



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**Block Island Power Company
Ocean Avenue
Assessor's Plat 17, Lots 35, 36, 37 & 40
New Shoreham, Rhode Island**

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SAGE Project #S2671

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EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted by SAGE Environmental, Inc. (SAGE) of four (4) parcels located along Ocean Avenue in New Shoreham, Rhode Island (Assessor's Plat 17, Lots 35, 36, 37 & 40), also identified as Block Island Power Company (BIPCO) (hereinafter, "Site"). This Phase I ESA was performed in conformance with the scope and limitations of the American Society of Testing and Materials (ASTM) E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment (ESA) Process and the EPA's All Appropriate Inquiries (AAI) Rule. Any exceptions to or deletions from this practice are described in **Section 1.6** of this report titled "Deviations".

The following table summarizes the conclusions of this Phase I ESA and should be reviewed in conjunction with the entire report.

Plat/Lot	Assessor's Plat 17, Lots 35, 36, 37 & 40
Site Area	23.54 acres (1,025,402.4ft ²)
Current Site Usage	Approximately half of The Site is currently developed for industrial use and is occupied by the BIPCO. The remaining half is comprised of wetland and vegetated areas. Additionally, construction of power substations associated with the Block Island Wind Farm are currently underway at a small portion of the Site by National Grid and Deepwater Wind.
Historical Site Usage/ Research Notes	<p>Currently, the Site is utilized as a power plant, which reportedly began operations circa 1950. Historical information was obtained through a review of Town agencies, interviews, historical aerials, and Sanborn Fire Insurance Maps.</p> <p>Historical aerial imagery depicts the Site as partially developed dating back to at least 1939, with one (1) structure located on lot 36. Information pertaining to use of this building (in 1939) was not found. This building appears to be located in the approximate position of the current building located on lot 36 which is currently utilized for equipment storage and office space; however, information obtained from Town Offices lists the date of construction of this building as "1950". Further development is noted in the 1951 – 1952 historical aerial with the apparent construction of the partial office and equipment storage building and the construction of the shed located on lot 36. This building appears similar to the building noted in the 1939 aerial image. Further development is noted in the 1962 and 1972 historical aerials with the construction of the two (2) generator buildings and the "DEM Building" located on lot 37 observed in the 1981 historical aerial. The 1985 historical aerial shows the Site within its current building configuration. No Sanborn Map coverage was available for review.</p>
Zoning	Industrial
Site Access	The Site is accessible <i>via</i> Ocean Avenue.

<p>Structure Descriptions</p>	<p>Lot 35:</p> <ul style="list-style-type: none"> ➤ One (1) square structure occupying a gross area of approximately 4,688-square feet with an unfinished basement. According to Town Offices, the building was constructed in 1975 and is currently utilized as an office building. <p>Lot 36:</p> <ul style="list-style-type: none"> ➤ One (1) rectangular structure occupying a gross area of approximately 3,110-square feet constructed with a slab-on-grade foundation. The building is utilized for offices and equipment storage. According to Town Officials, the building was constructed in 1950. ➤ One (1) square structure occupying a gross area of approximately 832-square feet with a slab-on-grade foundation. The structure is utilized as a storage shed. According to Town Offices, the building was constructed in 1950. <p>Lot 37:</p> <ul style="list-style-type: none"> ➤ One (1) rectangular structure occupying a gross area of approximately 2,400-square feet with a slab-on-grade foundation. This building is referred to as the “DEM Building” and is used for waste oil storage. According to Town Officials, the building was constructed in 1975. ➤ One (1) rectangular structure occupying a gross area of approximately 3,200-square feet with a partial basement. This building is used for vehicle storage and as a generator room. According to Town Offices, the building was constructed in 1975. This building was recently damaged by a fire in July 2016. ➤ One (1) rectangular structure occupying a gross area of approximately 2,400-square feet with a full basement. This building is used as a generator room. According to Town Officials, the building was constructed in 1978. <p>Lot 40:</p> <ul style="list-style-type: none"> ➤ No structures are located on this lot.
<p>Site Surfaces</p>	<p>Site surfaces, which are not covered by the Site buildings, consist of bare ground, landscaped areas, undeveloped vegetated wetlands and ponds.</p>
<p>Sanitary Sewer</p>	<p>The Site is connected to the municipal sewer system. According to files reviewed at Town Offices, the Site was connected to the municipal sewer system in 2005. Prior to connection, the Site utilized an on-Site septic system.</p>
<p>Heating Source</p>	<p>The Site is heated <i>via</i> oil. Five (5) 20,000-gallon diesel fuel underground storage tanks (USTs) located on-Site provide energy to run the generators that currently provide power to all of Block Island.</p>
<p>Water</p>	<p>The Site is connected to the municipal water supply.</p>
<p>Use of Adjoining Properties</p>	<p>North: Ocean Avenue, beyond which lies Harbor Pond East: Payne’s Dock & Boaters Buddy Marine Detailing South: Wetland area, beyond which lies what appears to be agricultural land. West: Beach Avenue, beyond which lies residential and light commercial establishments.</p>
<p>Groundwater Classification</p>	<p>GA, which is defined as groundwater that is presumed suitable for use as a public or private drinking water supply without prior treatment.</p>
<p>State & Federal Records Notes</p>	<p>A public records search was conducted by SAGE through an Environmental Data Resources, Inc. (EDR) FirstSearchReport. The Site is listed on the RIDEMs active leaking underground storage tank (LUST) database Below is a summary of environmental conditions associated with the subject property per a review of RIDEM files:</p> <ul style="list-style-type: none"> ➤ Over 67 petroleum storage tanks were previously located at and subsequently removed from the property. Five (5) USTs remain and are planned for removal by

	<p>2017.</p> <ul style="list-style-type: none"> ➤ In approximately 1990, during the removal of approximately nine (9) USTs along the northern portion of the Site, petroleum was observed to be floating atop the groundwater table, and dissolved-phase volatile organic compounds (VOCs) were detected in groundwater samples in excess of the applicable RIDEM GA Groundwater Objectives (GA-GWOs). As a result, a groundwater pump and treat remediation system, which was comprised of a groundwater interception trench and recovery well, was installed at the Site. Operation of the remediation system began in October 1991. ➤ Additionally, during the removal of several USTs located along the southern portion of the Site in the tank farm, petroleum-related VOCs were detected in groundwater in excess of RIDEM GA-GWOs. As a result, a second groundwater pump and treat remediation system, which was comprised of a groundwater interception trench and recovery well, was installed at the Site. Operation of the remediation system began in July 1995. ➤ After over a decade of operating both groundwater treatment system, with RIDEM approval, BIPCO ceased active remediation in April 2006 at both recovery wells. ➤ RIDEM currently requires BIPCO to monitor the natural attenuation of benzene, toluene, ethylbenzene and xylene (BTEX) the petroleum constituents, and to assess groundwater flow direction, without the influence and drawdown of the former recovery wells. ➤ Currently, the Site is on a quarterly groundwater monitoring program for select Site wells. Groundwater samples are submitted for VOC laboratory analysis <i>via</i> Environmental Protection Agency (EPA) Method 8260B. Additionally, several other wells are gauged to monitor groundwater flow direction at the Site. <p>The Site currently has four (4) 20,000-gallon diesel fuel USTs and one (1) 20,000-gallon No. 2 heating oil UST.</p> <p>Further information is provided in Section 4.1.</p>
<p>Site Walkover Notes</p>	<p><u>Lot 35 Notes:</u></p> <ul style="list-style-type: none"> ➤ This lot occupies the northwestern portion and is approximately 4.54 acres in area. ➤ One (1) building, which is utilized for offices, is located on the northeastern portion of this lot. ➤ The remainder of the lot appears to be occupied predominantly by wetlands. <p><u>Lot 36 Notes:</u></p> <ul style="list-style-type: none"> ➤ This lot occupies the northern central portion of the Site and is approximately 1.08 acres. ➤ One (1) building, which is used for equipment storage and as a partial office, is located in the approximate center of the lot. ➤ One inactive recovery well, identified as RW-1, is located along the northern portion of the lot. This recovery well is reportedly associated with an inactive groundwater interception trench. Upon inspection, standing groundwater was observed in the recovery well. No odor or sheen was observed in this well. ➤ Several groundwater monitoring wells were observed on this lot. According to BIPCO representatives, some of these monitoring wells are associated with ongoing quarterly sampling and gauging performed at the Site. SAGE inspected a select number of wells during the Site walkover.

- One (1) shed which was used as part of the former pump and treat groundwater remediation system is located along the western portion of this lot.
- Several pad-mounted electrical transformers were observed on the Lot. A sticker certifying that the dielectric fluid within each transformer had been tested was observed on each of the transformers. According to these stickers, the transformer fluids contain less than 50 parts per million (ppm) of polychlorinated biphenyls (PCBs) and are classified as “non-PCB” transformers.
- Several empty 55-gallon containers of used/waste oil were observed to the east of the equipment storage and partial office building. The drums were observed to be stored on bare ground; however, visual signs of petroleum staining on the adjacent grounds was not observed.

Lot 37 Notes:

- This lot (approximately 6.80 acres) occupies the central portion of the Site and is the most active portion of the Property.
- This lot is occupied by several structures, including a waste oil storage building, two (2) generator buildings, and a telecommunications area comprised of several buildings.
- A building which is referred to as the “DEM Building” is located on the northeastern portion of the lot. Several 55-gallon containers of used/waste oil are temporarily stored here. The containers are emptied into an approximate 2,000-3,000-gallon aboveground storage tank (AST), which is situated within a concrete containment pad. A concrete lined collection pit is located adjacent to the AST and is utilized in the event of a spill. Petroleum was observed at the base of this pit. Additionally, the floor of the building is sloped to contain any spills which may occur. The concrete slab appeared to be in generally sound condition; however, heavy petroleum staining was observed throughout the building. According to BIPCO representatives, this building is capable of containing a spill of up to 10,000-gallons.
- Two (2) electrical substations, located to the south of the “DEM Building” are currently under construction by National Grid and Deepwater Wind as part of the Block Island Wind Farm Project.
- A soil pile of materials generated during the excavation for the substations is located on the northern portion of this lot. According to reviewed files, the volume of the soil pile is approximately 400 to 800 cubic yards. Upon inspection, the material appeared to consist primarily of sand and gravel with minor amounts of miscellaneous materials (i.e. rebar, piping etc.). The soil is being stored on and covered by polyethylene sheeting. The polyethylene sheeting covering the soil pile appears to be in a deteriorating condition. Testing of this soil confirmed it to be compliant with RIDEM Residential Criteria. Further discussion regarding this soil pile is summarized in **Section 3.6** of this report.
- Several transformers were observed on the lot. A sticker certifying that the transformers are classified as a non-PCB was noted.
- Five (5) active 20,000-gallon USTs are located in the central-southern portion of this lot. According to BIPCO representatives and files reviewed at the RIDEM, four (4) 20,000-gallon diesel fuel USTs are used to feed the on-Site generators, which are discussed below. The remaining 20,000-gallon UST stores No. 2 heating oil and is used by Ballard’s Oil Company.

- According to BIPCO representatives and files reviewed at the RIDEM, this portion of the lot was historically utilized as a tank farm, with up to 49 USTs historically located on this portion of the lot. Further discussion pertaining to the historical tank field has been included in **Section 3.6 and 4.1.1** of this report.
- Two (2) generator buildings are located in the approximate central portion of the lot. Both of the generator buildings are one (1) story buildings with partial basements. Underground piping from the on-Site USTs are connected to the generator buildings.
- Due to a recent fire, full access to the larger, easternmost generator building was limited. According to interviews with BIPCO representatives, a piston on one of the engines shot through the engine block which caused hot oil to spill on the ground of the larger generator building and ignite a fire. Upon limited inspection by SAGE, petroleum staining was observed throughout the partial basement. Oil absorbent pads were observed on the floor of the building. According to BIPCO representatives, a full cleanup of the spilled petroleum has not been completed due to restricted access to the building. This building houses three (3) generators.
- The smaller, westernmost generator building currently houses two (2) generators. Petroleum staining was noted on the concrete floor and in collection sumps located adjacent to the generators.
- One inactive recovery well, identified as RW-3, is located along the southern portion of the lot, adjacent to the wetlands. This recovery well is associated with a groundwater interception trench. Upon inspection, standing groundwater was observed in the recovery well; however, neither a petroleum odor or sheen was detected.
- Several groundwater monitoring wells were observed on this lot. According to BIPCO representatives, these monitoring wells are associated with ongoing quarterly sampling and gauging performed at the Site. SAGE inspected a select number of wells during the Site walkover. No evidence of petroleum staining was observed on any of the inspected monitoring wells. One (1) of the observed monitoring wells is also used to monitor for potential leaks associated with the active USTs (i.e. "sentinel wells").
- Several small propane tanks (approximately 20-pounds) and a larger propane AST of unknown size are located on the southeastern portion of the lot. According to BIPCO representatives, this portion of the Site is rented out by an outside contractor.
- Several telecommunication buildings are located along the western portion of the lot. Adjacent to the telecommunications buildings are several pad-mounted transformers. A sticker certifying that the transformers are classified as "non-PCB" was noted.

Lot 40 Notes:

- This lot (approximately 11.14 acres) occupies the southern portion of the Site and is comprised of wetlands. No buildings are present on this lot.

ASTM E1527-13 DEFINITION(S) OF A RECOGNIZED ENVIRONMENTAL CONDITION (REC), CONTROLLED REC (CREC), AND HISTORICAL REC (HREC)

A Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Other forms of RECs evaluated as part of this assessment include Historical REC (HRECs) and Controlled REC (CRECs). HRECs are past releases of any hazardous substances or petroleum products that occurred in connection with the property and have been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). CRECs are past releases of *hazardous substances* or *petroleum products* that have been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property use restrictions, activity and use limitations, institutional controls, or engineering controls*).

FINDINGS & CONCLUSIONS

The following summarizes key findings of the Phase I ESA based on observations during the Site walkover, review of existing historical resources, and interviews with current or past owners. Included in the summary are known or suspected RECs, CRECs, HRECs and *de minimis* conditions.

Lot 35:

- A condition indicative of a suspected REC or *de minimis* condition was not identified during this assessment and **as such, no additional assessment is recommended on this lot.**

Lot 36:

- Several pad-mounted transformers were observed on the lot. A sticker was present on each transformer certifying that the dielectric fluid within each transformer was tested to determine the amount of PCB content in the fluid. According to these stickers, the fluid contained less than 50 ppm of PCBs and is classified as a non-PCB transformer. No visual evidence of leaks associated with the transformers were observed to have impacted the ground adjacent to the transformers. **As such, no additional investigation of the noted transformers is recommended.**
- One inactive groundwater recovery well is located along the northern portion of the lot. The recovery well is associated with a groundwater interception trench and former pump and treat system which was in operation at the Site from approximately October 1991 through March 2006. This groundwater remediation system was installed to address groundwater contamination previously identified during the removal of several USTs associated with a former filling station located on this portion of the lot. Due to groundwater contamination on this portion of the Site being in excess of RIDEM regulatory standards, this is considered an environmental concern to the Site; however, it is currently being addressed by BIPCO as part of a RIDEM required quarterly groundwater monitoring program. **SAGE recommends collection of groundwater samples from**

active monitoring wells located on this lot to independently confirm results reported in previous quarterly groundwater monitoring reports conducted by BIPCO. Further information regarding the contaminants of concern and the most recently submitted groundwater monitoring report is available in **Section 3.6** of this assessment.

- Several empty 55-gallon containers of used/waste oil were observed to the east of the equipment storage and partial office building. The drums are stored on bare ground; however, no signs of petroleum staining on the adjacent grounds were observed. **SAGE recommends that storage of any drum that formerly or currently contains petroleum product be stored indoors to minimize environmental risks. Additionally, SAGE recommends collection of groundwater samples from active monitoring wells located in proximity of the drums to assess whether any objectionable impact may have occurred from the drum storage.**

Lot 37:

- Several pad-mounted transformers were observed on the lot. A sticker was present on each transformer certifying that the dielectric fluid within each transformer was tested to determine the amount of PCB content in the fluid. According to these stickers, the fluid contained less than 50 ppm of PCBs and is classified as a non-PCB transformer. No visual evidence of leaks associated with the transformers were not observed to have impacted the ground adjacent to the transformers. **As such, no additional investigation of the noted transformers is recommended.**
- Several small propane tanks (approximately 20-pounds) and a larger propane AST of unknown size are located on the southeastern portion of the lot. According to BIPCO representatives, this portion of the Site is rented out by an outside contractor. **As such, no additional investigation of the noted propane ASTs is recommended.**
- A Site building, located along the northeastern portion of the lot, is used to store waste oil. According to BIPCO representatives, this building is referred to as the “DEM Building” due to its storage of waste oil. Several 55-gallon containers of used/waste oil are temporarily stored here. The containers are emptied into an approximate 2,000-3,000- AST, which is situated within a concrete containment pad. A concrete lined collection pit is located adjacent to the AST and is utilized in the event of a spill. Petroleum was observed at the base of this pit. The concrete slab appeared to be in generally sound condition; however, heavy petroleum staining was observed throughout the building. **SAGE recommends collection of groundwater samples from active monitoring wells located in proximity to the “DEM Building” to evaluate whether there has been any objectionable impact to groundwater as a result of the waste oil storage.**
- A soil pile generated during the construction of the substations is located on the northern portion of this lot. According to reviewed files, the volume of the soil pile is between approximately 400 and 800 cubic yards. On July 20, 2016, Coneco Engineers and Scientists (Coneco) collected seven (7) 9-point composite soil samples, designated DCS-01 through DCS-07, from throughout the stockpile generated from substation construction activities underway at the Site. The stockpiled material was noted to consist primarily of gravelly sand fill material and organics (peat). No evidence of anthropogenic fill material was observed. A reviewed laboratory analytical report for samples collected from the soil pile on July 20, 2016 indicate that six (6) of the seven (7) samples were submitted for laboratory analysis of total petroleum hydrocarbons (TPH) and total lead, which appear to be the main COC. The remaining sample was submitted for landfill disposal parameters (TPH, RCRA 8 metals, SVOCs, VOCs, PCBs, ignitability, total sulfur and total cyanide). Of the submitted samples, no detections in excess of RIDEM R-DEC or GA-LC were identified. TPH

and lead were detected in all of the collected composite samples; however, no concentrations exceeded the applicable RIDEM R-DEC of GA-LC standards. This shows that there are minor petroleum impacts to the soil pile; however, nothing in excess of the applicable RIDEM standards. **Given the above, the soil is able to be reused at the Site if disposal of the soil is not desired. If disposal of the soil pile is desired, the material meets RIDEM R-DEC and GA-LC standards and can be accepted at any licensed Rhode Island disposal facility without any special handling.**

- “Five (5) Active USTs” – According to BIPCO representatives, the USTs must be removed by December 2017, as directed by RIDEM personnel. While groundwater in the vicinity of the USTs is monitored and the USTs have passed the most recent tank tightness tests, the volume of petroleum stored is considered a significant environmental concern. During the proposed removal process, residual petroleum contamination may be mobilized due to disruption of the subsurface environment. **SAGE recommends monitoring and potentially reactivating the recovery well during and post-tank future removal to minimize and prevent further contamination from entering the adjacent wetlands. Additionally, SAGE recommends collection of groundwater samples from hydraulically downgradient monitoring wells to confirm results reported in previous quarterly groundwater monitoring reports conducted by BIPCO.**
- “Historical Tank Farm, Groundwater Interception Trench & Recovery Well” – One inactive groundwater recovery well is located along the southern portion of the lot. The recovery well is associated with a groundwater interception trench and former pump and treat system which was in operation at the Site from approximately July 1995 through March 2006. This groundwater remediation system was installed to address groundwater contamination associated with historical use of this portion of the Site as a “tank farm”. Due to groundwater contamination on this portion of the Site being in excess of RIDEM regulatory standards, this is considered an environmental concern to the Site; however, this is currently being addressed by BIPCO as part of a RIDEM required quarterly groundwater monitoring program. **SAGE recommends collection of groundwater samples from active monitoring wells located on this lot to independently confirm results reported in previous quarterly groundwater monitoring reports conducted by BIPCO.** Further information regarding the contaminants of concern and the most recently submitted groundwater monitoring report is available in **Section 3.6** of this assessment.
- “Two (2) Generator Buildings” – Based on the storage and use of petroleum products in these buildings and petroleum staining observed throughout the two (2) buildings, this is considered an environmental concern to the Site. **SAGE recommends collection of groundwater samples from active monitoring wells located in proximity to the generator buildings to independently determine if there has been any objectionable impact to groundwater.**
- According to conversations with Town of New Shoreham representatives, an underground fuel line which ran from the Block Island Boat Basin to the Site was utilized in the late 1970s. The underground fuel line reportedly enters the Site along the former main gate, located on lot 37, and travels south towards the “tank farm”. Use of this underground fuel line was reportedly terminated approximately 25 years ago and was drained. **Based on the lack of confirmatory soil and groundwater sampling associated with the fuel line, SAGE recommends collection of groundwater samples from active monitoring wells located in close proximity to the historical fuel line to evaluate whether any objectionable impact to groundwater is present. Additionally,**

SAGE recommends an investigation of soils in the vicinity of the fuel line to evaluate for any potential petroleum impacts associated with this line.

Lot 40:

- A condition indicative of a suspected REC or *de minimis* condition was not identified during this assessment. **As such, no additional investigation is recommended of lot 40.**

1.0 INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted of four (4) parcels currently owned and operated by the Block Island Power Company located along Ocean Avenue in New Shoreham, RI (Assessor's Plat 17, Lots 35, 36, 37 & 40) (hereinafter, "Site"). The purpose of this assessment is to identify "*Recognized Environmental Conditions*" (RECs) associated with the Site. The term *recognized environmental conditions* means the presence or likely presence of any *hazardous substances or petroleum products* in, on, or at a *property*: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis* conditions are not *recognized environmental conditions*. *De minimis* conditions are those that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Other forms of RECs evaluated as part of this assessment include historically recognized environmental conditions (HRECs) and controlled recognized environmental conditions (CRECs). HRECs are past releases of any hazardous substances or petroleum products that occurred in connection with the property and have been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). CRECs are past releases of *hazardous substances or petroleum products* that have been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances or petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property use restrictions, activity and use limitations, institutional controls, or engineering controls*).

1.2 Scope of Services

This assessment was prepared in accordance with generally acceptable engineering practices utilizing the American Society of Testing and Materials (ASTM) E1527 – 13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment (ESA) Process. As such, it meets Environmental Protection Agency 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries (AAI); Final Rule, November 1, 2005.

The scope of this investigation does not include ASTM defined exclusions such as radon, asbestos, biological agents, lead-based paint (LBP), mold, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality or high voltage power lines.

Further information is provided in **Section 8.0**.

1.3 Significant Assumptions

The file and data review was limited to information obtained by SAGE Environmental, Inc. (SAGE) from prior reports, and the offices for the Town of New Shoreham. The Site reconnaissance description is based

upon the condition of the Site on the day it was observed. The Site was observed by walking the property.

1.4 Special Terms and Conditions

No special terms or conditions were agreed upon for the completion of this report.

1.5 User Reliance

This ESA study and report have been prepared on behalf of, and for the exclusive use of, Partridge Snow & Hahn, as counsel for the Town of New Shoreham. This report and the findings herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the prior written consent of SAGE. However, SAGE acknowledges and agrees that our client may convey this report to potential developers, lenders and title insurers associated with the current development or financing of the Site.

1.6 Deviations

This investigation was performed in accordance with ASTM E1527-13 and AAI with no deviations.

1.7 Data Gaps

SAGE did not identify the presence of significant data gaps (as defined in §312.10 of AAI final rule and §12.7 of ASTM E1527-13).

2.0 SITE DESCRIPTION

A Site Location Map depicting the Site on the “Block Island” United States Geological Survey (USGS) 7.5-minute topographic map is included as **Figure 1**; a Site Sketch, depicting the approximate Site boundary and pertinent Site features, is included as **Figure 2**; and a map showing the Rhode Island Department of Environmental Management (RIDEM) Groundwater Classification, nearby wells, nearby wetlands and rare and endangered species habitats is included as **Figure 3**. Site photographs are included in the **Photographs Appendix**.

Table 1
Site Description
Ocean Avenue
New Shoreham, RI

Plat/Lot	Assessor's Plat 17, Lots 35, 36, 37 & 40
Site Area	23.54 acres (1,025,402.4ft ²)
Current Site Usage	The Site is currently developed for industrial use and is occupied by the BIPCO. Additionally, construction of power substations associated with the Block Island Wind Farm are currently underway at a small portion of the Site by National Grid and Deepwater Wind.
Historical Site Usage/ Research Notes	Currently, the Site is utilized as a power plant, which reportedly began operations circa 1950. Historical information was obtained through a review of Town agencies, historical aerials, and Sanborn Fire Insurance Maps. Historical aerial imagery depicts the Site as partially developed dating back to at least 1939, with one (1) structure located on lot 36. Information pertaining to use of this building (in 1939) was unavailable for review. This building appears to be located in the approximate position of the current building located

	on lot 36 which is utilized for equipment storage and office space; however, information obtained from Town Offices list the date of construction of this building as 1950. Further development is noted in the 1951 – 1952 historical aerial with the apparent construction of the partial office and equipment storage building and the construction of the shed located on lot 36. This building appears similar to the building noted in the 1939 aerial image. Further development is noted in the 1962 and 1972 historical aerials with the construction of the two (2) generator buildings and the “DEM Building” located on lot 37 observed in the 1981 historical aerial. The 1985 historical aerial shows the Site within its current building configuration. No Sanborn Map coverage was available for review.
Zoning	Industrial
Site Access	The Site is accessible <i>via</i> Ocean Avenue.
Structure Description	<p>Lot 35:</p> <ul style="list-style-type: none"> ➤ One (1) square structure occupying a gross area of approximately 4,688-square feet with an unfinished basement. According to Town Offices, the building was constructed in 1975 and is currently utilized as an office building. <p>Lot 36:</p> <ul style="list-style-type: none"> ➤ One (1) rectangular structure occupying a gross area of approximately 3,110-square feet constructed with a slab-on-grade foundation. The building is utilized for offices and equipment storage. According to Town Offices, the building was constructed in 1950. ➤ One (1) square structure occupying a gross area of approximately 832-square feet with a slab-on-grade foundation. The structure is utilized as a storage shed. According to Town Offices, the building was constructed in 1950. <p>Lot 37:</p> <ul style="list-style-type: none"> ➤ One (1) rectangular structure occupying a gross area of approximately 2,400-square feet with a slab-on-grade foundation. This building is referred to as the “DEM Building” and is used for waste oil storage. According to Town Offices, the building was constructed in 1975. ➤ One (1) rectangular structure occupying a gross area of approximately 3,200-square feet with a partial basement. This building is used for vehicle storage and as a generator room. According to Town Offices, the building was constructed in 1975. This building was recently damaged by a fire in July 2016. ➤ One (1) rectangular structure occupying a gross area of approximately 2,400-square feet with a full basement. This building is used as a generator room. According to Town Offices, the building was constructed in 1978. <p>Lot 40:</p> <ul style="list-style-type: none"> ➤ No structures are located on this lot.
Site Surfaces	Site surfaces, which are not covered by the Site buildings, consist of bare ground, landscaped areas, undeveloped vegetated wetlands and ponds.
Sanitary Sewer	The Site is connected to the municipal sewer system. According to files reviewed at Town Offices, the Site was connected to the municipal sewer system in 2005. Prior to connection, the Site utilized an on-Site septic system.
Heating Source	The Site is heated <i>via</i> oil. Five (5) 20,000-gallon diesel fuel underground storage tanks (USTs) located on-Site provide energy to run the generators that currently provide power to all of Block Island.
Water	The Site is connected to the municipal water supply.
Use of Adjoining	North: Ocean Avenue, beyond which lies Harbor Pond

Properties	East: Payne's Dock & Boaters Buddy Marine Detailing South: Wetland area, beyond which lies what appears to be agricultural land. West: Beach Avenue, beyond which lies residential and light commercial establishments.
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3.0 USER PROVIDED INFORMATION

An environmental questionnaire was not provided as part of this assessment.

3.1 Environmental Liens or Environmental Land Use Restriction (ELUR)

SAGE did not identify an environmental lien or ELUR associated with the Site.

3.2 Specialized Knowledge

SAGE was not supplied with specialized knowledge for the Site.

3.3 Valuation Reduction for Environmental Issues

SAGE was not made aware of a valuation reduction for environmental issues.

3.4 Owner, Property Manager and Occupant Information

According to information obtained from the Town of New Shoreham Offices, the Site is currently owned and operated by Block Island Power Company. Additionally, construction of power substations associated with the Block Island Wind Farm are currently underway by National Grid and Deepwater Wind.

3.5 Reason for Performing Phase I

This Phase I ESA is being conducted as part of general due diligence for purchase of the Site.

3.6 Previous Environmental Assessments

SAGE was provided with the June 2016 Quarterly Groundwater Monitoring Report conducted by Quonset Environmental LLC, a copy of which is included in **Appendix A**. The following provides a summary of findings from the report.

- RIDEM approved the cessation of active remediation using two (2) on-Site recovery wells located within the two (2) on-Site groundwater interception trenches. The approval was granted by RIDEM in March 2006. Active remediation was subsequently stopped in April 2006.
- RIDEM currently requires BIPCO to monitor the natural attenuation of BTEX compounds in groundwater to the Site and to measure the flow of groundwater without the influence of the recovery wells.
- Following ceasing active remediation, BIPCO continued to sample the following monitoring wells for one-year: MW-A, MW-9, MW-13, MW-17, MW-20 and MW-23. In October 2007, RIDEM approved BIPCO's request to stop sampling monitoring wells MW-17, MW-20 and MW-23 due to a lack of contamination present in those wells. MW-20 and MW-23 continue to be monitored as an alternative and supplemental method of monitoring tightness for the five (5) 20,000-gallon active USTs.
- BIPCO continues to monitor only groundwater elevation at monitoring well MW-13 in order to provide a groundwater flow direction in the vicinity of MW-A and MW-9R (replacement for MW-9).

- Quarterly monitoring of the groundwater for BTEX compounds continues for MW-A, MW-9R, MW-20R (replacement for MW-20) and MW-23R (replacement for MW-23).
- Monitoring wells MW-A and MW-9R are used to monitor the groundwater contamination in the form of BTEX compounds present on the northern portion of the Site. The primary BTEX pollutant appears to be benzene. The June 2016 sampling event detected benzene in excess of RIDEM GA Groundwater Objectives (GA-GWOs) at both monitoring wells. Benzene concentrations appear to have increased since 2006 as a result of the stopping of active remediation in 2006; however, appear to be on a decreasing trend at MW-9 and a fluctuating trend at MW-A.
- Monitoring wells MW-20R and MW-23R are used to monitor the groundwater contamination in the form of BTEX compounds present on the southern portion of the Site. The primary BTEX pollutant appears to be benzene. The June 2016 sampling event detected benzene in excess of RIDEM GA-GWOs at monitoring well MW-23R. A concentration in excess of laboratory detection limits was not identified in MW-20R. Benzene concentrations appear to have be on a fluctuating trend at MW-23R. A detection in excess of RIDEM GA-GWOs has not been identified at MW-20R since the shutdown of active remediation.
- All tanks passed tightness tests in May 2016. Test results have been submitted to the RIDEM; however, were not available for review at the time of the assessment.

4.0 RECORDS REVIEW

4.1 Environmental Record Sources (Federal and State)

A public records search was conducted by *SAGE* through an Environmental Data Resources, Inc. (EDR) FirstSearch Report.¹ This report consists of a review of state and federal databases, as required by the ASTM Standard. Databases reviewed include the National Priority List (NPL), Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), Rhode Island State-listed hazardous waste properties (SHWS), leaking underground storage tanks (LUSTs), registered underground storage tanks (USTs), and the Resource Conservation and Recovery Act (RCRA) hazardous waste generator list. A summary of the number of properties identified within ASTM radii for each category is presented below in **Table 2**, and the EDR report is presented as **Appendix B**.

¹ The EDR Report contains information from a variety of public and government sources. The information presented in the report is limited by the information that is available. Some areas are limited due to inadequate address information and may contain government listed properties that are not mapped or mapped incorrectly. Based on the limitation of the EDR Report, *SAGE* cannot be held accountable for properties that may be within the applicable radius, but are not present in *Section 4.0 – Records Review*.

Table 2
Radius Summary
Block Island Power Company
New Shoreham, RI

Database	Site Inclusion	Location(s) within Radius of Site	Research Radius from Site (miles)	Concern for On Site Impact
NPL	No	0	1.0	N/A
Delisted NPL	No	0	0.5	N/A
CERCLIS	No	0	0.5	N/A
CERCLIS NFRAP	No	0	0.5	N/A
State Equivalent CERCLIS (State Hazardous Waste Site, or SHWS)	No	2	1.0	No
SWF	No	0	0.5	N/A
RCRA CORRACTS	No	0	1.0	N/A
RCRA non-CORRACTS TSD	No	0	0.5	N/A
RCRA Generators List	No	0	Site and adjoining properties	N/A
State/Tribal UST(s)	No*	1	Site and adjoining properties	No, Property is downgradient of Site
State/Tribal LUST(s)	Yes	5	0.5	See Discussion
ERNS	No	0	Site only	N/A
Federal/State Brownfield(s)	No	0	0.5	N/A
Federal/State Institutional Control	No	0	0.5	N/A

The Site is not listed on the UST database; however, the Site has five (5) USTs which are registered with the RIDEM

4.1.1 Site Related Records Review/Discussion

Site Name:	Block Island Power Company (BIPCO)
Databases:	UST, Active LUST
Address:	Ocean Avenue, New Shoreham, RI
Comments:	<p><u>UST</u></p> <p>As previously mentioned, the Site is not listed on the UST database in the EDR Report; however, upon a review of files at the RIDEM, the five (5) 20,000-gallon USTs located on-Site are registered with the RIDEM. Currently, there are four (4) 20,000-gallon diesel fuel USTs which power the generators and one (1) 20,000-gallon heating oil UST, which is used by Ballard's Oil Company. There have historically been approximately 67 USTs located at the Site, with only the five (5) previously mentioned USTs still located at the Site. Of the 62 USTs that were removed, the majority of the USTs were located on the southern portion of the Site in Lot 37 as part of the Tank Farm. According to reviewed documents it appears that approximately 45- 50 USTs were formerly located on this portion of the Site, with the remaining USTs formerly located on the northern portion of the Site in Lot 36. On-Site USTs historically ranged from approximately 275-gallons in size to 20,000-gallons and have historically contained No. 2 heating oil, diesel and gasoline. According to conversations with BIPCO representatives, the former gasoline USTs were located on the northern portion of the Site. A full listing of all identified USTs located presently and historically located at the Site has been included in Appendix A.</p>

Site Name: Block Island Power Company (BIPCO)
<p><u>LUST:</u> Please refer to Section 3.6 of this report for a summary of the most recently submitted quarterly groundwater monitoring report.</p> <p>Active remediation at the Site halted in April 2006 with approval of the RIDEM. Since the shutdown of the active remediation system, quarterly groundwater monitoring has taken place at several on-Site wells. Currently, two (2) monitoring wells are sampled on both the northern and southern portion of the Site (total of 4 wells) on a quarterly basis and samples submitted for analysis of volatile organic compounds (VOCs) via EPA Method 8260B. The following provides a summary of the groundwater remediation system previously in use at the Site:</p> <p>The groundwater remediation system at BIPCO consisted of two (2) groundwater interception trenches, each fitted with one (1) recovery well. Recovery well RW-1 was situated downgradient from nine (9) former USTs which were historically located on the northern portion of the Site. Recovery well RW-3 was situated downgradient of the five (5) active USTs and approximate 41 former USTs located on the southern portion of the Site. The groundwater from these recovery wells was pumped through a groundwater treatment system consisting of a pre-filter and granulated activated carbon drums and subsequently discharged to an on-Site containment pond located on Lot 36. The operation of RW-1 was initiated in October 1991 and ran until the RIDEM approved RIDEM shutdown in April 2006. The operation of RW-3 was initiated in July 1995 and ran until the RIDEM approved RIDEM shutdown in April 2006.</p>

4.1.2 Surrounding Location(s) Related Records Review/Discussion

Site Name: McDevitt Property
Databases: Inactive Lust
Address: 455 Ocean Avenue, New Shoreham, RI
<p>Comments:</p> <p><u>LUST:</u> According to reviewed documents, petroleum-impacted soils were detected during the closure of a 275-gallon No. 2 fuel UST. Approximately 11 tons of petroleum-contaminated soil was excavated from the Site, and no off-property impacts were identified. RIDEM did not require any additional investigation of the release due to the majority of the impacted soil being removed and the impacts not leaving the property.</p> <p>Based on the RIDEM not requiring any additional investigation and the property being located hydraulically downgradient of the Site, this does not appear to represent a significant environmental concern to the Site.</p>

4.2 Municipal Records and File Reviews

4.2.1 Chain-Of-Title Records

Title records were reviewed through the New Shoreham on-line Land Title Records database. This information is provided for historical purposes only and is not intended for legal purposes. The current owner of the Site is Block Island Power Company, who, according to information obtained from the Town

of New Shoreham Tax Assessor's Office, took ownership of the Site on November 1, 1972.

4.2.2 Fire Department

SAGE spoke with Town of New Shoreham Facilities Manager, Mr. Samuel Bird, to determine if town offices maintained information regarding possible USTs located at the Site and prior incidents (i.e., spills or fires) that could have caused a release of oil or hazardous materials to the environment. According to Mr. Bird, the Fire Prevention Office does not maintain files pertaining to the past or present use of USTs at the Site and that information pertaining to this is likely kept at the RIDEM.

4.2.3 Building and Zoning Records

SAGE personnel and Town of New Shoreham Facilities Manager, Mr. Samuel Bird, reviewed records at the Town of New Shoreham Building Department pertaining to the information regarding past and present USTs located at the Site. The only file regarding USTs at the Site maintained at the Building Department, is a letter dated February 10, 1999 regarding the proposed installation of an impressed current cathodic protection system to the five (5) on-Site 20,000-gallon USTs storing diesel generator fuel.

4.2.4 Public Works Records

SAGE personnel and Town of New Shoreham Facilities Manager, Mr. Samuel Bird, reviewed records at the Town of New Shoreham Public Works Department pertaining to the information regarding past and present USTs located at the Site. The Public Works Department did not have records of UST permits for the Site.

4.3 Physical Setting

The Site is situated at approximately 39 feet above mean sea level (MSL). The northern portion of the Site appears to slope towards Harbor Pond, which is located adjacent to the Site, beyond Ocean Avenue. The southern portion of the Site appears to slope towards the wetlands which are surrounding the southern portion of the Site. These wetlands are included within Lot 40 of the Site.

4.3.1 Geology and Hydrology

The Flood Insurance Rate Map (FIRM) for the Site was reviewed online through the Federal Emergency Management Agency (FEMA), and the geologic information was reviewed through USGS. A summary of this information can be found below in **Table 3**.

Table 3
Geology and Hydrology Information
Block Island Power Company
New Shoreham, RI

Bedrock:	No Bedrock Unit Exposed
Surficial Geology:	Outwash
Waterbodies:	Approximately 305' from Harbor Pond, which abuts the Site to the south, beyond Ocean Road.
FIRM:	44009C0211J, effective on 10/16/2013
Flood Zone	
Lots 35, 36 & 37	Zone AE, which is defined as a high risk flood zone with a 1% annual chance of flooding, where base elevations have been determined.
Lot 40	Zone X (unshaded), which is defined as an area of minimal flood hazard, with a less than 0.2% annual chance of flooding.

4.3.2 Priority Resources GIS Map

Based on a review of maps obtained from the Rhode Island Geographic Information System (RIGIS) database for the Site and vicinity, groundwater at the Site and immediate surrounding area is classified as GA, which is defined as groundwater that is presumed suitable for use as a public or private drinking water supply without prior treatment. Additionally, the Site is located within a wetlands area.

4.4 Historical Use Information on the Site and Adjoining Properties

Historical research was conducted through data providers including historic aerial photographs.

4.4.1 Sanborn Maps

Sanborn Map coverage was not available for the Site or adjoining properties. A copy of the Sanborn Map No Coverage Letter is attached as **Appendix C**.

4.4.2 Aerial Photographs

Historical aerial photographs were viewed online using ProvPlan's Historic Aerial Mapper (<http://mapper.provplan.org/ha/>) for the years 1939, 1951-52, 1962, 1972, 1981, 1985, 2003-2004, 2008, 2011, and 2014. A summary of the Site and surrounding property descriptions is below.

Table 5
Historical Aerial Descriptions
Block Island Power Company
New Shoreham, RI

Year	Site Description
1939	The Site appears to be partially developed with one (1) structure located on lot 36. The remainder of the Site appears to have been cleared.
1951 – 1952	There appears to be further development associated with the one (1) structure on lot 36. The remainder of the Site appears to be cleared.
1962 – 1972	The Site appears to be undergoing construction of Site buildings located on lot 37.
1981 – 1985	The Site is improved with the construction of the “DEM Building” and the two (2) generator buildings all located on lot 37. This coincides with information obtained from the Town of New Shoreham Assessor’s office which indicate these structures were constructed during the 1970s.
2008 – 2014	The Site appears in its current configuration.

Copies of the historical aerials are attached as **Appendix C**.

4.4.3 Local Street Directories

City directories were not reviewed at the Town of New Shoreham Public Library; however, based upon a review of public records and interviews with the Town of New Shoreham Facilities Manager, the Site has been operated as a power generation plant dating back to at least the 1930s.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On August 18, 2016, Mr. Daniel S. Boynes of SAGE conducted a Site reconnaissance. Accessible areas of the Site were observed by walking. The adjoining properties were observed from roadways and from the Site boundaries.

The Site walkover was conducted to observe the possible indication of releases of petroleum products or hazardous materials. A plan depicting the pertinent Site features observed during the walkover has been provided as **Figure 2**, and photographs of the Site are included in the **Photographs Appendix**.

5.2 General Site Setting & Site Reconnaissance Observations

The Site consists of four (4) parcels that comprise approximately 23.54 acres. The Site is currently owned and operated by BIPCO, who generates power for the Town of New Shoreham.

5.2.1 Notable Site Walkover Conditions

The following notable conditions were observed during the Site reconnaissance. **Table 7** below identifies specific conditions noted in ASTM E1527-13 Section 9.4. Conditions that were identified at the Site are described in **Sections 5.2.2 and 5.2.3**.

Table 7
Notable Site Conditions
Block Island Power company
New Shoreham, RI

Feature	Interior			Exterior	
Unoccupied Spaces	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hazardous Materials	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Petroleum Products	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Storage Tanks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Pools of Liquid	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Sumps	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Floor Drains	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Drums	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Unidentified Containers	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Indications of Possible Polychlorinated Biphenyl (PCB)-Containing Equipment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Stains or Corrosion	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Odors	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Solid Waste	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Pits, Ponds or Lagoons	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Stressed Vegetation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Wells	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Indications of Prior Environmental Investigation/Remediation	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Wastewater Discharge	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Further explanation of the noted conditions above is provided in the subsequent sections.

5.2.2 Site Inspection

Lot 35 Notes:

- This lot occupies the northwestern portion and is approximately 4.54 acres in area.
- One (1) building, which is utilized for offices, is located on the northeastern portion of this lot.
- The remainder of the lot appears to be occupied predominantly by wetlands.

Lot 36 Notes:

- This lot occupies the northern central portion of the Site and is approximately 1.08 acres.
- One (1) building, which is used for equipment storage and as a partial office, is located in the approximate center of the lot.
- One inactive recovery well, identified as RW-1, is located along the northern portion of the lot. This recovery well is reportedly associated with a groundwater interception trench. Upon inspection, standing groundwater was observed in the recovery well. No odor or sheen was not observed in this well.
- Several groundwater monitoring wells were observed on this lot. According to BIPCO representative, some of these monitoring wells are associated with ongoing quarterly sampling

and gauging performed at the Site. SAGE inspected a select number of wells during the Site walkover.

- One (1) shed which was used as part of the former pump and treat groundwater remediation system is located along the western portion of this lot.
- Several pad-mounted transformers were observed on the Lot. A sticker certifying that the dielectric fluid within each transformer had been tested was observed on each of the transformers. According to these stickers, the transformer fluids contain less than 50 parts per million (ppm) of polychlorinated biphenyls (PCBs) and is classified as a “non-PCB transformer”.
- Several empty 55-gallon containers of used/waste oil were observed to the east of the equipment storage and partial office building. The drums were observed to be stored on bare ground; however, visual signs of petroleum staining on the adjacent grounds was not observed.

Lot 37 Notes:

- This lot (approximately 6.80 acres) occupies the central portion of the Site and is the most active portion of the Site.
- This lot is occupied by several structures, including a waste oil storage building, two (2) generator buildings, and a telecommunications area comprised of several buildings.
- A building which is referred to as the “DEM Building” is located on the northeastern portion of the lot. Several 55-gallon containers of used/waste oil are temporarily stored here. The containers are emptied into an approximate 2,000-3,000-gallon aboveground storage tank (AST), which is situated within a concrete containment pad. A concrete lined collection pit is located adjacent to the AST and is utilized in the event of a spill. Petroleum was observed at the base of this pit. Additionally, the floor of the building is sloped to contain any spills which may occur. The concrete slab appeared to be in generally sound condition; however, heavy petroleum staining was observed throughout the building. According to BIPCO representatives, this building is capable of fully containing up to 10,000-gallons.
- Two (2) electrical substations, located to the south of the “DEM Building” are currently under construction by National Grid and Deepwater Wind as part of the Block Island Wind Farm Project.
- A soil pile of materials generated during the excavation for the substations is located on the northern portion of this lot. According to reviewed files, the volume of the soil pile is approximately 400 to 800 cubic yards. Upon inspection, the material appeared to consist primarily of sand and gravel with minor amounts of miscellaneous materials (i.e. rebar piping). The soil is being stored on and covered by polyethylene sheeting. The polyethylene sheeting covering the soil pile appears to be in a deteriorating condition. Further discussion regarding this soil pile is summarized in **Section 3.6** of this report.
- Several transformers were observed on the lot. A sticker certifying that the transformers are classified as non-PCB containing was noted.
- Five (5) active 20,000-gallon USTs are located in the central-southern portion of this lot. According to BIPCO representatives and files reviewed at the RIDEM, four (4) 20,000-gallon diesel fuel USTs are used to feed the on-Site generators, which are discussed below. The remaining 20,000-gallon UST stores No. 2 heating oil and is used by Ballard’s Oil Company.
- According to BIPCO representatives and files reviewed at the RIDEM, this portion of the lot was historically utilized as a tank farm, with up to 49 USTs historically located on this portion of the

lot. Further discussion pertaining to the historical tank field has been included in **Section 3.6 and 4.1.1** of this report.

- Two (2) generator buildings are located in the approximate central portion of the lot. Both of the generator buildings are one (1) story buildings with partial basements. Underground piping from the on-Site USTs are connected to the generator buildings.
- Due to a recent fire, full access to the larger, easternmost generator building was limited. According to interviews with BIPCO representatives, a piston on one of the engines shot through the engine block which caused hot oil to spill on the ground of the larger generator building and ignite a fire. Upon limited inspection by SAGE, petroleum staining was observed throughout the partial basement. Oil absorbent pads were observed on the floor of the building. According to BIPCO representatives, a full cleanup of the spilled petroleum has not been completed due to restricted access to the building. This building houses three (3) generators.
- The smaller, westernmost generator building currently houses two (2) generators. Petroleum staining was noted on the concrete floor and in collection sumps located adjacent to the generators.
- One inactive recovery well, identified as RW-3, is located along the southern portion of the lot, adjacent to the wetlands. This recovery well is associated with a groundwater interception trench. Upon inspection, standing groundwater was observed in the recovery well; however, an odor or sheen was not detected.
- Several groundwater monitoring wells were observed on this lot. According to BIPCO representatives, these monitoring wells are associated with ongoing quarterly sampling and gauging performed at the Site. SAGE inspected a select number of wells during the Site walkover. No evidence of petroleum staining was observed on any of the inspected monitoring wells. One (1) of the observed monitoring wells is also used to monitor for potential leaks associated with the active USTs.
- Several small propane tanks (approximately 20-pounds) and a larger propane AST of unknown size are located on the southeastern portion of the lot. According to BIPCO representatives, this portion of the Site is rented out by an outside contractor.
- Several telecommunication buildings are located along the western portion of the lot. Adjacent to the telecommunications buildings are several pad-mounted transformers. A sticker certifying that the transformers are classified as non-PCB containing was noted.

Lot 40 Notes:

- This lot (approximately 11.14 acres) occupies the southern portion of the Site and is comprised of wetlands. No buildings are present on this lot.

6.0 VAPOR ENCROACHMENT SCREEN VIA ASTM E2600-10

Under the ASTM E1527-13 standard, vapor impacts must now be considered, similar to the way potential soil and groundwater impacts have been evaluated in the past. Guidance document ASTM E2600-10 "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" is the recommended tool for evaluating the potential for a vapor encroachment condition (VEC), which is the

presence or likely presence of chemicals of concern (COC) vapors in sub-surface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater either on or near the target property. The Vapor Encroachment Screen (VES) process is a two-tiered screening process.

Tier 1 – The purpose of the Tier 1 is to conduct a screen using Phase I ESA-type information to first determine if a VEC exists at the property. Information reviewed as part of the Tier 1 portion of the screen includes but is not limited to, existing and planned use of the property, type of structures existing or planned, surrounding area setting, a federal, state, local, and tribal review of the area of concern (AOC), historical records review of the TP and surrounding properties in the AOC, Physical setting (i.e., soil, geological and hydrogeological information), significant natural and man-made conduits that can serve as a preferential pathway that would allow a direct path for vapors to encroach upon the TP, and specialized user knowledge. This information is typically collected during the Phase I ESA process and can aid in determining the potential for a VEC at the TP.

Tier 2- If a VEC cannot be ruled out in the Tier 1 screen, the Tier 2 process applies a more refined screening based on soil, soil gas, and/or groundwater testing results. Tier 2 has two data collection components: non-invasive data collection and invasive data collection. Non-invasive data collection consists of a review of existing data collected in relation to the suspected contamination within the AOC. This information should be used to determine the status of remediation, the size of the contaminated plume and its behavior, the specific COC and their respective concentrations. Invasive data collection, consists of soil, soil gas, and/or groundwater sample collected at the TP, TP boundary or off-Site,

Conclusions of the VES result in (1) a VEC exists, (2) a VEC likely exists, (3) a VEC cannot be ruled out, or (4) a VEC can be ruled out because a VEC does not or is not likely to exist at the TP.

(The above language was obtained from the ASTM E2600-10 guidance document)

Table 8
TIER 1 Screening Table Summary
Block Island Power Company
New Shoreham, RI
(Target Property (TP))

Database	Site Inclusion	Non-Petroleum Contaminated Property(s) (within 1/3-mile from TP)	Petroleum Contaminated Property(s) (within 1/10-mile from TP)
NPL	No	0	0
CERCLIS	No	0	0
State Equivalent CERCLIS	No	0	0
SWF	No	0	0
RCRA – SITE ONLY	No	N/A	N/A
RCRA CORRACTS	No	0	0
RCRA non-CORRACTS	No	0	0
State/Tribal UST(s) – SITE ONLY	Yes	N/A	N/A
State/Tribal LUST(s)	Yes	0	1
ERNS	No	0	0
Federal/State Brownfield(s)	No	0	0
Federal/State Institutional Control – SITE ONLY	No	N/A	N/A

Tier 1 – TP VES Findings

According to ASTM 2600-10, a 1/3-mile radius is to be utilized when assessing potential vapor intrusion impacts from chlorinated solvent releases, and a 1/10-mile radius is used for assessing potential petroleum vapor impacts to the Site. Based upon this and other information collected and reviewed during the Phase I process, a VEC can be ruled out because a VEC does not or is not likely to exist on the subject Site. The Site is currently listed as an active LUST Site, with petroleum related impacts detected in groundwater above applicable RIDEM GA-GWOs. Additionally, benzene has historically been detected in excess of RIDEM GB GWOs at monitoring wells MW-A and MW-9. RIDEM utilizes the GB-GWO as a means to determine whether a potential VEC exists at a property. The only two (2) monitoring wells with GB-GWO exceedances are located hydraulically downgradient of any Site building with Harbor Pond located immediately downgradient of the Site. As such, a VEC is not likely to exist at the Site. Please refer to **Section 3.6** and **4.1.1** for further information regarding the Site’s current remedial status.

7.0 INTERVIEWS

7.1 Interview with Owner

Information obtained from Interviews with BIPCO representatives, including Mr. David Milner, has been incorporated into this assessment.

7.2 Interview with Local Government Officials

Information obtained from Mr. Samuel Bird, facilities manager for the Town of New Shoreham, has been incorporated into this assessment.

7.3 Interview with Others

Information obtained from Mr. Ronald Schroeder of Quonset Environmental and the environmental consultant used by BIPCO has been incorporated into this assessment.

8.0 ADDITIONAL SERVICES

No additional services were provided for this assessment.

9.0 FINDINGS & CONCLUSIONS

SAGE has performed this Phase I ESA of the Site in conformance with the scope and limitations of the ASTM E1527–13, Standard and the EPA’s AAI Rule. Any exceptions to or deletions from this practice are described in **Section 1.6** of this report titled “Deviations”. The following summarizes key findings of the Phase I ESA based on observations during the Site walkover, review of existing historical resources, and interviews with current or past owners. Included in the summary are known or suspected RECs, CRECs, HRECs and *de minimis* conditions.

Lot 35:

- A condition indicative of a suspected REC or *de minimis* condition was not identified during this assessment. **As such, SAGE recommends no additional investigation is recommended on this lot.**

Lot 36:

- Several pad-mounted transformers were observed on the lot. A sticker was present on each transformer certifying that the dielectric fluid within each transformer was tested to determine the amount of PCB content in the fluid. According to these stickers, the fluid contained less than 50 ppm of PCBs and is classified as a non-PCB transformer. Visual evidence of leaks associated with the transformers were not observed to have impacted the adjacent ground. **As such, this does not appear to represent a significant environmental concern to the Site and SAGE recommends no additional investigation of the noted transformers.**
- One inactive groundwater recovery well is located along the northern portion of the lot. The recovery well is associated with a groundwater interception trench and former pump and treat system which was in operation at the Site from approximately October 1991 through March 2006. This groundwater remediation system was installed to address groundwater contamination previously identified during the removal of several USTs associated with a former filling station located on this portion of the lot. Due to groundwater contamination on this portion of the Site being in excess of RIDEM regulatory standards, this is considered an environmental concern to the Site; however, it is currently being addressed by BIPCO as part of a RIDEM required quarterly groundwater monitoring program. **SAGE recommends collection of groundwater samples from active monitoring wells located on this lot to confirm results reported in previous quarterly groundwater monitoring reports conducted by BIPCO.** Further information regarding the contaminants of concern and the most recently submitted groundwater monitoring report is available in **Section 3.6** of this assessment.
- Several empty 55-gallon containers of used/waste oil were observed to the east of the equipment storage and partial office building. The drums are stored on bare ground; however, no signs of

petroleum staining on the adjacent grounds were observed. **SAGE recommends storage of any drum that formerly or currently contains petroleum product be stored indoors to minimize environmental risks. Additionally, SAGE recommends collection of groundwater samples from active monitoring wells located in proximity of the drums to determine if there has been any impact as a result of the drum storage.**

Lot 37:

- Several pad-mounted transformers were observed on the lot. A sticker was present on each transformer certifying that the dielectric fluid within each transformer was tested to determine the amount of PCB content in the fluid. According to these stickers, the fluid contained less than 50 ppm of PCBs and is classified as a non-PCB transformer. Visual evidence of leaks associated with the transformers were not observed to have impacted the adjacent ground. **As such, this does not appear to represent a significant environmental concern to the Site and SAGE recommends no additional investigation of the noted transformers.**
- Several small propane tanks (approximately 20-pounds) and a larger propane AST of unknown size are located on the southeastern portion of the lot. According to BIPCO representatives, this portion of the Site is rented out by an outside contractor. **As such, this does not appear to represent a significant environmental concern to the Site and SAGE recommends no additional investigation of the noted propane ASTs.**
- A Site building, located along the northeastern portion of the lot, is used to store waste oil. According to BIPCO representatives, this building is referred to as the “DEM Building” due to its storage of waste oil. Several 55-gallon containers of used/waste oil are temporarily stored here. The containers are emptied into an approximate 2,000-3,000- AST, which is situated within a concrete containment pad. A concrete lined collection pit is located adjacent to the AST and is utilized in the event of a spill. Petroleum was observed at the base of this pit. The concrete slab appeared to be in generally sound condition; however, heavy petroleum staining was observed throughout the building. **SAGE recommends collection of groundwater samples from active monitoring wells located in proximity to the “DEM Building” to determine if there has been any impact to groundwater as a result of the waste oil storage.**
- A soil pile generated during the construction of the substations is located on the northern portion of this lot. According to reviewed files, the volume of the soil pile is between approximately 400 and 800 cubic yards. On July 20, 2016, Coneco Engineers and Scientists (Coneco) collected seven (7) 9-point composite soil samples, designated DCS-01 through DCS-07, from throughout the stockpile generated from substation construction activities underway at the Site. The stockpiled material was noted to consist primarily of gravelly sand fill material and organics (peat). No evidence of anthropogenic fill material was observed. A reviewed laboratory analytical report for samples collected from the soil pile on July 20, 2016 indicate that six (6) of the seven (7) samples were submitted for laboratory analysis of total petroleum hydrocarbons (TPH) and total lead, which appear to be the main COC. The remaining sample was submitted for landfill disposal parameters (TPH, RCRA 8 metals, SVOCs, VOCs, PCBs, ignitability, total sulfur and total cyanide). Of the submitted samples, no detections in excess of RIDEM R-DEC or GA-LC were identified. TPH and lead were detected in all of the collected composite samples; however, no concentrations exceeded the applicable RIDEM R-DEC or GA-LC standards. This shows that there are minor petroleum impacts to the soil pile; however, nothing in excess of the applicable RIDEM standards.

As such, the soil is able to be reused at the Site if disposal of the soil is not desired. If disposal of the soil pile is desired, the material meets RIDEM R-DEC and GA-LC standards and can be accepted at any licensed Rhode Island disposal facility without any special handling. SAGE is able to assist with the disposal of any generated soils.

- “Five (5) Active USTs” – According to BIPCO representatives, the USTs must be removed by December 2017, as directed by RIDEM personnel. While groundwater in the vicinity of the USTs is monitored and the USTs have passed the most recent tank tightness tests, the volume of petroleum stored is considered a significant environmental concern. During the proposed removal process, residual petroleum contamination may be mobilized due to disruption of the subsurface environment. **As such, SAGE recommends monitoring and potentially reactivating the recovery well during and post-tank removal to minimize and prevent further contamination from entering the adjacent wetlands. Additionally, SAGE recommends collection of groundwater samples from hydraulically downgradient monitoring wells to confirm results reported in previous quarterly groundwater monitoring reports conducted by BIPCO.**
- “Historical Tank Farm, Groundwater Interception Trench & Recovery Well” – One inactive groundwater recovery well is located along the southern portion of the lot. The recovery well is associated with a groundwater interception trench and former pump and treat system which was in operation at the Site from approximately July 1995 through March 2006. This groundwater remediation system was installed to address groundwater contamination associated with historical use of this portion of the Site as a “tank farm”. Due to groundwater contamination on this portion of the Site being in excess of RIDEM regulatory standards, this is considered an environmental concern to the Site; however, this is currently being addressed by BIPCO as part of a RIDEM required quarterly groundwater monitoring program. **SAGE recommends collection of groundwater samples from active monitoring wells located on this lot to confirm results reported in previous quarterly groundwater monitoring reports conducted by BIPCO.** Further information regarding the contaminants of concern and the most recently submitted groundwater monitoring report is available in **Section 3.6** of this assessment.
- “Two (2) Generator Buildings” – Based on the storage and use of petroleum products in these buildings and petroleum staining observed throughout the two (2) buildings, this is considered an environmental concern to the Site. **SAGE recommends collection of groundwater samples from active monitoring wells located in proximity to the generator buildings to determine if there has been any impact to groundwater.**
- According to conversations with Town of New Shoreham representatives, an underground fuel line which ran from the Block Island Boat Basin to the Site was utilized in the late 1970s. The underground fuel line reportedly enters the Site along the former main gate, located on lot 37, and travels south towards the “tank farm”. Use of this underground fuel line was reportedly terminated approximately 25 years ago and was drained. **Based on the lack of confirmatory soil and groundwater sampling associated with the fuel line, SAGE recommends collection of groundwater samples from active monitoring wells located in proximity to the historical fuel line to determine if there has been any impact to groundwater. Additionally, SAGE recommends a limited investigation of soils in the vicinity of the fuel line to address potential petroleum impacts associated with this line.**

Lot 40:

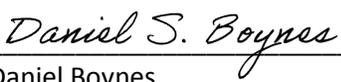
- A condition indicative of a suspected REC or *de minimis* condition was not identified during this assessment. **As such, SAGE recommends no additional investigation is recommended on this lot.**

10.0 SIGNATURES AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This report summarizes the findings of SAGE's Phase I ESA. The Phase I ESA was based upon Site reconnaissance, interviews with public and private parties as well as a review of all appropriate federal, state and local files. The information and findings contained within the Environmental Site Assessment are true and correct to the best of SAGE's knowledge.

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

Qualified professionals experienced in conducting Phase I Environmental Site Assessments have prepared this report.

	9/15/16
Daniel Boynes Project Manager	Date
	9/15/16
Rick Mandile Principal	Date

11.0 LIMITATIONS

Data obtained from public agencies, Site inspections, and data mapping sources was used in the characterization of this Site. The accuracy of the conclusions derived from these data is based solely on the accuracy of the data reported and/or supplied. Should information be made available concerning the Site which is not included in this report, it should be reported to SAGE so that findings, conclusions, and/or recommendations can be altered and modified (if necessary).

Events occurring on the Site after on-Site inspection are beyond the scope of this report. As such, SAGE makes no expressed or implied representations, warranties or guarantees regarding any changes in the condition of the premises after the date of the on-Site inspection.

Any qualitative or quantitative information regarding the Site, which was not available to SAGE at the time of this assessment, may result in modification(s) to the conclusions and/or representations made in this report.

Due to the fact that geological and soil formations are inherently random, variable, and indeterminate (heterogeneous) in nature, the professional services and opinions provided by SAGE under our agreement are not guaranteed to be a representation of complete Site conditions, which are variable and subject to change with time or as the result of natural or man-made processes. Although our services are extensive, opinions, findings, and conclusions presented are limited to and by the data supplied, reported, and

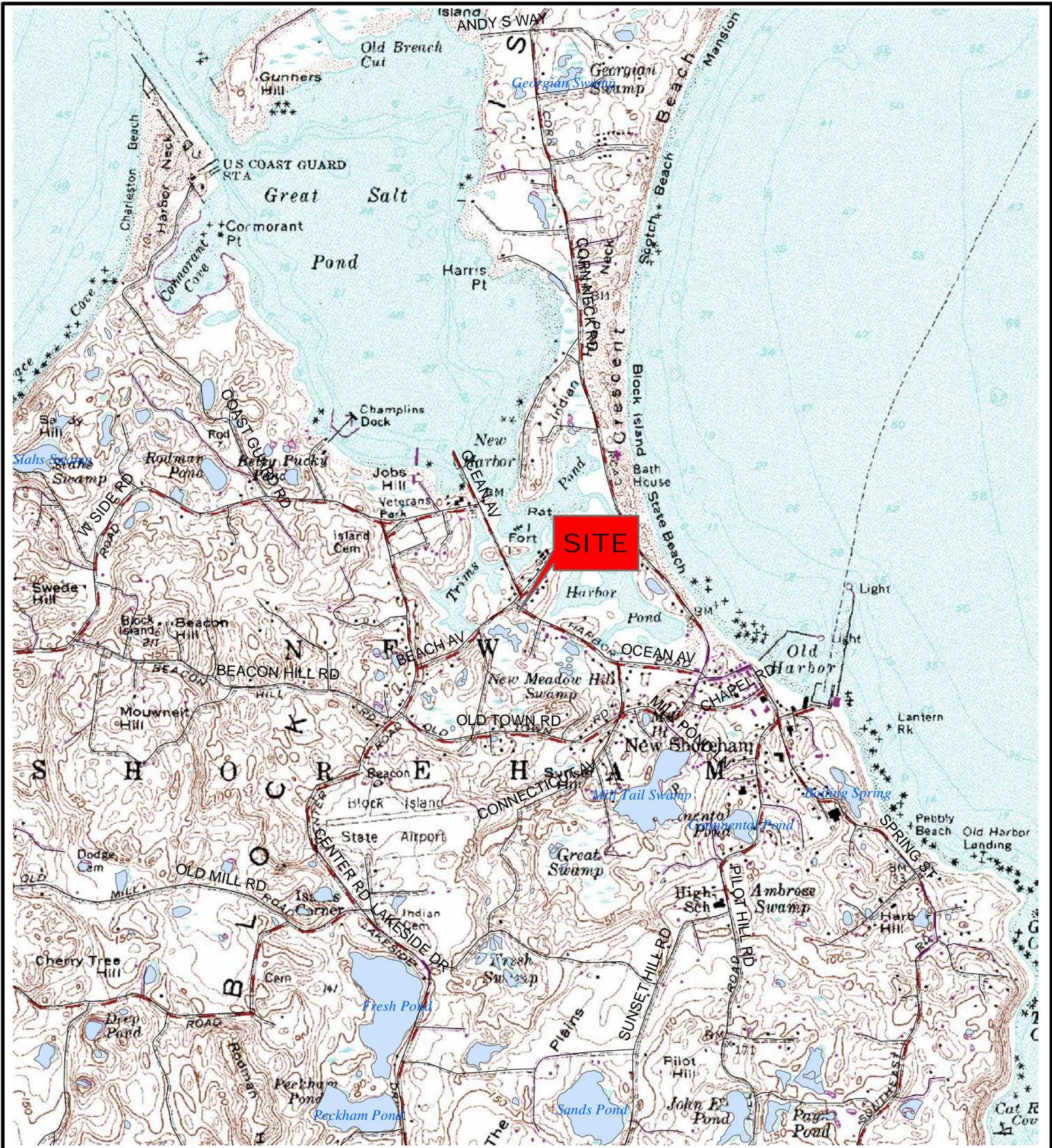
obtained. Additionally, unless specified or otherwise included herein, this assessment did not include an evaluation of business environmental risk as defined in ASTM E1527-13 (3.2.11) and non-scope considerations as identified in ASTM E1527-13 (13). Such non-scope considerations include, but are not limited to, evaluation of: asbestos-containing materials, biological agents, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, industrial hygiene, health and safety, OSHA compliance, cultural and historic resources, ecological resources, endangered species, indoor air quality, electromagnetic fields, formaldehyde, high-voltage power lines, non-point sources or best management practices for silviculture. Under the terms of the agreement no attempt was made to determine the compliance or regulatory status of present or former owners or operators of the Site with respect to federal, state, municipal, environmental, and land use laws or regulations.

SAGE has retained a copy of this report. No deletions or additions are permitted without the written consent of *SAGE*. This report, including the data, maps, and figures contained herein, are not suitable for use in its present form, for any ongoing or pending litigation. Use of this report in whole or in part by parties other than those authorized by *SAGE* is prohibited.

12.0 REFERENCES

Item	Date of Access	Source
"Block Island" Quadrangle	8/16/2016	USGS
Regulatory Database Report	8/1/2016	Environmental Data Resources, Inc. (EDR)
Soils Information	8/16/2016	USDA Web Soil Survey websoilsurvey.nrcs.usda.gov
Groundwater Classification	8/16/2016	RIGIS database
No Coverage Sanborn Map	7/28/2016	EDR
Aerial Photographs	8/24/2016	ProvPlan Historic Aerial Mapper http://mapper.provplan.org/ha/
City Directories	N/A	No Directories kept by Public Library
Building Records	8/18/2016	New Shoreham Building Department
Fire Prevention Records	8/18/2016	New Shoreham Fire Prevention Office
Interview	8/18/2016	Mr. Samuel Bird
Site Reconnaissance Performed by Daniel Boynes	8/18/2016	---

FIGURES

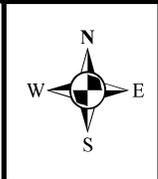


SAGE Environmental, Inc.

Figure 1

USGS Quadrangle Site Location Map

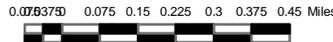
Plat 17 / Lots 35, 36, 37 & 40
Block Island, Rhode Island

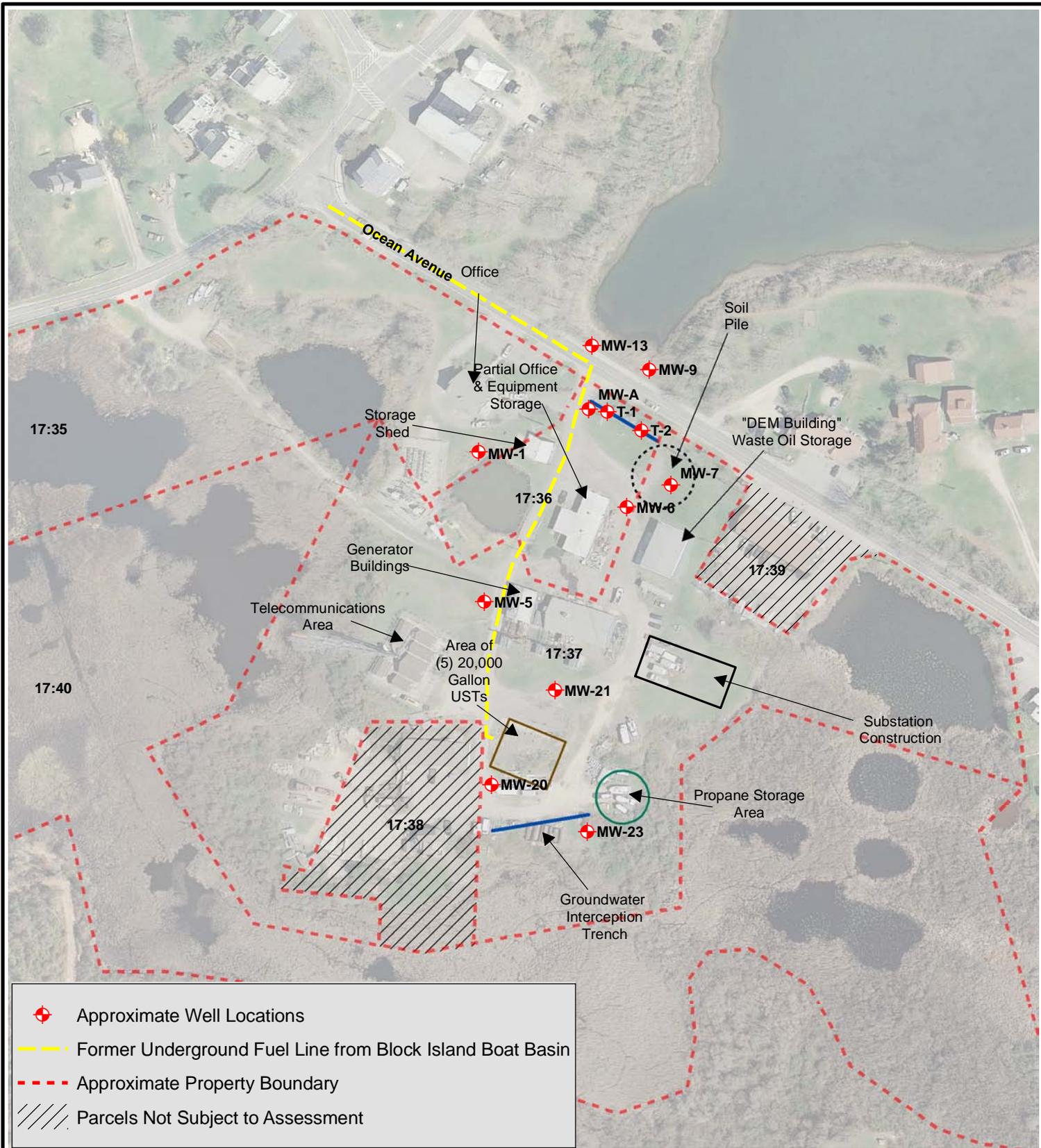


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DRAWING: usgs.mxd

USGS QUADRANGLE
BLOCK ISLAND, RHODE ISLAND





SAGE Environmental, Inc.

Figure

Site Sketch

Plat 17 / Lots 35, 36, 37 & 40
Block Island, Rhode Island



★ Site Location

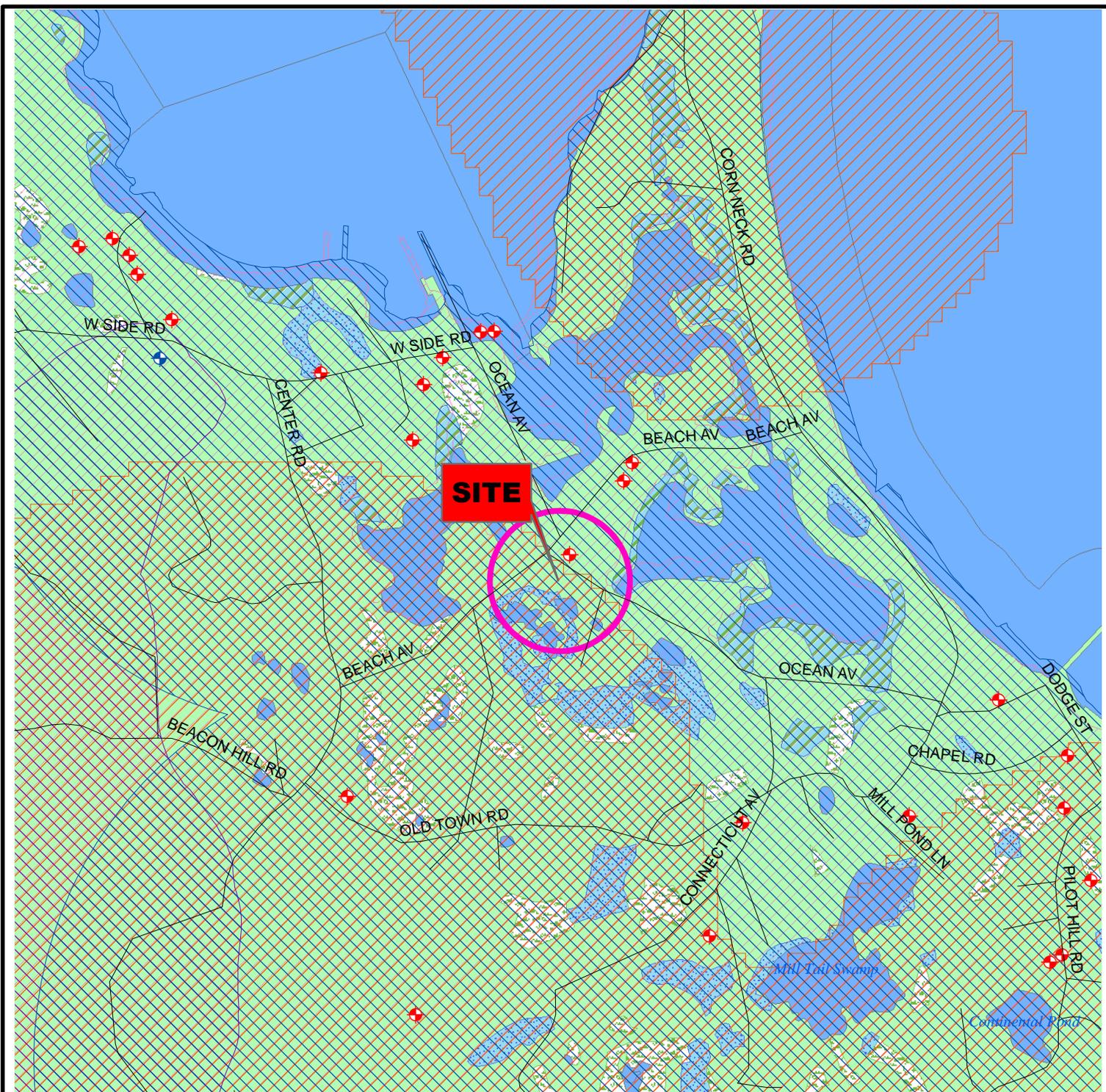
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Not to Scale



SAGEEnvironmental, Inc.

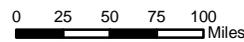
Figure 3

Groundwater Classification & Priority Resources Map

Plat 17 / Lots 35, 36, 37 & 40
Block Island, Rhode Island

- Noncommunity Wells
 - Public Wells
 - 500' Radius
 - Noncommunity Wellhead Protection Areas
 - Community Wellhead Protection Areas
- Groundwater Classification**
- GA
 - GAA
 - GB
 - GC
 - Wildlife Management Areas
 - Rare Species Habitat
 - Natural Heritage
- Wetlands**
- Emergent Wetland: Emergent Fen or
 - Emergent Wetland: Marsh/Wet Meadow
 - Estuarine Emergent Wetland
 - Estuarine Scrub-Shrub Wetland
 - Forested Wetland: Coniferous
 - Forested Wetland: Dead
 - Forested Wetland: Deciduous
 - Scrub-Shrub Swamp
 - Scrub-Shrub Wetland: Shrub Fen

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Not to Scale Site Location

PHOTOGRAPHS



View of the recovery well (RW-3) located along the southern portion of the Site. This is part of the groundwater interception trench located in this area.



View of the area of lot 37 used for propane storage by an outside contractor.



View of the area containing the five (5) active USTs. This is also the area of the historic tank field.



View of the construction of the new substations at the Site.



View of pad-mounted transformers. Several of these are located throughout the Site.



View of the recovery well RW-1 located along the northern portion of the Site. This is part of the groundwater interception trench located in this area.



View of the soil pile generated during the construction of the new substations.



View of empty 55-gallon drums used to store oil at the Site, located on lot 36.



View of the interior of the “DEM Building” located on lot 37.



View of the collection pit in the “DEM Building”. Please note oil was present in the put at the time of the inspection.



View of a collection sump located within the westernmost generator building. Please note the heavy petroleum staining surround the sump.



View of the area of the easternmost generator room affected by the fire.

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**GZA
GeoEnvironmental, Inc.**

*Engineers and
Scientists*

June 26, 2012
File No. 33803-C

Mr. Paul Murphy
Deepwater Wind
56 Exchange Terrace
Suite 101
Providence, Rhode Island 02903



530 Broadway
Providence
Rhode Island
02909
401-421-4140
Fax: 401-751-8613
<http://www.gza.com>

Re: Environmental Investigation – Alternative A Study Area
Block Island Power Company (BIPCO)
New Shoreham, Rhode Island

Sent via email (pmurphy@dwwind.com)

Dear Mr. Murphy:

In accordance with our proposal dated March 2, 2012, GZA GeoEnvironmental, Inc (GZA) has conducted an Environmental Investigation at portions of the BIPCO property (Alternative A Study Area) which we understand will be leased by Deepwater Wind.

The objective of the investigation was to evaluate whether oil or hazardous materials are present in the soil or groundwater in the Alternative A Study Area and in areas of the site where new utility poles may be installed. The investigation was conducted in general accordance with our April 20, 2012 Work Plan, which had been presented to the RI Department of Environmental Management (RIDEM). Additionally, we understand that it is Deepwater Wind's objective to establish baseline environmental conditions in these areas of the site.

The scope of services of this investigation included:

- The performance of eleven soil test borings and the installation of four groundwater monitoring wells;
- Field-screening of the soil samples for total volatile organic compounds (VOCs) using a photoionization detector (PID);
- Collecting groundwater samples from the newly installed monitoring wells, for VOCs and total petroleum hydrocarbons (TPH) analysis;
- Laboratory analysis of select soil samples for VOCs, TPH, Polychlorinated Biphenyls (PCBs), metals, and polycyclic aromatic hydrocarbons (PAHs);
- Collecting groundwater elevation data to evaluate groundwater flow direction; and,

- The preparation of this report.

The findings and conclusions presented in this report are subject to the Limitations presented in Appendix A.



BACKGROUND

The BIPCO facility is located off of Ocean Avenue on New Shoreham (Block Island), Rhode Island. A *Locus Plan* is attached as Figure 1. Deepwater Wind is considering leasing a specific portion of the BIPCO site. The area consists of an approximately 0.5-acre portion of the site depicted as “Alternative A” on the attached Figure 2, *Exploration Location Plan*. In addition, Deepwater Wind intends to install utility poles at the locations shown on Figure 2.

GZA was provided with a copy of a draft Phase I Environmental Site Assessment entitled “Block Island Power Company and Upland Route, New Shoreham, Rhode Island” prepared by AECOM and dated December 2011. That report concluded that:

- 69 petroleum underground storage tanks (USTs) had been located at the site, all but five of which have been removed;
- the site is identified by RIDEM as a leaking underground storage tank (LUST) site due to documented releases that occurred and where groundwater remediation was conducted;
- concentrations of benzene remain in groundwater above the RIDEM GA Groundwater Objectives¹ in the northern portion of the property; and former septic systems at the site may be considered Recognized Environmental Conditions.

The groundwater at the site has been classified by RIDEM as GAA. This highest use classification is defined as groundwater resources that are known or presumed to be suitable for drinking water use without treatment.

The tidally influenced Harbor Pond is located north of the site (on the other side of Ocean Avenue). The New Meadow Hill Swamp/wetland surrounds the site to the south, west, and east. The Rhode Island Department of Transportation (DOT) garage abuts the site to the northeast.

BIPCO Site History

This section of the report was prepared to summarize past groundwater quality conditions and the remedial response actions taken to address these conditions. Of specific note, the areas of observed impacts did not include the Alternative A Study Area.

¹ Rules of Regulations for the Investigation and Remediation of Hazardous Material Releases, November 2011.



The BIPCO site has been used to generate electricity since at least 1960. The facility utilizes diesel fuel to power its generators, which is presently stored in five 20,000 gallon USTs located in the southern portion of the site. Diesel fuel, and to a lesser degree gasoline, was historically stored in a former UST tank farm located in the southern portion of the site.

Nine USTs were formerly located in the northern portion of the site (see Figure 2 for the former tank locations). These tanks were removed in 1990. In May of 1990, floating petroleum product was observed on the water table in this area and volatile organic compounds (VOCs) were detected in groundwater samples. The detected VOCs included benzene, toluene, ethyl benzene, and xylene (all petroleum related compounds) at concentrations exceeding their respective GA Groundwater Objectives.

To address these conditions, a groundwater pump and treat remediation system was designed, constructed and operated in this northern area in October 1991. The system was comprised of a groundwater interceptor trench and a groundwater extraction well designated RW-1. Refer to Figure 2 for the location of this system. The pumped groundwater was treated (to remove the VOCs) and then discharged to an on-site containment pond. The system was operated until April 2006, at which time the RIDEM allowed the shutdown of the system. Quarterly groundwater monitoring has been performed in this area since the system's shutdown. Concentrations of benzene, and occasionally ethyl benzene, have continued to exceed their respective Groundwater Objectives. The benzene concentration in the groundwater samples over the past two years has ranged from 100 to 150 parts per billion (ppb) at monitoring well MW-A; and from 400 to 900 ppb at monitoring wells MW-9 and MW-9R. The GA Groundwater Objective for benzene is 5 ppb.

Groundwater flow in this northern area of the site is to the north towards Harbor Pond. The estimated historical extent of groundwater with VOC concentrations above the GA Groundwater Objectives in this area is shown on Figure 2.

Forty nine (49) USTs were located in a tank farm in the southern portion of the site. All but five of the fuel tanks were removed from this area (see Figure 2 for the former/current tank locations). Most of these tanks were removed between 1993 and 1995. In March 1993, benzene was detected in groundwater samples in this area with concentrations exceeding the GA Groundwater Objective.

A groundwater pump and treat remediation system was designed, constructed and operated in this southern area in July 1995. The system was comprised of a groundwater interceptor trench and a groundwater extraction well designated RW-3. The pumped groundwater was treated (to remove VOCs) and then discharged to an on-site containment pond. The system was operated until April 2006, at which time RIDEM allowed the shutdown of the system. Quarterly groundwater monitoring has been performed in this area since the shutdown of the remediation system.

Concentrations of benzene continue to exceed its GA Groundwater Objective of 5 ppb at monitoring well MW-23/23R. The groundwater concentrations in the samples collected from this well over the past two years have ranged from 5 to 46 ppb.

Groundwater flow in this southern area of the site is to the south towards the abutting wetlands. The estimated historical extent of groundwater with VOC concentrations above GA Groundwater Objectives in this area is shown on Figure 2.



Alternative A Study Area

The Alternative A study area is located on the eastern side of the BIPCO site (see Figure 2). The RI DOT property abuts this area to the northeast and the former tank farm is located to the south-southwest. BIPCO Building 4, a power generator building, is located to the west of the study area. BIPCO Building 5, a containment building used to store transformers, is located to the north of the Alternative A Study Area.

Five in-use 20,000 gallon diesel USTs are located approximately 80 feet southwest of the Alternative A Study Area. Underground fuel lines interconnect these USTs with the generators located in Buildings 3 and 4. The approximate location of these fuel lines are shown on Figure 2. A former sanitary leach field (trench) is located on the north side of the Alternative A Study Area (see Figure 2 for approximate location).

We note that during the advancement of borings MW-14 and MW-15 located proximate to the Alternative A Study Area as part of assessment activities conducted in January of 1993, that field-screening of soil samples did not exhibit evidence of contamination. Further, groundwater samples collected from monitoring wells MW-14 and MW-15 in February 1993 did not contain VOCs at concentrations above the method detection limits. These two wells are no longer present.

FIELD EXPLORATION, SAMPLING AND ANALYTICAL PROGRAM

To address the project objectives, GZA's field exploration program consisted of the execution of eleven soil borings, the installation of four monitoring wells, and the collection and screening/analysis of soil and groundwater samples. As described above, the boring locations were selected to evaluate subsurface conditions in the Alternative A Study Area, as well as at the proposed utility pole locations. The exploration locations are shown on Figure 2.

Test Borings and Monitoring Well Installations

On April 30 and May 1, 2012, eleven soil borings (PB-1 to PB-7, and PMW-1 to PMW-4) were completed by GeoLogic Drilling Company of Norfolk, Massachusetts and observed by a GZA field engineer. The boring were advanced utilizing a truck mounted drilling rig employing hollow stem auger techniques, without the use of drilling fluids.

Borings PB-1 to PB-7 were performed in areas where utility poles are proposed to be located. Borings with monitoring wells PMW-1 to PMW-4 were performed in the Alternative A Study Area. The boring depths ranged from 6.5 to 17 feet below grade. Soil samples were obtained at intervals of approximately 5 feet using a split spoon sampler employing Standard Penetration Test (SPT) techniques. Soil samples were classified in the field by GZA. Boring logs developed by GZA are attached as Appendix B.



Groundwater monitoring wells were installed in borings PMW-1 to PMW-4. The wells consisted of 10 foot lengths of 2-inch diameter slotted PVC well screen and solid riser pipe. The 10-slot well screen was set to span both above and below the water table. Filter sand was backfilled around the well screen and a 12-inch thick bentonite seal will be placed around the solid PVC riser pipe, immediately above the filter sand. A flush mounted curb box, cemented in place, topped off the wells. Well installation details are presented on the boring logs in Appendix B.

Soil Sampling and Analysis

As previously discussed, soil samples were collected at approximately 5-foot intervals using a split spoon sampler using standard penetration techniques. The soil samples were screened in the field for total VOCs (TVOCs) using a PID equipped with a 10.6 electron volt lamp. PID results are summarized on the boring logs in Appendix B.

The soil samples were placed in clean glass jars and kept cool during storage and subsequent shipment to the laboratory. The soil samples for VOC analysis were collected in methanol preserved 40-milliliter glass vials. Five soil samples, collected at depths ranging from 4 to 8 feet below grade, were selected for laboratory analysis of TPH using EPA Method 8100M and VOCs using EPA Method 8260B. In addition, four select soil samples, collected at depths of 0 to 2 feet below grade, were chosen for analysis of PCBs using EPA Method 8082, RCRA 8 metals, and PAHs using EPA Method 8270. The soil test results are summarized on Table 1 and the laboratory data sheets are attached as Appendix C.

Groundwater Sampling and Analysis

On May 1, 2012, GZA personnel sampled the newly installed monitoring wells (PMW-1 to PMW-4). The water samples were obtained using dedicated plastic disposable bailers. Three times the initial standing volume of groundwater in each well was evacuated, and then the well was sampled. The water samples were collected in acid-preserved 40-milliliter (ml) glass vials with Teflon Septa, and in unpreserved 1-liter dark amber glass jars with Teflon lined cap. Water samples were placed in an ice-filled cooler and delivered to the laboratory under chain-of-custody documentation. The groundwater samples were analyzed for VOCs using EPA Method 8260B; and TPH using EPA Method 8100M. Based on the Method 8260B results, the groundwater samples were re-analyzed by Method 8011 to achieve detection limits below RIDEM standards. The groundwater test results are described below, summarized in Table 2 and the laboratory data sheets are attached as Appendix D.

Elevation Survey and Water Level/Product Thickness Measurements

The depth to groundwater was measured in the monitoring wells on May 1, 2012. On this same date, the monitoring wells were also evaluated for the presence of light non-aqueous phase liquid (LNAPL) using an electronic oil/water interface probe. LNAPL was



not observed in any of the wells. A relative elevation survey, based on the elevation of the existing wells was performed to evaluate groundwater flow direction. Note that the elevation datum was arbitrarily chosen to be 100.00 feet for the northwest corner of Building 2.

Quality Assurance/Quality Control Testing

A laboratory-prepared trip blank water sample was included in the cooler which was delivered to the laboratory. The trip blank was analyzed for VOCs using EPA Method 8260B. In addition, a blind duplicate water sample was collected from monitoring well PMW-1 and labeled "Blind Dup". The blind duplicated sample was analyzed for VOCs using EPA Method 8260B and TPH using EPA Method 8100M.

FIELD EXPLORATION AND ANALYTICAL RESULTS

The following sections summarize the soil and groundwater conditions encountered in the explorations, as well as the results of screening and analysis of soil and water samples.

Subsurface Conditions

The subsurface conditions generally consisted of 6 to 13 feet of very loose to medium dense granular fill underlain by medium dense to dense silty fine sand with trace amounts of gravel. Occasionally the natural stratum was interbedded with stratas of sand, silty sand, or clayey silt. Refer to the boring logs in Appendix B for a more detailed description of subsurface conditions.

Groundwater levels varied from between 4.3 and 6.5 feet below grade. The groundwater elevation data collected on May 1, 2012 was used to construct the groundwater contours depicted on Figure 2. The elevation data indicates that groundwater flow in the Alternative A Study Area is to the east/northeast.

Soil Screening Results

The soil samples collected during drilling were PID-screened in the field for TVOCs. None of the soil samples exhibited PID readings above 1 ppmv (the level that would suggest readings above background).

Soil Analytical Test Results

Nine soil samples were chosen for the laboratory analytical suite describe above.

VOCs, TPH, PAHs, and PCBs were not detected in the soil samples at concentrations above the method detection limits. Low concentrations of some metals were detected in the soil samples, however, at concentrations below the RIDEM Method 1 criteria. The soil analytical test results, and RIDEM criteria, are summarized in Table 1. We note that the method detection limits for 1,2 dibromoethane (aka ethylene dibromide) and vinyl chloride were slightly above the applicable RIDEM criteria. As neither of these compounds are

We trust this letter report satisfies your present needs. Should you have any questions, please do not hesitate to call us at 401-421-4141

Very Truly Yours,



GZA GEOENVIRONMENTAL, INC.

A handwritten signature in cursive script that reads 'Anthony Urbano'.

Anthony B. Urbano, P.E.
Senior Project Manager

A handwritten signature in cursive script that reads 'R. Michael Clark'.

R. Michael Clark
Consultant Reviewer

A handwritten signature in cursive script that reads 'John P. Hartley'.

John P. Hartley
Principal

ABU/JPH:tja

Attachments: Figure 1 *Locus Plan*
Figure 2 *Exploration Location Plan*
Table 1 Soil Analytical Test Results
Table 2 Groundwater Quality Test Results
Table 3 Groundwater Levels and Relative Elevations
Appendix A Limitations
Appendix B Boring Logs
Appendix C Soil Analytical Data Sheets
Appendix D Groundwater Analytical Data Sheets

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Quonset Environmental LLC
cost-effective environmental engineering solutions
116 Wood Street, Bristol, RI 02809, (401) 396-9481
Ron@QuonsetEnviro.com

July 13, 2016

Ms. Sofia Kaczor
Senior Environmental Scientist
RI Department of Environmental Management
Office of Waste Management
Leaking Underground Storage Tank Management Program
235 Promenade Street
Providence, Rhode Island 02908-5767

**SUBJECT: Second Quarter 2016 Groundwater Monitoring Report
Block Island Power Company - Block Island, Rhode Island
RI DEM LUST Case: LS-2101**

Dear Ms. Kaczor:

On behalf of Block Island Power Company (BIPCo), I am sending this letter presenting quarterly groundwater monitoring results based on sampling conducted by BIPCo on June 22, 2016.

As you know, RIDEM approved BIPCo's proposal to cease active remediation using two on-site recovery wells, RW-1 and RW-3, located near the north side of the BIPCo plant, adjacent to Ocean Avenue, and in the southeastern corner of the site, respectively. RIDEM granted that approval on March 10, 2006.

RIDEM currently requires BIPCo to monitor the natural attenuation of benzene, toluene, ethylbenzene and xylene (BTEX) concentrations, and to determine the natural groundwater flow direction, without the influence and drawdown of the former recovery wells. BIPCo ceased active remediation in April of 2006 and continued to monitor MW-A, MW-9, MW-13, MW-17, MW-20 and MW- 23 for the following year. On October 18, 2007, RIDEM approved BIPCo's request to cease sampling wells MW-17, MW-20 and MW-23, for groundwater contamination monitoring purposes, as there was no evidence of rebound detected in those wells.

As described below, monitoring of wells MW-20 and MW-23 continues as an alternative and supplemental method of monitoring underground storage tank (UST) tightness.

As reported previously, BIPCo replaced damaged Wells 9, 20 and 23 with Wells 9R, 20R and 23R. BIPCo continues to measure only groundwater elevation in Well 13, in order to provide a third elevation for estimating groundwater flow direction in the vicinity of Wells A and 9R.

Quarterly monitoring of the groundwater for BTEX continues for wells MW-A and MW-9R, 20R and 23R, as does the determination of groundwater flow direction in the vicinity of former recovery well, RW-1.

In addition to monitoring BTEX in Wells 20R and 23R, in the vicinity down-gradient of its diesel USTs, BIPCo conducts annual tightness tests of its USTs. This program is the result of two RIDEM variances dated January 20, 2006 and October 20, 2006. These variances require BIPCo to leak-test its five USTs annually instead of biennially, and they require BIPCo to sample groundwater monitoring wells MW-20R and MW-23R each calendar quarter.

June 2016 Sampling and Observations

Wells A, 9R, 20R and 23R were purged and sampled. Wells A, 20R and 23R went dry before being completely purged. Standard operating procedures for monitoring well development involve removal of at least several well volumes until acidity, dissolved oxygen, conductance and temperature parameters stabilize to within acceptable ranges. This was not possible for Wells A, 20R or 23R during the June sampling event. BIPCo was able to purge three well volumes from Well 9R prior to sampling, and all of the Well 9R parameter measurements were within acceptable limits as tabulated below, indicating that development of Well 9R was adequate prior to sampling. Parameter measurements for the wells that went dry prior to purging are included with the enclosed laboratory analysis report and associated groundwater sampling logs.

Well 9R Development Parameters June 2016

Parameter	pH	Specific Conductance (mS/cm)	Oxygen (mg/L)	Temperature (oC)
Well 9R				
Well Volume 1	7.41	0.443	4.65	13.42
Well Volume 2	7.31	0.437	4.69	13.54
Well Volume 3	7.26	0.437	4.71	13.62
Average	7.33	0.439	4.68	13.53
Max	7.41	0.443	4.71	13.62
Min	7.26	0.437	4.65	13.42
Change	0.15	0.006	0.060	0.200
Change %	NA	1.37%	1.29%	1.49%
Acceptable Change	0.20	10%	10%	10%
Change Acceptable?	OK	OK	OK	OK

The groundwater samples from all four wells were analyzed for BTEX using EPA's Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, "SW-846", Method 8260B. The table below summarizes the June 2016 sampling results as well as the history of sampling results since August of 2006, following cessation of active recovery and remediation.

Wells A and 9R are intended to represent the residual contaminant plume near the northern plant boundary. The pollutant of primary concern is benzene. For the past five years, over the past 20 calendar quarters of sampling (since August of 2011), except for a single calendar quarter, all other BTEX component concentrations in all wells have been less than their corresponding groundwater quality standards listed in Table 1 of RIDEM's Groundwater Quality Rules. (The March 2015 ethylbenzene concentration in Well 9R slightly exceeded its groundwater quality standard (i.e., 730 versus 700 micrograms per liter)). The June 2016 Well 9R benzene concentration of 190 micrograms per liter remains elevated relative to the corresponding five micrograms per liter standard for groundwater with GAA and GA classifications (i.e.: 0.005 milligrams per liter). However, as shown in the table below, the benzene concentration has continued to decrease substantially in the area of Well 9R since the greatest concentrations measured in 2010 and 2011. The benzene concentration in Well A has remained relatively low; most recently 140 micrograms per liter. Except for benzene, all BTEX concentrations were less than the groundwater quality standards in June.

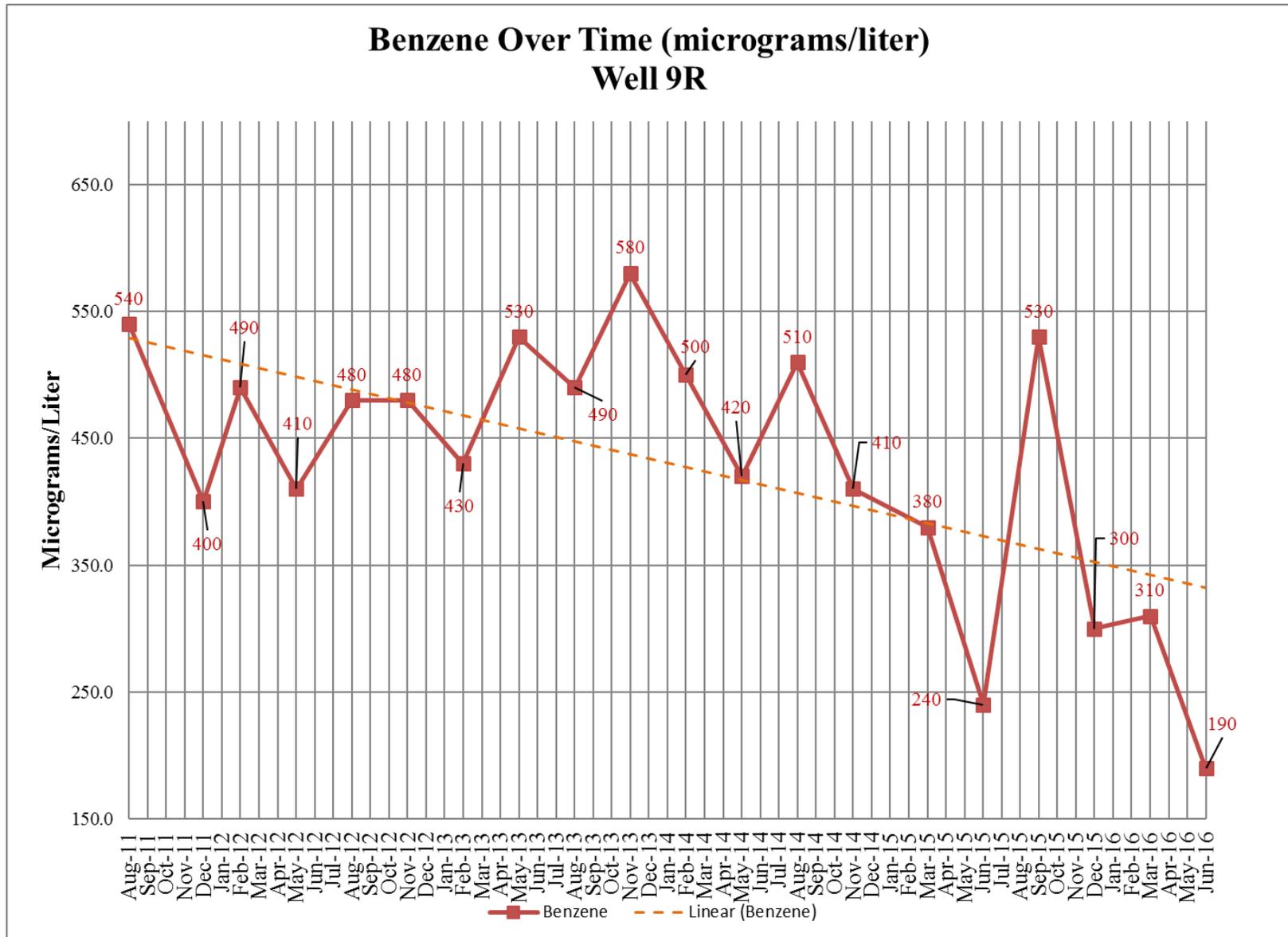
Wells/Dates	Benzene ug/l				Toluene ug/l				Ethylbenzene ug/l				Xylenes (total) ug/l			
	A	9	20	23	A	9	20	23	A	9	20	23	A	9	20	23
Water Quality Standard	5				1,000				700				10,000			
Aug-06	51.8	1.0	0.0	0.0	1.1	1.6	0.0	0.0	15.0	1.0	0.0	0.0	3.5	3.0	0.0	0.0
Nov-06	85.8	5.1	0.0	0.0	1.7	1	0.0	0.0	20.5	1.0	0.0	0.0	4.6	3.0	0.0	0.0
Feb-07	103.0	39.9	0.0	0.0	10.0	10.1	0.0	0.0	12.6	10.8	0.0	0.0	30.0	1.0	0.0	0.0
May-07	173.0	13.2	1.0	4.1	1.6	1	1.0	1.0	23.7	3.6	1.0	3.8	2.9	3.0	3.0	3.0
Aug-07	145.0	214.0	1.0	20.1	1.7	6.7	1.0	1.0	25.4	99.7	1.0	1.0	4.0	19.8	3.0	3.0
Nov-07	213.0	42.3	0.0	0.0	3.1	1	0.0	0.0	52.2	32.2	0.0	0.0	6.7	7.6	0.0	0.0
Jul-08	271.0	285.0	1.0	15.2	10.0	8.2	1.0	1.0	55.4	60.9	1.0	9.6	30.0	52.4	3.0	3.0
Nov-08	140.0	239.0	1.0	9.5	2.2	5.1	1.0	1.0	21.9	5.4	1.0	1.0	4.8	61.6	3.0	3.0
Feb-09	158.0	226.0	1.0	11.2	1.8	8.4	1.0	1.0	27.7	43.7	1.0	4.8	4.2	67.8	3.0	2.9
May-09	150.0	79.0	1.0	1.4	1.9	3.7	1.0	1.0	29.0	11.0	1.0	2.4	3.4	22.5	3.0	3.0
Aug-09	180.0	440.0	1.0	19.0	2.7	13	1.0	1.6	40.0	1.0	1.0	5.2	8.6	6.5	3.0	2.0
Nov-09	130.0	440.0	1.0	12.0	2.0	0	1.0	0.0	24.0	18.0	1.0	0.0	5.3	110.0	3.0	0.0
Feb-10	140.0	280.0	0.0	0.0	0.0	6.7	0.0	0.0	22.0	29.0	0.0	0.0	0.0	117.4	0.0	0.0
May-10	160.0	150.0	0.0	3.8	2.0	4.5	0.0	0.0	23.0	5.7	0.0	3.9	3.4	76.7	0.0	0.0
Wells/Dates	A	9R	20R	23R	A	9R	20R	23R	A	9R	20R	23R	A	9R	20R	23R
Aug-10	130.0	860.0	0.0	13.0	1.7	36.0	0.0	1.0	16.0	1100.0	0.0	0.0	3.8	821.0	0.0	0.0
Nov-10	140.0	570.0	0.0	5.2	2.2	15.0	0.0	0.0	28.0	710.0	0.0	0.0	5.5	180.0	0.0	0.0
Feb-11	140.0	620.0	0.0	46.0	0.0	28.0	0.0	0.0	22.0	670.0	0.0	0.0	4.3	276.0	0.0	0.0
May-11	150.0	860.0	0.0	9.5	1.8	87.0	0.0	0.0	19.0	990.0	0.0	3.7	0.0	1272.0	0.0	0.0
Aug-11	96.0	540.0	0.0	9.5	1.5	31.0	0.0	0.0	14.0	690.0	0.0	7.8	3.2	690.0	0.0	0.0
Dec-11	100.0	400.0	0.0	6.8	2.6	16.0	0.0	0.0	12.0	510.0	0.0	0.0	0.0	120.0	0.0	0.0
Feb-12	93.0	490.0	0.0	2.4	0.0	13.0	0.0	0.0	4.8	520.0	0.0	0.0	0.0	150.0	0.0	0.0
May-12	110.0	410.0	0.0	2.1	0.0	12.0	0.0	0.0	10.0	370.0	0.0	0.0	0.0	120.0	0.0	0.0
Aug-12	76.0	480.0	0.0	7.1	0.0	18.0	0.0	0.0	8.2	510.0	0.0	0.0	4.1	234.0	0.0	0.0
Nov-12	70.0	480.0	0.0	2.7	0.0	12.0	0.0	0.0	6.4	410.0	0.0	0.0	4.3	94.0	0.0	0.0
Feb-13	120.0	430.0	0.0	2.1	2.0	13.0	0.0	0.0	8.1	440.0	0.0	0.0	5.5	131.0	0.0	0.0
May-13	110.0	530.0	0.0	4.7	0.0	43.0	0.0	0.0	5.7	550.0	0.0	5.8	0.0	586.0	0.0	0.0

Wells/Dates	Benzene ug/l				Toluene ug/l				Ethylbenzene ug/l				Xylenes (total) ug/l			
	A	9	20	23	A	9	20	23	A	9	20	23	A	9	20	23
Water Quality Standard	5				1,000				700				10,000			
Aug-13	120.0	490.0	0.0	8.4	0.0	38.0	0.0	0.0	5.7	460.0	0.0	12.0	0.0	544.0	0.0	0.0
Nov-13	90.0	580.0	0.0	4.3	0.0	28.0	0.0	0.0	6.3	340.0	0.0	0.0	5.1	397.0	0.0	0.0
Feb-14	140.0	500.0	5.2	0.0	2.1	24.0	0.0	0.0	6.8	500.0	0.0	0.0	0.0	402.0	0.0	0.0
May-14	130.0	420.0	0.0	5.6	0.0	38.0	0.0	0.0	7.6	530.0	0.0	2.1	0.0	741.0	0.0	0.0
Aug-14	130.0	510.0	0.0	5.0	0.0	39.0	0.0	0.0	5.0	530.0	0.0	0.0	0.0	689.0	0.0	0.0
Nov-14	8.6	410.0	0.0	11.0	0.0	0.0	0.0	0.0	3.8	490.0	0.0	0.0	0.0	270.0	0.0	0.0
Mar-15	170.0	380.0	0.0	5.7	2.9	28.0	0.0	0.0	8.5	730.0	0.0	3.2	5.1	1025.0	0.0	0.0
Jun-15	190.0	240.0	0.0	12.0	0.0	20.0	0.0	0.0	6.4	300.0	0.0	4.6	0.0	437.0	0.0	0.0
Sep-15	130.0	530.0	0.0	20.0	0.0	26.0	0.0	1.4	5.1	390.0	0.0	1.6	0.0	570.0	0.0	2.9
Dec-15	190.0	300.0	0.0	6.0	3.1	9.2	0.0	0.0	5.9	350.0	0.0	0.0	5.2	92.8	0.0	0.0
Mar-16	220.0	310.0	0.0	8.6	2.9	9.6	0.0	0.0	6.3	290.0	0.0	2.0	5.1	176.4	0.0	0.0
Jun-16	140.0	190.0	0.0	18.0	0.0	7.0	0.0	1.6	4.7	110.0	0.0	5.8	0.0	103.4	0.0	4.6

The benzene concentration trend in Well 9/9R is shown graphically below.

Previous recommendations included continued periodic sampling following the well replacements and adequate well development. The continued stabilization and reduction of benzene concentrations appears to justify continued monitoring of a relatively slow and gradual natural attenuation of benzene concentrations. If the Well 9R numerical benzene trend continues to decrease and stabilize, then additional investigative and remedial measures may not be required, and BIPCo may request DEM's approval to cease monitoring.

Groundwater flow in the vicinity of the former recovery well, RW-1, has been calculated from three nearby water table elevations. It continues to flow toward the northeast and Harbor Pond as shown in Attachment 1.



Recommendations

As shown in the chart above, the benzene concentrations measured in Well 9R indicate a substantial decrease since the greatest concentrations were sampled in 2010 and 2011, when the well was relocated closer to the former source of contamination. Results of the past 20 quarterly sampling events indicate that benzene fluctuations may be gradually decreasing, as shown by the linear trend line in the chart above.

Prior to considering any additional investigation and/or remediation measures, I recommend continuing development and monitoring of BTEX concentrations in MW-A and MW-9R.

Quarterly monitoring will continue in MW-A, MW-9R, MW-20R and MW-23R. MW-13 will continue to be used only for measuring groundwater elevation in order to provide a third point, in addition to MW-A and 9R, for estimating groundwater flow direction in its vicinity.

All tanks passed tightness testing without exception in May of 2016, and the test results were submitted to RI DEM. In addition, the benzene concentration remains low in wells MW-20R and MW-23R. This supports the conclusion that the underground fuel tanks are not leaking.

BIPCo President, Albert Casazza, and Chief Operating Officer, Cliff McGinnes, reviewed and approved of this report.

Please respond with any comments or questions you might have.

Thank you.

Sincerely,

Ronald E. Schroeder, PE

Enclosures

Attachment 1: June 2016 Groundwater Flow Direction

Appendices: July 6, 2016 Con-Test Analytical Laboratory sampling results with groundwater sampling and elevation logs

cc: Cliff McGinnes – Block Island Power Company
Mr. Gregory Yekhtikian, RI DEM Underground Storage Tank Section

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CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

SAMPLE RECEIPT

The following samples were received on July 20, 2016 for the analyses specified on the enclosed Chain of Custody Record.

Low Level VOA vials were frozen by ESS Laboratory on July 20, 2016 at 20:10.

The cooler temperature was not within the acceptance limit of <6°C, however, samples were delivered on ice.

<u>Lab Number</u>	<u>Sample Name</u>	<u>Matrix</u>	<u>Analysis</u>
1607503-01	DCS-01	Soil	6010C, 8100M
1607503-02	DCS-02	Soil	6010C, 8100M
1607503-03	DCS-03	Soil	6010C, 8100M
1607503-04	DCS-04	Soil	6010C, 8100M
1607503-05	DCS-05	Soil	6010C, 8100M
1607503-06	DCS-06	Soil	6010C, 8100M
1607503-07	DCS-07	Soil	6010C, 6020A, 7471B, 8082A, 8100M, 8260B Low, 8270D, 9014, D4239



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

PROJECT NARRATIVE

5035/8260B Volatile Organic Compounds / Low Level

CG62234-BS1 **Blank Spike recovery is below lower control limit (B-).**
Tetrahydrofuran (68% @ 70-130%)

8270D Semi-Volatile Organic Compounds

CZG0391-CCV1 **Calibration required quadratic regression (Q).**
2,4-Dinitrophenol (63% @ 80-120%), Benzoic Acid (75% @ 80-120%)

CZG0391-CCV1 **Continuing Calibration %Diff/Drift is above control limit (CD+).**
Benzyl Alcohol (25% @ 20%)

CZG0391-CCV1 **Continuing Calibration %Diff/Drift is below control limit (CD-).**
2,4-Dinitrophenol (37% @ 20%), 4,6-Dinitro-2-Methylphenol (25% @ 20%), Benzoic Acid (25% @ 20%)

CZG0391-CCV1 **Initial Calibration Verification recovery is above upper control limit (ICV+).**
Benzoic Acid

CZG0391-CCV1 **Initial Calibration Verification recovery is below lower control limit (ICV-).**
Hexachlorocyclopentadiene

No other observations noted.

End of Project Narrative.

DATA USABILITY LINKS

- [Definitions of Quality Control Parameters](#)
- [Semivolatile Organics Internal Standard Information](#)
- [Semivolatile Organics Surrogate Information](#)
- [Volatile Organics Internal Standard Information](#)
- [Volatile Organics Surrogate Information](#)
- [EPH and VPH Alkane Lists](#)



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

CURRENT SW-846 METHODOLOGY VERSIONS

Analytical Methods

- 1010A - Flashpoint
- 6010C - ICP
- 6020A - ICP MS
- 7010 - Graphite Furnace
- 7196A - Hexavalent Chromium
- 7470A - Aqueous Mercury
- 7471B - Solid Mercury
- 8011 - EDB/DBCP/TCP
- 8015D - GRO/DRO
- 8081B - Pesticides
- 8082A - PCB
- 8100M - TPH
- 8151A - Herbicides
- 8260B - VOA
- 8270D - SVOA
- 8270D SIM - SVOA Low Level
- 9014 - Cyanide
- 9038 - Sulfate
- 9040C - Aqueous pH
- 9045D - Solid pH (Corrosivity)
- 9050A - Specific Conductance
- 9056A - Anions (IC)
- 9060A - TOC
- 9095B - Paint Filter
- MADEP 04-1.1 - EPH / VPH

Prep Methods

- 3005A - Aqueous ICP Digestion
- 3020A - Aqueous Graphite Furnace / ICP MS Digestion
- 3050B - Solid ICP / Graphite Furnace / ICP MS Digestion
- 3060A - Solid Hexavalent Chromium Digestion
- 3510C - Separatory Funnel Extraction
- 3520C - Liquid / Liquid Extraction
- 3540C - Manual Soxhlet Extraction
- 3541 - Automated Soxhlet Extraction
- 3546 - Microwave Extraction
- 3580A - Waste Dilution
- 5030B - Aqueous Purge and Trap
- 5030C - Aqueous Purge and Trap
- 5035 - Solid Purge and Trap

SW846 Reactivity Methods 7.3.3.2 (Reactive Cyanide) and 7.3.4.1 (Reactive Sulfide) have been withdrawn by EPA. These methods are reported per client request and are not NELAP accredited.



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-01
Date Sampled: 07/20/16 11:40
Percent Solids: 98

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-01
Sample Matrix: Soil
Units: mg/kg dry

Extraction Method: 3050B

Total Metals

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyst</u>	<u>Analyzed</u>	<u>I/V</u>	<u>F/V</u>	<u>Batch</u>
Lead	22.8 (4.67)		6010C		1	KJK	07/23/16 3:21	2.19	100	CG62054



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-01
Date Sampled: 07/20/16 11:40
Percent Solids: 98
Initial Volume: 20.2
Final Volume: 1
Extraction Method: 3546

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-01
Sample Matrix: Soil
Units: mg/kg dry
Analyst: DPS
Prepared: 7/20/16 20:38

8100M Total Petroleum Hydrocarbons

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
Total Petroleum Hydrocarbons	157 (38.0)		8100M		1	07/21/16 1:55	CZG0320	CG62017
		<i>%Recovery</i>	<i>Qualifier</i>	<i>Limits</i>				
<i>Surrogate: O-Terphenyl</i>		86 %		40-140				



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-02
Date Sampled: 07/20/16 11:42
Percent Solids: 80

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-02
Sample Matrix: Soil
Units: mg/kg dry

Extraction Method: 3050B

Total Metals

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyst</u>	<u>Analyzed</u>	<u>I/V</u>	<u>F/V</u>	<u>Batch</u>
Lead	9.27 (5.40)		6010C		1	KJK	07/23/16 3:25	2.31	100	CG62054



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-02
Date Sampled: 07/20/16 11:42
Percent Solids: 80
Initial Volume: 20.7
Final Volume: 1
Extraction Method: 3546

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: DPS
Prepared: 7/20/16 20:38

8100M Total Petroleum Hydrocarbons

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
Total Petroleum Hydrocarbons	305 (45.2)		8100M		1	07/21/16 2:35	CZG0320	CG62017
		<i>%Recovery</i>	<i>Qualifier</i>	<i>Limits</i>				
<i>Surrogate: O-Terphenyl</i>		92 %		40-140				



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-03
Date Sampled: 07/20/16 11:44
Percent Solids: 98

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-03
Sample Matrix: Soil
Units: mg/kg dry

Extraction Method: 3050B

Total Metals

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyst</u>	<u>Analyzed</u>	<u>I/V</u>	<u>F/V</u>	<u>Batch</u>
Lead	31.8 (4.65)		6010C		1	KJK	07/23/16 3:42	2.2	100	CG62054



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-03
Date Sampled: 07/20/16 11:44
Percent Solids: 98
Initial Volume: 20.2
Final Volume: 1
Extraction Method: 3546

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-03
Sample Matrix: Soil
Units: mg/kg dry
Analyst: DPS
Prepared: 7/20/16 20:38

8100M Total Petroleum Hydrocarbons

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
Total Petroleum Hydrocarbons	74.4 (38.0)		8100M		1	07/21/16 3:16	CZG0320	CG62017
		<i>%Recovery</i>	<i>Qualifier</i>	<i>Limits</i>				
<i>Surrogate: O-Terphenyl</i>		82 %		40-140				



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-04
Date Sampled: 07/20/16 11:50
Percent Solids: 89

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-04
Sample Matrix: Soil
Units: mg/kg dry

Extraction Method: 3050B

Total Metals

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyst</u>	<u>Analyzed</u>	<u>I/V</u>	<u>F/V</u>	<u>Batch</u>
Lead	36.4 (5.08)		6010C		1	KJK	07/23/16 3:45	2.22	100	CG62054



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-04
Date Sampled: 07/20/16 11:50
Percent Solids: 89
Initial Volume: 20.2
Final Volume: 1
Extraction Method: 3546

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-04
Sample Matrix: Soil
Units: mg/kg dry
Analyst: DPS
Prepared: 7/20/16 20:38

8100M Total Petroleum Hydrocarbons

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
Total Petroleum Hydrocarbons	61.1 (41.9)		8100M		1	07/21/16 3:56	CZG0320	CG62017
		<i>%Recovery</i>	<i>Qualifier</i>	<i>Limits</i>				
<i>Surrogate: O-Terphenyl</i>		86 %		40-140				



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-05
Date Sampled: 07/20/16 11:55
Percent Solids: 92

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-05
Sample Matrix: Soil
Units: mg/kg dry

Extraction Method: 3050B

Total Metals

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyst</u>	<u>Analyzed</u>	<u>I/V</u>	<u>F/V</u>	<u>Batch</u>
Lead	10.4 (4.61)		6010C		1	KJK	07/23/16 3:49	2.37	100	CG62054



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-05
Date Sampled: 07/20/16 11:55
Percent Solids: 92
Initial Volume: 19.2
Final Volume: 1
Extraction Method: 3546

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-05
Sample Matrix: Soil
Units: mg/kg dry
Analyst: DPS
Prepared: 7/20/16 20:38

8100M Total Petroleum Hydrocarbons

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
Total Petroleum Hydrocarbons	246 (42.6)		8100M		1	07/21/16 4:36	CZG0320	CG62017
		<i>%Recovery</i>	<i>Qualifier</i>	<i>Limits</i>				
<i>Surrogate: O-Terphenyl</i>		88 %		40-140				



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-06
Date Sampled: 07/20/16 12:00
Percent Solids: 96

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-06
Sample Matrix: Soil
Units: mg/kg dry

Extraction Method: 3050B

Total Metals

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyst</u>	<u>Analyzed</u>	<u>I/V</u>	<u>F/V</u>	<u>Batch</u>
Lead	16.5 (4.58)		6010C		1	KJK	07/23/16 3:53	2.28	100	CG62054



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-06
Date Sampled: 07/20/16 12:00
Percent Solids: 96
Initial Volume: 20.3
Final Volume: 1
Extraction Method: 3546

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-06
Sample Matrix: Soil
Units: mg/kg dry
Analyst: DPS
Prepared: 7/20/16 20:38

8100M Total Petroleum Hydrocarbons

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
Total Petroleum Hydrocarbons	197 (38.6)		8100M		1	07/21/16 5:17	CZG0320	CG62017
		<i>%Recovery</i>	<i>Qualifier</i>	<i>Limits</i>				
<i>Surrogate: O-Terphenyl</i>		84 %		40-140				



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-07
Date Sampled: 07/20/16 12:05
Percent Solids: 92

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-07
Sample Matrix: Soil
Units: mg/kg dry

Extraction Method: 3050B

Total Metals

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyst</u>	<u>Analyzed</u>	<u>I/V</u>	<u>F/V</u>	<u>Batch</u>
Arsenic	ND (2.34)		6010C		1	KJK	07/23/16 18:09	2.31	100	CG62203
Barium	18.0 (2.34)		6010C		1	KJK	07/23/16 18:09	2.31	100	CG62203
Cadmium	ND (0.47)		6010C		1	KJK	07/23/16 18:09	2.31	100	CG62203
Chromium	5.21 (0.94)		6010C		1	KJK	07/23/16 18:09	2.31	100	CG62203
Lead	7.28 (4.69)		6010C		1	KJK	07/23/16 18:09	2.31	100	CG62203
Mercury	ND (0.034)		7471B		1	BJV	07/25/16 11:53	0.63	40	CG62205
Selenium	ND (0.47)		6020A		20	NAR	07/25/16 18:35	2.31	100	CG62203
Silver	ND (0.47)		6010C		1	KJK	07/23/16 18:09	2.31	100	CG62203



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-07
Date Sampled: 07/20/16 12:05
Percent Solids: 92
Initial Volume: 6.5
Final Volume: 10
Extraction Method: 5035

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-07
Sample Matrix: Soil
Units: mg/kg dry
Analyst: MEK

5035/8260B Volatile Organic Compounds / Low Level

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
1,1,1,2-Tetrachloroethane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,1,1-Trichloroethane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,1,2,2-Tetrachloroethane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,1,2-Trichloroethane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,1-Dichloroethane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,1-Dichloroethene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,1-Dichloropropene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,2,3-Trichlorobenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,2,3-Trichloropropane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,2,4-Trichlorobenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,2,4-Trimethylbenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,2-Dibromo-3-Chloropropane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,2-Dibromoethane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,2-Dichlorobenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,2-Dichloroethane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,2-Dichloropropane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,3,5-Trimethylbenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,3-Dichlorobenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,3-Dichloropropane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,4-Dichlorobenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1,4-Dioxane	ND (0.0833)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
1-Chlorohexane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
2,2-Dichloropropane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
2-Butanone	ND (0.0416)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
2-Chlorotoluene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
2-Hexanone	ND (0.0416)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
4-Chlorotoluene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
4-Isopropyltoluene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
4-Methyl-2-Pentanone	ND (0.0416)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Acetone	ND (0.0416)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Benzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Bromobenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-07
Date Sampled: 07/20/16 12:05
Percent Solids: 92
Initial Volume: 6.5
Final Volume: 10
Extraction Method: 5035

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-07
Sample Matrix: Soil
Units: mg/kg dry
Analyst: MEK

5035/8260B Volatile Organic Compounds / Low Level

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
Bromochloromethane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Bromodichloromethane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Bromoform	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Bromomethane	ND (0.0083)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Carbon Disulfide	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Carbon Tetrachloride	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Chlorobenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Chloroethane	ND (0.0083)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Chloroform	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Chloromethane	ND (0.0083)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
cis-1,2-Dichloroethene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
cis-1,3-Dichloropropene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Dibromochloromethane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Dibromomethane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Dichlorodifluoromethane	ND (0.0083)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Diethyl Ether	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Di-isopropyl ether	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Ethyl tertiary-butyl ether	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Ethylbenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Hexachlorobutadiene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Isopropylbenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Methyl tert-Butyl Ether	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Methylene Chloride	ND (0.0208)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Naphthalene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
n-Butylbenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
n-Propylbenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
sec-Butylbenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Styrene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
tert-Butylbenzene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Tertiary-amyl methyl ether	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Tetrachloroethene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Tetrahydrofuran	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
 Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
 Client Sample ID: DCS-07
 Date Sampled: 07/20/16 12:05
 Percent Solids: 92
 Initial Volume: 6.5
 Final Volume: 10
 Extraction Method: 5035

ESS Laboratory Work Order: 1607503
 ESS Laboratory Sample ID: 1607503-07
 Sample Matrix: Soil
 Units: mg/kg dry
 Analyst: MEK

5035/8260B Volatile Organic Compounds / Low Level

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
Toluene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
trans-1,2-Dichloroethene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
trans-1,3-Dichloropropene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Trichloroethene	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Trichlorofluoromethane	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Vinyl Acetate	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Vinyl Chloride	ND (0.0083)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Xylene O	ND (0.0042)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Xylene P,M	ND (0.0083)		8260B Low		1	07/22/16 16:08	CZG0352	CG62234
Xylenes (Total)	ND (0.0083)		8260B Low		1	07/22/16 16:08		[CALC]

	<i>%Recovery</i>	<i>Qualifier</i>	<i>Limits</i>
<i>Surrogate: 1,2-Dichloroethane-d4</i>	80 %		70-130
<i>Surrogate: 4-Bromofluorobenzene</i>	79 %		70-130
<i>Surrogate: Dibromofluoromethane</i>	82 %		70-130
<i>Surrogate: Toluene-d8</i>	88 %		70-130



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-07
Date Sampled: 07/20/16 12:05
Percent Solids: 92
Initial Volume: 19.9
Final Volume: 10
Extraction Method: 3540C

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-07
Sample Matrix: Soil
Units: mg/kg dry
Analyst: ML
Prepared: 7/21/16 17:03

8082A Polychlorinated Biphenyls (PCB)

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
Aroclor 1016	ND (0.0544)		8082A		1	07/22/16 21:45		CG62119
Aroclor 1221	ND (0.0544)		8082A		1	07/22/16 21:45		CG62119
Aroclor 1232	ND (0.0544)		8082A		1	07/22/16 21:45		CG62119
Aroclor 1242	ND (0.0544)		8082A		1	07/22/16 21:45		CG62119
Aroclor 1248	ND (0.0544)		8082A		1	07/22/16 21:45		CG62119
Aroclor 1254	0.0682 (0.0544)		8082A		1	07/22/16 21:45		CG62119
Aroclor 1260	ND (0.0544)		8082A		1	07/22/16 21:45		CG62119
Aroclor 1262	ND (0.0544)		8082A		1	07/22/16 21:45		CG62119
Aroclor 1268	ND (0.0544)		8082A		1	07/22/16 21:45		CG62119

	<i>%Recovery</i>	<i>Qualifier</i>	<i>Limits</i>
<i>Surrogate: Decachlorobiphenyl</i>	66 %		30-150
<i>Surrogate: Decachlorobiphenyl [2C]</i>	60 %		30-150
<i>Surrogate: Tetrachloro-m-xylene</i>	57 %		30-150
<i>Surrogate: Tetrachloro-m-xylene [2C]</i>	58 %		30-150



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-07
Date Sampled: 07/20/16 12:05
Percent Solids: 92
Initial Volume: 19.9
Final Volume: 1
Extraction Method: 3546

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-07
Sample Matrix: Soil
Units: mg/kg dry
Analyst: DPS
Prepared: 7/21/16 14:30

8100M Total Petroleum Hydrocarbons

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
Total Petroleum Hydrocarbons	433 (40.8)		8100M		1	07/22/16 1:49	CZG0364	CG62115
		<i>%Recovery</i>	<i>Qualifier</i>	<i>Limits</i>				
<i>Surrogate: O-Terphenyl</i>		102 %		40-140				



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-07
Date Sampled: 07/20/16 12:05
Percent Solids: 92
Initial Volume: 14.5
Final Volume: 0.5
Extraction Method: 3546

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-07
Sample Matrix: Soil
Units: mg/kg dry
Analyst: IBM
Prepared: 7/22/16 12:25

8270D Semi-Volatile Organic Compounds

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
1,1-Biphenyl	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
1,2,4-Trichlorobenzene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
1,2-Dichlorobenzene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
1,3-Dichlorobenzene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
1,4-Dichlorobenzene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2,3,4,6-Tetrachlorophenol	ND (1.87)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2,4,5-Trichlorophenol	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2,4,6-Trichlorophenol	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2,4-Dichlorophenol	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2,4-Dimethylphenol	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2,4-Dinitrophenol	ND (1.87)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2,4-Dinitrotoluene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2,6-Dinitrotoluene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2-Chloronaphthalene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2-Chlorophenol	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2-Methylnaphthalene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2-Methylphenol	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2-Nitroaniline	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
2-Nitrophenol	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
3,3'-Dichlorobenzidine	ND (0.747)		8270D		1	07/25/16 14:40	CZG0391	CG62214
3+4-Methylphenol	ND (0.747)		8270D		1	07/25/16 14:40	CZG0391	CG62214
3-Nitroaniline	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
4,6-Dinitro-2-Methylphenol	ND (1.87)		8270D		1	07/25/16 14:40	CZG0391	CG62214
4-Bromophenyl-phenylether	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
4-Chloro-3-Methylphenol	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
4-Chloroaniline	ND (0.747)		8270D		1	07/25/16 14:40	CZG0391	CG62214
4-Chloro-phenyl-phenyl ether	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
4-Nitroaniline	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
4-Nitrophenol	ND (1.87)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Acenaphthene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Acenaphthylene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Acetophenone	ND (0.747)		8270D		1	07/25/16 14:40	CZG0391	CG62214



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-07
Date Sampled: 07/20/16 12:05
Percent Solids: 92
Initial Volume: 14.5
Final Volume: 0.5
Extraction Method: 3546

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-07
Sample Matrix: Soil
Units: mg/kg dry
Analyst: IBM
Prepared: 7/22/16 12:25

8270D Semi-Volatile Organic Compounds

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
Aniline	ND (0.747)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Anthracene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Azobenzene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Benzo(a)anthracene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Benzo(a)pyrene	ND (0.187)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Benzo(b)fluoranthene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Benzo(g,h,i)perylene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Benzo(k)fluoranthene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Benzoic Acid	ND (1.87)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Benzyl Alcohol	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
bis(2-Chloroethoxy)methane	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
bis(2-Chloroethyl)ether	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
bis(2-chloroisopropyl)Ether	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
bis(2-Ethylhexyl)phthalate	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Butylbenzylphthalate	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Carbazole	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Chrysene	ND (0.187)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Dibenzo(a,h)Anthracene	ND (0.187)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Dibenzofuran	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Diethylphthalate	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Dimethylphthalate	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Di-n-butylphthalate	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Di-n-octylphthalate	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Fluoranthene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Fluorene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Hexachlorobenzene	ND (0.187)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Hexachlorobutadiene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Hexachlorocyclopentadiene	ND (1.87)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Hexachloroethane	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Indeno(1,2,3-cd)Pyrene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Isophorone	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Naphthalene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
 Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
 Client Sample ID: DCS-07
 Date Sampled: 07/20/16 12:05
 Percent Solids: 92
 Initial Volume: 14.5
 Final Volume: 0.5
 Extraction Method: 3546

ESS Laboratory Work Order: 1607503
 ESS Laboratory Sample ID: 1607503-07
 Sample Matrix: Soil
 Units: mg/kg dry
 Analyst: IBM
 Prepared: 7/22/16 12:25

8270D Semi-Volatile Organic Compounds

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyzed</u>	<u>Sequence</u>	<u>Batch</u>
Nitrobenzene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
N-Nitrosodimethylamine	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
N-Nitroso-Di-n-Propylamine	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
N-nitrosodiphenylamine	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Pentachlorophenol	ND (1.87)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Phenanthrene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Phenol	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Pyrene	ND (0.373)		8270D		1	07/25/16 14:40	CZG0391	CG62214
Pyridine	ND (1.87)		8270D		1	07/25/16 14:40	CZG0391	CG62214

	<i>%Recovery</i>	<i>Qualifier</i>	<i>Limits</i>
<i>Surrogate: 1,2-Dichlorobenzene-d4</i>	60 %		30-130
<i>Surrogate: 2,4,6-Tribromophenol</i>	79 %		30-130
<i>Surrogate: 2-Chlorophenol-d4</i>	67 %		30-130
<i>Surrogate: 2-Fluorobiphenyl</i>	66 %		30-130
<i>Surrogate: 2-Fluorophenol</i>	65 %		30-130
<i>Surrogate: Nitrobenzene-d5</i>	64 %		30-130
<i>Surrogate: Phenol-d6</i>	69 %		30-130
<i>Surrogate: p-Terphenyl-d14</i>	86 %		30-130



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI
Client Sample ID: DCS-07
Date Sampled: 07/20/16 12:05
Percent Solids: 92

ESS Laboratory Work Order: 1607503
ESS Laboratory Sample ID: 1607503-07
Sample Matrix: Soil

Classical Chemistry

<u>Analyte</u>	<u>Results (MRL)</u>	<u>MDL</u>	<u>Method</u>	<u>Limit</u>	<u>DF</u>	<u>Analyst</u>	<u>Analyzed</u>	<u>Units</u>	<u>Batch</u>
Sulfur, Total, WT PCT	ND (0.10)		D4239		1	SUB	07/26/16 0:00	wt %	CG62658
Total Cyanide	ND (1.00)		9014		1	EEM	07/22/16 12:05	mg/kg dry	CG62225



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
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Total Metals

Batch CG62054 - 3050B

Blank

Lead	ND	5.00	mg/kg wet							
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LCS

Lead	125	19.2	mg/kg wet	138.0		91	80-120			
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LCS Dup

Lead	129	19.6	mg/kg wet	138.0		94	80-120	3	20	
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Batch CG62203 - 3050B

Blank

Arsenic	ND	2.50	mg/kg wet							
Barium	ND	2.50	mg/kg wet							
Cadmium	ND	0.50	mg/kg wet							
Chromium	ND	1.00	mg/kg wet							
Lead	ND	5.00	mg/kg wet							
Selenium	ND	0.50	mg/kg wet							
Silver	ND	0.50	mg/kg wet							

LCS

Arsenic	155	9.26	mg/kg wet	161.0		96	80-120			
Barium	380	9.26	mg/kg wet	351.0		108	80-120			
Cadmium	179	1.85	mg/kg wet	190.0		94	80-120			
Chromium	85.5	3.70	mg/kg wet	87.90		97	80-120			
Lead	140	18.5	mg/kg wet	138.0		102	80-120			
Selenium	298	23.1	mg/kg wet	305.0		98	80-120			
Silver	59.2	1.85	mg/kg wet	58.00		102	80-120			

LCS Dup

Arsenic	153	8.47	mg/kg wet	161.0		95	80-120	1	20	
Barium	341	8.47	mg/kg wet	351.0		97	80-120	11	20	
Cadmium	179	1.69	mg/kg wet	190.0		94	80-120	0.09	20	
Chromium	86.3	3.39	mg/kg wet	87.90		98	80-120	0.9	20	
Lead	140	16.9	mg/kg wet	138.0		101	80-120	0.6	20	
Selenium	284	21.2	mg/kg wet	305.0		93	80-120	5	30	
Silver	59.7	1.69	mg/kg wet	58.00		103	80-120	0.8	20	

Batch CG62205 - 7471B

Blank

Mercury	ND	0.033	mg/kg wet							
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LCS

Mercury	11.0	1.80	mg/kg wet	9.700		113	51-148			
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5035/8260B Volatile Organic Compounds / Low Level

Batch CG62234 - 5035

Blank

1,1,1,2-Tetrachloroethane	ND	0.0050	mg/kg wet							
1,1,1-Trichloroethane	ND	0.0050	mg/kg wet							



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
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5035/8260B Volatile Organic Compounds / Low Level

Batch CG62234 - 5035

1,1,2,2-Tetrachloroethane	ND	0.0050	mg/kg wet
1,1,2-Trichloroethane	ND	0.0050	mg/kg wet
1,1-Dichloroethane	ND	0.0050	mg/kg wet
1,1-Dichloroethene	ND	0.0050	mg/kg wet
1,1-Dichloropropene	ND	0.0050	mg/kg wet
1,2,3-Trichlorobenzene	ND	0.0050	mg/kg wet
1,2,3-Trichloropropane	ND	0.0050	mg/kg wet
1,2,4-Trichlorobenzene	ND	0.0050	mg/kg wet
1,2,4-Trimethylbenzene	ND	0.0050	mg/kg wet
1,2-Dibromo-3-Chloropropane	ND	0.0050	mg/kg wet
1,2-Dibromoethane	ND	0.0050	mg/kg wet
1,2-Dichlorobenzene	ND	0.0050	mg/kg wet
1,2-Dichloroethane	ND	0.0050	mg/kg wet
1,2-Dichloropropane	ND	0.0050	mg/kg wet
1,3,5-Trimethylbenzene	ND	0.0050	mg/kg wet
1,3-Dichlorobenzene	ND	0.0050	mg/kg wet
1,3-Dichloropropane	ND	0.0050	mg/kg wet
1,4-Dichlorobenzene	ND	0.0050	mg/kg wet
1,4-Dioxane	ND	0.100	mg/kg wet
1-Chlorohexane	ND	0.0050	mg/kg wet
2,2-Dichloropropane	ND	0.0050	mg/kg wet
2-Butanone	ND	0.0500	mg/kg wet
2-Chlorotoluene	ND	0.0050	mg/kg wet
2-Hexanone	ND	0.0500	mg/kg wet
4-Chlorotoluene	ND	0.0050	mg/kg wet
4-Isopropyltoluene	ND	0.0050	mg/kg wet
4-Methyl-2-Pentanone	ND	0.0500	mg/kg wet
Acetone	ND	0.0500	mg/kg wet
Benzene	ND	0.0050	mg/kg wet
Bromobenzene	ND	0.0050	mg/kg wet
Bromochloromethane	ND	0.0050	mg/kg wet
Bromodichloromethane	ND	0.0050	mg/kg wet
Bromoform	ND	0.0050	mg/kg wet
Bromomethane	ND	0.0100	mg/kg wet
Carbon Disulfide	ND	0.0050	mg/kg wet
Carbon Tetrachloride	ND	0.0050	mg/kg wet
Chlorobenzene	ND	0.0050	mg/kg wet
Chloroethane	ND	0.0100	mg/kg wet
Chloroform	ND	0.0050	mg/kg wet
Chloromethane	ND	0.0100	mg/kg wet
cis-1,2-Dichloroethene	ND	0.0050	mg/kg wet
cis-1,3-Dichloropropene	ND	0.0050	mg/kg wet
Dibromochloromethane	ND	0.0050	mg/kg wet
Dibromomethane	ND	0.0050	mg/kg wet
Dichlorodifluoromethane	ND	0.0100	mg/kg wet



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors

Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
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5035/8260B Volatile Organic Compounds / Low Level

Batch CG62234 - 5035

Diethyl Ether	ND	0.0050	mg/kg wet							
Di-isopropyl ether	ND	0.0050	mg/kg wet							
Ethyl tertiary-butyl ether	ND	0.0050	mg/kg wet							
Ethylbenzene	ND	0.0050	mg/kg wet							
Hexachlorobutadiene	ND	0.0050	mg/kg wet							
Isopropylbenzene	ND	0.0050	mg/kg wet							
Methyl tert-Butyl Ether	ND	0.0050	mg/kg wet							
Methylene Chloride	ND	0.0250	mg/kg wet							
Naphthalene	ND	0.0050	mg/kg wet							
n-Butylbenzene	ND	0.0050	mg/kg wet							
n-Propylbenzene	ND	0.0050	mg/kg wet							
sec-Butylbenzene	ND	0.0050	mg/kg wet							
Styrene	ND	0.0050	mg/kg wet							
tert-Butylbenzene	ND	0.0050	mg/kg wet							
Tertiary-amyl methyl ether	ND	0.0050	mg/kg wet							
Tetrachloroethene	ND	0.0050	mg/kg wet							
Tetrahydrofuran	ND	0.0050	mg/kg wet							
Toluene	ND	0.0050	mg/kg wet							
trans-1,2-Dichloroethene	ND	0.0050	mg/kg wet							
trans-1,3-Dichloropropene	ND	0.0050	mg/kg wet							
Trichloroethene	ND	0.0050	mg/kg wet							
Trichlorofluoromethane	ND	0.0050	mg/kg wet							
Vinyl Acetate	ND	0.0050	mg/kg wet							
Vinyl Chloride	ND	0.0100	mg/kg wet							
Xylene O	ND	0.0050	mg/kg wet							
Xylene P,M	ND	0.0100	mg/kg wet							
Xylenes (Total)	ND	0.0100	mg/kg wet							
Surrogate: 1,2-Dichloroethane-d4	0.0471		mg/kg wet	0.05000		94	70-130			
Surrogate: 4-Bromofluorobenzene	0.0435		mg/kg wet	0.05000		87	70-130			
Surrogate: Dibromofluoromethane	0.0460		mg/kg wet	0.05000		92	70-130			
Surrogate: Toluene-d8	0.0468		mg/kg wet	0.05000		94	70-130			

LCS

1,1,1,2-Tetrachloroethane	0.0435	0.0050	mg/kg wet	0.05000		87	70-130			
1,1,1-Trichloroethane	0.0420	0.0050	mg/kg wet	0.05000		84	70-130			
1,1,2,2-Tetrachloroethane	0.0440	0.0050	mg/kg wet	0.05000		88	70-130			
1,1,2-Trichloroethane	0.0446	0.0050	mg/kg wet	0.05000		89	70-130			
1,1-Dichloroethane	0.0400	0.0050	mg/kg wet	0.05000		80	70-130			
1,1-Dichloroethene	0.0421	0.0050	mg/kg wet	0.05000		84	70-130			
1,1-Dichloropropene	0.0401	0.0050	mg/kg wet	0.05000		80	70-130			
1,2,3-Trichlorobenzene	0.0517	0.0050	mg/kg wet	0.05000		103	70-130			
1,2,3-Trichloropropane	0.0458	0.0050	mg/kg wet	0.05000		92	70-130			
1,2,4-Trichlorobenzene	0.0431	0.0050	mg/kg wet	0.05000		86	70-130			
1,2,4-Trimethylbenzene	0.0441	0.0050	mg/kg wet	0.05000		88	70-130			
1,2-Dibromo-3-Chloropropane	0.0511	0.0050	mg/kg wet	0.05000		102	70-130			
1,2-Dibromoethane	0.0455	0.0050	mg/kg wet	0.05000		91	70-130			



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
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5035/8260B Volatile Organic Compounds / Low Level

Batch CG62234 - 5035

1,2-Dichlorobenzene	0.0452	0.0050	mg/kg wet	0.05000		90	70-130			
1,2-Dichloroethane	0.0406	0.0050	mg/kg wet	0.05000		81	70-130			
1,2-Dichloropropane	0.0411	0.0050	mg/kg wet	0.05000		82	70-130			
1,3,5-Trimethylbenzene	0.0453	0.0050	mg/kg wet	0.05000		91	70-130			
1,3-Dichlorobenzene	0.0442	0.0050	mg/kg wet	0.05000		88	70-130			
1,3-Dichloropropane	0.0414	0.0050	mg/kg wet	0.05000		83	70-130			
1,4-Dichlorobenzene	0.0462	0.0050	mg/kg wet	0.05000		92	70-130			
1,4-Dioxane	1.07	0.100	mg/kg wet	1.000		107	70-130			
1-Chlorohexane	0.0448	0.0050	mg/kg wet	0.05000		90	70-130			
2,2-Dichloropropane	0.0411	0.0050	mg/kg wet	0.05000		82	70-130			
2-Butanone	0.188	0.0500	mg/kg wet	0.2500		75	70-130			
2-Chlorotoluene	0.0449	0.0050	mg/kg wet	0.05000		90	70-130			
2-Hexanone	0.227	0.0500	mg/kg wet	0.2500		91	70-130			
4-Chlorotoluene	0.0454	0.0050	mg/kg wet	0.05000		91	70-130			
4-Isopropyltoluene	0.0452	0.0050	mg/kg wet	0.05000		90	70-130			
4-Methyl-2-Pentanone	0.201	0.0500	mg/kg wet	0.2500		81	70-130			
Acetone	0.218	0.0500	mg/kg wet	0.2500		87	70-130			
Benzene	0.0425	0.0050	mg/kg wet	0.05000		85	70-130			
Bromobenzene	0.0431	0.0050	mg/kg wet	0.05000		86	70-130			
Bromochloromethane	0.0382	0.0050	mg/kg wet	0.05000		76	70-130			
Bromodichloromethane	0.0417	0.0050	mg/kg wet	0.05000		83	70-130			
Bromoform	0.0477	0.0050	mg/kg wet	0.05000		95	70-130			
Bromomethane	0.0454	0.0100	mg/kg wet	0.05000		91	70-130			
Carbon Disulfide	0.0436	0.0050	mg/kg wet	0.05000		87	70-130			
Carbon Tetrachloride	0.0393	0.0050	mg/kg wet	0.05000		79	70-130			
Chlorobenzene	0.0444	0.0050	mg/kg wet	0.05000		89	70-130			
Chloroethane	0.0423	0.0100	mg/kg wet	0.05000		85	70-130			
Chloroform	0.0379	0.0050	mg/kg wet	0.05000		76	70-130			
Chloromethane	0.0451	0.0100	mg/kg wet	0.05000		90	70-130			
cis-1,2-Dichloroethene	0.0402	0.0050	mg/kg wet	0.05000		80	70-130			
cis-1,3-Dichloropropene	0.0399	0.0050	mg/kg wet	0.05000		80	70-130			
Dibromochloromethane	0.0418	0.0050	mg/kg wet	0.05000		84	70-130			
Dibromomethane	0.0380	0.0050	mg/kg wet	0.05000		76	70-130			
Dichlorodifluoromethane	0.0412	0.0100	mg/kg wet	0.05000		82	70-130			
Diethyl Ether	0.0408	0.0050	mg/kg wet	0.05000		82	70-130			
Di-isopropyl ether	0.0378	0.0050	mg/kg wet	0.05000		76	70-130			
Ethyl tertiary-butyl ether	0.0361	0.0050	mg/kg wet	0.05000		72	70-130			
Ethylbenzene	0.0441	0.0050	mg/kg wet	0.05000		88	70-130			
Hexachlorobutadiene	0.0471	0.0050	mg/kg wet	0.05000		94	70-130			
Isopropylbenzene	0.0448	0.0050	mg/kg wet	0.05000		90	70-130			
Methyl tert-Butyl Ether	0.0398	0.0050	mg/kg wet	0.05000		80	70-130			
Methylene Chloride	0.0453	0.0250	mg/kg wet	0.05000		91	70-130			
Naphthalene	0.0462	0.0050	mg/kg wet	0.05000		92	70-130			
n-Butylbenzene	0.0452	0.0050	mg/kg wet	0.05000		90	70-130			
n-Propylbenzene	0.0446	0.0050	mg/kg wet	0.05000		89	70-130			



CERTIFICATE OF ANALYSIS

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5035/8260B Volatile Organic Compounds / Low Level

Batch CG62234 - 5035

sec-Butylbenzene	0.0466	0.0050	mg/kg wet	0.05000		93	70-130			
Styrene	0.0497	0.0050	mg/kg wet	0.05000		99	70-130			
tert-Butylbenzene	0.0462	0.0050	mg/kg wet	0.05000		92	70-130			
Tertiary-amyl methyl ether	0.0379	0.0050	mg/kg wet	0.05000		76	70-130			
Tetrachloroethene	0.0434	0.0050	mg/kg wet	0.05000		87	70-130			
Tetrahydrofuran	0.0339	0.0050	mg/kg wet	0.05000		68	70-130			B-
Toluene	0.0436	0.0050	mg/kg wet	0.05000		87	70-130			
trans-1,2-Dichloroethene	0.0395	0.0050	mg/kg wet	0.05000		79	70-130			
trans-1,3-Dichloropropene	0.0381	0.0050	mg/kg wet	0.05000		76	70-130			
Trichloroethene	0.0404	0.0050	mg/kg wet	0.05000		81	70-130			
Trichlorofluoromethane	0.0377	0.0050	mg/kg wet	0.05000		75	70-130			
Vinyl Acetate	0.0355	0.0050	mg/kg wet	0.05000		71	70-130			
Vinyl Chloride	0.0433	0.0100	mg/kg wet	0.05000		87	70-130			
Xylene O	0.0474	0.0050	mg/kg wet	0.05000		95	70-130			
Xylene P,M	0.102	0.0100	mg/kg wet	0.1000		102	70-130			
Xylenes (Total)	0.149	0.0100	mg/kg wet							
Surrogate: 1,2-Dichloroethane-d4	0.0402		mg/kg wet	0.05000		80	70-130			
Surrogate: 4-Bromofluorobenzene	0.0517		mg/kg wet	0.05000		103	70-130			
Surrogate: Dibromofluoromethane	0.0408		mg/kg wet	0.05000		82	70-130			
Surrogate: Toluene-d8	0.0491		mg/kg wet	0.05000		98	70-130			

LCS Dup

1,1,1,2-Tetrachloroethane	0.0468	0.0050	mg/kg wet	0.05000		94	70-130	7	25	
1,1,1-Trichloroethane	0.0455	0.0050	mg/kg wet	0.05000		91	70-130	8	25	
1,1,2,2-Tetrachloroethane	0.0454	0.0050	mg/kg wet	0.05000		91	70-130	3	25	
1,1,2-Trichloroethane	0.0452	0.0050	mg/kg wet	0.05000		90	70-130	1	25	
1,1-Dichloroethane	0.0422	0.0050	mg/kg wet	0.05000		84	70-130	5	25	
1,1-Dichloroethene	0.0464	0.0050	mg/kg wet	0.05000		93	70-130	10	25	
1,1-Dichloropropene	0.0424	0.0050	mg/kg wet	0.05000		85	70-130	6	25	
1,2,3-Trichlorobenzene	0.0541	0.0050	mg/kg wet	0.05000		108	70-130	5	25	
1,2,3-Trichloropropane	0.0494	0.0050	mg/kg wet	0.05000		99	70-130	8	25	
1,2,4-Trichlorobenzene	0.0463	0.0050	mg/kg wet	0.05000		93	70-130	7	25	
1,2,4-Trimethylbenzene	0.0474	0.0050	mg/kg wet	0.05000		95	70-130	7	25	
1,2-Dibromo-3-Chloropropane	0.0535	0.0050	mg/kg wet	0.05000		107	70-130	5	25	
1,2-Dibromoethane	0.0490	0.0050	mg/kg wet	0.05000		98	70-130	7	25	
1,2-Dichlorobenzene	0.0479	0.0050	mg/kg wet	0.05000		96	70-130	6	25	
1,2-Dichloroethane	0.0414	0.0050	mg/kg wet	0.05000		83	70-130	2	25	
1,2-Dichloropropane	0.0469	0.0050	mg/kg wet	0.05000		94	70-130	13	25	
1,3,5-Trimethylbenzene	0.0482	0.0050	mg/kg wet	0.05000		96	70-130	6	25	
1,3-Dichlorobenzene	0.0468	0.0050	mg/kg wet	0.05000		94	70-130	6	25	
1,3-Dichloropropane	0.0444	0.0050	mg/kg wet	0.05000		89	70-130	7	25	
1,4-Dichlorobenzene	0.0494	0.0050	mg/kg wet	0.05000		99	70-130	7	25	
1,4-Dioxane	1.05	0.100	mg/kg wet	1.000		105	70-130	2	20	
1-Chlorohexane	0.0480	0.0050	mg/kg wet	0.05000		96	70-130	7	25	
2,2-Dichloropropane	0.0452	0.0050	mg/kg wet	0.05000		90	70-130	10	25	
2-Butanone	0.197	0.0500	mg/kg wet	0.2500		79	70-130	5	25	



CERTIFICATE OF ANALYSIS

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ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
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5035/8260B Volatile Organic Compounds / Low Level

Batch CG62234 - 5035

2-Chlorotoluene	0.0481	0.0050	mg/kg wet	0.05000		96	70-130	7	25	
2-Hexanone	0.233	0.0500	mg/kg wet	0.2500		93	70-130	3	25	
4-Chlorotoluene	0.0483	0.0050	mg/kg wet	0.05000		97	70-130	6	25	
4-Isopropyltoluene	0.0482	0.0050	mg/kg wet	0.05000		96	70-130	7	25	
4-Methyl-2-Pentanone	0.210	0.0500	mg/kg wet	0.2500		84	70-130	4	25	
Acetone	0.227	0.0500	mg/kg wet	0.2500		91	70-130	4	25	
Benzene	0.0454	0.0050	mg/kg wet	0.05000		91	70-130	7	25	
Bromobenzene	0.0449	0.0050	mg/kg wet	0.05000		90	70-130	4	25	
Bromochloromethane	0.0425	0.0050	mg/kg wet	0.05000		85	70-130	11	25	
Bromodichloromethane	0.0458	0.0050	mg/kg wet	0.05000		92	70-130	9	25	
Bromoform	0.0511	0.0050	mg/kg wet	0.05000		102	70-130	7	25	
Bromomethane	0.0468	0.0100	mg/kg wet	0.05000		94	70-130	3	25	
Carbon Disulfide	0.0470	0.0050	mg/kg wet	0.05000		94	70-130	8	25	
Carbon Tetrachloride	0.0435	0.0050	mg/kg wet	0.05000		87	70-130	10	25	
Chlorobenzene	0.0475	0.0050	mg/kg wet	0.05000		95	70-130	7	25	
Chloroethane	0.0393	0.0100	mg/kg wet	0.05000		79	70-130	7	25	
Chloroform	0.0407	0.0050	mg/kg wet	0.05000		81	70-130	7	25	
Chloromethane	0.0449	0.0100	mg/kg wet	0.05000		90	70-130	0.4	25	
cis-1,2-Dichloroethene	0.0446	0.0050	mg/kg wet	0.05000		89	70-130	10	25	
cis-1,3-Dichloropropene	0.0425	0.0050	mg/kg wet	0.05000		85	70-130	6	25	
Dibromochloromethane	0.0471	0.0050	mg/kg wet	0.05000		94	70-130	12	25	
Dibromomethane	0.0416	0.0050	mg/kg wet	0.05000		83	70-130	9	25	
Dichlorodifluoromethane	0.0409	0.0100	mg/kg wet	0.05000		82	70-130	0.7	25	
Diethyl Ether	0.0442	0.0050	mg/kg wet	0.05000		88	70-130	8	25	
Di-isopropyl ether	0.0393	0.0050	mg/kg wet	0.05000		79	70-130	4	25	
Ethyl tertiary-butyl ether	0.0391	0.0050	mg/kg wet	0.05000		78	70-130	8	25	
Ethylbenzene	0.0476	0.0050	mg/kg wet	0.05000		95	70-130	8	25	
Hexachlorobutadiene	0.0515	0.0050	mg/kg wet	0.05000		103	70-130	9	25	
Isopropylbenzene	0.0489	0.0050	mg/kg wet	0.05000		98	70-130	9	25	
Methyl tert-Butyl Ether	0.0430	0.0050	mg/kg wet	0.05000		86	70-130	8	25	
Methylene Chloride	0.0483	0.0250	mg/kg wet	0.05000		97	70-130	6	25	
Naphthalene	0.0508	0.0050	mg/kg wet	0.05000		102	70-130	10	25	
n-Butylbenzene	0.0479	0.0050	mg/kg wet	0.05000		96	70-130	6	25	
n-Propylbenzene	0.0472	0.0050	mg/kg wet	0.05000		94	70-130	6	25	
sec-Butylbenzene	0.0504	0.0050	mg/kg wet	0.05000		101	70-130	8	25	
Styrene	0.0533	0.0050	mg/kg wet	0.05000		107	70-130	7	25	
tert-Butylbenzene	0.0503	0.0050	mg/kg wet	0.05000		101	70-130	9	25	
Tertiary-amyl methyl ether	0.0417	0.0050	mg/kg wet	0.05000		83	70-130	10	25	
Tetrachloroethene	0.0476	0.0050	mg/kg wet	0.05000		95	70-130	9	25	
Tetrahydrofuran	0.0431	0.0050	mg/kg wet	0.05000		86	70-130	24	25	
Toluene	0.0448	0.0050	mg/kg wet	0.05000		90	70-130	3	25	
trans-1,2-Dichloroethene	0.0430	0.0050	mg/kg wet	0.05000		86	70-130	9	25	
trans-1,3-Dichloropropene	0.0410	0.0050	mg/kg wet	0.05000		82	70-130	7	25	
Trichloroethene	0.0432	0.0050	mg/kg wet	0.05000		86	70-130	7	25	
Trichlorofluoromethane	0.0408	0.0050	mg/kg wet	0.05000		82	70-130	8	25	



CERTIFICATE OF ANALYSIS

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5035/8260B Volatile Organic Compounds / Low Level

Batch CG62234 - 5035

Vinyl Acetate	0.0387	0.0050	mg/kg wet	0.05000		77	70-130	9	25	
Vinyl Chloride	0.0433	0.0100	mg/kg wet	0.05000		87	70-130	0.09	25	
Xylene O	0.0509	0.0050	mg/kg wet	0.05000		102	70-130	7	25	
Xylene P,M	0.107	0.0100	mg/kg wet	0.1000		107	70-130	5	25	
Xylenes (Total)	0.158	0.0100	mg/kg wet							
Surrogate: 1,2-Dichloroethane-d4	0.0424		mg/kg wet	0.05000		85	70-130			
Surrogate: 4-Bromofluorobenzene	0.0491		mg/kg wet	0.05000		98	70-130			
Surrogate: Dibromofluoromethane	0.0426		mg/kg wet	0.05000		85	70-130			
Surrogate: Toluene-d8	0.0503		mg/kg wet	0.05000		101	70-130			

8082A Polychlorinated Biphenyls (PCB)

Batch CG62119 - 3540C

Blank										
Aroclor 1016	ND	0.0500	mg/kg wet							
Aroclor 1221	ND	0.0500	mg/kg wet							
Aroclor 1232	ND	0.0500	mg/kg wet							
Aroclor 1242	ND	0.0500	mg/kg wet							
Aroclor 1248	ND	0.0500	mg/kg wet							
Aroclor 1254	ND	0.0500	mg/kg wet							
Aroclor 1260	ND	0.0500	mg/kg wet							
Aroclor 1262	ND	0.0500	mg/kg wet							
Aroclor 1268	ND	0.0500	mg/kg wet							

Surrogate: Decachlorobiphenyl	0.0167		mg/kg wet	0.02500		67	30-150			
Surrogate: Decachlorobiphenyl [2C]	0.0166		mg/kg wet	0.02500		66	30-150			
Surrogate: Tetrachloro-m-xylene	0.0161		mg/kg wet	0.02500		64	30-150			
Surrogate: Tetrachloro-m-xylene [2C]	0.0170		mg/kg wet	0.02500		68	30-150			

LCS										
Aroclor 1016	0.402	0.0500	mg/kg wet	0.5000		80	40-140			
Aroclor 1260	0.443	0.0500	mg/kg wet	0.5000		89	40-140			

Surrogate: Decachlorobiphenyl	0.0189		mg/kg wet	0.02500		76	30-150			
Surrogate: Decachlorobiphenyl [2C]	0.0189		mg/kg wet	0.02500		76	30-150			
Surrogate: Tetrachloro-m-xylene	0.0179		mg/kg wet	0.02500		71	30-150			
Surrogate: Tetrachloro-m-xylene [2C]	0.0183		mg/kg wet	0.02500		73	30-150			

LCS Dup										
Aroclor 1016	0.399	0.0500	mg/kg wet	0.5000		80	40-140	0.7	30	
Aroclor 1260	0.436	0.0500	mg/kg wet	0.5000		87	40-140	2	30	

Surrogate: Decachlorobiphenyl	0.0181		mg/kg wet	0.02500		72	30-150			
Surrogate: Decachlorobiphenyl [2C]	0.0180		mg/kg wet	0.02500		72	30-150			
Surrogate: Tetrachloro-m-xylene	0.0169		mg/kg wet	0.02500		68	30-150			
Surrogate: Tetrachloro-m-xylene [2C]	0.0171		mg/kg wet	0.02500		68	30-150			

8100M Total Petroleum Hydrocarbons



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8100M Total Petroleum Hydrocarbons

Batch CG62017 - 3546

Blank

Decane (C10)	ND	0.2	mg/kg wet							
Docosane (C22)	ND	0.2	mg/kg wet							
Dodecane (C12)	ND	0.2	mg/kg wet							
Eicosane (C20)	ND	0.2	mg/kg wet							
Hexacosane (C26)	ND	0.2	mg/kg wet							
Hexadecane (C16)	ND	0.2	mg/kg wet							
Nonadecane (C19)	ND	0.2	mg/kg wet							
Nonane (C9)	ND	0.2	mg/kg wet							
Octacosane (C28)	ND	0.2	mg/kg wet							
Octadecane (C18)	ND	0.2	mg/kg wet							
Tetracosane (C24)	ND	0.2	mg/kg wet							
Tetradecane (C14)	ND	0.2	mg/kg wet							
Total Petroleum Hydrocarbons	ND	37.5	mg/kg wet							
Triacontane (C30)	ND	0.2	mg/kg wet							

<i>Surrogate: O-Terphenyl</i>	4.69		mg/kg wet	5.000		94	40-140			
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LCS

Decane (C10)	1.9	0.2	mg/kg wet	2.500		77	40-140			
Docosane (C22)	2.2	0.2	mg/kg wet	2.500		89	40-140			
Dodecane (C12)	2.1	0.2	mg/kg wet	2.500		82	40-140			
Eicosane (C20)	2.2	0.2	mg/kg wet	2.500		90	40-140			
Hexacosane (C26)	2.2	0.2	mg/kg wet	2.500		89	40-140			
Hexadecane (C16)	2.2	0.2	mg/kg wet	2.500		88	40-140			
Nonadecane (C19)	2.1	0.2	mg/kg wet	2.500		83	40-140			
Nonane (C9)	1.6	0.2	mg/kg wet	2.500		66	30-140			
Octacosane (C28)	2.2	0.2	mg/kg wet	2.500		89	40-140			
Octadecane (C18)	2.2	0.2	mg/kg wet	2.500		87	40-140			
Tetracosane (C24)	2.2	0.2	mg/kg wet	2.500		89	40-140			
Tetradecane (C14)	2.1	0.2	mg/kg wet	2.500		85	40-140			
Total Petroleum Hydrocarbons	28.8	37.5	mg/kg wet	35.00		82	40-140			
Triacontane (C30)	2.2	0.2	mg/kg wet	2.500		89	40-140			

<i>Surrogate: O-Terphenyl</i>	4.76		mg/kg wet	5.000		95	40-140			
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LCS Dup

Decane (C10)	2.0	0.2	mg/kg wet	2.500		80	40-140	5	25	
Docosane (C22)	2.2	0.2	mg/kg wet	2.500		90	40-140	0.8	25	
Dodecane (C12)	2.1	0.2	mg/kg wet	2.500		84	40-140	2	25	
Eicosane (C20)	2.3	0.2	mg/kg wet	2.500		90	40-140	0.7	25	
Hexacosane (C26)	2.2	0.2	mg/kg wet	2.500		90	40-140	0.7	25	
Hexadecane (C16)	2.2	0.2	mg/kg wet	2.500		89	40-140	1	25	
Nonadecane (C19)	2.1	0.2	mg/kg wet	2.500		84	40-140	0.7	25	
Nonane (C9)	1.8	0.2	mg/kg wet	2.500		70	30-140	7	25	
Octacosane (C28)	2.2	0.2	mg/kg wet	2.500		90	40-140	0.5	25	
Octadecane (C18)	2.2	0.2	mg/kg wet	2.500		87	40-140	0.8	25	



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8100M Total Petroleum Hydrocarbons										
Batch CG62017 - 3546										
Tetracosane (C24)	2.2	0.2	mg/kg wet	2.500		90	40-140	0.6	25	
Tetradecane (C14)	2.1	0.2	mg/kg wet	2.500		86	40-140	1	25	
Total Petroleum Hydrocarbons	29.1	37.5	mg/kg wet	35.00		83	40-140	1	25	
Triacontane (C30)	2.2	0.2	mg/kg wet	2.500		90	40-140	0.7	25	
<i>Surrogate: O-Terphenyl</i>	<i>4.70</i>		mg/kg wet	<i>5.000</i>		<i>94</i>	<i>40-140</i>			
Batch CG62115 - 3546										
Blank										
Decane (C10)	ND	0.2	mg/kg wet							
Docosane (C22)	ND	0.2	mg/kg wet							
Dodecane (C12)	ND	0.2	mg/kg wet							
Eicosane (C20)	ND	0.2	mg/kg wet							
Hexacosane (C26)	ND	0.2	mg/kg wet							
Hexadecane (C16)	ND	0.2	mg/kg wet							
Nonadecane (C19)	ND	0.2	mg/kg wet							
Nonane (C9)	ND	0.2	mg/kg wet							
Octacosane (C28)	ND	0.2	mg/kg wet							
Octadecane (C18)	ND	0.2	mg/kg wet							
Tetracosane (C24)	ND	0.2	mg/kg wet							
Tetradecane (C14)	ND	0.2	mg/kg wet							
Total Petroleum Hydrocarbons	ND	37.5	mg/kg wet							
Triacontane (C30)	ND	0.2	mg/kg wet							
<i>Surrogate: O-Terphenyl</i>	<i>4.54</i>		mg/kg wet	<i>5.000</i>		<i>91</i>	<i>40-140</i>			
LCS										
Decane (C10)	1.9	0.2	mg/kg wet	2.500		75	40-140			
Docosane (C22)	2.1	0.2	mg/kg wet	2.500		86	40-140			
Dodecane (C12)	2.0	0.2	mg/kg wet	2.500		81	40-140			
Eicosane (C20)	2.1	0.2	mg/kg wet	2.500		85	40-140			
Hexacosane (C26)	2.1	0.2	mg/kg wet	2.500		85	40-140			
Hexadecane (C16)	2.1	0.2	mg/kg wet	2.500		84	40-140			
Nonadecane (C19)	2.1	0.2	mg/kg wet	2.500		83	40-140			
Nonane (C9)	1.6	0.2	mg/kg wet	2.500		64	30-140			
Octacosane (C28)	2.1	0.2	mg/kg wet	2.500		83	40-140			
Octadecane (C18)	2.1	0.2	mg/kg wet	2.500		82	40-140			
Tetracosane (C24)	2.1	0.2	mg/kg wet	2.500		86	40-140			
Tetradecane (C14)	2.0	0.2	mg/kg wet	2.500		81	40-140			
Total Petroleum Hydrocarbons	29.3	37.5	mg/kg wet	35.00		84	40-140			
Triacontane (C30)	2.1	0.2	mg/kg wet	2.500		84	40-140			
<i>Surrogate: O-Terphenyl</i>	<i>4.27</i>		mg/kg wet	<i>5.000</i>		<i>85</i>	<i>40-140</i>			
LCS Dup										
Decane (C10)	2.0	0.2	mg/kg wet	2.500		79	40-140	5	25	
Docosane (C22)	2.2	0.2	mg/kg wet	2.500		87	40-140	1	25	
Dodecane (C12)	2.2	0.2	mg/kg wet	2.500		86	40-140	6	25	



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8100M Total Petroleum Hydrocarbons										
Batch CG62115 - 3546										
Eicosane (C20)	2.2	0.2	mg/kg wet	2.500		87	40-140	2	25	
Hexacosane (C26)	2.1	0.2	mg/kg wet	2.500		85	40-140	0.3	25	
Hexadecane (C16)	2.2	0.2	mg/kg wet	2.500		86	40-140	3	25	
Nonadecane (C19)	2.2	0.2	mg/kg wet	2.500		88	40-140	6	25	
Nonane (C9)	1.7	0.2	mg/kg wet	2.500		68	30-140	6	25	
Octacosane (C28)	2.1	0.2	mg/kg wet	2.500		83	40-140	0.3	25	
Octadecane (C18)	2.1	0.2	mg/kg wet	2.500		86	40-140	4	25	
Tetracosane (C24)	2.2	0.2	mg/kg wet	2.500		86	40-140	0.6	25	
Tetradecane (C14)	2.1	0.2	mg/kg wet	2.500		83	40-140	2	25	
Total Petroleum Hydrocarbons	30.0	37.5	mg/kg wet	35.00		86	40-140	2	25	
Triacotane (C30)	2.1	0.2	mg/kg wet	2.500		84	40-140	0.07	25	
<i>Surrogate: O-Terphenyl</i>	4.27		mg/kg wet	5.000		85	40-140			

8270D Semi-Volatile Organic Compounds

Batch CG62214 - 3546										
Blank										
1,1-Biphenyl	ND	0.333	mg/kg wet							
1,2,4-Trichlorobenzene	ND	0.333	mg/kg wet							
1,2-Dichlorobenzene	ND	0.333	mg/kg wet							
1,3-Dichlorobenzene	ND	0.333	mg/kg wet							
1,4-Dichlorobenzene	ND	0.333	mg/kg wet							
2,3,4,6-Tetrachlorophenol	ND	1.67	mg/kg wet							
2,4,5-Trichlorophenol	ND	0.333	mg/kg wet							
2,4,6-Trichlorophenol	ND	0.333	mg/kg wet							
2,4-Dichlorophenol	ND	0.333	mg/kg wet							
2,4-Dimethylphenol	ND	0.333	mg/kg wet							
2,4-Dinitrophenol	ND	1.67	mg/kg wet							
2,4-Dinitrotoluene	ND	0.333	mg/kg wet							
2,6-Dinitrotoluene	ND	0.333	mg/kg wet							
2-Chloronaphthalene	ND	0.333	mg/kg wet							
2-Chlorophenol	ND	0.333	mg/kg wet							
2-Methylnaphthalene	ND	0.333	mg/kg wet							
2-Methylphenol	ND	0.333	mg/kg wet							
2-Nitroaniline	ND	0.333	mg/kg wet							
2-Nitrophenol	ND	0.333	mg/kg wet							
3,3'-Dichlorobenzidine	ND	0.667	mg/kg wet							
3+4-Methylphenol	ND	0.667	mg/kg wet							
3-Nitroaniline	ND	0.333	mg/kg wet							
4,6-Dinitro-2-Methylphenol	ND	1.67	mg/kg wet							
4-Bromophenyl-phenylether	ND	0.333	mg/kg wet							
4-Chloro-3-Methylphenol	ND	0.333	mg/kg wet							
4-Chloroaniline	ND	0.667	mg/kg wet							
4-Chloro-phenyl-phenyl ether	ND	0.333	mg/kg wet							
4-Nitroaniline	ND	0.333	mg/kg wet							



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
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ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
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8270D Semi-Volatile Organic Compounds

Batch CG62214 - 3546

4-Nitrophenol	ND	1.67	mg/kg wet							
Acenaphthene	ND	0.333	mg/kg wet							
Acenaphthylene	ND	0.333	mg/kg wet							
Acetophenone	ND	0.667	mg/kg wet							
Aniline	ND	0.667	mg/kg wet							
Anthracene	ND	0.333	mg/kg wet							
Azobenzene	ND	0.333	mg/kg wet							
Benzo(a)anthracene	ND	0.333	mg/kg wet							
Benzo(a)pyrene	ND	0.167	mg/kg wet							
Benzo(b)fluoranthene	ND	0.333	mg/kg wet							
Benzo(g,h,i)perylene	ND	0.333	mg/kg wet							
Benzo(k)fluoranthene	ND	0.333	mg/kg wet							
Benzoic Acid	ND	1.67	mg/kg wet							
Benzyl Alcohol	ND	0.333	mg/kg wet							
bis(2-Chloroethoxy)methane	ND	0.333	mg/kg wet							
bis(2-Chloroethyl)ether	ND	0.333	mg/kg wet							
bis(2-chloroisopropyl)Ether	ND	0.333	mg/kg wet							
bis(2-Ethylhexyl)phthalate	ND	0.333	mg/kg wet							
Butylbenzylphthalate	ND	0.333	mg/kg wet							
Carbazole	ND	0.333	mg/kg wet							
Chrysene	ND	0.167	mg/kg wet							
Dibenzo(a,h)Anthracene	ND	0.167	mg/kg wet							
Dibenzofuran	ND	0.333	mg/kg wet							
Diethylphthalate	ND	0.333	mg/kg wet							
Dimethylphthalate	ND	0.333	mg/kg wet							
Di-n-butylphthalate	ND	0.333	mg/kg wet							
Di-n-octylphthalate	ND	0.333	mg/kg wet							
Fluoranthene	ND	0.333	mg/kg wet							
Fluorene	ND	0.333	mg/kg wet							
Hexachlorobenzene	ND	0.167	mg/kg wet							
Hexachlorobutadiene	ND	0.333	mg/kg wet							
Hexachlorocyclopentadiene	ND	1.67	mg/kg wet							
Hexachloroethane	ND	0.333	mg/kg wet							
Indeno(1,2,3-cd)Pyrene	ND	0.333	mg/kg wet							
Isophorone	ND	0.333	mg/kg wet							
Naphthalene	ND	0.333	mg/kg wet							
Nitrobenzene	ND	0.333	mg/kg wet							
N-Nitrosodimethylamine	ND	0.333	mg/kg wet							
N-Nitroso-Di-n-Propylamine	ND	0.333	mg/kg wet							
N-nitrosodiphenylamine	ND	0.333	mg/kg wet							
Pentachlorophenol	ND	1.67	mg/kg wet							
Phenanthrene	ND	0.333	mg/kg wet							
Phenol	ND	0.333	mg/kg wet							
Pyrene	ND	0.333	mg/kg wet							
Pyridine	ND	1.67	mg/kg wet							



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
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ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
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8270D Semi-Volatile Organic Compounds

Batch CG62214 - 3546

Surrogate: 1,2-Dichlorobenzene-d4	2.65		mg/kg wet	3.333		80	30-130			
Surrogate: 2,4,6-Tribromophenol	3.93		mg/kg wet	5.000		79	30-130			
Surrogate: 2-Chlorophenol-d4	4.32		mg/kg wet	5.000		86	30-130			
Surrogate: 2-Fluorobiphenyl	2.72		mg/kg wet	3.333		82	30-130			
Surrogate: 2-Fluorophenol	4.32		mg/kg wet	5.000		86	30-130			
Surrogate: Nitrobenzene-d5	2.81		mg/kg wet	3.333		84	30-130			
Surrogate: Phenol-d6	4.45		mg/kg wet	5.000		89	30-130			
Surrogate: p-Terphenyl-d14	3.05		mg/kg wet	3.333		91	30-130			

LCS

1,1-Biphenyl	2.48	0.333	mg/kg wet	3.333		74	40-140			
1,2,4-Trichlorobenzene	2.57	0.333	mg/kg wet	3.333		77	40-140			
1,2-Dichlorobenzene	2.48	0.333	mg/kg wet	3.333		74	40-140			
1,3-Dichlorobenzene	2.49	0.333	mg/kg wet	3.333		75	40-140			
1,4-Dichlorobenzene	2.46	0.333	mg/kg wet	3.333		74	40-140			
2,3,4,6-Tetrachlorophenol	2.71	1.67	mg/kg wet	3.333		81	30-130			
2,4,5-Trichlorophenol	2.99	0.333	mg/kg wet	3.333		90	30-130			
2,4,6-Trichlorophenol	2.84	0.333	mg/kg wet	3.333		85	30-130			
2,4-Dichlorophenol	2.64	0.333	mg/kg wet	3.333		79	30-130			
2,4-Dimethylphenol	2.87	0.333	mg/kg wet	3.333		86	30-130			
2,4-Dinitrophenol	1.69	1.67	mg/kg wet	3.333		51	30-130			
2,4-Dinitrotoluene	2.78	0.333	mg/kg wet	3.333		83	40-140			
2,6-Dinitrotoluene	2.62	0.333	mg/kg wet	3.333		79	40-140			
2-Chloronaphthalene	2.32	0.333	mg/kg wet	3.333		70	40-140			
2-Chlorophenol	2.49	0.333	mg/kg wet	3.333		75	30-130			
2-Methylnaphthalene	2.50	0.333	mg/kg wet	3.333		75	40-140			
2-Methylphenol	2.53	0.333	mg/kg wet	3.333		76	30-130			
2-Nitroaniline	2.23	0.333	mg/kg wet	3.333		67	40-140			
2-Nitrophenol	2.65	0.333	mg/kg wet	3.333		79	30-130			
3,3'-Dichlorobenzidine	3.06	0.667	mg/kg wet	3.333		92	40-140			
3+4-Methylphenol	6.54	0.667	mg/kg wet	6.667		98	30-130			
3-Nitroaniline	2.62	0.333	mg/kg wet	3.333		79	40-140			
4,6-Dinitro-2-Methylphenol	2.25	1.67	mg/kg wet	3.333		68	30-130			
4-Bromophenyl-phenylether	2.88	0.333	mg/kg wet	3.333		86	40-140			
4-Chloro-3-Methylphenol	2.88	0.333	mg/kg wet	3.333		86	30-130			
4-Chloroaniline	2.40	0.667	mg/kg wet	3.333		72	40-140			
4-Chloro-phenyl-phenyl ether	2.87	0.333	mg/kg wet	3.333		86	40-140			
4-Nitroaniline	2.61	0.333	mg/kg wet	3.333		78	40-140			
4-Nitrophenol	2.53	1.67	mg/kg wet	3.333		76	30-130			
Acenaphthene	2.58	0.333	mg/kg wet	3.333		77	40-140			
Acenaphthylene	2.53	0.333	mg/kg wet	3.333		76	40-140			
Acetophenone	2.49	0.667	mg/kg wet	3.333		75	40-140			
Aniline	2.04	0.667	mg/kg wet	3.333		61	40-140			
Anthracene	2.68	0.333	mg/kg wet	3.333		80	40-140			
Azobenzene	2.63	0.333	mg/kg wet	3.333		79	40-140			
Benzo(a)anthracene	2.79	0.333	mg/kg wet	3.333		84	40-140			



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
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8270D Semi-Volatile Organic Compounds

Batch CG62214 - 3546

Benzo(a)pyrene	2.89	0.167	mg/kg wet	3.333		87	40-140			
Benzo(b)fluoranthene	3.04	0.333	mg/kg wet	3.333		91	40-140			
Benzo(g,h,i)perylene	2.79	0.333	mg/kg wet	3.333		84	40-140			
Benzo(k)fluoranthene	2.64	0.333	mg/kg wet	3.333		79	40-140			
Benzoic Acid	2.11	1.67	mg/kg wet	3.333		63	40-140			
Benzyl Alcohol	2.91	0.333	mg/kg wet	3.333		87	40-140			
bis(2-Chloroethoxy)methane	2.49	0.333	mg/kg wet	3.333		75	40-140			
bis(2-Chloroethyl)ether	2.46	0.333	mg/kg wet	3.333		74	40-140			
bis(2-chloroisopropyl)Ether	2.49	0.333	mg/kg wet	3.333		75	40-140			
bis(2-Ethylhexyl)phthalate	3.01	0.333	mg/kg wet	3.333		90	40-140			
Butylbenzylphthalate	2.79	0.333	mg/kg wet	3.333		84	40-140			
Carbazole	2.65	0.333	mg/kg wet	3.333		79	40-140			
Chrysene	2.53	0.167	mg/kg wet	3.333		76	40-140			
Dibenzo(a,h)Anthracene	2.94	0.167	mg/kg wet	3.333		88	40-140			
Dibenzofuran	2.54	0.333	mg/kg wet	3.333		76	40-140			
Diethylphthalate	3.07	0.333	mg/kg wet	3.333		92	40-140			
Dimethylphthalate	2.86	0.333	mg/kg wet	3.333		86	40-140			
Di-n-butylphthalate	2.80	0.333	mg/kg wet	3.333		84	40-140			
Di-n-octylphthalate	3.08	0.333	mg/kg wet	3.333		92	40-140			
Fluoranthene	2.74	0.333	mg/kg wet	3.333		82	40-140			
Fluorene	2.72	0.333	mg/kg wet	3.333		81	40-140			
Hexachlorobenzene	2.72	0.167	mg/kg wet	3.333		82	40-140			
Hexachlorobutadiene	2.54	0.333	mg/kg wet	3.333		76	40-140			
Hexachlorocyclopentadiene	1.87	1.67	mg/kg wet	3.333		56	40-140			
Hexachloroethane	2.45	0.333	mg/kg wet	3.333		73	40-140			
Indeno(1,2,3-cd)Pyrene	2.92	0.333	mg/kg wet	3.333		88	40-140			
Isophorone	2.54	0.333	mg/kg wet	3.333		76	40-140			
Naphthalene	2.55	0.333	mg/kg wet	3.333		76	40-140			
Nitrobenzene	2.51	0.333	mg/kg wet	3.333		75	40-140			
N-Nitrosodimethylamine	1.86	0.333	mg/kg wet	3.333		56	40-140			
N-Nitroso-Di-n-Propylamine	2.51	0.333	mg/kg wet	3.333		75	40-140			
N-nitrosodiphenylamine	2.77	0.333	mg/kg wet	3.333		83	40-140			
Pentachlorophenol	2.72	1.67	mg/kg wet	3.333		82	30-130			
Phenanthrene	2.53	0.333	mg/kg wet	3.333		76	40-140			
Phenol	3.01	0.333	mg/kg wet	3.333		90	30-130			
Pyrene	2.79	0.333	mg/kg wet	3.333		84	40-140			
Pyridine	1.88	1.67	mg/kg wet	3.333		56	40-140			
Surrogate: 1,2-Dichlorobenzene-d4	2.48		mg/kg wet	3.333		74	30-130			
Surrogate: 2,4,6-Tribromophenol	4.61		mg/kg wet	5.000		92	30-130			
Surrogate: 2-Chlorophenol-d4	4.10		mg/kg wet	5.000		82	30-130			
Surrogate: 2-Fluorobiphenyl	2.60		mg/kg wet	3.333		78	30-130			
Surrogate: 2-Fluorophenol	4.07		mg/kg wet	5.000		81	30-130			
Surrogate: Nitrobenzene-d5	2.69		mg/kg wet	3.333		81	30-130			
Surrogate: Phenol-d6	4.16		mg/kg wet	5.000		83	30-130			
Surrogate: p-Terphenyl-d14	2.97		mg/kg wet	3.333		89	30-130			



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
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8270D Semi-Volatile Organic Compounds

Batch CG62214 - 3546

LCS Dup

1,1-Biphenyl	2.59	0.333	mg/kg wet	3.333		78	40-140	4	30	
1,2,4-Trichlorobenzene	2.67	0.333	mg/kg wet	3.333		80	40-140	4	30	
1,2-Dichlorobenzene	2.55	0.333	mg/kg wet	3.333		77	40-140	3	30	
1,3-Dichlorobenzene	2.56	0.333	mg/kg wet	3.333		77	40-140	3	30	
1,4-Dichlorobenzene	2.51	0.333	mg/kg wet	3.333		75	40-140	2	30	
2,3,4,6-Tetrachlorophenol	2.83	1.67	mg/kg wet	3.333		85	30-130	4	30	
2,4,5-Trichlorophenol	3.17	0.333	mg/kg wet	3.333		95	30-130	6	30	
2,4,6-Trichlorophenol	2.94	0.333	mg/kg wet	3.333		88	30-130	4	30	
2,4-Dichlorophenol	2.75	0.333	mg/kg wet	3.333		83	30-130	4	30	
2,4-Dimethylphenol	3.00	0.333	mg/kg wet	3.333		90	30-130	4	30	
2,4-Dinitrophenol	1.93	1.67	mg/kg wet	3.333		58	30-130	13	30	
2,4-Dinitrotoluene	2.87	0.333	mg/kg wet	3.333		86	40-140	3	30	
2,6-Dinitrotoluene	2.72	0.333	mg/kg wet	3.333		82	40-140	4	30	
2-Chloronaphthalene	2.43	0.333	mg/kg wet	3.333		73	40-140	4	30	
2-Chlorophenol	2.59	0.333	mg/kg wet	3.333		78	30-130	4	30	
2-Methylnaphthalene	2.61	0.333	mg/kg wet	3.333		78	40-140	4	30	
2-Methylphenol	2.63	0.333	mg/kg wet	3.333		79	30-130	4	30	
2-Nitroaniline	2.32	0.333	mg/kg wet	3.333		70	40-140	4	30	
2-Nitrophenol	2.76	0.333	mg/kg wet	3.333		83	30-130	4	30	
3,3'-Dichlorobenzidine	3.13	0.667	mg/kg wet	3.333		94	40-140	2	30	
3+4-Methylphenol	6.73	0.667	mg/kg wet	6.667		101	30-130	3	30	
3-Nitroaniline	2.73	0.333	mg/kg wet	3.333		82	40-140	4	30	
4,6-Dinitro-2-Methylphenol	2.41	1.67	mg/kg wet	3.333		72	30-130	7	30	
4-Bromophenyl-phenylether	2.94	0.333	mg/kg wet	3.333		88	40-140	2	30	
4-Chloro-3-Methylphenol	3.00	0.333	mg/kg wet	3.333		90	30-130	4	30	
4-Chloroaniline	2.52	0.667	mg/kg wet	3.333		76	40-140	5	30	
4-Chloro-phenyl-phenyl ether	3.00	0.333	mg/kg wet	3.333		90	40-140	4	30	
4-Nitroaniline	2.66	0.333	mg/kg wet	3.333		80	40-140	2	30	
4-Nitrophenol	2.62	1.67	mg/kg wet	3.333		79	30-130	4	30	
Acenaphthene	2.67	0.333	mg/kg wet	3.333		80	40-140	4	30	
Acenaphthylene	2.63	0.333	mg/kg wet	3.333		79	40-140	4	30	
Acetophenone	2.58	0.667	mg/kg wet	3.333		77	40-140	4	30	
Aniline	2.11	0.667	mg/kg wet	3.333		63	40-140	3	30	
Anthracene	2.73	0.333	mg/kg wet	3.333		82	40-140	2	30	
Azobenzene	2.67	0.333	mg/kg wet	3.333		80	40-140	1	30	
Benzo(a)anthracene	2.85	0.333	mg/kg wet	3.333		86	40-140	2	30	
Benzo(a)pyrene	2.98	0.167	mg/kg wet	3.333		89	40-140	3	30	
Benzo(b)fluoranthene	3.00	0.333	mg/kg wet	3.333		90	40-140	1	30	
Benzo(g,h,i)perylene	2.80	0.333	mg/kg wet	3.333		84	40-140	0.4	30	
Benzo(k)fluoranthene	2.74	0.333	mg/kg wet	3.333		82	40-140	4	30	
Benzoic Acid	2.41	1.67	mg/kg wet	3.333		72	40-140	14	30	
Benzyl Alcohol	2.95	0.333	mg/kg wet	3.333		88	40-140	1	30	
bis(2-Chloroethoxy)methane	2.58	0.333	mg/kg wet	3.333		78	40-140	4	30	
bis(2-Chloroethyl)ether	2.53	0.333	mg/kg wet	3.333		76	40-140	3	30	



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
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8270D Semi-Volatile Organic Compounds

Batch CG62214 - 3546

bis(2-chloroisopropyl)Ether	2.56	0.333	mg/kg wet	3.333		77	40-140	3	30	
bis(2-Ethylhexyl)phthalate	3.09	0.333	mg/kg wet	3.333		93	40-140	3	30	
Butylbenzylphthalate	2.89	0.333	mg/kg wet	3.333		87	40-140	3	30	
Carbazole	2.71	0.333	mg/kg wet	3.333		81	40-140	2	30	
Chrysene	2.61	0.167	mg/kg wet	3.333		78	40-140	3	30	
Dibenzo(a,h)Anthracene	2.95	0.167	mg/kg wet	3.333		89	40-140	0.6	30	
Dibenzofuran	2.66	0.333	mg/kg wet	3.333		80	40-140	4	30	
Diethylphthalate	3.18	0.333	mg/kg wet	3.333		95	40-140	3	30	
Dimethylphthalate	2.95	0.333	mg/kg wet	3.333		89	40-140	3	30	
Di-n-butylphthalate	2.85	0.333	mg/kg wet	3.333		86	40-140	2	30	
Di-n-octylphthalate	3.11	0.333	mg/kg wet	3.333		93	40-140	0.8	30	
Fluoranthene	2.80	0.333	mg/kg wet	3.333		84	40-140	2	30	
Fluorene	2.81	0.333	mg/kg wet	3.333		84	40-140	3	30	
Hexachlorobenzene	2.75	0.167	mg/kg wet	3.333		83	40-140	1	30	
Hexachlorobutadiene	2.66	0.333	mg/kg wet	3.333		80	40-140	5	30	
Hexachlorocyclopentadiene	1.57	1.67	mg/kg wet	3.333		47	40-140	18	30	
Hexachloroethane	2.52	0.333	mg/kg wet	3.333		76	40-140	3	30	
Indeno(1,2,3-cd)Pyrene	2.92	0.333	mg/kg wet	3.333		87	40-140	0.2	30	
Isophorone	2.60	0.333	mg/kg wet	3.333		78	40-140	3	30	
Naphthalene	2.64	0.333	mg/kg wet	3.333		79	40-140	3	30	
Nitrobenzene	2.60	0.333	mg/kg wet	3.333		78	40-140	4	30	
N-Nitrosodimethylamine	1.89	0.333	mg/kg wet	3.333		57	40-140	1	30	
N-Nitroso-Di-n-Propylamine	2.57	0.333	mg/kg wet	3.333		77	40-140	3	30	
N-nitrosodiphenylamine	2.79	0.333	mg/kg wet	3.333		84	40-140	0.9	30	
Pentachlorophenol	2.82	1.67	mg/kg wet	3.333		85	30-130	4	30	
Phenanthrene	2.58	0.333	mg/kg wet	3.333		77	40-140	2	30	
Phenol	3.11	0.333	mg/kg wet	3.333		93	30-130	3	30	
Pyrene	2.88	0.333	mg/kg wet	3.333		86	40-140	3	30	
Pyridine	1.90	1.67	mg/kg wet	3.333		57	40-140	1	30	
Surrogate: 1,2-Dichlorobenzene-d4	2.44		mg/kg wet	3.333		73	30-130			
Surrogate: 2,4,6-Tribromophenol	4.54		mg/kg wet	5.000		91	30-130			
Surrogate: 2-Chlorophenol-d4	4.12		mg/kg wet	5.000		82	30-130			
Surrogate: 2-Fluorobiphenyl	2.61		mg/kg wet	3.333		78	30-130			
Surrogate: 2-Fluorophenol	4.08		mg/kg wet	5.000		82	30-130			
Surrogate: Nitrobenzene-d5	2.68		mg/kg wet	3.333		80	30-130			
Surrogate: Phenol-d6	4.15		mg/kg wet	5.000		83	30-130			
Surrogate: p-Terphenyl-d14	2.93		mg/kg wet	3.333		88	30-130			

Classical Chemistry

Batch CG62225 - TCN Prep

Blank										
Total Cyanide	ND	1.00	mg/kg wet							
LCS										
Total Cyanide	4.99	1.00	mg/kg wet	5.015		100	90-110			



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors

Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
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Classical Chemistry

Batch CG62225 - TCN Prep

Reference

Total Cyanide	50.7	4.96	mg/kg wet	48.40		105	36.1577-206.6 12			
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Reference

Total Cyanide	51.0	4.92	mg/kg wet	48.40		105	36.1577-206.6 12			
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CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors

Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

Notes and Definitions

- U Analyte included in the analysis, but not detected
- Q Calibration required quadratic regression (Q).
- ICV+ Initial Calibration Verification recovery is above upper control limit (ICV+).
- ICV- Initial Calibration Verification recovery is below lower control limit (ICV-).
- D Diluted.
- CD+ Continuing Calibration %Diff/Drift is above control limit (CD+).
- CD- Continuing Calibration %Diff/Drift is below control limit (CD-).
- B- Blank Spike recovery is below lower control limit (B-).
- ND Analyte NOT DETECTED at or above the MRL (LOQ), LOD for DoD Reports, MDL for J-Flagged Analytes
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference
- MDL Method Detection Limit
- MRL Method Reporting Limit
- LOD Limit of Detection
- LOQ Limit of Quantitation
- DL Detection Limit
- I/V Initial Volume
- F/V Final Volume
- § Subcontracted analysis; see attached report
- 1 Range result excludes concentrations of surrogates and/or internal standards eluting in that range.
- 2 Range result excludes concentrations of target analytes eluting in that range.
- 3 Range result excludes the concentration of the C9-C10 aromatic range.
- Avg Results reported as a mathematical average.
- NR No Recovery
- [CALC] Calculated Analyte
- SUB Subcontracted analysis; see attached report



CERTIFICATE OF ANALYSIS

Client Name: Coneco Engineers, Scientists & Surveyors
Client Project ID: BIPCO Property, 100 Ocean Rd, New Shoreham RI

ESS Laboratory Work Order: 1607503

ESS LABORATORY CERTIFICATIONS AND ACCREDITATIONS

ENVIRONMENTAL

Rhode Island Potable and Non Potable Water: LAI00179

<http://www.health.ri.gov/find/labs/analytical/ESS.pdf>

Connecticut Potable and Non Potable Water, Solid and Hazardous Waste: PH-0750

http://www.ct.gov/dph/lib/dph/environmental_health/environmental_laboratories/pdf/OutOfStateCommercialLaboratories.pdf

Maine Potable and Non Potable Water, and Solid and Hazardous Waste: RI00002

<http://www.maine.gov/dhhs/mecdc/environmental-health/water/dwp-services/labcert/documents/AllLabs.xls>

Massachusetts Potable and Non Potable Water: M-RI002

<http://public.dep.state.ma.us/Labcert/Labcert.aspx>

New Hampshire (NELAP accredited) Potable and Non Potable Water, Solid and Hazardous Waste: 2424

<http://des.nh.gov/organization/divisions/water/dwgb/nhelap/index.htm>

New York (NELAP accredited) Non Potable Water, Solid and Hazardous Waste: 11313

<http://www.wadsworth.org/labcert/elap/comm.html>

New Jersey (NELAP accredited) Non Potable Water, Solid and Hazardous Waste: RI006

http://datamine2.state.nj.us/DEP_OPRA/OpraMain/pi_main?mode=pi_by_site&sort_order=PI_NAMEA&Select+a+Site:=58715

United States Department of Agriculture Soil Permit: P330-12-00139

Pennsylvania: 68-01752

http://www.depweb.state.pa.us/portal/server.pt/community/labs/13780/laboratory_accreditation_program/590095



Sterling Analytical, Inc.

15 Agawam Avenue
West Springfield, MA 01089
Phone (413) 214-6541 Fax (413) 214-6842
email-madhu@sterlinganalytical.com

Mass Certification - MA-00071
Conn Certification - PH-0520

Visit our website: www.sterlinganalytical.com

Report Date July 26, 2016

Customer	Contact	Laboratory Supervisor	eMail
ESS Laboratory	S. Morrell	Madhu Shah	customerservice@sterlinganalytical.com
Sample Description Analysis of Solid Sample			

Samples Analyzed

Enclosed are Report No(s): 56442

Reported on dry basis.

Blank = <0.10%

LCS 0.53 = 0.54%

Thank you for your business

Madhu Shah, Laboratory Supervisor

7/26/2016

Date

ALL the information contained in this report has been reviewed for accuracy and checked against all quality control requirements outlined in each applicable method.

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Sample Description	Source	Taken/Time	Received
56442 1607503-7	ESS Laboratory	7/20/16	7/22/16

Parameter	Results	MDL	Method	Analyzed/Time	Tech
Sulfur, %	Less Than 0.10	0.10	ASTM D4239	07/26/16	sjr

ESS Laboratory

Division of Thielsch Engineering, Inc.
 185 Frances Avenue, Cranston, RI 02910-2211
 Tel. (401) 461-7181 Fax (401) 461-4486
 www.esslaboratory.com

CHAIN OF CUSTODY

Turn Time Standard Rush 72-hr Approved By: _____

State where samples were collected: **MA (RI) CT NH NJ NY ME Other**

Is this project for any of the following: (please circle)
 MA-MCP CT-RCP RGP NJ-DKQP Other _____

Electronic Deliverable Yes No
 Format: Excel Access PDF Other

ESS LAB PROJECT ID
1607503

Reporting Limits -

Client Contact: Coreco Engineers + Scientists

Client Address: 4 First Street, Bridgewater, MA 02524

9M. Morzoller

PO: 7974.B

Project # 7974-B

Project Name:
BICO Property, 100 Ocean Rd,
 New Sharon, RI

Analysis

of Containers

TPH 8100m

Total Lead

PCBA & Metals

SVOCs 8270

VOCs 8260

PCBs 8082

Ignitability

Total Sulfur

Total Cyanide

Sample Identification

DCS-01

DCS-02

DCS-03

DCS-04

DCS-05

DCS-06

DCS-07

Matrix

S

Grab-G Composite-C

C

Collection Time

11:40am

11:42am

11:44am

11:50am

11:55am

12:00pm

12:05pm

Date

7/20/16

Preservation Code: 1-NP, 2-HCl, 3-H2SO4, 4-HNO3, 5-NaOH, 6-MeOH, 7-Asorbic Acid, 8-ZnAct, 9-100% G 10-DI Water
 Container Type: P-Poly G-Glass AG-Amber Glass S-Sterile V-VOA
 Matrix: S-Soil SD-Solid D-Sludge WW-Wastewater GW-Groundwater SW-Surface Water DW-Drinking Water O-Oil W-Wipes F-Filter
 Sampled by: EMN *FP/Ignitability cancelled per client EW (CMT 7/21/16)

Cooler Present Yes No

Seals Intact Yes No NA: X

Cooler Temperature: 11.0 Icepack #13

Relinquished by: (Signature) EMN Date/Time 7/20/16 6:00pm

Relinquished by: (Signature) _____ Date/Time _____

Comments: Not for BICO Project c-mail to: ewassmer, mzorler, jaevaldez@coreco.com

Received by: (Signature) EMN Date/Time 7/20/16 1800

Relinquished by: (Signature) _____ Date/Time _____

Received by: (Signature) _____ Date/Time _____

Received by: (Signature) _____ Date/Time _____

Please E-mail all changes to Chain of Custody in writing.

Page ___ of ___

ESS Laboratory

Division of *Thielsch Engineering, Inc.*
 185 Frances Avenue, Cranston, RI 02910-2211
 Tel. (401) 461-7181 Fax (401) 461-4486
 www.esslaboratory.com

CHAIN OF CUSTODY

Turn Time Standard Rush 72-hr Approved By: _____
 State where samples were collected: **MA (RI) CT NH NJ NY ME Other**
 Is this project for any of the following: (please circle)
 MA-MCP CT-RCP RGP NJ-DKQP Other _____

ESS LAB PROJECT ID
1607503

Reporting Limits -

Electronic Deliverable Yes No
 Format: Excel Access PDF Other

ESS Lab Sample ID	Date	Collection Time	Grab-G Composite-C	Matrix	Sample Identification	Analysis	# of Containers	TPH Storm	Total Lead	PCBs & Metals	SVOCs 8270	VOCs 8260	PCBs 8082	Ignitability	Total Sulfur	Total Cyanide	Comment #
1	7/20/16	11:40am	C	S	DCS-01	X	1	X	X	X	X	X	X	X	X		
2		11:42am			DCS-02	X		X	X	X	X	X	X	X	X		
3		11:44am			DCS-03	X		X	X	X	X	X	X	X	X		
4		11:50am			DCS-04	X		X	X	X	X	X	X	X	X		
5		11:55am			DCS-05	X		X	X	X	X	X	X	X	X		
6		12:00pm			DCS-06	X		X	X	X	X	X	X	X	X		
7		12:05pm			DCS-07	X		X	X	X	X	X	X	X	X		
Preservation Code: 1-NP, 2-HCl, 3-H2SO4, 4-HNO3, 5-NaOH, 6-MeOH, 7-Asorbic Acid, 8-ZnAct, 9-ICU-G 10-DI Water Container Type: P-Poly G-Glass AG-Amber Glass S-Sterile V-VOA Matrix: S-Soil SD-Solid D-Sludge WW-Wastewater GW-Groundwater SW-Surface Water DW-Drinking Water O-Oil W-Wipes F-Filter																	

Client Contact: Coreco Engineers + Scientists
 Client Address: 4 First Street, Bridgewater, MA 02524
9M. Morzoller PO: 7974.B

Sampled by: EMN
 Comments: Norford Bridge Project C-mail to: ewassmer, mzorler, joevazellis@coreco.com

Received by: (Signature) <u>EMN</u>	Relinquished by: (Signature) <u>Aden K... 7/20/16</u>	Date/Time 7/20/16 6:00pm
Received by: (Signature)	Relinquished by: (Signature)	Date/Time

Cooler Present Yes No
 Seals Intact Yes No NA: X
 Cooler Temperature: 11.0 Icepack #13

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THE UNDERGROUND STORAGE TANK FINANCIAL RESPONSIBILITY FUND
REVIEW BOARD

Application for Determination of Eligibility
(Please fill out all the information below completely. All applications must be typed.)

Name of Owner: Block Island Power Company, Inc.

Mailing Address of Owner: 100 Ocean Avenue, Box 518, Block Island, R.I. 02807

Phone Number of Owner: 401-466-5851

Name of Operator (if different than owner): Same

Mailing address of Operator: _____

Street address of UST facility: 100 Ocean Avenue, Block Island, R.I. 02807

Type of Facility: Electric Utility

LUST Case number: _____

Release Information

Date of discovery of release: _____

Method of discovery of release: Leak was discovered during annual tank testing

Cause of release, if known: Tank perforated due to rusting.

Type of petroleum released: #2 Diesel Fuel

Estimated amount of release: Unknown

UST # responsible for release: #7
(for multiple systems)

The following must be included in application packet:

- 1) Please include \$150 dollar application fee made payable to the Underground Storage Tank Review Board
- 2) Applicant must show that they have or will expend the amount of the deductible (\$20,000) - proof of this may be in the form of invoices, receipts, or other proof deemed acceptable to the Board.
- 3) Copy of your Release Characterization report, if required by the Department
- 4) Please include any additional information that you feel should be included

I certify under penalty of perjury that to the best of my knowledge and belief the statements made and information given herein are true on the date hereof. I further certify that this submission is in compliance with R.I.G.L. 46-12.9. I hereby consent to all audits of payment and necessary inspections made to verify the accuracy of any submission to the Board and made pursuant to law and incidental to the issuance of licenses, registrations, permits, certificates and the operation of a UST system. I am aware that there are significant penalties for submitting false information, including possible fines, civil penalties and imprisonment. I further certify that I am authorized to execute this form.

Signature: _____

Gene A. Edwards

Date: _____

10-30-97

CERTIFIED COMPLIANCE

Information from this application will be forwarded to the Department of Environmental Management for verification of compliance. The Department has thirty (30) days to notify the Review Board of an applicant's qualified compliance. No further action will take place until this notification is received.

Block Island Power Company

Ocean Avenue

Block Island, RI 02807

Inquiry Number: 4685529.2s

July 28, 2016

FirstSearch Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

**TARGET SITE OCEAN AVENUE
BLOCK ISLAND, RI 02807**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	1	0	1	0	2
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	1	1
<i>State/Tribal LTANKS</i>	Y	0	1	2	2	-	2	7
<i>State/Tribal Tanks</i>	Y	0	4	0	-	-	0	4
<i>State/Tribal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ST/Tribal Brownfields</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	0	0	-	-	0	0
- Totals --		0	5	3	2	1	3	14

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Search Summary Report

**TARGET SITE: OCEAN AVENUE
BLOCK ISLAND, RI 02807**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	03/07/2016	1.000	0	0	0	0	0	0	0
	Proposed NPL	03/07/2016	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	03/07/2016	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	03/07/2016	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	03/07/2016	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	12/09/2015	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	12/09/2015	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	12/09/2015	0.250	0	0	0	-	-	0	0
	RCRA-SQG	12/09/2015	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	12/09/2015	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	09/10/2015	0.500	0	0	0	0	-	0	0
	US INST CONTROL	09/10/2015	0.500	0	0	0	0	-	0	0
ERNS	ERNS	03/28/2016	TP	0	-	-	-	-	0	0
State/Tribal CERCLIS	SHWS	04/11/2016	1.000	0	0	1	0	1	0	2
State/Tribal SWL	SWF/LF	10/27/2015	0.500	0	0	0	0	-	1	1
State/Tribal LTANKS	LUST	04/26/2016	0.500	0	1	2	2	-	2	7
	INDIAN LUST	10/27/2015	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	04/26/2016	0.250	0	2	0	-	-	0	2
	AST	04/29/2016	0.250	0	2	0	-	-	0	2
	INDIAN UST	10/20/2015	0.250	0	0	0	-	-	0	0
State/Tribal IC / EC	AUL	04/11/2016	0.500	0	0	0	0	-	0	0
ST/Tribal Brownfields	BROWNFIELDS	04/11/2016	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	03/21/2016	0.500	0	0	0	0	-	0	0
Other Haz Sites	US CDL	05/04/2016	TP	0	-	-	-	-	0	0

Search Summary Report

**TARGET SITE: OCEAN AVENUE
BLOCK ISLAND, RI 02807**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
Spills	HMIRS	06/24/2015	TP	0	-	-	-	-	0	0
	SPILLS	11/15/2004	TP	0	-	-	-	-	0	0
	SPILLS 90	01/04/2001	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	12/09/2015	0.250	0	0	0	-	-	0	0
	TSCA	12/31/2012	TP	0	-	-	-	-	0	0
	TRIS	12/31/2014	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	10/25/2013	TP	0	-	-	-	-	0	0
	PADS	07/01/2014	TP	0	-	-	-	-	0	0
	ICIS	01/23/2015	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	03/07/2016	TP	0	-	-	-	-	0	0
	RADINFO	07/07/2015	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	US AIRS	10/20/2015	TP	0	-	-	-	-	0	0
	FINDS	07/20/2015	TP	0	-	-	-	-	0	0
	- Totals --				0	5	3	2	1	3

Site Information Report

Request Date: JULY 27, 2016
Request Name: DEB KEOUGH

Search Type: COORD
Job Number: NA

Target Site: OCEAN AVENUE
 BLOCK ISLAND, RI 02807

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	71.571133	71.5711330 - 71° 34' 16.07"	Easting: 284321.0
Latitude:	41.174977	41.1749770 - 41° 10' 29.91"	Northing: 4561156.5
Elevation:	39 ft. above sea level		Zone: Zone 19

Demographics

Sites: 11	Non-Geocoded: 3	Population: N/A		
RADON				
Federal EPA Radon Zone for WASHINGTON County: 1				
Note: Zone 1 indoor average level > 4 pCi/L. : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L. : Zone 3 indoor average level < 2 pCi/L.				

Federal Area Radon Information for Zip Code: 02807				
Number of sites tested: 1				
<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.800 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

Federal Area Radon Information for WASHINGTON COUNTY, RI				
Number of sites tested: 46				
<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	1.367 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	4.489 pCi/L	59%	37%	4%

Site Information Report

RADON

State Database: RI Radon

Radon Test Results

Zipcode	Num Tests	# < 4 pCi/L	4 to 20	# > 20 pCi/L	Maximum
02807	39	37	2	0	9.6

Target Site Summary Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

TOTAL: 14

GEOCODED: 11

NON GEOCODED: 3

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
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No sites found for target address

Sites Summary Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

TOTAL: 14

GEOCODED: 11

NON GEOCODED: 3

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	AST --210003 --Check on Status	PENNINGTON SPRAGUE CO. INC., T	NEW SHOREHAM, RI	0.00	+ 1	1
A1	UST --UST-569 --Permanently Closed	PENNINGTON SPRAGUE CO. INC., T	NEW SHOREHAM, RI	0.00	+ 1	2
A2	AST --210004 --Check on Status	RI DOT	OCEAN AVE. NEW SHOREHAM, RI	0.00	+ 1	5
3	LUST --Inactive; Investigation/Remed. Complete, No Further Action Required --2108-ST --NR	MCDEVITT PROPERTY	455 OCEAN AVENUE NEW SHOREHAM, RI	0.08 North	+ 31	6
B4	UST --UST-243 --Permanently Closed	ISLAND SERVICES, INC.	NEW SHOREHAM, RI	0.12 NNW	+ 42	7
B5	LUST --Active; Investigation/Remed. Required --2102-LS --569	PENNINGTON SPRAGUE, CO.	OCEAN AVENUE NEW SHOREHAM, RI	0.14 NNW	+ 38	8
B5	SHWS --Inactive --PAY-HWM --SR-21-1087	PENNINGTON SPRAGUE, CO.	OCEAN AVENUE NEW SHOREHAM, RI	0.14 NNW	+ 38	9
6	LUST --Inactive; Investigation/Remed. Complete, No Further Action Required --2106-LS --721	M & C ASSOCIATES, INC. (BALLAR	454 OCEAN AVENUE NEW SHOREHAM, RI	0.15 East	- 3	10
7	LUST --Active; Investigation/Remed. Required --2101-LS --47	BLOCK ISLAND POWER CO	100 OCEAN AVE NEW SHOREHAM, RI 02807	0.39 East	- 8	11

Sites Summary Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

TOTAL: 14

GEOCODED: 11

NON GEOCODED: 3

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
8	LUST --Inactive; Investigation/Remed. Complete, No Further Action Required --2103-LS --720	BALLARD'S SERVICE CENTER	CORN NECK ROAD NEW SHOREHAM, RI	0.46 East	- 3	12
9	SHWS --Inactive --CHA-HWM --SR-21-0238	CHAMPLIN'S MARINA (SEE LS-2104	NEW HARBOR NEW SHOREHAM, RI	0.83 NW	- 5	13

Sites Summary Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

TOTAL: 14 GEOCODED: 11 NON GEOCODED: 3

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SWF/LF --Active	NEW SHOREHAM TRANSFER STATION	WEST BEACH ROAD NEW SHOREHAM, RI	NON GC	N/A	N/A
	LUST --Active; Investigation/Remed. Required --2110-ST --NR	RESIDENTIAL PROPERTY	1703 CORN NECK ROAD NEW SHOREHAM, RI	NON GC	N/A	N/A
	LUST --Inactive; Investigation/Remed. Complete, No Further Action Required --2109-LS --4039	BLOCK ISLAND STATE GARAGE FACI	OCEAN AVENUE NEW SHOREHAM, RI	NON GC	N/A	N/A

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

AST

EDR ID: U003208806 **DIST/DIR:** 0.000 **ELEVATION:** 40 **MAP ID:** A1

NAME: PENNINGTON SPRAGUE CO. INC., THE

Rev: 04/29/2016

ADDRESS:

ID/Status: 210003

NEW SHOREHAM, RI

ID/Status: Check on Status

SOURCE: RI Department of Environmental Management

AST:

Facility Classification: --

Mailing Address: Ocean Ave., New Shoreham, RI, 02807

Contact Person: --

Facility Telephone: --

Latitude\Longitude: --

Tank id: --

Tank Status: Check on Status

Number of Gallons: --

Product Stored: --

Date of Installation: Not reported

Tank Construction: --

Secondary Containment: --

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

UST

EDR ID: U003208806 **DIST/DIR:** 0.000 **ELEVATION:** 40 **MAP ID:** A1

NAME: PENNINGTON SPRAGUE CO. INC., THE
ADDRESS: NEW SHOREHAM, RI

Rev: 04/26/2016
ID/Status: UST-569
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

UST:
Facility ID: UST-569
Facility Class: Commercials

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 12000
Tank Substance: Heating Oil No.2
Date Installed: 04/01/1940

Tank ID: 10
Tank Status: Permanently Closed
Tank Capacity: 3000
Tank Substance: Gasoline
Date Installed: 04/01/1955

Tank ID: 11
Tank Status: Permanently Closed
Tank Capacity: 3000
Tank Substance: Gasoline
Date Installed: 04/01/1955

Tank ID: 12
Tank Status: Permanently Closed
Tank Capacity: 6000
Tank Substance: Kerosene
Date Installed: 04/01/1940

Tank ID: 13
Tank Status: Permanently Closed
Tank Capacity: 6000
Tank Substance: Kerosene
Date Installed: 04/01/1940

Tank ID: 2
Tank Status: Permanently Closed
Tank Capacity: 5000
Tank Substance: Heating Oil No.2
Date Installed: 04/01/1955

- Continued on next page -

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

UST

EDR ID: U003208806 **DIST/DIR:** 0.000 **ELEVATION:** 40 **MAP ID:** A1

NAME: PENNINGTON SPRAGUE CO. INC., THE
ADDRESS: NEW SHOREHAM, RI

Rev: 04/26/2016
ID/Status: UST-569
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

Tank ID: 3
Tank Status: Permanently Closed
Tank Capacity: 5000
Tank Substance: Heating Oil No.2
Date Installed: 04/01/1955

Tank ID: 4
Tank Status: Permanently Closed
Tank Capacity: 5000
Tank Substance: Diesel
Date Installed: 04/01/1955

Tank ID: 5
Tank Status: Permanently Closed
Tank Capacity: 5000
Tank Substance: Heating Oil No.2
Date Installed: 04/01/1955

Tank ID: 6
Tank Status: Permanently Closed
Tank Capacity: 5000
Tank Substance: Heating Oil No.2
Date Installed: 04/01/1965

Tank ID: 7
Tank Status: Permanently Closed
Tank Capacity: 5000
Tank Substance: Heating Oil No.2
Date Installed: 04/01/1965

Tank ID: 8
Tank Status: Permanently Closed
Tank Capacity: 5000
Tank Substance: Heating Oil No.2
Date Installed: 04/01/1965

Tank ID: 9
Tank Status: Permanently Closed
Tank Capacity: 5000

- Continued on next page -

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

UST

EDR ID: U003208806 **DIST/DIR:** 0.000 **ELEVATION:** 40 **MAP ID:** A1

NAME: PENNINGTON SPRAGUE CO. INC., THE

Rev: 04/26/2016

ADDRESS:

ID/Status: UST-569

NEW SHOREHAM, RI

ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

Tank Substance: Heating Oil No.2

Date Installed: 04/01/1965

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

AST

EDR ID: A100179313 **DIST/DIR:** 0.000 **ELEVATION:** 40 **MAP ID:** A2

NAME: RI DOT
ADDRESS: OCEAN AVE.
NEW SHOREHAM, RI

Rev: 04/29/2016
ID/Status: 210004
ID/Status: Check on Status

SOURCE: RI Department of Environmental Management

AST:
Facility Classification: Not reported
Mailing Address: Ocean Ave., New Shoreham, RI, 02807
Contact Person: Not reported
Facility Telephone: Not reported
Latitude\Longitude: Not reported

Tank id: Not reported
Tank Status: Check on Status
Number of Gallons: Not reported
Product Stored: Not reported
Date of Installation: Not reported
Tank Construction: Not reported
Secondary Containment: Not reported

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

LUST

EDR ID: S105429993 **DIST/DIR:** 0.080 North **ELEVATION:** 70 **MAP ID:** 3

NAME: MCDEVITT PROPERTY

Rev: 04/26/2016

ADDRESS: 455 OCEAN AVENUE
NEW SHOREHAM, RI

ID/Status: Inactive; Investigation/Remed. Complete, No F
ID/Status: 2108-ST
ID/Status: NR

SOURCE: RI Department of Environmental Management

LUST:

Project Number: 2108-ST

Project Date: 02/11/2002

Facility Id: NR

Fstatus Decode: Inactive; Investigation/Remed. Complete, No Further Action Required

Facility Status: Inactive; Investigation/Remed. Complete, No Further Action Required

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

UST

EDR ID: U003544224 **DIST/DIR:** 0.124 NNW **ELEVATION:** 81 **MAP ID:** B4

NAME: ISLAND SERVICES, INC.

Rev: 04/26/2016

ADDRESS:
NEW SHOREHAM, RI

ID/Status: UST-243
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

UST:
Facility ID: UST-243
Facility Class: Gasoline Station

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 2000
Tank Substance: Gasoline
Date Installed: 03/01/1961

Tank ID: 2
Tank Status: Permanently Closed
Tank Capacity: 2000
Tank Substance: Gasoline
Date Installed: 03/01/1961

Tank ID: 3
Tank Status: Permanently Closed
Tank Capacity: 2000
Tank Substance: Diesel
Date Installed: 03/01/1961

Tank ID: 4
Tank Status: Permanently Closed
Tank Capacity: 2000
Tank Substance: Diesel
Date Installed: 03/01/1961

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

LUST

EDR ID: S103247138 **DIST/DIR:** 0.144 NNW **ELEVATION:** 77 **MAP ID:** B5

NAME: PENNINGTON SPRAGUE, CO.

Rev: 04/26/2016

ADDRESS: OCEAN AVENUE
NEW SHOREHAM, RI

ID/Status: Active; Investigation/Remed. Required
ID/Status: 2102-LS
ID/Status: 569

SOURCE: RI Department of Environmental Management

LUST:
Project Number: 2102-LS
Project Date: 10/21/1993
Facility Id: 569
Fstatus Decode: Active; Investigation/Remed. Required
Facility Status: Active; Investigation/Remed. Required

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

SHWS

EDR ID: S103247138 **DIST/DIR:** 0.144 NNW **ELEVATION:** 77 **MAP ID:** B5

NAME: PENNINGTON SPRAGUE, CO.
ADDRESS: OCEAN AVENUE
NEW SHOREHAM, RI

Rev: 04/11/2016
ID/Status: Inactive
ID/Status: PAY-HWM
ID/Status: SR-21-1087

SOURCE: RI Department of Environmental Management

SHWS:
Project Code: PAY-HWM
Siterem Site Number: SR-21-1087
Facility Status: Inactive
Project Code Desc: PAY-HWM
Project Date: Not reported

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

LUST

EDR ID: S104180081 **DIST/DIR:** 0.148 East **ELEVATION:** 36 **MAP ID:** 6

NAME: M & C ASSOCIATES, INC. (BALLARD'S) **Rev:** 04/26/2016
ADDRESS: 454 OCEAN AVENUE ID/Status: Inactive; Investigation/Remed. Complete, No F
NEW SHOREHAM, RI ID/Status: 2106-LS
ID/Status: 721

SOURCE: RI Department of Environmental Management

LUST:
Project Number: 2106-LS
Project Date: 06/22/1999
Facility Id: 721
Fstatus Decode: Inactive; Investigation/Remed. Complete, No Further Action Required
Facility Status: Inactive; Investigation/Remed. Complete, No Further Action Required

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

LUST

EDR ID: 1000172772 **DIST/DIR:** 0.387 East **ELEVATION:** 31 **MAP ID:** 7

NAME: BLOCK ISLAND POWER CO

Rev: 04/26/2016

ADDRESS: 100 OCEAN AVE
NEW SHOREHAM, RI 02807
WASHINGTON

ID/Status: Active; Investigation/Remed. Required
ID/Status: 2101-LS
ID/Status: 47

SOURCE: RI Department of Environmental Management

LUST:

Project Number: 2101-LS

Project Date: 02/17/1989

Facility Id: 47

Fstatus Decode: Active; Investigation/Remed. Required

Facility Status: Active; Investigation/Remed. Required

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

LUST

EDR ID: S102869415 **DIST/DIR:** 0.456 East **ELEVATION:** 36 **MAP ID:** 8

NAME: BALLARD'S SERVICE CENTER

Rev: 04/26/2016

ADDRESS: CORN NECK ROAD
NEW SHOREHAM, RI

ID/Status: Inactive; Investigation/Remed. Complete, No F
ID/Status: 2103-LS
ID/Status: 720

SOURCE: RI Department of Environmental Management

LUST:

Project Number: 2103-LS

Project Date: 02/23/1996

Facility Id: 720

Fstatus Decode: Inactive; Investigation/Remed. Complete, No Further Action Required

Facility Status: Inactive; Investigation/Remed. Complete, No Further Action Required

Site Detail Report

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

SHWS

EDR ID: S106664168 **DIST/DIR:** 0.835 NW **ELEVATION:** 34 **MAP ID:** 9

NAME: CHAMPLIN'S MARINA (SEE LS-2104)

Rev: 04/11/2016

ADDRESS: NEW HARBOR
NEW SHOREHAM, RI

ID/Status: Inactive
ID/Status: CHA-HWM
ID/Status: SR-21-0238

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: CHA-HWM
Siterem Site Number: SR-21-0238
Facility Status: Inactive
Project Code Desc: CHA-HWM
Project Date: Not reported

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal CERCLIS: SHWS This list includes sites that have been investigated under the Federal CERCLIS program (SFA sites) as well as sites that have notified under the state program or have been investigated for hazardous substances (HWM sites). SHWS - List of CERCLIS and State Sites in RI

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Solid Waste Management Facilities

State/Tribal LTANKS: LUST The LUST Case List is a summary of UST Facilities in RI with leaking USTs, which includes information on the date of release discovery and the status of the LUST Case (active, soil removal only, or inactive). LUST - LUST Case List INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST The UST Master List is a summary of registered UST Facilities in RI, which includes information on abandoned, in use, permanently closed and temporarily closed USTs. UST - UST Master List AST - Aboveground Storage Tanks. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: AUL This list was developed by RIDEM for use as a general reference and are not meant to be legally authoritative source for the location of hazardous materials, nor for the status, condition or permissible use of a site. AUL - Waste Management Sites with Environmental Land Use Restrictions

ST/Tribal Brownfields: BROWNFIELDS Brownfields are real properties where the expansion, redevelopment or reuse may be complicated by the actual or potential presence of a hazardous substance, pollutant, or contaminat. BROWNFIELDS - Brownfields Site List

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs

Database Descriptions

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Oil & Hazardous Material Response Log/Spill Report. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal CERCLIS: Department of Environmental Management

Updated Quarterly

State/Tribal SWL: Department of Environmental Management

Updated Quarterly

State/Tribal LTANKS: Department of Environmental Management

Updated Quarterly

State/Tribal Tanks: Department of Environmental Management

Updated Quarterly

Database Sources

State/Tribal IC / EC: Department of Environmental Management

Varies

ST/Tribal Brownfields: Department of Environmental Management

Updated Semi-Annually

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

Street Name Report for Streets near the Target Property

Target Property: OCEAN AVENUE
BLOCK ISLAND, RI 02807

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
Beach Ave	0.11 NNW		
Connecticut Ave	0.24 East		
Ocean Ave	0.08 NNE		
Old Town Rd	0.25 SSW		

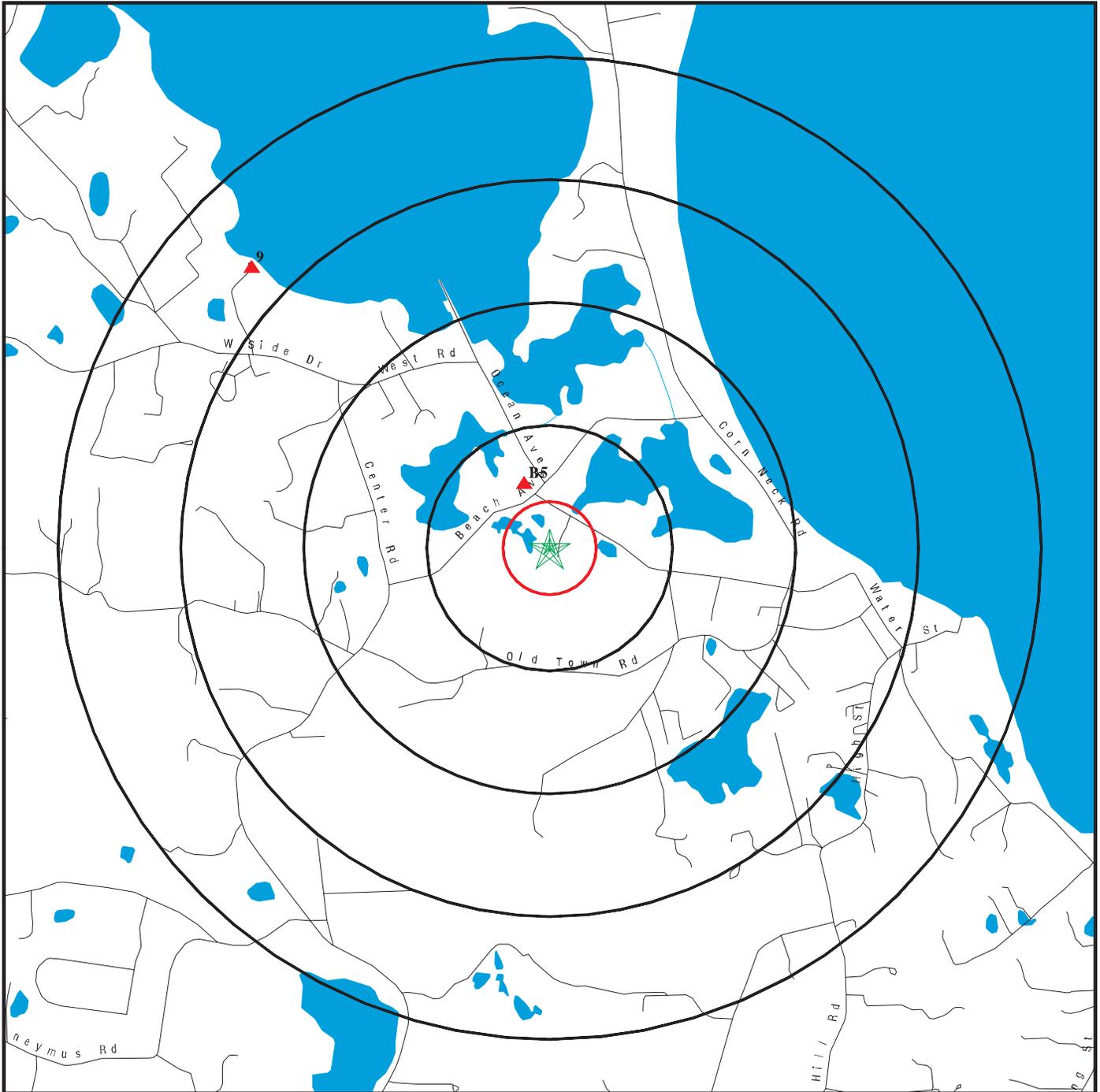
Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



OCEAN AVENUE BLOCK ISLAND, RI 02807



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 41.174977 Longitude: 71.571133)
- ▲ Identified Sites
- ▭ Indian Reservations BIA
- ▭ National Priority List Sites

OCEAN AVENUE BLOCK ISLAND, RI 02807



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 41.174977 Longitude: 71.571133)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

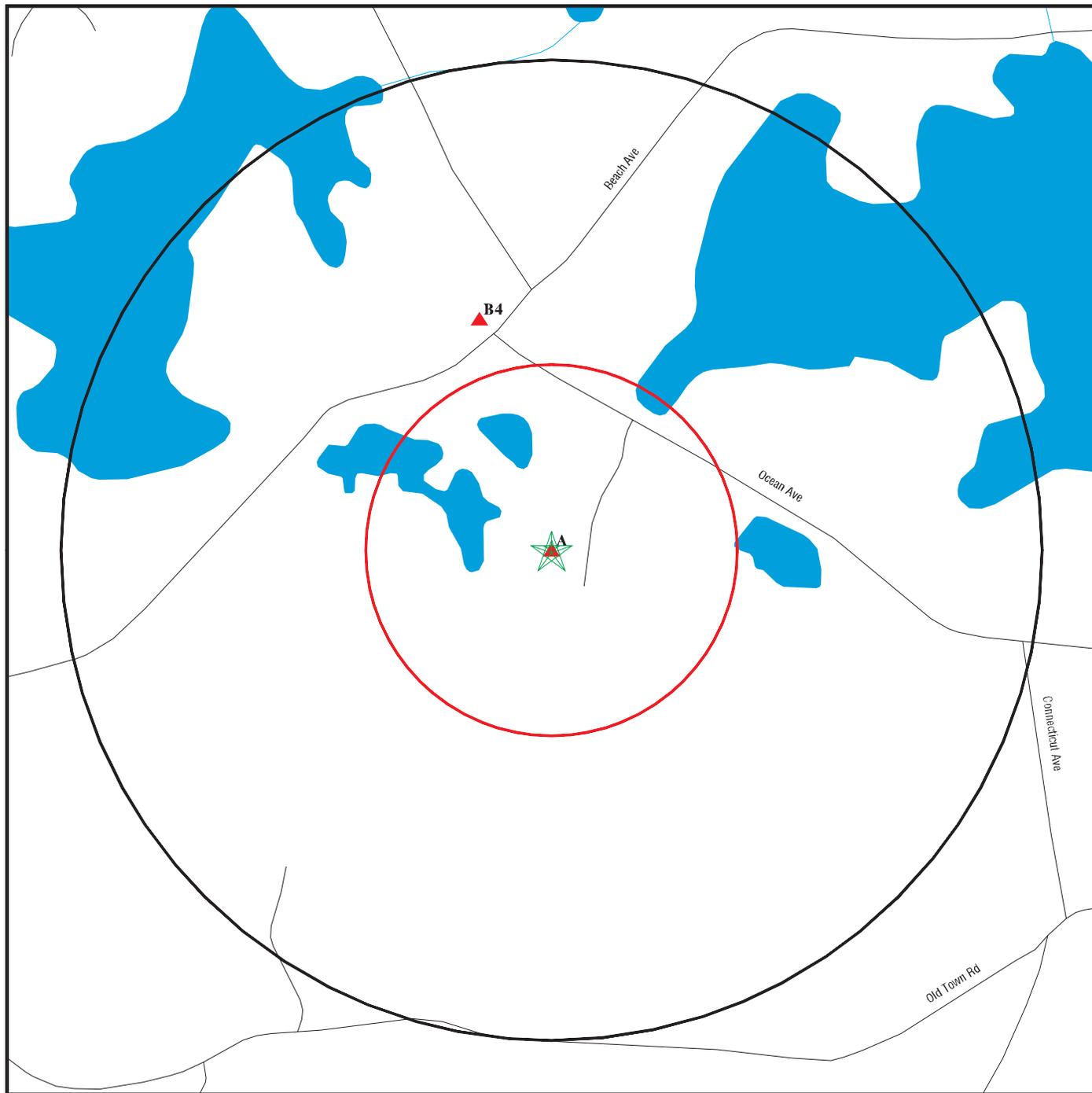
Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



OCEAN AVENUE BLOCK ISLAND, RI 02807



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

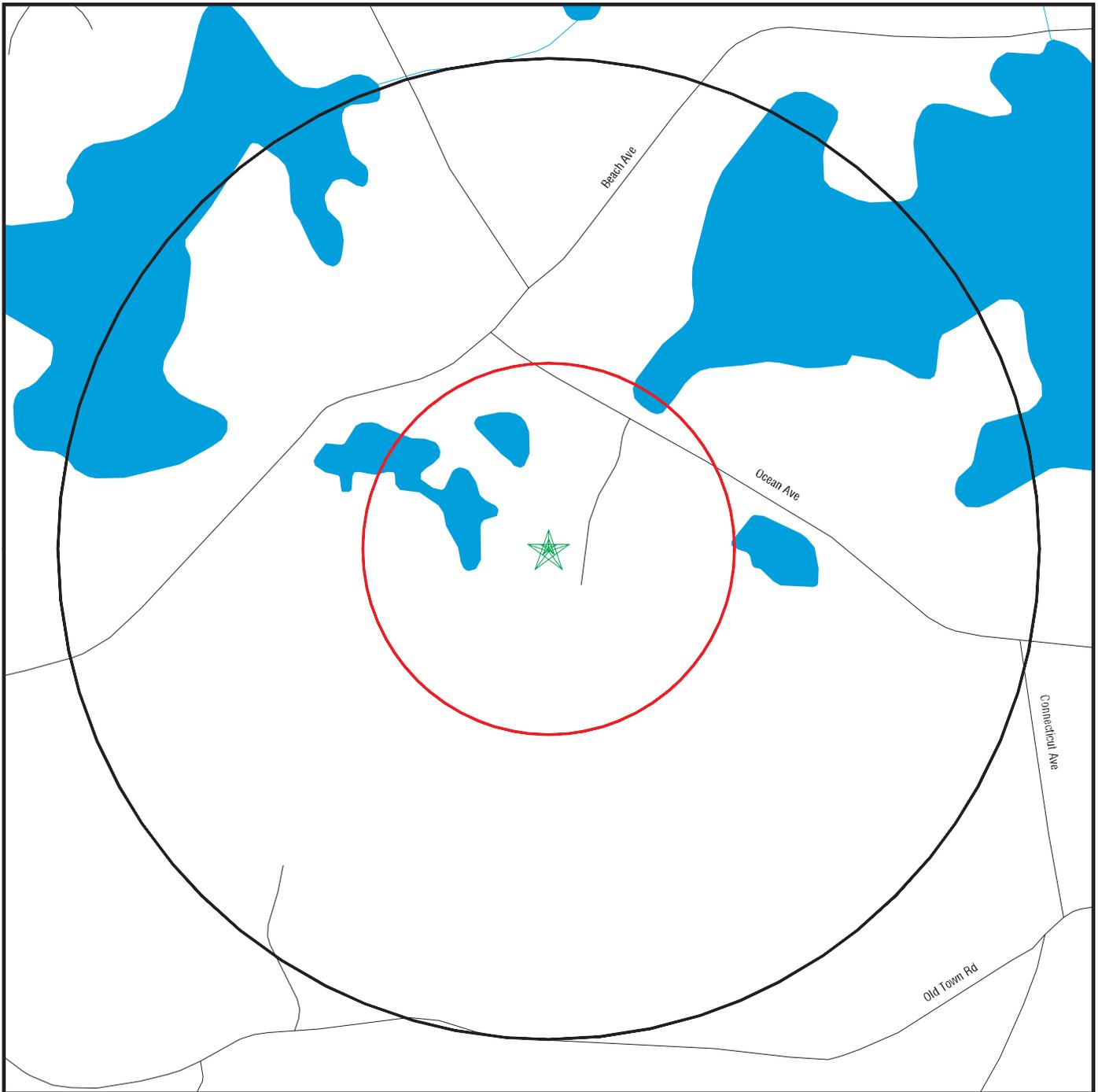
- ★ Target Property (Latitude: 41.174977 Longitude: 71.571133)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ National Priority List Sites

Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS



OCEAN AVENUE BLOCK ISLAND, RI 02807



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 41.174977 Longitude: 71.571133)
- ▲ Identified Sites
- ▣ Indian Reservations BIA
- ⚡ Sensitive Receptors
- ⚠ National Priority List Sites

Site location Map

Topo: 0.75 Mile Radius



OCEAN AVENUE BLOCK ISLAND, RI 02807



Map Image Position: TP
Map Reference Code & Name: 5644898 Block Island
Map State(s): RI
Version Date: 2012



Block Island Power Company

Ocean Avenue

Block Island, RI 02807

Inquiry Number: 4685529.5

July 27, 2016

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

07/27/16

Site Name:

Block Island Power Company
Ocean Avenue
Block Island, RI 02807
EDR Inquiry # 4685529.5

Client Name:

Sage Environmental, Inc.
172 Armistice Boulevard
Pawtucket, RI 02860
Contact: Deb Keough



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Certified Sanborn Results:

Certification # D79B-458B-B2C8

PO # NA

Project S2671

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: D79B-458B-B2C8

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- Library of Congress
- University Publications of America
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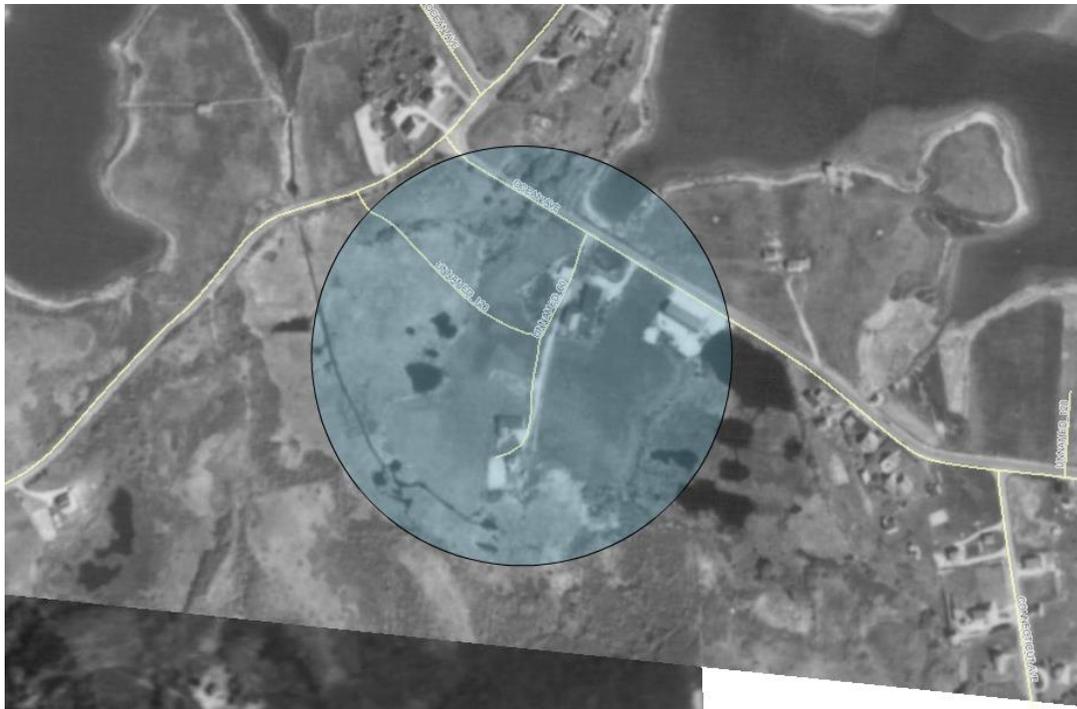
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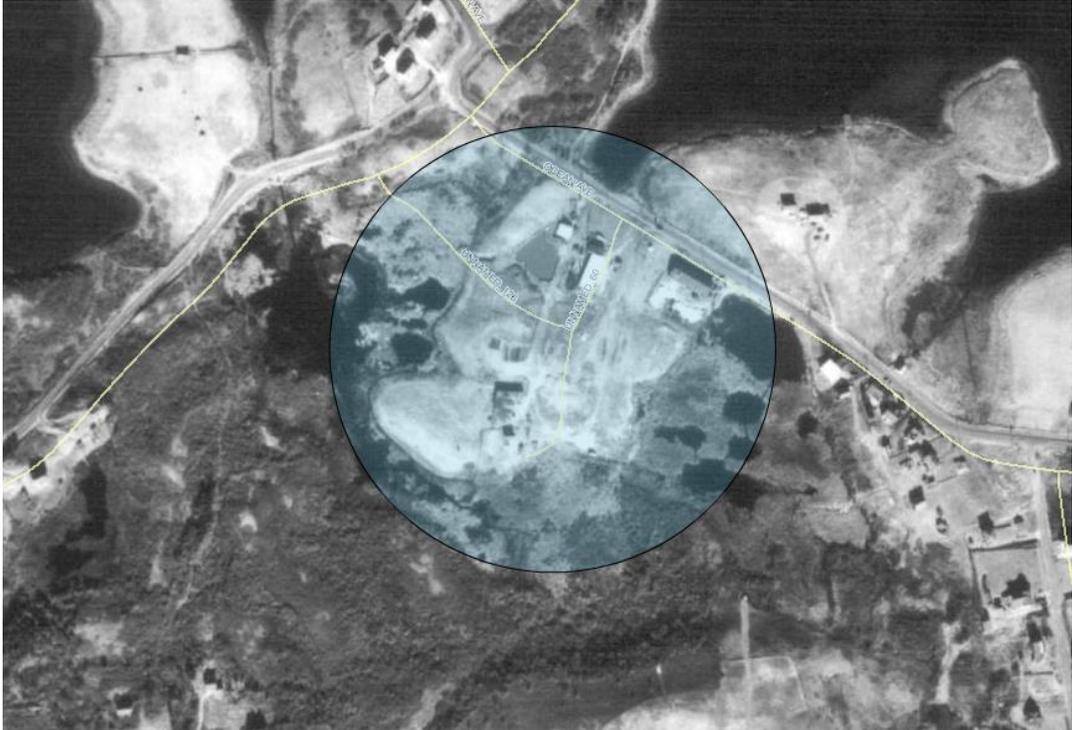
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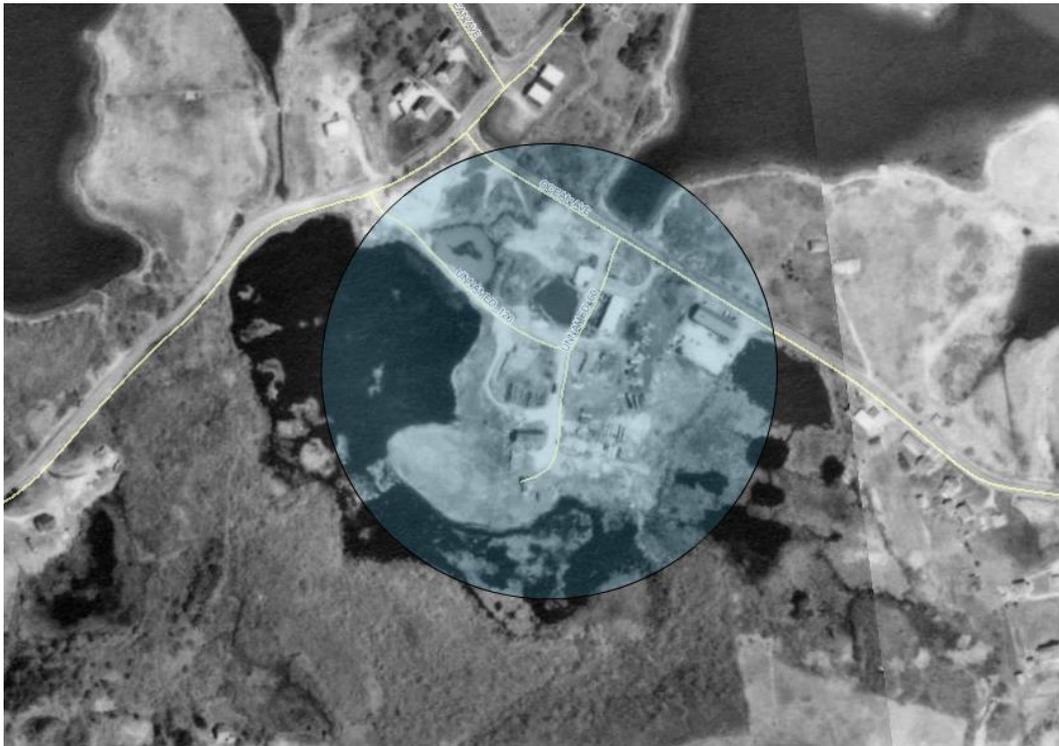
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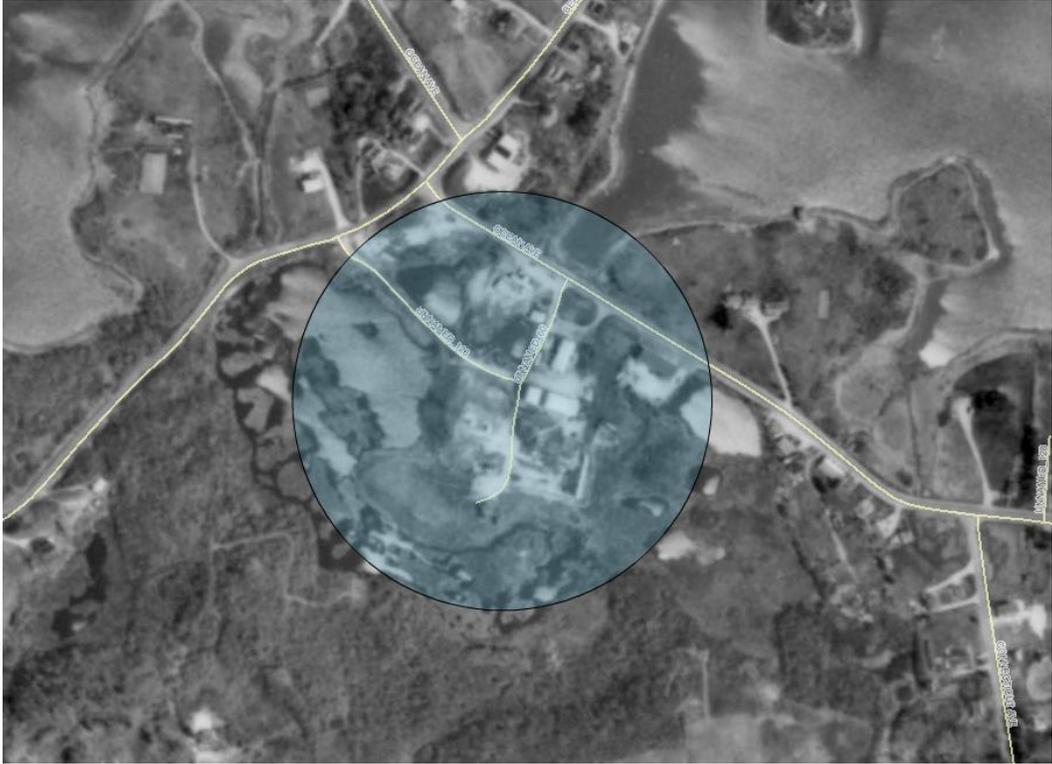
1951 - 1952



1962



1972



1981



1985



2008



2011



2014