PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Project Location:

90 Elm Street & Pico Terrace
Waterville, Maine 04901

Waterville Tax Map / Lot No: 48 / 248

Containing 0.56 Acres & 3 Buildings

Building No. 1

1 Pico Terrace

90 Elm Street

Building No. 2

3 Pico Terrace

Building No. 3

2, 4 & 6 Pico Terrace

Prepared For:

Nale Housing, LLC
P.O. Box 633
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October 2016

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1.0 Summary 1

2.0 Introduction 1
2.1 Purpose 2
2.2 Detailed Scope-of-Services 2
2.3 Reporting 3
2.4 Significant Assumptions 3
2.5 Location 4
2.6 Special Terms and Conditions 4
2.7 User Reliance 5

3.0 Site Description 5
3.1 Site Ownership 5
3.2 Site and Vicinity General Characteristics 5
3.3 Past and Current Use of the Property 5
3.4 Descriptions of Structures, Roads, Other Improvements on the Site 6
3.5 Past and Current Uses of the Adjoining Properties 6

4.0 User Provided Information 8
4.1 Title Records 8
4.2 Environmental Liens or Activity and Use Limitations 8
4.3 Specialized Knowledge 8
4.4 Valuation Reduction for Environmental Issues 8
4.5 Owner, Property Manager, and Occupant Information 8

5.0 Results 9
5.1 Standard Environmental Records 9
5.2 Additional Environmental Records 10
5.3 Physical Setting 10
5.4 Historical Use Information on the Property 10
5.5 Historical Use Information on the Adjoining Properties 10

6.0 Site Reconnaissance 11
6.1 Methodology and Limiting Conditions 11
6.2 General Site Setting 11
6.3 Exterior Observations 11
6.4 Interior Observations 11
6.5 Sample Results 13

7.0 Interviews 15
7.1 Interview with Owner 15
7.2 Interview with Occupants 15
7.3 Interview with Local Government Officials 16
7.4 Interview with Others 16

8.0 Conclusions/Recommendations 17

9.0 Opinion 18

10.0 Deviations 18

11.0 Additional Services 18

12.0 Signature of Environmental Professional 19

13.0 Qualifications of Environmental Professional 19

14.0 Special Contractual Conditions 19

Tables

Table 1 - Adjoining Property Owners and Land Use 7
Table 2 – Indoor Air Sample Results 14

Appendices

Appendix A – Site Location Map
Appendix B – Site Aerial with Building Numbers
Appendix C – Site Photographs
- Building No. 1
- Building No. 2
- Building No. 3

Appendix D – Title Record
Appendix E – E-mail Correspondence, September 7, 2016, MDEP to Nale Housing LLC
Appendix F – Records Review Files
Appendix G – Indoor Air Testing Results from Katahdin Analytical Services, 10/10/16
Appendix H – Soil Gas Mitigation System Example

1.0 SUMMARY

The property identified in this report was studied for recognizable environmental conditions pursuant to an investigation by the Maine Department of Environmental Protection into properties previously used as a dry cleaner business (See Appendix E – E-mail Correspondence). Current and past uses of the property were established through historical record research, environmental records search, and a site reconnaissance.

Based on the research into past uses of the property, one (1) building was identified to have been used previously as a dry cleaner. Once that was determined, the current owner of the property, Nale Housing LLC, pursued a proactive approach above and beyond the requirements of a Phase I Environmental Site Assessment by requesting an indoor air test in the basement of Building No. 3 (formerly Super Shirt Laundromat). This Phase I Environmental Site Assessment (ESA) identified a potential recognized environmental condition[1] associated with the site associated with the historical dry cleaning activities on the site.

The environmental liability risk associated with the property was **determined to be low/moderate** based on historical activity on the site, the observed conditions and subsequent indoor sampling results at the time of the site reconnaissance. We recommend a Phase II Environmental Site Assessment be conducted to rule out or further quantify and/or locate the presence of PCE's / TCE's in all 3 buildings on the site and further proceed with mitigation efforts, if necessary.

2.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment performed by A.E. Hodsdon Consulting Engineers (AEH) for a site located at Pico Terrace and Elm Street in Waterville, Maine. The three (3) buildings and the encompassed site exterior was investigated as part of the site reconnaissance on October 3, 2016.

All three (3) buildings on the property are currently being used as apartment buildings with a total of 15 units. Through historical records investigation, the Building No. 3 was once used as a dry cleaner unit known as "Super Shirt" dating as far back as 1958. Super Shirt closed sometime in the early 1970's and for the past 40 years, the property has been used as residential apartments. The property is served by public water and public sewer. Solid waste is managed by a private waste hauler with one common dumpster located in the back parking lot of the facility. The site is easily accessible off Elm Street in Waterville and the shared driveway for the entire site is known as "Pico Terrace". A property location map as well as aerial map identifying building numbers (for reference) are attached to this report as Appendix (A).

[1] **Recognized environmental conditions** means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of governmental agencies.

2.1 Purpose

The primary purpose of this Phase I ESA report is to provide AEH's professional opinion regarding environmental conditions on the property and to assess the risk that petroleum compounds or hazardous materials exist on or beneath the ground surface at the property. The release of these compounds and materials into the environment could fall under jurisdiction of the Maine Oil Discharge Prevention and Pollution Control program, 38 MRSA Section 541 et seq. The Maine Underground Oil Storage Facilities and Groundwater Protection program, 38 MRSA Section 561, et seq. The Maine Uncontrolled Hazardous Substance Site Law, 38 MRSA, Section 1361 et seq. and the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 USCA Section 9601 et seq. as amended.

2.2 Detailed Scope-of-Services

This Phase I ESA was conducted in accordance with the authorization made by Nale Housing, LLC in October 2016. The Phase I ESA was conducted in accordance with the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* as established by the American Society of Testing and Materials (ASTM) in designation E 1527-05. Following these guidelines AEH performed the following tasks:

Records Review
A records review of the property was performed for records that were reasonably (records that were publicly available) obtainable from their source and within a reasonable timeframe and cost constraints. These records were recorded only for their practical and relevancy to the property.

Historical Information
A history of the previous uses and ownership of the property, based on a review of as many standard historical sources as needed, was conducted for at least the previous 100 years. Standard historical sources reviewed may have included, but were not limited to: aerial photographs, fire insurance maps, municipal property tax files, recorded land title records, USGS 7.5 minute topographic maps, local street directories, building permits, and zoning records. Past and present land uses of all properties contiguous to the property revealed in the course of researching the property were also evaluated.

Environmental Information
Standard environmental record sources were reviewed for the property within the approximate minimum search distances specified in E 1527-05, as measured from the property boundary. The following information was obtained from state and local records and databases.

- U.S. Environmental Protection Agency (USEPA) National Priorities List (NPL);
- USEPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database;
- USEPA Resource Conservation and Recovery Information System (RCRIS) database;
- Federal Emergency Response Notification System (ERNS) list

- State of Maine Department of Environmental Protection (MDEP) Uncontrolled Hazardous Substance Sites;
- MDEP list of Active Landfills;
- MDEP Licensed Commercial Solid Waste Facilities Serving Maine;
- MDEP Master Underground Storage Tanks Sorted by Minor Civil Division State UST registration list; and,
- MDEP Spill Reports.

Physical Setting Information

Geologic records were reviewed to determine the regional geology and general nature and occurrence of ground water to identify environmental conditions. Sources reviewed may have included, but were not limited to topographic maps, ground-water resource maps, surficial geology maps, soil maps and water well logs.

Site Reconnaissance/Interviews

The site reconnaissance included the following:

- A walkover of the site to note the current condition/operations of the site and contiguous properties. Photographs were taken to document observations made during this reconnaissance.
- The presence of potential environmental liabilities including, but not limited to hazardous building materials, waste storage areas, underground and aboveground storage tanks, industrial facilities, land disposal units, septic systems, dry wells, etc. was documented.
- Any evidence and/or presence of stressed vegetation, petroleum stained soil areas, newly landscaped or paved areas, apparent fill areas, etc. were documented, if present.

2.3 Reporting

This report was prepared exclusively for Nale Housing, LLC and it contains the following:

- A narrative describing the procedures followed by AEH in the Phase I ESA efforts;
- A narrative describing information obtained from the file reviews of existing historical, regulatory, and physical setting data and through personal observations;
- Any conclusions regarding recognizable environmental concerns on or near the site that may have impacted the property; and
- Recommendations for expanded investigative procedures needed to more completely assess the site, if needed.

2.4 Significant Assumptions

No significant assumptions were made for the purposes of this report.

2.5 Location

The property is located on Pico Terrace, Waterville, Kennebec County, Maine. The property is designated as a compilation of three (3) buildings and taxed as a single lot, Lot 248 on Waterville Tax Map 48 (See Appendix A – Location Map).

2.6 Special Terms and Conditions

This assessment was based upon a review of readily available public and private information (made available to AEH) pertaining to historical usage and subsurface conditions. In addition, the Phase I ESA effort was supplemented by visual observations of present structures, and ground surface conditions. In addition, air quality monitoring was performed to detect the presence/absence of PCE.

The following are a list of special terms and conditions on the use of this report:

1. This assessment cannot, on its own, represent a complete characterization of all potential environmental liabilities associated with the subject property.

2. The conclusions provided by AEH are based solely on the scope of work conducted, the sources of information referenced in this report, and the site conditions observed at the time of AEH field work, and may not fully represent past or future conditions.

3. The accuracy and completeness of the information made available at the sources reviewed and referenced as part of this scope of work (i.e., State and Municipal files about the subject site) were not verified by AEH.

4. The subsurface environmental conditions at the site may vary significantly from the referenced material reviewed by AEH. Therefore, the conclusions and recommendations would require modification should additional information be made available or additional subsurface investigation be undertaken at the site.

5. The scope of services performed was in accordance with our proposed work scope and the associated budgetary conditions. Additional services that would further define the environmental quality of the site could be performed outside the scope of work at additional expense.

6. The work conducted by AEH has been performed according to generally accepted industry practices in use at the time the investigation was conducted. No other warranty is expressed or implied. The contents of this report may not be copied, provided, or otherwise communicated to parties not involved with the subject property without prior written consent from an authorized agent by Nale Housing, LLC.

7. Interpretations of these data (whether chemical, geological, biological or engineering related) only represent possible interpretations - other interpretations are possible.

2.7 User Reliance

The information provided by others to AEH for this report was not independently verified by AEH. Unless there was actual knowledge of incorrect information or it was obvious that certain information was incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to AEH, the information presented is presumed accurate.

3.0 SITE DESCRIPTION

3.1 Site Ownership

The owner of record is Nale Housing, LLC; purchasing the property from Lawrence J & Gloria J Hughes in 2011. The latest title record is attached to this report as Appendix D. A list of historical ownership is listed in the table below.

Map 48, Lot 248

Year of Transfer	New Owner	Book / Page
2011	Nale Housing LLC	10792 / 0035
1983	Hughes Lawrence J & Gloria J	2636 / 0025
1975	Blanche & Peter Drapeau	1847 / 32
1972	Lionel, Clifford, Clement Morrissette and Anita C. Poulin	1607 / 75
1958	A & M Realty Corp.	1104 / 370
1951	Caliope Realty Corp.	916 / 426
1904	Theresa Pottle	460 / 209
1903	Abel Pottle	455 / 104
1828	Samuel Seammon	62 / 487

3.2 Site and Vicinity General Characteristics

The property is 0.56 acres +/-in size and the area is situated in a "Commercial A" zone along Elm Street in Waterville, Maine. The backside of the property abuts a residential lot zoned "Residential RD". The property gently slopes in an easterly direction on a broad scale towards the Kennebec River. See Appendix A and B for further topo and site maps.

3.3 Past and Current Use of the Property

A.E. Hodsdon Engineers researched past use of the property back to 1828 when it was purchased by Samuel Seammon presumably as a residence and/or office space. The oldest building on the lot is Building No. 1 (90 Elm Street) which is illustrated on 2 hand drawn maps from 1878 & 1890. According to tax data collected from the City of Waterville, Building No. 2 was constructed c. 1900 and Building No. 3 was constructed in 1960. The only building that is known to have been used for commercial use within at least the past 70 years was Building No. 3 which, according to tax records, had been used as a laundromat (with dry cleaning services) from 1960 – 1972. These same records indicate that all three (3) buildings have been used as residential apartment units since 1972.

3.4 Description of Structures, Roads, Other Improvements on the Site

As stated previously the site is easily accessible via Elm Street. Aside from the buildings, the site is primarily paved parking lot. The limited grassed area on the lot is used for tenant common area with grilling and seating areas. A dumpster located in the back side of the parking services solid waste disposal needs for all tenants on the property. The site slopes gently toward Elm Street, where a catch basin is located at the Pico Terrace/Elm Street intersection to capture site storm water run-off. Public water and public sewer serve the water distribution and wastewater collection needs for the property.

3.5 Past and Current Use of Adjoining Properties

To the North of the property lies multiple properties on Elm Terrace which includes residential property units. Historical tax records support this historical use.

The property to the South (Tax Map 48, Lot 249), currently owned by Underwood Property Management, LLC, has been used for a variety of commercial uses over the past 50 years. Currently, the lot contains three (3) separate buildings. Based on current records, the lot is being used as an Apartment Complex (multiple units), Rented Storage Units, and a laundromat (Highlander Laundromat). Historical records indicate that one of the buildings had formerly been used as a flooring retail store, Maroon Flooring which moved to an alternate location on College Avenue in 1995. Prior use of that same building concludes that it was used as a warehouse for a period of time dating back to 1958.

The Highlander Laundromat building has been used as a laundromat at least since 1992 after reviewing historical records and could have been used as such prior to that. Tax records indicate the building was built as a garage in 1955 and sometime after that converted to a laundromat. Tax records indicate the code "dry cleaner/laundromat" denoting its use. Interview with the City Tax Assessor's office provided no further information. The current laundromat facility does not offer dry cleaning services but does offer leather tanning services.

The properties to the east, 73 & 77 Elm Street are currently being used as a Public Library and Residential Apartment Building, respectively. The Waterville Public Library has been open since the building's construction in 1905. The 73 Elm Street property was built in 1910 and historical tax record indicate residential apartment usage at least for the past 60 years.

The properties to the West, located on Park Place, have been single family homes for at least the past 70 years.

Table 1 – Adjoining Property Owners and Land Use

Map / Lot	Current Use
Map 48/Lot 323	1 Post Office Square, Commercial (Various Shops, Restaurant and Gym), 0.6 Acres +/-
Map 48/Lot 321	77 Elm Street, Residential – 11 Unit Apartment Building, 0.22 Acres +/-
Map 48/Lot 320	73 Elm Street, Public Library, 0.45 Acres +/-
Map 48/Lot 250	1 Park Street, Church, 0.47 Acres +/-
Map 48/Lot 249	80-88 Elm Street, 0.89 Acres +/-, 3 Buildings, Residential Apartments – 8 Units, Storage Units & Highlander Laundromat
Map 48/Lot 255	7-9 Park Place, 0.17 Acres +/-, Residential Duplex
Map 48/Lot 235	1 Center Place, 0.20 Acres +/-, Single Family Home
Map 48/Lot 243	5 Elm Terrace, 0.05 Acres +/-, Single Family Home
Map 48/Lot 242	4 Elm Terrace, 0.06 Acres +/-, Single Family Home
Map 48/Lot 244	Elm Terrace, 0.03 Acres, Unbuildable Vacant Lot
Map 48/Lot 246	1 Elm Terrace, 0.06 Acres, Single Family Home
Map 48/Lot 247	92 Elm Street, 0.07 Acres, Residential Duplex

4.0 USER PROVIDED INFORMATION

4.1 Title Records

AEH obtained the following title records for the property in question, Tax Map 48, Lot 248. The latest record is attached to this report as Appendix D.

- **Warranty Deed,** Lawrence J. & Gloria J. Hughes to Nale Housing LLC, July 28, 2011 in the Kennebec County Registry of Deeds, Bk. 10792 Pg. 35
- **Warranty Deed**, Blance M. Drapeau to Lawrence J. & Gloria J. Hughes, November 30, 1983 in the Kennebec County Registry of Deeds, Bk. 2636 Pg. 25
- **Warranty Deed,** A&M Realty to Blance & Peter Drapeau, July 3, 1975 in the Kennebec County Registry of Deeds, Bk. 1847 Pg. 32

4.2 Environmental Liens or Activity and Use Limitations

No environmental liens or activity and use limitations exist.

4.3 Specialized Knowledge

No specialized knowledge of the property was provided.

4.4 Valuation Reduction for Environmental Issues

No valuation reduction for environmental issues provided.

4.5 Owner, Property Manager, and Occupant Information

See Section 3.1 for property ownership information.

5.0 RESULTS

5.1 Standard Environmental Records

AEH reviewed the following federal and state publicly available lists and files for nearby sites or properties engaged in hazardous material generation, handling and transportation or under state or federal investigation for past practices of mishandling hazardous materials. Those sites or properties could affect conditions on the subject property.

- A review of the USEPA Region 1 National Priorities List Publication Assistance Database indicated **no** sites within 1.0 mile of the property boundary.

- A review of the USEPA CERCLIS database identified **no** facilities located within 0.5 miles of the property boundary.

- A review of the USEPA RCRIS database identified **no** Resource Conservation and Recovery Act (RCRA) generators on the property in question or any abutting property.

  One property located less than ¼ mile down the road was identified as an RCRA facility:

  Rite Aid #4167, 210 Main Street, WRA Realty LP, Handler ID No. MER000509943. "Pharmacies and Drug Stores". Conditionally exempt small quantity generator.

- A review of the Federal Emergency Response Notification System (ERNS) list identified **no** listings for the property.

- The Maine DEP list of state uncontrolled hazardous substance sites identified **no** sites located within a 1.0-mile radius of the property.

- A review of the MDEP Active Landfills in Maine database identified **no** sites located within 0.5 miles of the property boundary.

- A review of the MDEP Licensed Commercial Solid Waste Facilities Serving Maine identified **no** sites located within 0.5 miles of the property boundary.

- The MDEP Master Underground Tanks List for all registered tanks was reviewed for this assessment. The subject property contains **no active** underground storage tanks.

  In addition, **none** of the abutting properties contained any **active** underground storage tanks. However, two (2) abutting properties contained **inactive or abandoned** underground storage tanks which are minimal risk to the subject property of this report: Documentation of these tanks is provided as part of Appendix F attached to this report.

  77 Elm Street, Melcher Associates, FRN #1473, June 24, 1986. Abandoned 700 gal. underground No. 2 Heating Oil Tank.

  8 Park Place, Barnard, Amy & Bruce, FRN #476, August 12, 1987. Removed 500 gal. Underground No. 2 Heating Oil Tank.

- The MDEP Spill Reports were reviewed for the City of Waterville. **Five (5)** spills were discovered in the vicinity of the subject property within the past 20 years. Due to the minor nature to the spills, small amounts of No. 2 Heating Oil and the nature of which they were addressed, it is our opinion that they do not pose a direct impact on the property in question. Copies of the reports are attached in Appendix F – Records Review files.

- The MDEP list of remediation Sites yielded **no** sites within 2 miles of the property.

5.2 Additional Environmental Records

No additional environmental records were discovered as part of the records review portion of this report.

5.3 Physical Setting

The topography of the area around the property gently slopes in an easterly direction towards the Kennebec River as shown on the attached map in Appendix A. A municipally owned storm water catchment system was installed over the past 70 years and collects runoff at a catch basin at the corner of Elm Street and Pico Terrace. The system is owned by the City of Waterville and maintained by the Waterville Sewerage District. The site currently sits in a commercial/urban residential setting with limited grass coverage and is covered most with impervious area (buildings and pavement).

5.4 Historical Use Information on the Property

AEH reviewed historical records of ownership for the property back to 1828 with title records found at the Kennebec County Registry of Deeds when the property was purchased by Samuel Seammon. The first records of use of the property were discovered as part of the tax record review from the City of Waterville dating back to the early 1950's. Building No. 3 was not built until about 1959/60 and was originally built for use as a laundromat/dry cleaner service, "Super Shirt". Based on the same records, it appears "Super Shirt" was in business from 1960 – 1972 (approximately). Interviews with the previous owner, Peter Drapeau and a current tenant of the building support the conclusion of the date range that Super Shirt was in business. Mr. Drapeau said that when he purchased the property in 1975 with his mother, Blanche, all three (3) buildings had already been converted to residential apartment units. The only alternate use of Building No. 3 that is supported by documentation includes the lease of the basement for storage purposes.

Building Nos. 1 and 2 have been used solely residential apartment units given the tax data that was readily available. No further information from the Site Reconnaissance or other records suggests that this property was used as anything more than residential or office space uses.

No evidence from the site reconnaissance suggest any alternate use of the property beyond what was previously reported.

5.5 Historical Use Information on the Adjoining Properties

See Section 3.5 – Past and Current Use of Adjoining Properties.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

On October 3, 2016, AEH conducted a site reconnaissance of the property. The property was easily accessed off Elm Street in Waterville, ME. The site reconnaissance was conducted by Nick Champagne of AEH with Jerry Caron, property manager for the site in question. Mr. Caron provided a tour of the site including access to basements of all 3 buildings.

6.2 General Site Setting

See Section 5.3 – Physical Setting.

6.3 Exterior Observations

Given its size, the lot is mostly covered by the 3 buildings it encompasses. The remaining land area is used as paved driveway access off of Elm Street and paved parking area for tenants. A walkthrough of the site yielded no visible evidence of stressed vegetation or potential contaminant containers. The limited green space areas appeared to be mainly used for tenant common area for outdoor grilling and sitting space. No empty containers or potential hazardous material piles were discovered. The pavement was investigated for potential petroleum stains but again yielded negative visible results. There were no chemical or oil odors present during the site reconnaissance.

6.4 Interior Observations

The basements of Building Nos. 1, 2 and 3 were investigated as part of the Site Reconnaissance on October 3, 2016. None of the living quarters were thoroughly investigated other than a walkthrough to get to the basement due to privacy of the tenants.

Building No. 1 (See Photographs – Appendix C)

The foundation for Building No. 1 was a combination of stone, brick and mortar. The building is heated with No. 2 Heating Oil with (2) 300 gallon oil tanks; with fill stations on either side of the house. No signs of spillage or leakage were observed around the tanks. The property manager indicated during the reconnaissance that the building had at one point switched to natural gas as a primary heat source, but converted back to No. 2 Heating Oil due to inefficiencies with the oil burner.

Visible observations yielded minimal results relating to potential environmental impact. A dark powder stain was discovered on the basement floor; the property manager pointed out that the stain was residue from soot of an old boiler. The boiler was too large to take out in one piece, so they had to manually cut the boiler which left some reside on the floor.

The indoor piping appeared to be completely replaced based on observations under the first floor. Sewer collection piping appeared to have been replaced with PVC piping. Water distribution piping material was noted as ½" copper. All insulation around the hot water

supply lines was black elastomeric wrap around the copper pipes. No asbestos insulation around any supply lines were discovered as part of the reconnaissance. The property manager indicated that Nale Housing, LLC has been proactive in removing all the above referenced environmental concerns. However, we did not evaluate the potential for ACM (asbestos containing material) as part of this investigation.

A stock pile of various household chemicals and paints was discovered, none of which posed an immediate threat to environmental contamination.

Odor was also observed during the reconnaissance. The only distinct smell was believed to be an oil smell with the source being the soot stain in the floor of the basement. No oil spills were discovered.

Building No. 2 (See Photographs – Appendix C)

Observations noted in the basement of Building No. 2 again yielded no potential environmental contamination impact. The basement walls had been spray foamed to the floor within the past 5 years. The heat source was converted to Natural Gas within the past 5 years. As with Building No. 1, all piping in Building No. 2 appears to have been modernized and replaced in the past 5-10 years. An empty No. 2 heating oil tank remained in place as a potential back up heat source.

No chemical or oil based odors were observed at the time of reconnaissance.

No chemical or oil stains were observed at the time of reconnaissance.

No stockpile of hazardous chemicals were observed at the time of reconnaissance.

No asbestos or asbestos like materials were observed at the time of reconnaissance.

Building No. 3 (See Photographs – Appendix C)

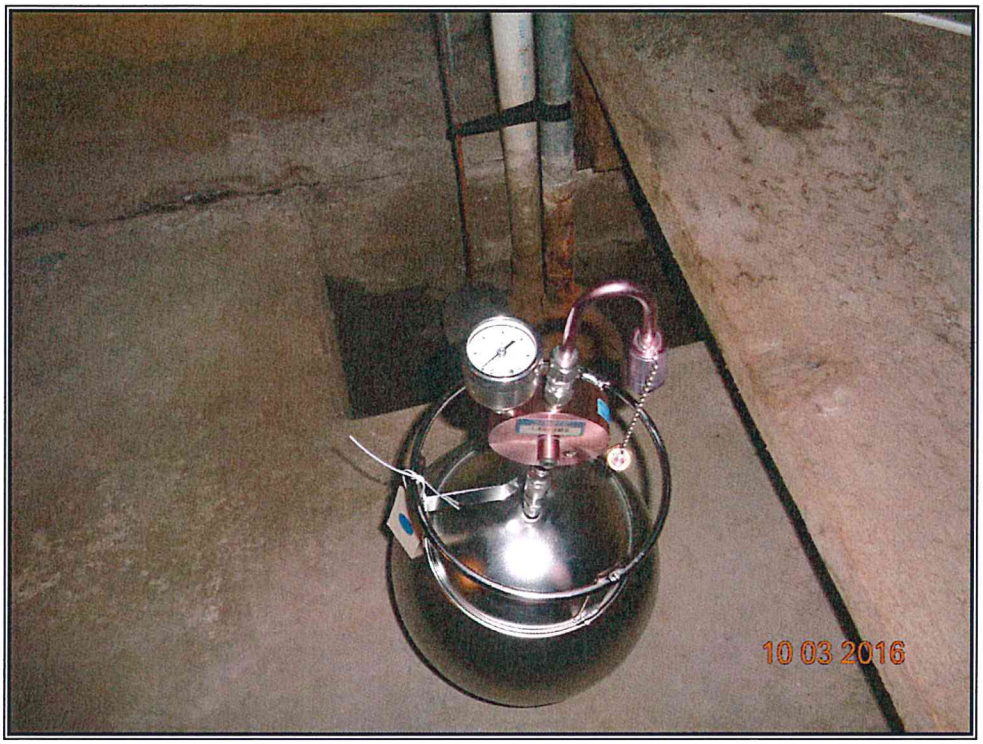
Site reconnaissance in the basement of Building No. 3 was conducted at the time of the indoor air sampling on October 3. The basement was wide open for the full length of the building and was mostly empty with the exception of some cleared work benches, shelving, as well as the new Natural Gas burner and water heater. As with the previous two (2) buildings, the piping appeared to have been replaced within the past 5-10 years. No asbestos or asbestos like insulation materials were noted as part of the reconnaissance. The basement did have a slight oil odor, the source of which is believed to be the empty, disconnected oil tank that is provided in the pictures within this report.

No chemical or oil stains were observed at the time of reconnaissance.

No stockpile of hazardous chemicals were observed at the time of reconnaissance.

6.5 Sample Results

Nick Champagne conducted a single sample for indoor air quality in the basement of Building No. 3. Pursuant to claims made by a correspondence e-mail from the Maine Department of Environmental Protection, Nale Housing, LLC requested the proactive approach to test indoor air quality of Building No. 3. Through records research and interviews, it was determined that Building No. 3 was in fact used previously as a dry cleaner business circa 1958-1970. The sample canister was placed near the sump (thought to be the most problematic location for soil gas intrusion) of the basement and placed for 24 hours under vacuum.



Picture of Indoor Air Quality Test Canister from Katahdin Analytical

The sample was tested for potential hazardous contaminants by Katahdin Analytical of Scarborough, Maine. The results of the sample are summarized below. The actual sample lab reports are attached to this report as Appendix G.

Table 2 – Indoor Air Quality Sample Results – Basement of Building No. 3

Sample Area	Sample Type	Limit*	Sample Result	Comments
Building No. 3 Basement	Vinyl Chloride	2.8 ug/m^3	1.3 ug/m^3	Non Detect.
Building No. 3 Basement	1,1-Dichloroethene	210 ug/m^3	2.0 ug/m^3	Non Detect.
Building No. 3 Basement	Trans-1,2-Dichloroethene	63 ug/m^3	2.0 ug/m^3	Non Detect.
Building No. 3 Basement	1,1-Dichloroethane	0.94 ug/m^3	2.0 ug/m^3	Potential risk due to adjusted practical quantification limit (PQL)**
Building No. 3 Basement	Cis-1,2-Dichloroethene	63 ug/m^3	2.0 ug/m^3	Non Detect.
Building No. 3 Basement	1,2-Dichloroethane	1.3 ug/m^3	2.0 ug/m^3	Non Detect.
Building No. 3 Basement	1,1,1-Trichloroethane	5,200 ug/m^3	2.7 ug/m^3	Potential risk due to adjusted practical quantification limit (PQL)**
Building No. 3 Basement	Trichloroethene	2.1 ug/m^3	2.7 ug/m^3	Potential risk due to adjusted practical quantification limit (PQL)**
Building No. 3 Basement	Tetrachloroethene	42 ug/m^3	**24** ug/m^3	**POTENTIAL RISK DUE TO ELEVATED LEVEL**

*From Table 2: Maine Remedial Action Guidelines for the Indoor Air Exposure Pathway for Indoor Air Residential (2012), See Appendix G.

**Lab results indicated an "undetectable" result. However, the adjusted practical quantification limit (PQL) was slightly higher than the limits listed in table 1 in the Maine RAGs referenced previously.

7.0 INTERVIEWS

7.1 Interview with Owner/Property Manager

Mr. Peter Drapeau, Former Owner of Subject Property. Nick Champagne conducted a phone interview with Mr. Drapeau on September 28, 2016 regarding the subject property that he formerly owned from 1975 – 1983. Mr. Drapeau said that he was not aware of any environmental risks or spills associated with the property when he owned it. He stated that he did recall the Super Shirt dry cleaner business in Building No. 3 when he was a child growing up on Park Place, the street to the West of the Nale Housing, LLC property on Elm Street. He said that when he purchased the property with his mother, Blanche in 1975, all 3 buildings had already been converted to residential apartment units. He had no further information to provide as part of the phone interview.

Mr. Thomas Nale, Jr., Co-Owner of Nale Housing, LLC (Owner of Record). Nick Champagne of AE Hodsdon Engineers (NMC) conducted a phone interview with Mr. Nale on October 4, 2016. Mr. Nale said Nale Housing, LLC has owned the property since 2011 and had no knowledge of any environmental concerns on the property. He said they have done some lead paint testing on the property (Building No. 1) when a young family inquired about moving into one of the units. The results came back negative according to Mr. Nale during the phone interview.

Mr. Jerry Caron, Property Manager. Mr. Caron provided Nick Champagne a tour of the property as part of the site reconnaissance portion of the report on October 3, 2016. Mr. Caron has been a property manager for Nale Housing for over 11 years and has been managing this property since Nale Housing purchased the property in 2011. He stated that the owners have been very proactive with improvements on all of their properties including the 3 buildings that encompass this property. He stated that Building Nos. 2 and 3 were converted to Natural Gas while Building No. 1 remained with No. 2 Heating Oil. I asked Mr. Caron if he was aware of any potential lead or asbestos on the premises. He said some lead paint testing was completed a couple years prior in Building No. 1, however the test came back negative; the results were not readily available to include with the report. There was no asbestos to his knowledge on the property nor were there any significant spills during his time managing the property.

7.2 Interview with Occupants

"Alice", Occupant of 4 Pico Terrace. "Alice" wished not to provide her last name but did allow me to interview her with a couple of questions. Alice happened to work for the Super Shirt laundromat in the same building she is currently living when it was open back in the 1960's. She was not aware of any major spills on the property but did recall it being a dry cleaning facility and pointed out where the clothes presses were located in the building. She also recalled the drive in drive out operation when there was no house in the back.

7.3 Interview with Local Government Officials

Mr. Garth Collins, Code Enforcement Officer, City of Waterville. AEH conducted a phone interview with Mr. Collins on Wednesday, October 12, 2016. Mr. Collins said there has been no environmental concerns related to the property in question per his knowledge or of record at Waterville City Hall.

Captain Shawn Esler, Waterville Fire Department. AEH conducted a phone interview with Cpt. Esler on Wednesday, October 12, 2016. Mr. Esler reviewed call/report records at the Waterville Fire Department and found no calls or responses related to any environmental spills or environmental concerns.

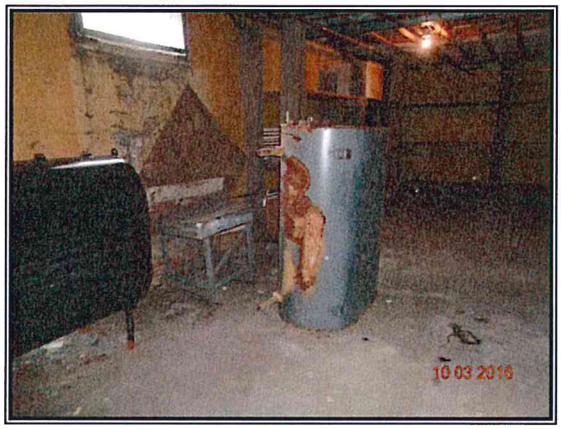
7.4 Interviews with Others

No further interviews were conducted as part of this report.

8.0 CONCLUSIONS/RECOMMENDATIONS

The following is a summary of known or suspect environmental conditions and conclusions/recommendations associated with the Elm Street/Pico Terrace property in Waterville.

1. The empty oil tanks discovered in Building No. 3 pose a minor threat to environmental contamination. We recommend removing the tanks from the basement since they are no longer in use. See picture, below.



Empty No. 2 Oil Tanks in Basement of Building No. 3

2. The indoor air sample concluded there was a potential risk to indoor air quality, with sampling results indicating the potential risk of "Tetrachloroethene", commonly known as "PCE", that could be emitted through the basement. We recommend further indoor air quality testing in the basement of Building No. 3 as well as Building Nos. 1 and 2; in addition we recommend a couple of indoor air tests in one living quarter in each building to see if it poses an immediate risk to the health of the residents in the floors above.

   Should there be further potential risks that are established as part of additional testing, we recommend installing a soil gas ventilation system in the basements of the affected buildings. This would involve saw cutting an appropriate trough through the basement floor and excavating to a depth of the sub base and laying a perforated pipe bedded in stone. Concrete would be poured over the pipe and the pipe would be ventilated to atmosphere above the roof line of the house. An example diagram of what this installation would entail is attached as Appendix H.

3. Meet with Maine DEP representatives on site to present the findings of this Phase I – Environmental Assessment and determine agreeable terms for testing as part of a Phase II - Environmental Site Assessment, which include air testing locations as well as soil gas probes.

9.0 OPINION

AEH does not believe the site falls under the jurisdiction of the Maine Oil Discharge Prevention and Pollution Control program, 38 MRSA Section 541 et seq. or the Maine Underground Oil Storage Facilities and Groundwater Protection program, 38 MRSA Section 561, et seq.

Currently, AEH rates the site as posing a **low/moderate environmental liability risk** based upon the current and historic uses of the site. Further testing as part of a Phase II Environmental Site Assessment is recommended. See Section 8 - Conclusions

10.0 DEVIATIONS

This reporting effort contains one (1) deviation from the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* as established by the American Society of Testing and Materials (ASTM) in designation E 1527-05 due to the air test conducted as part of this Phase I – Environmental Site Assessment.

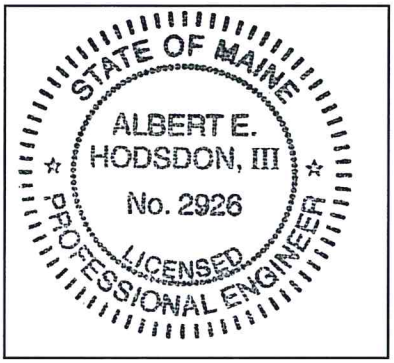
11.0 ADDITIONAL SERVICES

As previously stated and reported as part of this document, Nale Housing LLC retained AEH to conduct indoor air testing for the basement of Building No. 3 to see if there were any trace elements of PCE's or TCE's as a result of the dry cleaner usage of the building from the 1960's. See section 6.5 – Sampling Results and Section 8 – Conclusions.

No additional services, beyond the scope of services described in Section 2.2 and mentioned in the previous paragraph for this Phase I ESA were contracted between Nale Housing, LLC and AEH.

12.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I attest that a Phase I Environmental Site Assessment was conducted for a site located at 90 Elm Street and Pico Terrace, Waterville, ME. The property is currently owned by Nale Housing, LLC. The Phase I ESA was performed in accordance with standard practices for Environmental Site Assessments as established by the American Society of Testing and Materials (ASTM).



Albert E. Hodsdon III, PE. #2926

10/20/16
Date

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

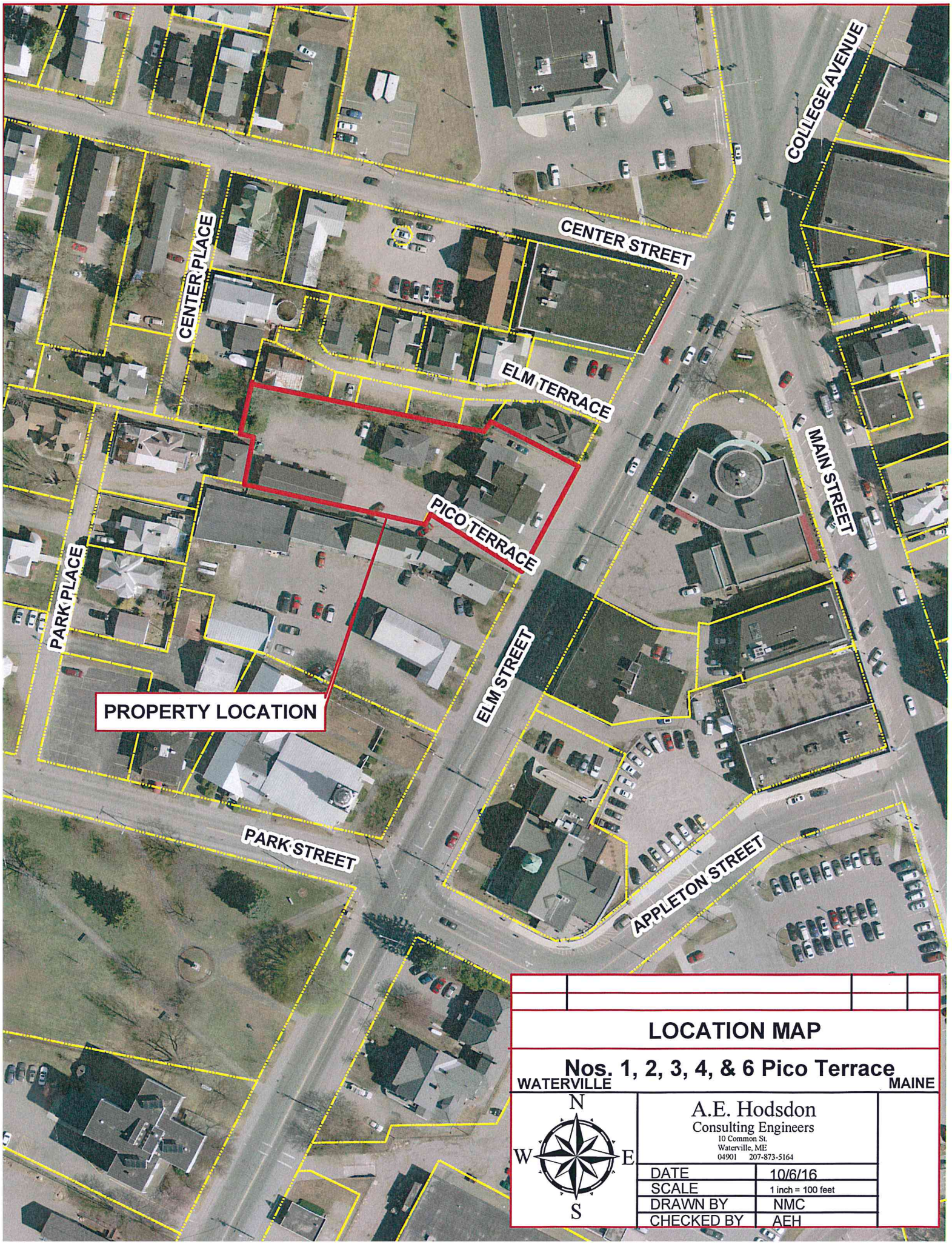
Albert E. Hodsdon III, a Professional Engineer in the State of Maine (#2926), was responsible for conducting this Phase I Environmental Site Assessment and the preparation of this report. Mr. Hodsdon has been working in the environmental field for 40 years and has performed many Phase I Environmental Site Assessments in his career.

14.0 SPECIAL CONTRACTUAL CONDITIONS

No special contractual conditions exist between Nale Housing, LLC and AEH.

APPENDIX A

Site Location and Topographical Map



LOCATION MAP

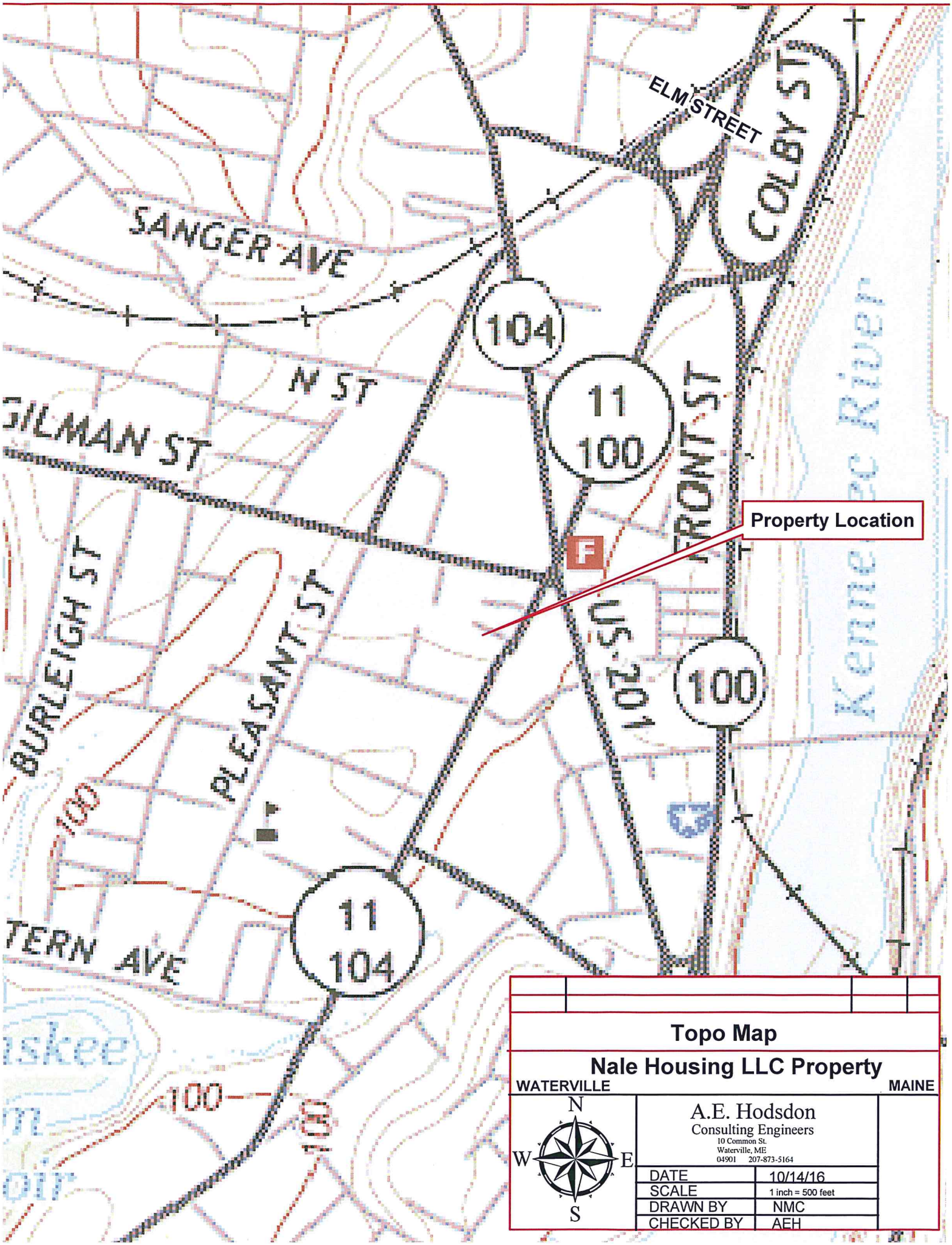
Nos. 1, 2, 3, 4, & 6 Pico Terrace

WATERVILLE MAINE

N
W E
S

A.E. Hodsdon
Consulting Engineers
10 Common St.
Waterville, ME
04901 207-873-5164

DATE	10/6/16
SCALE	1 inch = 100 feet
DRAWN BY	NMC
CHECKED BY	AEH



Topo Map

Nale Housing LLC Property

WATERVILLE MAINE

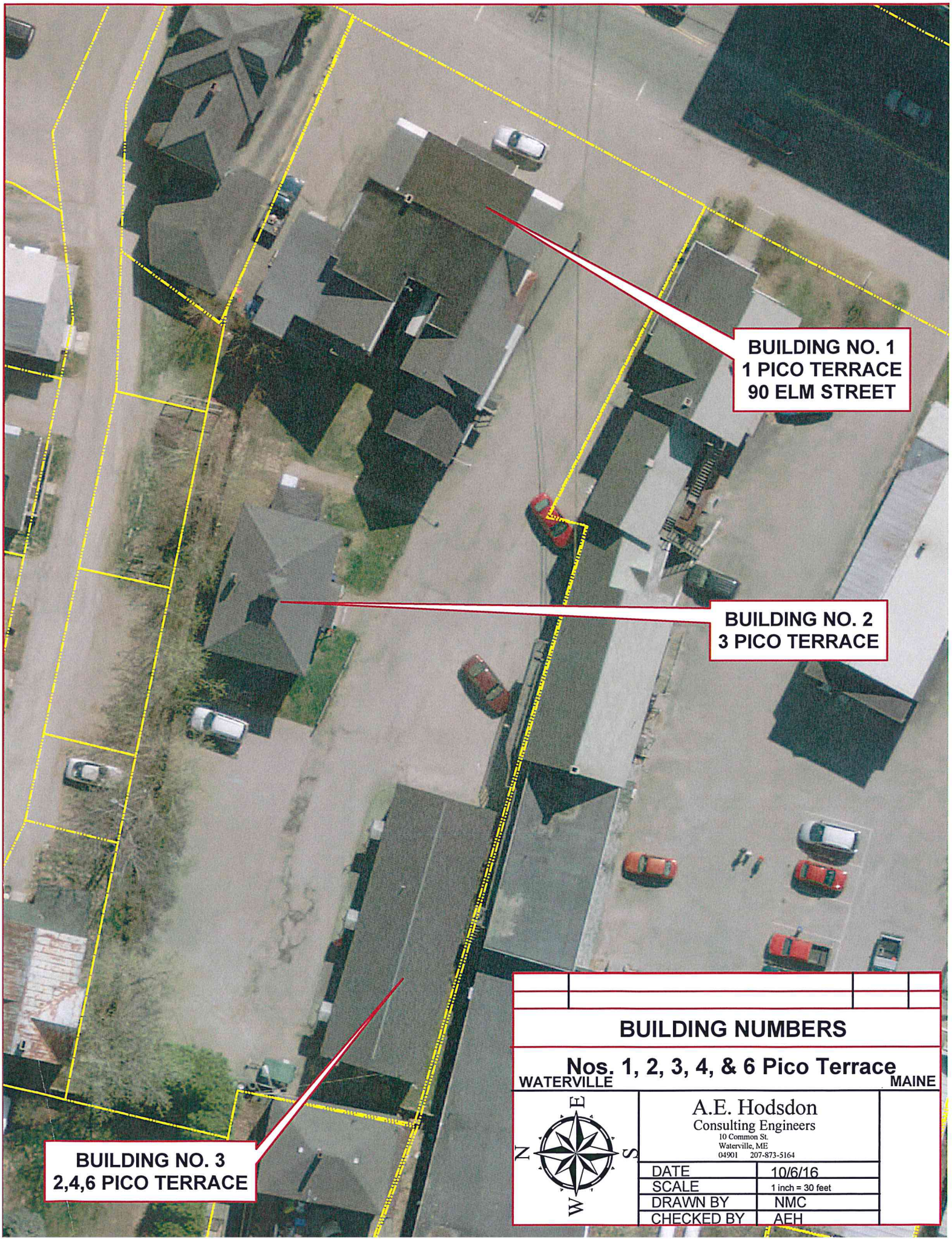
N W E S

A.E. Hodsdon
Consulting Engineers
10 Common St.
Waterville, ME
04901 207-873-5164

DATE	10/14/16
SCALE	1 inch = 500 feet
DRAWN BY	NMC
CHECKED BY	AEH

APPENDIX B

Site Aerial Views with Building Numbers



BUILDING NUMBERS

Nos. 1, 2, 3, 4, & 6 Pico Terrace

WATERVILLE MAINE

A.E. Hodsdon
Consulting Engineers
10 Common St.
Waterville, ME
04901 207-873-5164

DATE	10/6/16
SCALE	1 inch = 30 feet
DRAWN BY	NMC
CHECKED BY	AEH

APPENDIX C

Site Photographs – (Building No. 1)

10 03 2016

10 03 2016

10 03 2016

10 03 2016

10 03 2016

10 03 2016

10 03 2016

10 03 2016

10 03 2016

10 03 2016

10 03 2016

Pampers
50120
10 03 2016

10 03 2016

10 03 2016

APPENDIX C

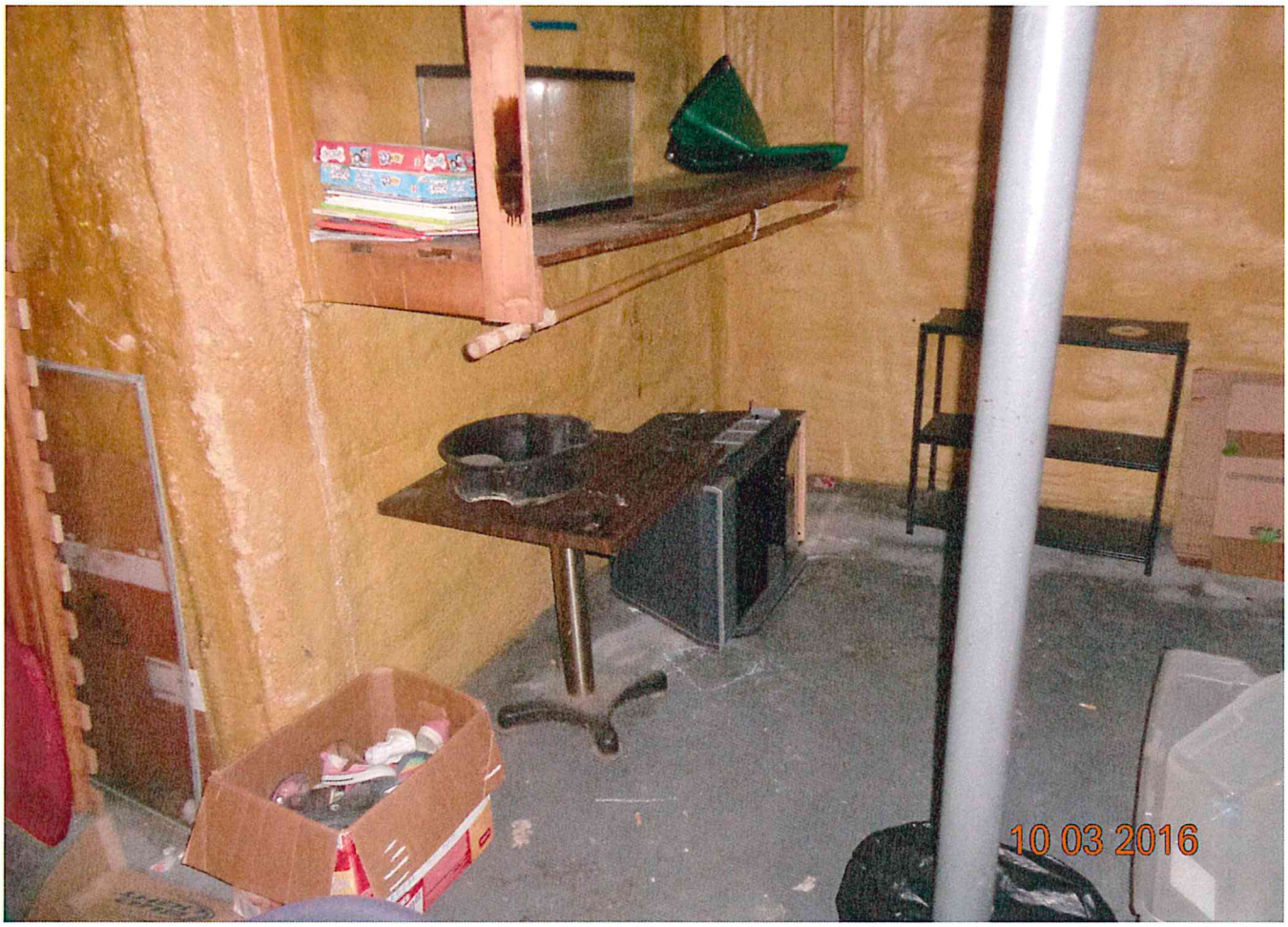
Site Photographs – (Building No. 2)

10 03 2016

10 03 2016

10 03 2016

10 03 2016


10 03 2016

10 03 2016

10 03 2016

APPENDIX C

Site Photographs – (Building No. 3)

10 03 2016

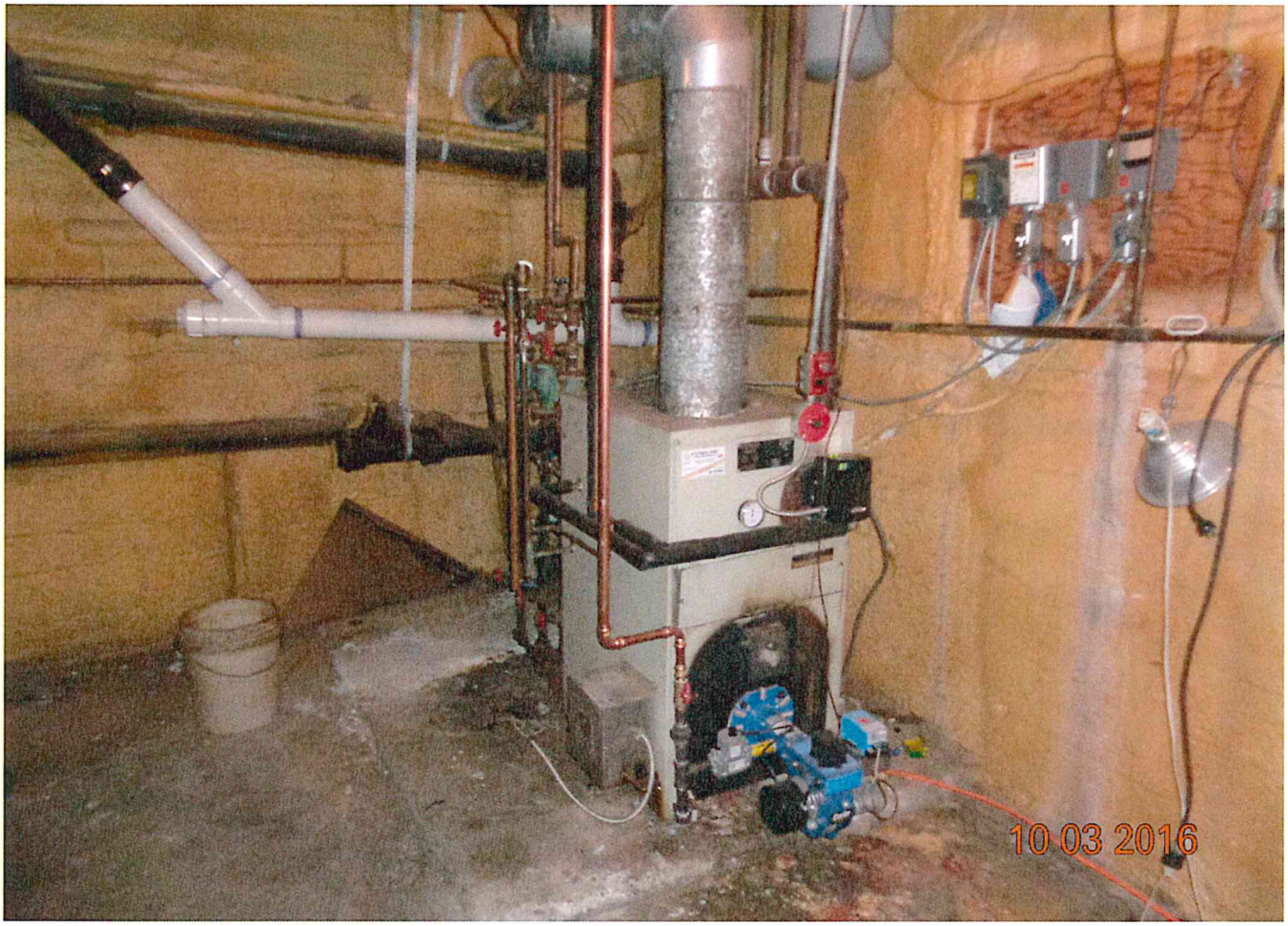
10 03 2016

10 03 2016

10 03 2016

10 03 2016

10 03 2016


10 03 2016

10 03 2016

10 03 2016

10 03 2016

10 03 2016

10 03 2016

APPENDIX D

Title Record

Doc # 2011017237
Book 10792 Page 0035

TRANSFER TAX PAID

WARRANTY DEED

Received Kennebec SS.
07/28/2011 9:27AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS that We, Lawrence J. Hughes and Gloria J. Hughes, of No. Belgrade, County of Kennebec and State of Maine, in consideration of One Dollar ($1.00) and other valuable consideration paid by Nale Housing, LLC. a Maine Corporation. whose place of business is in Waterville, County of Kennebec and State of Maine, the receipt whereof we do hereby acknowledge. do hereby give, grant, bargain, sell and convey unto the said Nale Housing, LLC, their heirs and assigns forever, a certain lot or parcel of land with the buildings thereon. situated in Waterville. bounded and described as follows, to wit:

Easterly of Elm Street; northerly by land formerly owned by Samuel Scammon, later by Abel W. Pottle and by him conveyed to Theresa W. Pottle by his deed dated July 27, 1904. recorded in Kennebec Registry of Deeds in Book 460, Page 209; westerly by land formerly of Francena Foster and southerly by land formerly of Mrs. Stephen Thomas; being the same real estate a part of which was conveyed to Abel W. Pottle by Emma J. Osborn by her deed dated October 14, 1882, and recorded in Kennebec Registry of Deeds in Book 341. Page 226, and the other part by Frank L. Thayer by his deed dated April 16, 1884, excepting from the first described part a small piece that said Abel W. Pottle conveyed to said Thayer by his deed dated April 16. 1884.

Also one other piece or parcel of land situated in said Waterville and bounded and described as follows. to wit:

Easterly three (3) rods and twelve (12) links by the west line of Elm Street; southerly by land formerly of Theresa W. Pottle described above (first parcel); westerly of land now or formerly of Henry T. and Linda A. Hanson; northerly by land formerly owned by Captain Nehemiah Getchell, later supposed to be owned by John E. Dehan and now by other parties, being a part of the lot described in a deed from Timothy Boutelle to Samuel Scammon dated May 5, 1828. and recorded in Kennebec Registry of Deeds in Book 62, Page 487 (all the boundaries except the westerly boundary being the same as in that said deed).

Together with a small parcel of land conveyed to A & M Realty Corp. by Joseph A. Roy by deed dated January 30. 1959, recorded in said Registry in Book 1141, Page 379, and excepting from this conveyance a small parcel of land deeded by said corporation to the said Joseph A. Roy on the same date and recorded in said Registry in Book 1141, Page 377, which exchange of deeds was made to straighten out the northerly line of the above described property.

The easement rights which were reserved to Blanche M. Drapeau, a prior grantor, is extinguished. and there shall be no easement for parking or for ingress or egress either by foot or by automobile for the residents or occupants of 3 and 5 Center Place, for 3 and 5 Center Place do not exist anymore and the buildings were torn down years ago.

Meaning and intending to convey a part of the same premises conveyed to Lawrence J .Hughes and Gloria J. Hughes by Warranty Deed of Blanche M. Drapeau dated November 30, 1983. and recorded in the Kennebec County Registry of Deeds in Book 2636, Page 25.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof. to the said Nale Housing, LLC, their heirs and assigns, to them and their use and behoof forever.

AND we do covenant with the said Grantees, their heirs and assigns that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Nale Housing, LLC. their heirs and assigns forever, against the lawful claims and demands of all persons.

@ Nale + Nale

IN WITNESS WHEREOF, we, the said Lawrence J. Hughes and Gloria J. Hughes, joining in this deed as Grantors, and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hand and seal this 1 day of ~~June~~ July, A.D. 2011.

Signed, Sealed and Delivered
in the presence of

Amanda Smith

Lawrence J. Hughes
Lawrence J. Hughes

Gloria J. Hughes
Gloria J. Hughes

State of Maine
Kennebec, ss

July 1, 2011

Then personally appeared the above-named Lawrence J. Hughes and Gloria J. Hughes and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney at Law

Tracy M. Nale
Maine Attorney at Law
Bar No. 4695

Doc # 2011017237
Filed & Recorded
07/28/2011 9:27AM
TRANSFER TAX $ 1,100.00
State of Maine Transfer Tax
Kennebec County, Maine
Book 10792 Page 0035

1/100

#0599900*

00

RETTD

MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX DECLARATION

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

DO NOT USE RED INK!

BOOK/PAGE—REGISTRY USE ONLY

1. COUNTY
KENNEBEC

2. MUNICIPALITY/TOWNSHIP
WATERVILLE

3. GRANTEE/ PURCHASER

3a) Name (LAST, FIRST, MI): NALE HOUSING, LLC
3b) SSN or Federal ID:
3c) Name (LAST, FIRST, MI):
3d) SSN or Federal ID:
3e) Mailing Address: 30 ELM STREET
3f) City: WATERVILLE
3g) State: ME
3h) Zip Code: 04901

4. GRANTOR/ SELLER

4a) Name (LAST, FIRST, MI): HUGHES LAWRENCE J
4b) SSN or Federal ID:
4c) Name (LAST, FIRST, MI): HUGHES GLORIA J
4d) SSN or Federal ID:
4e) Mailing Address: 9 WEST STREET
4f) City: WATERVILLE
4g) State: ME
4h) Zip Code: 04901

5. PROPERTY

5a) Map: 48 Block: Lot: 248 Sub Lot:
5c) Physical Location: 90 ELM STREET, WATERVILLE, MAINE
Check any that apply:
[ ] No tax maps exist
[ ] Multiple parcels
[ ] Portion of parcel
5b) Type of property—Enter the code number that best describes the property being sold. (See instructions) 303
5d) Acreage: 0.56

6. TRANSFER TAX

6a) Purchase Price (If the transfer is a gift, enter "0") 6a 250 000.00
6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of [illegible] value) 6b .00
6c) Exemption claim – [ ] Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

7. DATE OF TRANSFER (MM-DD-YYYY)
07 01 2011
MONTH DAY YEAR

8. WARNING TO BUYER If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use. [ ] CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? [ ] If yes, check the box and explain:

10. INCOME TAX WITHHELD– Buyer(s) not required to withhold Maine income tax because:
[X] Seller has qualified as a Maine resident
[ ] A waiver has been received from the State Tax Assessor
[ ] Consideration for the property is less than $50,000

11. OATH

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee [signature] Date 7/1/11 Grantor [signature] Date 7-1-11
Grantee _____ Date _____ Grantor [signature] Date 7-1-11

12. PREPARER

Name of Preparer: Nale & Nale Law Offices
Phone Number: (207) 873-5171
Mailing Address: P.O. Box 633, Waterville, ME 04903-0633
E Mail Address: naleandnalelaw@roadrunner.com

0021140172905

http://www.maine.gov/revenue/propertytax/transfertax/transfertax.htm

Know all Men by these Presents

That I, BLANCHE M. DRAPEAU, of Waterville, County of Kennebec and State of Maine

21910

53-2-34
48-248

in consideration of One Dollar ($1.00) and other valuable consideration *paid by* LAWRENCE J. HUGHES and GLORIA J. HUGHES, husband and wife, of Waterville, County of Kennebec and State of Maine

the receipt whereof I *do hereby acknowledge, do hereby* **give, grant, bargain, sell and convey** *unto the said* LAWRENCE J. HUGHES and GLORIA J. HUGHES

TRANSFER TAX PAID

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, a certain lot or parcel of land with the bulidings thereon, situated in said Waterville, bounded and described as follows, to wit:

Easterly by Elm Street; northerly by land formerly owned by Samuel Scammon, later by Abel W. Pottle and by him conveyed to Theresa W. Pottle by his deed dated July 27, 1904, recorded in Kennebec Registry of Deeds in Book 460, Page 209; westerly by land formerly of Francena Foster and southerly by land formerly of Mrs. Stephen Thomas; being the same real estate a part of which was conveyed to Abel W. Pottle by Emma J. Osborn by her deed dated October 14, 1882, and recorded in Kennebec Registry of Deeds in Book 341, Page 226, and the other part by Frank L. Thayer by his deed dated April 16, 1884, excepting from the first described part a small piece that said Abel W. Pottle conveyed to said Thayer by his deed dated April 16, 1884.

Also one other piece or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Easterly three (3) rods and twelve (12) links by the west line of Elm Street; southerly by land formerly of Theresa W. Pottle described above (first parcel); westerly by land now or formerly of Henry T. and Linda A. Hanson; northerly by land formerly owned by Captain Nehemiah Getchell, later supposed to be owned by John E. Dehan and now by other parties, being a part of the lot described in a deed from Timothy Boutelle to Samuel Scammon dated May 5, 1828, and recorded in Kennebec Registry of Deeds in Book 62, Page 487 (all the boundaries except the westerly boundary being the same as in that said deed.

Together with a small parcel of land conveyed to A & M Realty Corp. by Joseph A. Roy by deed dated January 30, 1959, recorded in said Registry in Book 1141, Page 379, and excepting from this conveyance a small parcel of land deeded by said corporation to the said Joseph A. Roy on the same date and recorded in said Registry in Book 1141, Page 377, which exchange of deeds was made to straighten out the northerly line of the above described property.

The Grantor herein expressly excepts and reserves easement rights to the access way on said premises, referred to as "Peco Terrace", so called, for the purpose of ingress and egress on foot and by automobile for the residents or occupants of 3 and 5 Center Place, as well as easement rights for four (4) automobile parking spaces or stalls located at the far westerly bound of the property conveyed herein.

Meaning and intending to convey a part of the same premises conveyed to Blanche M. Drapeau and Peter Drapeau by Warranty Deed of A & M Realty dated July 3, 1975 and recorded in Kennebec County Registry of Deeds, Book 1847, Page 32. Also see deed of Peter Drapeau to Blanche M. Drapeau dated September 8, 1976 and recorded in Kennebec County Registry of Deeds, BOok 1859, Page 102.

48-248

To Have and to Hold *the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said* LAWRENCE J. HUGHES and GLORIA J. HUGHES

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I *do COVENANT with the said Grantees, as aforesaid, that* I am *lawfully seized in fee of the premises, that they are free of all incumbrances,* except as aforesaid

that I *have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that* I *and* my *heirs shall and will* **Warrant and Defend** *the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.*

In Witness Whereof, I *the said* BLANCHE M. DRAPEAU and ROBERT DRAPEAU, husband of the said Blanche M. Drapeau,

joining in this deed as Grantors, and relinquishing and conveying all our *right by descent and all other rights in the above described premises, have hereunto set* our *hand*s *and seal*s *this* 30th *day of* November *in the year of our Lord one thousand nine hundred and* eighty-three.

Signed, Sealed and Delivered in presence of

Blanche M. Drapeau

Blanche M. Drapeau

Robert Drapeau

State of Maine, Kennebec, ss. November 30, 1983

Personally appeared the above named Blanche M. Drapeau

and acknowledged the foregoing instrument to be her *free act and deed.*

Before me,

Justice of the Peace
John E. Nale

~~Notary Public~~

RECEIVED KENNEBEC SS.
1983 DEC -1 AM 9:00
RECORDED FROM ORIGINAL

Know all Men by these Presents

12715

That A & H REALTY a partnership duly organized under the laws of the State of Maine and having a principal place of business in Waterville, County of Kennebec, and State of Maine

in consideration of One Dollar ($1.00) and other valuable consideration

paid by BLANCHE and PETER DRAPEAU, both of Waterville, County of Kennebec, and State of Maine

the receipt whereof it *does hereby acknowledge, does hereby give, grant,*

bargain, sell and convey *unto the said* BLANCHE and PETER DRAPEAU

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them,

and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land with the buildings thereon, situated in said Waterville, bounded and described as follows, to wit:

Easterly by Elm Street; northerly by land formerly owned by Samuel Swanson, later by Abel W. Pottle and by him conveyed to Theresa W. Pottle by his deed dated July 27, 1904, recorded in Kennebec Registry of Deeds in Book 460, Page 209; westerly by land formerly of Francena Foster and southerly by land formerly of Mrs. Stephen Thomas; being the same real estate a part of which was conveyed to said Abel W. Pottle by Emma J. Osborn by her deed dated October 14, 1882, and recorded in Kennebec Registry of Deeds in Book 341, Page 226, and the other part by Frank L. Thayer by his deed dated April 16, 1884, excepting from the first described part a small piece that said Abel W. Pottle conveyed to said Thayer by his deed dated April 16, 1884, all of which premises, with the above exception, are the same conveyed by said Abel W. Pottle to Martha Pottle and devised by her to said Abel W. Pottle in her Last Will and Testament which was probated in the Probate Court of Sagadahoc County, and conveyed by said Abel W. Pottle to Theresa W. Pottle by his deed dated November 3, 1900, and recorded in the Kennebec Registry of Deeds in Book 438, Page 273.

Also one other piece or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Easterly three (3) rods and twelve (12) links by the west line of Elm Street; southerly by land formerly of Theresa W. Pottle described above (first parcel); westerly by land now or formerly of Henry T. and Linda A. Hanson; northerly by the land formerly owned by Captain Nehemiah Getchell, later supposed to be owned by John E. Dehon and now by other parties, being a part of the lot described in a deed from Timothy Boutelle to Samuel Seamon dated May 3, 1828, and recorded in Kennebec Registry of Deeds in Book 62, Page 487 (all the boundaries except the westerly boundary being the same as in that said deed.) The above last described premises are the same which were conveyed to Abel W. Pottle by Carrie S. Elder by her deed dated July 15, 1903, and recorded in Kennebec Registry of Deeds, Book 455, Page 104, and the same conveyed by said Abel W. Pottle to Theresa W. Pottle by deed dated July 27, 1904 and recorded in Kennebec Registry of Deeds, Book 460, Page 209. Excepting, however, a small triangular piece of land conveyed by Theresa W. Pottle to William C. and Nora R. Brown by deed dated April 6, 1927, and recorded in Kennebec Registry of Deeds, in Book 638, Page 389.

Being the same property described in Bill of Equity brought by Georgia Pottle Warren against Edward W. Bridgham, Administrator of the Estate of Theresa W. Pottle and Susan Millary, in the Supreme Judicial Court in and for the County of Cumberland and State of Maine and described in Certificate of the Clerk of the Supreme Judicial Court dated December 28, 1936, recorded in Kennebec Registry of Deeds in Book 729, Page 79, and referred to in final decree of said Supreme Judicial Court in and for the County of Cumberland and State of Maine dated October 20, 1936 in said action commenced by Georgia Pottle Warren against said Edward W. Bridgham, Administrator of the Estate of Theresa W. Pottle, deceased, and Susan Millary, certified copy of which decree is recorded in Kennebec Registry of Deeds, Book 729, Page 80. And being the same property described in Deed of Susan Millary to Georgia Pottle Warren dated Jan. 20, 1937, recorded in Kennebec Registry of Deeds Book 729, Page 158. And being the same premises conveyed by Georgia Pottle Warren of Westbrook to Calliope Athanas by deed dated October 16, 1946, and recorded in the Kennebec County Registry of Deeds Book 837, Page 338.

Also another certain lot or parcel of land with the buildings thereon, situated in Waterville, bounded northerly by land of Anna H. Drummond; easterly by the Albert F. Merrill land and land formerly owned by Rev. A. W. Pottle; southerly by the Hoxie land and westerly by Center Place.

Being the same premises conveyed by Florence F. Mitchell of Waterville to Cassius I. York of Windsor, both in the County of Kennebec and State of Maine by deed dated August 31, 1926, and recorded in the Kennebec Registry of Deeds, Book 637, Page 480. The above described properties being the same as was conveyed by the said Calliope Athanus to the Calliope Realty Corporation by Deed dated December 22, 1951 and recorded in the Kennebec County Registry of Deeds, Book 916, Page 426.

All the above described parcels were conveyed to the Grantor herein by Deed from Calliope Realty Corporation dated February 7, 1959, and recorded in the Kennebec Registry of Deeds, Book 1104, Page 370.

Together with a small parcel of land conveyed to the Grantor Corporation by Joseph A. Roy by deed dated January 30, 1959, recorded in said Registry in Book 1141, Page 379, and excepting from this conveyance a small parcel of land deeded by said corporation to the said Joseph A. Roy on the same date and recorded in said Registry in Book 1141, Page 377, which exchange of deeds was made to straighten out the northerly line of the above described property.

This property is presently encumbered by a first mortgage from Grantor to the Waterville Savings & Loan Association as recorded in the Kennebec County Registry of Deeds, Book 1579, Page 69, and the Grantees hereby agree to hold the Grantor harmless from said obligation.

Meaning and intending to convey that real estate obtained by A & M Realty Corporation from Calliope Realty Corporation as recorded in Book 1104, Page 370 in the Kennebec County Registry of Deeds. A & M Realty Corporation was later dissolved and transferred said property to A & M Realty, the above described partnership, in Book 1607, Page 75 in the Kennebec County Registry of Deeds.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Blanche and Peter Dragon

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And it do es COVENANT with the said Grantees, as aforesaid, that it is lawfully seized in fee of the premises, that they are free of all incumbrances,

that it has a good right to sell and convey the same to the said Grantees to hold as aforesaid, and that it and its successors and assigns shall and will **Warrant and Defend** the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said A & H Realty

as Grantor , and relinquishing and conveying all right by dower and all other rights in the above described premises, have hereunto set my hand and seal this 3rd day of July in the year of our Lord one thousand nine hundred and seventy-five.

Signed, Sealed and Delivered
in presence of

A & H Realty

BY: Clifford F. Brissette, Duly Authorized

State of Maine, Kennebec ss. July 3, 1975

Personally appeared the above named A & H Realty by Clifford F. Brissette duly authorized

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Justice of the Peace Notary Public

KENNEBEC SS. SEP 8 1975
RECEIVED 9 H. M. M.
AND RECORDED FROM ORIGINAL

APPENDIX E

E-mail Correspondence

September 7, 2016

Ted Wolfertz, Maine DEP
to
Tom Nale, Jr., Nale Housing LLC

RE: Pico Terrace / 90 Elm Street

Pico Terrace/90 Elm Street

From: Wolfertz, Ted
Sent: Wed, Sep 7, 2016 at 9:53 am
To: 'info@naleandnalelaw.com'

nale_maps.pdf (1.5 MB) nale_tax_card.pdf (2.6 MB) what_is_phaseI.PDF (410.8 KB)
access_agreement.pdf (244 KB) **– Download all**

Tom,

Thank you for speaking with this morning about your properties located on Pico Terrace and Elm Street. As I shared with you I am responsible for looking at properties which were previously used by dry cleaners. In July DEP investigated the neighboring property for its possible connection as a dry cleaner. Initial screening results of this property came back with elevated concentrations of perchloroethylene (PCE). After further review I have obtain copies of Sanborn Fire Insurance maps that indicate a dry cleaning facility had operated on property that you now own back in the 1940's.*(copy attached)* Furthermore after discussion with your father this morning he also understood a dry cleaner had operated on this this property at least 65 years ago. I am writing to notify you about an investigation that the DEP needs to undertake on your property.

Over the past several years, the DEP Division of Remediation has investigated and mitigated numerous dry cleaner sites throughout the State of Maine. Dry cleaners historically used a chemical compound called perchloroethylene (PCE), which is used in the dry cleaning process to clean clothing. At some of these facilities, PCE has accumulated in the soils and groundwater beneath the ground surface. PCE can also travel as vapor through soil air space, migrate into or around utility lines, then travel into basements and the indoor air of neighboring properties. This is referred to as "vapor intrusion." PCE is a hazardous substance and may represent a public health and/or environmental risk at certain concentrations and exposure levels.

Not all former dry cleaners used PCE or released PCE to the environment; however, due to the potential threat of vapor intrusion, DEP needs to start by conducting a limited assessment on this property. A vapor (air) sample will be collected from approximately 4-5 feet below the surface in each boring. The sample will be analyzed, by a certified laboratory, for PCE and two other chemicals that result from the degradation of PCE: 1,1-dichloroethylene (1,1, DCE) and trichloroethene (TCE) as well as other compounds that have historically been used in dry cleaning. Vapor samples will also be collected from utility corridors such as manholes and waterline conduits. However our scope of our investigation may not be only limited to soil gas vapors. The collection of indoor air samples may be required.

If chemicals are not detected in the samples collected and DEP believes the threat of vapor intrusion is minimal, the assessment will be complete. Our immediate concern at this time is a health threat to neighboring properties. If vapors are detected, the next phase will most likely involve conducting a Phase I Environmental Site Assessment on this property. (Please refer to the enclosed handout for more information regarding a Phase I Environmental Assessment).

DEP would hire an independent environmental consultant to conduct the Phase I ESA on the property. Once the Phase I ESA report was complete, DEP would provide you with a copy. Depending on the findings of the Phase I ESA, DEP may collect further samples on the property to determine if there is a risk to human health from the chemicals that were used in the dry cleaning process. Upon completion of the Phase I ESA, we are willing to meet with you in person to discuss this further.

Under Maine law, owners and/or former owners of property where hazardous substances were handled or transported are jointly liable for all costs incurred by the State resulting from hazardous substance contamination. Therefore, if contamination related to the historical dry cleaning operation is found to be at or above levels that are considered to be safe for human health and/or the environment, you may be considered responsible for mitigating the impacts caused by the release of chemicals on the property. This would include reimbursement of the Department for its costs incurred in investigating and remediating the release.

Please contact me directly at **629-8130** or via email at **ted.wolfertz@maine.gov** so that we can move forward with determining a date for a cooperative investigation and so that I may answer any questions you may have. Attached you will find a Property Access Authorization form to conduct work on you property. Please sign, date and return it at your earliest convenience.

With your cooperation I would like to schedule sampling within the next several weeks. I will contact you prior to DEP conducting any sampling on your property.

Thank you for your cooperation and I look forward to speaking with you again,

Ted Wolfertz
Project Manager
Environmental Specialist III
Division of Remediation
Department of Environmental Protection
207-629-8130
ted.wolfertz@maine.gov

APPENDIX F

Records Review Files

NO. 53-2-84	CARD NO.	RECORD OF OWNERSHIP	DATE OF TRANSFER	ASSESSORS DEED NO.	REGISTRY BOOK	REGISTRY PAGE
		James Athanus				
		Caliope Athanus				
		Caliope Realty Corp.	12/22/51		916	426
		A & M. Realty Corp.	2/7/58	2/11/58	1104	370

JAMES ATHANUS
5 CENTER PLACE
WATERVILLE, ME

WAREHOUSE ELM ST D-2 E 74

RURAL PROPERTY

PROPERTY FACTORS

OGRAPHY	LEVEL		ROLLING		LEDGE	
IL TYPE	LOAM		SAND		CLAY	
ND CLASS	GOOD		FAIR		POOR	
AINAGE	GOOD		FAIR		POOR	
TER SUPPLY	GOOD		FAIR		POOR	
NCES	GOOD		FAIR		NONE	
ECTRICITY	YES		NO			
EPHONE	YES		NO			
AD	PAVED		IMPR.		DIRT	

MARKS

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL			
TILLABLE						
PASTURE						
WOODED						
WASTE LAND						
TOTAL ACREAGE						
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND & BUILDINGS						

URBAN PROPERTY

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
VEL		WATER	
GH		SEWER	
W		GAS	
LLING		ELECTRICITY	
AMPY		ALL UTILITIES	

STREET		TREND OF DISTRICT	
VED		IMPROVING	
MI-IMPROVED		STATIC	
RT		DECLINING	
DEWALK			

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL			
for land see card # 1								
TOTAL VALUE LAND								
TOTAL VALUE BUILDINGS					7110	4270		
TOTAL VALUE LAND & BUILDINGS					7110	4270		

ASSESSMENT RECORD

1948	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

COLE-LAYER-TRUMBLE CO. — DAYTON, OHIO

RECORD OF BUILDINGS

CONSTRUCTION

OCCUPANCY	
NGLE FAMILY	
/O FAMILY	
ARTMENT	
ORE	
EATRE	
TEL	
FICES	
AREHOUSE	X
MM. GARAGE	
S STATION	

FOUNDATION	
NCRETE	X
NCRETE BLOCK	
ICK OR STONE	
RS	
LLAR AREA FULL	X
1/2 3/4	
CELLAR	

EXTERIOR WALLS	
APBOARDS	
DE SIDING	
OP SIDING	
SHEATHING	
OD SHINGLES	
BES. SHINGLES	
UCCO ON FRAME	
UCCO ON TILE	
ICK VENEER	
ICK ON TILE	
LID BRICK	
ONE VENEER	
NC. OR CIND. BL.	X
RRA COTTA	
ROLITE	
ATE GLASS	
SULATION	
ATHERSTRIP	

ROOFING	
PH. SHINGLES	
OD SHINGLES	
BES. SHINGLES	
ATE	
E	
TAL	
MPOSITION	
LL ROOFING	
SULATION	

FLOORS	B	1	2	3
CEMENT	X	X		
EARTH				
PINE				
HARDWOOD				
ATTIC FL. & STRS.				

INTERIOR FINISH	B	1	2	3
PINE		X		
HARDWOOD				
PLASTER				
UNFINISHED				
METAL CLG.				
RECREAT. ROOM				
FINISHED ATTIC				
FIREPLACE				

HEATING	
PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURN.	
STEAM	
HOT WAT. OR VAPOR	X
NO HEATING	
GAS BURNER	
OIL BURNER	X
STOKER	

PLUMBING	
BATHROOM	
TOILET ROOM	X
WATER CLOSET	
KITCHEN SINK	
STD. WAT. HEAT	
AUTO. WAT. HEAT	X
ELECT. WAT. SYST.	
LAUNDRY TUBS	
NO PLUMBING	

TILING	
BATH FL. & WCOT.	
TOILET FL. & WCOT.	

LIGHTING	
ELECTRIC	
NON-LIGHTING	

NO. OF ROOMS			
BSMT.	1	2ND.	
1ST.	3	3RD.	

NOTES—SPECIAL EQUIPMENT

Cost #7341.45

COMPUTATIONS

UNIT	1949		
S.F.			
S.F.			
S.F.			
ADDITIONS			
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING			
PLUMBING			
TILING			
TOTAL			
FACTOR			
REPL. VAL.			

Warehouse

1776

1 S & bsmt. conc. & C.B.

24

74

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	DATE REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VALUE	FUNCT. DEPR.	SOUND VALUE
Warehouse	1s conc. & c.b.	C	1950	-	G	7490	5%	7110		

DATE	LISTED	MEAS.	AREA	PRICED		
					1949 TOTAL VALUE BUILDINGS	7110
					19 TOTAL VALUE BUILDINGS	

GRADE DENOTES QUALITY OF CONSTRUCTION:— A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

474

DEVELOPERS PLAN AND LOT NO.

74 Elm

RECORD OF OWNERSHIP	DATE OF TRANSFER	DATE RECORDED	BOOK	PAGE	STAMPS
Caliope Realty Corp	12/22/51		916	426	
A & M Realty Corp.	2/7/58	2/11/58	1104	370	
Lionel, Clifford, Clement Morissette and Anita C. Poulin	12/27/72	1/2/73	1607	~~nrs~~ 75	nrs.
Blanche and Peter Drapeau	7/3/75	9/8/75	1847	32	nrs.

ASSESSMENT RECORD

LAND	70	LAND		LAND		LAND	
BLDGS	19	BLDGS 8980		BLDGS		BLDGS	
TOTAL		TOTAL 8980		TOTAL		TOTAL	
LAND See	71	LAND		LAND		LAND	
BLDGS CARD	19	BLDGS 11670		BLDGS		BLDGS	
TOTAL #1025		TOTAL 11670		TOTAL		TOTAL	
LAND 10x25		LAND		LAND		LAND	
BLDGS 8980	19	BLDGS		BLDGS		BLDGS	
TOTAL 8980		TOTAL		TOTAL		TOTAL	

PROPERTY FACTORS

URBAN PROPERTY

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	✓

STREET		TREND OF DISTRICT	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	/
DIRT		DECLINING	
SIDEWALK	✓		

RURAL PROPERTY

TOPOGRAPHY		LEVEL		ROLLING		LEDGE	
SOIL TYPE		LOAM		SAND		CLAY	
LAND CLASS		GOOD		FAIR		POOR	
DRAINAGE		GOOD		FAIR		POOR	
WATER SUPPLY		GOOD		FAIR		POOR	
FENCES		GOOD		FAIR		NONE	
ELECTRICITY		YES		NO			
TELEPHONE		YES		NO			
ROAD		PAVED		IMPR		DIRT	

PROPERTY INFORMATION

LAND COST
BLDG. COST
SALE PRICE
RENT
EXPENSE
NET RENT
LAND @ %=
BLDG. @ %=
TOTAL

MEMORANDA

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
HOMESITE			
TOTAL ACREAGE			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT PRICE		

C. I.

TOTAL VALUE LAND	See Card		
TOTAL VALUE BUILDINGS		8980	11670
TOTAL VALUE LAND & BUILDINGS	#1025	8980	11670

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
HOME SITE			
TOTAL ACREAGE			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT PRICE		

C. I.

TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

BUILDING RECORD

OCCUPANCY

NGLE FAMILY		HOTEL	
VO FAMILY		ROOMING HOUSE	
PARTMENTS		GAS STATION	
TORES		WAREHOUSE	
FFICES		INDUSTRIAL	
OMM. GARAGE		FARM	
LAUNDRY	✓	BSMT. RESTRICTED STORAGE	

CONSTRUCTION

FOUNDATION

ONCRETE	✓
ONCRETE BLOCK	✓
RICK OR STONE	
ERS	

BASEMENT

REA FULL	✓
½ ¾	
O BASEMENT	
EAD ROOM	

WALLS

EVEL SIDING	
IDE SIDING	
ROP SIDING	
OOD SHINGLES	
SPHALT SHINGLES	✓
SBESTOS SHINGLES	
TUCCO ON FRAME	
TUCCO ON MASONRY	
RICK VENEER	
RICK ON MASONRY	
ONC. OR CIND. BLOCK	
RTIFICIAL STONE	
TONE ON MASONRY	

ROOFING

SPHALT SHINGLES	
OOD SHINGLES	
SBESTOS SHINGLES	
LATE	
ILE	
ETAL	
OMPOSITION	
OLL ROOFING	✓

FRAMING

OOD JOIST 2x8 - 16	✓
LE IN CONC.	✓
IMBER, BEAMS & COLS	
TEEL BEAMS & COLS	✓
OOD RAFTERS	

NO. OF ROOMS

SMT.		2ND	
IST	3	3RD	

FLOORS

	B	1	2	3
CEMENT	✓	✓		
EARTH				
PINE				
HARDWOOD				
ASPH. TILE		✓		
ATTIC STRS. & FLOOR				

INTERIOR FINISH

	B	1	2	3
PINE		✓		
HARDWOOD				
PLASTER				
DRY WALL LC	✓	✓		
UNFINISHED	✓			
FIN. BSMT. AREA				
FIN. ATTIC AREA				
FIREPLACE				
MODERN KITCHEN				

HEATING

PIPELESS FURNACE		
HOT AIR FURNACE		
FORCED AIR FURNACE		
STEAM	1	✓
HOT WATER OR VAPOR		
AIR CONDITIONING		
RADIANT HEATING		
UNIT HEATERS		
AUTO BURNER	1	✓
NO HEATING		

PLUMBING

BATHROOM		
TOILET ROOM	1	✓
WATER CLOSET		
LAVATORY		
KITCHEN SINK		
STD. WATER HEATER		
AUTO WATER HEATER	1	✓
NO PLUMBING		
MODERN FIXTURES		
TILE BATH FLR. & WSCT.		
TILE TOILET FLR. & WSCT.		

LIGHTING

NO LIGHTING	

NOTES—SPECIAL EQUIPMENT

PLBG@.10

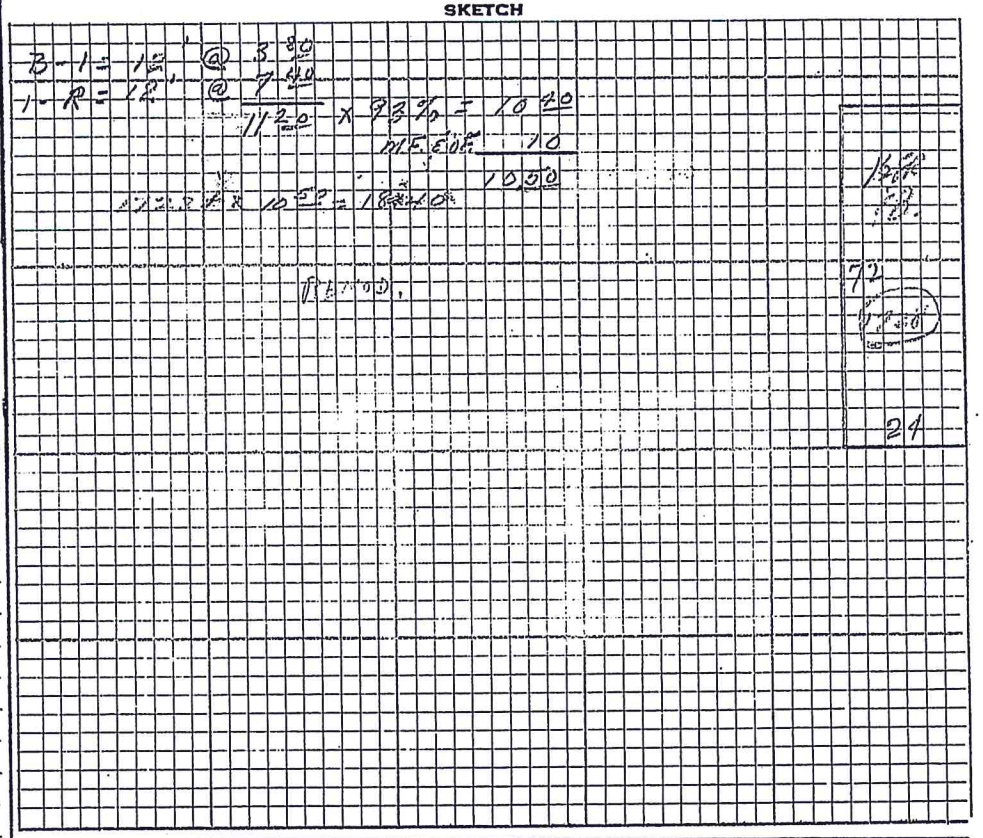
DESIGN

MODERN	
RANCH TYPE	
CONVENTIONAL	
DESIGN FACTOR	%
GRADE FACTOR	%

COMPUTATIONS

UNIT	AMOUNT	
S.F.		
ADD. & PCHS.		
WALL HT.		
BSMT. AREA		
FIN. BSMT.		
ATTIC		
HEATING		
PLUMBING		
M.F.		
TOTAL	18140	
FACTOR - 10	1810	
REPL. VALUE	16330	

SKETCH



DESCRIPTION OF OBSOLESCENCE

STRUCTURAL		ECONOMIC		BLIGHTED AREA	
SURPLUS CAPACITY		TOPOGRAPHY		RURAL LOCATION	
OVERBUILT		COMMER. LOCATION		WATER SUPPLY	

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	REMOD	COND	REPL. VAL.	PHYS. DEPR.	PHYS. VAL.	OBSOL. DEPR.	SOUND VAL.
DWELLING										
GARAGE										
BARN										
COMM.	1 STRY FR.	C	?		G	16330	45	8980		8980

DATE LISTED	LISTED	MEAS.	AREA ✓	PRICED ✓	REVD.	CHECKED	TOTAL VALUE BUILDINGS	8980
12/9/60	N.F.	N.F.	N.F.	N.F.			+30%	11670

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP, E—SUBSTANDARD

C

LOW

3-22-3-80

PROPERTY ASSESSMENT RECORD — CITY OF WATERVILLE, MAINE

T NO 52-2-33 | CARD NO. 1 of 2

MATHIAS G. MORISSETTE
72 ELM ST
WATERVILLE, ME

LAND, HOUSE AND GARAGE D-2 E 72
72 ELM

RECORD OF OWNERSHIP	DATE OF TRANSFER	ASSESSORS DEED NO.	REGISTRY BOOK	REGISTRY PAGE
Harriet V. Bessey			473	328
Mathias G. Morrissette				

RURAL PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	LEVEL		ROLLING		LEDGE	
SOIL TYPE	LOAM		SAND		CLAY	
LAND CLASS	GOOD		FAIR		POOR	
DRAINAGE	GOOD		FAIR		POOR	
WATER SUPPLY	GOOD		FAIR		POOR	
FENCES	GOOD		FAIR		NONE	
ELECTRICITY	YES		NO			
TELEPHONE	YES		NO			
ROAD	PAVED		IMPR		DIRT	

REMARKS

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO OF ACRES	RATE	TOTAL			
TILLABLE						
PASTURE			80			
WOODED			70 x 100 = 70			
WASTE LAND			10 x 30 = 3			
TOTAL ACREAGE				73		
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND & BUILDINGS						

URBAN PROPERTY

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	X	WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	X
STREET		**TREND OF DISTRICT**	
PAVED	X	IMPROVING	
SEMI-IMPROVED		STATIC	X
DIRT		DECLINING	
SIDEWALK			

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT PRICE	TOTAL			
73'	275'	$50	125%	$63	4600			
TOTAL VALUE LAND					4600	2760		
TOTAL VALUE BUILDINGS					10088	6050		
TOTAL VALUE LAND & BUILDINGS					14688	8810		

ASSESSMENT RECORD

	LAND	
	BLDGS	
	TOTAL	
19	LAND	
19	BLDGS	
19	TOTAL	
19	LAND	
19	BLDGS	
19	TOTAL	
19	LAND	
19	BLDGS	
19	TOTAL	
19	LAND	
19	BLDGS	
19	TOTAL	
19	LAND	
19	BLDGS	
19	TOTAL	
19	LAND	
19	BLDGS	
19	TOTAL	

RECORD OF BUILDINGS

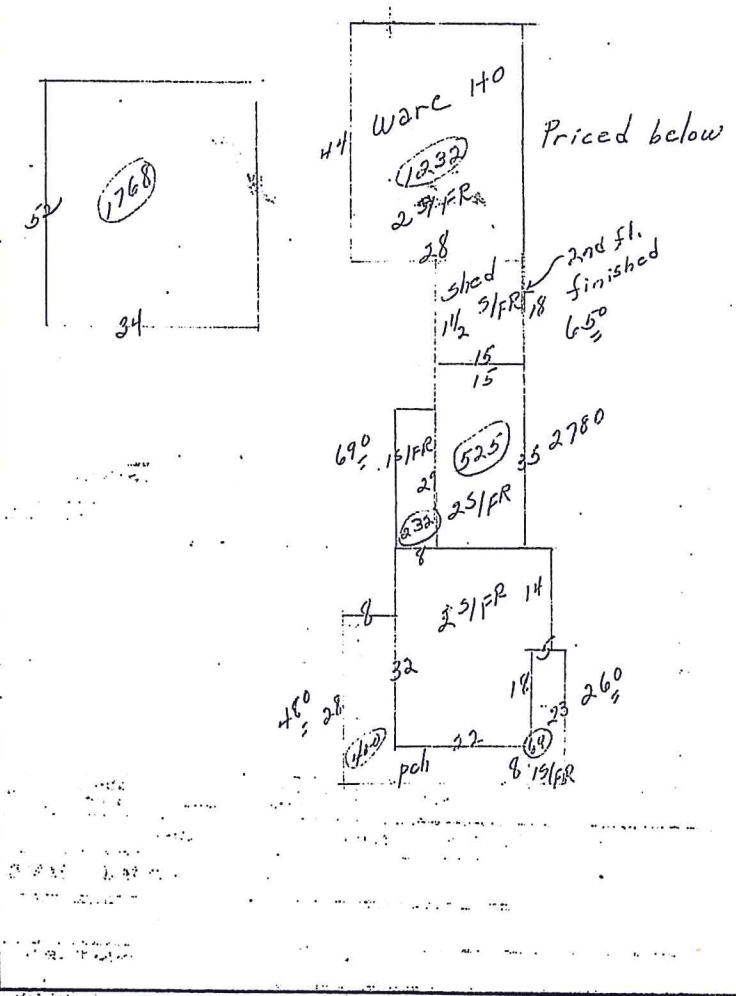
CONSTRUCTION

OCCUPANCY		FLOORS	B	1	2	3
SINGLE FAMILY		CEMENT				
TWO FAMILY		EARTH				
APARTMENT 3	X	PINE			X	
STORE		HARDWOOD	X	X	X	
THEATRE						
HOTEL						
OFFICES						
WAREHOUSE		ATTIC FL. & STRS.				X
COMM. GARAGE						
GAS STATION		INTERIOR FINISH	B	1	2	3
		PINE		X	X	
FOUNDATION		HARDWOOD				
CONCRETE		PLASTER		X	X	
CONCRETE BLOCK		UNFINISHED				
BRICK OR STONE		METAL CLG.				
PIERS						
CELLAR AREA FULL	X					
¼ ½ ¾		RECREAT. ROOM				
NO CELLAR		FINISHED ATTIC				
		FIREPLACE 2				X
EXTERIOR WALLS						
CLAPBOARDS	X	HEATING				
WIDE SIDING		PIPELESS FURNACE				
DROP SIDING		HOT AIR FURNACE				X
NO SHEATHING		FORCED AIR FURN.				
WOOD SHINGLES		STEAM				
ASBES. SHINGLES		HOT WAT OR VAPOR				
STUCCO ON FRAME		NO HEATING				
STUCCO ON TILE						
BRICK VENEER		GAS BURNER				
BRICK ON TILE		OIL BURNER				
SOLID BRICK		STOKER				X
STONE VENEER		PLUMBING				
CONC OR CIND BL.		BATHROOM				X
		TOILET ROOM				X
TERRA COTTA		WATER CLOSET				
VITROLITE		KITCHEN SINK 3				X
PLATE GLASS		STD WAT HEAT 3				X
INSULATION		AUTO WAT HEAT				
WEATHERSTRIP		ELECT WAT SYST				
		LAUNDRY TUBS				
ROOFING		NO PLUMBING				
ASPH. SHINGLES	X					
WOOD SHINGLES		TILING				
ASBES SHINGLES		BATH FL. & WCOT.				
SLATE		TOILET FL. & WCOT.				
TILE		LIGHTING				
METAL		ELECTRIC				X
COMPOSITION	X	NO LIGHTING				
ROLL ROOFING		NO. OF ROOMS				
		BSMT.	2ND. 6			
INSULATION		1ST 6	3RD. 3			

NOTES---SPECIAL EQUIPMENT

COMPUTATIONS

UNIT	1949		
732 S F.	5330		
S.F.			
S.F.			
ADDITIONS	4960		
bays 2	240		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC	110		
FINISH	600		
FIREPLACE	500		
HEATING	240		
PLUMBING	350		
TILING			
TOTAL	12330		
FACTOR 10%	530		
REPL. VAL	12860		



SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	DATE REMOD	COND.	REPL VAL.	PHYS DEPR	PHYS VALUE	FUNCT. DEPR.	SOUND VALUE
Dwelling	2 s/ A & B	B	old		f	12860	50%	6430		
Garage	fr 16 x 25				f	360	40%	220		
Gar	fr 25 x 37 & 30 x 32				f	1510	50%	760		
Shed	16 x 27				f	340	50%	170		
Ware hou	sketch				f	1480	50%	740		
Garage	1768 sq. ft. @ $100		1955	-	g	1768	-	1768		

DATE	LISTED	MEAS.	AREA	PRICED		
3/10/49	109	101			1949	TOTAL VALUE BUILDINGS 10088
					19	TOTAL VALUE BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION:— A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

Property Location: 80-88 ELM ST | MAP ID: 48/ 249/ / / | Bldg Name: | State Use: 1120

Vision ID: 3652 | Account #03943 | Bldg #: 1 of 3 | Sec #: 1 of 1 | Card 1 of 3 | Print Date: 10/20/2016 09:33

CURRENT OWNER

UNDERWOOD PROPERTY MANAGE

51 NICHOLS DR

CORNVILLE, ME 04976-4469

Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
1 Level	1 All Public	1 Paved	4 Bus. District
4 Rolling			

SUPPLEMENTAL DATA

Other ID:	0053 0002 0033	Ward	
Acreage	000.89	Parcel ID	048-249-000
Photo		TIF-District	TIF-DT
Adj/Mo/Yr	4	UpdateRec	
Adj Amt		FKA	
District	DD		
GIS ID: 048-249-000		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1120	369,100	369,100
RES LAND	1120	32,300	32,300
RESIDNTL	1120	31,500	31,500
COMMERC.	3220	11,200	11,200
		Total	444,100	444,100

3524 WATERVILLE, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
UNDERWOOD PROPERTY MANAGEMENT LLC	10139/0070	07/06/2009	U	I	590,000	1N
HUTCHINSON REALTY ENTERPRISES LLC	08715/0206	12/01/2005	Q	I	510,000	00
ELM STREET APARTMENTS LLC	08291/0110	01/25/2005	U	I	0	1A
RANKIN WAYNE E & GERALDINE A	02514/0147	10/15/1982	U	I	300,000	1N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1120	369,100	2016	1120	369,100	2015	1120	190,700
2016	1120	32,300	2016	1120	32,300	2015	1120	18,600
2016	1120	31,500	2016	1120	31,500	2015	1120	13,200
2016	3220	11,200	2016	3220	11,200	2015	3220	15,500
						2015	3222	139,800
	Total:	444,100		Total:	444,100		Total:	377,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

REAR BAS=MAROON FLR+WALL

RF=49% GBL 51% FLT/1SDE=

CVRG REST=14 APTS 12-3RM

ASPHT FUNC=EXCESS CAP

1BDRM 1-4RM-2BDRM 1-EFFC

MXD WIRE/ANG BLDG/PRTL

CRWL/PV1=ALL SF LESS BLDG

SF/SEE NOTES FOR RNTL INF

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	183,800
Appraised XF (B) Value (Bldg)	900
Appraised OB (L) Value (Bldg)	31,500
Appraised Land Value (Bldg)	32,300
Special Land Value	0
Total Appraised Parcel Value	444,100
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**444,100**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
06-162	12/13/2006	RN	RENOVATIONS	0		100	01/02/2007	STORAGE UNITS
06-163	12/13/2006	CU	CHANGE OF USE	4,000		100	01/17/2007	CHG TO 15-20 STORA(
05-176	11/16/2005	CU	CHANGE OF USE	0		100	08/01/2005	SIGN SHOP
02-87	05/23/2002	CU	Change Use	0		100		FLOORING BUSINESS

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/04/2016	02		SW	61	Field Review
09/09/2015			NP	01	Measured+1Visit
11/18/1992			SB		
04/13/1992	X		NP	00	Measured+Listed
04/07/1992	X		NP	01	Measured+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
1	112C	APT 8+UNIT MDL-94	CA				38,768	SF	0.64	1.0000	0	1.0000	1.30		0.00	23 UNITS			1.00	0.83	32,300

Total Card Land Units: 0.89 AC | Parcel Total Land Area: 0.89 AC | Total Land Value: 32,300

Property Location: 80-88 ELM ST | MAP ID: 48/ 249/ / / | Bldg Name: | State Use: 1120

Vision ID: 3652 | Account #03943 | Bldg #: 1 of 3 | Sec #: 1 of 1 | Card 1 of 3 | Print Date: 10/20/2016 09:33

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	80		Stores/Apt Com
Model	94		Commercial
Grade	03		Average
Stories	2		
Occupancy	15		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2	11		Clapboard
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2	04		Plywood Panel
Interior Floor 1	14		Carpet
Interior Floor 2	12		Hardwood
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bldg Use	112C		APT 8+UNIT MDL-94
Total Rooms			
Total Bedrms	00		
Total Baths	2		
Heat/AC	00		NONE
Frame Type	02		WOOD FRAME
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	06		CEIL & WALLS
Rooms/Prtns	02		AVERAGE
Wall Height	12		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

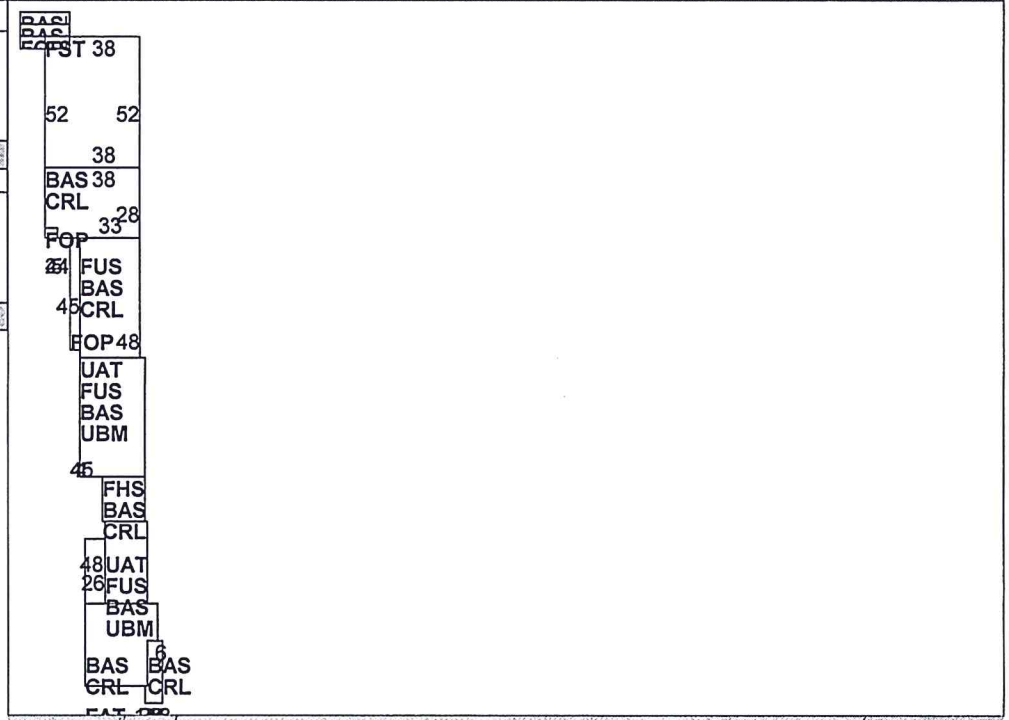
Element	Cd.	Ch.	Description

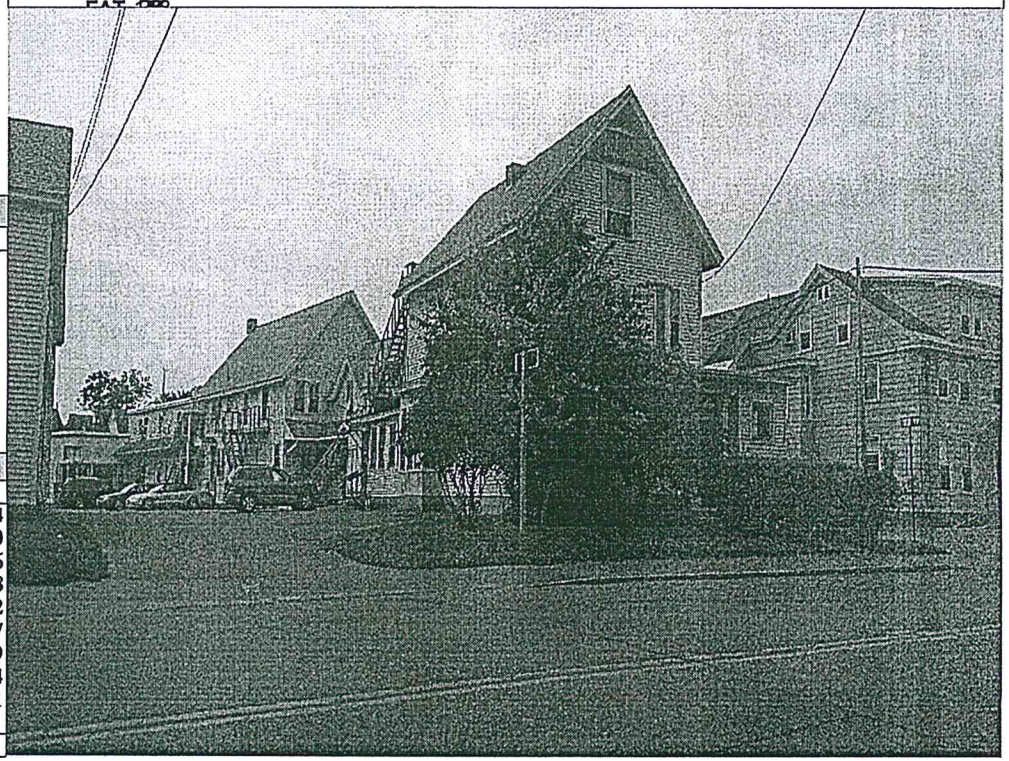
MIXED USE

Code	Description	Percentage
112C	APT 8+UNIT MDL-94	100

COST/MARKET VALUATION

Adj. Base Rate:	53.06
AYB	1900
EYB	1981
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	70
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	30
Apprais Val	183,800
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
	NFPL3			L	1	1,400.00	1972		2		100	200
	NFPO			L	1	400.00	1972		2		100	0
PAV1	PAVING-ASPH			L	25,000	2.50	1993		0		50	31,300
FES	FIRE ESCAPE			B	3	1,000.00	1981		2		100	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	5,609	5,609			297,614
CRL	Crawl Space	0	2,867			0
FAT	Attic, Finished	221	885			11,726
FHS	Half Story, Finished	153	306			8,118
FOP	Open Porch	0	263			3,502
FST	Utility, Finished	0	1,976			41,917
FUS	Upper Story, Finished	3,846	3,846			204,069
UAT	Attic, Unfinished	0	1,809			9,604
UBM	Basement, Unfinished	0	2,718			36,081
	Ttl. Gross Liv/Lease Area:	9,829	20,279			

Property Location: 80-88 ELM ST | MAP ID: 48/ 249/ / / | Bldg Name: | State Use: 1120

Vision ID: 3652 | Account #03943 | Bldg #: 2 of 3 | Sec #: 1 of 1 | Card 2 of 3 | Print Date: 10/20/2016 09:33

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
UNDERWOOD PROPERTY MANAGE	1 Level	1 All Public	1 Paved	4 Bus. District
51 NICHOLS DR	4 Rolling			
CORNVILLE, ME 04976-4469				
Additional Owners:				

SUPPLEMENTAL DATA			
Other ID:	0053 0002 0033	Ward	
Acreage	000.89	Parcel ID	048-249-000
Photo		TIF-District	TIF-DT
Adj/Mo/Yr	4	UpdateRec	
Adj Amt		FKA	
District	DD		
GIS ID: 048-249-000		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1120	369,100	369,100
RES LAND	1120	32,300	32,300
RESIDNTL	1120	31,500	31,500
COMMERC.	3220	11,200	11,200
	Total	444,100	444,100

3524 WATERVILLE, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
UNDERWOOD PROPERTY MANAGEMENT LLC	10139/0070	07/06/2009	U	I	590,000	1N
HUTCHINSON REALTY ENTERPRISES LLC	08715/0206	12/01/2005	Q	I	510,000	00
ELM STREET APARTMENTS LLC	08291/0110	01/25/2005	U	I	0	1A
RANKIN WAYNE E & GERALDINE A	02514/0147	10/15/1982	U	I	300,000	1N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1120	369,100	2016	1120	369,100	2015	1120	190,700
2016	1120	32,300	2016	1120	32,300	2015	1120	18,600
2016	1120	31,500	2016	1120	31,500	2015	1120	13,200
2016	3220	11,200	2016	3220	11,200	2015	3220	15,500
						2015	3222	139,800
	Total:	444,100		Total:	444,100		Total:	377,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

8-UNITS 3 RMS-1BDRM
60AMP SERVICE
RF=83% MTL 17% ASPHLT
BRCK FND=POOR LB/WB/DB

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	184,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	444,100
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	444,100

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/04/2016	02		SW	61	Field Review
09/09/2015			NP	01	Measured+1Visit
11/18/1992			SB		
04/13/1992	X		NP	00	Measured+Listed
04/07/1992	X		NP	01	Measured+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
2	112C	APT 8+UNIT MDL-94	CA				0	SF	0.00	0.0000	0	1.0000	0.00		0.00				.00	0.00	0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 0.89 AC | Total Land Value: 0

Property Location: 80-88 ELM ST | MAP ID: 48/ 249/ / / | Bldg Name: | State Use: 1120

Vision ID: 3652 | Account #03943 | Bldg #: 2 of 3 | Sec #: 1 of 1 | Card 2 of 3 | Print Date: 10/20/2016 09:33

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	14		Apartments
Model	94		Commercial
Grade	03		Average
Stories	2		
Occupancy	8		
Exterior Wall 1	26		Aluminum Sidng
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	12		Standing Seam
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Floor 1	14		Carpet
Interior Floor 2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bldg Use	112C		APT 8+UNIT MDL-94
Total Rooms			
Total Bedrms	00		
Total Baths	2		
Heat/AC	00		NONE
Frame Type	02		WOOD FRAME
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	06		CEIL & WALLS
Rooms/Prtns	02		AVERAGE
Wall Height	8		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

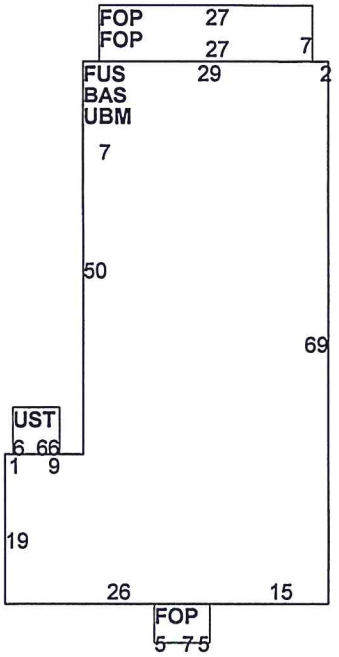
Element	Cd.	Ch.	Description

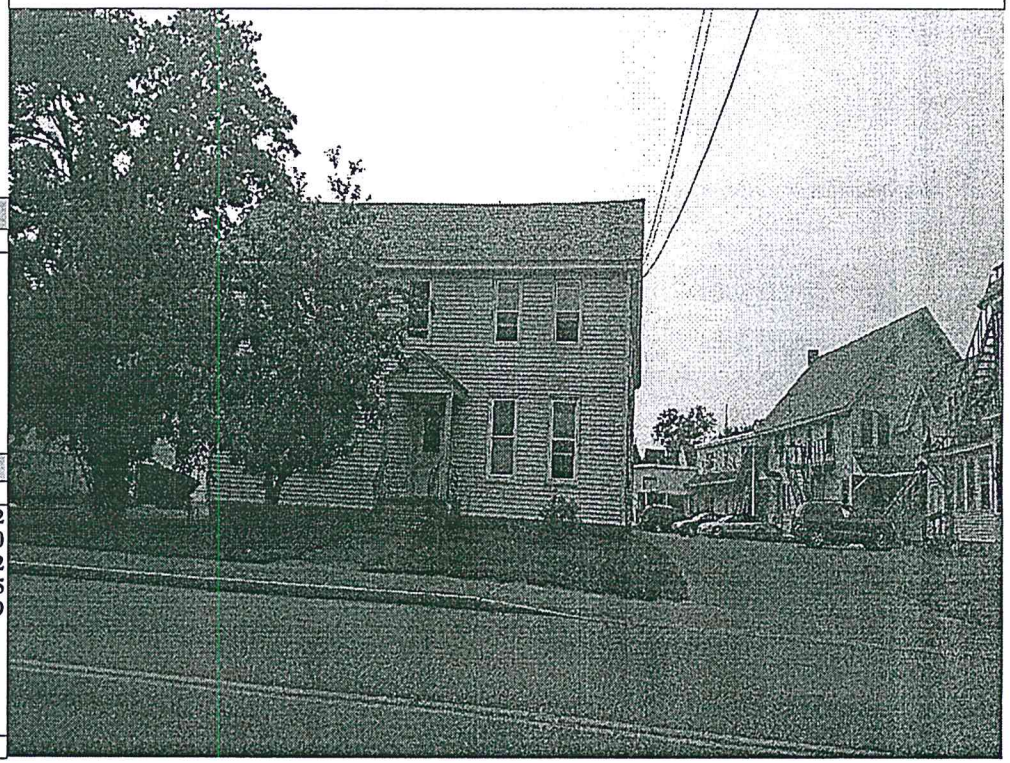
MIXED USE

Code	Description	Percentage
112C	APT 8+UNIT MDL-94	100

COST/MARKET VALUATION

Adj. Base Rate:	62.62
AYB	1900
EYB	1981
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	35
Functional Obslnc	5
External Obslnc	5
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	55
Apprais Val	184,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,329	2,329			145,842
FOP	Open Porch	0	413			6,450
FUS	Upper Story, Finished	2,329	2,329			145,842
UBM	Basement, Unfinished	0	2,329			36,445
UST	Utility, Storage, Unfinished	0	36			689
	Ttl. Gross Liv/Lease Area:	4,658	7,436			

Property Location: 80-88 ELM ST | MAP ID: 48/ 249/ / / | Bldg Name: | State Use: 1120

Vision ID: 3652 | Account #03943 | Bldg #: 3 of 3 | Sec #: 1 of 1 | Card 3 of 3 | Print Date: 10/20/2016 09:33

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
UNDERWOOD PROPERTY MANAGE	1 Level	1 All Public	1 Paved	4 Bus. District
51 NICHOLS DR	4 Rolling			
CORNVILLE, ME 04976-4469				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	0053 0002 0033	Ward	
Acreage	000.89	Parcel ID	048-249-000
Photo		TIF-District	TIF-DT
Adj/Mo/Yr	4	UpdateRec	
Adj Amt		FKA	
District	DD		
GIS ID: 048-249-000		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1120	369,100	369,100
RES LAND	1120	32,300	32,300
RESIDNTL	1120	31,500	31,500
COMMERC.	3220	11,200	11,200
	Total	444,100	444,100

3524 WATERVILLE, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
UNDERWOOD PROPERTY MANAGEMENT LLC	10139/0070	07/06/2009	U	I	590,000	1N
HUTCHINSON REALTY ENTERPRISES LLC	08715/0206	12/01/2005	Q	I	510,000	00
ELM STREET APARTMENTS LLC	08291/0110	01/25/2005	U	I	0	1A
RANKIN WAYNE E & GERALDINE A	02514/0147	10/15/1982	U	I	300,000	1N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1120	369,100	2016	1120	369,100	2015	1120	190,700
2016	1120	32,300	2016	1120	32,300	2015	1120	18,600
2016	1120	31,500	2016	1120	31,500	2015	1120	13,200
2016	3220	11,200	2016	3220	11,200	2015	3220	15,500
						2015	3222	139,800
	Total:	444,100		Total:	444,100		Total:	377,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

HIGHLANDER LAUNDROMAT
02-03 HT=HANGING SPC HTR
3SIDES ASPHLT 1-VINYL
FUNC=SMALL SIZE

ESTIMATE FOR SEPERATE LOT FOR
LAUNDRYMAT WITH 8K SF LAND & PAVING
IS APPROX $50K 4/3/2008

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	11,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	444,100
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	444,100

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/04/2016	02		SW	61	Field Review
09/09/2015			NP	01	Measured+1Visit
11/18/1992			SB		
04/13/1992	X		NP	00	Measured+Listed
04/07/1992	X		NP	01	Measured+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
3	3220	STORE/SHOP MDL-94	CA				0	SF	0.00	0.0000	0	1.0000	0.00		0.00				.00	0.00	0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 0.89 AC | Total Land Value: 0

Property Location: 80-88 ELM ST | MAP ID: 48/ 249/ / / | Bldg Name: | State Use: 1120

Vision ID: 3652 | Account #03943 | Bldg #: 3 of 3 | Sec #: 1 of 1 | Card 3 of 3 | Print Date: 10/20/2016 09:33

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	61		Dry Cln/Laundr
Model	94		Commercial
Grade	02		Below Average
Stories	1		
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	04		Plywood Panel
Interior Wall 2			
Interior Floor 1	05		Vinyl/Asphalt
Interior Floor 2			
Heating Fuel	02		Oil
Heating Type	03		Hot Air-no Duc
AC Type	04		Unit/AC
Bldg Use	3220		STORE/SHOP MDL-94
Total Rooms			
Total Bedrms	00		
Total Baths	3		
Heat/AC	00		NONE
Frame Type	02		WOOD FRAME
Baths/Plumbing	03		ABOVE AVERAGE
Ceiling/Wall	05		SUS-CEIL & WL
Rooms/Prtns	01		LIGHT
Wall Height	11		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

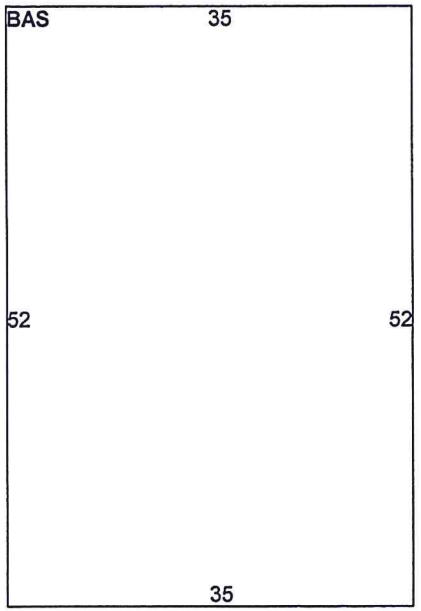
Element	Cd.	Ch.	Description

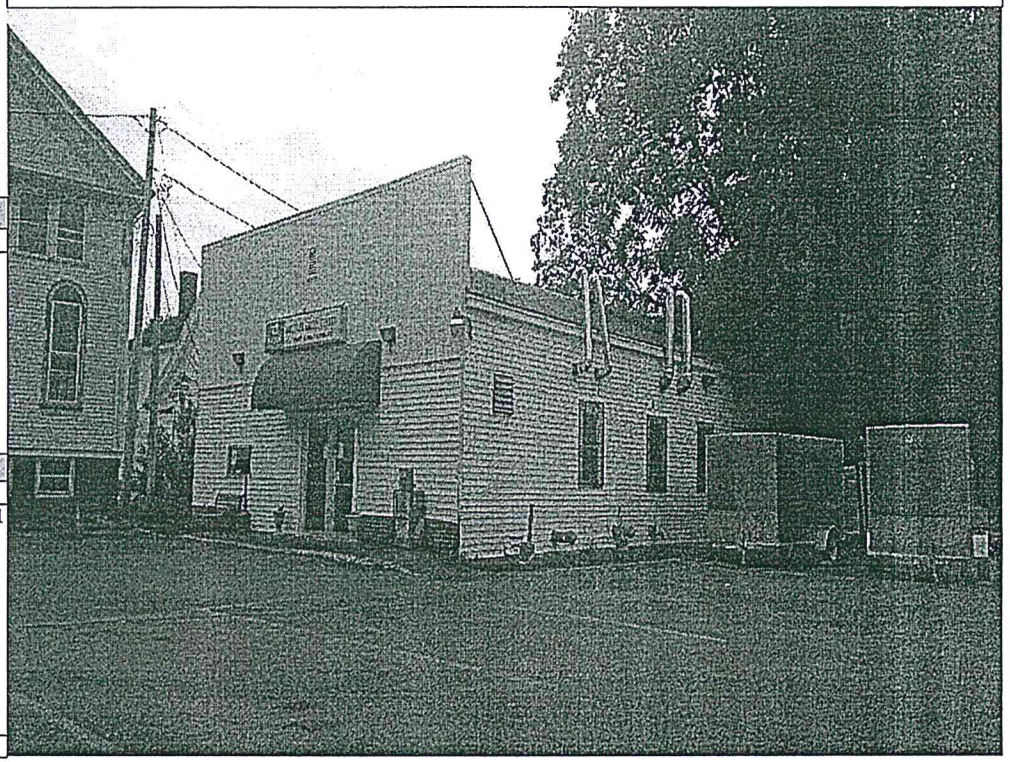
MIXED USE

Code	Description	Percentage
3220	STORE/SHOP MDL-94	100

COST/MARKET VALUATION

Adj. Base Rate:	47.16
AYB	1900
EYB	1976
Dep Code	F
Remodel Rating	
Year Remodeled	
Dep %	80
Functional Obslnc	7
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	13
Apprais Val	11,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,820	1,820			85,831
	Ttl. Gross Liv/Lease Area:	1,820	1,820			

=0&univ=ENFORCEMENT&univB=LQG&LIBS=&proc_group=0&procname=&act_inact_opt=1&program_search=2&report=1&page_no=1&output_sql_switch=TRUE&database_type=RCRAINFO

Envirofacts

Search Results

RCRAInfo

Only RCRAInfo facility information was searched to select facilities

<< Return

RCRAInfo Links

- Overview
- Search
- Model
- RCRAInfo Search User Guide
- Contact Us
- Office of Resource Conservation and Recovery Home

Report an Error

Search Parameters: ZIP Code: 04901
Location Address: 90 Elm Street
City Name: Waterville
County Name: Kennebec
State Abbreviation: ME
Sites: Only Active

Results are based on data extracted on SEP-12-2016

No Results found.

Total Number of Facilities Retrieved: 0

Last updated on 10/4/2016

reet&addr_search_type=Beginning+With&city_name=Waterville&county_name=Kennebec&state_code=ME&program_search=1&report=1&page_no=1&output_sql_switch=TRUE&database_type=SEMS

Envirofacts

Search Results

SEMS

Consolidated facility information (from multiple EPA systems) was searched to select facilities

<< Return

Search Parameters: ZIP Code: 04901
Location Address: 90 Elm Street
City Name: Waterville
County Name: Kennebec
State Abbreviation: ME

No Results found.

Last updated on 10/4/2016

EPA United States Environmental Protection Agency

Envirofacts

Search Results

RCRAInfo

Data Disclaimer

RCRAInfo Facility Information

<< Return

RCRAInfo Links

- Overview
- Search
- Model
- RCRAInfo Search User Guide
- Contact Us
- Office of Resource Conservation and Recovery Home

Report an Error

RITE AID #4167
Handler ID: MER000509943
210 MAIN STREET
WATERVILLE, ME 04901

County Name: KENNEBEC

Latitude: 44.5531
Longitude: -69.63131

Hazardous Waste Generator: Conditionally Exempt Small Quantity Generator

Owner Name: WRA REALTY LP

**You can navigate within the map with your mouse.*

No BIENNIAL REPORT data is available for the facility listed above.

LIST OF FACILITY CONTACTS

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF CONTACT
DAVID W CROZIER	HUNTER LANE	CAMP HILL	PA	17011	717-975-8643	Public
STEPHANIE CAIATI	HUNTER LANE	CAMP HILL	PA	17011	7177308225	Permit
DAVID CROZIER	HUNTER LANE	CAMP HILL	PA	17011	717-975-8643	Permit

HANDLER / FACILITY CLASSIFICATION

Unspecified Universe for the facility listed above.

HANDLER TYPE
Conditionally Exempt Small Quantity Generator

No PROCESS INFORMATION is available for the facility listed above.

LIST OF NAICS CODES AND DESCRIPTIONS

NAICS CODE	NAICS DESCRIPTION
446110	PHARMACIES AND DRUG STORES

LIST OF WASTE CODES AND DESCRIPTIONS

WASTE CODE	WASTE DESCRIPTION
D001	IGNITABLE WASTE
D002	CORROSIVE WASTE
D005	BARIUM
D007	CHROMIUM
D009	MERCURY
D010	SELENIUM
D011	SILVER
D016	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
D018	BENZENE
D024	M-CRESOL
D026	CRESOL
D035	METHYL ETHYL KETONE
P001	2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
P042	1,2-BENZENEDIOL, 4-[1-HYDROXY-2-(METHYLAMINO)ETHYL]-, (R)- (OR) EPINEPHRINE
P075	NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS
P081	1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)
U002	2-PROPANONE (I) (OR) ACETONE (I)
U035	BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL
U044	CHLOROFORM (OR) METHANE, TRICHLORO-
U058	2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE
U072	BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE
U122	FORMALDEHYDE
U129	CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE
U154	METHANOL (I) (OR) METHYL ALCOHOL (I)
U165	NAPHTHALENE
U205	SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)
U211	CARBON TETRACHLORIDE (OR) METHANE, TETRACHLORO-
U240	2,4-D, SALTS & ESTERS (OR) ACETIC ACID, (2,4-DICHLOROPHENOXY)-, SALTS & ESTERS (OR) DICHLOROPHENOXYACETIC ACID 2,4-D
U279	CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

Go To Top Of The Page

Total Number of Facilities Retrieved: 1

STATE OF MAINE

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Date of Certificate:
October 17, 2016

FACILITY REGISTRATION CERTIFICATE FOR

Aboveground and Underground Storage Tank

Please display this certificate in a visible location at the registered facility.

Facility:

BARNARD, AMY & BRUCE
8 PARK PLACE
WATERVILLE

Facility Registration Number: 476

Date of Registration: August 12, 1987

Facility Phone: 207-872-5092

Operator:

BARNARD, AMY & BRUCE
8 PARK PLACE
WATERVILLE, ME 04901-
207-872-5092

Sensitive Area Status:

Facility Use: SINGLE RESIDENCE

Owner:

BARNARD, AMY & BRUCE
8 PARK PLACE
WATERVILLE, ME 04901-
207-872-5092

Aboveground and Underground Storage Tanks

Number of Active Aboveground Tanks: 0
Number of Active Underground Tanks: 0

If the information on this form is accurate and complete, please retain for you records.

The Maine Department of Environmental Protection must be notified of any errors or changes in the information on this form. To accomplish this, please draw a line through the incorrect or outdated information, insert the correct information, and return this form to:

Department of Environmental Protection Bureau of Remediation and Waste Management
State House Station #17 Augusta, ME 04333

Attn: Underground Tanks Program

If you have any questions concerning this process, please call (207)287-2651 and ask for the administrator of the Underground Storage Tanks Program

---

INDIVIDUAL TANK DATA FOR SITE NUMBER: 476

Tank	Tank Under/ Above ground	Tank Type	Tank Size	Tank Monitoring	Date Tank Installed	Tank Status	Tank Substatus	Tank Status Date
1	Below Ground	Steel - Bare Or Asphalt Coated.	500	Unknown	10/01/1969	Removed		10/01/1994

Chamber	Chamber Size	Product Stored	Pipe Under/ Above ground	Date Piping Installed	Pipe Monitoring	Piping Type	Overfill Protection
1	500	#1 Fuel Oil - Kerosene	Below Ground		Unknown	Galvanized Steel	Unknown

STATE OF MAINE

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Date of Certificate:
October 17, 2016

FACILITY REGISTRATION CERTIFICATE FOR

Aboveground and Underground Storage Tank

Please display this certificate in a visible location at the registered facility.

Facility:

MELCHER ASSOCIATES
77 ELM STREET
WATERVILLE

Facility Registration Number: 1473

Date of Registration: June 24, 1986

Facility Phone: 207-872-6006

Operator:

MELCHER ASSOCIATES
228 MAIN ST
WATERVILLE, ME 04901-
207-872-6006

Sensitive Area Status:

Facility Use: MULTIPLE RESIDENCE

Owner:

COASTAL SAVINGS BANK
PO BOX 8550
PORTLAND, ME 04104-
207-774-5000

Aboveground and Underground Storage Tanks

Number of Active Aboveground Tanks: 0
Number of Active Underground Tanks: 0

If the information on this form is accurate and complete, please retain for you records.

The Maine Department of Environmental Protection must be notified of any errors or changes in the information on this form. To accomplish this, please draw a line through the incorrect or outdated information, insert the correct information, and return this form to:

Department of Environmental Protection Bureau of Remediation and Waste Management
State House Station #17 Augusta, ME 04333

Attn: Underground Tanks Program

If you have any questions concerning this process, please call (207)287-2651 and ask for the administrator of the Underground Storage Tanks Program

---

INDIVIDUAL TANK DATA FOR SITE NUMBER: 1473

Tank	Tank Under/ Above ground	Tank Type	Tank Size	Tank Monitoring	Date Tank Installed	Tank Status	Tank Substatus	Tank Status Date
1	Below Ground	Steel - Bare Or Asphalt Coated.	7000	Unknown	01/01/1966	Abandoned In Place		12/05/1996

Chamber	Chamber Size	Product Stored	Pipe Under/ Above ground	Date Piping Installed	Pipe Monitoring	Piping Type	Overfill Protection
1	7000	#2 Fuel Oil	Below Ground		Unknown	Galvanized Steel	Unknown

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
OIL & HAZARDOUS MATERIALS REPORT FORM

Spill Number A - 0058 - 00

Report Status: FINAL

SUBJECT / OWNER OR OPERATOR

Name (Last, First, MI): MYSTERY AT COLEMAN, SARAH

Address: 74 ELM STREET Town: WATERVILLE

State: ME Zip Code: Telephone: ( ) - Ext:

Comments: UNKNOWN CHEMICAL MAY HAVE BEEN DUMPED IN APT.

LOCATION / FACILITY INFORMATION

Name of Spill Location: COLEMAN, SARAH

Address: 74 ELM STREET Location ID: 33295

Minor Civil Division: **WATERVILLE** Local Name:

Latitude **N**: Longitude **W**:

SPILL / EVENT INFORMATION

Spill Type: C (Table A) Amount Spilled: 0.99 G (Gallons, Cubic Yards, Pounds, Barrels)

Product Reported Spilled: 12 (Table B) Product Actually Found: 00 (Table B)

Date Of Spill: Time Of Spill:

Date Reported: January 26, 2000 Time Reported: 1545

Cause: 20 (Table C) Detection Method: 3 H (Table D)

Incident Code: G - MY - A - (Table E)

Response Time Involved: 5.5 Wells At Risk: 0 Wells Impacted: 0

Investigator(s) **WALL, GLEN** GW

REPORTING INFORMATION

Name(Last, First, MI): COLEMAN, SARAH

Address: 74 ELM STREET Town: WATERVILLE

State: ME Zip Code: Telephone: ( ) - Ext:

CLEAN-UP INFORMATION

Spilled Product Recovered: 0.00 G Method: K (Table K)

Other Product Recovered: Method: (Table K)

D-Tree Code: D-Tree Date:

Contaminated Soil: (Cubic Yards or Tons)

Disposal Info:

OTHER ACTIONS

Expenditure(s):

From Surface Water Fund: N

From Ground Water Fund: N

From Hazardous Waste Fund: N

Third Party Damage Claim Expected: N

Enforcement Referral: N

Insurance Fund Claim: N

Technical Services Referral: N

UNDERGROUND TANK(S) INFORMATION

Tank Registration Number:

Number of Tanks Abandoned:

NARRATIVE

Ms. Coleman called this office asking for help in determining if someone had dumped some unknown chemical in her apartment. She claims that her eyes would water and her face would feel irratated. I responded and could find no evidence of any chemicals. Using two instruments such as the "multi warn" and dreager tubes, no readings were detected for NH3, CO, H2S, Cl. or VOC.

Ms. Coleman was convinced that something had been dumped in her apartment. I called the Waterville Police Dept. to inquire if this person was a 10-44. An officer and a Crisis worker responded and they spoke with Mrs. Coleman.

My only suggestion to Mrs. Coleman was to wash or throw out the linens that she believed had been contaminated. No other involvement will be needed.

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
OIL & HAZARDOUS MATERIALS REPORT FORM

DF

Spill Number A - 0440 - 96

Report Status: FINAL

SUBJECT / OWNER OR OPERATOR

Name (Last, First, MI): MELCHER APARTMENTS

Address: Town:

State: Zip Code: Telephone: Ext:

Comments: ABANDON IN PLACE REQUEST WITHOUT FILLING IN PLACE

LOCATION / FACILITY INFORMATION

Name of Spill Location: MELCHER APARTMENTS

Address: 77 ELM ST Location ID: 24823

Minor Civil Division: **WATERVILLE** Local Name:

Latitude **N**: Longitude **W**:

SPILL / EVENT INFORMATION

Spill Type: B (Table A) Amount Spilled: 0.00 G (Gallons, Cubic Yards, Pounds, Barrels)

Product Reported Spilled: 00 (Table B) Product Actually Found: 00 (Table B)

Date Of Spill: Time Of Spill:

Date Reported: October 04, 1996 Time Reported:

Cause: 00 (Table C) Detection Method: 6 I (Table D)

Incident Code: B - MF - N - U (Table E)

Response Time Involved: 4.0 Wells At Risk: 0 Wells Impacted: 0

Investigator(s) **CORR, MARY**

REPORTING INFORMATION

Name(Last, First, MI): CONNLEY, DAN

Address: 5 PINE POINT RD Town: CAPE ELIZABETH

State: ME Zip Code: 04107 Telephone: (207) 799-7932 Ext:

Spill Number: A - 0440 - 96

CLEAN-UP INFORMATION

Spilled Product Recovered: 0.00 G Method: K (Table K)

Other Product Recovered: Method: (Table K)

Contaminated Soil: (Cubic Yards or Tons)

Disposal Info:

OTHER ACTIONS

Expenditure(s):

From Surface Water Fund: N

From Ground Water Fund: N

From Hazardous Waste Fund: N

Third Party Damage Claim Expected: N

Enforcement Referral: N

Insurance Fund Claim: N

Technical Services Referral: N

UNDERGROUND TANK(S) INFORMATION

Tank Registration Number:

Number of Tanks Removed:

NARRATIVE

A-440-76

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

Myan Mary Coir (signature), on 10-3-96 (date) of the Department of Environmental Protection has determined that the following underground tank(s) at facility

Facility name Melchor Apts Phone # 872-6006

Address 77 Elm St Town Waterville

Owner's name _____ Phone # _____

Address _____ Town _____

Facility Registration # 1473

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

✓ a. Located beneath a building or other permanent structure which cannot be practically replaced;

✓ b. Of a size and type of construction that it cannot be removed;

✓ c. Inaccessible to heavy equipment necessary for removal; or

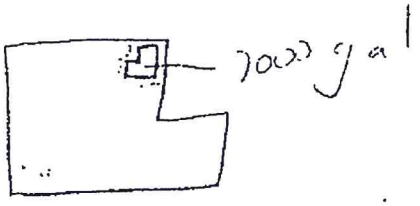
_____ d. Positioned in such a manner that removal would endanger the structural integrity of nearby tanks.

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

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

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

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



White - Licensing Canary - Investigator Pink - Owner

A-440-96

STATE OF MAINE

DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS S. KING, JR.
GOVERNOR

EDWARD O. SULLIVAN
COMMISSIONER

October 8, 1996

Dan Connley
5 Pine Point Rd.
Cape Elizabeth, ME 04107

Dear Mr. Connley,

This letter is to finalize our conservation regarding the proper abandonment of a tank in place at Melcher Apartments in Waterville. The tank registration number is 1473. As we discussed, it is not practical to fill the tank without possibly jepardizing the building wall with the weight of the fill. Normally, there are two reasons for the requirement. The first is so the tank does not collapse in the future and endanger nearby structures. This is not a concern at Melcher apartments as the tank is in a room and does not appear to provide support for any structure. The second reason is so that the tank may not be used as a tank in the future. For this site an alternate to filling the tank would be to have a large section cut from the end and therefore render the tank unusable. If you choose this alternative, I believe the company cleaning the tank will also be able to do the cutting. If this is not acceptable, the tank could be filled with a number of lifts of concrete with time to harden between lifts.

It is my understanding that in similar types of installations some owners have chosen to disassemble the tank to reclaim the space. That is certainly an option.

Please call me at 207-287-7952 with any questions.

Sincerely,

Mary A. Corr; Oil and Hazardous Material Specialist I

cc: Denise Fournier; DEP Oil Enforcement Unit

Serving Maine People & Protecting Their Environment

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826
OFFICE LOCATED AT: RAY BUILDING, HOSPITAL STREET

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

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

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, ME 04769
(207) 764-0477 FAX: (207) 764-1507

printed on recycled paper

A-440-96

Fax Transmittal Memo 7672

To Mary Corr
Company ME. DEP.
Location
Fax # 287-7939 Telephone #
Comments

No. of Pages 1
Today's Date
Time
From D.J Conley
Company
Location
Dept Charge
Fax #
Telephone #
Original Disposition ☐ Destroy ☐ Return ☐ Call for pickup

OCT-02-1996 08:44 P.02

REQUEST FOR
A DETERMINATION FOR ABANDONMENT IN PLACE
OF AN UNDERGROUND PETROLEUM STORAGE TANK

Mr. Dale Carlson % DJ Conley & Assoc — 799-7932
Tank Owner's Name — Telephone #

5 Pine Point Rd.
Mailing Address

Cape Elizabeth ME 04107 — 1473
Town — Tank ~~Facility~~ Reg. #

Business or Facility Name — 873-2547
Telephone #

77 Elm St — Waterville ME
Street Address of Tank Location — Town

Directions to Site

Abandoned facilities (tanks and piping) shall be removed, except where the owner can demonstrate to the Department that removal is not physically possible because the tank or other component of the facility to be removed is either (check all that apply):

X a. Located beneath a building or other permanent structure which cannot be practically replaced;

X b. Of a size and type construction that it cannot be removed;

X c. Inaccessible to heavy equipment necessary for removal; or

____ d. Positioned in such a manner that removal would endanger the structural integrity of nearby tanks remaining in service.

Describe or diagram the location of tank(s) under consideration. Photographs are encouraged. Use back of sheet if necessary.

"I hereby apply for permission to abandon in place the underground tank(s) described above. I have examined the information submitted in this document and believe the information to be true, accurate and complete to the best of my knowledge."

10/3/96
Date — Signature of Tank Owner

Send To: Maine Department of Environmental Protection
Bureau of Hazardous Materials & Solid Waste Control
State House Station # 17
Augusta, Maine 04333
Attn: Abandonment In Place

TOTAL P.02

A-440-96

Corr, Mary A.

From: McCaskill, David
To: Seel, George J.; Corr, Mary A.
Cc: McLaughlin, Diana M.
Subject: RE: Filling tank for abandon in place
Date: Friday, October 04, 1996 11:50AM

I think that if the tank is cleaned and rendered unusable(i.e. cut out an end) then that should meet the intent of the rule.

From: Seel, George J.
To: Corr, Mary A.
Cc: McCaskill, David
Subject: RE: Filling tank for abandon in place
Date: Friday, October 04, 1996 11:14AM

The principal reason is for structural integrety since presumably only tanks under structures are approved for this waiver from the abandonment by removal requirements. From your description I'm not sure whether I am correctly picturing how this tank is installed. Is it in a vault in the basement of a building where the space not taken up by the tank in the vault has been filled with soil? I assume (& hope) this is a fuel oil tank vs gasoline.

Our regs and the API standards do not apply very well to the type of installation described above (if indeed I am correctly describing it). Several other above ground filled vault installations that I have heard about have been disassembled to reclaim the space. That certainly would be acceptable here.

Since this is an odd duck situation, I would suggest you consult with David McCaskill and enforcement since they would have to sign off on any such variance from the regs, if for no other reason to protect the owner in the future. As along as the tank is thoroughly cleaned, made unusable, and an assessment to determine whether or not there have been any oil discharges associated with that system, I would be amenable to any reasonable solution that you and David come up with.

From: Corr, Mary A.
Sent: Friday, October 04, 1996 9:26 AM
To: Seel, George J.
Subject: Filling tank for abandon in place

I have approved a 7000 gallon L shaped tank in a basement for abandonment in place. The applicant (a PE) doesn't want to fill it with sand or cement. He quotes material weight figures and the possibility that the heavier fill could destroy the integrity of the tank and interior basement walls. This is a possibility for this tank. The tank is not encased in sand on all sides.

Maybe I am missing the point. Why do we require filling in place? Is it to prevent collapse of a buried tank at some future date or to render the tank unusable? If we are filling to prevent a cave in, it may not be an issue at this site where the tank is in a room without doors. (There are two windows.) If the reason is to make sure the tank cannot be used there are other alternatives such as cutting open the side when the tank is cleaned and the piping is removed.

The tank in question is not in a sensitive area. Filling the tank in lifts of concrete with time to harden between lifts would solve the problem, but is it necessary. I'm curious.

WAIVER FROM THE REQUIREMENT THAT A NOTICE OF ABANDONMENT BY REMOVAL OF AN UNDERGROUND OIL TANK BE FILED THIRTY DAYS PRIOR TO REMOVAL

Due to Exceptional circumstances the Department of Environmental Protection grants a waiver to the thirty day filing period for abandonment by removal of the listed underground tanks, provided that the owner or operator meets the following conditions:

1. A written notice of removal is filed with the Department and the local fire department within one day of receiving this waiver.

2. The Department is kept advised of removal plans and schedule so that a department representative can observe the removal of the tank(s) and the excavation from which the tank(s) was/were removed.

Tank(s) owned by:

Name Coastal Bank Phone # _____

Mailing Address P.O. Box 8550 Town Portland

Located at:

Name Melcher Apts Phone # 872-6006

Address 77 Elm St Town Waterville

Reason for Waiver: pending sale

List tank(s) below:

Registration #	Size	Location on Site (Describe or Diagram)
1473	7000	

Abandonment in Place

Planned Date of ~~Removal~~: 12-5-96

This waiver is granted on (date) 12-2-96 **by**

Mary Coll Mygan, **a copy of which is presented to**

Dan Conley.

(Name of individual receiving the copy)

White - Enforcement Copy Canary - Investigator's Copy Pink - Tank Owner's Copy

90WAVEF

ACADIA
ENVIRONMENTAL TECHNOLOGY

4 Milk Street, Portland, ME 04101 • (207) 780-8826 • FAX (207) 780-6359

December 1, 1996

SENT VIA FAX

Mary Corr
Bureau of Remediation and Waste Management
Department of Environmental Protection
Ray Building, State House Station 17
Augusta, ME 04333

Re: Tank Abandonment
77 Elm Street, Waterville, Maine

Dear Mary:

Acadia Environmental Technology (Acadia) prepared this letter to notify you that we will abandon a 7,000-gallon No. 2 oil tank located at 77 Elm Street in Waterville, Maine on December 5, 1996. Acadia is a subcontractor to D.J. Conley Associates Pollution Control Services will be on site as a subcontractor to Acadia. We understand that Dan Conley has previously discussed abandoning this tank with you The tank is in a brick enclosure in the basement of the building. The scope of work will consist of the following:

- Any oil remaining in the tank will be pumped out, transported, and disposed of properly.
- Acadia will have a hole cut in the end of the tank to provide access for cleaning and to prevent its use for storing liquids.
- The tank will be cleaned to remove residual oil and sludge. The liquids will be transported and disposed of properly.
- A cap will be welded onto the fill pipe so the tank cannot be filled accidentally The vent will remain in place
- A letter will be prepared by Acadia documenting the abandonment.

If you have any questions about this scope of work, please do not hesitate to call.

Sincerely,

Thomas E. Schwarm, CG
President-Hydrogeologist

ACADIA
ENVIRONMENTAL TECHNOLOGY

4 Milk Street, Portland, ME 04101 • (207) 780-8826 • FAX (207) 780-6359

December 26, 1996

Mary Corr
Division of Response Services, BRWM
Department of Environmental Protection
Ray Building, State House Station 17
Augusta, ME 04333

Re. Completed Tank Abandonment
Facility Number 1473
77 Elm Street, Waterville, Maine

Dear Mary:

Acadia Environmental Technology (Acadia) prepared this letter to notify you that the 7,000-gallon No. 2 oil tank located at 77 Elm Street in Waterville, Maine was abandoned on December 5, 1996. This is Facility Number 1473. Pollution Control Services conducted the site work as a subcontractor to Acadia. The tank is in a brick enclosure in the basement of the building. The scope of work consisted of the following:

- A hole was cut in the end of the tank to provide access for cleaning and to prevent its use for storing liquids.
- The tank was cleaned to remove residual oil and sludge. The liquids were transported to ECC in South Portland, Maine for disposal.
- A cap was welded onto the fill pipe so the tank cannot be filled accidentally. The vent was left in place.
- This letter was prepared by Acadia documenting the abandonment.

We would appreciate a letter from the Department acknowledging this abandonment. If you have any questions, please do not hesitate to call.

Sincerely,

Thomas E. Schwarm, CG
President-Hydrogeologist

per Bill Wallentine
certificate to be
sent, as per normal
procedure

cc: Dan Conley, D.J. Conley & Associates

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS S. KING, JR.
GOVERNOR

EDWARD O. SULLIVAN
COMMISSIONER

January 27, 1997

Dan Conley
5 Pine Point Rd.
Cape Elizabeth, ME 04107

Dear Mr. Conley,

I am writing to inform you that Acadia Environmental Technology has notified the Department that the 7,000 gallon No. 2 fuel oil tank located at 77 Elm Street in Waterville, Maine has been abandoned in place. The building is known as Melcher Apartments. The tank registration number is 1473. I have forwarded the letter from Acadia to Bill Walentine of the Department's Oil Licensing Office. I understand that the Licensing Office will issue a certificate reflecting the new status. This will be mailed to the registered owner after the registration has been changed in the computer system. I have asked that a copy of the certificate be sent to you.

Please call me at 207-287-7952 with any questions.

Sincerely,

Mary A. Corr; Oil and Hazardous Material Specialist I

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS S. KING, JR.
GOVERNOR

EDWARD O. SULLIVAN
COMMISSIONER

October 21, 1996

Dale Carlson
22 Cumberland Ave
Portland, ME 04101

Dear Mr. Carlson,

As we discussed, I visited Melcher Apartments on October 16, 1996, to look into the possibility that a second Underground Fuel Oil tank was present in the basement. I had previously approved the abandonment in place of a 7000 gallon tank at the site. The 7000 gallon tank was on one side of the furnace room and this tank is on the opposite side. I was able to confirm that there is a tank encased in brick under the stairs. There are two treaded capped steel pipes coming from the top. Two steel pipes appear to come from the bottom and turn toward the furnace room. Both bottom pipes are cut off and have been left open. I was able to see the bottom of the tank and one of the bottom pipes through a hole in the brick wall. The tank is no more than 2.5' by 8'. This would be too small to be satisfactory fuel storage in this building. I used a Photoionization Detector to screen for evidence that the tank had been used to store fuel. I detected no odors.

It is my opinion that this tank is not an underground storage tank because it does not meet the Departments definition of an Underground Oil Tank. I have included the definition below for your reference.

> **22. Underground oil storage tank.** "Underground oil storage tank," also referred to as "tank," means any container, 10% or more of which is beneath the surface of the ground and that is used, or intended to be used, for the storage, use, treatment, collection, capture or supply of oil as defined in this subchapter, but does not include any tanks situated in an underground area if these tanks or containers are situated on or above the surface of a floor and in such a manner that they may be readily inspected.

Please call me at 207-287-7952 with any questions.

Sincerely,

Mary A. Corr; Oil and Hazardous Material Specialist I

Serving Maine People & Protecting Their Environment

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826
OFFICE LOCATED AT: RAY BUILDING, HOSPITAL STREET

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

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

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, ME 04769
(207) 764-0477 FAX: (207) 764-1507

printed on recycled paper

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
OIL & HAZARDOUS MATERIALS REPORT FORM

Spill Number A - 0716 - 00

Report Status: FINAL

SUBJECT / OWNER OR OPERATOR

Name (Last, First, MI): OLD SEARS BUILDING

Address: COLLEGE AVENUE Town: WATERVILLE

State: ME Zip Code: 04901 Telephone: ( ) - Ext:

Comments: FLOODED BASEMENT W/OIL

LOCATION / FACILITY INFORMATION

Name of Spill Location: OLD SEARS BUILDING ACROSS FROM POST OFFICE

Address: COLLEGE AVENUE Location ID: 35375

Minor Civil Division: **WATERVILLE** Local Name:

Latitude **N**: Longitude **W**:

SPILL / EVENT INFORMATION

Spill Type: A (Table A) Amount Spilled: 5.99 G (Gallons, Cubic Yards, Pounds, Barrels)

Product Reported Spilled: 02 (Table B) Product Actually Found: 02 (Table B)

Date Of Spill: Time Of Spill:

Date Reported: November 29, 2000 Time Reported: 1430

Cause: 09 (Table C) Detection Method: 6 L (Table D)

Incident Code: A - CM - P - A (Table E)

Response Time Involved: 7.5 Wells At Risk: 0 Wells Impacted:

Investigator(s) **FLANNERY, STEPHEN**

REPORTING INFORMATION

Name(Last, First, MI): HOULE PLUMBING AND HEATING

Address: 19 NORTH STREET Town: WATERVILLE

State: ME Zip Code: 04901 Telephone: (207) 872-6762 Ext:

CLEAN UP INFORMATION

Spilled Product Recovered: 4.99 G Method: C K (Table K)

Other Product Recovered: Method: (Table K)

D-Tree Code: D-Tree Date:

Contaminated Soil: (Cubic Yards or Tons)

Disposal Info:

OTHER ACTIONS

Expenditure(s):

From Surface Water Fund: N

From Ground Water Fund: N

From Hazardous Waste Fund: N

Third Party Damage Claim Expected: N

Enforcement Referral: N

Insurance Fund Claim: N

Technical Services Referral: N

UNDERGROUND TANK(S) INFORMATION

Tank Registration Number:

Number of Tanks Abandoned:

NARRATIVE

Received a call from Houle's Plumbing, Heating and Air Conditioning regarding a flooded basement at the old, Sears building located on College Avenue across from the post office. They stated that the water had a sheen on it, and were inquiring on what to do with the water. Peter Blanchard and I responded to the complaint and ascertained that the sheen was the result of an overfill that was not completely cleaned-up. Apparently, the sump pump in the building stopped working allowing water to accumulate in the basement. Sorbent boom was placed at the entrance of the sump hole to collect oil as the water was pumped to the Waterville treatment plant.

No further action required.

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
OIL & HAZARDOUS MATERIALS REPORT FORM

Spill Number A - 0725 - 00

Report Status: FINAL

SUBJECT/OWNER OR OPERATOR

Name (Last, First, MI): DOWNEAST ENERGY

Address: 95 COLLEGE AVENUE Town: WATERVILLE

State: ME Zip Code: 04901 Telephone: (207) 873-3050 Ext:

Comments: OVERFILL OF AST, CAUSED BY WHISTLE NOT WORKING PROPERLY

LOCATION/FACILITY INFORMATION

Name of Spill Location: OLD SEARS BUILDING

Address: 84 ELM STREET Location ID: 35442

Minor Civil Division: **WATERVILLE** Local Name:

Latitude N: Longitude W:

SPILL/EVENT INFORMATION

Spill Type: A (Table A) Amount Spilled: 3.99 G (Gallons, Cubic Yards, Pounds, Barrels)

Product Reported Spilled: 02 (Table B) Product Actually Found: 02 (Table B)

Date Of Spill: December 28, 2000 Time Of Spill: 1330

Date Reported: December 28, 2000 Time Reported: 1358

Cause: 09 (Table C) Detection Method: 2 L (Table D)

Incident Code: A - CM - L - A (Table E)

Response Time Involved: 4.0 Wells At Risk: 0 Wells Impacted:

Investigator(s) **FLANNERY, STEPHEN**

REPORTING INFORMATION

Name(Last, First, MI): DOWNEAST ENERGY -- OWEN, STEVEN

Address: 95 COLLEGE AVENUE Town: WATERVILLE

State: ME Zip Code: 04901 Telephone: (207) 873-3050 Ext:

CLEAN-UP INFORMATION

Spilled Product Recovered: 3.99 G Method: C (Table K)

Other Product Recovered: Method: (Table K)

D-Tree Code: D-Tree Date:

Contaminated Soil: (Cubic Yards or Tons)

Disposal Info: DOWNEAST DISPOSED OF WASTE

OTHER ACTIONS

Expenditure(s):

From Surface Water Fund: N

From Ground Water Fund: N

From Hazardous Waste Fund: N

Third Party Damage Claim Expected: N

Enforcement Referral: N

Insurance Fund Claim: N

Technical Services Referral: N

UNDERGROUND TANK(S) INFORMATION

Tank Registration Number:

Number of Tanks Abandoned:

NARRATIVE

The discharge was the result of an overfill caused by the whistle not working properly. None of the oil escaped to the outside of the building through the vent, but was discharge on the floor of the basement through leaking fittings on top of the tank. I meet with Downeast, and suggested that the whistle be replaced and the fittings checked to see why they leaked, which most likely consisted of re-doping the treads on the piping. This was not the first time that this had happened, because the Department had responded to the same location, and observed a similar situation when the basement flooded (see A-716-00). I also spoke with the realtor, Frances Carter of Carter Reality (872-6307) who presently manages the property, and expressed the same concerns. No further action required.

Maine Department of Environmental Protection

ACTIVE/LICENSED LANDFILLS

Location	Licensee	Address	Telephone	DEP Number
ASHLAND	E J CARRIER INC	PO BOX 488, JACKMAN, ME 04945	(207) 778-0061	S-022090-WF- A-N
AUGUSTA	AUGUSTA, CITY OF	16 CONY STREET, AUGUSTA, ME 04330	(207) 626-2435	S-007914-WD-AC-N
BAILEYVILLE	WOODLAND PULP LLC	144 MAIN ST, BAILEYVILLE, ME 04694		S-008837-WD- F-R
BAILEYVILLE	BAILEYVILLE, TOWN OF	P.O. BOX 370, BAILEYVILLE, ME 04694	(207) 427-3442	S-021532-WF- A-N
BATH	BATH, CITY OF	450 OAK GROVE AVE, BATH, ME 04530	(207) 443-8357	S-004991-WD- I-R
BLUE HILL	BLUE HILL, TOWN OF	PO BOX 412, BLUE HILL, ME 04614		S-010283-WF- C-R
BREWER	BREWER, CITY OF	80 NORTH MAIN ST, BREWER, ME 04412	(207) 989-7500	S-020981-WF- A-N
BRUNSWICK	BRUNSWICK, TOWN OF	9 INDUSTRY RD, BRUNSWICK, ME 04011	(207) 725-6654	S-008458-WC- F-N
BUCKSPORT	BUCKSPORT MILL LLC.	2 RIVER RD, BUCKSPORT, ME 04416	(920) 470-1061	S-007713-WD- S-R
CORINNA	MID MAINE SOLID WASTE ASSOC	PO BOX 68, DEXTER, ME 04930	(207) 924-3650	S-020048-WF- B-R
CORINTH	CENTRAL PENOBSCOT SOLID WASTE	PO BOX 309, CORINTH, ME 04427	(207) 285-3271	S-021278-WF- A-N
DOVER-FOXCROFT	DOVER-FOXCROFT, TOWN OF	48 MORTON AVE SUITE A, DOVER-FOXCROFT, ME 04426	(207) 564-3318	S-021213-WF- B-N
EAST MILLINOCKET	DOLBY LANDFILL - STATE OF MAINE DECD	19 UNION ST38 STATE HOUSE STA, AUGUSTA, ME 04333	(207) 624-7436	S-000796-WD- A-N
FAIRFIELD	SD WARREN CO	1329 WATERVILLE RD, SKOWHEGAN, ME 04976	(207) 238-3000	S-007404-WD-AA-N
FORT FAIRFIELD	TRI-COMMUNITY LANDFILL	PO BOX 605, CARIBOU, ME 04736	(207) 473-7840	S-003707-WD- D-R
FRENCHVILLE	TWIN RIVERS PAPER CO	82 BRG AVE, MADAWASKA, ME 04756	(207) 728-3321	S-007843-WD- E-R
GLENBURN	GLENBURN, TOWN OF	144 LAKEVIEW RD, GLENBURN, ME 04401	(207) 942-2905	S-005162-WF- F-N
GREENBUSH	GREENBUSH, TOWN OF	PO BOX 230, GREENBUSH, ME 04418	(207) 732-3644	S-021244-WF- A-N
HARTLAND	HARTLAND, TOWN OF	PO BOX 280, HARTLAND, ME 04943	(207) 938-4401	S-003463-WD- B-N
JAY	VERSO PAPER (ANDROSCOGGIN MILL)	300 RILEY ROAD, JAY, ME 04239	(207) 897-3431	S-006247-WD- N-R
JAY	VERSO PAPER (ANDROSCOGGIN MILL)	PO BOX 20, JAY, ME 04239	(207) 897-3431	S-022072-WD- A-N
LEWISTON	LEWISTON, CITY OF	103 ADAMS AVE, LEWISTON, ME 04240	(207) 782-0917	S-005242-WD- C-N
MADISON	MADISON PAPER INDUSTRIES	P.O. BOX 129, MADISON, ME 04950	(207) 696-5211	S-007144-WD- F-N
MASARDIS	MAIBEC LUMBER INC	PO BOX 749, ASHLAND, ME 04732	(207) 435-6401	S-020628-WF- A-N
MECHANIC FALLS	MECHANIC FALLS, TOWN OF	108 LEWISTON ST, MECHANIC FALLS, ME 04256	(207) 345-2871	S-020497-WF- A-N
MEXICO	CATALYST PAPER OPERATIONS INC	35 HARTFORD ST, RUMFORD, ME 04276	(207) 364-4521	S-000686-WD- Q-R
MILO	PENQUIS SOLID WASTE CORP	586 MAIN RD, BROWNVILLE, ME 04414	(207) 965-2561	S-021850-WF- A-N
NASHVILLE PLT	IRVING FOREST PRODUCTS-PINKHAM SAWMIL	PO BOX 170, ASHLAND, ME 04732	(207) 435-3135	S-010461-WF- G-R
NORRIDGEWOCK	WASTE MGT DISP SERV OF ME INC	PO BOX 629, NORRIDGEWOCK, ME 04957	(207) 634-2714	S-010735-WD-UW-N
NORRIDGEWOCK	WASTE MGT DISP SERV OF ME INC	PO BOX 629, NORRIDGEWOCK, ME 04957	(207) 634-2714	S-010735-WD-OK-N
NORWAY	NORWAY-PARIS SOLID WASTE INC	39 BROWN ST, NORWAY, ME 04268	(207) 743-8518	S-020186-WF- A-N
OAKLAND	OAKLAND, TOWN OF	PO BOX 187, OAKLAND, ME 04963	(207) 465-7357	S-021052-WF- A-N
OLD TOWN	OLD TOWN, CITY OF	265 MAIN ST, OLD TOWN, ME 04468	(207) 827-3974	S-020004-WF- C-R

Location	Licensee	Address	Telephone	DEP Number
OLD TOWN	JUNIPER RIDGE LANDFILL - STATE OF MAINE D	38 STATE HOUSE STA, AUGUSTA, ME 04333	(207) 394-4372	S-020700-WD- A-N
ORONO	ORONO, TOWN OF	59 MAIN ST, ORONO, ME 04473	(207) 866-2556	S-020996-WF- A-N
PORTLAND	ECOMAINE	64BLUEBERRY RD, PORTLAND, ME 04102	(207) 773-1738	S-013127-WD-AH-N
PRESQUE ISLE	PRESQUE ISLE, CITY OF	12 SECOND ST, PRESQUE ISLE, ME 04769	(207) 764-4485	S-007501-WD- X-N
RANGELEY	RANGELEY, TOWN OF	15 SCHOOL ST, RANGELEY, ME 04970	(207) 864-3326	S-015668-WF- D-R
ROCKLAND	ROCKLAND, CITY OF	270 PLEASANT ST, ROCKLAND, ME 04841	(207) 594-8431	S-006206-WD- C-R
ROCKPORT	MIDCOAST SOLID WASTE CORP	PO BOX 1016, 90 UNION ST, ROCKPORT, ME 04856	(207) 236-7958	S-008314-WT- B-N
SANFORD	SANFORD SEWERAGE DISTRICT	PO BOX 338, SPRINGVALE, ME 04083	(207) 324-5313	S-007972-WD- A-R
WALDOBORO	WALDOBORO, TOWN OF	P.O. BOX J, WALDOBORO, ME 04572	(207) 832-5369	S-013067-WF- G-R

Maine Department of Environmental Protection

ACTIVE/LICENSED TRANSFER STATIONS

Location	Licensee	Address	Telephone	DEP Number
ABBOT	ABBOT, TOWN OF	P.O. BOX 120, ABBOT, ME 04406	(207) 876-3340	S-021079-WH- A-E
ACTON	ACTON, TOWN OF	35 H ROAD, ACTON, ME 04001	(207) 636-3839	S-014134-WH- B-R
ALBANY TWP	WATERFORD, TOWN OF	366 VALLEY RD, WATERFORD, ME 04088	(207) 583-4403	S-020951-WH- A-E
ALFRED	ALFRED, TOWN OF	PO BOX 850, ALFRED, ME 04002	(207) 324-5872	S-006402-WH- B-E
ALLAGASH	ALLAGASH, TOWN OF	1063 ALLAGASH RD, ALLAGASH, ME 04774	(207) 398-3198	S-021913-WH- A-E
ANDOVER	ANDOVER, TOWN OF	PO BOX 219, ANDOVER, ME 04216	(207) 392-3302	S-021175-WH- A-E
ARUNDEL	ARUNDEL, TOWN OF	468 LIMERICK ROAD, ARUNDEL, ME 04046	(207) 985-7523	S-020492-WH- A-E
ASHLAND	AVSWDD	PO BOX 267, ASHLAND, ME 04732	(207) 435-2311	S-021120-WH- A-E
ATHENS	ATHENS, TOWN OF	P.O. BOX 146, ATHENS, ME 04912	(207) 654-3471	S-021186-WH- A-E
AUBURN	ALMIGHTY WASTE	PO BOX 1234, AUBURN, ME 04211	(207) 782-4000	S-022129-WH- A-N
BAILEYVILLE	BAILEYVILLE, TOWN OF	PO BOX 370, WOODLAND, ME 04694	(207) 427-3442	S-021551-WH- A-E
BAR HARBOR	BAR HARBOR, TOWN OF	50 PUBLIC WORKS WAY, BAR HARBOR, ME 04609		S-014480-WH- A-E
BELFAST	BELFAST, CITY OF	131 CHURCH STREET, BELFAST, ME 04915	(207) 338-3370	S-020645-WH- A-N
BELGRADE	BELGRADE, TOWN OF	6 MANCHESTER RD, BELGRADE, ME 04917	(207) 495-2258	S-020917-WH- A-E
BERWICK	BERWICK, TOWN OF	11 SULLIVAN ST, BERWICK, ME 03901		S-006567-WH- A-R
BETHEL	BETHEL, TOWN OF	PO BOX 1660, BETHEL, ME 04217	(207) 824-2669	S-020828-WH- B-E
BIDDEFORD	BIDDEFORD, CITY OF	371 HILL STREET, BIDDEFORD, ME 04005	(207) 282-1579	S-021959-WH- A-N
BLUE HILL	BLUE HILL, TOWN OF	PO BOX 412, BLUE HILL, ME 04614	(207) 374-2281	S-010283-WH- D-R
BOOTHBAY	BOOTHBAY REGION REFUSE DD	POB 105, BOOTHBAY, ME 04537	(207) 633-5006	S-013007-WH- J-R
BRIDGEWATER	BRIDGEWATER, TOWN OF	PO BOX 215, BRIDGEWATER, ME 04735	(207) 429-9856	S-021239-WH- A-E
BRIDGTON	BRIDGTON, TOWN OF	1 CHASE COMMON, BRIDGTON, ME 04009	(207) 647-8786	S-011323-WH- D-R
BRIGHTON PLT	BRIGHTON PLANTATION	PO BOX 126, ATHENS, ME 04912	(207) 654-2369	S-021701-WH- A-N
BRISTOL	BRISTOL, TOWN OF	PO BOX 147, BRISTOL, ME 04539	(207) 677-2116	S-014388-WH- D-R
BROOKS	BROOKS, TOWN OF	PO BOX 5, BROOKS, ME 04951	(207) 722-3254	S-021180-WH- A-E
BROWNFIELD	BROWNFIELD, TOWN OF	82 MAIN ST, BROWNFIELD, ME 04010	(207) 935-2152	S-020990-WH- A-E
BUCKFIELD	BUCKFIELD, SUMNER, TOWNS OF	P.O. BOX 179, BUCKFIELD, ME 04220	(207) 336-2521	S-005031-WH- A-R
BUCKSPORT	BUCKSPORT, TOWN OF	PO DRAWER X, BUCKSPORT, ME 04416	(207) 469-7368	S-003557-WH- A-R
BURLINGTON	BURLINGTON, LOWELL, TOWNS OF	PO BOX 70, BURLINGTON, ME 04417	(207) 732-4477	S-021010-WH- A-E
BURNHAM	BURNHAM, TOWN OF	247 SOUTH HORSEBACK ROAD, BURNHAM, ME 04922	(207) 948-2369	S-008222-WH- A-R
BUXTON	BUXTON, TOWN OF	185 PORTLAND ROAD, BUXTON, ME 04093	(207) 929-5191	S-020852-WH- A-N
CALAIS	CALAIS, CITY OF	PO BOX 413, CALAIS, ME 04619	(207) 454-2521	S-021614-WH- A-E
CANTON	CANTON, TOWN OF	94 TURNER STREET, CANTON, ME 04221	(207) 597-2920	S-021406-WH- A-N
CAPE ELIZABETH	CAPE ELIZABETH, TOWN OF	PO BOX 6260, CAPE ELIZABETH, ME 04107	(207) 799-5251	S-005045-WH- A-R

Location	Licensee	Address	Telephone	DEP Number
ST FRANCIS	UPPER ST JOHN TRANSFER STATION	873 MAIN ST, SAINT FRANCIS, ME 04774	(207) 398-3175	S-021118-WH- A-E
ST GEORGE	SAINT GEORGE, TOWN OF	PO BOX 131, TENANTS HARBOR, ME 04860		S-008888-WH- C-E
STANDISH	STANDISH, TOWN OF	175 NORTHEAST RD, STANDISH, ME 04084	(207) 642-3461	S-020486-WH- A-N
STONINGTON	STONINGTON, TOWN OF	PO BOX 9, STONINGTON, ME 04681	(207) 367-2351	S-020154-WH- A-N
SULLIVAN	SULLIVAN, TOWN OF	1888 US HWY 1, SULLIVAN, ME 04664	(207) 422-6282	S-020995-WH- B-E
SWANS ISLAND	SWANS ISLAND, TOWN OF	MUNICIPAL OFFICE, SWANS ISLAND, ME 04685	(207) 526-4279	S-021386-WH- A-E
SWANVILLE	SWANVILLE, TOWN OF	6 TOWN HOUSE RD, SWANVILLE, ME 04915	(207) 338-5834	S-020892-WH- A-E
T17 R04 WELS	AROOSTOOK COUNTY COMMISSIONERS	240 SWEDEN ST SUITE 1, CARIBOU, ME 04736	(207) 493-3318	S-020868-WH- A-E
T3 INDIAN PURCHASE TWP	INDIAN TWP TRIBAL GOVERNMENT	P.O. BOX 301, PRINCETON, ME 04668	(207) 796-2301	S-021377-WH- A-N
TAUNTON &RAYNHAM ACADEMY	SOMERSET COUNTY COMMISSIONERS	41 COURT ST, SKOWHEGAN, ME 04976	(207) 474-9861	S-021371-WH- A-E
THOMASTON	OWLS HEAD, SO THOMASTON, THOMASTON S	PO BOX 367, THOMASTON, ME 04861	(207) 354-8830	S-007887-WH- A-R
THOMASTON	THOMASTON, TOWN OF	PO BOX 299, THOMASTON, ME 04861	(207) 354-6107	S-021060-WH- A-E
TOPSHAM	TOPSHAM, TOWN OF	100 MAIN ST, TOPSHAM, ME 04086	(207) 725-5821	S-020929-WH- A-N
TURNER	TURNER, TOWN OF	11 TURNER CENTER RD, TURNER, ME 04282	(207) 225-3414	S-021216-WH- B-N
UNION	TRI-COUNTY SOLID WASTE MGT ORG	P O BOX 96, UNION, ME 04862	(207) 342-5770	S-020880-WH- A-N
UPTON	UPTON, TOWN OF	270 THISTLE ST, UPTON, ME 04261	(207) 533-2131	S-021453-WH- C-N
VAN BUREN	VAN BUREN, TOWN OF	51 MAIN ST SUITE 101, VAN BUREN, ME 04785	(207) 868-2886	S-021596-WH- A-E
VANCEBORO	VANCEBORO, TOWN OF	PO BOX 24, VANCEBORO, ME 04491		S-021288-WH- B-E
VASSALBORO	VASSALBORO, TOWN OF	PO BOX 129, NORTH VASSALBORO, ME 04962	(207) 873-6217	S-015070-WH- B-R
WALDOBORO	WALDOBORO, TOWN OF	P.O. BOX J, WALDOBORO, ME 04572	(207) 832-5369	S-013067-WH- H-R
WARREN	WARREN, TOWN OF	167 WESTERN ROAD, WARREN, ME 04864	(207) 273-2421	S-021016-WH- A-E
WATERBORO	WATERBORO, TOWN OF	24 TOWNHOUSE RD, EAST WATERBORO, ME 04030	(207) 247-6166	S-007562-WH- A-R
WATERVILLE	PINE TREE WASTE AKA SAWYER ENVIRONME	1 FREEDOM PARK, BANGOR, ME 04401	(207) 862-4200	S-021993-WH- A-N
WELD	WELD, TOWN OF	PO BOX 87, WELD, ME 04285	(207) 585-2348	S-020994-WH- B-E
WELLS	WELLS, TOWN OF	208 SANFORD RD, WELLS, ME 04090	(207) 646-5113	S-009135-WH- B-R
WEST BATH	WEST BATH, TOWN OF	FOSTER'S POINT ROAD, WEST BATH, ME 04530	(207) 443-4342	S-020635-WH- A-E
WEST GARDINER	WEST GARDINER, TOWN OF	318 SPEARS CORNER ROAD, WEST GARDINER, ME 04345	(207) 724-3945	S-010499-WH- C-R
WEST PARIS	WEST PARIS, TOWN OF	PO BOX 247, WEST PARIS, ME 04289	(207) 674-2701	S-021056-WH- B-N
WESTBROOK	PINE TREE WASTE INC	3 PITKIN COURT, MONTPELIER, VT 05602	(802) 223-7221	S-022074-WH- A-N
WESTON	WESTON, TOWN OF	5 CHURCH LANE, WESTON, ME 04424	(207) 448-2316	S-021527-WH- A-E
WILLIMANTIC	WILLIMANTIC, TOWN OF	PO BOX 152, GUILFORD, ME 04443	(207) 997-3628	S-020979-WH- A-E
WILTON	WILTON, TOWN OF	158 WELD RD, WILTON, ME 04294	(207) 645-4961	S-021353-WH- A-N
WINDSOR	WINDSOR, TOWN OF	PO BOX 179, WINDSOR, ME 04363	(207) 445-2998	S-020950-WH- A-E
WINN	WINN, TOWN OF	P.O. BOX 98, WINN, ME 04495	(207) 736-7111	S-020953-WH- B-E
WINTERPORT	WINTERPORT, TOWN OF	PO BOX 559, WINTERPORT, ME 04496	(207) 223-5055	S-020703-WH- D-N
WINTERPORT	DM & J WASTE MANAGEMENT INC	219 STEAM RD, WINTERPORT, ME 04496	(207) 223-4112	S-022348-WH- A-N

Site	Site Name	Address	Program	Status Date	Status
WASHINGTON					
REM00379	WASHINGTON MUNICIPAL LANDFILL	VANNER ROAD	LANDFILL CLOSURE	1997-07-31	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
WATERBORO					
REM01972	ATA REALTY	661 MAIN STREET	VRAP	2010-08-23	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00892	LITTLE OSSIPEE POND	SILAS BROWN ROAD	UNCONTROLLED SITES	1950-01-01	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00891	RICARD'S GRAVEL PIT	ROUTE 5 (ALFRED ROAD)	UNCONTROLLED SITES	2005-06-16	REMEDIATION STAGE - NEED (AWAITING RESOURCES)
REM00890	SO. MAINE FINISHING CORP.	ROUTE 5	RCRA	1999-06-29	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00890	SO. MAINE FINISHING CORP.	ROUTE 5	UNCONTROLLED SITES	1999-06-29	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00380	WATERBORO MUNICIPAL LANDFILL	BENNETT HILL RD	LANDFILL CLOSURE	2014-05-01	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00380	WATERBORO MUNICIPAL LANDFILL	BENNETT HILL RD	UNCONTROLLED SITES	2014-05-01	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00889	WATERBORO PATENT CORPORATION	CORNER MAY & GOODWIN	UNCONTROLLED SITES	2007-12-03	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00888	WATERBORO PATENT WASTE LAGOONS	132 BENNETT HILL ROAD	RCRA	2015-10-19	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00888	WATERBORO PATENT WASTE LAGOONS	132 BENNETT HILL ROAD	UNCONTROLLED SITES	2015-10-19	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00888	WATERBORO PATENT WASTE LAGOONS	132 BENNETT HILL ROAD	VRAP	2015-10-19	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
WATERFORD					
REM00381	WATERFORD MUNICIPAL LANDFILL	RT 5/35	LANDFILL CLOSURE	1996-07-31	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
WATERVILLE					
REM01200	ATRIUM HOTEL	332 MAIN STREET	VRAP	2001-02-22	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00895	BROOKSIDE SCHOOL	DRUMMOND AVENUE	UNCONTROLLED SITES	2009-04-06	TRANSFERRED TO OTHER DIVISION - OTHER
REM01679	CMP PROPERTY	6B, 8 & 12 WATER STREET	VRAP	2009-10-21	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM02350	DAVIS OF MAINE	80 ELM PLAZA (14 ELM PLA	RCRA	2015-07-09	REMEDIATION STAGE - ONGOING
REM02350	DAVIS OF MAINE	80 ELM PLAZA (14 ELM PLA	UNCONTROLLED SITES	2015-07-09	REMEDIATION STAGE - ONGOING
REM02350	DAVIS OF MAINE	80 ELM PLAZA (14 ELM PLA	VRAP	2015-07-09	REMEDIATION STAGE - ONGOING
REM01203	FRONT STREET MPL	31 FRONT STREET	VRAP	1996-06-24	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01678	HATHAWAY PROPERTY	10 WATER STREET	VRAP	2009-10-21	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01463	HEAD OF FALLS PROPERTIES	FRONT STREET	BROWNFIELDS-104K	2004-08-09	REMEDIATION STAGE - NEED (AWAITING RESOURCES)

Disclaimer: Despite efforts to be accuracte, this report may contain errors. It is presented with a good-faith representation that the information provided herein is generally reliable. Data contained in this report does not include all programs within the Department that apply Institutional Controls. Information in this report is not valid for legal purposes. If you need further information, please contact Nick Hodgkins at (207) 287-4854.

Site	Site Name	Address	Program	Status Date	Status
WATERVILLE					
REM01463	HEAD OF FALLS PROPERTIES	FRONT STREET	VRAP	2004-08-09	REMEDIATION STAGE - NEED (AWAITING RESOURCES)
REM00181	KENNEBEC SANITARY TREATMENT DISTRICT LA	401 WATER STREET	LANDFILL CLOSURE	1983-07-31	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01204	LARSONS SERVICE	366 MAIN STREET	VRAP	2003-07-07	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00893	LEWIS WOLMAN CO.	41 HIGH STREET	UNCONTROLLED SITES	2006-03-15	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01205	MAINE SMOKE SHOP	126 COLLEGE AVENUE	VRAP	1999-02-03	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01874	PELOTTE PROPERTY	727 WEST RIVER ROAD	VRAP	2010-11-16	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00896	WATERVILLE GAS WORKS	ROUTE 210 & COLLEGE AV	UNCONTROLLED SITES	2010-11-01	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00896	WATERVILLE GAS WORKS	ROUTE 210 & COLLEGE AV	VRAP	2010-11-01	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01583	WATERVILLE HOP	1 KENNEDY MEMORIAL DRI	VRAP	2005-12-15	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01529	WATERVILLE INDUSTRIES	RIVER ROAD (ROUTE 104)	BROWNFIELDS	2004-10-01	REMEDIATION STAGE - NEED (AWAITING RESOURCES)
REM01529	WATERVILLE INDUSTRIES	RIVER ROAD (ROUTE 104)	UNCONTROLLED SITES	2004-10-01	REMEDIATION STAGE - NEED (AWAITING RESOURCES)
REM00382	WATERVILLE MUNICIPAL LANDFILL	WEBB ROAD	LANDFILL CLOSURE	1998-07-31	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01208	WATERVILLE SURPLUS PROPERTY	OFF ROUTE 201	VRAP	1999-09-09	REMEDIATION STAGE - NEED (AWAITING RESOURCES)
WAYNE					
REM02450	MASONIC HALL	8 BRIDGE STREET	BROWNFIELDS-128A	2015-11-02	INVESTIGATION STAGE - ONGOING
REM01555	NORTH WAYNE TOOL COMPANY		UNCONTROLLED SITES	2005-03-04	TRANSFERRED TO OTHER DIVISION - OTHER
REM00383	WAYNE MUNICIPAL LANDFILL	MORRISON HEIGHTS RD	LANDFILL CLOSURE	1995-07-31	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
WELD					
REM00384	WELD MUNICIPAL LANDFILL	ROUTE 142	LANDFILL CLOSURE	2014-07-02	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
WELLS					
REM01209	CHRISTY'S #314	U.S. ROUTE 1, MILE ROAD	VRAP	2016-04-27	TRANSFERRED TO OTHER DIVISION - OIL
REM02482	CUMBERLAND FARMS #1811	1547 POST ROAD/RTE. 1	BROWNFIELDS-104K	2016-02-05	INVESTIGATION STAGE - ONGOING
REM01423	MOODY BEACH FIRE CONTROL STATION	WEBHANNET ROAD	FEDERAL FACILITIES	1993-08-06	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01484	PORTLAND BANGOR WASTE OIL	BURNT MILLS ROAD	UNCONTROLLED SITES	2009-11-01	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM02411	WELLS FIRE AND POLICE DEPARTMENT	1563 POST ROAD	BROWNFIELDS-104K	2015-09-22	REMEDIATION STAGE - NEED (AWAITING RESOURCES)

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APPENDIX G

Katahdin Analytical Services Lab Results

Indoor Air Sample

Basement of Building No. 1 (Formerly Super Shirt Laundromat)

Katahdin ANALYTICAL SERVICES

Cert. No. E87604

October 11, 2016

Mr. Donald Robbins
AE Hodsdon
10 Common Street
Waterville,ME 04901

RE: Katahdin Lab Number: SJ8222
Project ID: 56-16 Nale Housing
Project Manager: Ms. Kristen Schultz
Sample Receipt Date(s): October 06, 2016

Dear Mr. Robbins:

Please find enclosed the following information:

* Report of Analysis (Analytical and/or Field)
* Quality Control Data Summary
* Chain of Custody (COC)
* Login Report

A copy of the Chain of Custody is included in the paginated report. The original COC is attached as an addendum to this report.

Should you have any questions or comments concerning this Report of Analysis, please do not hesitate to contact the project manager listed above. The results contained in this report relate only to the submitted samples. This cover letter is an integral part of the ROA.

We certify that the test results provided in this report meet all the requirements of the NELAC standards unless otherwise noted in an attached technical narrative or in the Report of Analysis.

We appreciate your continued use of our laboratory and look forward to working with you in the future. The following signature indicates technical review and acceptance of the data.

Please go to http://www.katahdinlab.com/cert.html for copies of Katahdin Analytical Services Inc. current certificates and analyte lists.

Sincerely,
KATAHDIN ANALYTICAL SERVICES

Leslie Dimond

Authorized Signature

10/11/2016

Date

TECHNICAL NARRATIVE

Organics Analysis

The sample of Work Order SI8222 was analyzed in accordance with "Compendium of Methods for the Determination of Toxic Organic Compounds in Ambient Air: Compendium Method TO-15." 2nd Edition, 1999, Office of Research and Development, U.S. EPA, and/or for the specific methods listed below or on the Report of Analysis.

TO-15 Analysis

Sample SJ8222-1 had low responses for one internal standard that was outside the method acceptance limit of ±40% of the response of the internal standards of the midpoint of the initial calibration. The sample was reanalyzed at a dilution with similar responses, indicating a likely matrix effect. The undiluted analysis is reported.

There were no other protocol deviations or observations noted by the organics laboratory staff.

KATAHDIN ANALYTICAL SERVICES - ORGANIC DATA QUALIFIERS

The sampled date indicated on the attached Report(s) of Analysis (ROA) is the date for which a grab sample was collected or the date for which a composite sample was completed. Beginning and start times for composite samples can be found on the Chain-of-Custody.

U — Indicates the compound was analyzed for but not detected above the specified level. This level may be the Practical Quantitation Level (PQL) (also called Limit of Quantitation (LOQ)), the Limit of Detection (LOD) or Method Detection Limit (MDL) as required by the client.

Note: All results reported as "U" MDL have a 50% rate for false negatives compared to those results reported as "U" PQL, "U" LOQ or "U" LOD, where the rate of false negatives is <1%.

* — Compound recovery or percent RPD (relative percent difference) was outside of quality control limits.

D — Indicates the result was obtained from analysis of a diluted sample. Surrogate recoveries may not be calculable.

E — Estimated value. This flag identifies compounds whose concentrations exceed the upper level of the calibration range of the instrument for that specific analysis.

J — Estimated value. The analyte was detected in the sample at a concentration less than the laboratory Practical Quantitation Level (PQL) (also called Limit of Quantitation (LOQ)), but above the Method Detection Limit (MDL).

or

J — Used for Pesticides, PCBs, Herbicides, Formaldehyde, Explosives and Method 504.1 analytes when there is a greater than 40% difference for detected concentrations between the two GC columns.

B — Indicates the analyte was detected in the laboratory method blank analyzed concurrently with the sample.

C — Indicates that the flagged compound did not meet DoD criteria in the corresponding daily calibration verification (CV).

L — Indicates that the flagged compound did not meet DoD criteria in the corresponding Laboratory Control Sample (LCS) and/or Laboratory Control Sample Duplicate (LCSD) prepared and/or analyzed concurrently with the sample.

M — Indicates that the flagged compound did not meet DoD criteria in the Matrix Spike and/or Matrix Spike Duplicate prepared and/or analyzed concurrently with the native sample.

N — Presumptive evidence of a compound based on a mass spectral library search.

A — Indicates that a tentatively identified compound is a suspected aldol-condensation product.

P — Used for Pesticide/Aroclor analyte when there is a greater than 25% difference for detected concentrations between the two GC columns. (for CLP methods only).

Katahdin
ANALYTICAL SERVICES

ACCREDITED IN ACCORDANCE WITH nelac
Cert No E87604

Report of Analytical Results

Client: AE Hodsdon
Lab ID: SJ8222-1
Client ID: 2-4-6 PICO BASEMENT
Project: 56-16 Nale Housing
SDG: SJ8222
Lab File ID: A3336.D

Sample Date: 04-OCT-16
Received Date: 06-OCT-16
Extract Date: 11-OCT-16
Extracted By: AAB
Extraction Method: TO 15
Lab Prep Batch: WG192368

Analysis Date: 11-OCT-16
Analyst: AAB
Analysis Method: EPA TO-15
Matrix: AR
% Solids: NA
Report Date: 11-OCT-16

Compound	Qualifier	Result	Units	Dilution	PQL	ADJ PQL
Vinyl Chloride	U	1.3	ug/m3	1	.5	1.3
1,1-Dichloroethene	U	2.0	ug/m3	1	.5	2.0
trans-1,2-Dichloroethene	U	2.0	ug/m3	1	.5	2.0
1,1-Dichloroethane	U	2.0	ug/m3	1	.5	2.0
cis-1,2-Dichloroethene	U	2.0	ug/m3	1	.5	2.0
1,2-Dichloroethane	U	2.0	ug/m3	1	.5	2.0
1,1,1-Trichloroethane	U	2.7	ug/m3	1	.5	2.7
Trichloroethene	U	2.7	ug/m3	1	.5	2.7
Tetrachloroethene		24.	ug/m3	1	.5	3.4

600 Technology Way
P.O. Box 540, Scarborough, ME 04070
Tel:(207) 874-2400 Fax:(207) 775-4029

http://www.katahdinlab.com

Form 4
Method Blank Summary - VOA

Lab Name : Katahdin Analytical Services
Project : 56-16 Nale Housing
Lab File ID : A3332.D
Instrument ID : AIR1
Heated Purge : No

SDG : SJ8222
Lab Sample ID : WG192368-2
Date Analyzed : 10-OCT-16
Time Analyzed : 20:55

This Method Blank applies to the following samples, LCS, MS and MSD:

Client Sample ID	Lab Sample ID	Lab File ID	Date Analyzed	Time Analyzed
Laboratory Control S	WG192368-1	A3330.D	10/10/16	19:19
2-4-6 PICO BASEMENT	SJ8222-1	A3336.D	10/11/16	06:10

600 Technology Way
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Tel:(207) 874-2400 Fax:(207) 775-4029

http://katahdinlab.com
sales@katahdinlab.com

Katahdin
ANALYTICAL SERVICES

ACCREDITED IN ACCORDANCE WITH nelac
Cert No E87604

Report of Analytical Results

Client:
Lab ID: WG192368-2
Client ID: Method Blank Sample
Project:
SDG: SJ8222
Lab File ID: A3332.D

Sample Date:
Received Date:
Extract Date: 10-OCT-16
Extracted By: AAB
Extraction Method: TO 15
Lab Prep Batch: WG192368

Analysis Date: 10-OCT-16
Analyst: AAB
Analysis Method: EPA TO-15
Matrix: AR
% Solids: NA
Report Date: 11-OCT-16

Compound	Qualifier	Result	Units	Dilution	PQL	ADJ PQL
Vinyl Chloride	U	1.3	ug/m3	1	.5	1.3
1,1-Dichloroethene	U	2.0	ug/m3	1	.5	2.0
trans-1,2-Dichloroethene	U	2.0	ug/m3	1	.5	2.0
1,1-Dichloroethane	U	2.0	ug/m3	1	.5	2.0
cis-1,2-Dichloroethene	U	2.0	ug/m3	1	.5	2.0
1,2-Dichloroethane	U	2.0	ug/m3	1	.5	2.0
1,1,1-Trichloroethane	U	2.7	ug/m3	1	.5	2.7
Trichloroethene	U	2.7	ug/m3	1	.5	2.7
Tetrachloroethene	U	3.4	ug/m3	1	.5	3.4

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P.O. Box 540, Scarborough, ME 04070
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http://www.katahdinlab.com

Katahdin
ANALYTICAL SERVICES

ACCREDITED IN ACCORDANCE WITH nelac
Cert No E87604

LCS Recovery Report

Client:
Lab ID: WG192368-1
Client ID: LCS
Project:
SDG: SJ8222
LCS File ID: A3330.D

Sample Date:
Received Date:
Extract Date: 10-OCT-16
Extracted By: AAB
Extraction Method: TO 15
Lab Prep Batch: WG192368

Analysis Date: 10-OCT-16
Analyst: AAB
Analysis Method: EPA TO-15
Matrix: AR
% Solids: NA
Report Date: 11-OCT-16

Compound	Recovery (%)	Conc Added	Conc Recovered	Conc Units	Limits
Vinyl Chloride	94.0	5.00	4.70	ppb/v	70-130
1,1-Dichloroethene	108.	5.00	5.40	ppb/v	70-130
trans-1,2-Dichloroethene	110.	5.00	5.50	ppb/v	70-130
1,1-Dichloroethane	104.	5.00	5.20	ppb/v	70-130
cis-1,2-Dichloroethene	104.	5.00	5.20	ppb/v	70-130
1,2-Dichloroethane	106.	5.00	5.30	ppb/v	70-130
1,1,1-Trichloroethane	110.	5.00	5.50	ppb/v	70-130
Trichloroethene	110.	5.00	5.50	ppb/v	70-130
Tetrachloroethene	108.	5.00	5.40	ppb/v	70-130

600 Technology Way
P.O. Box 540, Scarborough, ME 04070
Tel:(207) 874-2400 Fax:(207) 775-4029

http://www.katahdinlab.com

Katahdin Analytical Services, LLC. — Sample Receipt Condition Report

Client: AE Hodson	KAS PM: KSJ	Sampled By: Client
Project:	KIMS Entry By: SO	Delivered By: KAS
KAS Work Order#: SJ8222	KIMS Review By: [illegible]	Received By: SO
SDG #:	Cooler: ~~of~~	Date/Time Rec.: 10-6-16 1200

Receipt Criteria	Y	N	EX*	NA	Comments and/or Resolution
1. Custody seals present / intact?				✓	
2. Chain of Custody present in cooler?	✓				
3. Chain of Custody signed by client?	✓				
4. Chain of Custody matches samples?	✓				
5. Temperature Blanks present? If not, take temperature of any sample w/ IR gun.				✓	Temp (°C):
Samples received at <6 °C w/o freezing?				✓	Note: Not required for metals (except Hg soil) analysis.
Ice packs or ice present?				✓	The lack of ice or ice packs (i.e. no attempt to begin cooling process) or insufficient ice may not meet certain regulatory requirements and may invalidate certain data.
If yes, was there sufficient ice to meet temperature requirements?				✓	
If temp. out, has the cooling process begun (i.e. ice or packs present) and sample collection times <6hrs., but samples are not yet cool?				✓	Note: No cooling process required for metals (except Hg soil) analysis.
6. Volatiles: **Aqueous:** No bubble larger than a pea?				✓	
Soil/Sediment: Received in airtight container?				✓	
Received in methanol?				✓	
Methanol covering soil?				✓	
D.I. Water - Received within 48 hour HT?				✓	
Air: Refer to KAS COC for canister/flow controller requirements.	~~✓ if air included~~				
7. Trip Blank present in cooler?				✓	
8. Proper sample containers and volume?	✓				
9. Samples within hold time upon receipt?	✓				
10. Aqueous samples properly preserved? Metals, COD, NH3, TKN, O/G, phenol, TPO4, N+N, TOC, DRO, TPH – pH <2				✓	
Sulfide - >9				✓	
Cyanide – pH >12				✓	

* Log-In Notes to Exceptions: document any problems with samples or discrepancies or pH adjustments.

Katahdin
ANALYTICAL SERVICES

600 Technology Way
P.O. Box 540
Scarborough, ME 04070
Tel: (207) 874-2400 Fax: (207) 775-4029

Air Analysis Chain of Custody

Client: A.E. Hodsdon Engineers Contact: Nick Champagne Phone: 873-5164 Fax: 872-0645

Address: 10 Common Street City: Waterville State: Maine Zip: 04901

Purchase Order #: 8645 gdl REV 1 Project Name/No.: 56-16 Nale Housing E-mail: nchampagne@aehodsdon.com

Billing Address (if different): N/A SAME

Sampler (Print/Sign): Nick Champagne Copies To:

Lab Use Only | Work Order #: SJ8222 KAS Project Manager:

Requested Services

Shipping: UPS Fed-Ex Mail Drop-Off

Sample Description (Sample Identification and/or Lot #)	Collection					Matrix	Sampler	Can Size	Can ID	Flow Controller ID	Comments
	Date	Start Time	End Time	Initial Vac	Final Vac						
2-4-6 Pico Basement	10/3/16	12:57p		30		Air		6L	20599	0256	
" "	10/4/16		12:58p		13.5	"		"	"	"	

Relinquished By:	Date/Time:	Received By:	Relinquished By:	Date/Time:	Received By:

Katahdin inspects and verifies all equipment including, but not limited to, canisters and flow controllers before being sent to the client. As the client you have agreed to pay a rental fee for use of this equipment, which is the sole property of Katahdin. All equipment will be inspected for damage and completeness upon return to Katahdin. In the event that rental equipment is missing and/or damaged, by signing this COC, you (the client) agrees to pay Katahdin for replacement of any unuseuable, damaged or missing equipment.

A. E. HODSDON
Consulting Engineers
10 Common Street
WATERVILLE, MAINE 04901

(207) 873-5164 Fax (207) 872-0645

LETTER OF TRANSMITTAL

DATE 10/6/16 JOB NO. 56-16

ATTENTION GREG LULL / KRISTEN SCHULTZ

RE: INDOOR AIR QUALITY TEST
TO-15

PICKED UP BY COURIER

TO KATAHDIN ANALYTICAL SERVICES
600 TECHNOLOGY WAY
SCARBOROUGH, ME 04074

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒ TESTING EQUIPMENT

COPIES	DATE	NO.	DESCRIPTION
	10/6/16		6L AIR CANISTER ID NO 20599
			FLOW CONTROLLER ID NO 0256
			CHAIN OF CUSTODY
			REVISION TO INVOICE (5-DAY EXPEDITED SAMPLING)

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO _____

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.

Katahdin
ANALYTICAL SERVICES

Katahdin Analytical Services

Login Chain of Custody Report (lno1)

Oct. 07, 2016
03:33 PM

Login Number: SJ8222

Account: AEHODSON01
AE Hodsdon

Project: AEHODSONAIR

NoWeb

Quote/Incoming:

Primary Report Address:
Donald Robbins
AE Hodsdon
10 Common Street

Waterville,ME 04901
don@aehodsdon.com

Primary Invoice Address:
Accounts Payable
AE Hodsdon
10 Common Street

Waterville,ME 04901

Report CC Addresses:
Invoice CC Addresses:

Login Information:

ANALYSIS INSTRUCTIONS	:	
CHECK NO.	:	
CLIENT PO#	:	
CLIENT PROJECT MANAGE	:	
CONTRACT	:	
COOLER TEMPERATURE	:	n/a
DELIVERY SERVICES	:	KAS
EDD FORMAT	:	KAS064-XLS
LOGIN INITIALS	:	SO
PM	:	KSS
PROJECT NAME	:	56-16 Nale Housing
QC LEVEL	:	II
REGULATORY LIST	:	
REPORT INSTRUCTIONS	:	Email pdf, EDD and invoice to nchampagne@aehodsdon.com, no HC
SDG ID	:	
SDG STATUS	:	

Laboratory Sample ID	Client Sample Number	Collect Date/Time	Receive Date	PR	Verbal Date	Due Date	Mailed
SJ8222-1	2-4-6 PICO BASEMENT	04-OCT-16 12:58	06-OCT-16			18-OCT-16	

Matrix		*Product*	*Hold Date (shortest)*	*Bottle Type*	*Bottle Count*	*Comments*
Air	S	CANISTER_RENTAL				
Air	S	EQUIPMENT_RENTAL				
Air	S	TO-15-S	03-NOV-16	Canister		

Total Samples: *1* ***Total Analyses:*** *3*

Table 2: Maine Remedial Action Guidelines for the Indoor Air Exposure Pathway, by Exposure Scenario)

CAS Number No Dash	Chemical	Indoor Air Residential (ug/m3) 2012	Indoor Air Notes 2012	Indoor Air Commercial (ug/m3) 2012
630206	1,1,1,2-Tetrachloroethane	3.3	(c)	17
71556	1,1,1-Trichloroethane	5,200		22,000
79345	1,1,2,2-Tetrachloroethane	0.42	(c)	2.1
79005	1,1,2-Trichloroethane	1.5	(c)	7.7
75343	1,1-Dichloroethane	520		2,200
75354	1,1-Dichloroethene	210	(c)	880
87616	1,2,3-Trichlorobenzene	2.1	(d)	8.8
120821	1,2,4-Trichlorobenzene	2.1		8.8
96128	1,2-Dibromo-3-chloropropane	0.0016		0.020
95501	1,2-Dichlorobenzene	210	(c)	880
107062	1,2-Dichloroethane	0.94	(c)	4.7
156592	1,2-Dichloroethene (cis)	63	(e)	260
156605	1,2-Dichloroethene (trans)	63		260
78875	1,2-Dichloropropane	2.4		12
106990	1,3-Butadiene	0.81		4.1
542756	1,3-Dichloropropene	6.1		31
106467	1,4-Dichlorobenzene	63		260
123911	1,4-Dioxane	3,100	(c)	13,000
75683	1-Chloro-1,1-difluoroethane	52,000		220,000
91576	2-Methylnaphthalene	3.1	(f)	13
83329	Acenaphthene	3.1	(f)	13
67641	Acetone	32,000		140,000
75058	Acetonitrile	63		260
107028	Acrolein	0.37		1.5
107131	Acrylonitrile	0.36		1.8
107051	Allyl chloride	1.0	(c)	4.4
12674112	Aroclor 1016	0.043		0.22
71432	Benzene	3.1		16
100447	Benzyl chloride	1.0	(c)	4.4
111444	Bis(2-chloroethyl)ether	0.074		0.37
75252	Bromoform	22	(c)	110
74839	Bromomethane	5.2		22
DEP2038	C5-C8 Aliphatics	630		2,600
DEP2040	C9-C10 Aromatics	52		220

CAS Number No Dash	Chemical	Indoor Air Residential (ug/m3) 2012	Indoor Air Notes 2012	Indoor Air Commercial (ug/m3) 2012
DEP2039	C9-C12 Aliphatics	210		880
75150	Carbon disulfide	730		3,100
56235	Carbon tetrachloride	4.1		20
108907	Chlorobenzene	1,000		4,400
67663	Chloroform	1.1	(c)	5.3
74873	Chloromethane	94		390
124481	Dibromochloromethane	0.90		4.5
75718	Dichlorodifluoromethane	210		880
75003	Ethyl chloride	10,000		44,000
100414	Ethylbenzene	9.7		49
106934	Ethylene dibromide	0.041		0.20
76448	Heptachlor	0.019	(c)	0.09
118741	Hexachlorobenzene	0.053	(c)	0.27
87683	Hexachlorobutadiene	1.1	(c)	5.6
67721	Hexachloroethane	31	(c)	130
7439976	Mercury (elemental)	0.31		1.3
78933	Methyl ethyl ketone	5,200		22,000
108101	Methyl isobutyl ketone	3,100		13,000
80626	Methyl methacrylate	730		3,100
1634044	Methyl tert-butyl ether	94		470
75092	Methylene chloride	630		2,600
91203	Naphthalene	0.72		3.6
106945	n-Propyl bromide	5.2	(g)	22
1336363	PCBs	0.043	(c)	0.22
85018	Phenanthrene	3.1	(f)	13
100425	Styrene	310		1,300
127184	Tetrachloroethene	42		180
108883	Toluene	5,200		22,000
79016	Trichloroethene	2.1		8.8
75694	Trichlorofluoromethane	730	(c)	3,100
108054	Vinyl acetate	210		880
593602	Vinyl bromide	0.76		3.8
75014	Vinyl chloride	2.8		28
1330207	Xylene	100	(h)	440

IAT Notes	2012 IAT Notes Description
(b)	The indoor air targets are based on the lesser of a Hazard Quotient of 1 or an Incremental Lifetime Cancer Risk of 1E-05.
(c)	Because the unit risk for this compound is based on oral data, there is increased uncertainty associated with its indoor air target.

APPENDIX H

Soil Gas Mitigation System Example

Treatment Systems: Reduce Air Radon Levels in Your Home

Radon Tipsheet #6

High levels of radon in air are a serious danger to family health.

Radon is the 2nd leading cause of lung cancer. Studies in thousands of homes around the world show radon causes lung cancer at levels like those found in Maine. High levels of radon gas occur naturally in Maine soil and water, and can move up into a house from the ground. The house then traps the radon in the air inside. If you have tested and your **air test number** is:

- **4 or higher**
  You need a treatment system (registered contrator list on back).
- **Between 2 and 4** – maybe treat
  Call us to discuss: 1-800-232-0842.
- **Below 2** and you tested in cold weather with the heat on—retest in 3 to 5 years. If you tested in warmer weather when heat is off, test again in cold weather when heat is on.

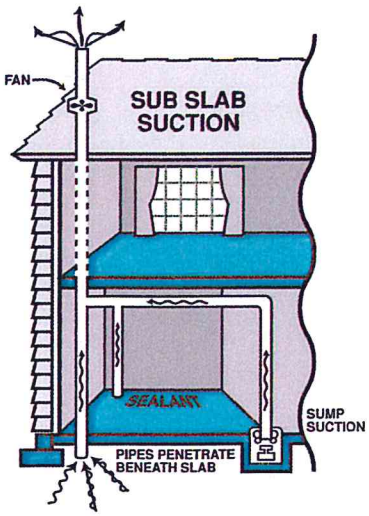
Here's the good news: Radon air treatment systems work well to bring the level down to safer levels, no matter how high the levels are to start.

If you have well water, be sure you test the water and know both well water and air results before you plan any treatment system.

For homes with concrete basements or slabs, ASD systems work well - Active Subslab Depressurization

ASD - Active Subslab Depressurization is a simple, effective system for houses with basements or slabs. It's also the least costly. The picture below shows an example. One or more pipes are sunk through the basement floor. These pipes are connected to a fan near the top of the house that draws the radon out like a vacuum cleaner. The radon is released into the air above the house where it will be diluted to low levels. Cracks and other openings in the foundation should be sealed at the same time a treatment system is installed.

There are other methods to reduce radon that a contractor might advise, depending on your situation. If you need more information or help deciding what to do go to this website: www.MaineRadiationControl.org or call : 1-800-232-0842.



For homes built over dirt-floored crawlspace or basement, submembrane depressurization or HRV systems work well

Submembrane Depressurization is a simple, effective system for houses with dirt floored crawlspaces or basements. Heavy plastic sheeting is placed on the dirt. One or more pipes are sunk through the plastic. These pipes are connected to a fan near the top of the house that draws the radon out like a vacuum cleaner. The radon is released into the air above the house where it will be diluted to low levels .

HRV – Heat Recovery Ventilator can also be used for houses with dirt floored crawlspaces or basements. These systems take air from outside, warm the air and use it to dilute the radon.

Use a contactor registered in Maine to install your treatment system. See the list on back.

Contractors in Maine must be trained and registered to fix radon problems. These systems typically cost between $1,500 and $3,000 including installation. Get Radon Tipsheet #8 *Working with a Registered Radon Reduction Expert* at the website below.

Protect your family. Learn. Test. Treat if needed.

- Check this website: **www.MaineRadiationControl.org**
- For advice: **1-800-232-0842 • radon.dhhs@maine.gov • TTY: 800-606-0215**

Maine Center for Disease Control and Prevention
An Office of the Department of Health and Human Services
Paul R. LePage, Governor Mary C. Mayhew, Commissioner

When You Build a New Home: Put in a System to Reduce Radon Dangers

Radon Tipsheet #4

September 2011

When you build a new house, protect your family from radon—a major health danger.

Radon is the 2nd leading cause of lung cancer. High levels of radon gas occur naturally in Maine soil and water, and can move into a house through the ground. The house then traps the radon in the air inside. ANY house can have a radon problem. It doesn't matter where it's located.

When you build a new home, you have the chance to protect your family from radon.

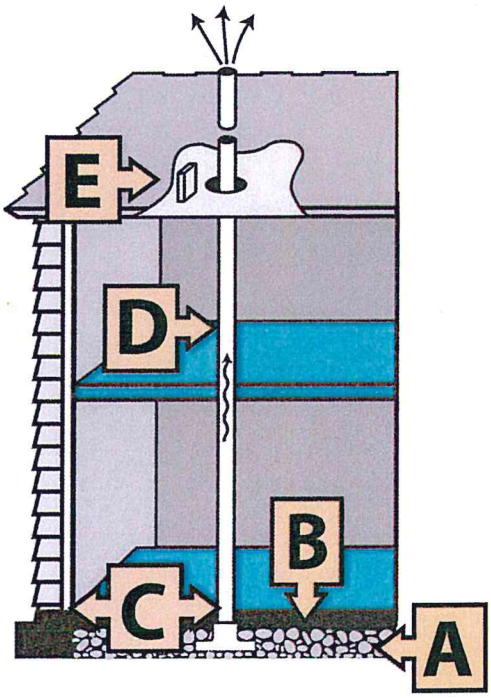
Ask your contractor to put in a radon reduction system. The system will cost a little extra - around $1000 or less. This costs less than putting in a treatment system later, and it will work better. The State of Maine has standards for building low radon homes. Check the website below or call us to find out more.

Most techniques include prepping under the foundation, pipes, and an electric 'box'.

A radon reduction system has 5 important parts shown in the illustration at right.

What the letters point to:

- **A** At least a 4-inch layer of clean gravel or other material under the flooring that allows soil gases to move under the house
- **B** Heavy plastic sheeting over the gravel and under the slab to prevent soil gases from coming into the house. In crawl spaces, this sheeting is placed directly over the earth floor.
- **C** Cracks and openings in the foundation and walls sealed and caulked to help prevent soil gases from getting in
- **D** A Vent pipe (4-inch PVC pipe commonly used for plumbing) that runs from the gravel layer, up through the house, and out the roof
- **E** Electric junction box installed so that if needed, an electric fan can be added to draw the radon up and out of the soil



When you move in, test for radon. The test results will tell you if you need to add a fan and activate your system.

If you had a well drilled, be sure to test the well water for radon too.

Use Radon Tipsheet #2 *Test Your Home for Radon* from the website below to make sure you test correctly.

Discuss your specific situation with State of Maine radon experts.

Protect your family. Learn. Test. Treat if needed.

- Check this website: **www.MaineRadiationControl.org**
- For advice: **1-800-232-0842 • radon.dhhs@maine.gov • TTY: 800-606-0215**

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