



**LIMITED SUBSURFACE
INVESTIGATION**

Waxler Property
421 Warren Avenue
Portland, Maine

February 16, 2006

ARC Job No. RR-05862

Client:

Mr. Terry Turner
Realty Resources Chartered
42 Foreside Road
Cumberland-Foreside, ME 04110



LIMITED SUBSURFACE INVESTIGATION

Waxler Property
421 Warren Avenue
Portland, Maine

1.0 INTRODUCTION

1.1 Objectives

ARC Environmental Consultants, Inc. ("ARC") has completed a Limited Subsurface Investigation of the above-referenced property for Realty Resources Chartered ("Client"). The purpose of this study is to determine whether or not previous activities on the southern side of the property, along Warren Avenue, have caused significant environmental damage to the subject property.

This report is subject to the limitations set forth in Appendix A.

1.2 Scope of Work

This investigation comprised the following tasks: the excavation of nine test pits at various areas of the subject property; field screening of soil samples; and collection and analysis of select soil samples.

1.3 Previous Phase I Environmental Site Assessment

ARC completed a Phase I Environmental Site Assessment at the subject property on December 30, 2005. Relevant observations and conclusions from that report are described below:

- The front area of the property is developed with two temporary mobile homes, which were vacant during our inspection. A heating oil Aboveground Storage Tank ("AST") serves one mobile home, and was found to be in fair condition, with no evident leakage. The Front Area is also the location of at least a dozen old vehicles, a boat for sale, several inaccessible storage trailers, solid waste materials, a soil pile, etc. Several small areas of minor soil staining were observed on the ground surface of the Front Area, which were likely caused by vehicles parked on site, but may also have been caused by hazardous substances formerly existing at the site.
- The site has been the location of a recent (July 2005)

hazardous waste removal operation. According to information made available by the Maine Department of Environmental Protection ("MEDEP"), the current property owner, Mr. Alfred Waxler, was served a Notice of Violation and Enforcement Intent ("NOVEI") on September 23, 2005. The NOVEI was issued after an investigation by MEDEP personnel on July 26 and 29, 2005. The investigation revealed "that hazardous wastes including but not limited to, ignitable liquids, reactive metal powders, heavy metal containing paints and coatings, corrosive and heavy metal-containing batteries and other hazardous wastes were illegally stored at the site". The July 29, 2005 investigation identified 213 containers, and the MEDEP oversaw the characterization, removal and disposal of approximately 4,463 pounds and 165 gallons of hazardous wastes. Mr. Waxler has been ordered to "reimburse the Department c/o the Maine Hazardous Waste Fund, the sum of Twelve Thousand Fifty Eight Dollars and thirteen cents (\$12,058.13) for the removal action performed on July 29, 2005..."

- Solid waste disposal was observed on the subject property, including building debris, metal, automobile parts, etc. A soil pile, which may be covering other solid waste materials was observed on the subject grounds, near the rear of the used portion of the property, along Warren Avenue. Based on visual evidence observed at the site, and anecdotal information obtained during this assessment, it appears possible that solid waste materials may be buried on site.

- Poor housekeeping practices were observed at the subject property (based on the areas of minor surface staining, partially buried solids wastes, the former presence of over 4,000 pounds of hazardous wastes, stored improperly and in improper containers, and the general conditions of disrepair at the site). Furthermore, it appears possible that the site may contain buried solid waste, and that subsurface contamination may possibly be present at the site. These conditions, and the fact that the current property owner has been served a Notice of Violation and Enforcement Intent, and a bill of over \$12,000 for the cleanup of hazardous wastes previously existing at the site, suggest that a Limited Subsurface Investigation ("LSI") is warranted at the site.

2.0 SUBSURFACE INVESTIGATION

2.1 Test Pitting

On February 14, 2006, ARC personnel, in conjunction with Cyn Environmental Services, advanced nine test pits at various locations on the southern side of the property, along Warren Avenue. Test pitting was performed using a backhoe. All test pits were advanced into native soil (approximately four feet below grade). Representative samples of soils encountered in each test pit were collected for vapor headspace analysis.

Soils encountered during boring were generally consistent with fine to coarse sand and gravel with some stones, overlying sand and a peat layer (in most test pits), and then native clay.

2.2 Soil OVA Screening

All soil samples were analyzed on-site, using headspace vapor methodology, with a Thermo Environmental Model 580B photo-ionization type organic vapor analyzer ("OVA"). The 580B OVA has a sensitivity of 0.1 parts per million ("ppm"), and was calibrated to a benzene standard using a reference gas of isobutylene. Ambient background levels and instrument drift displayed by the OVA were in the range ± 0.1 ppm.

A portion of soil from each test pit was placed in unused one-gallon zipper-lock plastic storage bag, which was then sealed and gently warmed for several minutes. After the sample was gently agitated, the OVA probe was inserted through the seal into the headspace above the soil and the maximum vapor concentration recorded.

The results of the OVA screening are presented in Table 1 on page 4. OVA concentrations are expressed in parts per million.

Field screening analysis results indicate that no elevated concentrations of VOCs were detected in any soil sample.

Table 1. Headspace OVA Screening
421 Warren Avenue, Portland, Maine
All results in parts per million (ppm)

Sample Number	Soil Type	Depth (feet)	OVA Conc. (ppm)
Test Pit 1 S1	medium to coarse grained sand to 2.5', sandy clay to 4'	4	0.0
Test Pit 2 S1	medium to coarse grained sand to 1', peat to 2.5', sandy clay to 4'	4	0.0
Test Pit 3 S1 S2	homogenous fill soils, automobile tire, some building materials, scrap metal, wood, asphalt	2 4	0.0 0.0
Test Pit 4 S1	loam to 6", fine - coarse bankrun sand to 3', clay to 4' (no peat)	4	0.0
Test Pit 5 S1	medium to coarse grained sand to 1', peat to 2.5', sandy clay to 4'	4	0.0
Test Pit 6 S1	fine - coarse bankrun sand to 3', clay to 4' (no peat)	4	0.0
Test Pit 7 S1	fine to coarse sand and gravel with some stones to 8", dark colored medium to coarse sand to 24", clay to 4'	4	0.0
Test Pit 8 S1	fine to coarse sand and gravel with some stones to 8", dark colored medium to coarse sand to 24", gray medium sand to 3', clay to 4'	4	0.0
Test Pit 9 S1	fine to coarse sand and gravel with some stones to 8", orange colored medium to coarse sand to 32", gray medium sand to 40", clay to 4'	4	0.0

2.3 Soil Sample Collection, Analysis and Results

A portion of the soil sample collected from Test Pits TP3-S2 (from the soil pile) and TP7 (from dark colored soil), was collected for laboratory analysis. The sample to be analyzed for volatile organic compounds ("VOCs") and Gasoline Range Organics ("GRO") was collected in a dedicated, graduated plastic syringe, and placed into a methanol preserved 10 mL glass VOA vial with septum cap. The sample to be analyzed for Diesel Range Organics ("DRO") analysis was placed into a pre-cleaned 4 ounce amber glass jar packed as full as possible to minimize headspace. All sample containers were placed in an insulated cooler with ice packs for storage and transport, and were delivered to Eastern Analytical in Concord, NH. The samples were analyzed for GRO using method ME 4.2.17, VOCs using EPA method 8260B, and for DRO using method ME 4.1.25. Laboratory analysis sheets and chain of custody documentation are attached in Appendix B.

With the exception of 6 parts per million of DRO at TP7, no contaminants were detected at concentrations in excess of laboratory method detection levels. No contaminants were detected at concentrations in excess of Maine Stringent Cleanup Goals Standards.

2.4 Groundwater Sample Collection, Analysis and Results

The groundwater table was not encountered during this assessment. One area of perched groundwater was encountered in Test Pit 1, but there was not a sufficient volume of water to collect a representative sample. No groundwater samples were collected during this assessment.

3.0 CONCLUSIONS & RECOMMENDATIONS

3.1 Conclusions

Based on the visual inspection, research, interviews, and other information gathered as part of this investigation, ARC Environmental Consultants, Inc., in its professional opinion, concludes the following:

- According to field screening results and laboratory analysis results of soil samples collected during the Limited

Subsurface Investigation, no evidence of petroleum based contamination was detected in the soils collected from representative test pits advanced on the southern side of the property, along Warren Avenue.

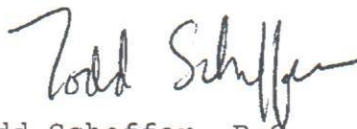
- Besides a small amount of solid waste materials including an automobile tire, asphalt, building materials, wood and metal objects (all located in the soil pile), there was no evidence of solid waste landfilling at the site.

- Based on visual inspection of soils encountered during test pitting, it appears that soils above the native clay materials have been altered in some locations (i.e. peat has been removed/relocated), and fill soils have covered a large portion of the southern area of the site.

3.2 Recommendations

Based on the findings of this assessment, ARC Environmental Consultants, Inc. recommends no further subsurface assessment at this time.

ARC ENVIRONMENTAL CONSULTANTS, INC.



Todd Scheffer, P.G.
Vice President

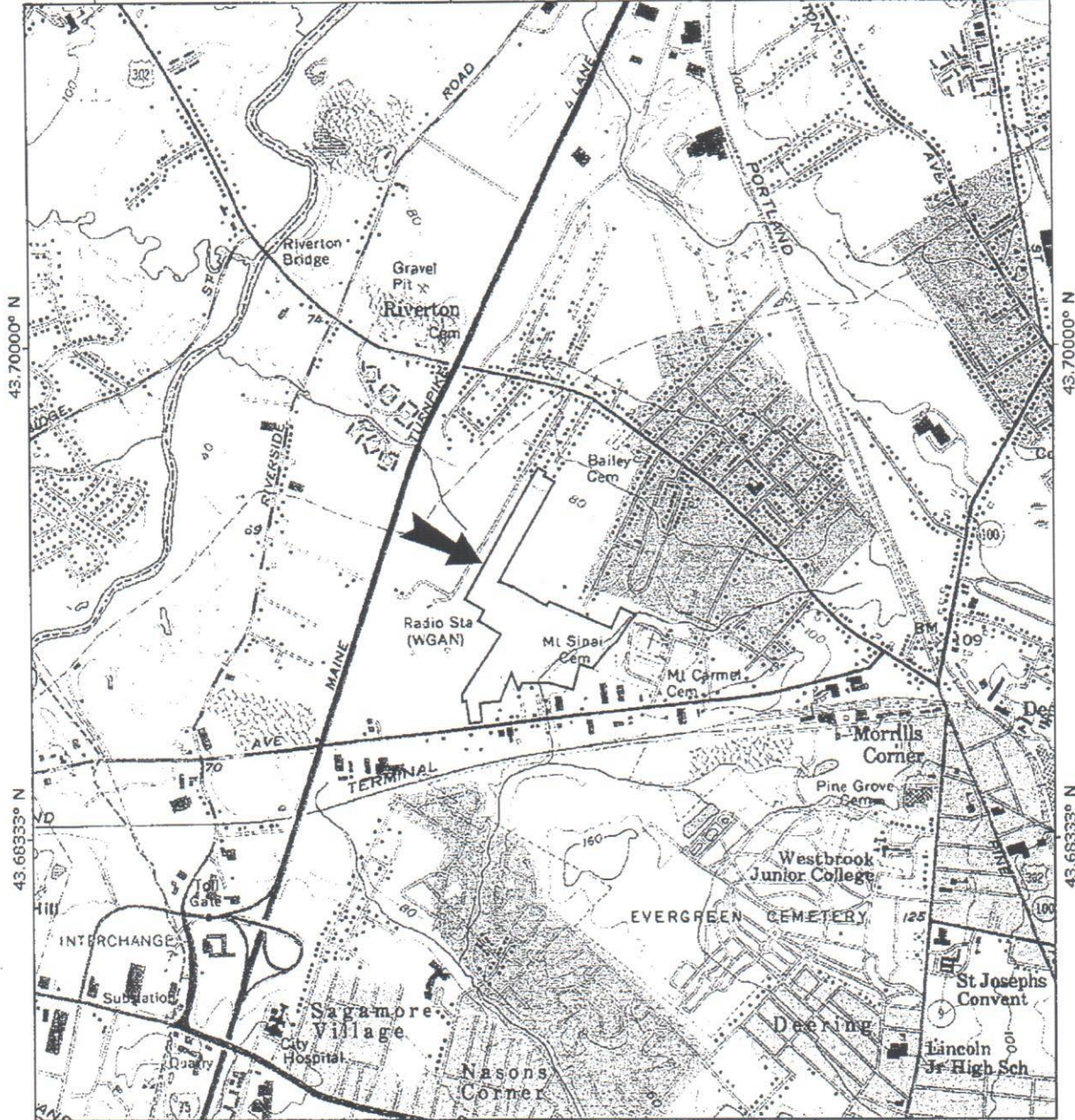


Figures

70.33333° W

70.31667° W

NAD27 70.30000° W



43.70000° N

43.70000° N

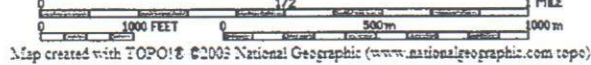
43.68333° N

43.68333° N

70.33333° W

70.31667° W

NAD27 70.30000° W



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

Contour Interval = 10 feet

Subject Property:

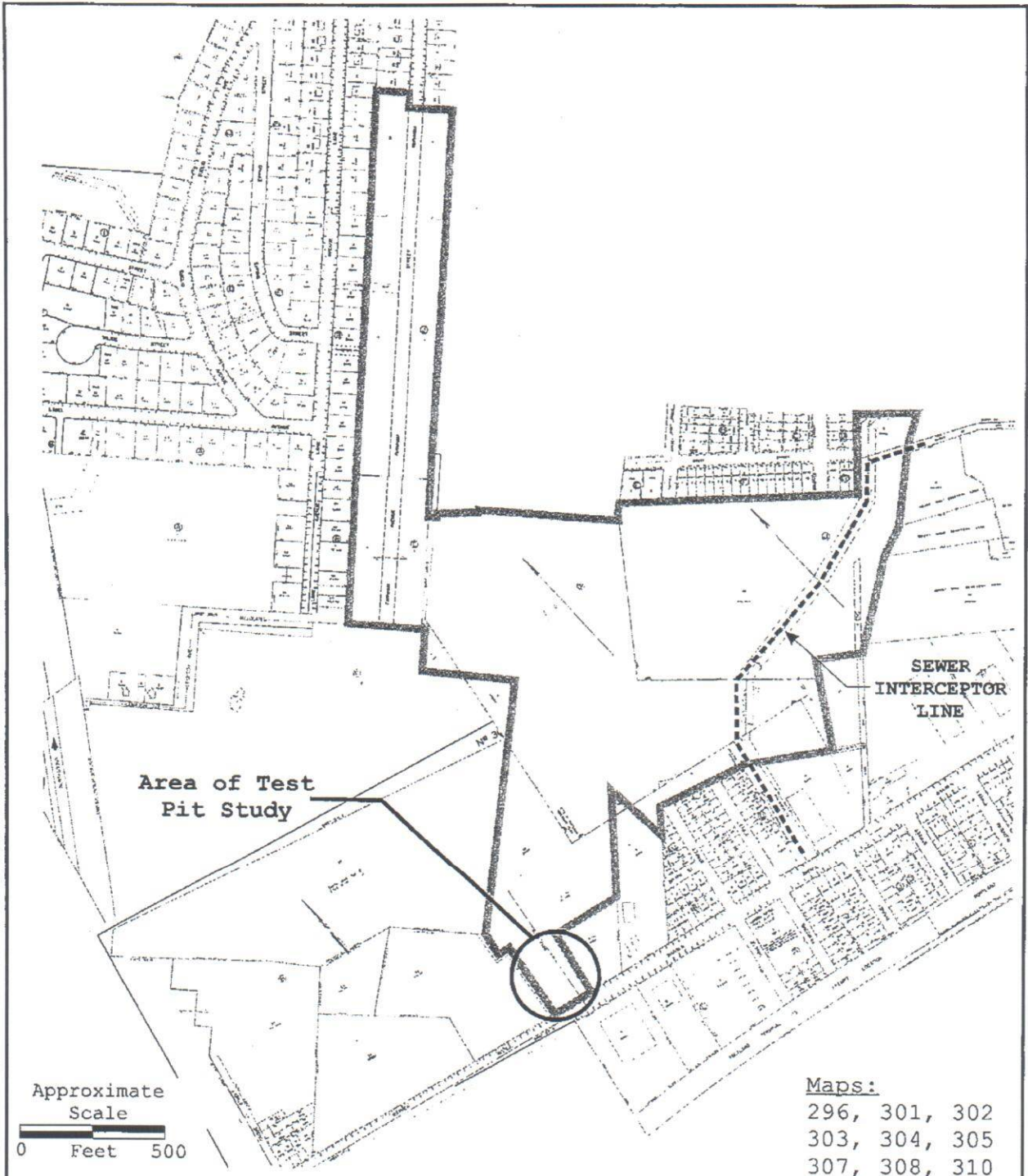
Waxler Property
421 Warren Avenue
Portland, Maine

**ARC ENVIRONMENTAL
CONSULTANTS, INC.**
Gilmanton Iron Works, NH

February 2006

Figure #1
USGS Map

Portland West
Quadrangle
7.5 Minute Series

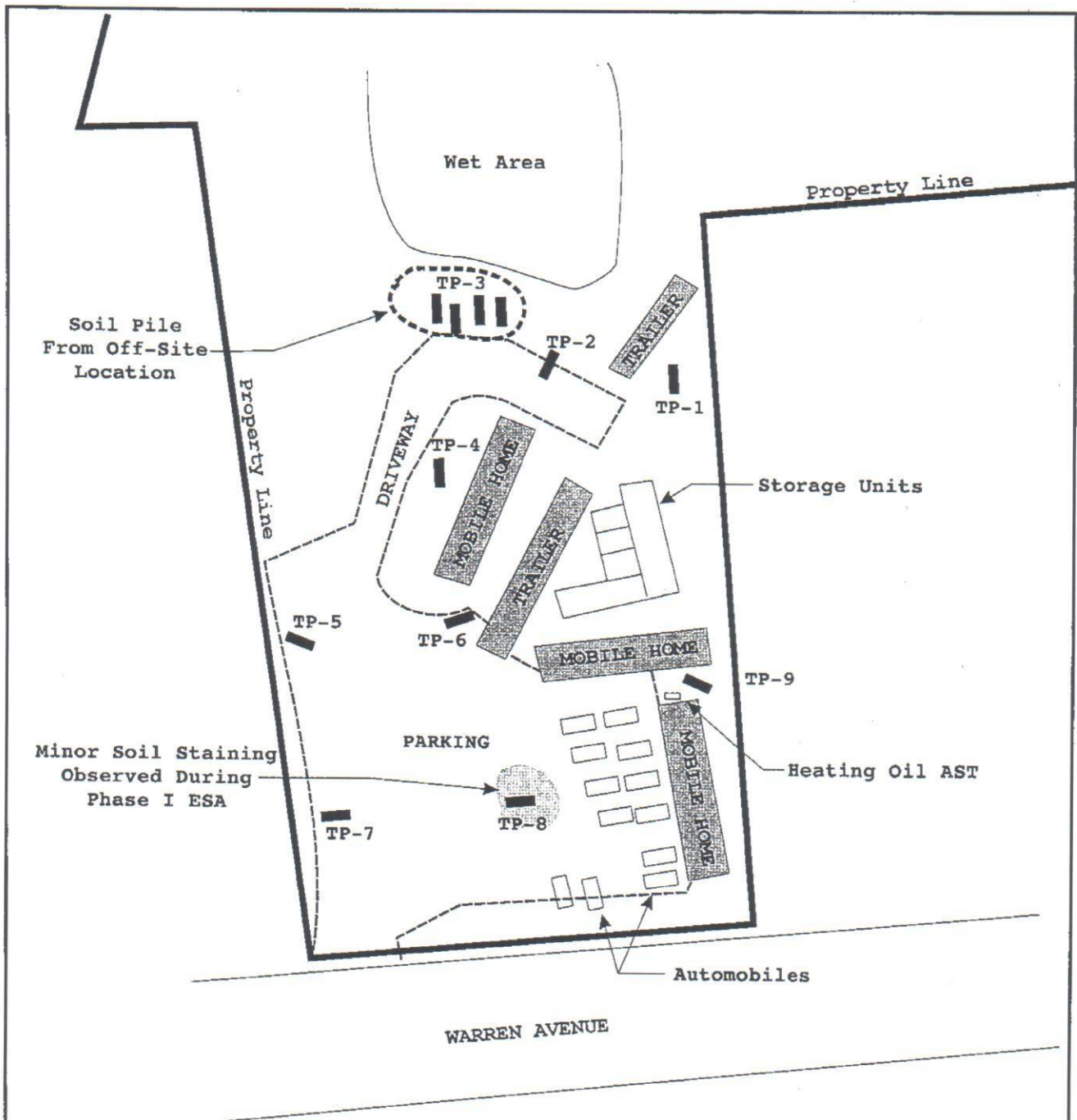


**ARC ENVIRONMENTAL
CONSULTANTS, INC.**
Gilmanton Iron Works, NH

February 2006

Figure #2
Portland Tax Maps

Waxler Property
421 Warren Avenue
Portland, Maine



Approximate Scale
 0 feet 50



ARC ENVIRONMENTAL CONSULTANTS, INC.
 Gilmanton Iron Works, NH

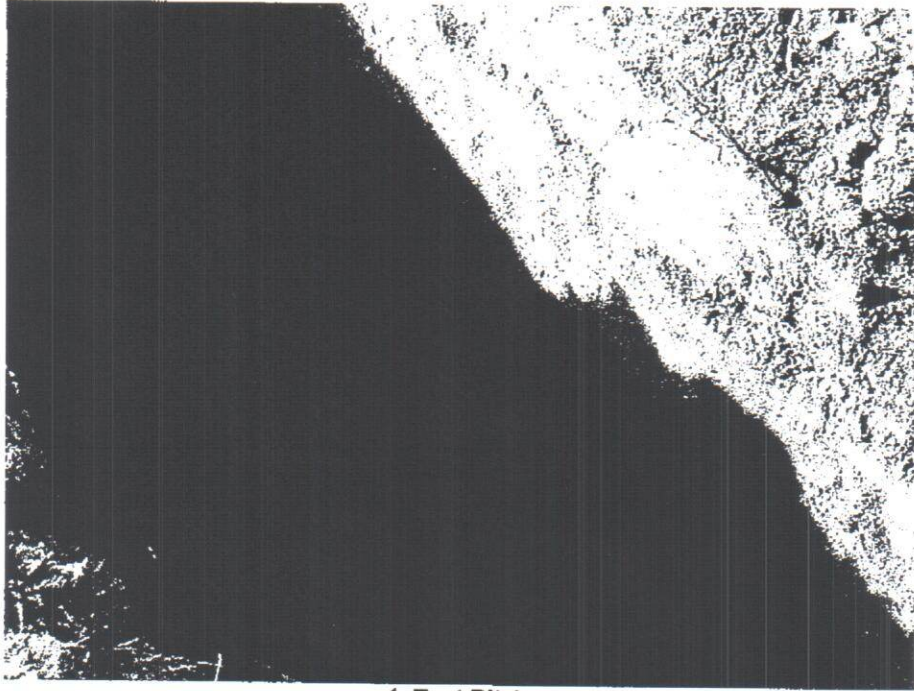
February 2006

Figure #3
 Test Pit Locations

Waxler Property
 421 Warren Avenue
 Portland, Maine



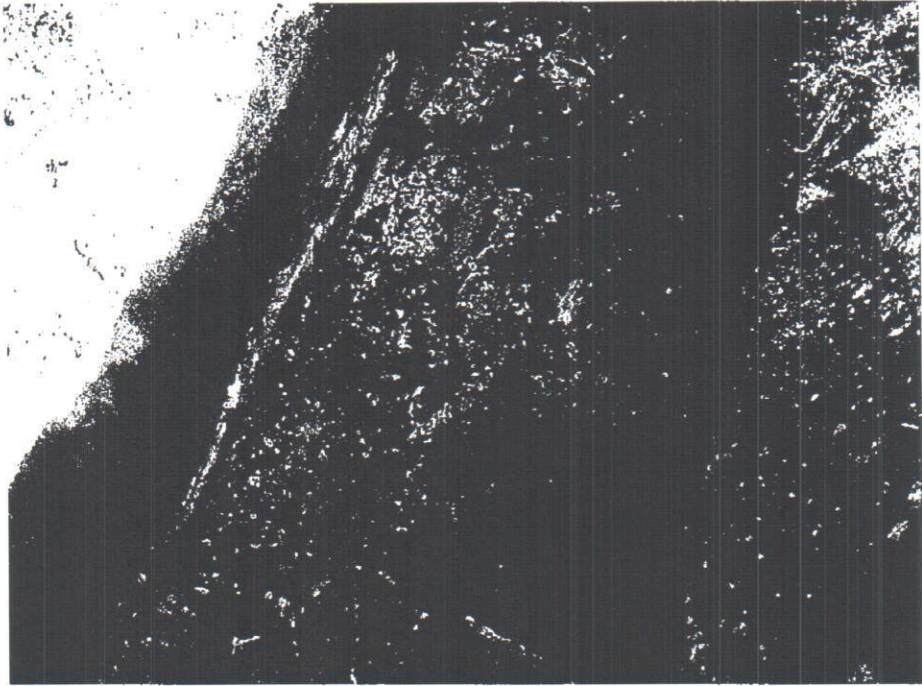
Photographs



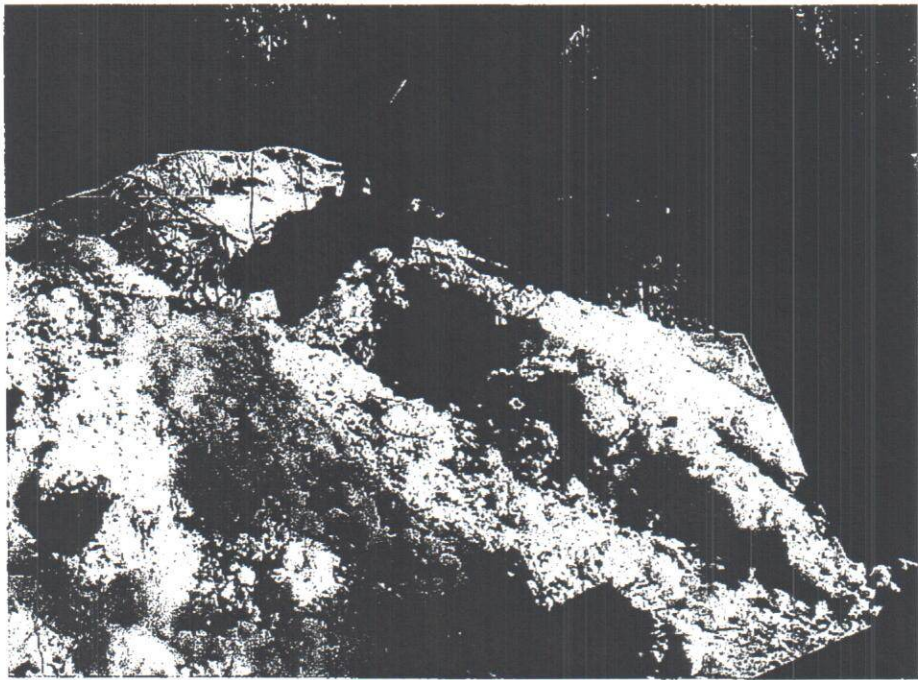
1. Test Pit 1.



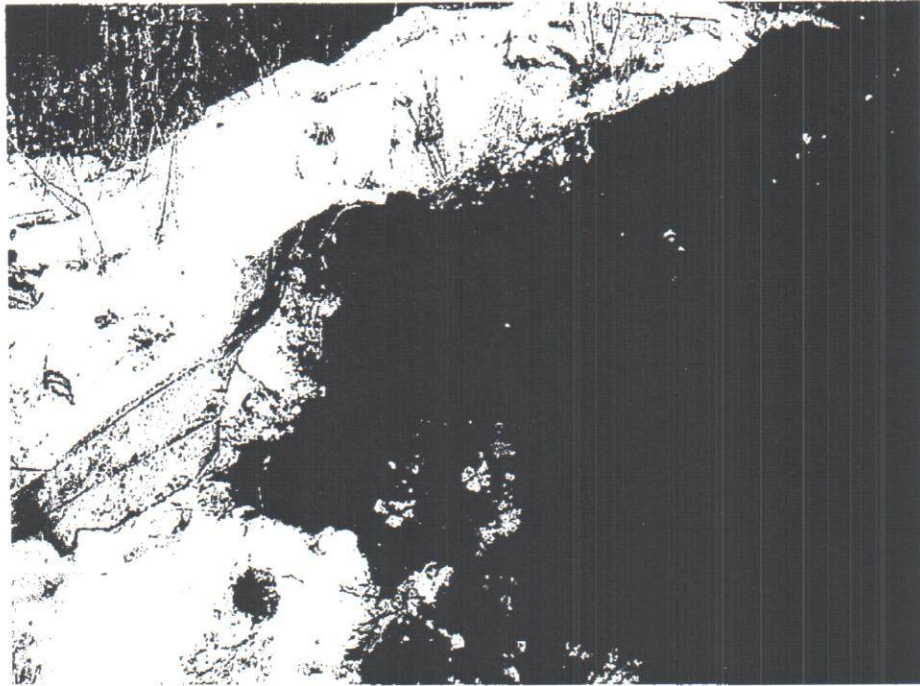
2. Area of Test Pit 2.



3. Bottom of Test Pit 2.



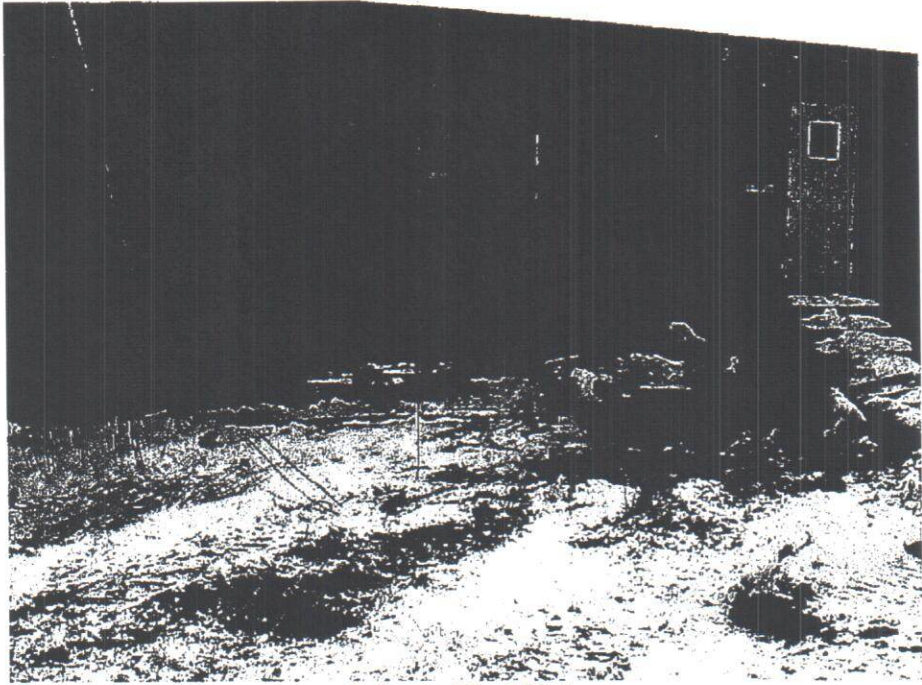
4. Test Pit 3 in Soil Pile.



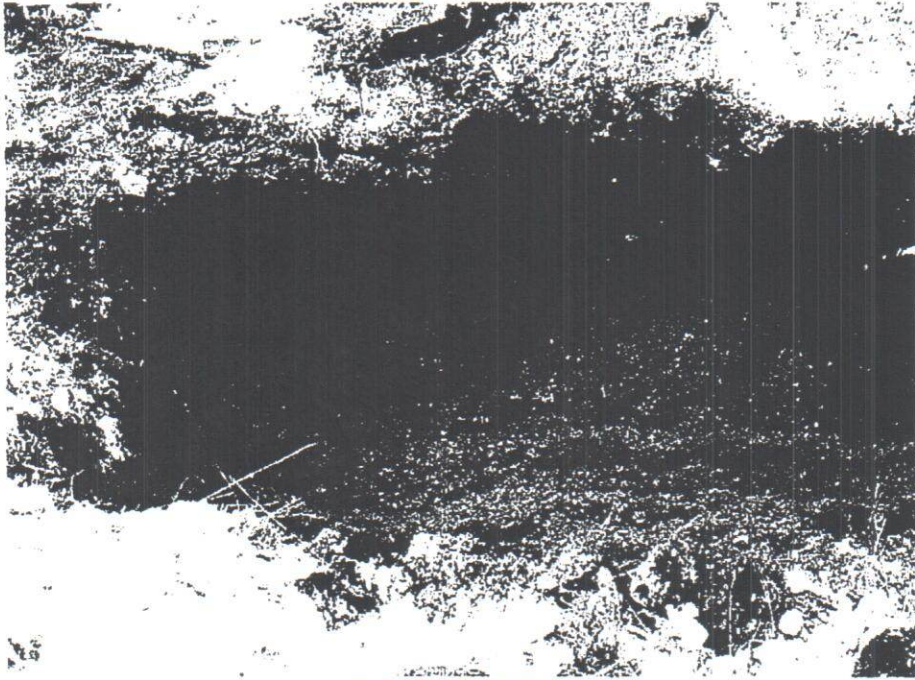
5. Solid waste in Soil Pile.



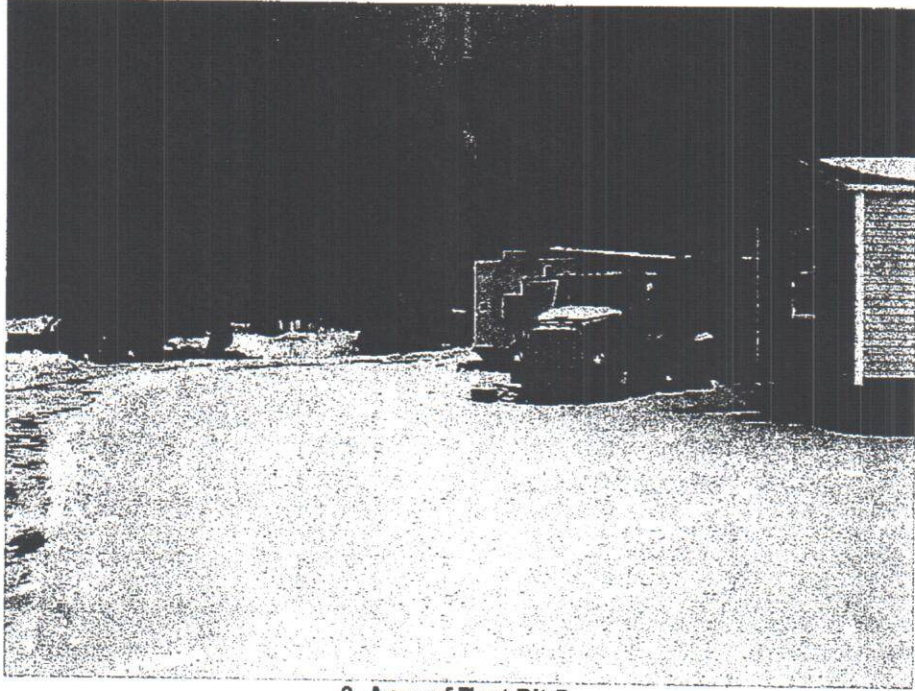
6. Bottom of Test Pit 3.



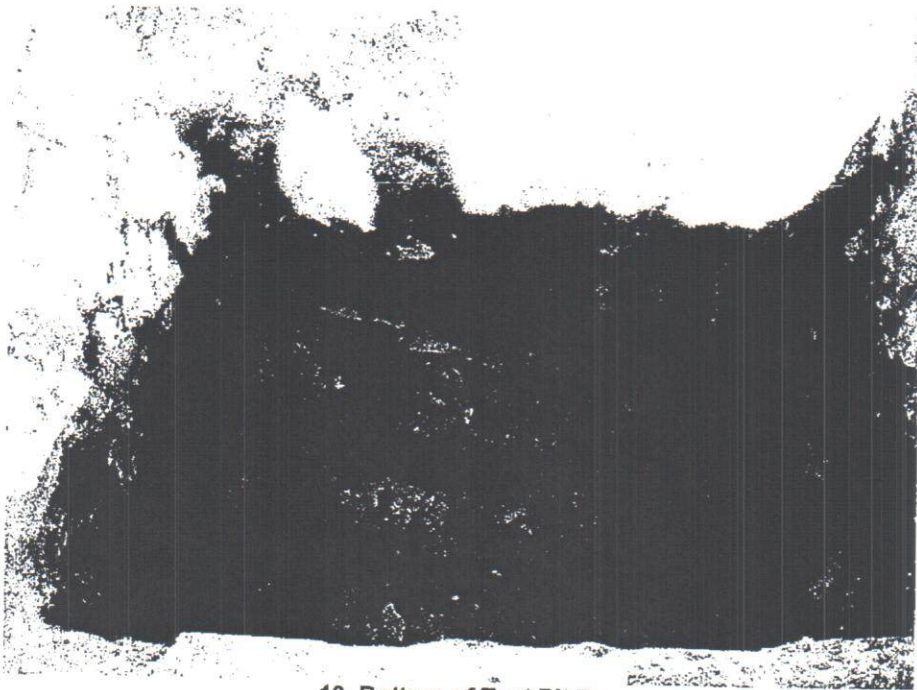
7. Area of Test Pit 4.



9. Soil in Test Pit 4.



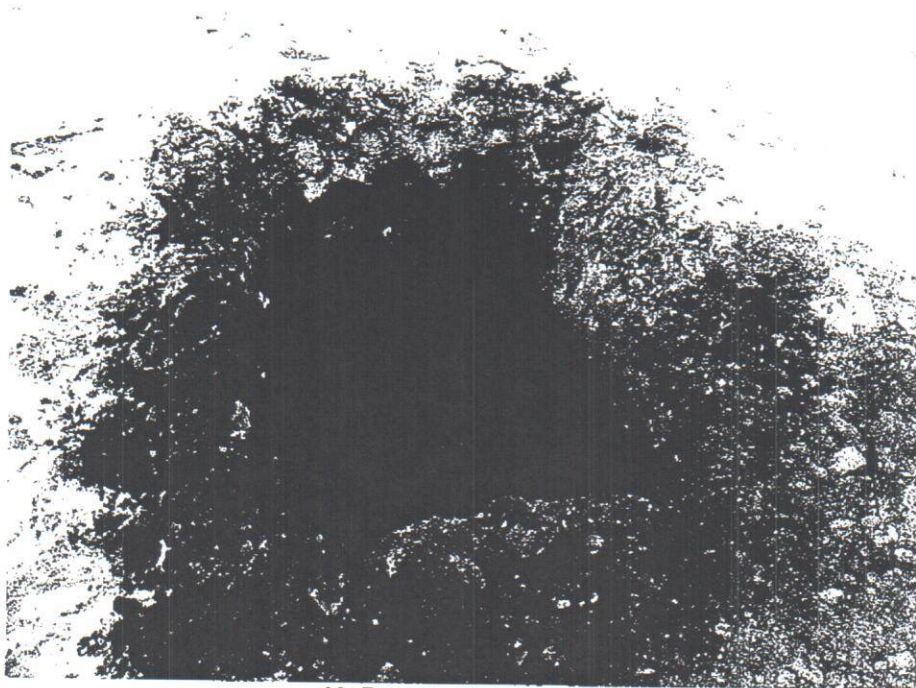
9. Area of Test Pit 5.



10. Bottom of Test Pit 7.



11. Area of Test Pit 9.



12. Bottom of Test Pit 9.



Appendices

APPENDIX A

Limitations

1. The conclusions and recommendations presented in this report are based solely upon the described Scope of Work, and not on scientific tasks or procedures beyond the described Scope of Work or the time and budgetary constraints imposed by the Client. The stated conclusions and recommendations represent ARC's best professional judgement, and should not be construed as statements of scientific fact or certainty.

2. The observations of the subject property, including any structures thereon, contained in this report are based solely on conditions that existed at the stated time of investigation. Where access to portions of the property or to structures thereon was limited or unavailable, or where direct observation was obstructed or otherwise limited, ARC renders no opinion as to the presence of, or the potential for, hazardous materials or petroleum products in those portions of the property or structures.

3. In preparing this report, ARC has relied on information provided by state and local officials, and other parties herein referenced, and on information on record with various state and local agencies made available to ARC at the stated time of inspection. ARC did not attempt to independently verify the accuracy or completeness of all information received or reviewed as part of this investigation.

4. Observations or other evidence suggesting the presence of asbestos-containing materials (ACM's) or polychlorinated biphenyls (PCB's) may have been noted in this report. However, unless otherwise specified in this report, ARC did not perform testing or analysis to confirm the presence or compute the concentration of these substances. Also, unless otherwise stated, ARC did not perform testing or analysis to confirm the presence of lead-based paints or airborne radon at the subject site.

5. This report may contain the results of quantitative analysis performed by an outside laboratory. In such cases, ARC has relied upon the data provided to formulate its stated conclusions and recommendations, and has not attempted to independently evaluate the reliability of these data.

6. During this investigation, ARC did not make a specific attempt to determine whether any and all activities performed on the subject property have been granted all required environmental permits or licenses. ARC makes no claim that the subject property and any activities performed thereon are in compliance with all applicable federal, state, or local laws, environmental or otherwise.

Appendix A (cont'd)

7. In the event that the conclusions stated in this report express ARC's professional opinion that a release of hazardous substances or petroleum products to the environment has occurred at the subject site, ARC recommends that the Client consult with its legal counsel regarding the duty to report the discharge to the appropriate federal, state, or local authorities. If ARC is not notified in a timely manner that such duty to report has been discharged by another party, ARC may, under certain legal interpretations, be deemed to be a "knowledgeable party", and may consult with its legal counsel regarding its duty to report or confirm the discharge to the appropriate authorities. Otherwise, ARC agrees to maintain in strictest confidence the information contained in this report.

8. This report was prepared for the exclusive use of Realty Resources Chartered and except as described below, no other party may rely on the information herein contained. ARC hereby grants Realty Resources Chartered permission to distribute this report, or copies thereof in whole, to its affiliates, assigned agents, or, in Client's discretion, to other parties having a direct financial interest in the subject property.

APPENDIX B

Laboratory Analysis Results



eastern analytical, inc.

professional laboratory services

PRELIMINARY ANALYTICAL RESULTS

Fax results have not been subjected to a final QA/QC review.
If you have any questions on faxed data, please contact us.

Fax Cover Sheet

To:	Todd Scheffer	EAI ID#:	53072
Company:	ARC Environmental	Client ID:	Waxler Property
Company FAX:	364-2829	Date Received:	2/14/2006

Project Manager FAX :

EAI Project ID:

ARC Environmental Consultants FAXing Info: None
 Todd Scheffer FAXing Info: None

Complete Report: _____

Partial Report:	Wet Chem	Met	VOC	TPH	COC
Invoice	Pest/PCB	ABN/PAH	EPH	Field	SUB

9pp. 2/15

➔ **Nuts & Bolts Training Sessions Schedule: Jan. 24, Feb. 7, and Mar. 7. Call or e-mail Scott or Cindy for more information or to register.**

Upcoming Events

- | | |
|--|-----------------------------|
| New Hampshire Society of Professional Engineers Banquet & Expo
Center of NH, Manchester, NH
for more information call 603-867-3607 | Thursday, February 23, 2006 |
| Maine Municipal Technology Conference
Augusta Civic Center, Augusta, ME
for more information call 207-623-8428 | Tuesday March 14, 2006 |
| NHWPCA Annual Trade Fair
Sheraton Nashua Hotel, Nashua, NH
for more information call 603-271-3503 | Thursday, April 13, 2006 |
| Northeast Resource Recovery Association Recycling Conference & Expo
Sheraton Nashua Hotel, Nashua, NH
for more information call 603-798-5777 | June 5 & 6, 2006 |

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25 Chenell Drive Concord, NH 03301 www.eailabs.com TEL 800-287-0525 (603) 228-0525 Fax (603) 228-4591



LABORATORY REPORT

Eastern Analytical, Inc. ID#: 53072

Client: ARC Environmental Consultants Client Designation: Waxler Property

Sample ID:	TP-3 52	Trip Blank
Lab Sample ID:	53072.01	53072.03
Matrix:	soil	soil
Date Sampled:	2/14/06	2/14/06
Date Received:	2/14/06	2/14/06
Units:	ug/kg	ug/kg
Date of Analysis:	2/14/06	2/14/06
Analyst:	VG	VG
Method:	8260B	8260B
Dilution Factor:	1	1

Dichlorodifluoromethane	< 200	< 200
Chloromethane	< 200	< 200
Vinyl chloride	< 100	< 100
Bromomethane	< 200	< 200
Chloroethane	< 200	< 200
Trichlorofluoromethane	< 200	< 200
Diethyl Ether	< 50	< 50
Acetone	< 2000	< 2000
1,1-Dichloroethene	< 50	< 50
Methylene chloride	< 100	< 100
Carbon disulfide	< 100	< 100
Methyl-t-butyl ether(MTBE)	< 100	< 100
trans-1,2-Dichloroethene	< 50	< 50
1,1-Dichloroethane	< 50	< 50
2,2-Dichloropropane	< 50	< 50
cis-1,2-Dichloroethene	< 50	< 50
2-Butanone(MEK)	< 500	< 500
Bromochloromethane	< 50	< 50
Tetrahydrofuran(THF)	< 500	< 500
Chloroform	< 50	< 50
1,1,1-Trichloroethane	< 50	< 50
Carbon tetrachloride	< 50	< 50
1,1-Dichloropropene	< 50	< 50
Benzene	< 50	< 50
1,2-Dichloroethane	< 50	< 50
Trichloroethene	< 50	< 50
1,2-Dichloropropane	< 50	< 50
Dibromomethane	< 50	< 50
Bromodichloromethane	< 50	< 50
4-Methyl-2-pentanone(MIBK)	< 500	< 500
cis-1,3-Dichloropropene	< 50	< 50
Toluene	< 50	< 50
trans-1,3-Dichloropropene	< 50	< 50
1,1,2-Trichloroethane	< 50	< 50
2-Hexanone	< 500	< 500
Tetrachloroethene	< 50	< 50
1,3-Dichloropropane	< 50	< 50
Dibromochloromethane	< 50	< 50
1,2-Dibromoethane	< 50	< 50
Chlorobenzene	< 50	< 50
1,1,1,2-Tetrachloroethane	< 50	< 50
Ethylbenzene	< 50	< 50
mp-Xylene	< 50	< 50
o-Xylene	< 50	< 50
Styrene	< 50	< 50
Bromoform	< 50	< 50

eastern analytical, inc.

www.eailabs.com

Phone: (603) 228-0525



LABORATORY REPORT

Eastern Analytical, Inc. ID#: 53072

Client: ARC Environmental Consultants Client Designation: Waxler Property

Sample ID:	TP-3 52	Trip Blank
Lab Sample ID:	53072.01	53072.03
Matrix:	soil	soil
Date Sampled:	2/14/06	2/14/06
Date Received:	2/14/06	2/14/06
Units:	ug/kg	ug/kg
Date of Analysis:	2/14/06	2/14/06
Analyst:	VG	VG
Method:	8260B	8260B
Dilution Factor:	1	1
IsoPropylbenzene	< 50	< 50
Bromobenzene	< 50	< 50
1,1,2,2-Tetrachloroethane	< 50	< 50
1,2,3-Trichloropropane	< 50	< 50
n-Propylbenzene	< 50	< 50
2-Chlorotoluene	< 50	< 50
4-Chlorotoluene	< 50	< 50
1,3,5-Trimethylbenzene	< 50	< 50
tert-Butylbenzene	< 50	< 50
1,2,4-Trimethylbenzene	< 50	< 50
sec-Butylbenzene	< 50	< 50
1,3-Dichlorobenzene	< 50	< 50
p-Isopropyltoluene	< 50	< 50
1,4-Dichlorobenzene	< 50	< 50
1,2-Dichlorobenzene	< 50	< 50
n-Butylbenzene	< 50	< 50
1,2-Dibromo-3-chloropropane	< 50	< 50
1,2,4-Trichlorobenzene	< 50	< 50
Hexachlorobutadiene	< 50	< 50
Naphthalene	< 300	< 300
1,2,3-Trichlorobenzene	< 50	< 50



LABORATORY REPORT

Eastern Analytical, Inc. ID#: 53072

Client: ARC Environmental Consultants

Client Designation: Waxler Property

Sample ID:	TP-3 52	TP-7	Trip Blank
Lab Sample ID:	53072.01	53072.02	53072.03
Matrix:	soil	soil	soil
Date Sampled:	2/14/06	2/14/06	2/14/06
Date Received:	2/14/06	2/14/06	2/14/06
Units:	ug/kg	ug/kg	ug/kg
Date of Analysis:	2/14/06	2/14/06	2/14/06
Analyst:	VG	VG	VG
Method:	ME 4.2.17	ME 4.2.17	ME 4.2.17
Dilution Factor:	1	1	1
GRO(Gasoline Range C6-C12)	< 1000	< 1000	< 1000

Method ME 4.2.17 has been modified to employ GC/MS instrumentation.

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Phone: (603) 228-0525



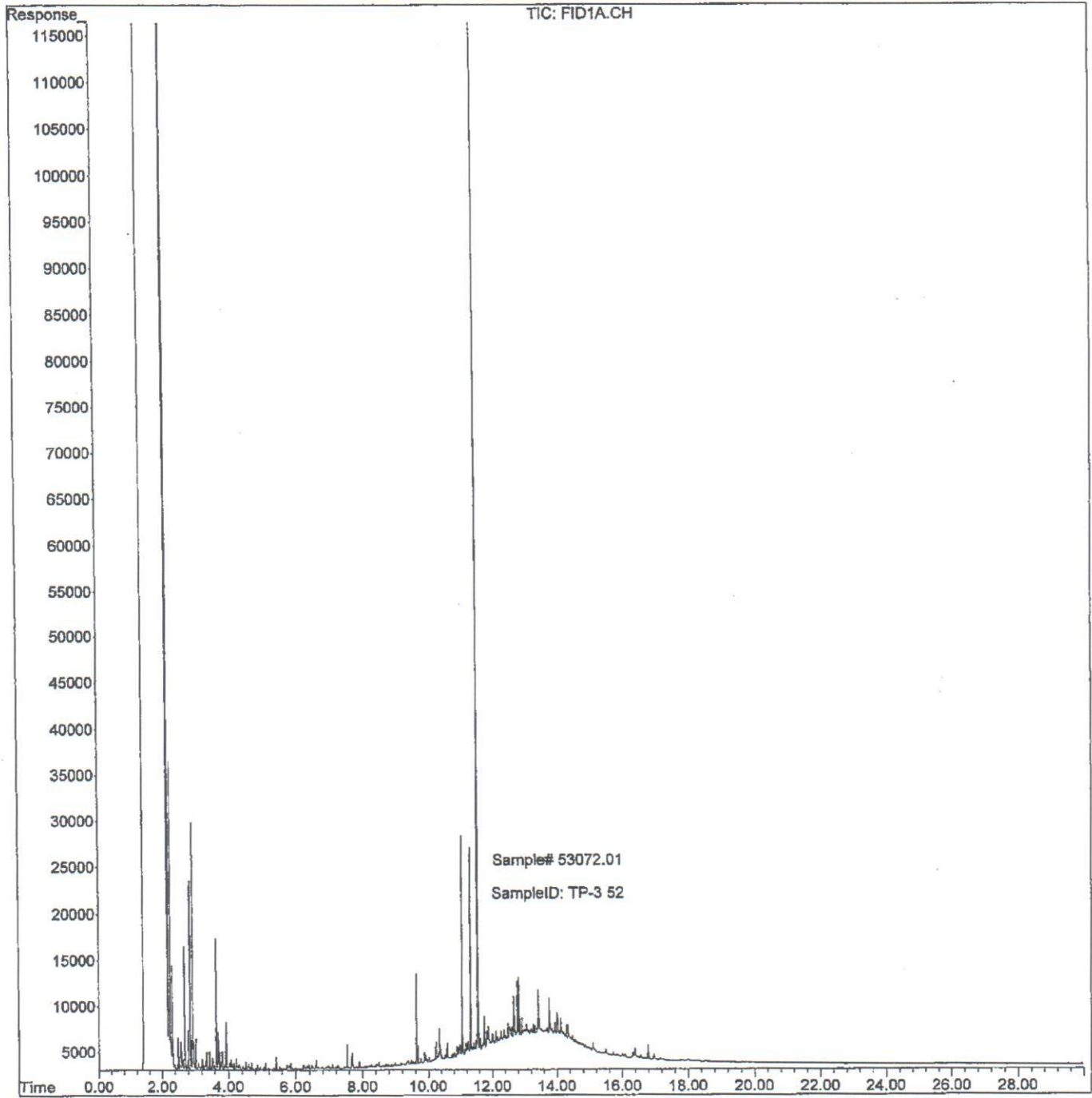
LABORATORY REPORT

Eastern Analytical, Inc. ID#: 53072

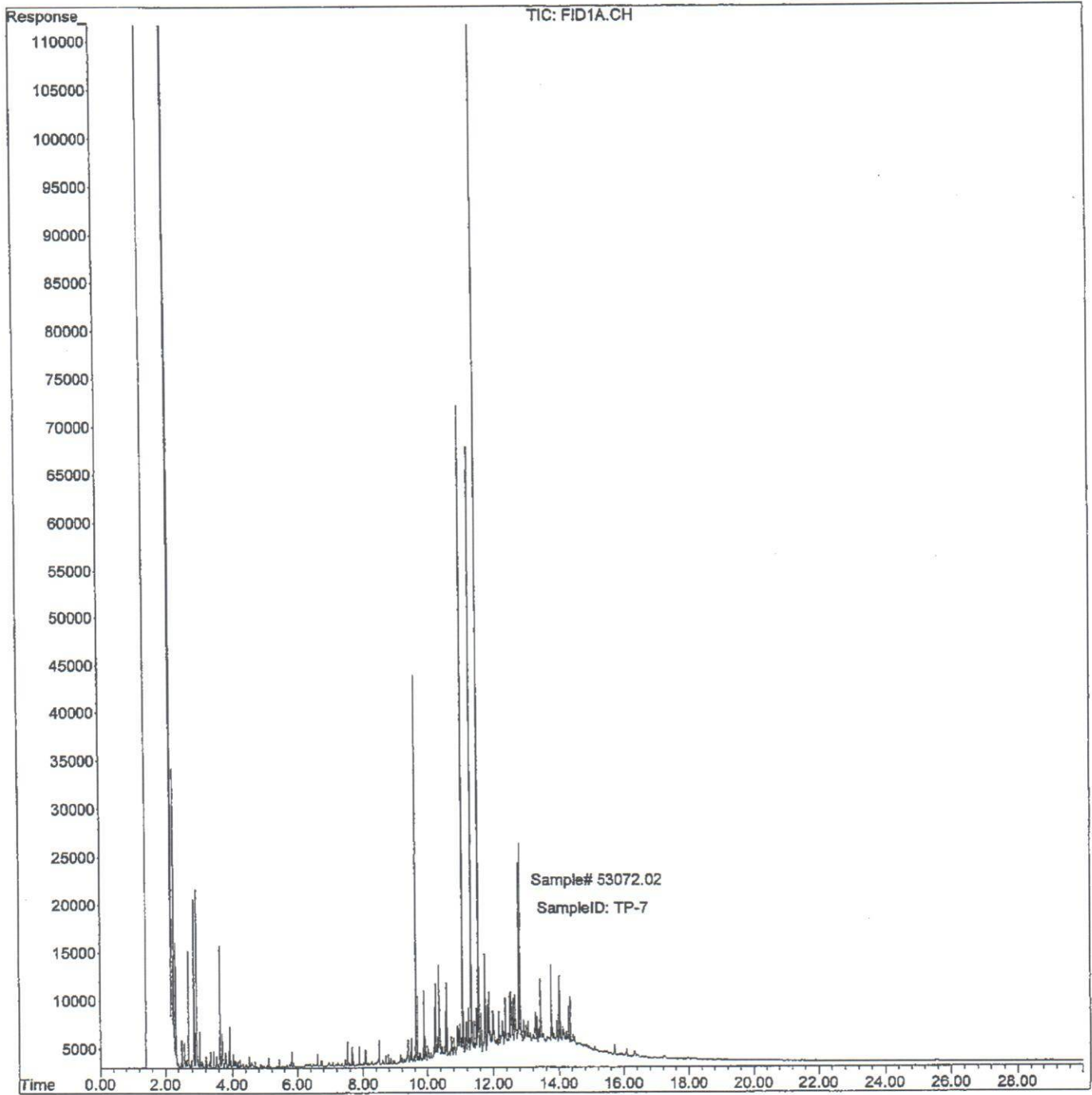
Client: ARC Environmental Consultants Client Designation: Waxler Property

Sample ID:	TP-3 52	TP-7
Lab Sample ID:	53072.01	53072.02
Matrix:	soil	soil
Date Sampled:	2/14/06	2/14/06
Date Received:	2/14/06	2/14/06
Units:	mg/kg	mg/kg
Date of Extraction/Prep:	2/14/06	2/14/06
Date of Analysis:	2/14/06	2/14/06
Analyst:	JTO	JTO
Method:	ME 4.1.25	ME 4.1.25
Dilution Factor:	1	1
DRO(Diesel Range Organics C10-C28)	< 5	6

File : W:\2\DATA\FEB06\FEB1406\SV021414.D
Operator : JTO
Acquired : 14 Feb 2006 18:36 using AcqMethod RUN8100X.M
Instrument : FID
Sample Name: 53072.01
Misc Info : S021406MEDRO1
Vial Number: 14



File : W:\2\DATA\FEB06\FEB1406\SV021415.D
Operator : JTO
Acquired : 14 Feb 2006 19:22 using AcqMethod RUN8100X.M
Instrument : FID
Sample Name: 53072.02
Misc Info : S021406MEDRO1
Vial Number: 15



File : W:\2\DATA\FEB06\FEB1406\SV021413.D
Operator : JTO
Acquired : 14 Feb 2006 18:06 using AcqMethod RUN8100X.M
Instrument : FID
Sample Name: BLNKS021406MEDRO1
Misc Info : S021406MEDRO1
Vial Number: 13

