

**SITE ASSESSMENT
UNDERGROUND STORAGE TANK ABANDONMENT
CONGRESS SQUARE APARTMENTS
10 CONGRESS SQUARE PLAZA
PORTLAND, MAINE 04101**

PLAZA ASSOCIATES AT CONGRESS SQUARE LP
491 HUMPHREY STREET
SWAMPSCOTT, MA 01907

PREPARED BY
ROBERT R. MCGIRR, C.E.P.
SENIOR ENVIRONMENTAL SCIENTIST
34 OLD MILL ROAD
FALMOUTH, ME 04105

NOVEMBER 21, 2006

November 21, 2006

UST Program Administrator
MDEP-BRWM
17 SHS
Augusta, ME 04333-0017

**Subject: UST Abandonment - Registration #21016
Congress Square Apartments
10 Congress Square
Portland, ME 04101**

Dear Sir:

The subject tanks were abandoned during the week of October 22, 2006. The enclosed report is the site assessment for that abandonment, as required by Chapter 691. Because evidence of a product release was found, one (1) copy of the report is being sent to you and an additional one (1) copy is being sent to Jon Woodard of the Portland office of the MDEP. Jon Woodward authorized the abandonment in place, inspected the site while the tanks were being cleaned, and completed the Department's Hydrocarbon Spill Decision Tree. Additionally, one (1) copy is being delivered to the Portland City Manager, as required in Chapter 691, Appendix P.

I am submitting the site assessment report on behalf of Plaza Associates at Congress Square LP, the tank owner. Do not hesitate to contact me if you have any technical questions or the tank owner, at the address listed in the report, regarding any other issues.

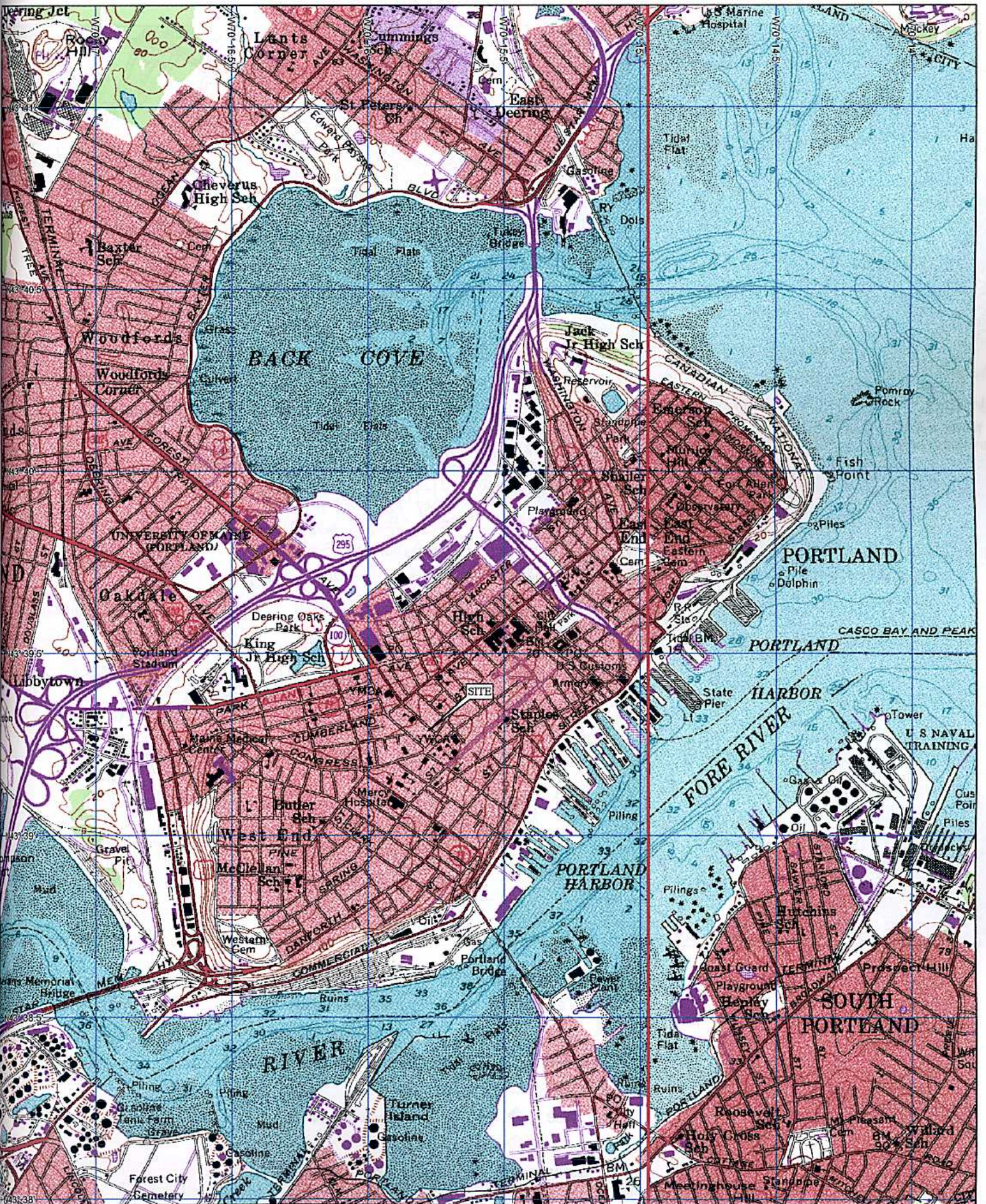
Thank you.



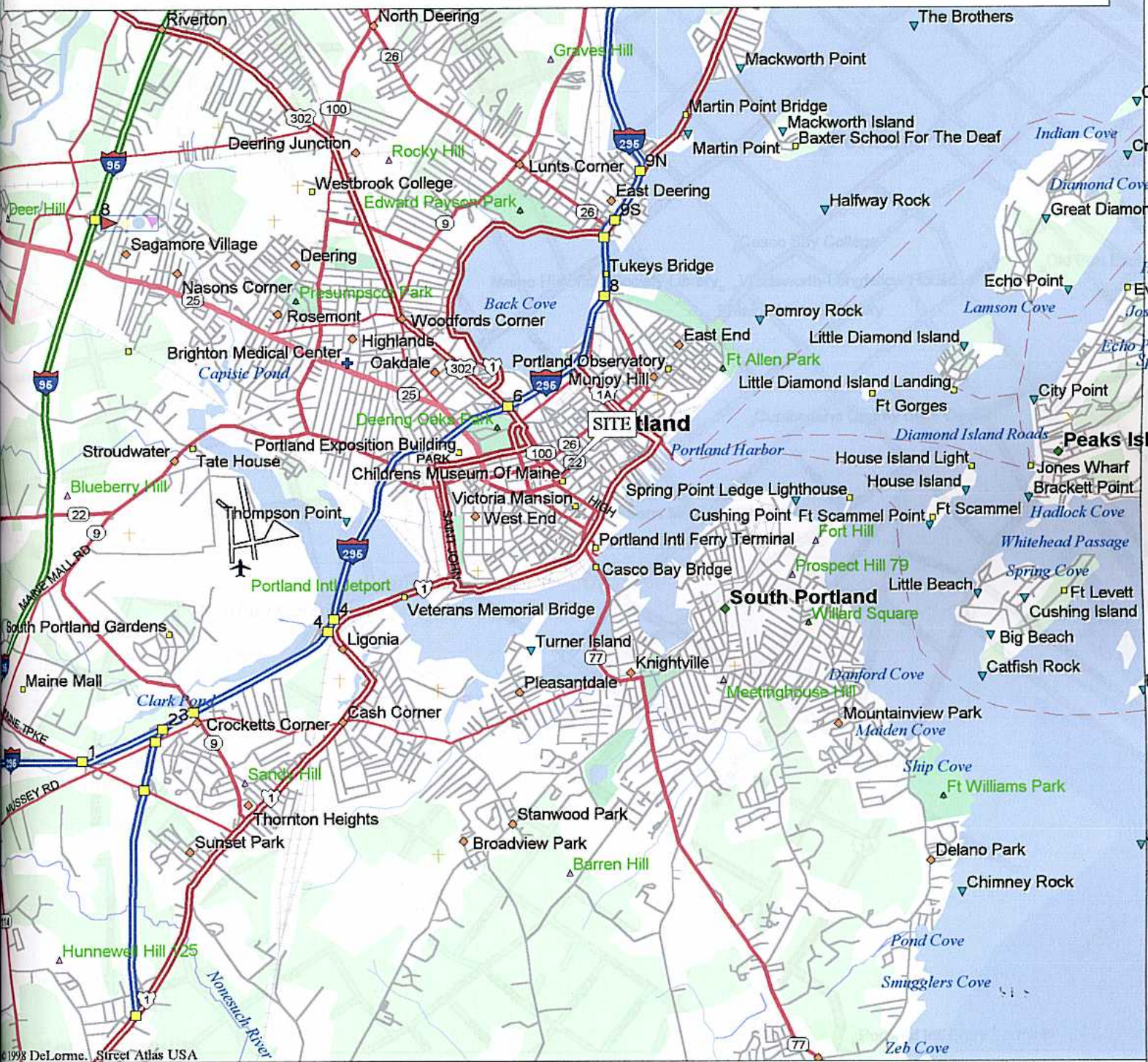
Robert R. McGirr
Environmental Scientist

enc: Site Assessment Report

cc: Jon Woodard, MDEP (w/copy)
Portland City Manager (w/copy)
Plaza Associates at Congress Square LP (w/copy)



LOCATION MAP

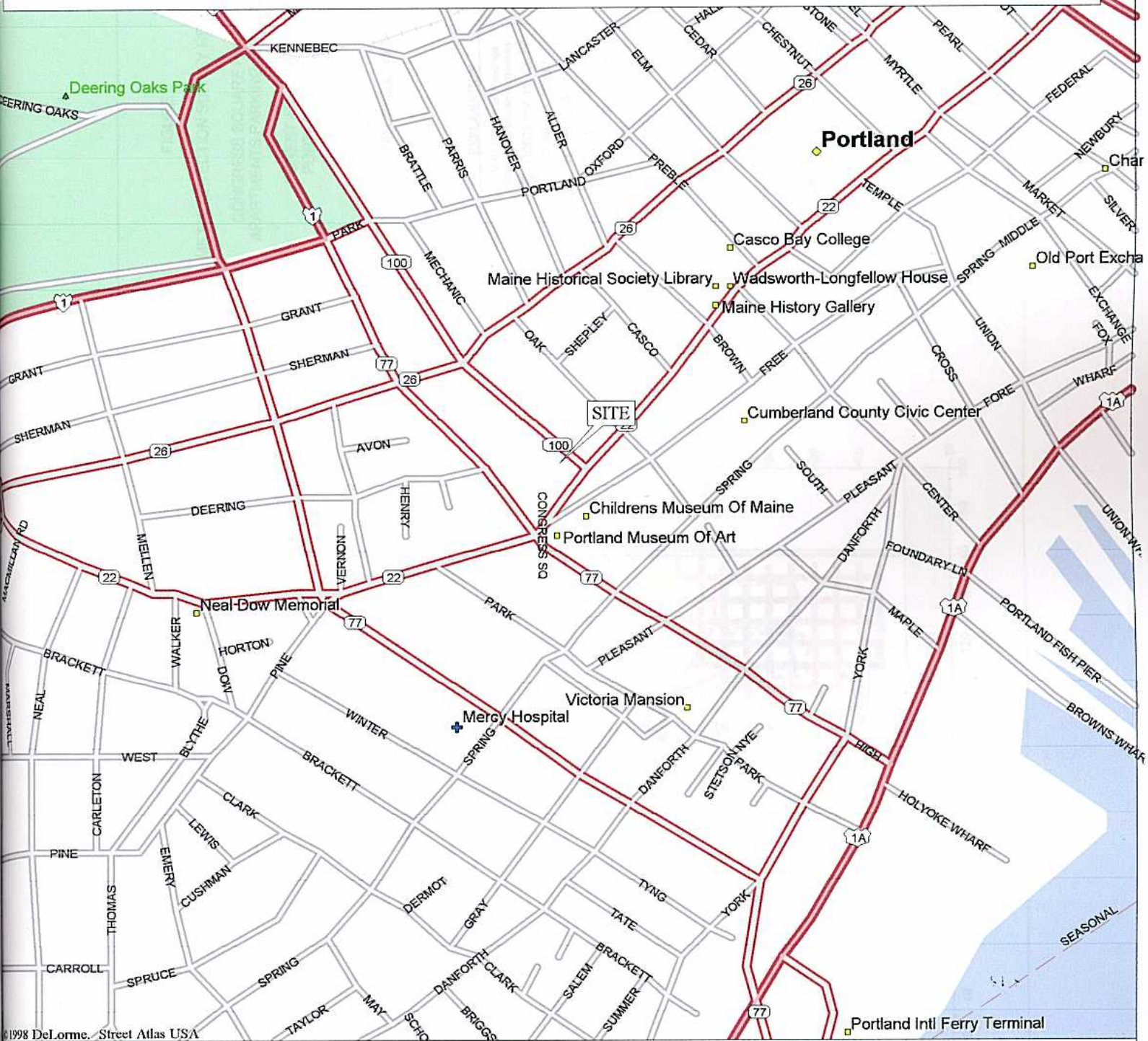


Mag 13.00
 Tue Nov 21 08:44 2006
 Scale 1:62,500 (at center)

1 Miles
 2 KM

- | | | | |
|--|---------------------------|--|-------------------|
| | Local Road | | Toll Highway |
| | Major Connector | | US Highway |
| | State Route | | Exit |
| | Primary State Route | | Railroad |
| | Ferry | | Point of Interest |
| | Walkway/Stairway | | Small Town |
| | Trail | | Large City |
| | Interstate/Limited Access | | Airfield |

VICINITY MAP



©1998 DeLorme, Street Atlas USA

Mag 16.00
 Tue Nov 21 08:43 2006
 Scale 1:7,812 (at center)
 500 Feet
 200 Meters

- | | |
|---------------------------|-------------------|
| Local Road | Railroad |
| Major Connector | Point of Interest |
| State Route | Large City |
| Primary State Route | Hospital |
| Ferry | Park/Reservation |
| Interstate/Limited Access | Water |
| US Highway | City Park |
| Exit | |

1.0 SUMMARY

FACILITY OWNER	Plaza Associates at Congress Square LP 491 Humphrey Street Swampscott, MA 01907
FACILITY OPERATOR	Plaza Associates at Congress Square LP 491 Humphrey Street Swampscott, MA 01907
FACILITY NAME/ADDRESS	Congress Square Apartments 10 Congress Square Portland, ME 04101
LATITUDE/LONGITUDE	N43° 39.29' / W70° 15.77'
ENVIRONMENTALLY SENSITIVE AREA	NO
MAINE TANK REGISTRATION NUMBER	21016
DATE OF SITE ASSESSMENT	October 23-26, 2006 and March 14, 2005
EVIDENCE OF DISCHARGE	Yes

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FIGURE 2

METAL DETECTION SURVEY RESULTS

CONGRESS SQUARE PLAZA
APARTMENTS PARKING LOT SITE

FOREST AVENUE,
PORTLAND, ME

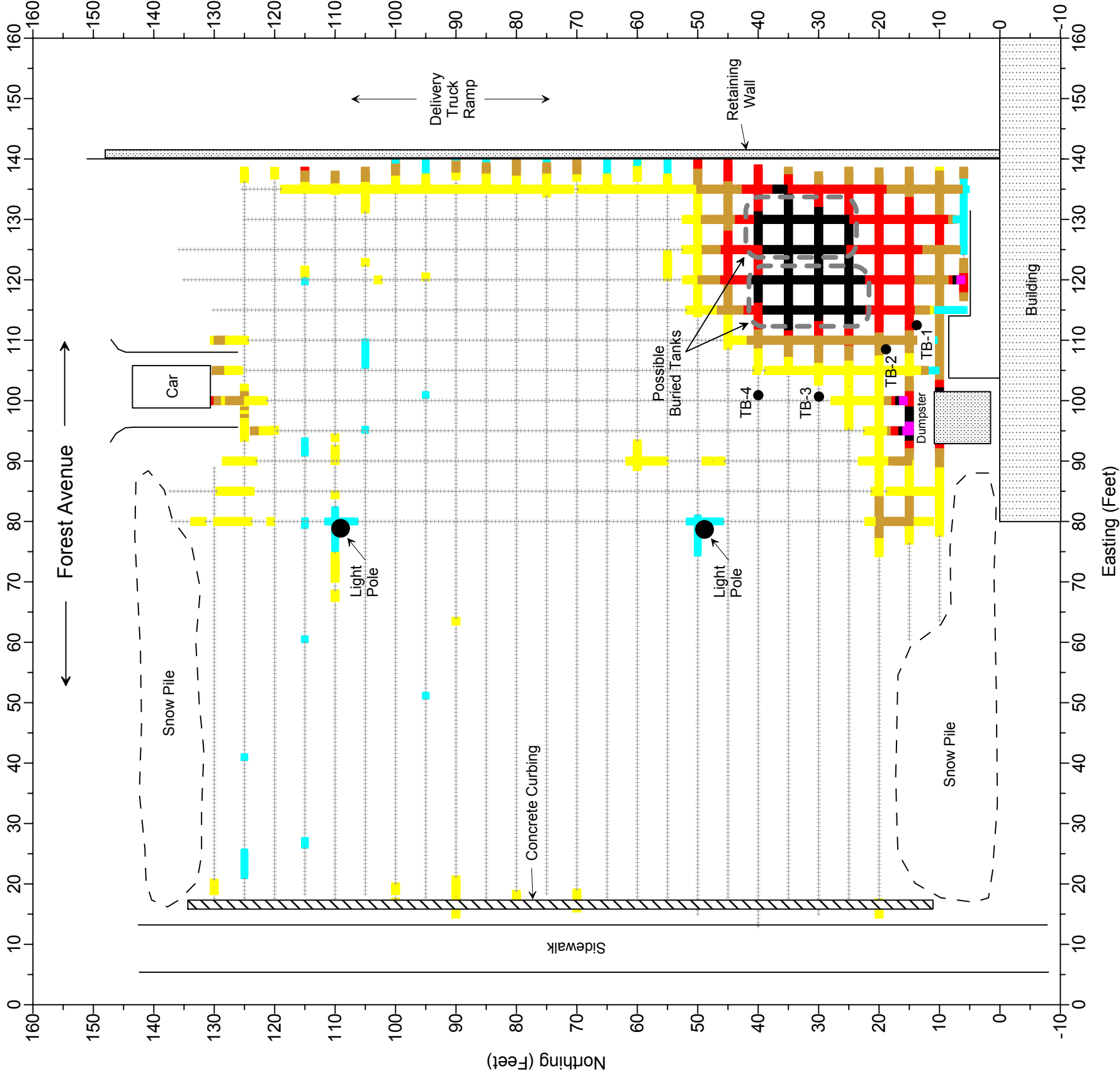
For:

MAINELAND CONSULTANTS

EXPLANATION

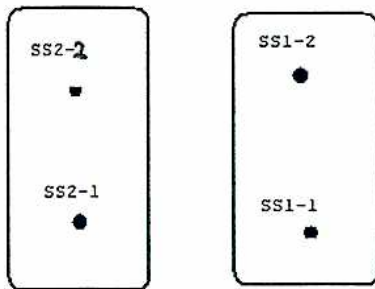
- EM-61 Differential Readings
Metallic Response in millivolts
- 10009 mV to -50 mV
 - 50 mV to 20 mV
 - 20 mV to 80 mV
 - 80 mV to 300 mV
 - 300 mV to 900 mV
 - 900 mV to 2000 mV
 - 2000 mV to 10000 mV

- Test Boring



Eastland Hotel

Ramp/
Eastland
Hotel
Boiler
Room



TANK #2

TANK #1

Congress Square Apartments
Parking Lot

TANK LOCATION FIGURE

Not to Scale

FOREST AVENUE

Tank Location Figure

2.0 INTRODUCTION

The subject facility consists of two, 15,000-gallon underground storage tanks (USTs) previously used for the storage of No. 5 or 6 heating oil for space heating of the associated residential living facility, Congress Square Apartments. The two tanks are believed to have been installed in 1949 and taken out of service by a previous owner circa 1980 at which time the heating units were converted to natural gas.

The existence of the two tanks was indicated by research performed during a Phase I Environmental Site Assessment performed in 2005 (Mainland Consultants, 2005a) and later confirmed by a geophysical survey and sewer TV camera survey. The sewer TV survey, performed by inserting the camera into two vent pipes, confirmed the presence of two tanks and suggested that a substantial quantity of oil and/or water was present within one tank while the other tank appeared to be nearly empty. Soil borings completed adjacent to the tanks in 2005 revealed no soil contamination as measured by the Diesel Range Organics (DRO) methodology (Mainland Consultants, 2005b - reproduced in Appendices).

The Maine Department of Environmental Protection (MDEP) granted permission on October 12, 2006 for the two tanks to be abandoned in place (Appendix A). The tank owner contracted ENPRO Corp. of Newburyport, MA and Portland, ME to conduct the tank abandonment, which was done from October 23 through 26, 2006. ENPRO exposed access ways to both tanks; removed residual oil, sludge, and water from both tanks and associated piping; cleaned the inside of both tanks with kerosene; filled both tanks with sand and concrete slurry; sealed the associated piping with hydraulic cement; and disposed the residual oil, water, and sludge off-site as hazardous waste.

The site assessment consisted of visual observations and the analysis for diesel range organics (DRO) of four (4) soil samples collected from underneath the tanks at the time of tank abandonment. Additionally, the site assessment includes four (4) test borings and two (2) DRO analyses completed in March 2005. This report presents the findings and conclusions of the site assessment. The information contained herein relies on previous environmental investigations of the property (Mainland Consultants Inc. 2005a and 2005b).

3.0 FACILITY AND SITE LOCATION

3.1 Location and Legal Description

The facility street address and mailing address is 10 Congress Square Plaza, Portland, Maine, 04101. The site is comprised of the assemblage of Lots 3, 4, and 5 as defined on Map 34 Block E in the Portland Assessor's records and includes odd-numbered street addresses from 579 to 583 Congress Street and even-numbered addresses between 2 and 24 Forest Avenue. (Certain older documents indicate that the site included street addresses of 2 to 46 Forest Avenue.) In total the site encompasses 47,682 ± square feet. The tanks are located at N 43 39.29', W 70 15.77'. The ground surface is approximately 103' above sea level.

3.2 Current and Former Ownership

The property and petroleum storage facility is currently owned by Plaza Associates at Congress Square LP, which purchased it on January 26, 2006 according to City of Portland Tax Assessment documents (Appendix B). The property was previously owned by Congress Square Apartments which purchased it on January 8, 1980 from Eastland Associates. The building has been used throughout its history as a hotel and residential housing facility with minor usage as retail space.

3.3 Site and Vicinity Descriptions

The property is currently improved with a 3- to 8-story irregularly shaped brick building and a 48-car paved parking lot. The first floor of the building is occupied by retail stores while the upper floors contain a total of 160 1- and 2-bedroom residential living units and various related spaces. The basement contains storage space for the retail stores plus utility and mechanical areas. The tanks are located at the southeast corner of the paved parking lot.

The property shares "Congress Square" addresses with the Portland Museum of Art and WCSH TV studios, among others, which front on Congress Street, High Street, and Free Street. The site abuts the Eastland Park Hotel on High Street, a small building at 585 ½ Congress Street that houses a food store and private apartments, and the Gateway Condominiums, which front on High Street, Cumberland Avenue, and Forest Avenue. The vicinity contains a variety of uses including retail stores, professional office spaces, residential units, churches, government buildings, and others.

The subject property is located just west of a topographically-elevated "spine" that trends northeast-southwest and connects the two topographic highs of the Western and Eastern Promenades of Portland. In the vicinity of the site the location of the spine is roughly approximated by Congress Street, at the eastern edge of the site.

The bedrock geology in the area has been mapped as the Cape Elizabeth Formation of the Casco Bay Group of Ordovician, Silurian, or Devonian (360 to 500± million years old) metamorphic rocks. This formation is a quartz-plagioclase-muscovite phyllite or schist. In places carbonates are common. East of the topographic "spine" the bedrock has been mapped as the Spring Point Formation, also of Ordovician age and classified as schists and gneisses metamorphosed from volcanic flows.

The principal native soil type is identified by the Soil Conservation Service as the Hinckley Series. This soil consists of deep glacial out-wash deposits formed on terraces and is characterized as a gravelly-sandy loam. In general, the soil is quite thick; i.e., bedrock is more than 5' deep and often considerably deeper.

The water table would be expected to be relatively deep given the location of the site in an elevated area. The site does **not** overlie a significant sand or gravel aquifer, according to the Maine Geological Survey (MGS). A northeast-southwest trending surface water drainage-basin boundary exists in the vicinity of the topographic spine which essentially lies along the eastern boundary of the site. Groundwater (and surface water in the absence of impermeable surfaces [buildings, paved parking lots] and storm water systems) would typically be anticipated to flow approximately perpendicularly away from the boundary line on both sides. In this case, the boundary identifies the divide between groundwater to the west which is mapped as flowing northwesterly and discharging into Back Cove from that on the east side which would be expected to flow southeasterly and discharge into Portland Harbor.

The site is **not** located in an environmentally sensitive area, according to the MDEP (see Appendices).

3.4 Utilities

Located in downtown Portland, the subject property as well as abutting and neighboring properties are serviced by public water and sewer. Additionally, electricity; natural gas; telephone; and cable TV are available via above-ground and underground services. The facility is **not** located within an environmentally sensitive area.

3.5 Potential Contaminant Receptors

No private water supplies are within 300 feet of the facility. No public water drinking water supplies are located within 2000 feet. The nearest surface water body, and the one which is mapped as being downgradient of the site, is Back Cove, a shallow inlet on Casco Bay.

Buried utility lines, principally electrical lines for parking lot lights, are present on the subject property. Additionally, subsurface spaces including full basements are located on the subject property as well as on adjacent and neighboring properties.

4.0 SITE AND FACILITY USAGE (excerpted and edited from Mainland Consultants, 2005a)

4.1 Site History

Historical Sanborn Fire Insurance maps spanning more than a century between the dates of 1886 and 1988 historical city tax assessment and building department documents, and city directories dating back to ca. 1900 provided information on past historical uses. Each of the three parcels was already developed by 1886, the earliest date that could be readily researched. In fact, the properties were all likely improved more than a century earlier, in the late 1700s, but specific site histories could not be as reliably established as for the past 100 years. However, based on the known historical uses of petroleum products and hazardous materials, the reconstruction of the past ± 100 years of site usage is considered to be sufficient to an understanding of the site histories. Because the subject property has historically been used as discrete properties occupied by unaffiliated parties, the past uses of each tax parcel are discussed separately below.

Map 37 Block E Lot 3

This lot has street addresses of 579-583 Congress Street and 2-24 or 26 (records vary) Forest Avenue. By 1886 it was already fully built on with a variety of retail stores on Congress Street in addition to a livery and several private residences on Forest Avenue. The major construction of the existing apartment building is documented in the 1924 tax assessment records as having been done between 1889 and 1894; it is unclear to what extent the older buildings were demolished or incorporated into the new construction. In any event, by 1896 the Congress Square Hotel was in operation at the corner of Congress and Forest although the livery and private residences remained on site. The building appears to have assumed much of its current configuration by 1909, with the hotel occupying the majority of the building but retail spaces being included along both streets. By that time the residences had been demolished and the livery operations were discontinued and replaced by an automobile repair station, garage, and auto parts store which operated under the name of J. A. Dowling automobiles. The automobile-related services included the fueling of vehicles and a 500-gallon gasoline underground storage tank (UST) that was installed adjacent to the western side of the building. Automobile sales and servicing operations continued under various names including the Harmon Automobile Co., Franklin Motor Car Company, and Sills Chevrolet until circa 1935. Throughout this time period, therefore, common automotive servicing products including gasoline, waste and virgin lubricating oils, greases, solvents, cleaners, antifreeze, and others would have been in continuous use. In about 1935 the garage servicing area was first used by a boat sales and servicing business identified as the Albert Frost Boat Company. It is understood that limited servicing was performed on outboard motors until the company vacated the space in about 1961.

By 1950 the Congress Square Hotel, and the Eastland Hotel abutting the property, had been constructed and remodeled into essentially their current exterior configurations. Both before and after the renovations the retail shop spaces were occupied by a wide variety of businesses including shoe stores, bakery, jewelers, clothing stores, florists, drug store, billiards hall, beauty salon, wine and cheese shop, tanning

salon, and others; none of which would be anticipated to cause environmental contamination. The area formerly used by the automobile and boat companies was converted into a bowling alley but the remainder of the site still consisted of the hotel and small retail shops. The gasoline UST is not shown on the 1950 or later Sanborn maps, *suggesting* that it was removed at the time the automobile servicing operations were discontinued. [It is also noted that the gasoline UST appears to have been located within the right-of-way alley that is owned by the Eastland Hotel and not, legally, on the subject property.]

On the basis of Portland Building Department records, it is believed that the hotel heating system was upgraded from coal to fuel oil in 1949. The upgrade included the installation of two 15,000-gallon fuel oil USTs on the then-abutting property to the west (Lots 4 and 5). At that time the abutting lot was occupied by the Jackson School and the tanks were reportedly buried under the playground used by the school. One city document indicated that the tanks were to be installed in the rear corner of the playground formed by the intersection of two walls of the Eastland Hotel. Circa 1980 the hotel was significantly remodeled and converted into its present usage as residential apartments. As part of that renovation the heating system was converted from fuel oil to natural gas; information on the disposition of the fuel oil tanks could not be found. Since that time the facility has relied on natural gas for space heating and domestic hot water.

Map 37 Block E Lots 4 and 5

Because of the difficulty in verifying specific lot boundaries prior to the establishment of the current Portland tax lot identifications, these two lots are described together. They are presently reported to contain 7,262± and 11,508± square feet, respectively. Together they encompass street addresses of 28-36 Forest Avenue, although in older Sanborn maps they are shown as extending to 48 Forest Avenue.

As with Lot 3, they were both already developed by 1886 at which time a Hay Market and the City Hay Scales plus at least three private residences occupied the lots. The Hay Market was apparently demolished circa 1891 and the Jackson School was constructed in the same approximate location. The private residences continued to be located on the westernmost portion of the subject property until sometime in the early half of the 1900s when all three were demolished, after which the area became used as playground space for the Jackson School. The Jackson School was reported to have continued to be used as a public school until circa 1970, the same year in which a permit was issued for the installation of a 4,000-gallon heating oil UST. No plot plan showing the proposed location of the tank could be found for this ESA. In fact, the school was razed in 1972 and the UST may never have been installed; no mention of the UST was made in the demolition permit. As a result of the incomplete records, it is unknown if the tank was ever installed and, if so, whether it was removed when the school was demolished. Since 1972 the space has been used as a parking lot for the hotel. In 1985 these lots were paved.

4.2 Underground Oil Storage Facility History

As described above, the two 15,000-gallon USTs were installed circa 1949 for the storage of so-called "heavy" oil, either No. 5 or No. 6, used for space heating at the apartment building. The tanks were taken out of service by the previous property owner circa 1980 at which time extensive building renovations were completed, including the conversion of the heating system to natural gas. At that time the tanks were not removed or properly abandoned in accordance with MDEP regulations now in place. It is inferred that at the time of fuel conversion oil was removed from both tanks to the extent possible. A relatively small amount of oil, plus sludge and potentially water if the tanks had already corroded through, would have been left in the tanks.

The tanks were constructed of bare steel. Based on visual observations during the tank abandonment and the soil boring program (Mainland Consultants, 2005b), as well as experience at other locations, it is inferred that the tanks were installed within a two-chamber six-sided (i.e., 4 walls, top, and bottom) concrete vault. The vault is believed to have been used for physical protection of the tanks from automotive traffic and other potential dangers. [In reality, the vault appears to have acted as a secondary containment structure, based on the detection of contamination inside, but not outside, the vault.] The fill pipes were directly connected to both tanks and access was likely at grade level within the parking lot. The vent pipes extended from the tanks to the corner of two rear walls of the Eastland Hotel.

No records on repair, maintenance, inventory control, precision testing, or other activities were found during the Phase I Environmental Site Assessment (Mainland Consultants, 2005a) or the tank abandonment project. No documented leaks, spills, overfills, or other events associated with these tanks have been found other than those observed during the tank abandonment site assessment effort.

4.3 Tank Abandonment

The Maine Department of Environmental Protection (MDEP) granted permission on October 12, 2006 for the two tanks to be abandoned in place (see Appendix A). The tank owner contracted ENPRO Corp. of Newburyport, MA and Portland, ME to conduct the tank abandonment, which was done from October 23 through 26, 2006. ENPRO exposed access ways to both tanks; removed residual oil, sludge, and water from both tanks and associated piping; and cleaned the inside of both tanks with kerosene. On October 25, after the tanks were cleaned, Jon Woodard of the MDEP inspected the site and authorized ENPRO to backfill both tanks after one or two soil samples were collected from underneath each. After collecting the samples, the contractor filled both tanks with sand and concrete slurry; sealed the associated piping with hydraulic cement; and disposed the residual oil, water, and sludge off-site. A total of 22,915 gallons of oil/water, plus associated hazardous materials, were ultimately recovered and disposed as non-hazardous waste (Appendix E). [Note that page 4551 of the manifests was inadvertently not used by ENPRO.]

The vent pipes were cut off at grade level and filled with hydraulic cement during the tank abandonment. Piping remaining consists of fuel pipes that connect the tanks with the basement of the apartment building. These were vacuumed of remaining oil and then plugged with hydraulic cement. Additionally, steam piping extended from a heat exchanger located within each tank to the apartment building. The piping could not be physically removed because of its proximity to the Eastland Hotel boiler room.

5.0 SITE ASSESSMENT METHODS UTILIZED

The two tanks were arbitrarily identified as Tank 1 and Tank 2 (see Figure). The site assessment performed at the time of tank abandonment consisted of visual inspections of both tanks and associated piping; collection of two subsurface soil samples from underneath each of the two tanks; and analysis of the four (4) samples for Diesel Range Organics (DRO) by Maine HETL Method 4.1.25, September 6, 1995. [Note that these samples are referred to as soil samples even though the material sampled under the tanks was probably placed into the concrete vault at the time the tanks were installed and it therefore would not be native or undisturbed soil.] The samples were identified as "SS1[2]-1[2]" where the digit after "SS" referred to the tank identification. The last digit of "1" means the sample was collected approximately 1/3 of the length of the tank from the front (Forest Avenue side) and a "2" means the sample was collected approximately 1/3 of the length of the tank from the rear (Eastland Hotel side).

Previous site assessment methods included the installation of soil borings, field analysis of sample contamination by PID analysis; and DRO analyses of two soil samples (Mainland Consultants, 2005b, included in part as Appendix C).

6.0 FINDINGS OF SITE ASSESSMENT

The visual observations of the tanks indicated that both tanks had significant corrosion and numerous holes that completely perforated the steel (photographs are included in Appendix D). The tanks had lost their integrity such that product may have been released into the subsurface soils and groundwater may have infiltrated into the tanks.

The laboratory data from all four (4) subsurface soil samples indicate that product was present in the subsurface soils. Complete laboratory results are presented in Appendix F.

Sample Identification Number	DRO (mg/kg)
SS1-1	14,200
SS1-2	14,800
SS2-1	6,820
SS2-2	7,780

The available MDEP guidance (MDEP, 1996) is identified as not being appropriate for sites contaminated by heavy oil. On the basis of the completed "Hydrocarbon Spill Decision Tree," MDEP investigator Jon Woodard concluded that the site would be subject to Baseline-2 (BL2) remediation goals (if the tanks had store "light" oil) (see Appendix G). The BL2 goal requires the removal of all free products and soils that exceed 50 - 100 mg/kg as measured by the DRO laboratory method HETL 4.1.25. However, because "heavy" oil was stored in the tanks these cleanup standards are not used. Instead these sites are evaluated on a case-by-case basis. That said, the DRO concentrations indicate that remediation of the soils would be required if they were accessible.

The two soil borings that were completed in 2005 just outside the concrete storage vault encountered a maximum headspace reading of 10 ppm as measured by a field Photo Ionization Detector (PID) calibrated for No. 2 fuel oil (Mainland, 2005b - see Appendix C). Because the product stored in the tanks was No. 5 or 6 fuel oil, and not No. 2 oil, the PID readings may not accurately represent soil contamination levels. However, the two laboratory analyses of soils from outside the concrete vault were both **non-detect** for DRO. **These results suggest that contamination is restricted to the inside of the concrete vault and has not appreciably spread into soils outside the vault.**

7.0 CONCLUSIONS AND RECOMMENDATIONS

Contamination by heavy oil as a result of failure of the two tanks is present within the concrete vault; however, the contamination appears to be limited to interior of the concrete vault. Public exposure to this contaminated material is therefore essentially impossible. Soil contamination was not observed in two test borings installed outside the concrete vault. Given the very low mobility and solubility of heavy oil, potential migration of contamination from inside the vault to the outside is considered to be unlikely.

The tanks are located in downtown Portland within an area already established as being out of compliance with groundwater quality standards. Furthermore, the Portland area is serviced by public water and no domestic water supply wells are present. Therefore, potential human ingestion and dermal exposure to

contaminated groundwater is effectively eliminated. Based on these and other factors the MDEP has concluded that the site is subject to the Baseline-2 remediation standard.

Because basement areas are present in Portland, soil vapor contamination is of potential concern. However, heavy oils are much less volatile than lighter oils such as No. 2 fuel oil. As a result, vapor phase emissions are much less than would be expected if lighter oil had been released into the environment. Additionally, the tanks and remaining piping are located underneath open-air parking areas, permitting vapors that may volatilize to readily disperse into the ambient air. Lastly, the tanks are approximately 55 years old and have been out of service for 25+ years; as a result, the more volatile chemicals would likely have already vaporized into air spaces or dissolved into groundwater and be transported away from the tanks. As a result of the cleaning and removal of residual oil, future concentrations of soil vapors would be expected to decrease, not increase. Overall, the tanks and remaining piping are not concluded to represent a threat to indoor air quality in adjacent or nearby basements.

Based on the facility history, observations made, analytical results from environmental samples, and the physical and chemical properties of heavy oil, the abandoned tanks and piping are not concluded to pose any significant risk to human health or the environment. No additional studies or investigations are recommended.

8.0 LIMITING CONDITIONS and PROFESSIONAL QUALIFICATIONS

This Site Assessment was conducted in conformance with MDEP guidance, specifically Chapter 691, Appendix P: Requirements for a Site Assessment at Facility Closure or Tank Abandonment.” Limiting conditions are presented in Appendix H. The site assessment was performed by Mr. Robert R. McGirr (“Environmental Scientist”). McGirr has a B.S. in Environmental Geology and an M.S. in Geology. He has 20 years experience in the area of environmental consulting, with more than 18 years in hazardous waste investigations at National Priority List (Superfund) and other sites. His resume is included in Appendix I.

REFERENCES

Maine Department of Environmental Protection, 1996. 06-096, Chapter 691, Rules for Underground Oil Storage Facilities, Amended December 24, 1996.

Maine Department of Environmental Protection, Bureau of Hazardous Waste and Materials. *Procedural Guidelines for Establishing Action Levels and Remediation Goals for the Remediation of Oil Contaminated Soil and Ground Water in Maine*. Revised March 13, 2000.

Maine Geological Survey. *Significant Sand and Gravel Aquifers, Portland West Quadrangle, Maine*. Open File No. 99-11. 1999.

Maineland Consultants, Inc. 2005a. *Phase I Environmental Site Assessment, 10 Congress Square Plaza, Portland, Maine*. February 27, 2005.

Maineland Consultants, Inc. 2005b. *Phase II - Test Borings, Congress Square Apartments, 10 Congress Square Plaza, Portland, Maine*. March 18, 2005.

APPENDIX

A - MDEP Permission to Abandon Tanks In Place

B - Current Tax Assessment Documents

C - Phase II - Mainland Consultants

Attachment - Analytical Laboratory Results

D - Photographs of Tanks and Site

E - Enpro Shipping Data

F - Laboratory Data

G - MDEP Hydrocarbon Spill Decision Tree

H - Limiting Conditions

I - Qualifications

APPENDIX A

**MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMISSION TO ABANDON TANKS IN PLACE**



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI
GOVERNOR

DAVID P. LITTELL
COMMISSIONER

SOUTHERN MAINE REGIONAL OFFICE

FAX TRANSMITTAL INSTRUCTIONS

DATE: 10/4/06

DELIVER TO: Darryl

COMPANY NAME: Empro

FAX NUMBER: 878-3043

SENT BY: Jon Woodard
Of Maine Department of Environmental Protection

NUMBER OF PAGES (INCLUDING COVER): 2

*Original sent to you (Empro) in mail.
You need to put a removal date on the notice.
(still requires 30 days)*

Serving Maine People and Protecting Their Environment.

ETA
STATE HOUSE STATION
STATE, MAINE 04333-0017
87-7688 FAX: (207) 287-7826
LDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 760-3143

Abandonment of (an) Underground Tank(s) in Place

W. W. Ward (signature), on 9/21/06 (date) of the Department of Environmental Protection has determined that the following underground tank(s) at facility 775-2446

Facility name Congress Sq. Assoc. Phone # ~~701-453-8419~~

Address 10 Congress Sq. Plaza Town Portland

Owner's name SAME Phone # _____

Address _____ Town _____

Facility Registration # 21016

meets the following condition for abandonment in place - (abandonment in place is permitted by regulation) (check conditions applicable).

- a. Located beneath a building or other permanent structure which cannot be practically replaced;
- b. Of a size and type of construction that it cannot be removed;
- c. Inaccessible to heavy equipment necessary for removal; or
- d. Positioned in such a manner that removal would endanger the structural integrity of nearby tanks.

Describe or diagram location of tank(s) meeting conditions. (List tank number(s) and capacity (capacities) as listed on registration certificate).

_____ conditions above not demonstrated, Board of Environmental Protection variance required or tank must be removed (see notes)

DO NOT PROCEED WITH ABANDONMENT IN PLACE UNTIL AND UNLESS A BOARD VARIANCE IS GRANTED

Describe or diagram location of tank(s) requiring a variance.

White - Licensing

Canary - Investigator

Pink - Owner

APPENDIX B

**CURRENT TAX ASSESSMENT DOCUMENTS
TAX MAP 37, BLOCK E, LOTS 3, 4, & 5**

SHEET-33-D

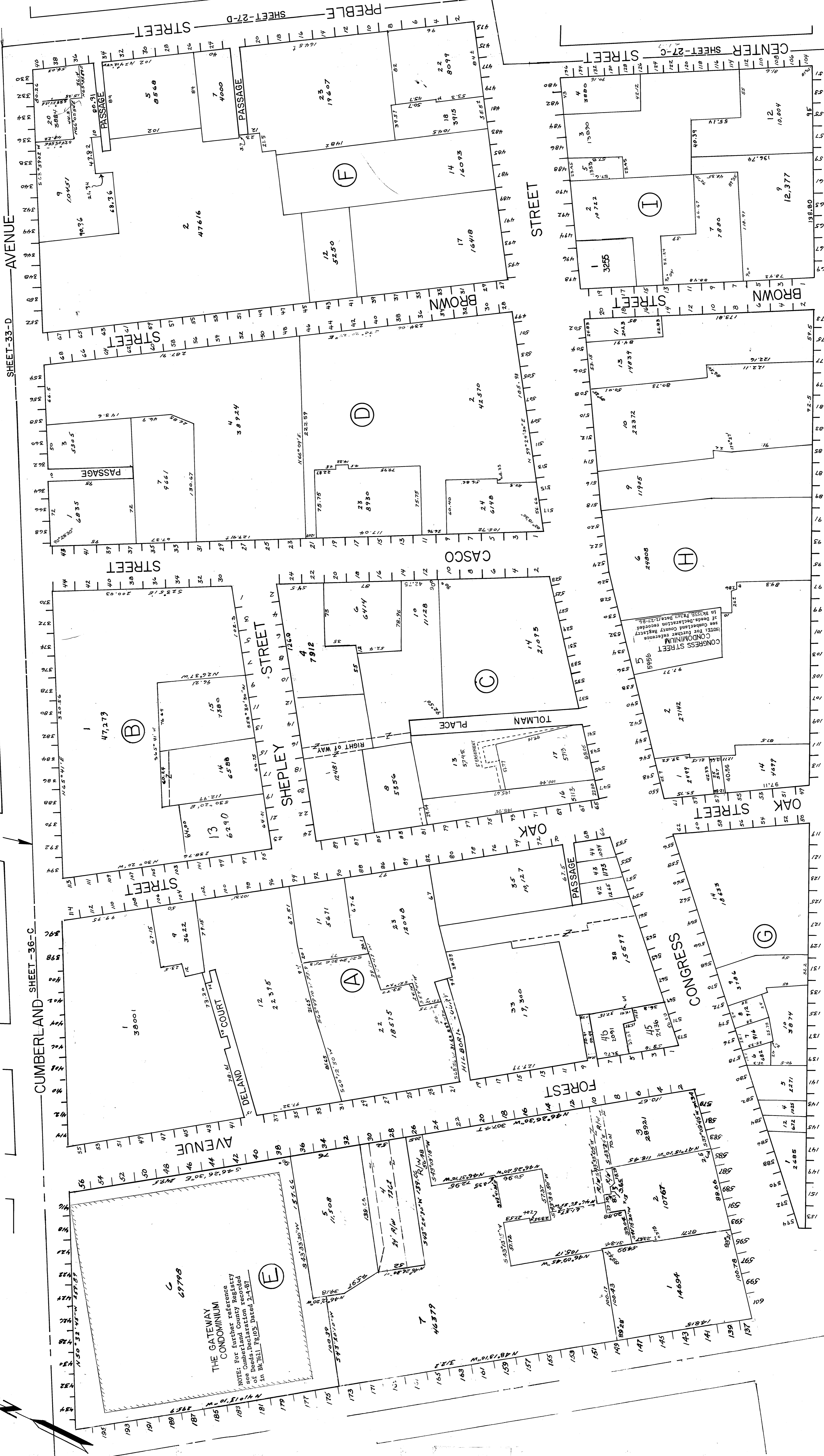
CUMBERLAND SHEET-36-C

PREBLE SHEET-27-D

CENTER SHEET-27-C

SHEET-38-D

SHEET-39-A



THE GATEWAY
CONDOMINIUM

NOTE: For further reference
see Cumberland County Registry
of Deeds, Declaration recorded
in BK 7661, Pg. 25, Dated 7-1-87

69798

7 44379

5 11508

1 14604

1 38001

1 47273

8 5356

14 21095

6 24808

14 4489

9 11905

7 9661

23 8930

4 42570

12 52250

14 16093

17 16418

10 22372

2 42570

2 10004

2 47616

25 19607

7 10000

12 5566

18 3915

14 10722

3255

7 7890

9 12377

9 10451

20 5884

5 5566

12 10451

18 3915

2 22

809

84

12 10004

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 037 E003001
Location 10 CONGRESS SQ PLZ
Land Use MULTI-USE COMMERCIAL
Owner Address PLAZA ASSOCIATES AT CONGRESS SQUARE LP
 491 HUMPHREY ST
 SWAMPSCOTT MA 01907
Book/Page 23662/081
Legal 37-E-3
 CONGRESS ST 579-583
 FOREST AVE 2-24
 28921 SF

Current Assessed Valuation

Land	Building	Total
\$1,079,700	\$8,536,600	\$9,616,300

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1924	160	204721	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
0.664	204721	MIXED RES/COMM	10 CONGRESS ST PLAZA

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	26317	SUPPORT AREA
1	01/01	12607	RETAIL STORE
1	01/01	4291	APARTMENT
1	01/01	9129	SUPPORT AREA
1	02/02	26947	APARTMENT
1	03/04	25745	APARTMENT
1	05/07	22433	APARTMENT
1	08/08	6641	APARTMENT

Height	Walls	Heating	A/C
10		HW/STEAM	NONE
14	BRICK/STONE	HW/STEAM	CENTRAL
14	BRICK/STONE	HW/STEAM	CENTRAL

14	BRICK/STONE	HW/STEAM	CENTRAL
12	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE

Building Other Features

Line	Structure Type	Identical Units
2	ELEVATOR - ELEC. FREIGHT	1
2	ELEVATOR - ELEC. PASSENGER	1
2	ELEVATOR - ELEC. PASSENGER	1
2	STORE FRONT - AVG	1
5	OPEN AREA - MOTEL/APARTMENT	1
2	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------

Sales Information

Date	Type	Price	Book/Page
02/09/2006	LAND + BLDING	\$9,900,000	23662-081

Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
----------------	---------------	----------------

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#) .

APPENDIX C

***PHASE II TEST BORINGS
CONGRESS SQUARE APARTMENTS
10 CONGRESS SQUARE PLAZA
PORTLAND, MAINE 04101***

BY

**MAINELAND CONSULTANTS, INC.
MARCH 18, 2005**

March 18, 2005

Mr. Peter Bazzinotti
Director, Acquisition and Development
Harbor Development Corp.
23 Central Avenue, Suite 710
Lynn, MA 01901

**Subject: Phase II - Test Borings
Congress Square Apartments
10 Congress Square Plaza
Portland, Maine 04101**

Dear Mr. Bazzinotti:

As you know, Mainland Consultants and ESN North Atlantic conducted a test boring and soil analysis investigation in the parking lot of the subject property on March 14, 2005 in accordance with our March 9 proposal to you. The results of this investigation are briefly presented in this letter report and will be presented in full in a report to be prepared upon the completion of the removal/abandonment of the fuel oil tanks. To the extent practicable, this investigation was conducted in accordance with standard industry practices and Maine Department of Environmental Protection (MDEP) regulations for oil-contaminated soils. However, it is noted that the MDEP guidance is for sites contaminated with "lighter" petroleum products including gasoline, kerosene, No. 2 heating oil and diesel fuel, whereas sites impacted by "heavier" fuels such as No. 4 or No. 5 fuel oil are to be remediated on a case-by-case basis. It is believed that the tanks held No. 4 or No. 5 fuel oil; nevertheless, the MDEP guidance is still regarded to be appropriate for reference for this investigation.

Background

The Phase I Environmental Site Assessment revealed that two 15,000-gallon fuel oil underground storage tanks (USTs) were permitted to be installed in 1949, at which time the former Congress Square Hotel heating system was being upgraded from coal to fuel oil. The tanks were described as being $\pm 10.5'$ in diameter, 24' long, and installed from 1' to 3' below grade. Thus, the bottoms of the tanks would be $\pm 11'$ to 14' below ground surface (bgs). They were to be installed within the area of the current parking lot, which in 1949 was owned by the city of Portland and in use as a public school with a large playground area. The Phase I recommended that investigations be conducted to establish whether the two large USTs, as well as possibly two other buried tanks, were still in place or had been removed.

A magnetometer survey of the entire parking lot was conducted on February 28, 2005. That survey revealed a very large magnetic anomaly in the rear corner of the parking lot near the corner formed by two

sections of the Eastland Hotel. The anomaly was interpreted as being that of the two 15,000-gallon tanks. No other indications of buried tanks or other significant buried objects were identified.

Subsequent to the completion of the magnetometer survey, two rusted steel pipes attached to the Eastland Hotel and suspected as being the vent pipes for the USTs were internally inspected through the use of a sewer video camera. This inspection revealed that each pipe appeared to be connected to a large tank, one of which contained oily liquid inside while the other held thicker sludge. The presence of liquid in at least one tank suggested that the tanks had not seriously failed or otherwise released product into the surrounding soils, although this evidence was not conclusive.

Soil Boring/Field Screening Investigation

The soil boring investigation was designed to evaluate whether the USTs had released product (fuel oil) into the soils and/or groundwater. Thus, borings were planned to be completed in an area along the downhill (and down-gradient) side of the two tanks using small-bore direct-push sampling equipment. Soil samples were to be field-screened using a hand-held photoionization detector (PID) and contaminated samples, if any, were to be submitted to an analytical laboratory for analysis for diesel-range organics (DRO). The DRO test is one that is specifically recognized by the MDEP for use in the investigation of petroleum-contaminated sites.

The investigation was conducted on March 14, 2005. A total of four test borings (TB) were completed; their locations are shown in Figure 1 and are identified as "TB-1" through "TB-4". TB-1 and TB-2 encountered "refusal" at $\pm 2.5'$ bgs. No visual or olfactory indications of contamination were noted. The nose point appeared to have encountered solid concrete at the depth of refusal. The building department documents from 1949 indicate that a 4" reinforced concrete slab may have been installed over the tanks to protect them from heavy traffic; it is inferred that the slab was in fact installed and that it was what caused the termination of the first two borings.

TB-3 and TB-4 were completed to refusal at depths of 18' and 19' bgs, respectively, at which depth bedrock was encountered. Boring TB-3 was continuously cored and encountered fill materials including brick, concrete, ash, sand, and gravel to a depth of approximately 4' bgs and native soils beneath. The native soils consisted of gray to brown, dry, sandy clay with pebbles throughout. The clay is likely the Presumpscot Formation, a widespread marine clay. Boring TB-4 was continuously cored from 12' to 19' bgs which consisted of native clay only. No visual or olfactory indications of contamination were observed anywhere in either of the two borings.

Soil samples were collected from the borings and were screened for volatile organic compounds (VOCs) following MDEP procedures for field head space analysis for fuel oil-contaminated soils. The MDEP procedure includes using a response factor of 3.2 at fuel oil sites, i.e., the PID meter would read 320ppm when sampling a 100 ppm isobutylene calibration gas. The highest reading recorded was 10 ppm and four of the six samples were 0 ppm. All readings indicate no significant VOC contamination at any of the sampled locations. For comparison, the so-called MDEP Baseline 2 cleanup concentration, which is the more stringent of two baseline cleanup standards that the MDEP would likely enforce at this location, is 200-400 ppm as measured by the same methodology. Therefore, the field screening results are more than a factor of 10 lower than the level that would probably be used in this were a site contaminated by No. 2 fuel oil or kerosene, for example. Results are presented in Table 1.

Analytical Laboratory Results

In addition to the field headspace testing, two soil samples, one each from TB-3 and TB-4, were submitted to an analytical laboratory for the DRO analyses which is a more accurate measure of potential contamination by heavier organic compounds. The DRO test methodology is a more definite measure of contamination for this type of situation because the laboratory method is inherently more accurate than field screening methods and because it was developed to measure petroleum contamination resulting from both heavier fuels and from weather fuels, in which the more volatile compounds have already evaporated.

Both samples had a non-detectable DRO concentration. For comparison, the MDEP *Stringent*, *Intermediate*, and *Baseline 2* remediation goals are 10 mg/kg, 10 mg/kg, and 200-400 mg/kg, respectively. Again, however, these goals are specified for No. 2 heating oil, diesel, kerosene and other heating oils but not for “heavy oils” for which the MDEP has not established standard remediation goals but instead establishes cleanup goals on a case-by-case basis. Nevertheless, the DRO results establish a lack of contamination in the two locations sampled and strongly suggest that no substantial quantities of fuel have leaked from the buried tanks.

Conclusions and Recommendations

Two soil borings were completed to bedrock at about 18 feet below the ground surface within approximately 12' (horizontally) of the down-gradient edge of the two buried fuel oil tanks. Given the likely tank dimensions and installation depths, the two borings would have extended several feet below the bottoms of the tanks. Moreover, both borings encountered undisturbed native marine clay below fill material likely associated with the tanks; the impermeable marine clay would likely have caused any fuel oil released to migrate horizontally such that, if present, the borings should have encountered it. Both field screening and analytical laboratory testing results indicated no contamination. Although small volumes of product may have been released (from piping connections or other fittings, for example), both the video inspection and the soil boring program strongly indicate that no significant quantity of fuel oil has been released in the area of the two buried tanks.

Because the tanks are no longer in use and not of a type of construction presently permitted in Maine, they must be registered with the MDEP, excavated to provide access, emptied of product, cleaned, and either removed or abandoned in place, at MDEP's discretion.

Do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Robert R. McGirr, C.E.P.
Senior Environmental Scientist

TABLE 1

FIELD HEADSPACE RESULTS

Boring	Sample Depth (Feet bgs)	PID Reading (ppm)	Selected For DRO analysis
TB-3	11	1	
TB-3	16	10	
TB-3	19	8	✓
TB-4	16	0	
TB-4	17	0	
TB-4	19	0	✓

ATTACHMENT

ANALYTICAL LABORATORY RESULTS



environmental
laboratory LLC

195 Commerce Way Suite 5
Portsmouth, New Hampshire 03801
603-436-5111 Fax 603-430-2151
800-929-9906
www.analystlab.com

Mr. Bob Berger
ESN North Atlantic
PO Box 6752
Scarborough ME 04070

Report Number: 53638
Revision: Rev. 0

Re: Congress Sq.

Enclosed are the results of the analyses on your sample(s). Samples were received on 15 March 2005 and analyzed for the tests listed below. Samples were received in acceptable condition, with the exceptions noted below or 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.

Lab Number	Sample Date	Station Location	Analysis	Comments
53638-1	03/14/05	TB-3 19'	Maine HETL Method 4.1.25	
53638-2	03/14/05	TB-4 16'	Maine HETL Method 4.1.25	

Sample Receipt Exceptions: None

Analytics Environmental Laboratory is certified by the states of New Hampshire, Maine, Massachusetts, Connecticut, Rhode Island, North Carolina, Virginia, Pennsylvania and is validated by the U.S. Army Corps of Engineers (MRD) and 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

3/17/2005

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

Mr. Bob Berger
 ESN North Atlantic
 PO Box 6752
 Scarborough ME 04070

March 17, 2005
SAMPLE DATA

CLIENT SAMPLE ID
 Project Name: Congress Sq.
 Project Number:
 Field Sample ID: TB-3 19'

Lab Sample ID: 53638-1
 Matrix: Solid
 Percent Solid: 91
 Dilution Factor: 1.1
 Collection Date: 03/14/05
 Lab Receipt Date: 03/15/05
 Extraction Date: 03/15/05
 Analysis Date: 03/16/05

ANALYTICAL RESULTS DIESEL RANGE ORGANICS		
Result	Units	Quantitation Limit
U	mg/kg	6
<u>Surrogate Standard Recovery</u>		
m-Terphenyl 94 %		
U=Undetected I=Estimated E=Exceeds Calibration Range B=Detected in Blank		

METHODOLOGY: Sample analyzed according to "Maine HETL Method 4.1.25, September 6, 1995".

COMMENTS: Results are expressed on a dry weight basis.

CAC Report

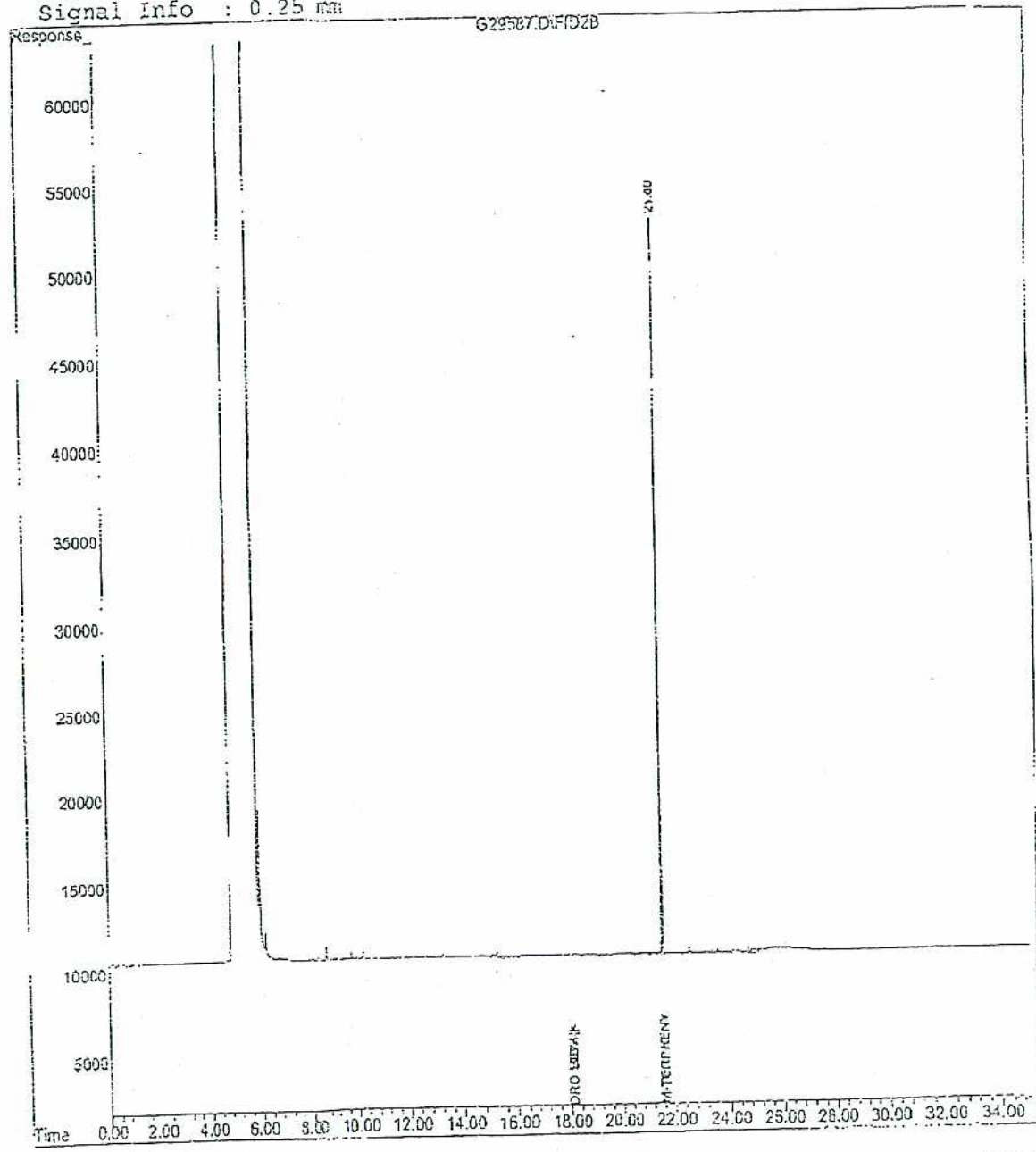
Authorized signature Melissa Atwell

Data File : D:\HPCHEM\2\DATA\031605-G\G29587.D
Acq On : 16 Mar 2005 3:12 pm
Sample : 53638-1
Misc :
IntFile : AUTOINT1.E
Quant Time: Mar 17 11:19 2005

Vial: 9
Operator: MT
Inst : Instr. G
Multiplier: 1.00

Quant Method : C:\HPCHEM\2\METHODS\D01275B.M (Chemstation Integrator)
Title : DRO
Last Update : Thu Feb 10 10:07:59 2005
Response via : Multiple Level Calibration
DataAcq Meth : TPHEPH2.M

Volume Inj. : 1ul
Signal Phase : Rtx-5MS
Signal Info : 0.25 min



Mr. Bob Berger
 ESN North Atlantic
 PO Box 6752
 Scarborough ME 04070

March 17, 2005
SAMPLE DATA

CLIENT SAMPLE ID
 Project Name: Congress Sq.
 Project Number:
 Field Sample ID: TB-4 16'

Lab Sample ID: 53638-2
 Matrix: Solid
 Percent Solid: 87
 Dilution Factor: 1.1
 Collection Date: 03/14/05
 Lab Receipt Date: 03/15/05
 Extraction Date: 03/15/05
 Analysis Date: 03/16/05

ANALYTICAL RESULTS DIESEL RANGE ORGANICS		
Result	Units	Quantitation Limit
U	mg/kg	6
<u>Surrogate Standard Recovery</u>		
m-Terphenyl 90 %		
U=Undetected I=Estimated E=Exceeds Calibration Range B=Detected in Blank		

METHODOLOGY: Sample analyzed according to "Maine HETL Method 4.1.25, September 6, 1995".

COMMENTS: Results are expressed on a dry weight basis.

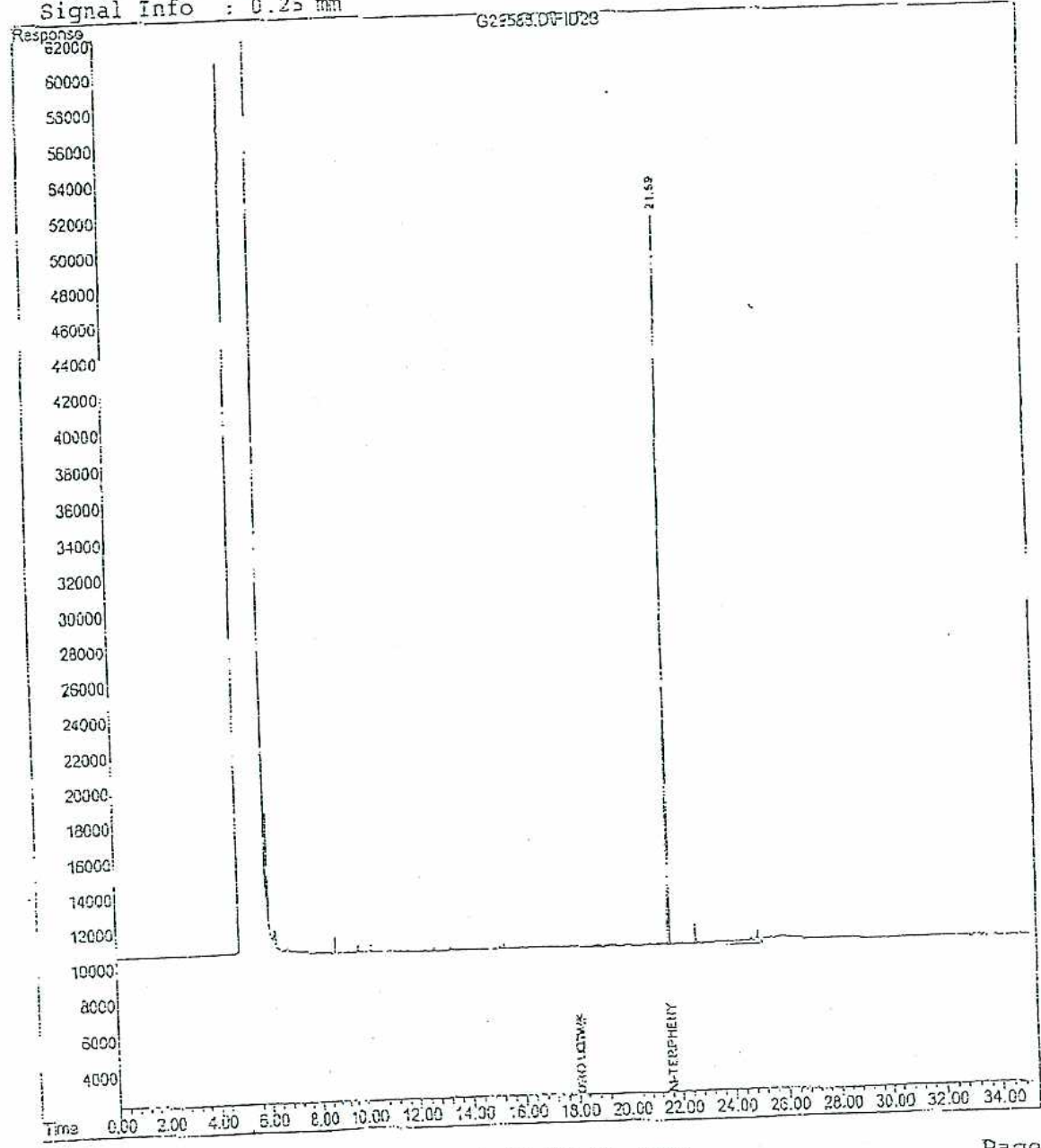
Authorized signature: Melina Hall

Data File : D:\HPCHEM\2\DATA\031605-G\G29588.D
Acq On : 16 Mar 2005 3:55 pm
Sample : 53638-2
Misc :
IntFile : AUTOINT1.E
Quant Time: Mar 16 16:31 2005

Vial: 9
Operator: MT
Inst : Instr. G
Multiplier: 1.00

Quant Method : C:\HPCHEM\2\METHODS\D01275B.M (Chemstation Integrator)
Title : DRO
Last Update : Thu Feb 10 10:07:59 2005
Response via : Multiple Level Calibration
DataAcq Meth : TPHEPH2.M

Volume Inj. : 1ul
Signal Phase : Rtx-SMS
Signal Info : 0.25 min



Chain Of Custody Form

195 Commerce Way Suite E
 Portsmouth, NH 03801
 Phone (603) 436-5111
 Fax (603) 430-2151

environmental
 laboratory LLC



Project#: _____
 Company: Environmental Laboratory LLC
 Contact: Bob Casper
 Address: PO Box 191
 Phone: 202-883-1111 PO# 1050 Quote # _____
 Sampler (Signature): [Signature]

For Analytics Use Only Rev. 2 10/26/04

Samples were:

- 1) Shipped or hand-delivered
- 2) Temp blank °C 4
- 3) Received in good condition Y or N
- 4) pH checked by: n/a
- 5) Labels checked by: DZ/SLD

Container Key
 P=Plastic G=Glass

Station Identification	Sample Date	Sample Time	Analysis	Preservation					Matrix	Container number/type	pH	Analytics Sample #
				Refrigerate	Chill	Dark	Shade	Other				
TB-3 19'	3/14	1100	DRO - mt	X					S	1	402	53628-1
TB-4 16'	3/14	1215	DRO - mt						S	1	402	53628-2

Comments / Instructions:

Email RESULTS? YES NO
 Email _____
 FAX RESULTS? YES NO
 Fax# 251-225-1112

Turnaround Request

Standard Priority
 Due Date: 3/17/05

environmental laboratory LLC

Received By: _____ Date: _____
 Requested By: _____ Date: 3/15/05
 Received By: _____ Date: 03/15/05

APPENDIX D

PHOTOGRAPHS OF TANKS AND SITE



Parking Lot as Observed During Phase I Investigation



Parking Lot During Tank Vacuuming and Cleaning. Vent Pipes Already Removed.



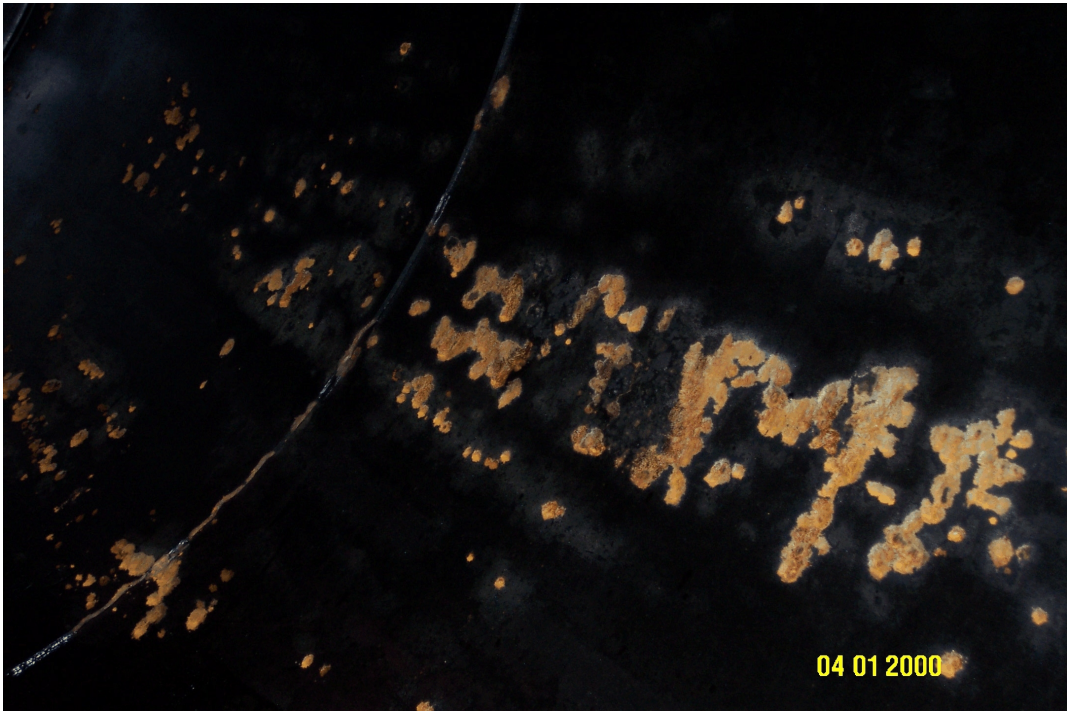
Exterior (top) of Tank #2. Note corrosion holes.



Removal of heat exchanger from Tank. Heat exchanger removed from both tanks.



Interior of Tank #1 after cleaning. Corrosion on part of tank. (Photo date incorrect.)



Rust and corrosion on interior of Tank #1 after cleaning. (Photo date incorrect.)



Corrosion on interior of Tank #2. Note large perforation. (Photo date incorrect.)



Corrosion on top of Tank #2. Multiple perforations. (Photo date incorrect.)



Site after filling both tanks with sand and concrete slurry.



Close-up of slurry exposed in area of accessway in Tank #2.

APPENDIX E

ENPRO SHIPPING DATA

✓ ENPRO Services, Inc.

NON HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. MEX0200000000		Manifest Document No. A4547		2. Page 1 of 1					
3. Generator's Name and Mailing Address CONGRESS SQUARE ASSOCIATES 10 CONGRESS SQUARE PORTLAND ME 04101				Att: HARVEY KLUGMAN		A. Non-Hazardous Manifest Document Number NHZ001004547					
4. Generator's Phone (207) 879-0118				B. S.C.I. (Gen. Site Address) SAME		C. S.T.I. (Lic. Plate #) MA 56591					
5. Transporter 1 Company Name ENPRO SERVICES, INC.		6. US EPA ID Number MA0980670004		D. Transporter's Phone 375-455-1595		E. S.T.I. (Lic. Plate #)					
7. Transporter 2 Company Name		8. US EPA ID Number		F. Transporter's Phone		G. State Facility's ID SAME					
9. Designated Facility Name and Site Address ENPRO SERVICES OF MAINE, INC. 105 MAIN STREET SOUTH PORTLAND ME 04106				10. US EPA ID Number ME0019051069		H. Facility's Phone 207-739-0550					
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) a. STATE REGULATED OIL WASTE				12. Containers		13. Total Quantity		14. Unit Wt/Vol		I. Waste No.	
				No.		Type					
				001		TT		3750		G	
										State NONE	
										State NONE	
										State	
										State	
										State	
										State	
J. Additional Descriptions for Materials Listed Above (L) #4 & #5 FUEL OIL MIXTURE				K. Handling Codes for Wastes Listed Above				Interim Final Interim Final			
a.				b.				a. H135 H141			
c.				d.				c. d.			
15. Special Handling Instructions and Additional Information ENPRO JOB # 8307-06 START 75" END 39"				Point of Departure:				ER CONTACT: ENPRO SERVICES, INC. - 24 HOURS - (207) 739-1102			
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and all applicable state laws and regulations.											
Printed/Typed Name Anthony Triglione				Signature <i>Anthony Triglione</i>				Month Day Year 11 02 06			
17. Transporter 1 Acknowledgement of Receipt of Materials				Date							
Printed/Typed Name WILLIAM S ROWE				Signature <i>William S Rowe</i>				Month Day Year 11 02 06			
18. Transporter 2 Acknowledgement of Receipt of Materials				Date							
Printed/Typed Name				Signature				Month Day Year			
19. Discrepancy Indication Space											
20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in Item 19.											
Printed/Typed Name Peter Gierke				Signature <i>Peter Gierke</i>				Date 11 02 06			

GENERATOR

TRANSPORTER

FACILITY

www.enpro.com

3750

NHZ001 004547

✓ ENPRO Services, Inc.

NON HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. M E X I 0 2 0 0 0 0 0 0 0 0 0 0 4 5 4 5		Manifest Document No. 4545		2. Page 1 of 1	
3. Generator's Name and Mailing Address CONGRESS SQUARE ASSOCIATES 10 CONGRESS SQUARE PORTLAND ME 04101				Attn: HARVEY KLUGMAN			
4. Generator's Phone (207) 879-0118				A. Non-Hazardous Manifest Document Number NHZ001 004545			
5. Transporter 1 Company Name ENPRO SERVICES, INC.				B. S.G. (Gen. Site Address) SAME			
6. US EPA ID Number M A D 9 8 0 6 7 0 0 0 4				C. S.T.I. (Lic. Plate #) MA 5697-I			
7. Transporter 2 Company Name				D. Transporter's Phone 978-455-1555			
8. US EPA ID Number				E. S.T.I. (Lic. Plate #)			
9. Designated Facility Name and Site Address ENPRO SERVICES OF MAINE, INC. 108 MAIN STREET SOUTH PORTLAND ME 04106				F. Transporter's Phone			
10. US EPA ID Number M E D 0 1 9 0 5 1 0 6 9				G. State Facility's ID SAME			
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)				H. Facility's Phone 207-790-0850			
a. STATE REGULATED OIL WASTE		12. Containers No.	13. Total Quantity	14. Unit Wt/Vol	I. Waste No.		
		0 0 1	T T 0 3 7 5 0	G	State NONE		
					State NONE		
b.					State		
					State		
c.					State		
					State		
d.					State		
					State		
J. Additional Descriptions for Materials Listed Above (L) #4 & #6 FUEL OIL MIXTURE				K. Handling Codes for Wastes Listed Above			
a.		b.		Interim		Final	
				H 135 H 142			
c.		d.		c.		d.	
15. Special Handling Instructions and Additional Information ENPRO JOB# 8307-06 START: 39" END: 8"				ER CONTACT: ENPRO SERVICES, INC. - 24 HOURS - (900) 888-1102			
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and all applicable state laws and regulations.				Point of Departure:			
Printed/Typed Name X Anthony Triglione		Signature <i>Anthony J. Triglione</i>		Month Day Year 11 03 06		Date	
Printed/Typed Name WILLIAM S ROLO		Signature <i>W.S. Rolo</i>		Month Day Year 11 03 06		Date	
Printed/Typed Name		Signature		Month Day Year		Date	
19. Discrepancy Indication Space							
20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in Item 19.							
Printed/Typed Name PETER G... ..		Signature <i>Peter G...</i>		Month Day Year 11 03 06		Date	

GENERATOR

TRANSPORTER

FACILITY

www.enpro.com

NHZ001 004545

TRANSPORTER #1

✓ ENPRO Services, Inc.

NON HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. ME X 0 2 0 0 0 0 0 0 0 0 0 0 4 9 4 9		Manifest Document No. of 1		2. Page 1 of 1	
3. Generator's Name and Mailing Address CONGRESS SQUARE ASSOCIATES 10 CONGRESS SQUARE PORTLAND ME 04101				A. Non-Hazardous Manifest Document Number NHZ001 004546			
4. Generator's Phone (207) 879-0118				B. S.C.I. (Gen. Site Address) SAME			
5. Transporter 1 Company Name ENPRO SERVICES, INC.		6. US EPA ID Number MA D 9 8 0 8 7 0 0 0 4		C. S.T.I. (Lic. Plate #) ME 56921		D. Transporter's Phone 978-455-1395	
7. Transporter 2 Company Name		8. US EPA ID Number		E. S.T.I. (Lic. Plate #)		F. Transporter's Phone	
9. Designated Facility Name and Site Address ENPRO SERVICES OF MAINE, INC. 108 MAIN STREET SOUTH PORTLAND ME 04106				10. US EPA ID Number ME D 0 1 9 0 5 1 0 6 9		G. State Facility's ID SAME	
				H. Facility's Phone 207-799-0850			
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)				12. Containers		13. Total	14. Unit
				No. Type		Quantity	Wt/Vol
a. STATE REGULATED OIL WASTE				0 0 1 T T		038	G
							I. Waste No.
							NONE
b.							NONE
c.							State
d.							State
J. Additional Descriptions for Materials Listed Above (L) #4 & #6 FUEL OIL MIXTURE				K. Handling Codes for Wastes Listed Above			
a.		b.		Interim		Final	
a. H135		b. H141		Interim		Final	
15. Special Handling Instructions and Additional Information ENPRO JOB# 8307-08 1ST TANK 4" 2ND TANK START: 90" END: 81"				ER CONTACT: ENPRO SERVICES. INC. - 24 HOURS - (800) 996-1102			
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and all applicable state laws and regulations.							
Printed/Typed Name Anthony Triglione				Signature <i>Anthony Triglione</i>		Date 11/02/06	
17. Transporter 1 Acknowledgement of Receipt of Materials							
Printed/Typed Name William S. Row				Signature <i>W. S. Row</i>		Date 11/02/06	
18. Transporter 2 Acknowledgement of Receipt of Materials							
Printed/Typed Name				Signature		Date	
19. Discrepancy Indication Space							
20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in Item 19.							
Printed/Typed Name Mike Baldinelli				Signature <i>M. Baldinelli</i>		Date 11/02/06	

GENERATOR

TRANSPORTER

FACILITY

www.enpro.com

NHZ001 004546

✓ ENPRO Services, Inc.

NON HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. M00920000000044548		Manifest Document No. 44548		2. Page 1 of 1	
3. Generator's Name and Mailing Address CONGRESS SQUARE ASSOCIATES 10 CONGRESS SQUARE PORTLAND ME 04101				A. Non-Hazardous Manifest Document Number NHZ001 004548			
4. Generator's Phone (207) 879-0118				B. S.C.I. (Gen. Site Address) SAME			
5. Transporter 1 Company Name ENPRO SERVICES, INC.		6. US EPA ID-Number MAD980870004		C. S.T.I. (Lic. Plate #) ME 6514 MASS		D. Transporter's Phone 978-455-1595	
7. Transporter 2 Company Name		8. US EPA ID Number		E. S.T.I. (Lic. Plate #)		F. Transporter's Phone	
9. Designated Facility Name and Site Address ENPRO SERVICES OF MAINE, INC. 100 MAIN STREET SOUTH PORTLAND ME 04106		10. US EPA ID Number MED019051069		G. State Facility's ID SAME		H. Facility's Phone	
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)				12. Containers		13. Total	14. Unit
				No. Type		Quantity	Wt/Vol
a. STATE REGULATED OIL WASTE				0 0 1 T T		3800	G
b.							
c.							
d.							
J. Additional Descriptions for Materials Listed Above (L) #4 & #6 FUEL OIL MIXTURE				K. Handling Codes for Wastes Listed Above			
a.		b.		Interim	Final	Interim	Final
				a. H-135	H-141	b.	
c.		d.		c.	d.		
15. Special Handling Instructions and Additional Information ENPRO JOB # 8307-06				ER CONTACT: ENPRO SERVICES, INC. - 24 HOURS - (800) 986-1102			
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and all applicable state laws and regulations:				Point of Departure:			
Printed/Typed Name Anthony Triglione		Signature <i>Anthony Triglione</i>		Month Day Year 10 09 06			
17. Transporter 1 Acknowledgement of Receipt of Materials		Printed/Typed Name Joseph Randall		Signature <i>Joseph Randall</i>		Month Day Year 10 09 06	
18. Transporter 2 Acknowledgement of Receipt of Materials		Printed/Typed Name		Signature		Month Day Year	
19. Discrepancy Indication Space							
20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in Item 19.							
Printed/Typed Name Shawn Warner		Signature <i>Shawn Warner</i>		Date 10 24 06			

GENERATOR

TRANSPORTER

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NHZ001 004548

✓ ENPRO Services, Inc.

NON HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. M 0 X 0 2 0 0 0 0 0 0 0 0 0 0 4 9 9 2		Manifest Document No. 0 4 9 9 2		2. Page 1 of 1	
3. Generator's Name and Mailing Address CONGRESS SQUARE ASSOCIATES 10 CONGRESS SQUARE PORTLAND ME 04101				A. Non-Hazardous Manifest Document Number NHZ001 004552			
4. Generator's Phone (2 0 7) 8 7 9 - 0 1 1 8				B. S.C.I. (Gen. Site Address) SAME			
5. Transporter 1 Company Name ENPRO SERVICES, INC.		6. US EPA ID Number M A D 9 8 0 8 7 0 0 0 4		C. S.T.I. (Lic. Plate #) ME 762-137		D. Transporter's Phone 978-465-1595	
7. Transporter 2 Company Name		8. US EPA ID Number		E. S.T.I. (Lic. Plate #)		F. Transporter's Phone	
9. Designated Facility Name and Site Address ENPRO SERVICES OF MAINE, INC. 108 MAIN STREET SOUTH PORTLAND ME 04106				10. US EPA ID Number M E D 0 1 9 0 5 1 0 8 9		G. State Facility's ID SAME	
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)				12. Containers		13. Total Quantity	
a. STATE REGULATED OIL WASTE				No. Type		14. Unit Wt/Vol	
				003 DM		1200 P	
b. STATE REGULATED OIL WASTE				001 CF		10300 P	
c.							
d.							
J. Additional Descriptions for Materials Listed Above (3) PFERAGS W#48#5 OIL				K. Handling Codes for Wastes Listed Above			
a.				Interim		Final	
(5) OIL CONTAMINATED OILS				a. H-141		b. H-141	
c.				c.		d.	
15. Special Handling Instructions and Additional Information ENPRO JOB# 8307-08				ER CONTACT: ENPRO SERVICES, INC. - 24 HOURS - (800) 998-1102			
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and all applicable state laws and regulations.							
Printed/Typed Name Anthony Trigline				Signature <i>Anthony Trigline</i>		Month Day Year 11/25/06	
17. Transporter 1 Acknowledgement of Receipt of Materials				Signature <i>Brian Willis</i>		Date 11/25/06	
18. Transporter 2 Acknowledgement of Receipt of Materials				Signature		Date	
19. Discrepancy Indication Space							
20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in Item 19.							
Printed/Typed Name Shawn Wassiel				Signature <i>Shawn Wassiel</i>		Date 11/26/06	

GENERATOR

TRANSPORTER

FACILITY

www.enpro.com

NHZ001 004552

APPENDIX F

LABORATORY DATA

Mr. Herb Kodis
Maine Environmental Laboratory, Inc.
PO Box 1107
Yarmouth, ME 04096-1107

Report Number: 57628

Revision: Rev. 0

Re: MCG 001-06

Enclosed are the results of the analyses on your sample(s). Samples were received on 26 October 2006 and analyzed for the tests listed below. Samples were received in acceptable condition, with the exceptions noted below or 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.

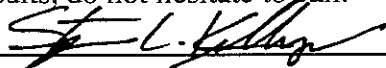
<u>Lab Number</u>	<u>Sample Date</u>	<u>Station Location</u>	<u>Analysis</u>	<u>Comments</u>
57628-1	10/25/06	SS1-1	Maine HETL Method 4.1.25	
57628-2	10/25/06	SS1-2	Maine HETL Method 4.1.25	
57628-3	10/25/06	SS2-1	Maine HETL Method 4.1.25	
57628-4	10/25/06	SS2-2	Electronic Data Deliverable	
	10/25/06	SS2-2	Maine HETL Method 4.1.25	

Sample Receipt Exceptions: None

Analytics Environmental Laboratory is certified by the states of New Hampshire, Maine, Massachusetts, Connecticut, Rhode Island, New York, Virginia, Pennsylvania, 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

11/3/2006

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

Mr. Herb Kodis
 Maine Environmental Laboratory, Inc.
 PO Box 1107
 Yarmouth, ME 04096-1107

November 3, 2006

SAMPLE DATA

CLIENT SAMPLE ID
Project Name: MCG 001-06
Project Number:
Field Sample ID: SS1-1

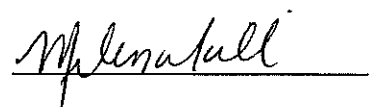
Lab Sample ID: 57628-1
Matrix: Solid
Percent Solid: 81
Dilution Factor: 24
Collection Date: 10/25/06
Lab Receipt Date: 10/26/06
Extraction Date: 10/27/06
Analysis Date: 11/02/06

ANALYTICAL RESULTS DIESEL RANGE ORGANICS

Result	Units	Quantitation Limit
14200	mg/kg	120
Surrogate Standard Recovery		
m-Terphenyl * %		
U=Undetected J=Estimated E=Exceeds Calibration Range B=Detected in Blank		

METHODOLOGY: Sample analyzed according to "Maine HETL Method 4.1.25, September 6, 1995".

COMMENTS: Results are expressed on a dry weight basis. * The surrogate was diluted out.



Quantitation Report

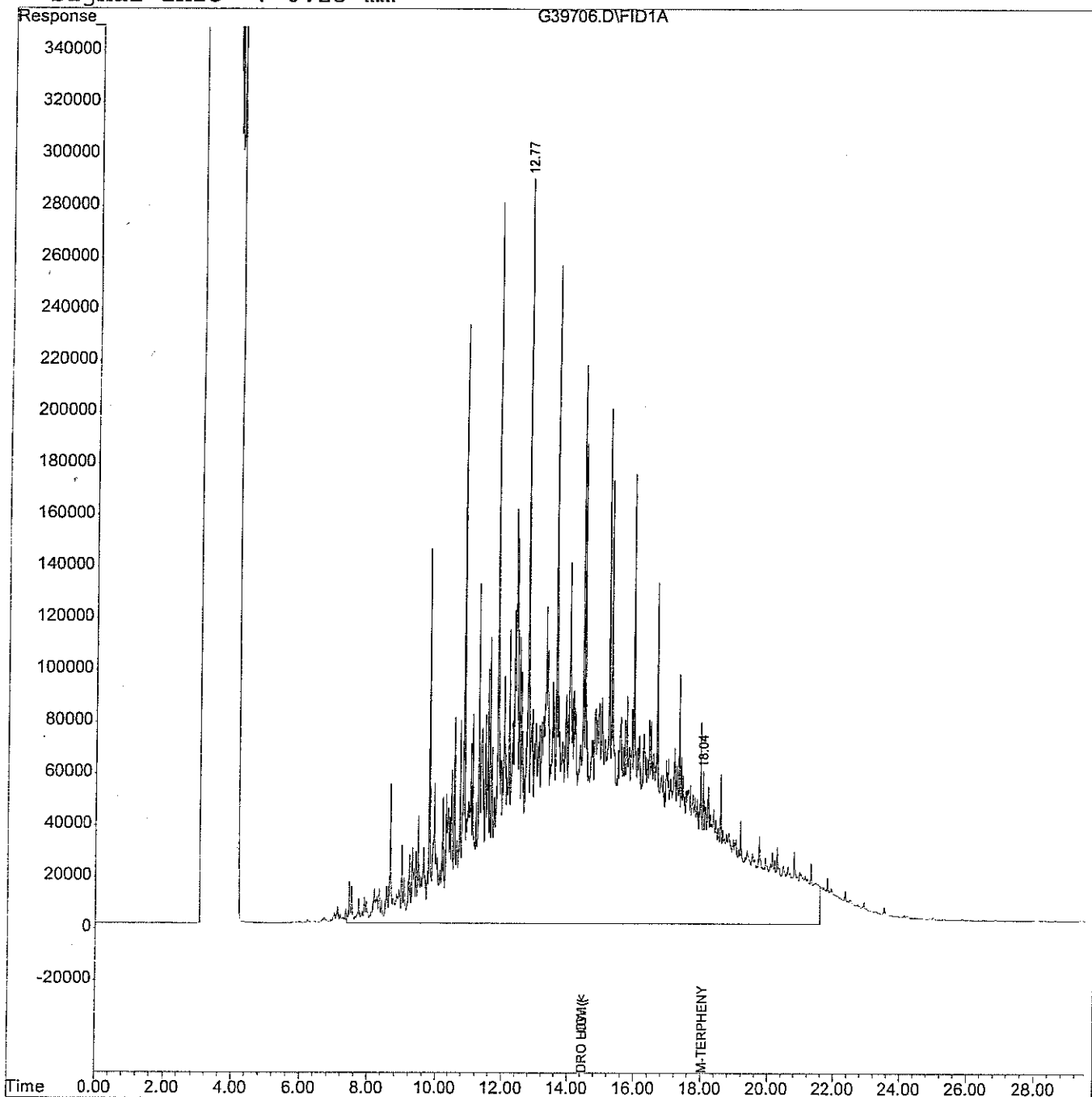
Data File : D:\HPCHEM\1\DATA\110106-G\G39706.D
Acq On : 2 Nov 2006 1:46 am
Sample : 57628-1, 20X
Misc : SOIL
IntFile : AUTOINT1.E
Quant Time: Nov 2 8:31 2006

Vial: 31
Operator:
Inst : INSTRUMEN
Multiplr: 1.00

Quant Results File: D10266A.RES

Quant Method : D:\HPCHEM\1\METHODS\D10266A.M (Chemstation Integrator)
Title : DRO
Last Update : Thu Nov 02 07:55:50 2006
Response via : Multiple Level Calibration
DataAcq Meth : TPHEPH1.M

Volume Inj. : 1ul
Signal Phase : Rtx-5MS
Signal Info : 0.25 mm



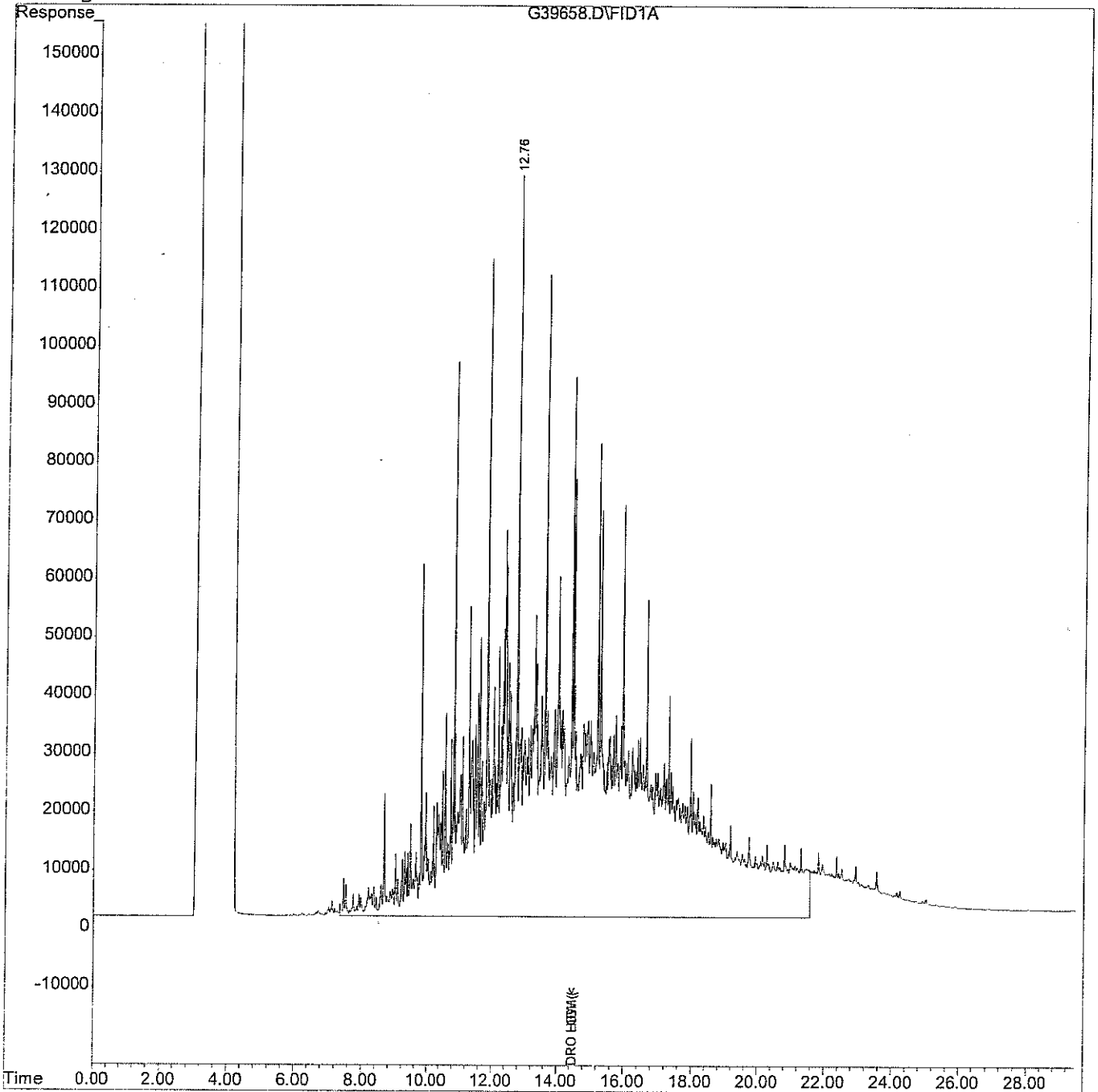
Quantitation Report

Data File : D:\HPCHEM\1\DATA\103006-G\G39658.D
Acq On : 30 Oct 2006 8:40 pm
Sample : 57628-2, 50X
Misc :
IntFile : AUTOINT1.E
Quant Time: Oct 31 7:53 2006 Quant Results File: D10266A.RES

Vial: 20
Operator:
Inst : INSTRUMEN
Multiplr: 1.00

Quant Method : D:\HPCHEM\1\METHODS\D10266A.M (Chemstation Integrator)
Title : DRO
Last Update : Fri Oct 27 08:00:33 2006
Response via : Multiple Level Calibration
DataAcq Meth : TPHEPH.M

Volume Inj. : 1ul
Signal Phase : Rtx-5MS
Signal Info : 0.25 mm



Mr. Herb Kodis
 Maine Environmental Laboratory, Inc.
 PO Box 1107
 Yarmouth, ME 04096-1107

November 3, 2006

SAMPLE DATA

CLIENT SAMPLE ID
Project Name: MCG 001-06
Project Number:
Field Sample ID: SS2-1

Lab Sample ID: 57628-3
Matrix: Solid
Percent Solid: 83
Dilution Factor: 12
Collection Date: 10/25/06
Lab Receipt Date: 10/26/06
Extraction Date: 10/27/06
Analysis Date: 10/28/06

ANALYTICAL RESULTS DIESEL RANGE ORGANICS

Result	Units	Quantitation Limit
6820	mg/kg	60

Surrogate Standard Recovery

m-Terphenyl 632* %

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

METHODOLOGY: Sample analyzed according to "Maine HETL Method 4.1.25, September 6, 1995".

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



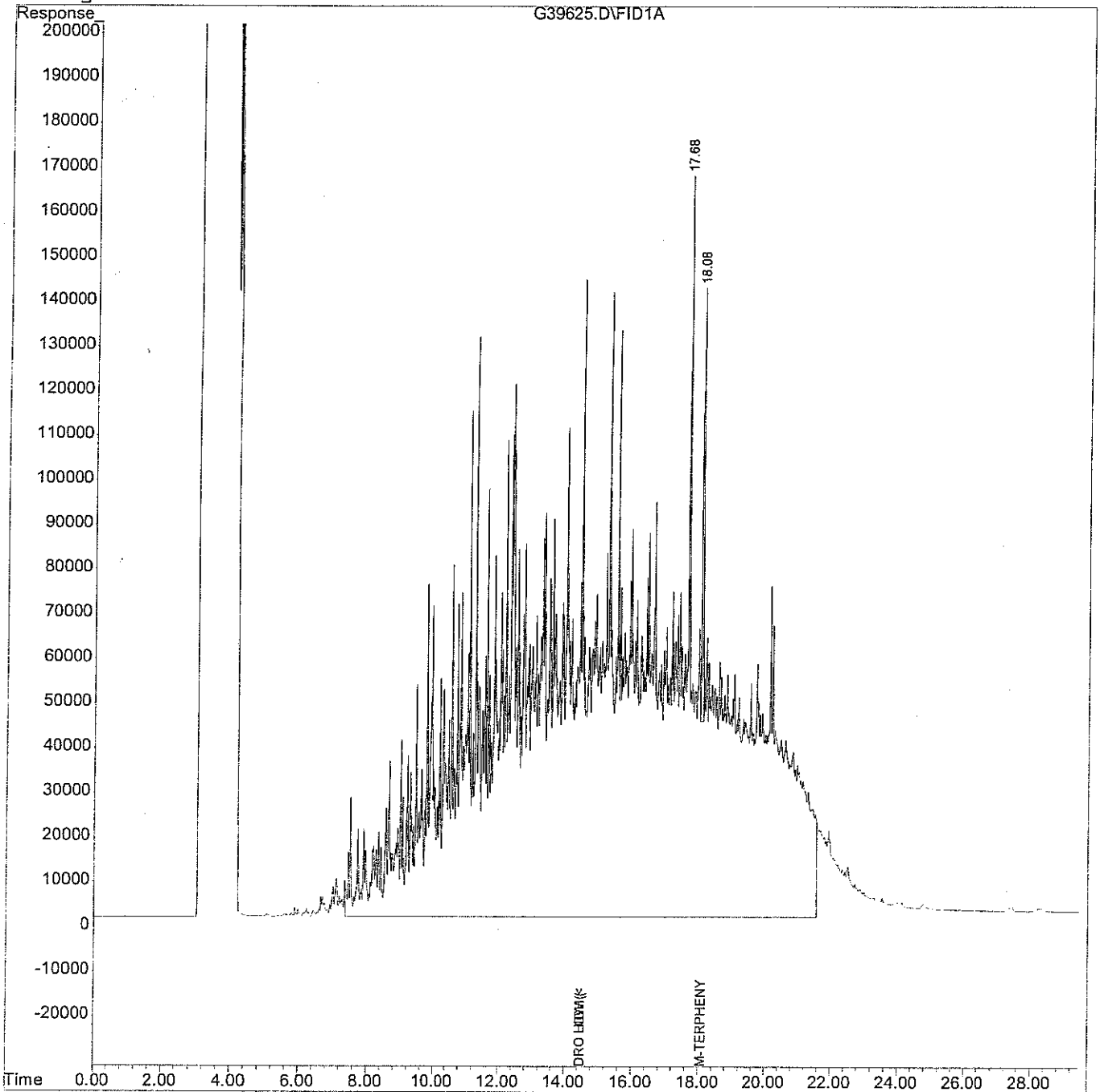
Quantitation Report

Data File : D:\HPCHEM\1\DATA\102606-G\G39625.D
Acq On : 28 Oct 2006 2:48 am
Sample : 57628-3, 10X
Misc : SOIL
IntFile : AUTOINT1.E
Quant Time: Oct 30 7:51 2006 Quant Results File: D10266A.RES

Vial: 37
Operator:
Inst : INSTRUMEN
Multiplr: 1.00

Quant Method : D:\HPCHEM\1\METHODS\D10266A.M (Chemstation Integrator)
Title : DRO
Last Update : Fri Oct 27 08:00:33 2006
Response via : Multiple Level Calibration
DataAcq Meth : TPHEPH1.M

Volume Inj. : 1ul
Signal Phase : Rtx-5MS
Signal Info : 0.25 mm



Mr. Herb Kodis
 Maine Environmental Laboratory, Inc.
 PO Box 1107
 Yarmouth, ME 04096-1107

November 3, 2006

SAMPLE DATA

CLIENT SAMPLE ID
Project Name: MCG 001-06
Project Number:
Field Sample ID: SS2-2

Lab Sample ID: 57628-4
Matrix: Solid
Percent Solid: 82
Dilution Factor: 18
Collection Date: 10/25/06
Lab Receipt Date: 10/26/06
Extraction Date: 10/27/06
Analysis Date: 10/28/06

ANALYTICAL RESULTS DIESEL RANGE ORGANICS

Result	Units	Quantitation Limit
7780	mg/kg	90
Surrogate Standard Recovery		
m-Terphenyl * %		
U=Undetected J=Estimated E=Exceeds Calibration Range B=Detected in Blank		

METHODOLOGY: Sample analyzed according to "Maine HETL Method 4.1.25, September 6, 1995".

COMMENTS: Results are expressed on a dry weight basis. * The surrogate was diluted out.

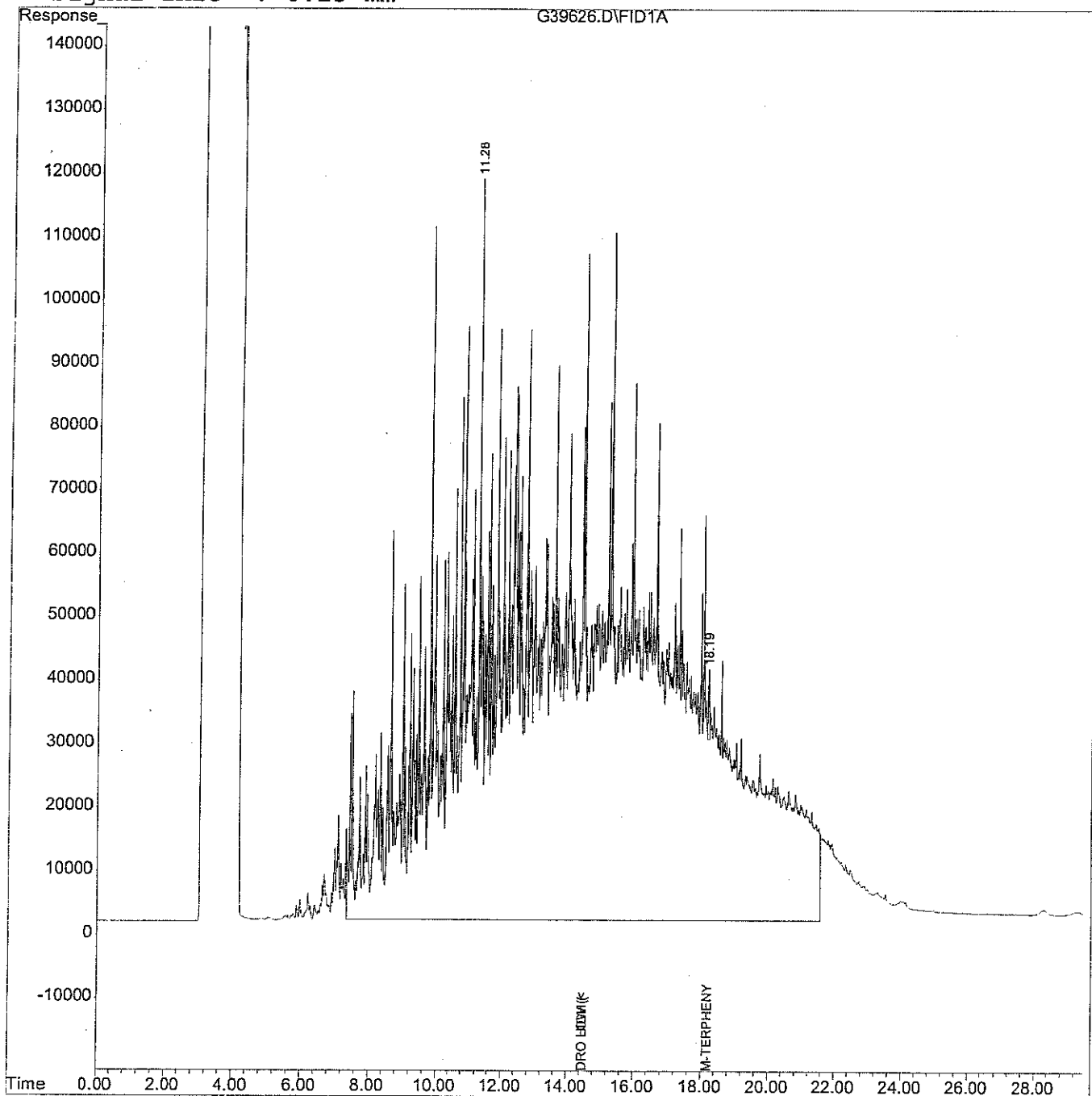
Quantitation Report

Data File : D:\HPCHEM\1\DATA\102606-G\G39626.D
Acq On : 28 Oct 2006 3:24 am
Sample : 57628-4, 10X
Misc : SOIL
IntFile : AUTOINT1.E
Quant Time: Nov 1 8:31 2006

Vial: 38
Operator:
Inst : INSTRUMEN
Multiplr: 1.00

Quant Method : D:\HPCHEM\1\METHODS\D10266A.M (Chemstation Integrator)
Title : DRO
Last Update : Fri Oct 27 08:00:33 2006
Response via : Multiple Level Calibration
DataAcq Meth : TPHEPH1.M

Volume Inj. : 1ul
Signal Phase : Rtx-5MS
Signal Info : 0.25 mm



ASC

MAINE ENVIRONMENTAL LABORATORY - Chain of Custody

One Main Street Yarmouth, Maine 04096-6716 (207) 846-6569 fax: (207) 846-9066
e-mail: melab@maine.rr.com

PROJECT MANAGER: **R. McGirr** TELEPHONE: _____ FAX # / E-MAIL: _____
 COMPANY: _____ PURCHASE ORDER # / BILL TO: _____
 ADDRESS: _____

PROJECT NAME: **McG001-06** SAMPLER NAME: **B. Willis**

SAMPLE IDENTIFICATION	# CONTAINERS	TYPE OF CONTAINERS	FIELD FILTRATION		SAMPLE MATRIX	COMP. GRAB	METHOD PRESERVED	SAMPLING	
			YES	NO				DATE	TIME
SS1-1	1	G	X		Soil	X	A°C	10/23/06	
SS1-2	1	L	X		L	X	L		
SS2-1	1	L	X		L	X	L		
SS2-2	1	L	X		L	X	L		

LABORATORY REPORT # _____

Delivered by _____

TURNAROUND REQUEST
 Standard 11/06
 Priority (SURCHARGE)

Quote # _____

LABORATORY IDENTIFICATION/ SUBCONTRACTOR
 57628-1
 -2
 -3
 -4

ANALYSES

COMMENTS: **XXXXX DRO 4.25**

RECEIVED BY: **M. M. M. M. M.**

Received within hold time yes no

Received in good condition yes no

Temp. Blank °C **4°C** / Frozen ice packs yes no

Samples received preserved yes no

INQUIRED BY SAMPLER: _____

INQUIRED BY: _____

INQUIRED BY: _____

DATE: _____ TIME: _____

DATE: **10/23/06** TIME: **11:50**

DATE: _____ TIME: _____

RECEIVED BY LABORATORY: _____

APPENDIX G

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

HYDROCARBON SPILL DECISION TREE



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCIO
GOVERNOR

DAVID P. LITTELL
COMMISSIONER

SOUTHERN MAINE REGIONAL OFFICE

FAX TRANSMITTAL INSTRUCTIONS

DATE: 11/17/06
DELIVER TO: Bob McGinn
COMPANY NAME: Mainland Consultants
FAX NUMBER: 774 2503
SENT BY: Jon Woodard
Of Maine Department of Environmental Protection
NUMBER OF PAGES (Including Cover): _____

Serving Maine People & Protecting Their Environment

AUGUSTA STATE HOUSE STATION AUGUSTA, MAINE 04325-0017 (207) 287-7638 BLDG., HOSPITAL ST.	BANGOR 106 HOGAN ROAD BANGOR, MAINE 04401 (207) 941-4570 FAX: (207) 941-4584	* PORTLAND 312 CANCO ROAD PORTLAND, MAINE 04103 (207) 822-6300 FAX: (207) 822-6303	PRESQUE ISLE 1295 CENTRAL DRIVE, SKYWAY PARK PRESQUE ISLE, MAINE 04769-2094 (207) 764-0477 FAX: (207) 764-1507
--	---	--	---

Investigator: JON L. WOODARD

Date: 10/25/2006 12:00:00AM

Name, Address: CONGRESS SQUARE APARTMENTS, 10 CONG Town: PORTLAND, ME

Circle your response:

	If "Yes" Go To	If "No" Go To	
Is a public water supply well located within 2000 feet of the leak or discharge site, or is the site located within wellhead protection recharge zone of a public water supply well?	12	2	<u>N</u>
Is the leak or discharge site located in or over a sand and gravel deposit?	2A	3	<u>N</u>
2A. Is the entire area, within a 2000 foot radius of the leak or discharge site, a non-attainment zone?	2B	12	___
2B. Is there potential for vapor problems within buildings or for a confined space fire or explosion hazard?	13	11A	___
Is the release directly into bedrock or is the bedrock groundwater system contaminated?	9	4	<u>N</u>
Is the release directly into a glacial till deposit?	9	5	<u>N</u>
Is the release into a silt or clay deposit?	6	N/A	<u>Y</u>
Are there at least 10 feet of silt and/or clay between the contaminated zone and underlying more permeable surficial deposits (such as glacial till or sand and gravel) or bedrock?	7	9	<u>Y</u>
Are the area's gradients approximately horizontal (topographic gradient flat or groundwater gradient <1%)?	8	9	<u>N</u>
Does the seasonal low of the water table fall below the top of the underlying aquifer (sand and gravel deposit or bedrock)? (If unknown the answer is yes.)	9	10	___
Is the area within 2000 feet downgradient or 1000 feet upgradient served by a public water supply? (If there are any private wells within this area, answer "No".)	10	12	<u>Y</u>
Is there any potential for vapor problems within buildings or for a confined space explosion hazard?	13	11	<u>N</u>
Is the entire area, within a 2000 foot radius of the leak or discharge site, a non-attainment zone?	11A	13	<u>Y</u>
11A. Is the site now or in the past been in a predominantly industrial land use?	14A	14B	<u>N</u>

What clean-up goal decided upon:

- 12. **Stringent (ST) Clean-up Goals** Ground water clean-up action levels: Dissolved phase ground water contamination action levels are 25 ppb for GRO; 50 ppb DRO; 2 ppb for benzene; and 25 ppb for MTBE. Cleanup Goals: Remove all free product. Remove or remediate contaminated soil containing greater than 10 mg/kg diesel range organics, or 5 mg/kg gasoline range organics as determined by DEP-approved laboratory methods. Remediate groundwater containing greater than 50 ug/l gasoline or diesel range organics, 35 ug/l MTBE, and 5 ug/l benzene measured by DEP approved laboratory methods.
- 13. **Intermediate (IN) Clean-Up Goals** Remove all free product. Remove or remediate contaminated soil containing greater than 10 mg/kg diesel range organics, or 5 mg/kg gasoline range organics as determined by DEP-approved laboratory methods.
- 14A. **Baseline-1 (BL1) Goals** Remove all free product. Remove or remediate soil "saturated" with gasoline, kerosene, or fuel oil.
- 14B. **Baseline-2 (BL2) Goals** Remove all free product. Remove or remediate contaminated soil to: 500-1,000 ppm gasoline range organics and 200-400 ppm diesel range organics, each as measured by the DEP field headspace analysis or its Department approved equivalent field method.

Other (Specify): _____ Complete justification below.

Note: Where there is significant uncertainty regarding the identity of the product, the lower gasoline or diesel organics' standards shall apply and, in the stringent category, groundwater shall be analyzed for MTBE and benzene.

JUSTIFICATION OF ALTERNATE CLEAN-UP GOAL:

NOTE: This form must be included in the case's Spill Report if completed by Division of Response Services staff. Other Bureau staff must include this documentation in the project file.

APPENDIX H

LIMITING CONDITIONS

- ** The results of this assessment are based in part upon professional judgement and are not intended or represented as scientific certainties. Environmental Scientist cannot represent that the site contains no hazardous wastes or other latent conditions beyond those observed and identified within the context and scope of this assignment.
- ** The observations, findings, and conclusions presented in this report were made solely on the basis of conditions and data described herein and not on scientific tasks or procedures beyond the extent of services previously described.
- ** Environmental Scientist renders no opinion as to environmental conditions for those portions of the site that were not accessible or visible during a normal site inspection.
- ** No property boundary, site feature, or topographic surveys of the site were performed by Environmental Scientist in conducting this assignment.
- ** Note that this report is intended to be advisory. Findings and recommendations herein are intended to alert the client to potential actions that reduce the client's risk in acquiring real property. It is the client's decision as to whether to act or not act upon the recommendations.
- ** The full and total liability of the Environmental Scientist is limited to the cost of the site assessment only. The Environmental Scientist is not liable for consequential or other damages as may be suffered by the client as a result of the use of this Site Assessment.
- ** This report has been prepared for the exclusive use of the client. This report shall not, in whole or part, be conveyed to any other party without prior written consent of Environmental Scientist.

APPENDIX I

QUALIFICATIONS

ROBERT R. MCGIRR

MAINELAND CONSULTANTS, INC., Portland, ME

1995-2006

Senior Environmental Scientist

Conducted nearly 100 Phase I and II Environmental Site Assessments at private sites in Maine and New Hampshire. Designed and implemented geophysical surveys to evaluate potential underground tanks and soil sampling efforts to characterize soil contamination.

ABB ENVIRONMENTAL SERVICES, INC., Portland, ME

1988-1995

Principal Scientist, Senior Project Manager, Project Manager

Served in various technical and management capacities for the Department of Defense Installation Restoration Program for hazardous waste site investigations at military facilities, such as Brunswick Naval Air Station, Loring Air Force Base, Massachusetts Military Reservation, Fort Devens, and others. Characterization of sites was consistent with USEPA and DoD guidance, and addressed fuel and chemical (solvent) spill sites, landfills, pesticide disposal sites, ordnance disposal sites, and others. Sites were investigated through extensive field sampling efforts to characterize and quantify the nature of soil and groundwater contamination.

VERSAR, ESM OPERATIONS (Formerly MARTIN MARIETTA ENVIRONMENTAL SYSTEMS) Columbia, Maryland

1978-1988

Staff Scientist/Project Manager

Performed in a variety of technical and management roles in both the private and public sectors (Fortune 500 companies, NASA, U.S. Air Force, state environmental agencies). Implemented a number of unique air quality and meteorological monitoring programs for a variety of applications. Responsible for the design, development, and implementation of an automated environmental data management system for large NASA manufacturing facility; system accommodated data typically collected in a number of subject areas, e.g. hazardous waste, groundwater, wastewater, and permit tracking. Program Manager responsible for development, customer support, and sales of ECMS, an environmental information management system.

S.A. CAMPBELL AND ASSOCIATES, Hanover, New Hampshire

1977-1979

Performed air quality dispersion modeling and conducted ambient air monitoring in potential locations of a proposed wood-fired power plant.

WOODS HOLE OCEANOGRAPHIC INSTITUTE, Woods Hole, MA

1973-1975

Worked for the Geology and Geophysics Department in the sediment and rock core laboratory. Described, cataloged, and archived sediment cores and rock dredges.

EDUCATION

Certified Environmental Professional, 1997

M.S. Geology, 1977, Dartmouth College

B.S. Environmental Geology, cum laude, 1973, Middlebury College