



**UST CLOSURE SITE ASSESSMENT REPORT SUMMARY COVER SHEET**

<b>St.Germain Client:</b> Skillful Vending	<b>ME Facility/Tank Registration #:</b> 21566
<b>Facility Name:</b> Skillful Vending	<b>St.Germain Rep.:</b> Brian Bachmann
<b>Location:</b> 58 Alder Street Portland, Maine	<b>Facility Owner:</b> Skillful Vending
<b>Date of Tank Closure:</b> 8/28/2009	<b>Tank Contractor:</b> CHES, Inc.
<b>St.Germain Project Number:</b> 3147.1	<b>Evidence of Discharge:</b> Yes
<b>Purpose of Site Assessment:</b> Document the removal of one gasoline underground storage tank (UST), one fuel oil UST, and associated piping.	

*34-14-2  
09-0929*

**Prepared For:**  
Eric Moynihan  
Skillful Real Estate  
58 Alder Street  
Portland, ME 04104

**Prepared By:**  
St.Germain & Associates, Inc.  
846 Main Street, Suite 3  
Westbrook, Maine 04092



*Keith R. Taylor*  
\_\_\_\_\_  
Keith R. Taylor, C.G.

*10/26/09*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Certification

- Contents:**
- UST Closure Site Assessment Report
  - UST Closure Supplemental Information
  - UST Closure Soil Screening Tables
  - UST Closure Facility Map
  - Tank Excavation Map
  - USGS Topographic Map
  - Laboratory Analytical Report

**RECEIVED**  
OCT 28 2009  
Dept. of Building Inspections  
City of Portland Maine

**Report Distribution:**

**No Spill**

\_\_\_\_\_  
UST Administrator, MEDEP

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Other

\_\_\_\_\_  
Other

**Spill**

  X  \_\_\_\_\_  
UST Administrator, MEDEP (2)

  X  \_\_\_\_\_  
Owner

  X  \_\_\_\_\_  
Town

\_\_\_\_\_  
Other

\_\_\_\_\_  
Other



**UST CLOSURE SITE ASSESSMENT STANDARD REPORT**

<b>St.Germain Client:</b> Skillful Vending	<b>ME Facility/Tank Registration #:</b> 21566
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**Summary**

St.Germain observed and documented the removal of one steel gasoline and one steel fuel oil UST at the Site. These tanks had never been used by the current owner and were only recently discovered. Petroleum impacts were documented under both of the tanks (see Tank Excavation Map attached). Greg O'Brien of MEDEP was onsite during the tank removal, and concluded that the Site would meet the Baseline 1 classification. Mr. O'Brien indicated that no further action was necessary beyond the collection of one soil sample from the bottom of the gasoline UST excavation. After the collection of the soil sample, the excavation was backfilled and no soil was transported offsite. Gasoline Range Organics were detected in the sample at a concentration of 1,360 ppm.

**Facility and Site Location**

**Operator:** Skillful Vending  
**Facility Name:** Skillful Vending  
**Mailing and Street Address:** 58 Alder Street Portland, Maine  
**Tax Map:** 34  
**Lot Number:** H-2-3  
**Location:** The Site is located northeast of the intersection of Lancaster and Alder Streets.

**USGS Topographic Quad:** Portland Quadrangle  
**Longitude:** 70° 15' 49.00" W      **Latitude:** 43° 39' 35.20" N

**Facility and Site History:** The Site has been in commercial use since it was constructed in 1950. Skillfull Vending has operated at the Site since 1988 as a supplier of indoor recreational equipment(e.g., pool tables). Prior to Skillfull Vending the Site was occupied by Redlon & Johnson Plumbing Supply, and New England Telephone, who built the building in 1950. The history of the USTs is unknown since the current owner was not aware of their existence until recently.

**Description of Assessment Methods**

**Soil Headspace**  
**Field Instrument:** Thermo 580B OVM      **Calibration:** MEDEP Gasoline Standard 210 ppm

**Field Methods:** Field screening of soil samples was performed in accordance with CMR 06-096, Chapter 691, Appendix Q - Field Determination of Soil-Hydrocarbon content by Jar/Poly Bag Headspace Technique. The PID was equipped with a 10.6 eV lamp and was calibrated with 100 ppm isobutylene gas immediately prior to field screening.

**Lab Methods:** One soil sample was submitted to Analytics Environmental Laboratory for analysis of Gasoline Range Organics (GRO) by Maine Health and Environmental Testing Laboratory method 4.2.17.

**Tank(s)**

<b>Tank #:</b> 1	<b>Size:</b> 3,000 gal	<b>Construction:</b> Single-walled steel
<b>Chamber #:</b> NA	<b>Size:</b> NA	<b>Product:</b> Gasoline
<b>Date Installed:</b> Unknown		<b>Condition:</b> Poor
<b>Status of Tank:</b> Not in use at the time of this assessment. Removed 8/29/2009.		<b>Leak detection monitoring:</b> NA
<b>Tank #:</b> 2	<b>Size:</b> 1,000 gal	<b>Construction:</b> Single-walled steel
<b>Chamber #:</b> NA	<b>Size:</b> NA	<b>Product:</b> # 2 Fuel Oil
<b>Date Installed:</b> Unknown		<b>Condition:</b> Poor
<b>Status of Tank:</b> Not in use at the time of this assessment. Removed 8/29/2009.		<b>Leak detection monitoring:</b> NA



**UST CLOSURE SITE ASSESSMENT STANDARD REPORT**

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<b>St.Germain Project Number:</b> 3147.1	<b>Evidence of Discharge:</b> Yes
<b>Purpose of Site Assessment:</b> Document the removal of one gasoline underground storage tank (UST), one fuel oil UST, and associated piping.	

Piping	Dispensers
<b>Size:</b> 2" <b>Material:</b> Galvanized Steel  <b>Condition:</b> Good <b>Status:</b> Not in use at the time of this assessment. Removed 8/29/2009.	<b>Type:</b> NA <b>System Type:</b> NA <b>Condition:</b> NA <b>Sump(s)</b> <b>Condition:</b> NA

**Results**

**Field Observations:** Visual or olfactory evidence of a petroleum discharge was observed by St.Germain, and elevated soil headspace was measured beneath both USTs (see Soil Screening Summary).

**Soil Screening Summary:** St.Germain collected soil screening samples from 13 locations at various depths throughout the gasoline UST excavation and three from below the fuel oil UST. The headspace was screened with a PID, and the readings ranged from 4.1 ppm to a high of 971 ppm at sample location #2, see attached PID Table for all soil screening results. At soil screening sample location number three, a positive petroleum saturation test indicated presence of free product. Mr.Greg O'Brien of the MEDEP approved leaving saturated soil in place due its limited extent. Screening was not conducted beneath the piping because once the tank was removed the sidewall with the piping collapsed into the tank excavation.

**Laboratory Results:** Mr. Greg O'Brien of MEDEP directed St.Germain to collect a laboratory sample from the bottom of the gasoline UST excavation. Sample CS13 (at screening location #13) was collected from the soil below the tank. GRO was present in the sample at a concentration of 1,360 ppm, see attached laboratory analytical report.

**Conditions Requiring MEDEP Notification:** Ten soil screening samples had a bag headspace greater than 100 ppm. The MEDEP was onsite during the UST removals.

**Conclusions:** Mr. Greg O'Brien of the MEDEP was on Site and notified of the conditions encountered. Based on the MEDEP Procedural Guidelines for the Remediation of Oil Contaminated Sites, he classified the Site as Baseline 1. Mr. O'Brien directed St.Germain to collect a laboratory sample from the bottom of the gasoline UST excavation which was submitted to Analytics Environmental Laboratory. GRO was present in the sample at a concentration of 1,360 ppm.

**Recommendations:** St.Germain does not recommend any further action.



### UST CLOSURE SUPPLEMENTAL INFORMATION (RELEASE FOUND)

<b>St.Germain Client:</b> Skillful Vending	<b>ME Facility/Tank Registration</b> 21566
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#### Potential Receptor Analysis

**Surrounding Land Use:** Commercial and light industrial.

**Drinking Water Source:** Water for the Site is provided by the Portland Water District.

**Location of possible contamination receptors:** Utility corridors along Alder Street and the basement of the Skillful Vending Building.

**Is facility located in sensitive geologic area?** No

#### Site History Information - Past 10 years

**Current Owner/Operator:** Skillful RE, LLC  
**Mailing Address:** PO Box 2  
Portland, Maine 04112

**Years of Operation:** 2008-present

**Previous Owner/Operator #1:** Ross Y Furman  
**Mailing Address:** PO Box 2  
Portland, Maine 04112

**Years of Operation:** 1988-2008

**Past Land Uses:** The Site has been in commercial use since it was constructed in 1950. Skillfull Vending has operated at the Site since 1988 as a supplier of indoor recreational equipment (e.g., pool tables). Prior to Skillfull Vending the Site was occupied by Redlon & Johnson Plumbing Supply, and New England Telephone, who built the building in 1950. The history of the USTs is unknown since the current owner was not aware of their existence until recently

#### Facility History Information - Past 10 years

**Past product storage & distribution system (if different from present):** Same as current configuration.

**Summary of results of daily product inventory for current & past operations:** Not available.

**Tank & piping repairs:** Not available.

**Copies of all precision test results:** Not available.



**UST CLOSURE SUPPLEMENTAL INFORMATION (RELEASE FOUND)**

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**Spill History and Information**

**Other evidence of a leak or**

**discharge:** No additional evidence of a leak or discharge was observed by St.Germain.

**Date & description of all known leaks or discharges on site:** No additional leaks or discharges were disclosed to or identified by St.Germain at the time of this assessment.

**Results of previous site assessments & investigations:** No previous site assessments or investigations were identified by St.Germain.

**MEDEP Report Attached?** No



### UST CLOSURE SOIL SCREENING TABLE

<b>St.Germain Client:</b> Skillful Vending	<b>ME Facility/Tank Registration #:</b> 21566
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<b>Purpose of Site Assessment:</b> Document the removal of one gasoline underground storage tank (UST), one fuel oil UST, and associated piping.	

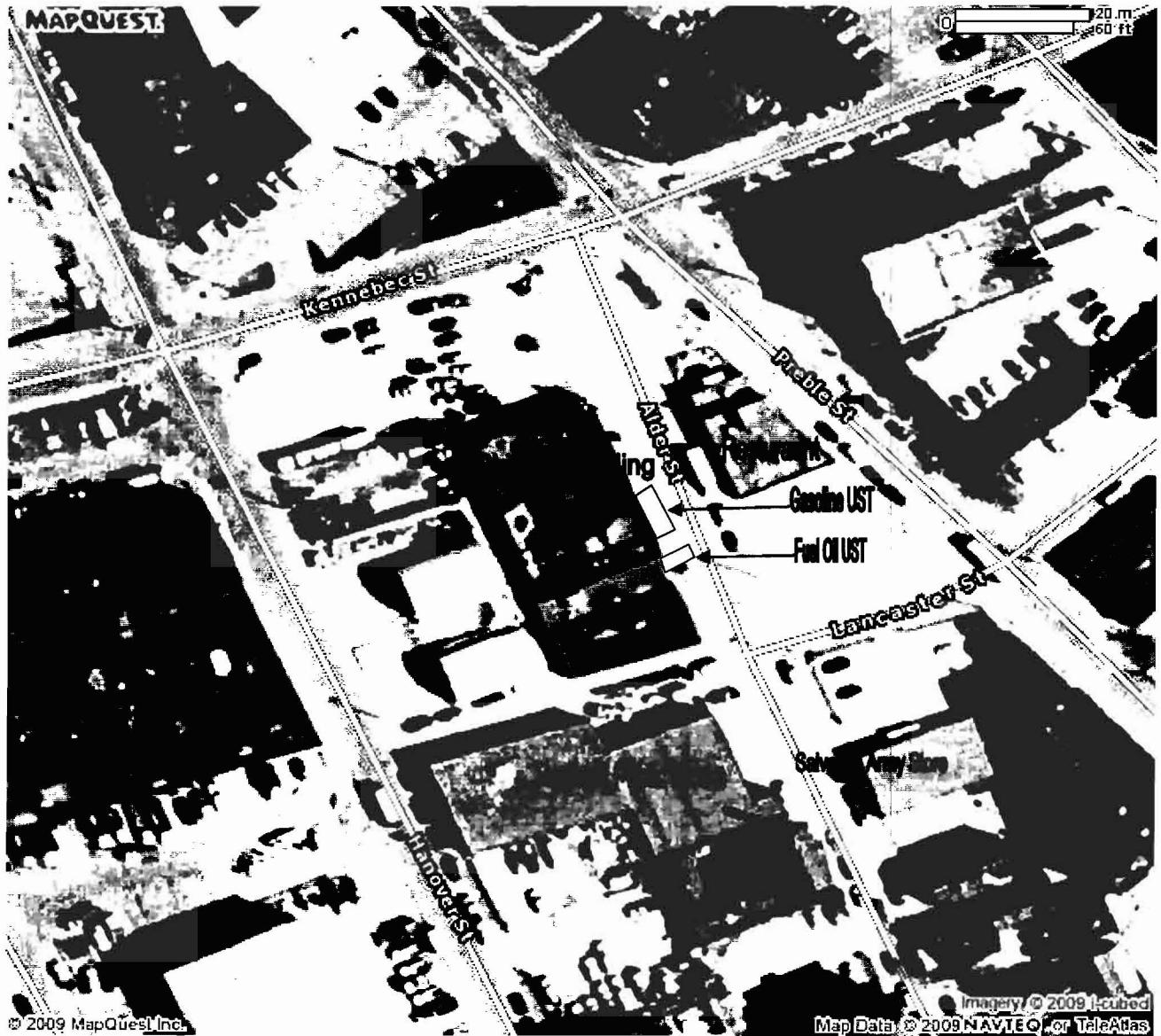
Sample ID #	Depth (ft)	PID (ppm)	Soil Type	Sample Type	Notes:
1	2.0	2.2	SP	Grab	Below fill pipe on the top of the gasoline tank
2	7.0	971	SC	Grab	
3	7.0	558	SC	Grab	Bottom side of tank. Petroleum Saturation Test was positive.
4	7.0	722	SP	Grab	Bottom sidewall of the tank.
5	7.0	910	SC	Grab	Bottom sidewall of the tank.
6	3.5	4.1	SW	Grab	Sidewall of excavation along Alder Street
7	3.5	5.4	SW	Grab	Sidewall of excavation along Alder Street
8	3.5	6.1	SW	Grab	Sidewall of excavation along Alder Street
9	7.0	556	SW	Grab	Bottom side of tank
10	6.0	59.0	SW	Grab	End tank sidewall.
11	8.0	472	SW	Grab	Bottom centerline of the tank. Petroluem Saturation Test was negative.
12	8.0	490	SW	Grab	Bottom centerline of the tank. Petroluem Saturation Test was negative.
13	8.0	439	SW	Grab	Bottom centerline of the tank. Petroluem Saturation Test was negative.
F-1	6.0	534	SW	Grab	Bottom centerline of the fuel oil tank. Petroluem Saturation Test was negative
F-2	6.0	672	SW	Grab	Bottom centerline of the fuel oil tank. Petroluem Saturation Test was negative
F-3	6.0	675	SC	Grab	Bottom centerline of the fuel oil tank. Petroluem Saturation Test was negative

SP = poorly graded sand  
 SC = clayey sand  
 SW = well graded sand



### UST CLOSURE FACILITY MAP

<b>St.Germain Client:</b> Skillful Vending	<b>ME Facility/Tank Registration #:</b> 21566
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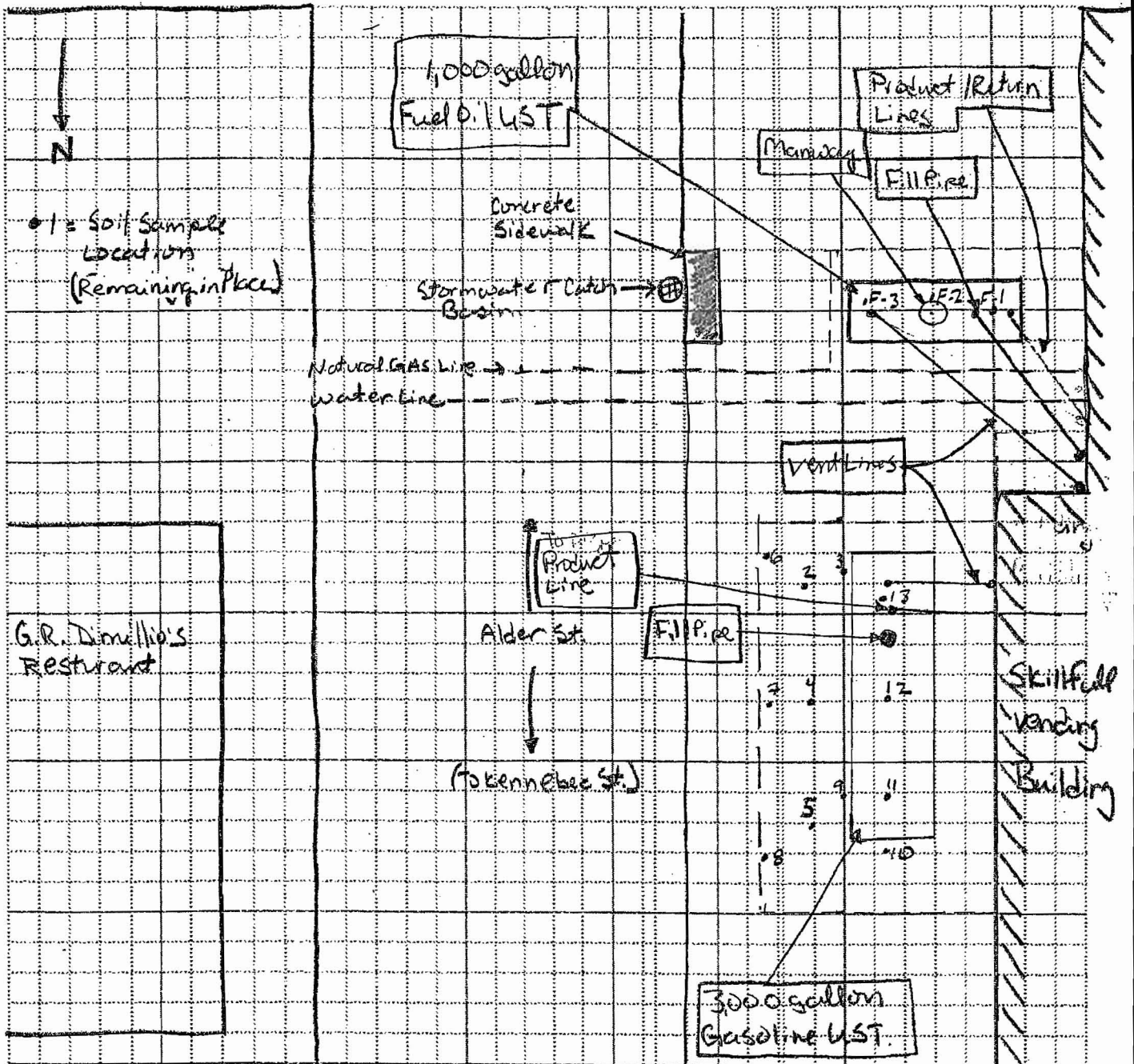




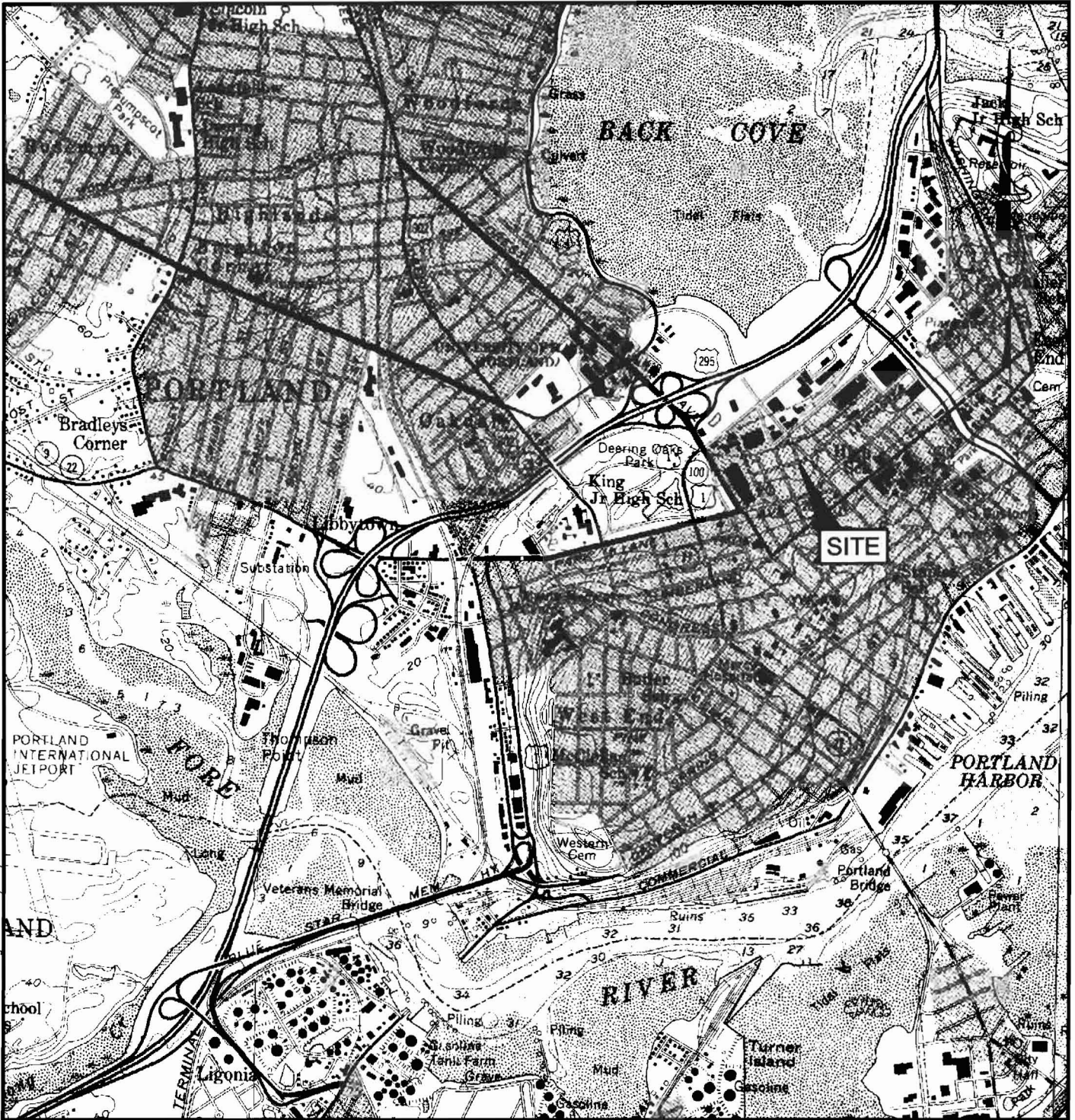


### USTs CLOSURE EXCAVATION DETAIL

<b>St. Germain Client:</b> Skillful Vending	<b>Registration #:</b> 21566
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M:\Dwgs\3147.1\_Skillful\_Vending-UST\_Closure.dwg 3147.1 FIG 1 LOC MAP.dwg 10/26/2009 1:12:13 PM

REFERENCE:  
 USGS SERIES 7.5 TOPOGRAPHIC MAP, PORTLAND WEST  
 QUADRANGLE, OBTAINED FROM MAINE GIS.

TITLE:  
**FIGURE 1**  
**SITE LOCATION MAP**

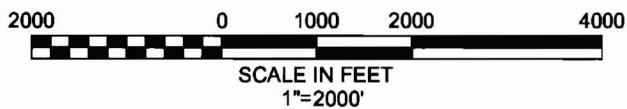
SKILLFUL VENDING  
 58 ALDER STREET,  
 PORTLAND, MAINE 04104

PREPARED FOR:  
 SKILLFUL VENDING  
 58 ALDER STREET  
 PORTLAND, MAINE 04104

846 Main St., Suite 3  
 Westbrook, Maine 04092  
 Telephone 207-591-7000  
 Facsimile 207-591-7329  
 www.stgermain.com



ST. GERMAIN  
 & ASSOCIATES, INC.



DATE: 09/23/09	PROJECT NO.: 3147.1
SCALE: 1"=2000'	FILENAME: 3147.1 FIG 1 LOC MAP



195 Commerce Way Suite E  
Portsmouth, New Hampshire 03801  
603-436-5111 Fax 603-430-2151  
800-929-9906  
www.analyticslab.com

Mr. Keith Taylor  
St. Germain & Associates, Inc.  
846 Main Street  
Westbrook Maine 04092-2847

**Report Number: 64621**

**Revision: Rev. 0**

**Re: Skillfull Vending UST**

**3147.1**

Enclosed are the results of the analyses on your sample(s). Samples were received on 01 September 2009 and analyzed for the tests listed below. Samples were received in acceptable condition, with the exceptions noted below or on the chain of custody. These results pertain to samples as received by the laboratory and for the analytical tests requested on the chain of custody. The results reported herein conform to the most current NELAC standards, where applicable, unless otherwise narrated in the body of the report. Please see individual reports for specific methodologies and references.

<u>Lab Number</u>	<u>Sample Date</u>	<u>Station Location</u>	<u>Analysis</u>	<u>Comments</u>
64621-1	08/28/09	C.S. #13	Electronic Data Deliverable	
	08/28/09	C.S. #13	Maine HETL Method 4.2.17	

**Sample Receipt Exceptions:** None

Analytics Environmental Laboratory is certified by the states of New Hampshire, Maine, Massachusetts, Connecticut, Rhode Island, New York, Virginia, Maryland, and is validated by the U.S. Navy (NFESC). A list of actual certified parameters is available upon request.

If you have any further question on the analytical methods or these results, do not hesitate to call.

Authorized signature

  
Stephen L. Knollmeyer Lab. Director

Date

9/9/2009

**This report shall not be reproduced, except in full, without the written consent of Analytics Environmental Laboratory, LLC.**

Mr. Keith Taylor  
St. Germain & Associates, Inc.  
846 Main Street  
Westbrook Maine 04092-2847

September 9, 2009

**SAMPLE DATA**

**CLIENT SAMPLE ID**

**Project Name:** Skillfull Vending UST  
**Project Number:** 3147.1  
**Client Sample ID:** C.S. #13

**Lab Sample ID:** 64621-1  
**Matrix:** Solid  
**Percent Solid:** 80%  
**Dilution Factor:** 1360  
**Collection Date:** 08/28/09  
**Lab Receipt Date:** 09/01/09  
**Analysis Date:** 09/09/09

**ANALYTICAL RESULTS GASOLINE RANGE ORGANICS**

Compound	Result	Units	Quantitation Limit
GRO	1360000	µg/kg	33690

**ESTIMATED TARGET CONCENTRATIONS**

Compound	Result	Units	Quantitation Limit
MTBE	U	µg/kg	8423
Benzene	U	µg/kg	1685

**Surrogate Standard Recovery**

Trifluorotoluene	318* %
Bromofluorobenzene	115 %

U=Undetected J=Estimated E=Exceeds Calibration Range B=Detected in

**METHODOLOGY:** Sample analyzed according to: "Maine HETL Method 4.2.17, September 6, 1995."

**COMMENTS:** Results expressed on a dry weight basis.  
\* Surrogate recovery affected by sample matrix interferences.

Authorized signature

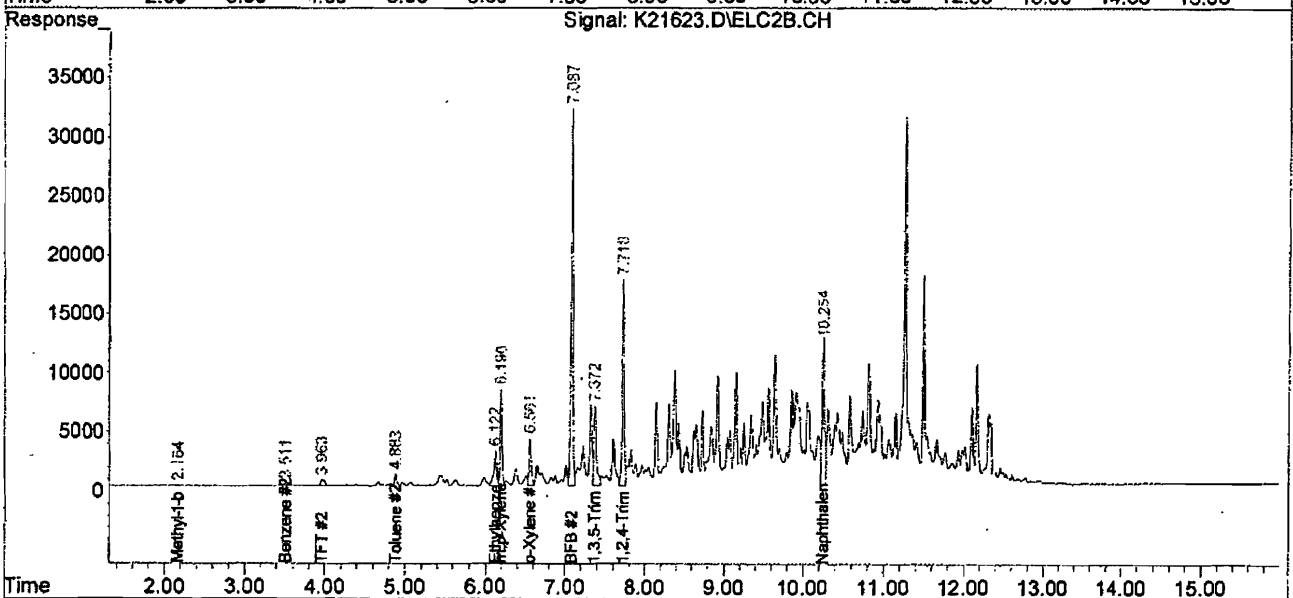
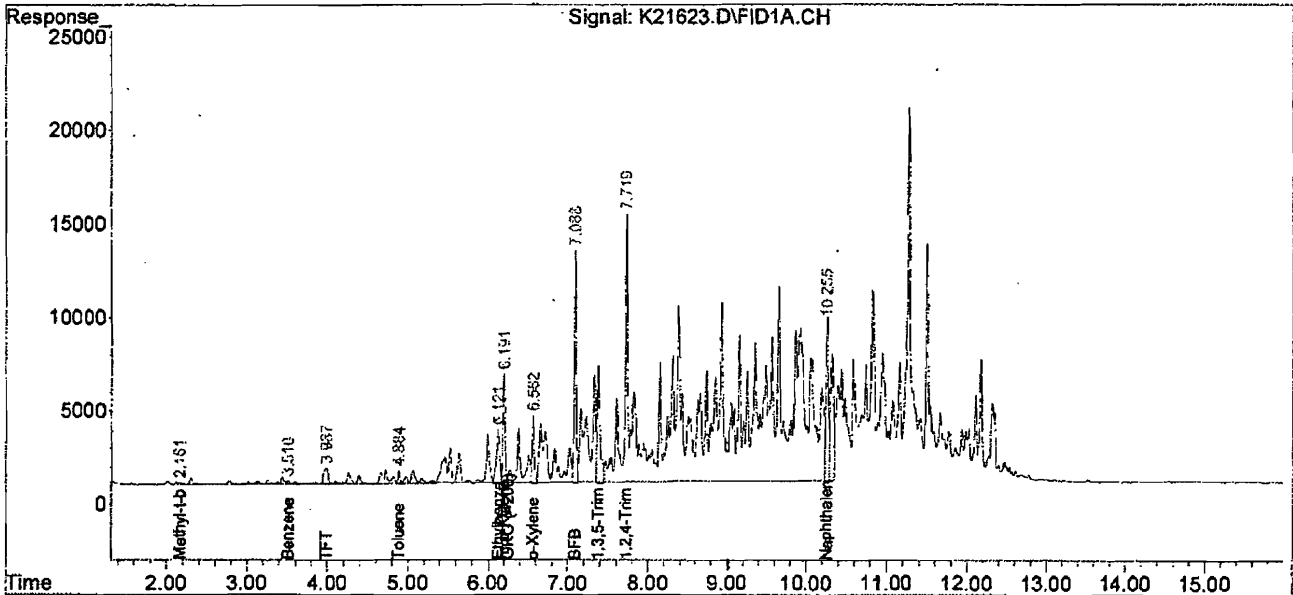
Quantitation Report (QT Reviewed)

Data Path : C:\msdchem\1\DATA\090809-K\  
Data File : K21623.D  
Signal(s) : Signal #1: FID1A.CH Signal #2: ELC2B.CH  
Acq On : 09 Sep 2009 8:39 am  
Operator :  
Sample : 64621-1  
Misc : 5,7.38,SOIL  
ALS Vial : 26 Sample Multiplier: 1

MT 9/9/09

Integration File signal 1: autoint1.e  
Integration File signal 2: autoint2.e  
Quant Time: Sep 09 08:57:16 2009  
Quant Method : C:\msdchem\1\METHODS\GRO08249.M  
Quant Title : Volatile Petroleum Hydrocarbons  
QLast Update : Mon Aug 24 13:26:03 2009  
Response via : Initial Calibration  
Integrator: ChemStation 6890 Scale Mode: Small noise peaks clipped

Volume Inj. :  
Signal #1 Phase : Signal #2 Phase:  
Signal #1 Info : Signal #2 Info :



55.907

# Chain Of Custody Form

		195 Commerce Way Suite E Portsmouth, NH 03801 Phone (603) 436-5111 Fax (603) 430-2151		<b>For Analytics Use Only Rev. 4 03/28/08</b>											
Project#: <b>3147.1</b> Proj. Name: <b>Sidifull Vending UST</b>		Matrix Key: C = Concrete WP = Wipe WW = Wastewater SW = Surface Water GW = Groundwater DW = Drinking Water S = Soil/Sludge O = Oil E = Extract X = Other		<b>Samples were:</b> 1) Shipped or <u>hand-delivered</u> 2) Temp blank °C <u>4</u> 3) Received in good condition <u>Y</u> or N 4) pH checked by: <u>N/A</u> 5) Labels checked by: <u>sw 9.1.09</u>											
Company: <b>St Germain and Associates</b>		Container Key P=plastic G=glass		Received By: <i>[Signature]</i> Received By: _____ Received By: _____											
Contact: <b>Keith Taylor</b>		Preservation P=plastic G=glass													
Address: <b>846 Main St.</b> <b>Westbrook ME 4092</b>		Sampler (Signature): _____													
Phone: _____ PO# _____ Quote # _____															
Station Identification	Sample Date	Sample Time	Analysis	Unpres	4° C	HNO <sub>3</sub>	H <sub>2</sub> SO <sub>4</sub>	HCL	Methanol	Other	Matrix	Container number/typ	pH	Analytics Sample #	
C.S # 13	8/28/09	1355	MEDEP TPH GRO						X		S	2 VOA		64621-1	
Email Results to: keitht@stgermain.com		Comments / Instructions:		Project Requirements:											
Turnaround Request Standard <input checked="" type="checkbox"/> Priority <input type="checkbox"/> Due Date _____ Due Date _____ Lab Approval Required				Report Type <input type="checkbox"/> MCP <input type="checkbox"/> Level II <input type="checkbox"/> CTCR <input type="checkbox"/> Level III <input type="checkbox"/> DOD <input type="checkbox"/> Level IV <input checked="" type="checkbox"/> Standard			State: <input type="checkbox"/> NH <input type="checkbox"/> MA <input checked="" type="checkbox"/> ME <input type="checkbox"/> CT <input type="checkbox"/> RI Other: _____			State Standard: <b>Ch 691</b> (eg. S-1 or GW-1) EDD Required: Y* Type: <b>EGAD</b>					Requisitioned By Sampler: <i>Wanda Kenney for Brian Bachmann</i> Requisitioned By: _____ Requisitioned By: _____
*Fee may apply				Page 1 of 1											

Analytics Report 64621 page 0004 of 4