStop online database, and the U.S. EPA Region 1 were reviewed to obtain information concerning incidents involving releases of petroleum products and/or hazardous substances in the vicinity of the subject property. In addition, an Environmental FirstSearch® database search was conducted on January 17, 2011, 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 1931, 1958, 1987, and 1998 were reviewed relative to the surrounding area. These maps indicate that the area surrounding the subject property has been developed since at least 1931. The use of the area appears to be mixed residential, agricultural, commercial, and undeveloped. No specific 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 included with the FirstSearch® report located in **Appendix E**.

#### Aerial Photographs

Historical aerial photographs of the surrounding area dated 1956, 1981, 1986, 1999, and 2004 were reviewed relative to the surrounding area. These photographs characterize the usage of the area surrounding the subject property as mixed undeveloped, residential, agricultural, and commercial uses. No specific 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 included with the FirstSearch® report located in **Appendix E**.

#### Sanborn Fire Insurance Maps

One Sanborn map dated 1923 was reviewed relative to the surrounding area. No evidence of RECs was identified on the map in the area surrounding the subject property. A copy of the Sanborn map is included with the FirstSearch® report in **Appendix E**.

#### Town Directories

Town Directories dated 1992, 1995, 2000, 2004, and 2007 are available for Tamworth. According to the directories, surrounding property occupants have historically been residential and commercial. One auto repair business was identified approximately 200 feet northeast of the subject property in the 2000 directory; however, the location of the business would be cross



gradient to the subject property. The Town Directory summary is included in the FirstSearch<sup>®</sup> report located in **Appendix E**.

## **7.2 STATE ENVIRONMENTAL REVIEW**

### **State Spill Sites**

One spill located within the 0.5-mile approximate minimum search distance from the subject property was reported to the NHDES according to the FirstSearch<sup>®</sup> report and review of the NHDES OneStop database. The spill (NHDES #200603063) involved a release of approximately 20-gallons of kerosene from an AST at a residence. The residence is located approximately 0.5 miles from the subject property and hydraulically separated from the subject property by the Swift River. Therefore, it is not anticipated that this spill has impacted environmental conditions at the subject property.

### **Underground Storage Tanks Listing**

According to FirstSearch<sup>®</sup> report and NHDES OneStop online database reviewed by Credere, there are no registered USTs located adjacent to the subject property.

### **Leaking Underground Storage Tanks Listing**

According to FirstSearch<sup>®</sup> report and NHDES OneStop online database reviewed by Credere, there is one (1) property located within the 0.50-mile approximate minimum search distance which has a documented leaking UST (NHDES #199940302). In 1994, a leaking 500-gallon gasoline UST was identified at a residence approximately 300 feet north (upgradient) of the subject property. Contamination in groundwater was identified and a groundwater management permit was issued by the NHDES in 2002 (GWP-199403021-T-001). Subsequent groundwater sampling results indicated that downgradient monitoring wells did not contain contaminants exceeding NHDES Ambient Groundwater Quality Standards (AGQS). The groundwater permit for this site was terminated on June 11, 2007, for this reason. As a result, it is not anticipated that this leaking UST has impacted environmental conditions at the subject property. Information on this leaking UST can be found on the NHDES OneStop database.

### **State Brownfields Program**

According to the FirstSearch<sup>®</sup> report, aside from the subject property itself, no additional Brownfield sites are located within the 0.5 mile approximate minimum search distance of the subject property.

### **Solid Waste Facilities**

Based on a review of the NHDES OneStop online database of solid waste facilities, no solid waste facilities are located within the 0.5-mile approximate minimum search distance of the subject property.

### **Hazardous Waste Generators**

Based on a review of the NHDES OneStop online database of hazardous waste generators, no hazardous waste generators are located adjacent to the subject property.

## **7.3 FEDERAL ENVIRONMENTAL REVIEW**

### **CERCLA Sites**

According to U.S. 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 the 0.5-mile approximate minimum search distance of the subject property.

### **RCRA and RCRA CORRACTs**

According to U.S. EPA database information, no RCRA CORRACT facilities are located within the 1-mile approximate minimum search distance of the subject property, no RCRA TSD facilities are located within the 0.5-mile approximate minimum search distance of the subject property, and 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 *users*, owners, operators, and occupants of the facility were conducted for the purpose of gathering information regarding the potential for RECs at the subject property. The following presents a summary of the findings of these interviews.

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

#### 8.1.1 Users

##### *15 Cleveland Hill Road Realty Trust*

Mr. Ken Cargill, a representative of a *user* of this Phase I ESA was interviewed to obtain information about the *user's* knowledge of the subject property in regards to identifying RECs. Mr. Cargill believes that, due to the age of the subject property buildings, there may be petroleum product USTs present on the subject property, but does not have any specific knowledge related to RECs at the subject property.

##### *Lakes Region Planning Commission*

Mr. Eric Senecal, a representative of a *user* of this Phase I ESA, was interviewed to obtain information about the *user's* knowledge of the subject property in regards to identifying RECs. Mr. Senecal indicated that he believes there may be lead-based paint present on the buildings due to their age, but has no additional knowledge of environmental issues at the subject property.

#### 8.1.2 Current Owners, Past Owners, Operators, and Occupants

##### *Current Owner*

Ms. Peg Huddleston, an Authorized Agent of the current owner and the person identified as the *key site manager*, was interviewed in person on January 19, 2011, for the purposes of providing information on the past uses of the subject property and to provide information in regards to identifying RECs on the subject property. According to Ms. Huddleston, the Inn was originally constructed in the 1880's as a single family residence. In the 1920's the building was expanded and converted to a lodging facility. Part of the building expansion included a tavern on the western side of the building. Ms. Huddleston informed Credere that, while a formal asbestos survey of the buildings has not been completed, potential asbestos-containing pipe wrapping and insulation has been identified in the basement of the Inn. Ms. Huddleston had no additional information in regards to identifying RECs at the subject property.

##### *Past Owners*

Ms. Huddleston identified Susan and William McCarthy and Phil and Cathy Bender as previous owners of the subject property and as people who may be able to provide information regarding historical use and operations which took place on the subject property. Attempts were made to

find contact information for the previous owners, however, it was determined that the information was not reasonably ascertainable. Therefore, the previous owners were not contacted. The lack of interviews with previous owners is not considered a data gap because an adequate history of use was obtained from other interviews and the review of historical documents.

## **8.2 STATE AND/OR LOCAL GOVERNMENT OFFICIALS**

### *Town of Tamworth Assessor's Office*

A clerk at the Town of Tamworth Tax Assessor's Office provided records specific to the ownership of the subject property. However, these records did not provide evidence of potential RECs associated with the subject property.

### *Town of Tamworth Fire Department*

The Tamworth Fire Department was contacted on January 28, 2011, to provide information concerning the current and historical bulk storage and/or releases of petroleum products and/or hazardous substances at the subject property and at surrounding properties. According to personnel of the department, no files were found in their database indicating any environmental incidents at or in the vicinity of the subject property. No information was available regarding bulk storage, USTs, or ASTs on the subject property or within the vicinity of the subject property.

## **8.3 HISTORICAL SOCIETY/LOCAL RESIDENT**

### *Town of Tamworth Historical Society/Local Resident*

Ms. Roberta Carlton, representative of the Tamworth Historical Society and local resident of Tamworth, was interviewed over the telephone on February 1, 2011. Ms. Carlton reported that the Inn was constructed in the late 1800's. She was not aware that the building was previously used as a residence as reported by Ms. Huddleston. Ms. Carlton also informed Credere that Tamworth Gardens was used for showcasing live performances and events. Ms. Carlton did not know the date of construction of Tamworth Gardens, but she did not believe the building has had any other uses.

## **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:

- Radon
- Asbestos
- Lead-Based Paint
- PCB Containing Equipment and Building Materials
- Wetlands

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 Assessment Program.

### **Exceptions and Deviations**

No exceptions or deviations to the ASTM Practice E 1527-05 were made during the preparation of this report.



## **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, cement products, curtains, and water pipes.

Although a formal asbestos survey has not been conducted for the subject property, potential asbestos-containing materials (ACMs) in the form of pipe wrapping and insulation were identified in the basement of the Inn. Based on the age of both buildings, there is potential for additional ACMs to be present on the subject property.

### **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-based paint, lead solder, pipes in drinking water lines, and air quality in inner Town settings. Lead-based 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.

Although a formal lead-based paint survey has not been completed for the subject property, based on the age of the buildings there is potential for lead-based paint to be present.

### **10.3 RADON**

Credere has included the general information pertaining to radon for informational purposes only. The U.S. EPA has prepared a map to assist national, state, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones. Zone 1 is those areas with the average predicted indoor radon concentration in residential dwellings exceeding the U.S. EPA Action limit of 4.0 Pico Curies per Liter (pCi/L), Zone 2 is where average predicted radon levels are between 2.0 and 4.0 pCi/L, and Zone 3 is where average predicted radon levels are less than 2.0 pCi/L.

It is important to note that the U.S. EPA has found homes with elevated levels of radon in all three zones, and the U.S. EPA recommends site specific testing in order to determine radon

levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Review of the U.S. EPA Map of Radon Zones places the subject property in Zone 1, where average predicted radon levels are greater than 4.0 pCi/L. Sub-grade basements are present in both buildings. If the buildings are to be renovated and re-used, radon monitoring is recommended. Recognizing that the subject property lies in Zone 1, but gets potable water from the public water supply which is tested for radon, the presence of radon in drinking water is not a concern at this time.

#### 10.4 NON-SCOPE PCB CONTAINING EQUIPMENT AND BUILDING MATERIALS

During the site reconnaissance, Credere noted the following non-scope equipment/materials on or adjacent to the subject property that either likely contain PCBs, or are known to possibly contain PCBs:

- Prior to 1978, fluorescent light ballasts were commonly manufactured with PCBs in the capacitor oil and in a tar-like substance that surrounds ballast components called "potting compound." Ballasts manufactured after 1978 are usually marked "Non-PCB." Fluorescent light fixtures were observed to have been installed inside the Inn. Based on the reported age of the structure, the potential exists for PCBs to be present in the building lighting fixtures.
- Caulk, paint, sealants, adhesives, and other materials containing PCBs were used in many buildings during building construction, renovation, or repair from the 1920s through the late 1970s. PCBs were not distributed in commerce after 1978. PCB-containing building materials may represent a risk to human health and the environment and may be regulated for disposal. Based on the reported age of the structure, the potential exists for PCB-containing building materials to be present in the buildings.
- A list of potentially PCB-containing materials and items has been provided by the NHDES. It should be noted that this list is only provided for informational use and is not intended to be a comprehensive list. Additionally, the list is *not* an inventory of materials and items identified at the subject property.

Transformers  
Capacitors  
Electrical equipment  
Used motor/hydraulic oil  
Fluorescent light ballasts  
Cable insulation  
Thermal insulation  
Adhesives and tapes

Oil-based paint  
Caulking  
Plastics  
Carbonless copy paper  
Floor finishes  
HVAC gaskets  
Ceiling tile coatings  
Flooring sealants

Roofing materials  
Siding materials  
Grout  
Waterproofing compounds  
Anti-fouling compounds  
Fire retardant coatings  
Coal tar enamel coatings

## **10.5 WETLANDS**

Potential environmental concerns include wetlands, surface drainage patterns, flora and fauna, and sensitive ecological habitats. A formal wetland survey was not included in the scope of work for this Phase I ESA. Although not identified on the US Fish and Wildlife Service's National Wetlands Inventory, a potential wetland is located directly adjacent to the subject property to the south (the Swift River).



## **11. DATA GAPS**

ASTM E 1527-05 Chapter 12.7 requires the identification of data gaps that may affect Credere's ability to identify potential environmental conditions on the subject 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 onsite.

No data gaps were encountered during completion of this Phase I ESA.



## 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:

- Historical records and interviews indicate that the use of the subject property was residential from approximately the 1880's to the 1920's and lodging from the 1920's to 2010. It is the professional opinion of Credere that the historic uses of the subject property are not indicative of significant environmental concerns.
- Three (3) 275-gallon No. 2 fuel oil ASTs were observed in the basement of the Inn. The tanks were located above the dirt floor in the basement. Surficial staining was observed on the top and sides of the tanks and on the soil under the tanks. As such, it is the professional opinion of Credere that a release from the tanks may have impacted the environmental conditions of the subject property.
- Chipped/peeling paint was observed on the exterior of both of the subject property buildings. Due to the age of the buildings, the potential presence of lead-based paint exists; therefore, soil located adjacent to the subject property buildings may have been contaminated with lead.
- Potential ACMs have been identified within the basement of the Inn. Based on the age of subject property buildings, asbestos may be present in the identified suspect materials as well as additional building components.
- Based on the age of the subject property buildings, it is possible that PCB-containing building materials that are regulated for disposal may be present.



### 13. CONCLUSIONS

We have performed this Phase I ESA in conformance with the scope and limitations of the ASTM Practice E 1527-05 of the former Tamworth Inn property located at 15 Cleveland Hill Road in Tamworth, New Hampshire. Any exceptions to, or deviations from, this process were described in **Section 9** of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *property* except for the following:

- REC-1 – The presence of oil staining on soil beneath the three (3) 275-gallon fuel oil ASTs observed in the basement of the Inn represents a REC because this indicates that a release of oil has occurred in the past to the environmental media on the subject property.
- REC-2 – The presence of degraded potential lead-based paint on the exterior of the buildings represents a REC because, if this material contains lead, loose and flaking exterior paint could impact the soil around the perimeter of the buildings.

Credere identified the following *de minimis environmental conditions* (DMEC) at the subject property.

- DMEC-1 – Multiple small volume containers (less than 50-gallons each) of paint, paint thinners, cleaning products, and gasoline observed in Tamworth Gardens represent a DMEC because of the poor conditions in which they were stored; however, a pathway to the environment is currently not likely.
- DMEC-2 – Two debris piles were noted on the subject property in recent photographs containing discarded electrical equipment and household appliances. This condition represents a DMEC because of the poor condition in which these items were stored; however, a release of petroleum products and/or hazardous substances from these items is unlikely.

The following ASTM *Non-Scope environmental conditions* (NECs) were also noted during this Phase I ESA:

- NEC-1 – ACMs are likely present within the subject property buildings.
- NEC-2 – Lead-based paint may be present within or on the exterior of the subject property buildings.
- NEC-3 – Potential ASTM Non-Scope potentially PCB-containing electrical equipment in the form of fluorescent lighting fixtures were observed in the Inn.
- NEC-4 – Based on the age of the subject property buildings, PCB-containing building materials may be present within the buildings.

## 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 at the subject property, and the ability to detect 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 *Bona Fide prospective purchaser* liability protection 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 other potential bulk storage or releases of petroleum products and/or hazardous substances that may have impacted the environmental conditions at the subject property.
- An asbestos survey should be completed to confirm or dismiss the presence of ACMs within the buildings.
- A lead-based paint survey should be completed to confirm or dismiss the presence of lead-based paint on the interior and exterior of the buildings.
- Based on Credere's experience and the identified uses of the subject property, it is unlikely that PCB-containing building materials are present. However, no statements can be made concerning the presence of PCBs in these materials without sample collection and analysis. As such, and consistent with the final redevelopment plans for the subject property, screening of potentially PCB-containing materials should be completed to assess potential health and regulatory risk posed by these materials.
- Consistent with final redevelopment plans, universal wastes and/or hazardous wastes that may be generated during potential building demolition or renovation activities should be properly consolidated and disposed of in accordance with local, state, and/or federal guidelines.



## 15. REFERENCES

### LOCAL RESOURCES

- **Town of Tamworth Official Website:** <http://www.tamworthnh.org/>
- **Town of Tamworth Assessor's Office:** Interview conducted on January 19, 2011.
- **Town of Tamworth Fire Department:** Interview January 25, 2011.
- **Town of Tamworth Historical Society:** Interview conducted on February 1, 2011.

### NHDES RESOURCES

- **NHDES OneStop Environmental Site Information Online Database:**  
<http://www2.des.state.nh.us/onestop/>
- **NHDES Public Information Center:** Contacted on February 17, 2011.

### EPA RESOURCES

- **CERCLIS Hazardous Waste Sites:** Information obtained from U.S. EPA website.  
<http://www.epa.gov/superfund/sites/cursites/>
- **RCRIS Database:** Information obtained from U.S. EPA website.  
[http://www.epa.gov/enviro/html/rcris/rcris\\_query\\_java.html](http://www.epa.gov/enviro/html/rcris/rcris_query_java.html)
- **EPA Enforcement and Compliance History Online (ECHO):**  
<http://iaspub.epa.gov/Cleanups/>
- **Superfund Database:** NPL, SAND, and SHORT sites. Information obtained from U.S. EPA website. <http://www.epa.gov/superfund/sites/npl/>

### ADDITIONAL RESOURCES

- **US Fish and Wildlife Service National Wetlands Inventory Wetlands Mapper.**  
<http://www.fws.gov/wetlands/data/Mapper.html>
- **Geological Information:**
  - *Geohydrology and Water Quality of Stratified-Drift Aquifers in the Saco and Ossipee River Basins, East-Central New Hampshire* (Richard Bridge Moore and Laura Mealie 1995)
  - <http://tin.er.usgs.gov/geology/state/state.php?state=NH>
- **Historical USGS Maps of New England.**



## 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 subject property.

The report does not provide sufficient information to unequivocally determine that no hazardous waste contamination is present at the subject 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, radon or any other pollutant specific compound.

Our conclusions regarding the subject property are based on Credere's interpretation of the subject property's historical land use and on observations of the existing subject property's conditions during our field reconnaissance visit and are subject to any access or other limitations present on this day. 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 subject 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 Phase I ESA.



## 17. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The following individuals performed this Phase I ESA in conformance with ASTM Standard Practice E 1527-05 and AAI Standards. Any work completed on this Phase I ESA by an individual who is not considered an environmental professional was completed under the supervision or responsible charge of the environmental professional listed after the Environmental Professionals Statement provided below.



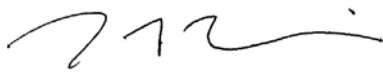
Silas Canavan, EI  
Civil/Environmental Engineer

### 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.



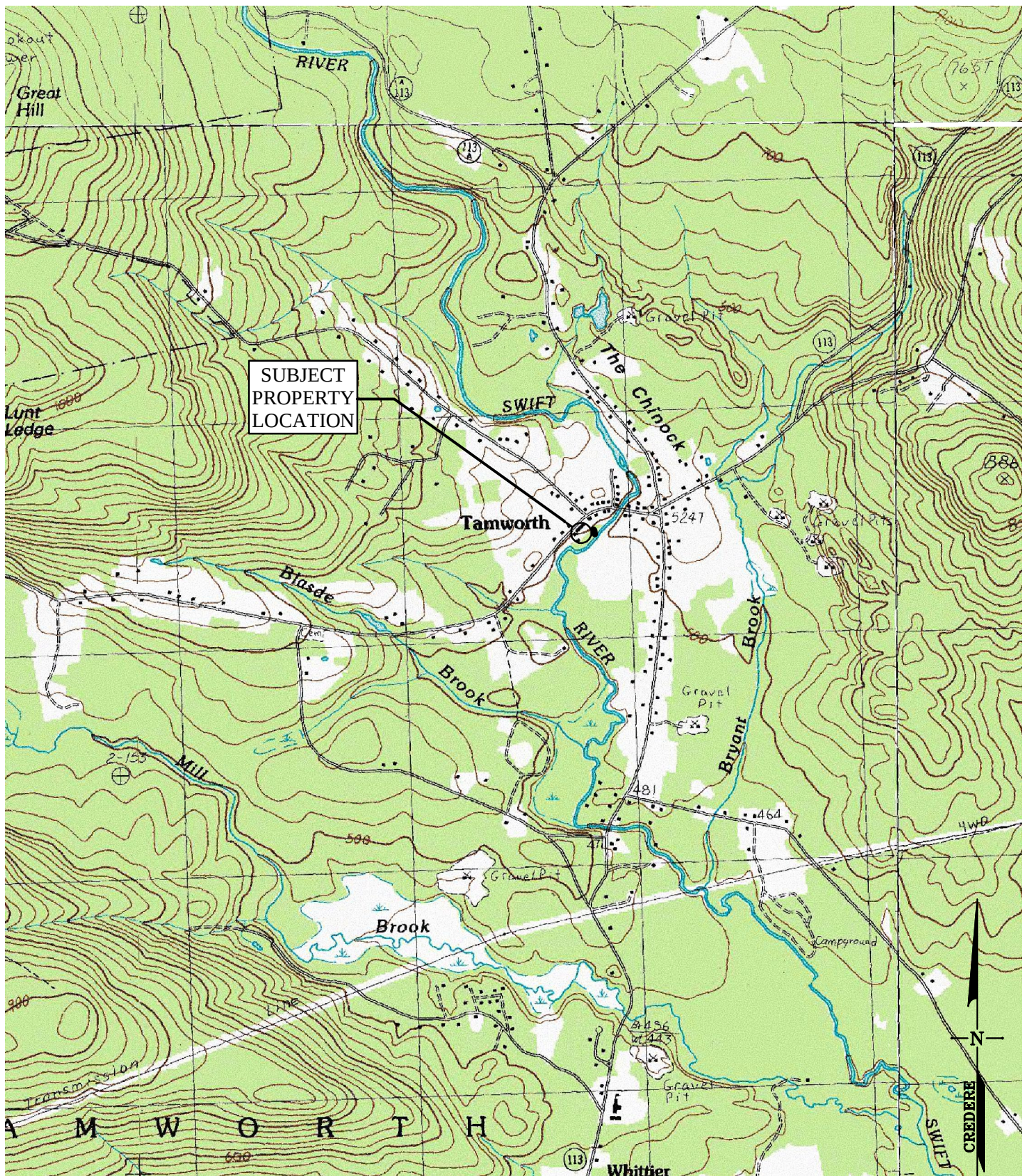
Richard S. Vandenberg, CG, PG  
Senior Geologist



Jedd Steinglass  
Senior Geologist

## SITE FIGURES





UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE TAMWORTH, NH QUADRANGLE (1987)

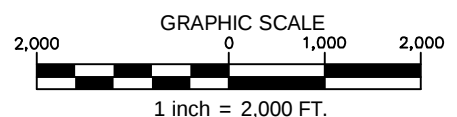
|                     |                   |
|---------------------|-------------------|
| DRAWN BY: SWC       | DATE: 1/17/11     |
| CHECKED BY: RSV/JSS | PROJECT: 10001087 |

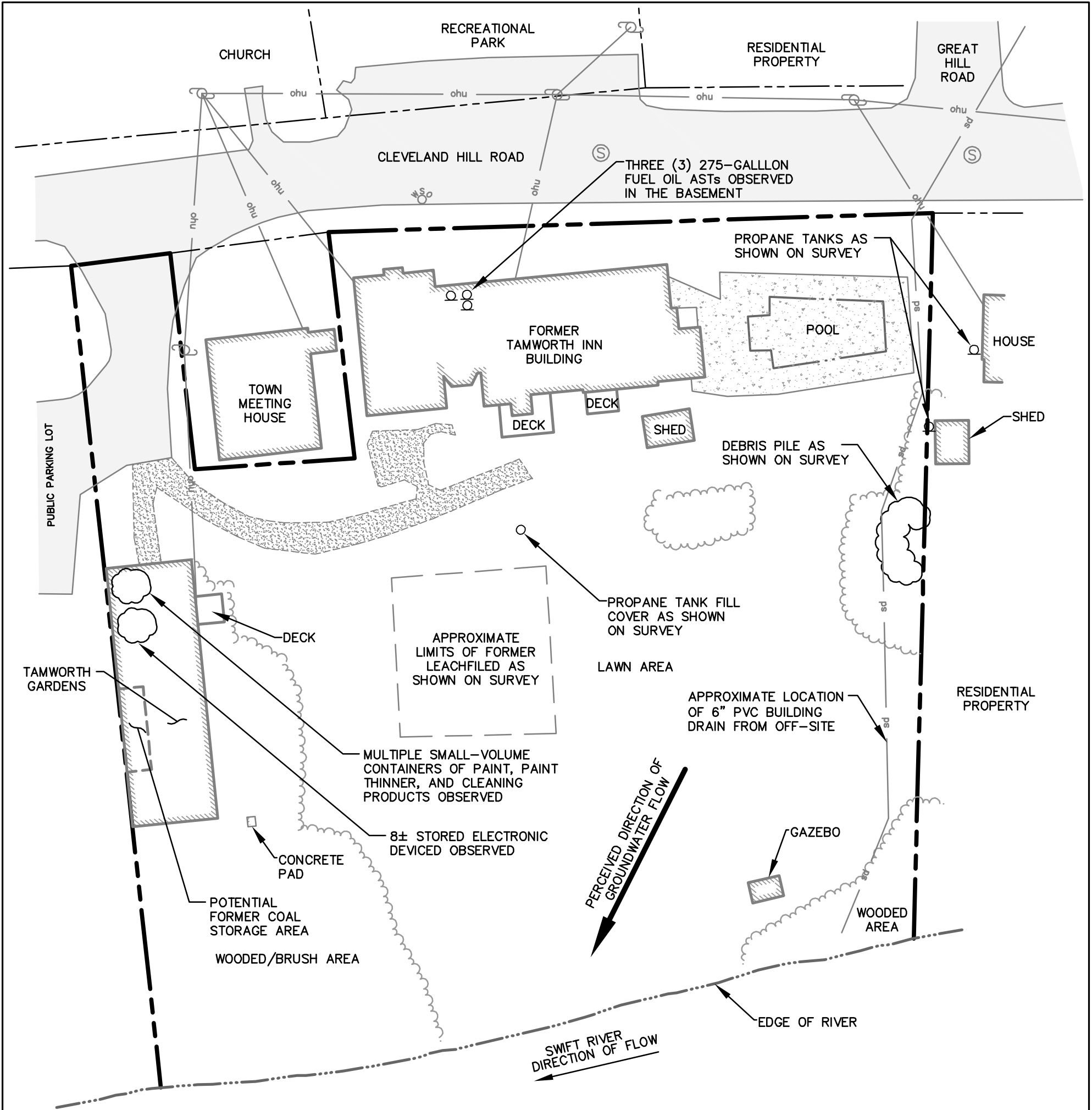
## FIGURE 1 - SITE LOCATION MAP



CREDERE ASSOCIATES, LLC  
 776 MAIN STREET  
 WESTBROOK, MAINE 04092  
 TEL: 207.828.1272  
 FAX: 207.887.1051  
 WWW.CREDERELLC.COM

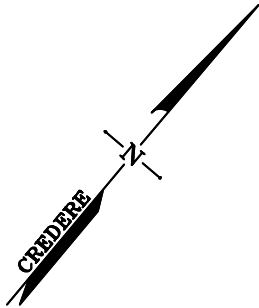
FORMER TAMWORTH  
 INN PROPERTY  
 15 CLEVELAND HILL ROAD  
 TAMWORTH, NH





| LEGEND |                                   |
|--------|-----------------------------------|
| SYMBOL | DESCRIPTION                       |
|        | SUBJECT PROPERTY LINE             |
|        | APPROXIMATE ABUTTER PROPERTY LINE |
|        | EDGE OF RIVER                     |
|        | EDGE OF POOL                      |
|        | LIMITS OF MOWING                  |
|        | OVERHEAD UTILITY LINE             |
|        | SANITARY SEWER LINE               |
|        | STORM DRAIN LINE                  |
|        | EDGE OF PAVEMENT                  |
|        | EDGE OF GRAVEL                    |
|        | BUILDING                          |
|        | FORMER LEACHFIELD AREA            |
|        | SEWER MANHOLE                     |
|        | WATER SHUTOFF VALVE               |
|        | UTILITY POLE                      |
|        | OBSERVED OBJECT                   |
|        | ABOVEGROUND STORAGE TANK (AST)    |

NOTES:  
INFORMATION ON THIS PLAN IS FROM A SURVEY TITLED "EXISTING CONDITIONS WORKSHEET PREPARED FOR 15 CLEVELAND HILL ROAD REALTY TRUST" DATED JANUARY 5, 2011, AND FIELD OBSERVATIONS ON JANUARY 19, 2011.



DRAWN BY: SWC

CHECKED BY: RSV/JSS

DATE: 1/20/11

PROJECT: 10001087

CREDERE ASSOCIATES, LLC

776 MAIN STREET

WESTBROOK, MAINE 04092

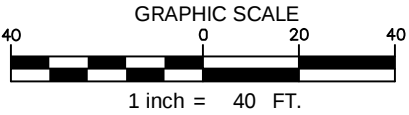
FAX: 207.887.1051

TEL: 207.828.1272

WWW.CREDERELLC.COM

FIGURE 2  
DETAILED SITE PLAN

FORMER TAMWORTH INN PROPERTY  
15 CLEVELAND HILL ROAD  
TAMWORTH, NEW HAMPSHIRE



## APPENDICES



**APPENDIX A**

**RESUMES OF KEY PERSONNEL**





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
- Stenton Trust Mill, Sanford, Maine
- North Dam Mill, Biddeford, 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 activities, 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





## Silas Canavan, EI Civil Engineer

### PROFESSIONAL REGISTRATIONS

Engineering Intern:  
VT #017.0003271

### TRAINING

- ▲ 40-hour OSHA 29 CFR 1910.120 HAZWOPER Course
- ▲ 8-hour OSHA 29 CFR 1910.120 HAZWOPER Refresher (April 2010)

### EDUCATION

- ▲ B.S. Civil Engineering, 2005 University of Vermont

### HIGHLIGHTS OF EXPERIENCE

Mr. Silas Canavan is a Civil Engineer for Credere Associates with over 5 years of professional experience in civil design projects including utility design; local and state project permitting; construction oversight; surveying; hydrologic stormwater modeling; and stormwater management; as well as environmental engineering including Phase I and Phase II Environmental Site Investigations and cleanup design and oversight.

### CIVIL ENGINEERING PROJECT EXPERIENCE INCLUDES:

#### Civil Engineering

Mr. Canavan has experience with the civil engineering design, permitting, and plan creation of a variety of new development and redevelopment projects in Maine and New Hampshire. Engineering responsibilities have included the layout, grading, and utility design of multiple residential subdivision roads; gas stations; convenience stores; assisted living facilities; university campus expansions; municipal trail systems; municipal sidewalk retro-fits; commercial subdivisions, and demolition plans. Mr. Canavan also has significant experience in local and state project and environmental permitting.

#### Stormwater Management

Mr. Canavan has extensive experience in stormwater management design for projects in Maine and New Hampshire. Stormwater management experience includes the design of stormwater management systems which provide stormwater treatment and peak runoff rate control. Design experience includes structural and non-structural surficial stormwater treatment and detention systems; subsurface stormwater treatment and detention systems; culverts; catch basin systems; catch basin retro-fits; incorporation of proprietary systems; and temporary and permanent erosion and sedimentation control devices. Mr. Canavan is also proficient in the use of stormwater modeling software.

#### Notable Civil Engineering Projects Include:

- *University of New England Campus Expansion:* 60 acre campus expansion including an access road, four residence halls, indoor athletic facility, three outdoor athletic fields, and Maine DEP SLODA permit. Stormwater management included site grading, catch basins system, wetponds, filtration swales, subsurface StormTech systems, and temporary erosion control. Utility design included water main, sewer, gas, and electric line layout.
- *Sheepscott River Assisted Living Facility.* Design included access road, parking lot layout, and utility layout. Stormwater management included catch basin system, filtration swales, subsurface StormTech system, and temporary erosion and sedimentation control.
- *Ridgewood Subdivision:* 63 acre residential subdivision including 6,500 feet of access road. Stormwater management included buffers, filtration swales, buried culvert design, and temporary erosion control.
- *Falmouth Public Safety Building:* Design included access and parking layout, site grading, utility layout, local and Maine DEP permitting.
- *Town of Topsham Sidewalk Improvements:* Sidewalk retro-fit design including layout and stormwater management upgrades.
- *Nashua Boiler House:* Demolition of 30,000 square foot mill building. Design

## Silas Canavan, EI

### Civil Engineer

included demolition of structure, regrading of footprint, temporary erosion control, NHDES Wetlands permit, project specifications.

- *Multiple Hannaford Brothers Facility Expansions:* Designs included demolition of structures, parking lot layouts, site grading, utility layout, catch basin systems, filtration swales, proprietary stormwater systems, temporary erosion and sedimentation control, and updates to Maine DEP permits.
- *Multiple Single Lot Commercial Developments (gas stations, stores, restaurants, banks, etc):* Designs included access roads, parking lot layouts, surface and subsurface stormwater treatment and detention structures, local and state permitting, and temporary erosion and sedimentation control.
- *Bath Iron Works Shipway Redevelopment:* Responsible for stormwater management including site grading meeting grade requirements for shipbuilding cranes and design of multiple subsurface StormTech stormwater treatment systems.

#### ENVIRONMENTAL PROJECT EXPERIENCE INCLUDES:

##### Environmental Site Assessments and Subsurface Investigation

Mr. Canavan has assisted with multiple Phase I Environmental Site Assessments for a variety of commercial, residential and undeveloped sites in Maine and New Hampshire. His responsibilities include performing Phase I and Phase II site investigations, working with federal, state, and local regulatory agencies as part of the regulatory records review, conducting historical research, implementing hazardous waste inventories, and writing reports that specify environmental liabilities. Phase II investigations included soil and groundwater sampling for chlorinated volatile organic compounds, petroleum products, pollutant metals, PCBs, and pesticides. Investigation activities conducted and supervised by Mr. Canavan have included soil test pitting, boring, and logging; monitoring well installation; geophysical investigations; environmental field screening and sampling of surficial soils, subsurface soils, and groundwater; and data analysis and interpretation. Mr. Canavan is also proficient in presentation of site data, including Computer Aided Drafting (CAD) and graphical work.

##### Brownfields

Mr. Canavan has conducted Phase I and Phase II environmental site assessment and investigation activities for USEPA-funded Brownfields sites. Mr. Canavan works closely with Brownfields grant recipients, property owners, developers, and other stakeholders as part of the Brownfields process. Mr. Canavan has worked on Brownfields programs with the Southern Maine Regional Planning Commission, Rockingham Planning Commission, Southern New Hampshire Planning Commission, Greater Portland Council of Governments, Nashua Regional Planning Commission, and Lakes Region Planning Commission.

##### Representative Brownfields projects include:

- Fred's Auto Site, Candia, NH
- Former Public Works Garage, Windham, ME
- Main Street Fire Station, Gray, ME
- Nashua Boiler House, Nashua, NH
- Turchin Estate, Tilton, NH
- Mica Building, Bristol, NH



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 through 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**

**CREDERE'S PHASE I SCOPE OF WORK**



## **Credere's LRPC Brownfields Scope of Work**

The following is Credere's scope of work for completion of this Phase I ESA conducted in accordance with the ASTM Standard Practice for Environmental Site Assessments: Phase I Process (ASTM 1527-05). The ASTM Standard Practice for Environmental Site Assessments: Phase I Process (ASTM 1527-05) meets the requirements of the Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI); Final Rule (40 CFR Part 312).

The objective of conducting a Phase I ESA is to provide a concise liability assessment in order that informed environmental business decisions may be made regarding the subject property. To accomplish this goal, our reports contain a summary that focuses on potential liabilities and presents conclusions and recommendations for confirming or dismissing the concerns and Recognized Environmental Conditions (RECs) identified during the Phase I ESA.

Our Phase I ESA process consists of the following four tasks: (1) records review, (2) site reconnaissance, (3) interviews, and (4) report. Each of these tasks is described in detail below.

### **Records Review**

The purpose of the records review was to obtain and review reasonably ascertainable<sup>1</sup> records that help identify recognized environmental conditions in connection with the property. The following state and federal environmental record sources, with the minimum search distances used for each, are reviewed from USEPA websites, the Maine Department of Environmental Protection (MDEP) online databases, and an environmental records report for the property from FirstSearch Technology Corp:

| <b>Source</b>                    | <b>Minimum Search Distance (mi)</b> |
|----------------------------------|-------------------------------------|
| Federal NPL Site List            | 1.0                                 |
| Federal CERCLIS List             | 0.5                                 |
| Federal RCRA TSD Facilities List | 1.0                                 |
| Federal RCRA Generators List     | Property and Adjoining Properties   |
| Federal ERNS List                | Property Only                       |
| State Leaking UST Sites          | 0.5                                 |
| State Registered UST Sites       | Property and Adjoining Properties   |

These records are reviewed for database listings associated with activities identified on the target property, or nearby sites that may have the potential to impact the target

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<sup>1</sup> Information that is 1) publicly available, 2) obtainable from its source within reasonable time and cost constraints, and 3) practically reviewable (ASTM E 1527-05).

property. Additional state and local records sources are reviewed to enhance or supplement the federal and state sources identified above. These include:

- Lists of Landfill/Solid Waste Disposal Sites
- Records of Emergency Release Reports
- USGS 7.5 Minute Topographic Map
- Department of Natural Resources Publications
- State Geologic Surveys and Reports
- Fire Department
- County Health Department

Historical records for the subject property and surrounding area are reviewed to determine the previous uses or occupancies of the property and surrounding area to identify those uses or occupancies that are likely to have led to recognized environmental conditions in connection with the property. The following historical records are reviewed:

- Ownership/Lease-Right History
- Aerial Photographs
- Historical USGS Topographic Maps
- Historical City Directories
- Historical Fire Insurance Maps
- Historical Property Tax Assessor, Code Enforcement, and Zoning/Land Use Records
- Previous Environmental Investigations

Historical information contained in any previous environmental site assessments is reviewed, incorporated, and referenced as appropriate.

### **Site Reconnaissance**

The site reconnaissance is performed to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the target property. The site reconnaissance includes visual and physical observations noted while observing the periphery of the property, the periphery of all structures on the property, all interior spaces of the structure, including maintenance and repair areas, common areas, storage areas, and boiler rooms. Credere notes the presence or absence of the following:

- Storage tanks
- Odors
- Pools of liquid
- Drums
- Identified and/or unidentified substance containers
- Likely PCB-containing transformers or window caulk
- Heating/cooling sources

- Interior stains or corrosion
- Drains and sumps
- Pits, ponds, lagoons
- Stained soil or pavement
- Stressed vegetation
- Solid waste
- Wastewater
- Wells
- Septic systems

Any visual or physical indications of past uses of the property that are likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products are noted. Current and/or past uses of adjoining properties and/or the surrounding area to the extent visually or physically observed which are likely to indicate RECs in connection with the adjoining property or property are also noted.

### **Interviews**

Interviews with current and former owners and occupants are conducted to obtain information indicating RECs in connection with the property. The content of questions to be asked shall attempt to obtain information about uses and conditions of items noted during the site reconnaissance and to obtain any environmentally pertinent documents or any threatened, pending, or past: litigation, administrative actions, or notices of violation relevant to hazardous substances or petroleum products in, on, or from the property. Reasonable attempts will be made to interview the property owner, occupant, and/or key site manager.

Interviews with local government officials are conducted to obtain information indicating RECs in connection with the subject property. Reasonable attempts are made to interview a staff member of the following types of local government agencies: fire department, tax assessor, code enforcement officer, health agencies, and/or local/regional office of state agency having jurisdiction over hazardous waste disposal or other environmental matters in the area in which the property is located.

### **Report**

Our report for the Phase I ESA will generally follow the recommended report format presented in ASTM E 1527-05. The report will include documentation to support the analysis, opinions, and conclusions presented in the report, as well as the credentials of the environmental professional(s) responsible for the Phase I ESA. The report will include the environmental professional's opinion of the impact of recognized environmental conditions in connection with the property. If the assessment reveals no evidence of RECs, then a statement to this effect will be made in the report.

### **Non-ASTM-Scope Considerations**

The following non-ASTM-scope considerations are added to the Credere's scope of work as a part of this Phase I:

- Radon
- Asbestos
- Lead Based Paint
- Polychlorinated Biphenyls (PCBs) Containing Equipment
- Wetlands

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

**APPENDIX C**

**USER QUESTIONNAIRES**



## ASTM E-1527-05 USER QUESTIONNAIRE

In order to qualify for the protection offered under the EPA All Appropriate Inquiry (AAI) Standard, the **User** (entities seeking to use the ASTM E1527-05 Practice to complete an environmental site assessment of the property) must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that AAI is not complete. This information should be the collective knowledge of the entities relying on the Phase I. **Please note that you are not being asked to evaluate the property, but rather to provide your knowledge of information on the property.**

Site Name/Address: *Tamworth Inn 15 Cleveland Hill Road, Tamworth, NH*

Person Completing Questionnaire/Title: *Kenneth Cargill, Trustee 15 Cleveland Hill Road Realty Trust*

Date: *February 4, 2011*

(1) User's "Specialized Knowledge" (40 CFR 312.28)

Does User have any specialized knowledge of the subject property, the area surrounding the subject property, the current or past uses of adjoining properties, conditions of adjoining properties, and any other experience relevant to the inquiry, for the purpose of identifying conditions indicative of releases or threatened releases at the subject property?

*No, the property was abandoned by the prior owner. I have no knowledge regarding prior use of the property or surrounding properties.*

Does User have any expertise and experience with real estate transactions and environmental contamination?

*I am an attorney and have experience with real estate transactions. I am not qualified to address matters relating to "environmental contamination."*

Is User a commercial broker of real estate or a real estate professional?

*See above. I am not a broker.*

Does User have experience acting as a secured creditor on commercial real estate?

*I do not act as a secured creditor but I have closed many secured commercial real estate transactions.*

Does User have experience in detecting or remediating environmental contamination?

*No*

(2) User's "Reasonably Ascertainable" Knowledge of the Property (40 CFR 312.30)

Does User have any independent knowledge of the environmental condition of the subject property, except as supplied by User's review of this environmental site assessment? Does User have reason to believe that there are *recognized environmental conditions* (as defined in ASTM E-1527-05) on the property at this time? If Yes, please explain. These should include, but are not limited to:

- Past and current uses of the subject property.
- Specific chemicals or petroleum products that are or have been stored or used on the subject property.
- Actual or threatened spills or releases of chemicals or petroleum products on the subject property.
- Environmental investigations and/or clean ups of the subject property

*No as to all inquiries*

If so, has User assessed the obviousness of releases, threatened releases, and the ability to detect contamination by appropriate investigation considering all information User is aware of, whether noted above or not?

*Not Applicable*

Are there any obvious indicators that User is aware of that point to the presence or likely presence of contamination at the property?

*Age of the building and possibility of underground storage of potentially hazardous materials.*

(3) Purchase Price (40 CFR 312.29)

Does the purchase price for the subject property reasonably reflect the fair market value of the subject commercial property, without discount for environmental issues or possible undisclosed hazardous substance or petroleum releases?

*The property is subject to an exclusive option, final determination of price will be based, in part, on the outcome of the Site Assessment.*

If No, please explain.

(4) Environmental Liens (40 CFR 312.25)

Does User have any knowledge of any environmental liens that may apply to the subject property under federal, tribal, state or local law? If Yes, please explain. (**Note:** If unknown, a review of title records or an environmental lien search is recommended, and is the User's responsibility under ASTM E-1527-05)

*No*

(5) Activity and Land Use Limitations (40 CFR 312.26)

Does User have any knowledge of any Activity and Land Use Limitations such as *institutional controls* or *engineering controls* to limit exposure to hazardous substances or petroleum products that may relate to the subject property? (*Institutional Controls* are defined as a legal or administrative restriction on the use of, or access to, a site or facility to 1) reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property, or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. *Engineering Controls* are defined as physical modifications to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property). If yes, please explain.

*No, See number 1, above.*

## ASTM E-1527-05 USER QUESTIONNAIRE

In order to qualify for the protection offered under the EPA All Appropriate Inquiry (AAI) Standard, the **User** (entities seeking to use the ASTM E1527-05 Practice to complete an environmental site assessment of the property) must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that AAI is not complete. This information should be the collective knowledge of the entities relying on the Phase I. **Please note that you are not being asked to evaluate the property, but rather to provide your knowledge of information on the property.**

Site Name/Address: *Tamworth Inn 15 Cleveland Hill Road, Tamworth, NH*

Person Completing Questionnaire/Title: *Eric Senecal, Regional Planner, LRPC*

Date: *February 3, 2011*

### (1) User's "Specialized Knowledge" (40 CFR 312.28)

Does User have any specialized knowledge of the subject property, the area surrounding the subject property, the current or past uses of adjoining properties, conditions of adjoining properties, and any other experience relevant to the inquiry, for the purpose of identifying conditions indicative of releases or threatened releases at the subject property?

*No*

Does User have any expertise and experience with real estate transactions and environmental contamination?

*No*

Is User a commercial broker of real estate or a real estate professional?

*No*

Does User have experience acting as a secured creditor on commercial real estate?

*No*

Does User have experience in detecting or remedying environmental contamination?

*No*

(2) User's "Reasonably Ascertainable" Knowledge of the Property (40 CFR 312.30)

Does User have any independent knowledge of the environmental condition of the subject property, except as supplied by User's review of this environmental site assessment? Does User have reason to believe that there are *recognized environmental conditions* (as defined in ASTM E-1527-05) on the property at this time? If Yes, please explain. These should include, but are not limited to:

- Past and current uses of the subject property.
- Specific chemicals or petroleum products that are or have been stored or used on the subject property.
- Actual or threatened spills or releases of chemicals or petroleum products on the subject property.
- Environmental investigations and/or clean ups of the subject property

*Based on the age of the building, I suspect there is asbestos and lead paint present.*

If so, has User assessed the obviousness of releases, threatened releases, and the ability to detect contamination by appropriate investigation considering all information User is aware of, whether noted above or not?

*No*

Are there any obvious indicators that User is aware of that point to the presence or likely presence of contamination at the property?

*Just the age*

(3) Purchase Price (40 CFR 312.29)

Does the purchase price for the subject property reasonably reflect the fair market value of the subject commercial property, without discount for environmental issues or possible undisclosed hazardous substance or petroleum releases?

*Don't know*

If No, please explain.

*N/A*

(4) Environmental Liens (40 CFR 312.25)

Does User have any knowledge of any environmental liens that may apply to the subject property under federal, tribal, state or local law? If Yes, please explain. (**Note:** If unknown, a review of title records or an environmental lien search is recommended, and is the User's responsibility under ASTM E-1527-05)

*Don't know*

(5) Activity and Land Use Limitations (40 CFR 312.26)

Does User have any knowledge of any Activity and Land Use Limitations such as *institutional controls* or *engineering controls* to limit exposure to hazardous substances or petroleum products that may relate to the subject property? (*Institutional Controls* are defined as a legal or administrative restriction on the use of, or access to, a site or facility to 1) reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property, or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. *Engineering Controls* are defined as physical modifications to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property). If yes, please explain.

*Don't know*

**APPENDIX D**

**SITE PHOTOGRAPHS**





**Picture 1**  
Representative  
view of the Inn  
from Cleveland Hill  
Road.



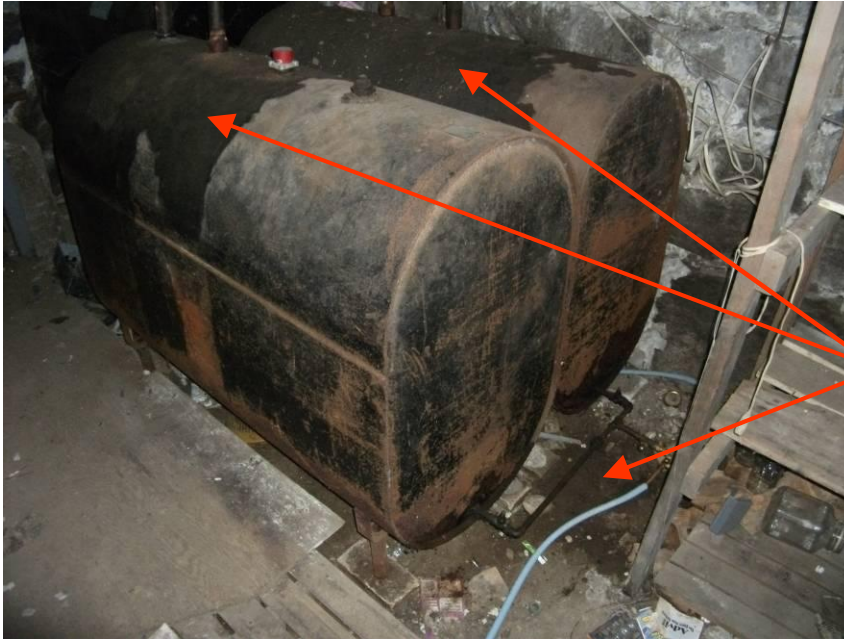
**Picture 2**  
Representative  
view of Tamworth  
Gardens from the  
public parking lot.



**Picture 3**  
Representative  
view of the  
swimming pool  
(through window  
screen).



**Picture 4**  
Representative  
view of the lawn  
and landscaped  
areas of the subject  
property.



### Picture 5

View of two of the three ASTs observed in the basement of the Inn.

(Note the staining on the ASTs and the ground.)



### Picture 6

View of the third AST observed in the basement of the Inn.



**Picture 7**  
View of the No. 2  
fuel oil-fire furnace  
observed in the  
basement of the  
Inn.



**Picture 8**  
View of the out-of-  
service coal-fired  
furnace with  
potential asbestos  
containing  
insulation observed  
in the basement of  
the Inn.



### Picture 9

Representative view of pipes with potential asbestos-containing insulation observed in the basement of the Inn.



### Picture 10

View of the emergency generator observed in the basement of the Inn.



### Picture 11

View of the tub partially filled with water observed in the basement of the Inn.



### Picture 12

Representative view of the living and dining rooms observed on the first floor of the Inn.



**Picture 13**

View of the kitchen  
on the first floor of  
the Inn.

(Note floor tiles)



**Picture 14**

View of the tavern  
on the first floor of  
the Inn.



### Picture 15

Representative view of a closet/utility room on the first floor of the Inn.



### Picture 16

Representative view of a bathroom on the first floor of the Inn.



**Picture 17**  
Representative  
view of the second  
and third story  
hallways of the Inn.



**Picture 18**  
Representative  
view of the guest  
rooms on the  
second and third  
stories of the Inn.



**Picture 19**  
View of the attic of  
the Inn.



**Picture 20**  
View of interior of  
Tamworth  
Gardens.

Balcony

Stage



**Picture 21**  
View of the small-volume containers of paint, paint thinner, and cleaning products in Tamworth Gardens.



**Picture 22**  
View of the electronic equipment stored in Tamworth Gardens.

**APPENDIX E**

**FirstSearch<sup>®</sup> REPORT**



# ***FirstSearch Technology Corporation***

## **Environmental FirstSearch™ Report**

Target Property: TAMWORTH INN

**15 CLEVELAND HILL ROAD**

**TAMWORTH NH 03886**

Job Number: 10001087

### **PREPARED FOR:**

Credere Associates, LLC

776 Main Street

Westbrook, ME 04092

01-17-11



*Tel: (781) 551-0470*

*Fax: (781) 551-0471*

# Environmental FirstSearch Search Summary Report

**Target Site:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

## FirstSearch Summary

| Database                 | Sel | Updated  | Radius | Site | 1/8 | 1/4 | 1/2 | 1/2> | ZIP | TOTALS |
|--------------------------|-----|----------|--------|------|-----|-----|-----|------|-----|--------|
| NPL                      | Y   | 10-21-10 | 1.00   | 0    | 0   | 0   | 0   | 0    | 0   | 0      |
| NPL Delisted             | Y   | 10-21-10 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| CERCLIS                  | Y   | 11-30-10 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| NFRAP                    | Y   | 11-30-10 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| RCRA COR ACT             | Y   | 11-10-10 | 1.00   | 0    | 0   | 0   | 0   | 0    | 0   | 0      |
| RCRA TSD                 | Y   | 11-10-10 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| RCRA GEN                 | Y   | 11-10-10 | 0.25   | 0    | 0   | 0   | -   | -    | 0   | 0      |
| RCRA NLR                 | Y   | 11-10-10 | 0.25   | 0    | 1   | 0   | -   | -    | 1   | 2      |
| Federal Brownfield       | Y   | 12-10-10 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| ERNS                     | Y   | 10-21-10 | 0.15   | 0    | 0   | 0   | -   | -    | 0   | 0      |
| Tribal Lands             | Y   | 12-01-05 | 1.00   | 0    | 0   | 0   | 0   | 0    | 1   | 1      |
| State/Tribal Sites       | Y   | 09-27-10 | 1.00   | 0    | 0   | 0   | 0   | 1    | 2   | 3      |
| State Spills 90          | Y   | 09-27-10 | 0.25   | 0    | 0   | 0   | -   | -    | 0   | 0      |
| State/Tribal SWL         | Y   | 06-01-07 | 0.50   | 0    | 0   | 0   | 0   | -    | 1   | 1      |
| State/Tribal LUST        | Y   | 09-27-10 | 0.50   | 0    | 1   | 0   | 0   | -    | 1   | 2      |
| State/Tribal UST/AST     | Y   | 09-27-10 | 0.25   | 0    | 1   | 0   | -   | -    | 0   | 1      |
| State/Tribal EC          | Y   | NA       | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| State/Tribal IC          | Y   | 11-01-10 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| State/Tribal VCP         | Y   | NA       | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| State/Tribal Brownfields | Y   | 11-01-10 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| State Other              | Y   | 01-01-07 | 0.25   | 0    | 0   | 0   | -   | -    | 0   | 0      |
| FI Map Coverage          | Y   | 08-25-10 | 0.12   | 0    | 1   | -   | -   | -    | 0   | 1      |
| Federal IC/EC            | Y   | 11-04-10 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| - TOTALS -               |     |          |        | 0    | 4   | 0   | 0   | 1    | 6   | 11     |

### 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:** 01-17-11  
**Requestor Name:** Silas Canavan  
**Standard:** AAI COMPLETE PACKAGE

**Search Type:** COORD  
**Job Number:** 10001087  
**Filtered Report**

**Target Site:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

### Demographics

|                  |                        |                       |
|------------------|------------------------|-----------------------|
| <b>Sites:</b> 11 | <b>Non-Geocoded:</b> 6 | <b>Population:</b> NA |
| <b>Radon:</b> NA |                        |                       |

### Site Location

|                   | <u>Degrees (Decimal)</u> | <u>Degrees (Min/Sec)</u> |                  | <u>UTMs</u> |
|-------------------|--------------------------|--------------------------|------------------|-------------|
| <b>Longitude:</b> | -71.267429               | -71:16:3                 | <b>Easting:</b>  | 317773.423  |
| <b>Latitude:</b>  | 43.858902                | 43:51:32                 | <b>Northing:</b> | 4858484.579 |
| <b>Elevation:</b> | 502                      |                          | <b>Zone:</b>     | 19          |

### Comment

**Comment:**

### Additional Requests/Services

**Adjacent ZIP Codes:** 0 Mile(s)

**Services:**

| ZIP<br>Code | City Name | ST | Dist/Dir | Sel |
|-------------|-----------|----|----------|-----|
|             |           |    |          |     |

|                        | Requested? | Date     |
|------------------------|------------|----------|
| Fire Insurance Maps    | Yes        | 01-17-11 |
| Aerial Photographs     | Yes        | 01-17-11 |
| Historical Topos       | Yes        | 01-17-11 |
| City Directories       | Yes        | 01-17-11 |
| Title Search/Env Liens | No         |          |
| Municipal Reports      | No         |          |
| Online Topos           | Yes        | 01-17-11 |

# ***Environmental FirstSearch***

## ***Sites Summary Report***

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

**TOTAL:** 11      **GEOCODED:** 5      **NON GEOCODED:** 6      **SELECTED:** 0

| Map ID | DB Type | Site Name/ID/Status                              | Address                               | Dist/Dir | ElevDiff | Page No. |
|--------|---------|--------------------------------------------------|---------------------------------------|----------|----------|----------|
| 1      | FIMAP   | FIRE INSURANCE MAP<br>NH-FS-27/SANBORN           | TAMWORTH NH                           | 0.03 NW  | N/A      | 1        |
| 2      | LUST    | REMICK ESTATE<br>199403021/CLOSED                | 4 GREAT HILL RD<br>TAMWORTH NH 03886  | 0.12 NE  | + 12     | 3        |
| 2      | UST     | REMICK ESTATE<br>0111360/UST                     | 4 GREAT HILL RD<br>TAMWORTH NH 03886  | 0.12 NE  | + 12     | 5        |
| 2      | RCRANLR | STAFFORD CAROL<br>NHD510088842/NLR               | 4 GREAT HILL RD<br>TAMWORTH NH 03886  | 0.12 NE  | + 12     | 6        |
| 3      | STATE   | WONALANCET FARM<br>199906049/GW HAZ INV - CLOSED | 3352 CHINOOK TRL<br>TAMWORTH NH 03886 | 1.00 NW  | + 157    | 7        |

# ***Environmental FirstSearch***

## ***Sites Summary Report***

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

**TOTAL:** 11      **GEOCODED:** 5      **NON GEOCODED:** 6      **SELECTED:** 0

| Map ID | DB Type    | Site Name/ID/Status                                        | Address                                     | Dist/Dir | ElevDiff | Page No. |
|--------|------------|------------------------------------------------------------|---------------------------------------------|----------|----------|----------|
|        | TRIBALLAND | BUREAU OF INDIAN AFFAIRS CONTA<br>BIA-03886                | UNKNOWN<br>NH 03886                         | NON GC   | N/A      | 8        |
|        | LUST       | G III FANCY FOODS and GAS<br>199110092/KIRBY               | 9 WHITE MOUNTAIN HWY<br>TAMWORTH NH 03886   | NON GC   | N/A      | 10       |
|        | SWL        | NHSW-TRAN-180/TRANSFER STATIONS                            | ROUTE 25<br>TAMWORTH NH 03886               | NON GC   | N/A      | 12       |
|        | STATE      | STEELE RESIDENCE<br>200803064/GW HAZ INV - CLOSED          | 869 WASHINGTON HILL RD<br>TAMWORTH NH 03886 | NON GC   | N/A      | 12       |
|        | STATE      | MAURA COMMUNITY RESIDENCE<br>200603063/GW HAZ INV - CLOSED | 83 TAMWORTH RD<br>TAMWORTH NH 03886         | NON GC   | N/A      | 13       |
|        | RCRANLR    | BEHR FARM THE<br>NHD510064090/NLR                          | MAIN ST<br>TAMWORTH NH 03886                | NON GC   | N/A      | 13       |

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

FIMAP

|                     |                          |                   |                  |
|---------------------|--------------------------|-------------------|------------------|
| <b>SEARCH ID:</b> 5 | <b>DIST/DIR:</b> 0.03 NW | <b>ELEVATION:</b> | <b>MAP ID:</b> 1 |
|---------------------|--------------------------|-------------------|------------------|

**NAME:** FIRE INSURANCE MAP  
**ADDRESS:** TAMWORTH NH

**REV:** 8/25/10  
**ID1:** NH-FS-27  
**ID2:**  
**STATUS:** SANBORN  
**PHONE:**

**CONTACT:**  
**SOURCE:** PUBLIC LIBRARY

**SITE INFORMATION**

**SOURCE COLLECTION:** SANBORN  
**NUMBER OF MAPS:** UNDETERMINED

**POSSIBLE MAP LOCATION**

TAMWORTH

# Environmental FirstSearch

## Site Detail Report

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

### LUST

**SEARCH ID:** 4      **DIST/DIR:** 0.12 NE      **ELEVATION:** 514      **MAP ID:** 2

**NAME:** REMICK ESTATE  
**ADDRESS:** 4 GREAT HILL RD  
TAMWORTH NH  
CARROLL  
**CONTACT:**  
**SOURCE:** NHDES

**REV:** 9/27/10  
**ID1:** 199403021  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**

- Continued on next page -

# Environmental FirstSearch

## Site Detail Report

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

### LUST

**SEARCH ID:** 4      **DIST/DIR:** 0.12 NE      **ELEVATION:** 514      **MAP ID:** 2

**NAME:** REMICK ESTATE      **REV:** 9/27/10  
**ADDRESS:** 4 GREAT HILL RD      **ID1:** 199403021  
TAMWORTH NH      **ID2:**  
CARROLL      **STATUS:** CLOSED  
**CONTACT:**      **PHONE:**  
**SOURCE:** NHDES

**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:** 2  
**RISK LEVEL:** 2  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

- Continued on next page -

# Environmental FirstSearch

## Site Detail Report

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

### LUST

**SEARCH ID:** 4      **DIST/DIR:** 0.12 NE      **ELEVATION:** 514      **MAP ID:** 2

**NAME:** REMICK ESTATE  
**ADDRESS:** 4 GREAT HILL RD  
TAMWORTH NH  
CARROLL  
**CONTACT:**  
**SOURCE:** NHDES

**REV:** 9/27/10  
**ID1:** 199403021  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:** 2  
**RISK LEVEL:** 2  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:** 2  
**RISK LEVEL:** 2  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 1  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:** RISK LEVEL: 2 IN A WELL HEAD PROTECTION AREA WITHI  
**PROJECT MANAGER:** CLOSED  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

- More Details Exist For This Site; Max Page Limit Reached -

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

UST

**SEARCH ID:** 3      **DIST/DIR:** 0.12 NE      **ELEVATION:** 514      **MAP ID:** 2

**NAME:** REMICK ESTATE  
**ADDRESS:** 4 GREAT HILL RD  
TAMWORTH NH

**REV:** 9/27/10  
**ID1:** 0111360  
**ID2:**  
**STATUS:** UST  
**PHONE:**

**CONTACT:**  
**SOURCE:** NH DES

**TOTAL NUMBER OF TANKS:** 1

**OWNER INFORMATION**

**OWNER NAME:** ESTATE OF EDWIN C REMICK  
**OWNER ADDRESS:** C/O CARROLL W STAFFORD  
LACONIA NH 03246

**SITE TRACKING NUMBER:** 199403021

**TANK INFORMATION**

**TANK NUMBER:** 1  
**STORAGE CAPACITY:** 500 GALLONS  
**TANK TYPE:**  
**DOUBLE WALL TANK:** N

**SUBSTANCE STORED:** GASOLINE  
**PIPE TYPE:** STEEL

**DATE INSTALLED:**  
**EMERG SPILL ENCLOSURE INSTALLED:**  
**EMERG OVERFILL ENCLOSURE INSTALLED:**

**LAST TIGHTNESS TEST DATE:**  
**LINE LEAK DETECTION TEST DATE:** 12/15/1993

**DATE PERMANENTLY CLOSED:** R  
**PERM CLOSURE ANALYSIS PERFORMED:**  
**DATE TEMPORARILY CLOSED:** 01/25/1994

01/25/1994  
**CLOSURE TYPE:** REMOVED

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

RCRANLR

|                     |                          |                       |                  |
|---------------------|--------------------------|-----------------------|------------------|
| <b>SEARCH ID:</b> 1 | <b>DIST/DIR:</b> 0.12 NE | <b>ELEVATION:</b> 514 | <b>MAP ID:</b> 2 |
|---------------------|--------------------------|-----------------------|------------------|

**NAME:** STAFFORD CAROL  
**ADDRESS:** 4 GREAT HILL RD  
TAMWORTH NH 03886  
CARROLL  
**CONTACT:**  
**SOURCE:** EPA

**REV:** 11/10/10  
**ID1:** NHD510088842  
**ID2:**  
**STATUS:** NLR  
**PHONE:**

**SITE INFORMATION**

**CONTACT INFORMATION:** CAROL STAFFORD  
C/O LACONIA SVGS PLEASANT ST  
LACONIA NH 03246

**PHONE:** 6035241212

**UNIVERSE INFORMATION:**

**NAIC INFORMATION**

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

| STATE                                                                                      |                          |                                                                                                                    |                  |
|--------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------|------------------|
| <b>SEARCH ID:</b> 2                                                                        | <b>DIST/DIR:</b> 1.00 NW | <b>ELEVATION:</b> 659                                                                                              | <b>MAP ID:</b> 3 |
| <b>NAME:</b> WONALANCET FARM<br><b>ADDRESS:</b> 3352 CHINOOK TRL<br>TAMWORTH NH<br>CARROLL |                          | <b>REV:</b> 9/27/10<br><b>ID1:</b> 199906049<br><b>ID2:</b><br><b>STATUS:</b> GW HAZ INV - CLOSED<br><b>PHONE:</b> |                  |
| <b>CONTACT:</b><br><b>SOURCE:</b> NH DES                                                   |                          |                                                                                                                    |                  |
| <br><b>PERMITS:</b> 0<br><b>PROJECT TYPE:</b> ON PREM US<br><b>PROJECT MANAGER:</b> CLOSED |                          |                                                                                                                    |                  |

# Environmental FirstSearch

## Site Detail Report

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

### TRIBALLAND

**SEARCH ID:** 11      **DIST/DIR:** NON GC      **ELEVATION:**      **MAP ID:**

**NAME:** BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION  
**ADDRESS:** UNKNOWN  
NH 03886  
CARROLL  
**CONTACT:**  
**SOURCE:** BIA

**REV:** 01/15/08  
**ID1:** BIA-03886  
**ID2:**  
**STATUS:**  
**PHONE:**

#### BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

**OFFICE:** Eastern Regional Office  
**CONTACT:** FRANKLIN KEEL, REGIONAL DIRECTOR  
  
**ADDRESS:** 545 MARRIOTT DR, SUITE 700  
Nashville TN 37214  
**PHONE:** Phone: 615-564-6700  
**FAX:** Fax: 615-564-6701

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address  
<http://home.nps.gov/nacd/>

# Environmental FirstSearch

## Site Detail Report

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

LUST

**SEARCH ID:** 10      **DIST/DIR:** NON GC      **ELEVATION:**      **MAP ID:**

**NAME:** G III FANCY FOODS and GAS  
**ADDRESS:** 9 WHITE MOUNTAIN HWY  
TAMWORTH NH

**REV:** 9/27/10  
**ID1:** 199110092  
**ID2:**  
**STATUS:** KIRBY  
**PHONE:**

**CONTACT:**  
**SOURCE:** NHDES

### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**

- Continued on next page -

# Environmental FirstSearch

## Site Detail Report

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

### LUST

**SEARCH ID:** 10      **DIST/DIR:** NON GC      **ELEVATION:**      **MAP ID:**

**NAME:** G III FANCY FOODS and GAS  
**ADDRESS:** 9 WHITE MOUNTAIN HWY  
TAMWORTH NH

**REV:** 9/27/10  
**ID1:** 199110092  
**ID2:**  
**STATUS:** KIRBY  
**PHONE:**

**CONTACT:**  
**SOURCE:** NHDES

**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

- Continued on next page -

# Environmental FirstSearch

## Site Detail Report

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

### LUST

**SEARCH ID:** 10      **DIST/DIR:** NON GC      **ELEVATION:**      **MAP ID:**

**NAME:** G III FANCY FOODS and GAS  
**ADDRESS:** 9 WHITE MOUNTAIN HWY  
TAMWORTH NH

**REV:** 9/27/10  
**ID1:** 199110092  
**ID2:**  
**STATUS:** KIRBY  
**PHONE:**

**CONTACT:**  
**SOURCE:** NHDES

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

#### SITE INFORMATION

**PERMITS:** 0  
**WORKLOAD PRIORITY:**  
**RISK LEVEL:**  
**PROJECT MANAGER:** KIRBY  
**PROJECT TYPE:** LUST

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

SWL

|                     |                         |                   |                |
|---------------------|-------------------------|-------------------|----------------|
| <b>SEARCH ID:</b> 9 | <b>DIST/DIR:</b> NON GC | <b>ELEVATION:</b> | <b>MAP ID:</b> |
|---------------------|-------------------------|-------------------|----------------|

|                                                                                                                         |                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>NAME:</b><br><b>ADDRESS:</b> ROUTE 25<br>TAMWORTH NH 03886<br><br><b>CONTACT:</b> TOWN OF TAMWORTH<br><b>SOURCE:</b> | <b>REV:</b> 06/01/06<br><b>ID1:</b> NHSW-TRAN-180<br><b>ID2:</b><br><b>STATUS:</b> TRANSFER STATIONS<br><b>PHONE:</b> |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|

**SITE INFORMATION**

|                               |                                                     |
|-------------------------------|-----------------------------------------------------|
| <b>PERMIT NUMBER:</b>         | DES-SW-PN-99-007                                    |
| <b>OWNER/OPERATOR:</b>        | TOWN OF TAMWORTH<br>PO BOX 359<br>TAMWORTH NH 03886 |
| <b>SERVICE AREA:</b>          | TAMWORTH                                            |
| <b>MSW DISPOSAL FACILITY:</b> | WASTE MANAGEMENT, INC                               |
| <b>FORMER LANDFILL:</b>       | NO                                                  |
| <b>COMMENTS:</b>              | BUILD NEW TRANSFER STATION IN 2000                  |

STATE

|                     |                         |                   |                |
|---------------------|-------------------------|-------------------|----------------|
| <b>SEARCH ID:</b> 8 | <b>DIST/DIR:</b> NON GC | <b>ELEVATION:</b> | <b>MAP ID:</b> |
|---------------------|-------------------------|-------------------|----------------|

|                                                                                                                                        |                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>NAME:</b> STEELE RESIDENCE<br><b>ADDRESS:</b> 869 WASHINGTON HILL RD<br>TAMWORTH NH<br><br><b>CONTACT:</b><br><b>SOURCE:</b> NH DES | <b>REV:</b> 9/27/10<br><b>ID1:</b> 200803064<br><b>ID2:</b><br><b>STATUS:</b> GW HAZ INV - CLOSED<br><b>PHONE:</b> |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|

|                         |            |
|-------------------------|------------|
| <b>PERMITS:</b>         | 0          |
| <b>PROJECT TYPE:</b>    | ON PREM US |
| <b>PROJECT MANAGER:</b> | CLOSED     |

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

STATE

|                     |                         |                   |                |
|---------------------|-------------------------|-------------------|----------------|
| <b>SEARCH ID:</b> 7 | <b>DIST/DIR:</b> NON GC | <b>ELEVATION:</b> | <b>MAP ID:</b> |
|---------------------|-------------------------|-------------------|----------------|

**NAME:** MAURA COMMUNITY RESIDENCE  
**ADDRESS:** 83 TAMWORTH RD  
TAMWORTH NH

**REV:** 9/27/10  
**ID1:** 200603063  
**ID2:**  
**STATUS:** GW HAZ INV - CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** NH DES

**PERMITS:** 0  
**PROJECT TYPE:** ON PREM US  
**PROJECT MANAGER:** CLOSED

RCRANLR

|                     |                         |                   |                |
|---------------------|-------------------------|-------------------|----------------|
| <b>SEARCH ID:</b> 6 | <b>DIST/DIR:</b> NON GC | <b>ELEVATION:</b> | <b>MAP ID:</b> |
|---------------------|-------------------------|-------------------|----------------|

**NAME:** BEHR FARM THE  
**ADDRESS:** MAIN ST  
TAMWORTH NH 03886  
CARROLL

**REV:** 11/10/10  
**ID1:** NHD510064090  
**ID2:**  
**STATUS:** NLR  
**PHONE:**

**CONTACT:**  
**SOURCE:** EPA

**SITE INFORMATION**

**CONTACT INFORMATION:** KARL BEHR  
PO 39  
TAMWORTH NH 03886

**PHONE:** 6033237974

**UNIVERSE INFORMATION:**

**NAIC INFORMATION**

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

***Environmental FirstSearch***  
***Street Name Report for Streets within .5 Mile(s) of Target Property***

**Target Property:** 15 CLEVELAND HILL ROAD  
TAMWORTH NH 03886

**JOB:** 10001087

| Street Name       | Dist/Dir | Street Name | Dist/Dir |
|-------------------|----------|-------------|----------|
| Chinook Trl       | 0.29 NE  |             |          |
| Chocorua Rd       | 0.29 NE  |             |          |
| Chocura Rd        | 0.27 SE  |             |          |
| Cleveland Hill Rd | 0.01 SE  |             |          |
| Coolidge Way      | 0.42 NW  |             |          |
| Fairgrounds Rd    | 0.30 SW  |             |          |
| Great Hill Rd     | 0.09 NE  |             |          |
| Greg s Way        | 0.15 NE  |             |          |
| Hidden Rd         | 0.40 NW  |             |          |
| Main St           | 0.09 NE  |             |          |
| Rock Ln           | 0.35 NE  |             |          |
| State Route 113   | 0.27 SE  |             |          |
| State Route 113A  | 0.29 NE  |             |          |
| Tamworth Rd       | 0.27 SE  |             |          |



## **HISTORICAL FIRE INSURANCE MAPS**

**NO MAPS AVAILABLE**

**01-17-11**

**10001087**

**15 CLEVELAND HILL ROAD**

**TAMWORTH NH 03886**

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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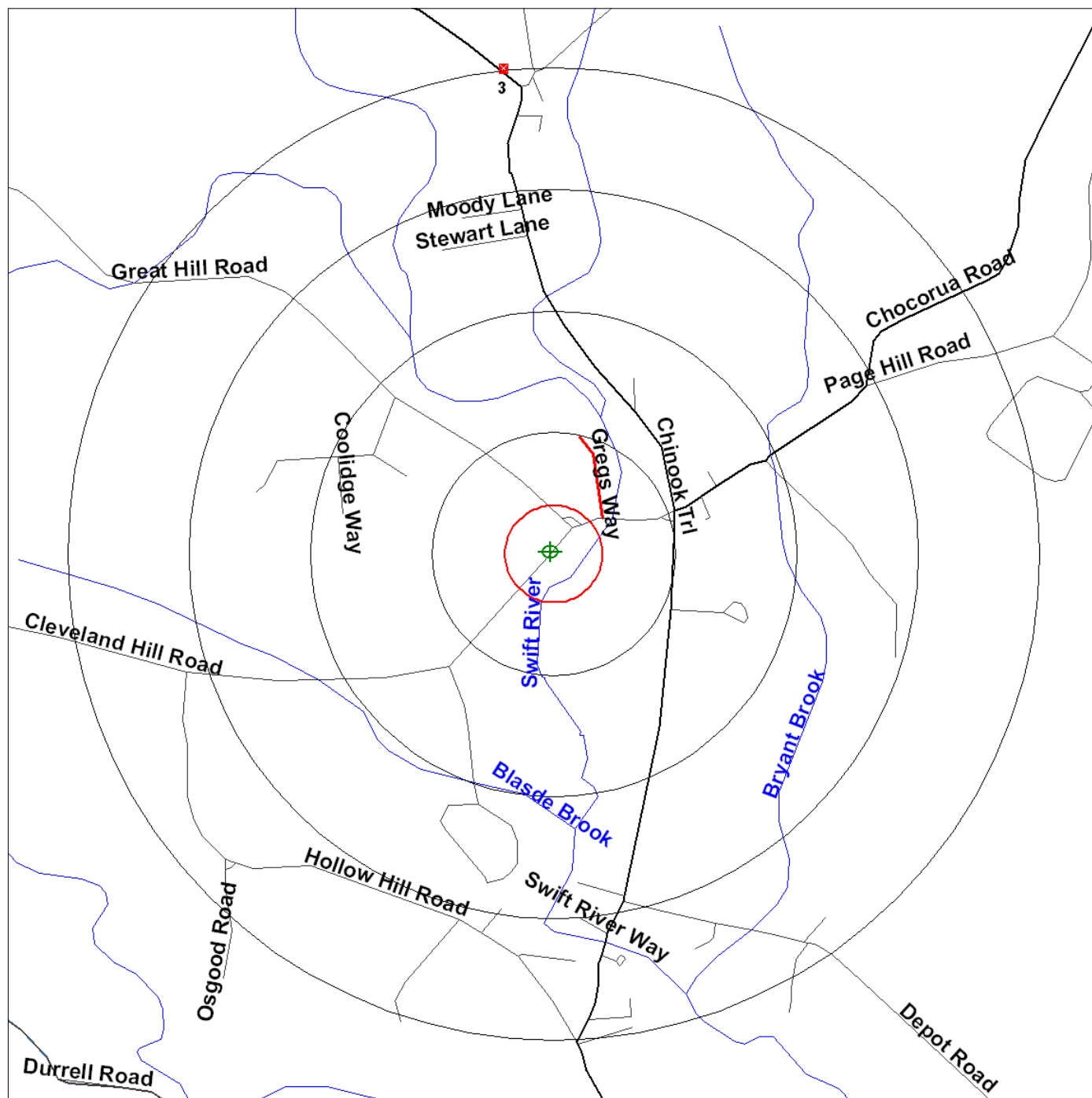


# Environmental FirstSearch

1 Mile Radius  
ASTM Map: NPL, RCRACOR, STATE Sites



**15 CLEVELAND HILL ROAD, TAMWORTH NH 03886**



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 43.858902 Longitude: -71.267429) .....

Identified Site, Multiple Sites, Receptor .....

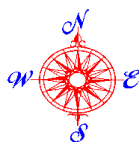
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



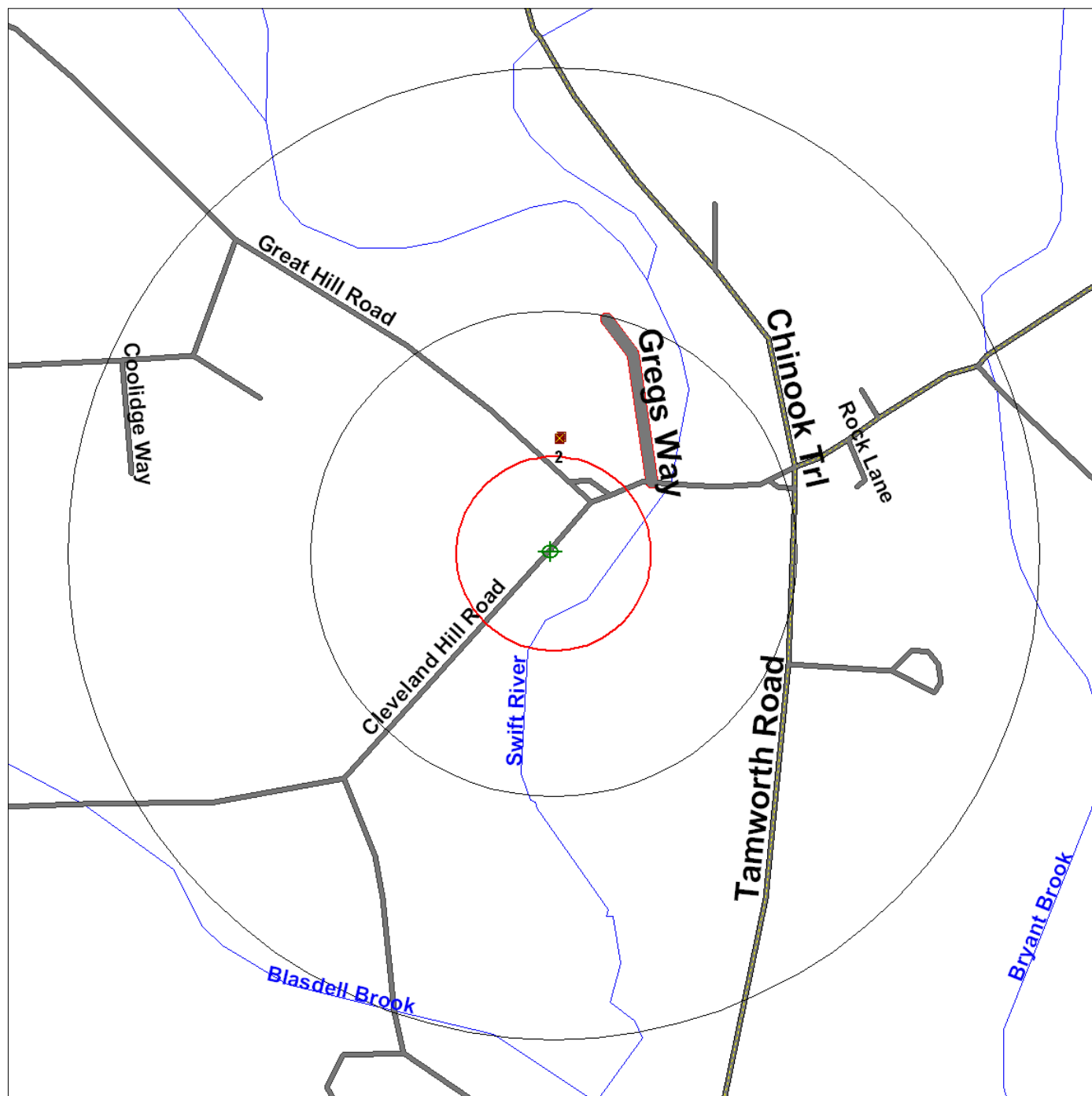


# Environmental FirstSearch

.5 Mile Radius  
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



**15 CLEVELAND HILL ROAD, TAMWORTH NH 03886**



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 43.858902 Longitude: -71.267429) .....

Identified Site, Multiple Sites, Receptor .....

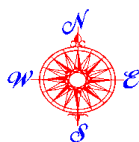
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





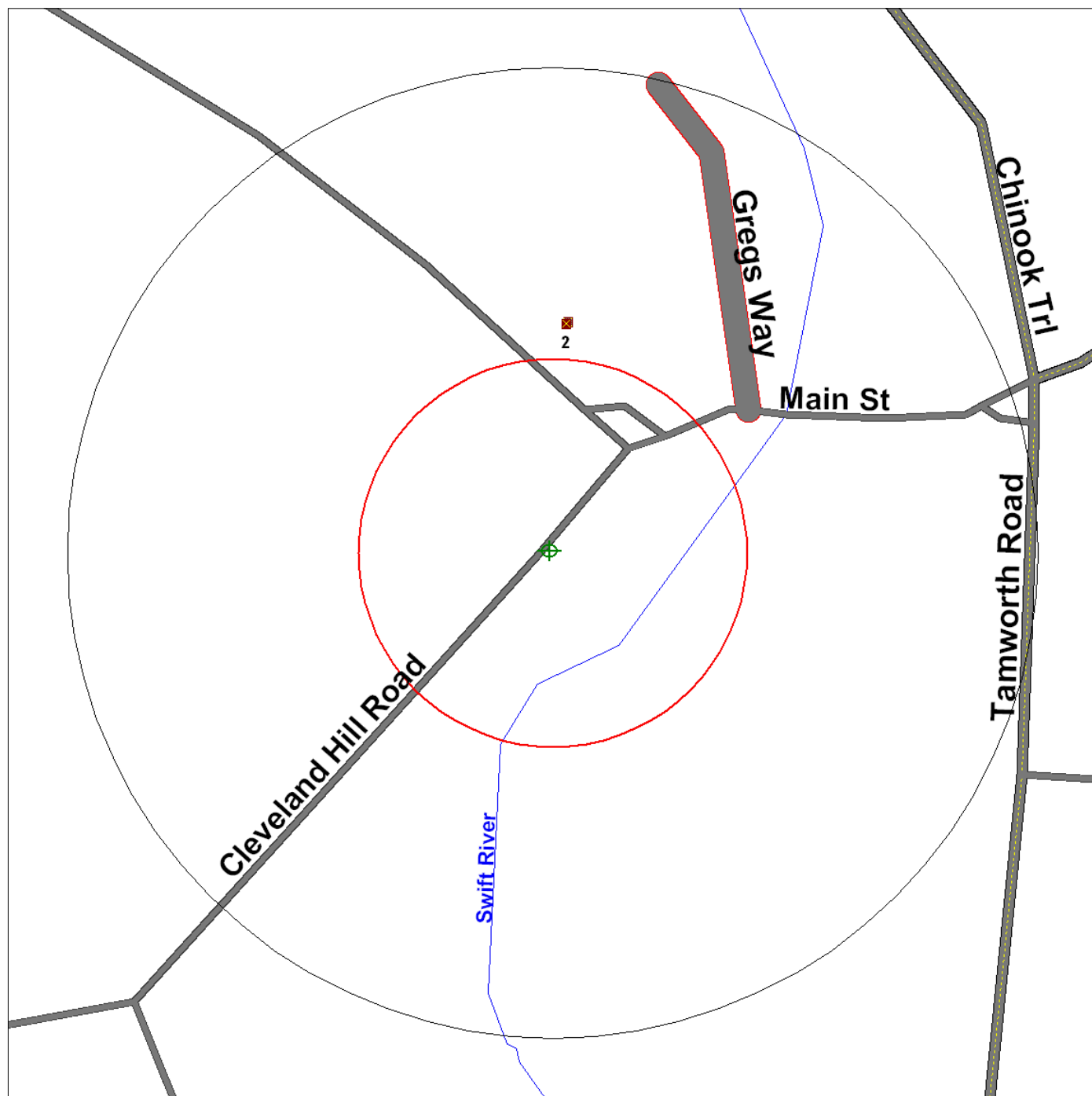
## Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRA GEN, ERNS, UST, FED IC/EC, METH LABS



**15 CLEVELAND HILL ROAD, TAMWORTH NH 03886**



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 43.858902 Longitude: -71.267429) .....

Identified Site, Multiple Sites, Receptor .....

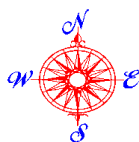
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



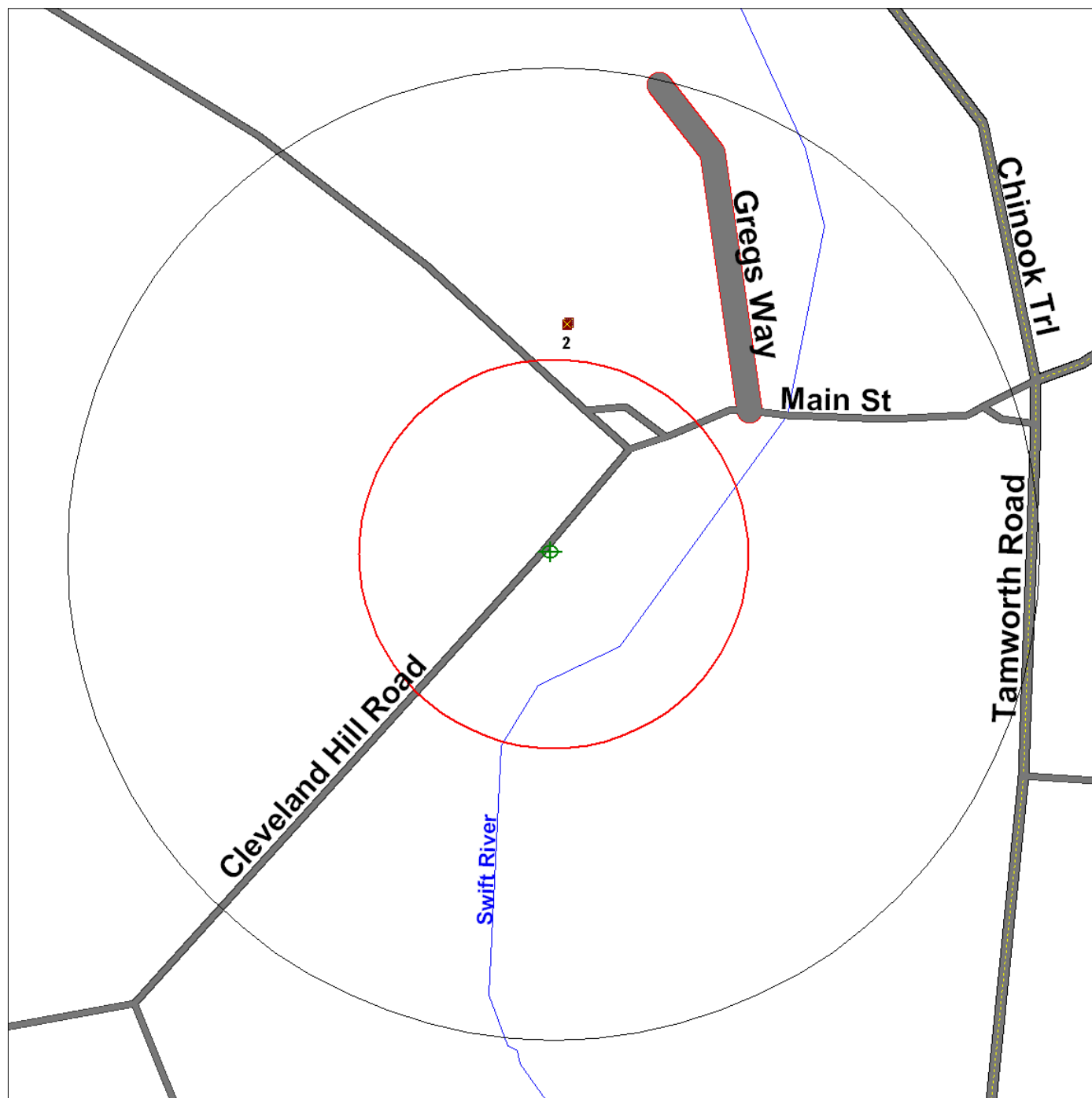


# Environmental FirstSearch

.25 Mile Radius  
Non-ASTM Map: RCRANLR



**15 CLEVELAND HILL ROAD, TAMWORTH NH 03886**



Source: 2005 U.S. Census TIGER Files

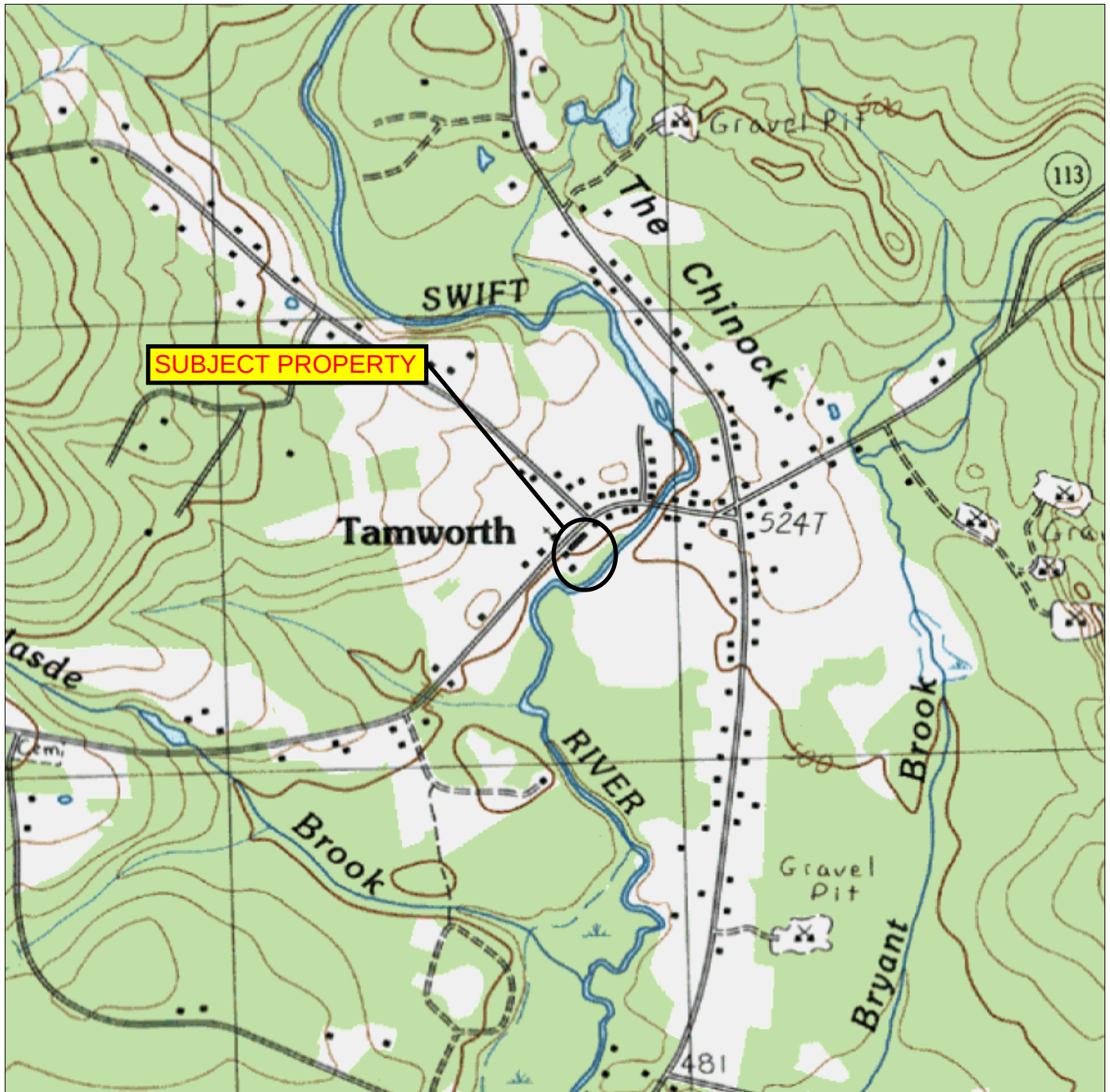
Target Site (Latitude: 43.858902 Longitude: -71.267429) .....  
Identified Site, Multiple Sites, Receptor .....  
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste  
Triballand.....  
National Historic Sites and Landmark Sites .....  
Railroads .....  
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



# Site Location Map

Topo : 0.75 Mile Radius

15 CLEVELAND HILL ROAD, TAMWORTH NH 03886



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 01-17-11

JOB NO.

10001087

Map Name: TAMWORTH

Date Created: 1998

Date Revised: None

Map Reference Code: 43071-G3-TF-024

Contour Interval: 20 feet

Elevation: 502

FIGURE NO.

1





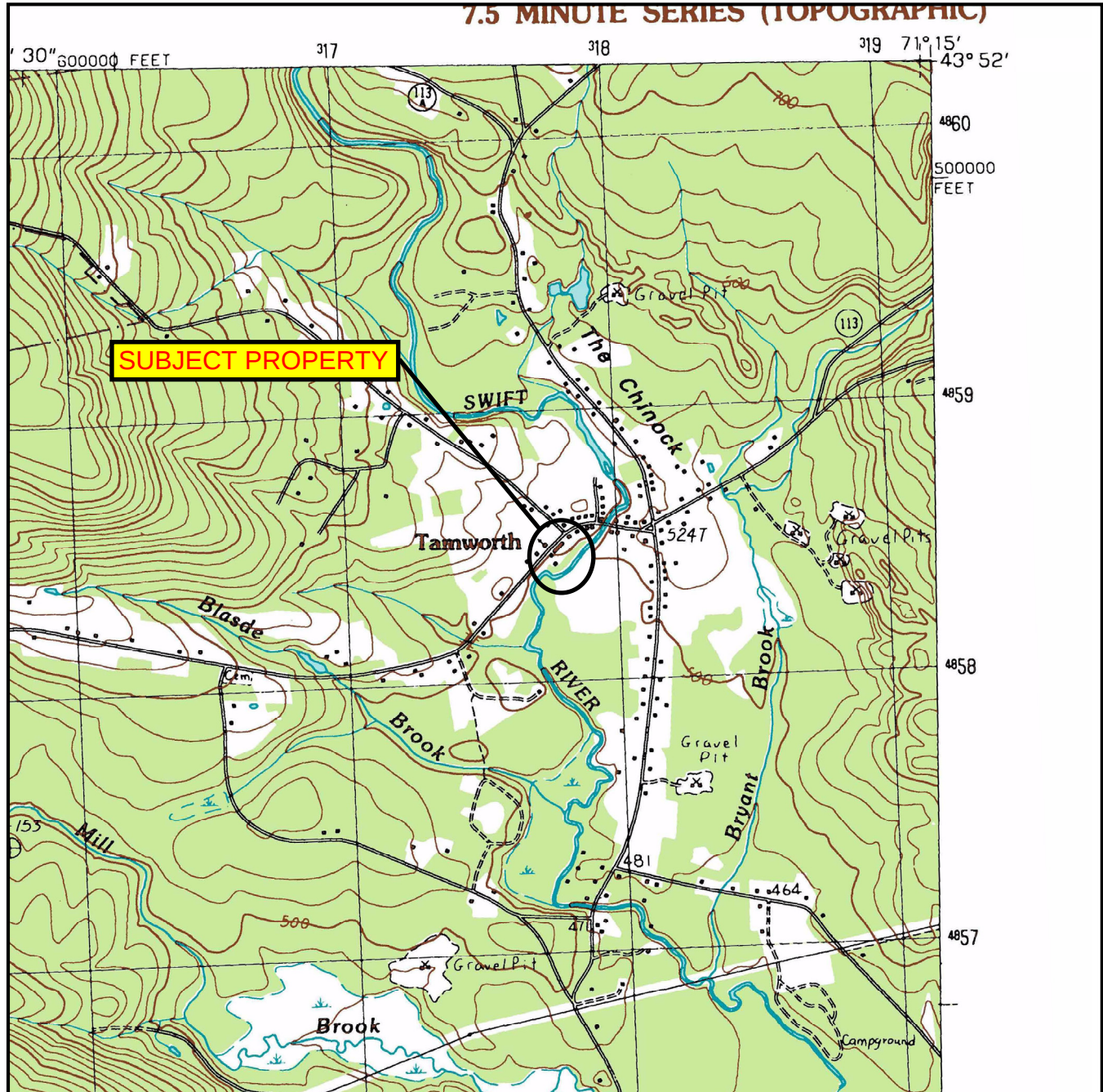
# Environmental FirstSearch

Historical Topographic Map



Quad Name: Tamworth, NH  
Year: 1998 Original Map Scale: 1: 24000

**15 CLEVELAND HILL ROAD, TAMWORTH, NH**



Job Number: 10001087  
Target Site: -71.267429, 43.858902

0 miles 0.5 1

|                         |               |                 |           |
|-------------------------|---------------|-----------------|-----------|
| Building                | --- ■ ■ ■ ■ ■ | Railroad        | —+—+—+—   |
| Topo Contour            | —6000—        | Tanks           | • ● ● ● ● |
| Depression              | —( )—         | Primary Highway | —         |
| Quarry or Open Pit Mine | ✕             | Trail           | - - - - - |



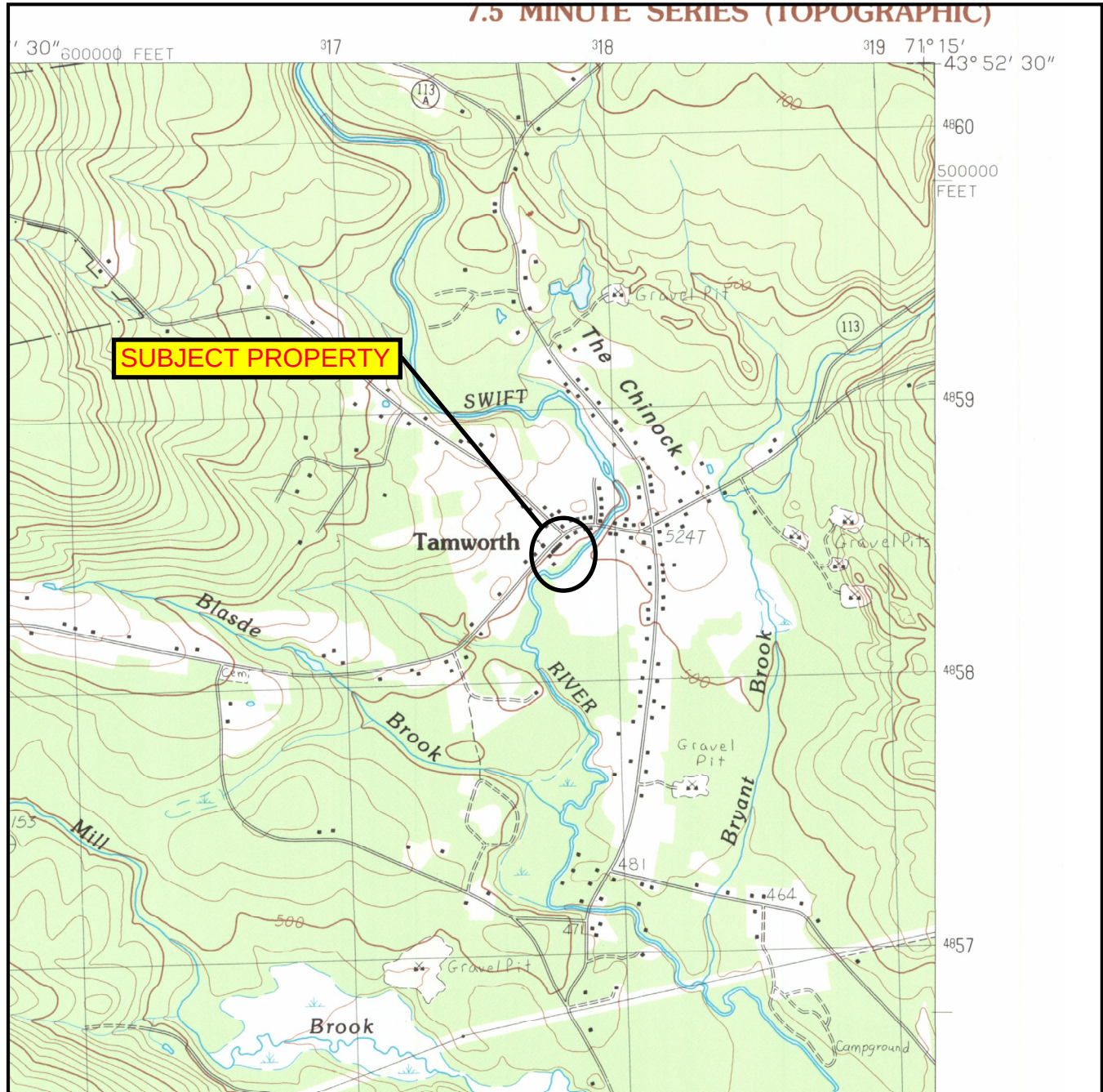
# Environmental FirstSearch

Historical Topographic Map



Quad Name: Tamworth, NH  
Year: 1987 Original Map Scale: 1: 24000

**15 CLEVELAND HILL ROAD, TAMWORTH, NH**



Job Number: 10001087  
Target Site: -71.267429, 43.858902

0 miles 0.5 1

|                         |           |                 |           |
|-------------------------|-----------|-----------------|-----------|
| Building                | ■ ■ ■ ■ ■ | Railroad        | —+—+—+—   |
| Topo Contour            | —6000—    | Tanks           | ● ● ● ●   |
| Depression              | —( )—     | Primary Highway | —         |
| Quarry or Open Pit Mine | ⊗         | Trail           | - - - - - |



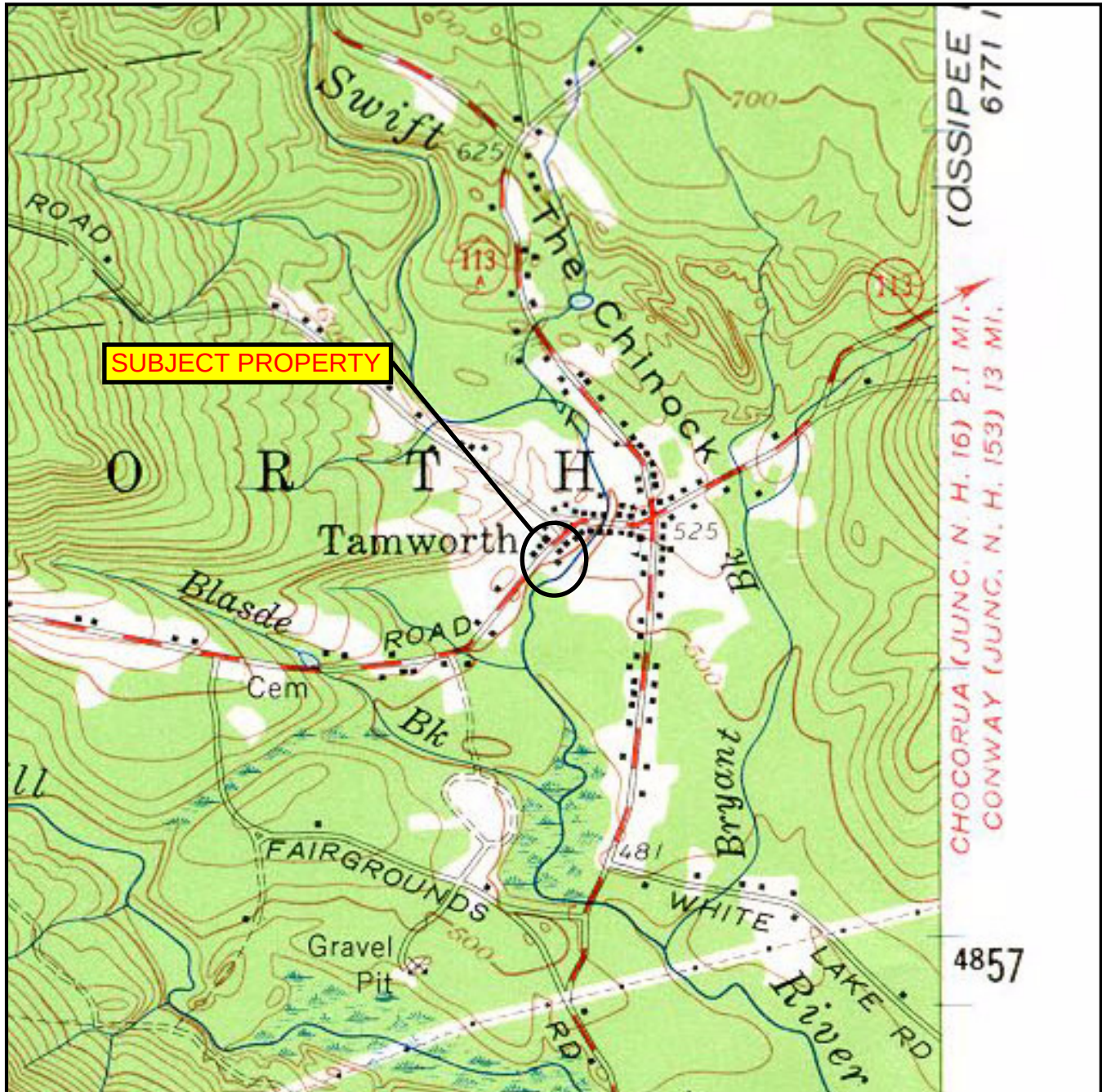
# Environmental FirstSearch

Historical Topographic Map



Quad Name: Mount Chocorua, NH  
Year: 1958 Original Map Scale: 1: 62500

**15 CLEVELAND HILL ROAD, TAMWORTH, NH**



Job Number: 10001087  
Target Site: -71.267429, 43.858902

0 miles 0.5 1

|                         |        |                 |     |
|-------------------------|--------|-----------------|-----|
| Building                | ••■□□  | Railroad        | —+— |
| Topo Contour            | —6000— | Tanks           | •●● |
| Depression              | —( )—  | Primary Highway | —   |
| Quarry or Open Pit Mine | ×      | Trail           | --- |



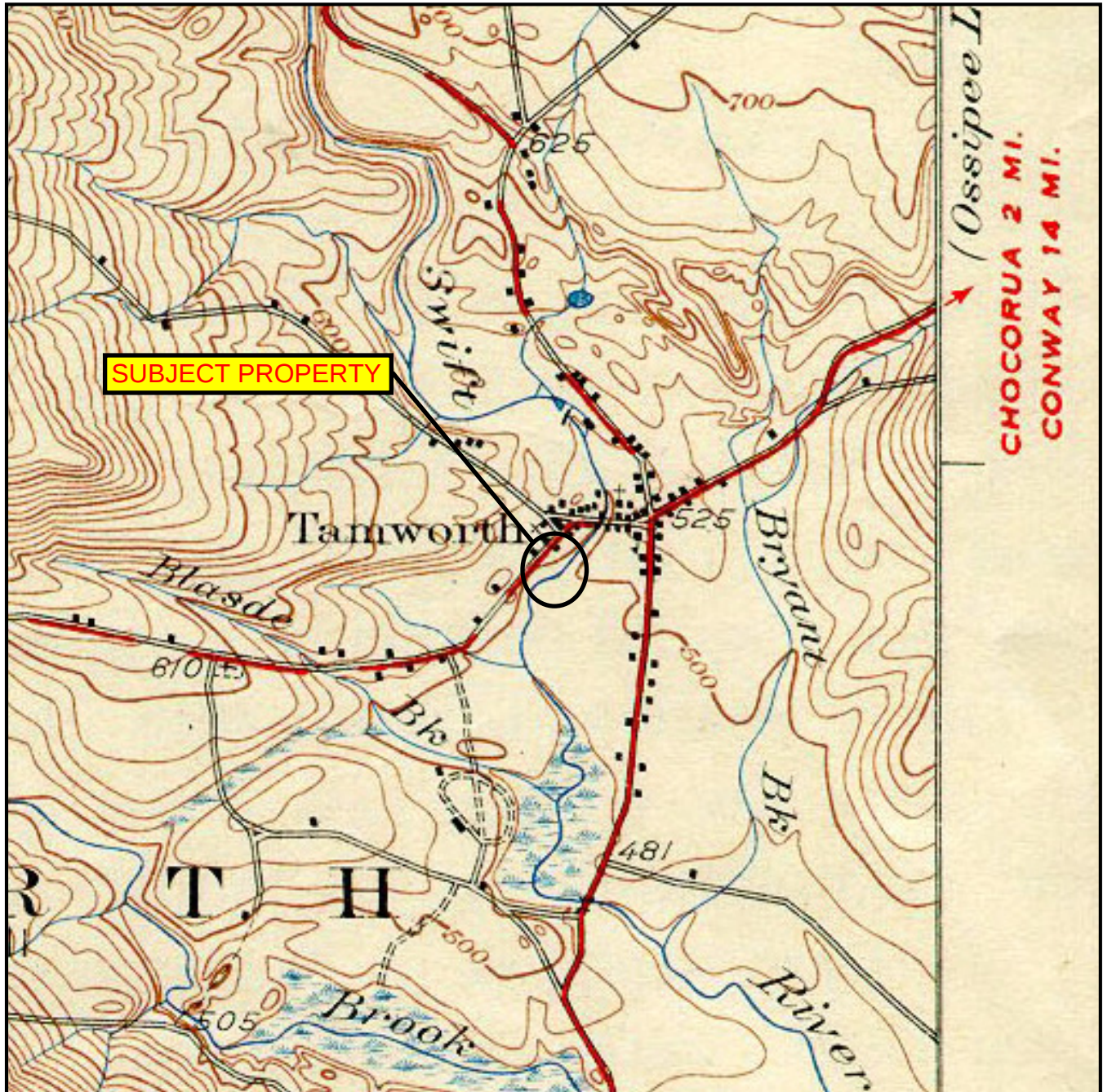
# Environmental FirstSearch

Historical Topographic Map

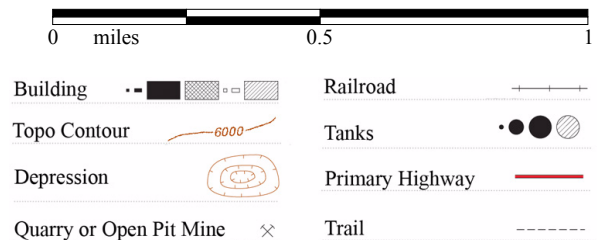


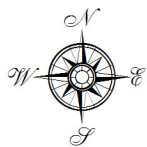
Quad Name: Mount Chocorua, NH  
Year: 1931 Original Map Scale: 1: 62500

**15 CLEVELAND HILL ROAD, TAMWORTH, NH**



Job Number: 10001087  
Target Site: -71.267429, 43.858902





# Environmental FirstSearch

Historical Aerial Photo

2004



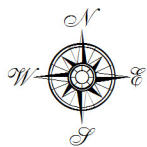
**15 CLEVELAND HILL ROAD, TAMWORTH NH 03886**



Job Number: 10001087

Target Site: (Latitude: 43.858902, Longitude: -71.267429)

Approximate Scale: 1 inch equals 950 feet



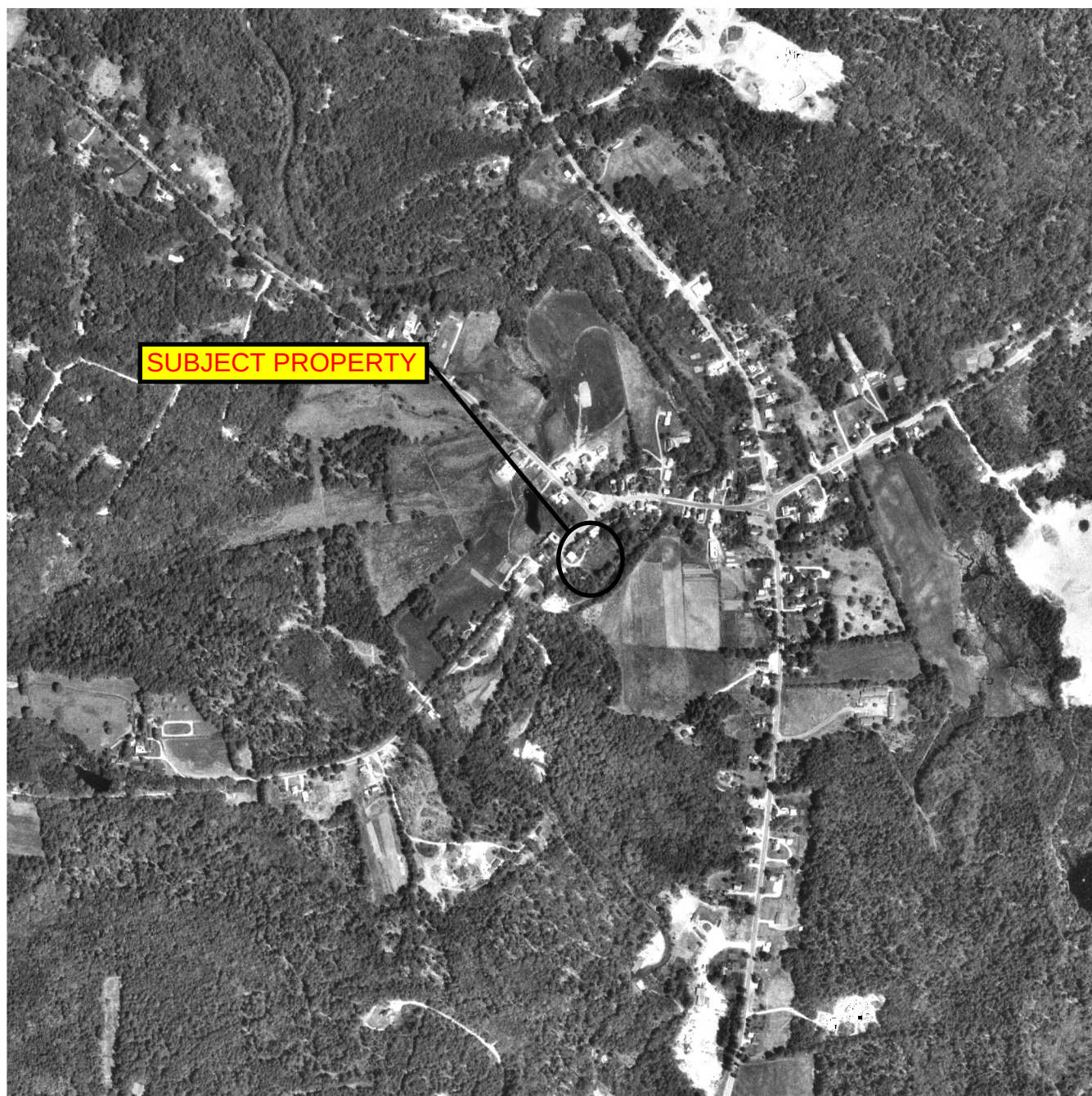
# Environmental FirstSearch

Historical Aerial Photo

1999



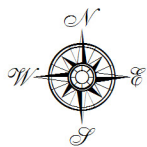
**15 CLEVELAND HILL ROAD, TAMWORTH NH 03886**



Job Number: 10001087

Target Site: (Latitude: 43.858902, Longitude: -71.267429)

Approximate Scale: 1 inch equals 950 feet



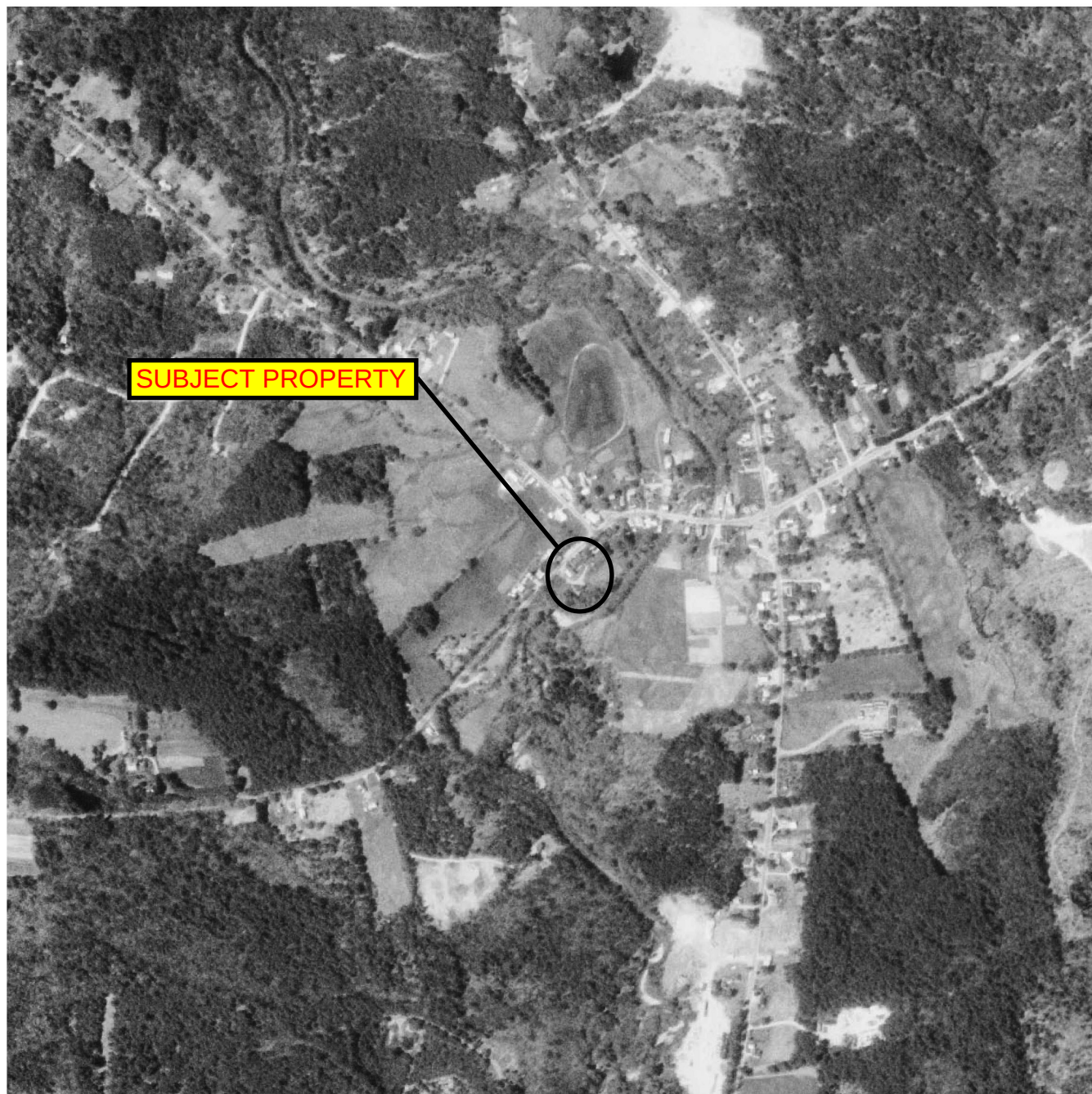
# Environmental FirstSearch

Historical Aerial Photo

1986



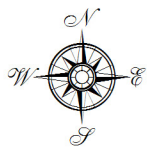
**15 CLEVELAND HILL ROAD, TAMWORTH NH 03886**



Job Number: 10001087

Target Site: (Latitude: 43.858902, Longitude: -71.267429)

Approximate Scale: 1 inch equals 950 feet



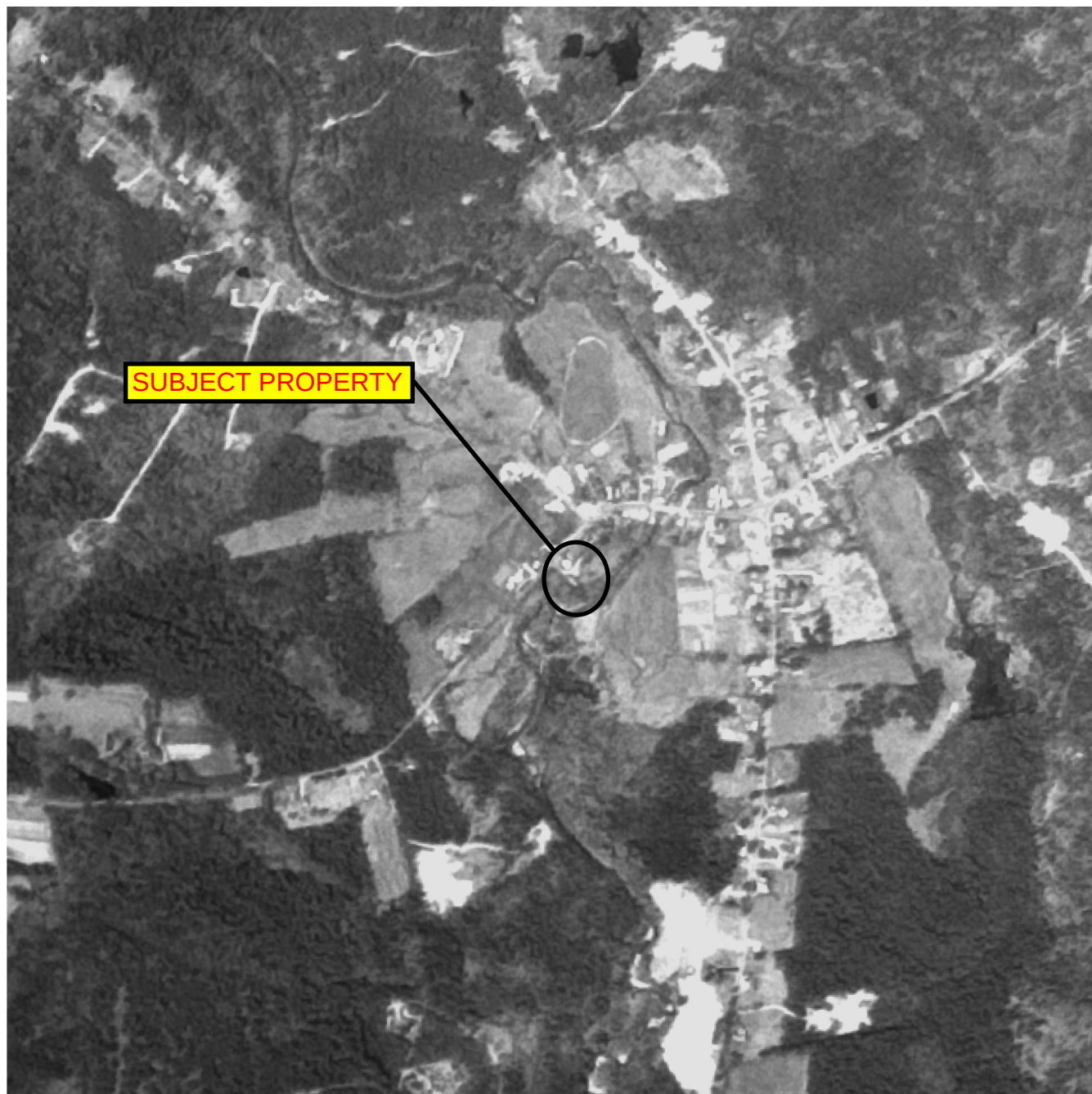
# Environmental FirstSearch

Historical Aerial Photo

1981



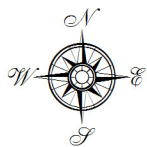
15 CLEVELAND HILL ROAD, TAMWORTH NH 03886



Job Number: 10001087

Target Site: (Latitude: 43.858902, Longitude: -71.267429)

Approximate Scale: 1 inch equals 950 feet



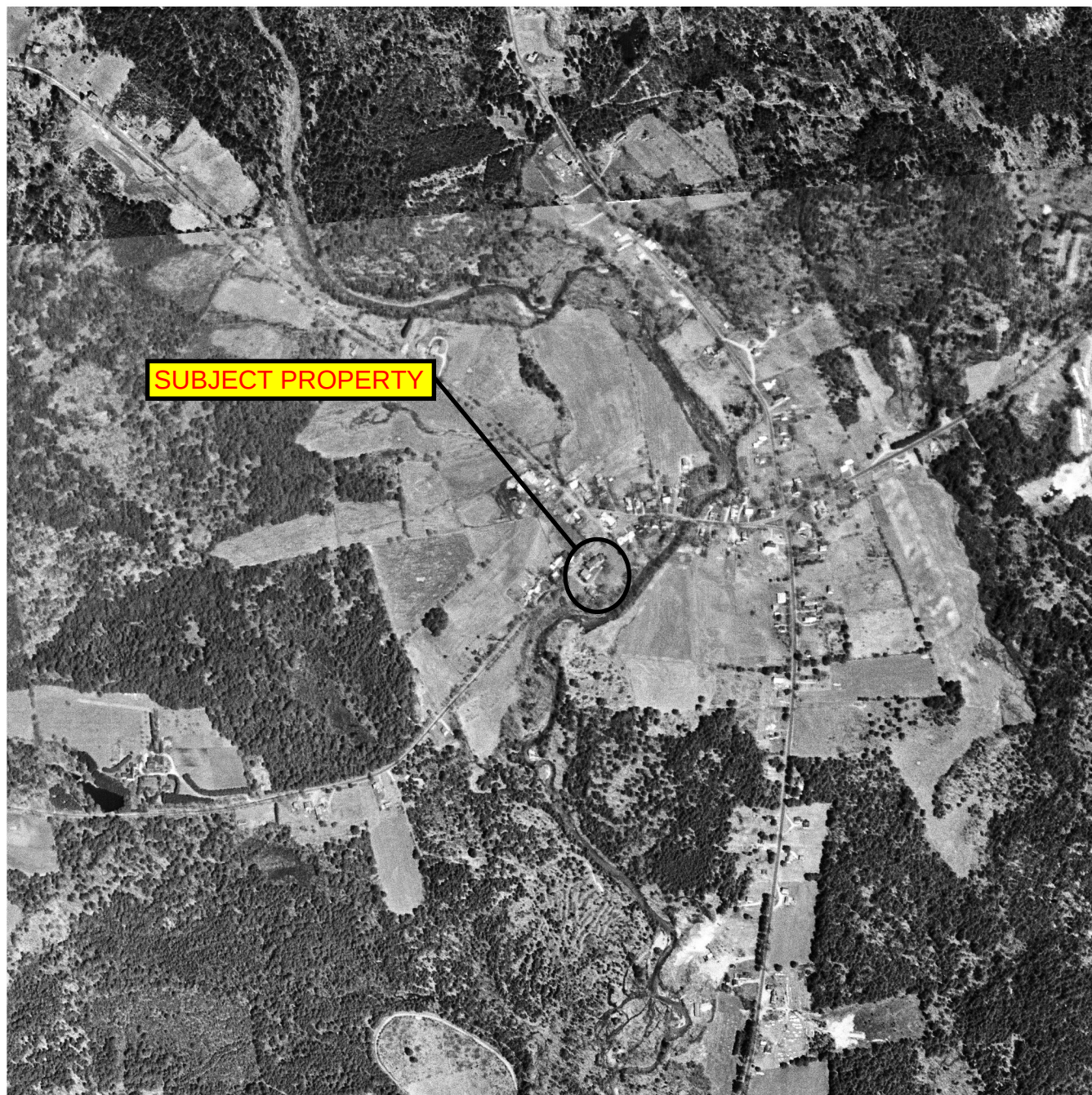
# Environmental FirstSearch

Historical Aerial Photo

1956



15 CLEVELAND HILL ROAD, TAMWORTH NH 03886



Job Number: 10001087

Target Site: (Latitude: 43.858902, Longitude: -71.267429)

Approximate Scale: 1 inch equals 950 feet



## **FIRE INSURANCE MAP ABSTRACT RESEARCH RESULTS**

**1/17/2011**

**10001087**

**15 CLEVELAND HILL ROAD  
TAMWORTH, NH 03886**

Listed below, please find the results of our search for historic fire insurance maps, performed in conjunction with your Environmental FirstSearch® report.

| <b>State</b>  | <b>City</b> | <b>Date</b> | <b>Volume</b> | <b>Sheet Number(s)</b> |
|---------------|-------------|-------------|---------------|------------------------|
| New Hampshire | Tamworth    | 1923        | none          | 1                      |

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.

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***FirstSearch Technology Corporation***

***10 Cottage Street, Norwood, MA 02062  
Tel: 781-551-0470 Fax: 781-551-0471***

## Appendix

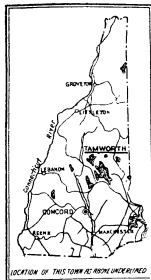
### Supporting Documentation

NO EXPOSURE

506

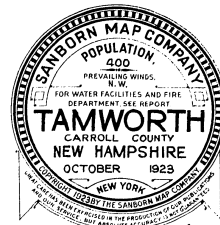
(1266)  
(2 SHEETS)

1



KEY

|    |                      |
|----|----------------------|
| 1  | 1 1/2" CONG. CHURCH  |
| 2  | 2 1/2" CONG. CHURCH  |
| 3  | 3 1/2" CONG. CHURCH  |
| 4  | 4 1/2" CONG. CHURCH  |
| 5  | 5 1/2" CONG. CHURCH  |
| 6  | 6 1/2" CONG. CHURCH  |
| 7  | 7 1/2" CONG. CHURCH  |
| 8  | 8 1/2" CONG. CHURCH  |
| 9  | 9 1/2" CONG. CHURCH  |
| 10 | 10 1/2" CONG. CHURCH |
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| 34 | 34 1/2" CONG. CHURCH |
| 35 | 35 1/2" CONG. CHURCH |
| 36 | 36 1/2" CONG. CHURCH |
| 37 | 37 1/2" CONG. CHURCH |
| 38 | 38 1/2" CONG. CHURCH |
| 39 | 39 1/2" CONG. CHURCH |
| 40 | 40 1/2" CONG. CHURCH |
| 41 | 41 1/2" CONG. CHURCH |
| 42 | 42 1/2" CONG. CHURCH |
| 43 | 43 1/2" CONG. CHURCH |
| 44 | 44 1/2" CONG. CHURCH |
| 45 | 45 1/2" CONG. CHURCH |
| 46 | 46 1/2" CONG. CHURCH |
| 47 | 47 1/2" CONG. CHURCH |
| 48 | 48 1/2" CONG. CHURCH |
| 49 | 49 1/2" CONG. CHURCH |
| 50 | 50 1/2" CONG. CHURCH |



WATER FACILITIES: None  
FIRE DEPT.: No organization (chem. cart. tank only) No fire limits.  
Topography fairly level. Streets graded & graveled. Public light electric.

**SUBJECT PROPERTY**

