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UST and BURIED FUEL SUPPLY PIPING SYSTEM CLOSURE & ASSESSMENT REPORT

KINGSBURY CORPORATION
80 LAUREL STREET
KEENE, NH 03431

NHDES Site #199102028
UST Facility #0110849

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December 22, 2023

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1.0 INTRODUCTION

Enviro North American Consulting, LLC (ENAC) has prepared this Underground Storage Tank (UST) and Buried Fuel Supply Piping Closure and Assessment Report for the subject property located at 80 Laurel Street in Keene, New Hampshire (the Site). The Site is accessed via Laurel Street, a dead-end street extending north of Marlboro Street in close vicinity to the downtown setting of Keene, NH within a business, growth and re-use (BGR)-zoned district. The attached Figure 1 presents the Site's setting and general characteristics of the properties in the vicinity.

The Site is identified by the City of Keene as Lot 17 on Tax Map 589 and consists of 21.58-acres of land developed with a large industrial warehouse building. The Site has been vacant circa 2013 and was initially developed circa 1894 with the existing warehouse and mill-type building. Multiple building additions were constructed during the 1920s, 1950s, 1960s, 1970s and 1981. The Site was initially developed for metal toy manufacturing by Wilkins Toy Company through the early 1940s, manufacturing operations changed to industrial machinery under Kingsbury Corporation until bankruptcy in 2011. The Site is currently owned by Kingsbury Acquisition LLC since 2013 and has remained primarily vacant. Based on records reviewed, the majority of manufacturing equipment has been removed from the warehouse interior and waste oil and hazardous materials associated with past manufacturing operations were removed for offsite disposal under waste manifests during 2013.

The industrial warehouse building contains wood-framed and masonry construction with exterior brick/masonry and prefabricated metal siding and a flat roof with rubber membrane cover. The building during occupancy was connected to municipal water and sewer utilities and heated by heating oil stored in multiple USTs. Historical heat sources may have included recycled waste oil or coal-burning furnaces.

The Site is registered with the NHDES under Site #199102028 with UST Facility Identification #0110849. There are 7-registerd USTs associated with the Site based on available records reviewed through the NHDES OneStop online database. The summary of USTs is presented below.

Summary of USTs

Tank #	Capacity	Contents	Installation Date	Status
1	15,000-gallons	#6 Heating Oil	01/01/1953	Closed 08/14/1986
2	15,000-gallons	#6 Heating Oil	01/01/1953	Closed 08/14/1986
3	1,000-gallons	Gasoline	01/01/1961	Closed 11/08/1988
4	1,000-gallons	Gasoline	01/01/1977	Closed 11/22/1992
5	1,000-gallons	#2 Heating Oil	01/01/1978	Closed 10/26/1994
6	12,000-gallons	#2 Heating Oil	06/01/1986	Temporarily Closed 04/09/2019
7	1,000-gallons	#2 Heating Oil	11/11/1911	10/26/1994

Note: The UST information is based on available records through NHDES OneStop online database, arbitrary date of 11/11/1911 used when installation dates are unknown.

ENAC was contacted by Site owner Kingsbury Acquisition, LLC to provide closure of buried tank and product piping associated with UST #6. During tank closure activities, Tank #6 was observed with residual product characteristic of #6 heating oil instead of #2 heating oil. It appears the UST registration information was likely inaccurate. The UST #6 and buried fuel supply piping system was permanently closed following the applicable State of New Hampshire Code of Administrative Rules Chapter Env-Or 400 Underground Storage Tank Facilities, Part Env-Or 408 Repair, Closure, Removal.

Evidence of subsurface soil and groundwater contamination and the presence of fuel oil as non-aqueous phase liquid (NAPL) was observed during the recent closure activity. Gray-stained soil with petroleum odor and the presence of NAPL to subsurface soil and groundwater encountered during the Tank #6 excavation appeared to be associated with two (2) former #6 fuel oil USTs (Tank #1 and Tank #2) which were located adjacent to Tank #6 based on past records reviewed. The former Tanks #1 and #2 were permanently closed and removed from the Site on August 14, 1986. Based on field observations during the recent tank closure, the observed subsurface contamination was characteristic of an aged, weathered release. Tank #6 was observed in good condition during the removal activity with no evidence of open holes, pitting or leaking conditions.

Analytical data resulting from a confirmatory discrete soil sample collected from the Tank #6 excavation detected petroleum-related contaminants at concentrations above applicable NHDES Soil Remediation Standards (SRS). Soil contamination above SRSs and the presence of NAPL free product observed on subsurface soil and groundwater during UST excavation and closure activity is considered a reportable condition

following State of New Hampshire Code of Administrative Rules, Env-Or 600 Contaminated Site Management, Part Env-Or 604.08 Oil Notification Requirements.

Notification of subsurface conditions characterized as a reportable petroleum release were provided to the NHDES Oil Remediation and Compliance Bureau (ORCB) by email on November 8, 2023. The UST and buried piping system closure and assessment activities are summarized below.

2.0 UST AND BURIED FUEL SUPPLY PIPING CLOSURE

Prior to recent tank closure and removal activities, the UST System Closure Notification Form was submitted to the NHDES Tank Compliance Division on August 16, 2023. Based on records reviewed, Tank #6 was temporarily closed on April 9, 2019, the tank was pumped of contents and the fill ports locked, the Registration of UST Systems indicating temporary closure was submitted to NHDES by Site owner Kingsbury Acquisition LLC on April 16, 2019 and is attached as appendix to this report.

A Site visit was conducted by ENAC on September 19, 2023 to pre-mark the area of excavation and notification to DigSafe to allow for clearance of potential underground utilities. ENAC also contacted the City of Keene Public Works Department to discuss the proposed work area and identify municipal water and sewer buried utilities. The attached Figure 2 Site Plan shows the existing Site configuration, including the location of Tank #6 and associated buried fuel supply piping, the UST and piping excavation limits and soil and groundwater sample locations. The location of closed USTs formerly located in vicinity of Tank #6 are also shown on Figure 2.

ENAC notes prior to removal, Tank #6 and associated buried fuel supply piping were located within an Activity and Use Restriction (AUR) placed upon an approximate 5,300-square foot area on the north portion of the Site in January 1999 due to the presence of surficial soil impacted with polychlorinated biphenyls (PCBs) at concentrations exceeding applicable SRS. The PCB-impacted soil was discovered during soil assessment activity conducted during 1998 which included surficial soil sampling across the north portion for laboratory analyses. Results of the soil assessment revealed concentrations of PCBs detected above SRS in soil samples collected from fill material across the investigated area. The AUR is shown on attached Figure 2. The Tank #6 and buried piping closure activity included removal of the tank system only, excavation of impacted soil for offsite disposal and/or stockpiling was not conducted during the recent tank closure activity in accordance with the conditions of the AUR. Photographs taken

during the UST and buried fuel supply piping closure activities are attached as appendices.

The UST #6 excavation activities were conducted by Defelice Construction (DeFelice) and the tank cleaning and buried fuel supply piping excavation activities were conducted by Gaftek. Richard Hazel of Gaftek has International Code Council (ICC) Certificate #8925334 required for regulated tank decommissioning activity and was onsite during tank cleaning and tank and piping excavation closure efforts. Field oversight, sample collection and reporting of closure and assessment was performed by ENAC. Representatives of the NHDES ORCB were onsite during the initial UST #6 closure activity.

2.1 Tank #6 Excavation

Tank #6 excavation activities were initiated by Defelice on September 27, 2023 to expose the top of the UST and fill ports in preparation for removal and cleaning. Tank #6 was temporarily closed in April 2019 and residual product had been pumped at the time of temporary closure.

The top of Tank #6 and underground fuel supply piping was exposed at approximately 2-feet below ground surface (bgs). The tank had been installed with tie-down straps attached to a concrete pad to maintain stability during periods of seasonal groundwater fluctuations. The presence of sand-filled bags was observed at the base of the UST excavation at approximately 10-feet bgs. Tank removal included cutting the tie-down straps and exposing underlying concrete pad and sand-filled bags. Over-excavation activity did not occur to limit subsurface disturbance within the AUR tank area.

The tank was lifted from the excavation with use of a chain attached to the bucket of excavation equipment and upon removal observed as a double-walled steel tank in good condition with no evidence of rust, corrosion, pitting, open holes or leaking conditions. The tank measured approximately 32-feet in length and 8-feet in diameter equivalent to a 12,000-gallon tank. After removal from the excavation, Tank #6 was stabilized on asphalt pavement adjacent to the excavation in preparation for cleaning. A hole was cut from the side of the tank for interior access, approximately 8-inches (in depth) of residual sludge was measured from the base of tank interior. The residual sludge was observed as black, highly viscous oil characteristic of #6 heating oil. A heating coil was also observed in the tank interior characteristic of past storage of #6 heating oil. Due to the

nature of #6 heating oil, additional time and materials were required resulting in a second day for cleaning and decommissioning conducted on November 27, 2023.

Residual product and absorbent pads were placed in 55-gallon steel drums and loaded onto a box truck for transport and offsite disposal by Gaftek to NRC Environmental of Maine, Inc. (NRC) treatment facility in South Portland, ME on September 29, 2023. Waste manifests are attached as appendices to this report. The tank was marked "cleaned" by Gaftek and remained stored on asphalt pavement adjacent to wire fencing along the north Site boundary for offsite disposal to be coordinated at a later date by the Site owner.

Soil encountered at the excavation sidewalls during Tank #6 removal was primarily loose, unconsolidated, light brown, fine- to medium- to coarse-grained sandy fill material to approximately 9-feet bgs where groundwater was encountered. Fine- to medium-grained sand with increased silt content was encountered from 9-feet bgs to total depth of excavation at 10-feet bgs. Final excavation limits measured approximately 45-feet in length, 20-feet in width and total average depth of 10-feet.

Field screening of exposed insitu soil for the presence of total volatile organic compounds (VOCs) from the excavation sidewalls was performed by ENAC with use of a photoionization detector (PID) equipped with a 10.7 electron volt (eV) bulb calibrated with isobutylene gas as the standard. Due to the presence of groundwater, base soil samples were not collected for field screening. Soil samples collected from excavation sidewalls were placed inside sealed plastic bags to allow VOCs to stabilize in the headspace of the bag prior to conducting field screening measurements with the PID. The summary of field screening measurements is presented as attached Table 1.

Field screening results from discrete soil samples collected from the north, south, east and well sidewalls were relatively low, less than 5-parts per million (ppm) from 2- to 9-feet bgs. Evidence of black-stained soil with petroleum odor and NAPL as free product was encountered at approximately 10-feet bgs along the south and southwest end of the excavation; field screening results from the stained soil measured between 6- and 40-ppm. Following the tank removal, test pits were excavated to approximately 12-feet bgs at the south central and southwest corners of the excavation where stained soil and oil as free product were observed. Elevated field screening results above 50-ppm were measured from soil samples collected at 12-feet bgs.

Buried product piping was exposed within a concrete containment system. The NHDES personnel onsite during the September 27, 2023 UST closure activity indicated the associated UST piping and secondary containment trench box would require removal to meet UST System Closure regulations.

2.2 Buried Fuel Supply Piping Excavation and Assessment

Attached Figure 2 Site Plan shows the layout of buried product piping. Buried fuel supply piping was exposed at Tank #6 which extended south toward the industrial building within a subgrade concrete secondary containment trench box. The concrete cover of the trench box was removed to expose the northwest portion of the buried pipe run on September 27, 2023. The piping extended south from the Tank #6 excavation approximately 25-feet to the warehouse building, adjacent to the warehouse building the supply piping elbowed at 90-degrees and extended approximately 70-feet to the former boiler room. ENAC and Gaftek personnel accessed the warehouse interior and observed evidence of the buried piping system connection in the former boiler room located east of the excavation. The full extent of buried fuel supply piping appeared to be located within the concrete secondary containment trench box.

A second Site visit was conducted on November 27, 2023 to complete excavation and closure of the buried fuel supply piping system. Gaftek personnel conducted the piping and trench excavation with use of mini-excavation equipment. The top of the concrete secondary containment trench was exposed approximately 6-inches below asphalt pavement. The trench box was constructed with 6-inch thickness of concrete and measured approximately 4-feet width and 2-feet depth. The concrete cover was removed in approximate 8-feet sections to expose the piping system and observe evidence of past oil leaks contained within the concrete trench system. The east end of the containment trench extending from the warehouse building toward the former boiler room was observed with debris and accumulated water and oil mixture indicative of leaking conditions. The oil product piping consisted of 4-copper and steel lines and was observed wrapped with insulation. The piping was cut and drained of residual product prior to removal from the trench. All residual debris including oil and water mixture contained within the trench was pumped with a portable vacuum into 55-gallon drums prior to excavation and removal of the concrete trench. The drummed contents were transported for offsite disposal by Gaftek to NRC treatment facility in South Portland, ME on December 1, 2023.

Soil samples were collected beneath the product piping concrete containment for field screening at minimum 10-foot sections. Exposed soil beneath the concrete trench consisted of loose, unconsolidated fine- to medium-grained sand and fine-gravel with debris including scrap metal, asphalt, bricks, scrap wood and insulation characteristic of buried urban fill material. The cut fuel supply pipe sections and concrete trench were stockpiled onsite adjacent to the industrial building following excavation. Disposal of the scrap material will be coordinated at a later date by the Site owner.

Evidence of gray, oil-stained soil with petroleum odor was observed beneath the concrete trench along the east and west ends of the pipe excavation at approximately 4-feet bgs. Evidence of gray-stained soil with a strong petroleum odor was observed on the central west end of the pipe excavation. Remaining soil samples were observed with no evidence of staining and low, or non-detect field screening measurements.

2.3 Soil & Groundwater Sample Collection

A total of 4-soil samples and one grab groundwater sample were collected during Tank #6 UST and buried fuel supply piping closure activity. Soil and groundwater samples were placed in appropriate laboratory-prepared glassware and delivered under standard chain-of-custody to New Hampshire certified laboratory Eastern Analytical, Inc. (EAI) of Concord, NH. Soil samples were analyzed for VOCs by EPA Method 8260C, polycyclic aromatic hydrocarbons (PAHs) by EPA Method 8270E and total petroleum hydrocarbons (TPH) Diesel Range Organics (DRO) by EPA Method 8015C. Groundwater samples were analyzed for VOCs by EPA Method 8260C and PAHs by EPA Method 8270E.

<u>UST Excavation Samples</u>
Due to evidence of oil impacts observed as NAPL to subsurface soil along the south and west sidewalls of the UST excavation, two (2) discrete soil samples were collected for laboratory analyses. Discrete soil sample identified as T6-DS-1 was collected from the southwest sidewall at approximately 12-feet bgs where black, oil-stained soil, aged petroleum odor and oil as NAPL was observed and field screening measured 36.8-ppm. Discrete soil sample identified as T6-DS-2 was collected from the south-central sidewall at approximately 12-feet bgs where black, oil-stained soil with an aged petroleum odor was observed and field screening measured 70.2-ppm.

Grab groundwater sample identified as GW-1 was collected from the central portion of the Tank #6 excavation at approximately 12-feet bgs where groundwater had accumulated within the tank excavation. ENAC notes the groundwater surface was

observed with globules of oil as NAPL during sample collection. The grab groundwater sample was filtered in the field using a 0.45-micron filter prior to collection for PAHs analysis.

Buried Piping Excavation Samples

Based on evidence of oil impacts to subsurface soil encountered beneath the concrete containment trench box during excavation activity, two (2) discrete soil samples were collected for laboratory analyses. Discrete soil sample identified as PIPE-DS-1 was collected directly beneath the containment trench box on the west end of the excavation where black, oil-stained soil with an aged petroleum odor and NAPL was observed at approximately 4-feet bgs, field screening measured 16.8-ppm. Discrete soil sample identified as PIPE-DS-2 was collected beneath the concrete containment box on the central west end of the excavation where gray-stained soil was observed with a strong petroleum odor characteristic of gasoline, field screening measured 235.6-ppm. The soil and groundwater sample locations are shown on attached Figure 2.

2.4 Impacted Soil Observations

Based on visual and olfactory evidence during excavation of Tank #6, the tank was observed in good condition with no evidence of open holes, pitting, corrosion or leaking conditions. It appears the petroleum impacted soil and NAPL observed at the south and west ends of the Tank #6 excavation is associated with an aged, weathered release likely from former USTs identified as Tank #1 and Tank #2 which were permanently removed in 1986 and replaced by Tank #6.

Black oil-stained soil and NAPL was observed on the west and east ends of the piping excavation beneath the concrete containment trench. The oil-stained soil was observed with a petroleum odor indicative of an aged, weathered release. The stained soil is likely present from past releases from buried tank and piping systems associated with Tanks #1 and #2 (see Figure 2).

Due to the presence of PCB impacts to soil within a designated AUR area, excavation activity was limited to removal of Tank #6 and buried product piping and impacted soil was not excavated or stockpiled.

2.5 Soil Analytical Data

The summary of soil analytical data from soil samples collected during the UST and buried fuel supply piping system associated with Tank #6 is presented as Table 2. Detected contaminant concentrations are compared to the NHDES Soil Remediation Standards (SRS) as outlined in Table 600-2, Code of Administrative Rules, Chapter Env-Or 600 – Contaminant Site Management.

Concentration of TPH was detected at 13,000-ppm, above the SRS (10,000-ppm) from discrete soil sample T6-DS-1. Remaining analyzed compounds were detected below applicable SRS from T6-DS-1. Concentrations of TPH, VOCs and PAHs were detected below SRS from discrete soil sample T6-DS-1 and piping excavation samples PIPE-DS-1 and PIPE-DS-2. The detected SRS exceedance for TPH in discrete soil sample T6-DS-1 is a reportable condition with Notification provided to NHDES ORCB by email on November 8, 2023. The soil analytical reports are attached as appendices.

2.6 Groundwater Analytical Data

The summary of groundwater analytical data from the grab groundwater sample GW-1 collected from the UST excavation is presented as Table 3. Detected contaminant concentrations are compared to the NHDES Ambient Groundwater Quality Standards (AGQS) as outlined in Table 1 600-1, Code of Administrative Rules, Chapter Env-Or 600 - Contaminated Site Management.

Although the groundwater sample was collected from an area with NAPL observed on the water surface, VOCs and PAHs were not detected above applicable AGQS. ENAC notes several chlorinated VOCs (CVOCs) indicative of past solvent and #6 heating oil storage and use were detected in groundwater, however at concentrations below AGQS. Detected CVOCs include 1,1-dichloroethane, cis 1,2-dichloroethene, 1,1,1-trichloroethane and trichloroethene (TCE). The presence of NAPL observed on the groundwater surface represents a reportable condition. The groundwater analytical report is attached as appendices.

3.0 POTENTIAL SENSITIVE RECEPTORS

The Site is connected to municipal water and sewer utilities maintained by the City of Keene. The Site is located in an urban setting within close proximity to the downtown area of Keene. Surrounding properties located within a 500-foot radius of the Site are

also serviced by municipal water utility based on review of municipal online records. A portion of Beaver Brook flows across the Site and is located west of the Tank #6 UST and pipe excavation (see Figure 2).

4.0 CONCLUSIONS AND RECOMMENDATIONS

The work activities conducted at the Site on September 27, 2023 and November 27, 2023 included permanent closure and removal of Tank #6, a 12,000-gallon heating oil UST and associated buried fuel supply piping located within a subgrade concrete secondary containment trench. The following conclusions and recommendations support additional investigations due to historical petroleum release(s) from the Site's leaking USTs (LUSTs).

- Petroleum releases observed as NAPL have impacted subsurface soil and groundwater and require notification to the NHDES Oil Remediation and Compliance Bureau in accordance with NH Code of Administrative Rules, Chapter Env-Or 600 Contaminated Site Management, SubPart Env-Or 604.08 – Oil Notification Requirements. ENAC submitted the Notification by email to NHDES Oil Remediation and Compliance Bureau (ORCB) under separate cover on November 8, 2023.

- Evidence of oil and black-stained soil with petroleum odor was encountered at the south and west sidewalls of the Tank #6 excavation at depths between 10- and 12-feet bgs. Upon removal, Tank #6 was observed in good condition with no open holes, pitting, rust, corrosion or leaking condition. The oil-impacted soil appeared to be an aged, weathered release associated with former LUSTs (Tanks #1 and #2) closed and removed in 1986 (see Figure 2).

- Evidence of NAPL as free product was also observed on groundwater accumulated in the tank excavation. The oil impacts to subsurface soil and groundwater are located within an AUR area recorded in 1999 due to the presence of PCB-impacted soil. Petroleum impacts to the subsurface from past LUSTs have not been adequately delineated and may extend outside the AUR area. Additional investigation of soil and groundwater quality is likely required by ORCB due to SRS exceedances and the presence of reportable NAPL.

- Based on recent field observations during closure of Tank #6, it does not appear a release of oil occurred from Tank #6 and associated buried fuel supply piping. A

grab groundwater sample collected from the Tank #6 excavation was observed impacted by NAPL, however analytical results did not detect VOCs or PAHs at concentrations above applicable NHDES AGQS.

5.0 LIMITATIONS

Enviro North American Consulting, LLC (ENAC) prepared this UST and Buried Fuel Supply Piping System Closure and Assessment Report in a manner generally consistent with the level of care and skill ordinarily exercised by other environmental consultants engaged for similar services under similar circumstances.

The conclusions and recommendations of this Report do not constitute scientific certainties, but rather probabilities based upon our professional judgment concerning data reviewed as a result of onsite investigation activities performed as part of these activities. ENAC cannot represent that the Site does not contain hazardous or other latent environmental conditions beyond those identified in this report nor guarantee that any future investigation or evaluation of the subsurface may indicate the need for further investigation or remedial activity at the Site.

If there are any questions regarding the contents of this report, please do not hesitate to contact our office at (603) 875-8100.

Respectfully,
ENVIRO NORTH AMERICAN CONSULTING, LLC.

Dena J. Wunsch
Senior Project Geologist

Todd A. Greenwood, P.G.
President

TABLE 1
SUMMARY OF FIELD SCREENING RESULTS
KINGSBURY CORPORATION
80 LAUREL STREET, KEENE, NH
NHDES #199102028

SAMPLE LOCATION		PID Reading (ppm)	Approximate Depth (feet)
Tank #6 UST Excavation	West sidewall	4.4-ppm	2-feet
	Southwest sidewall	<1 ppm	2-feet
	South center sidewall	<1 ppm	2-feet
	East sidewall	<1 ppm	2-feet
	Northeast sidwall	<1 ppm	2-feet
	South center sidewall	<1 ppm	8-feet
	Southeast sidwall	<1 ppm	8-feet
	East sidewall	<1 ppm	8-feet
	Northeast sidwall	<1 ppm	8-feet
	North center sidewall	<1 ppm	8-feet
	Northwest sidewall	<1 ppm	8-feet
	West sidewall	<1 ppm	8-feet
	South sidewall	<1 ppm	9-feet
	Southeast sidewall	7.5-ppm	10-feet
	East sidewall	6.4-ppm	10-feet
	Northeast sidewall	7.1-ppm	10-feet
	North center sidewall	12.1-ppm	10-feet
	Southwest sidewall	25.7-ppm	10-feet
	South center sidewall (T6-DS-2)	70.2-ppm	12-feet
	Southwest sidewall (T6-DS-1)	36.8-ppm	12-feet
Tank #6 Piping Trench Excavation	North end base (adjacent to UST)	<1 ppm	4-feet
	Northwest end base	<1 ppm	4-feet
	North west end base	<1 ppm	4-feet
	West corner base/pipe elbow (PIPE-DS-1)	16.8-ppm	4-feet
	West end base	<1 ppm	4-feet
	West end base	<1 ppm	4-feet
	West central base	12.5-ppm	4-feet
	Central base (PIPE-DS-2)	235.6-ppm	4-feet
	East central base	12.7-ppm	4-feet
	East end base	3.8-ppm	4-feet
	East end base	1.7-ppm	3-feet

NOTES: 1. Field screening results presented as parts per million (ppm) from PID headspace measurements.
2. (T6-DS-1) denotes discrete soil sample location submitted for laboratory analyses.

TABLE 2
SUMMARY OF SOIL ANALYTICAL DATA
KINGSBURY CORPORATION
80 LAUREL STREET, KEENE, NH
NHDES #199102028

COMPOUNDS	SOIL SAMPLES				NHDES Soil Remediation Standard (SRS)
	Tank #6 - UST Excavation		*Tank #6 - Piping Excavation*		
	T6-DS-1	T6-DS-2	PIPE-DS-1	PIPE-DS-2	
DATE	09/27/23	09/27/23	11/27/23	11/27/23	
Volatile Organic Compounds (VOCs) EPA Method 8260C					
Benzene	<0.4	<0.5	<0.05	<0.05	***0.3***
Ethylbenzene	<0.4	<0.5	0.066	2.1	***120***
Toluene	<0.4	<0.5	<0.05	1.3	***100***
Total Xylenes	<0.4	<0.5	0.16	13.3	***500***
Naphthalene	25	22	0.95	2.8	***28***
Acetone	<20	<20	<2	<2	***75***
Isopropylbenzene	<0.4	<0.5	0.084	0.58	***330***
p-Isopropyltoluene	0.55	<0.5	0.23	0.90	***NSA***
n-Butylbenzene	1.1	1.2	<0.05	<0.05	***110***
sec-Butylbenzene	<0.4	<0.5	0.16	1.2	***130***
tert-Butylbenzene	<0.4	<0.5	<0.05	<0.05	***100***
n-Propylbenzene	0.64	0.57	0.16	1.9	***85***
1,2,4-Trimethylbenzene	5.6	6.1	1.2	17	***130***
1,3,5-Trimethylbenzene	<0.4	<0.5	0.15	4.3	***96***
Methyl-t-butyl Ether (MTBE)	<0.8	<0.9	<0.1	<0.1	***0.2***
Tert-butyl Alcohol (TBA)	<20	<20	<2	<2	***2***
Styrene	<0.4	<0.5	<0.05	<0.05	***17***
Polycyclic Aromatic Hydrocarbons (PAHs) EPA Method 8270E					
Acenaphthene	<6	<6	<0.4	0.076	***340***
Acenaphthylene	<6	<6	<0.4	0.089	***490***
Anthracene	<6	<6	<0.4	<0.07	***1,000***
Benzo(a)anthracene	<6	<6	<0.4	0.17	***1***
Benzo(a)pyrene	<0.08	<0.07	0.44	0.21	***0.7***
Benzo(b)fluoranthene	<6	<6	0.45	0.34	***1***
Benzo(k)fluoranthene	<6	<6	<0.4	0.11	***12***
Benzo(g,h,i)perylene	<6	<6	<0.4	0.086	***NSA***
Dibenz(a,h)anthracene	<6	<6	<0.4	<0.07	***0.7***
Chrysene	<6	<6	0.93	0.23	***120***
Indeno(1,2,3-cd)pyrene	<6	<6	<0.4	0.093	***1***
Fluorene	9.8	8.8	0.57	0.17	***77***
Fluoranthene	<6	<6	0.45	0.40	***960***
Phenanthrene	52	43	1.6	0.45	***NSA***
Naphthalene	17	19	1.3	1.5	***28***
Pyrene	6.9	<6	0.96	0.32	***720***
1-Methylnaphthalene	32	36	2.1	1.5	***NSA***
2-Methylnaphthalene	54	67	3.8	2.4	***96***
Total Petroleum Hydrocarbons (TPH) EPA Method 8015 Diesel Range Organics (DRO)					
TPH (C10-C28)	**13,000**	9,800	4,700	990	***10,000***

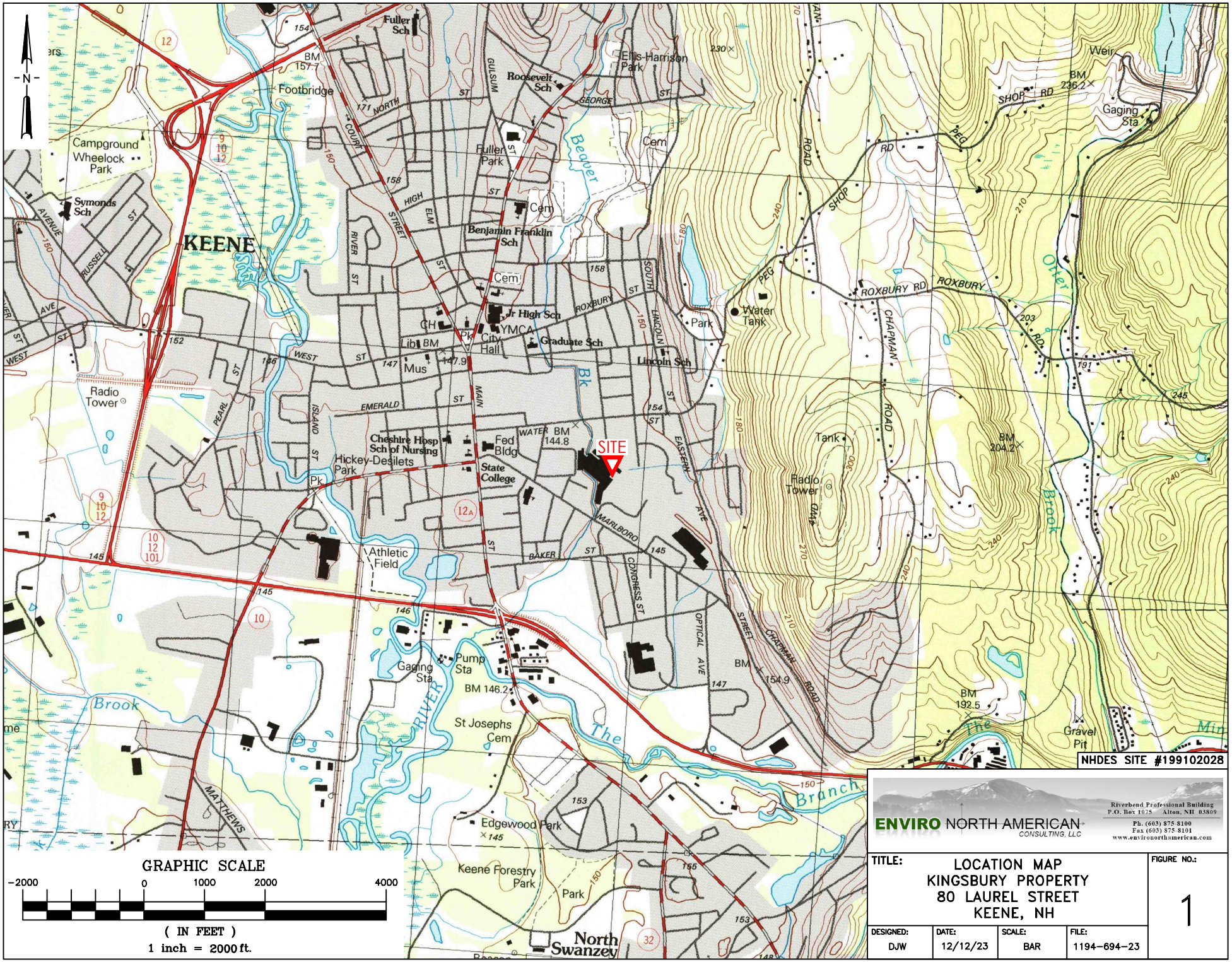
NOTES: 1. Concentrations are presented as milligrams per kilograms (mg/Kg) equivalent to parts per million (ppm).
2. "<0.08" = Below Laboratory Reporting limit with reporting limit in parentheses.
3. NSA = No Standard Available.
4. Soil samples collected at discrete locations based on highest field screening results and visual evidence of impacts.
5. Highlighted reporting limit indicates high concentration in sample raised laboratory reporting limits >SRS.

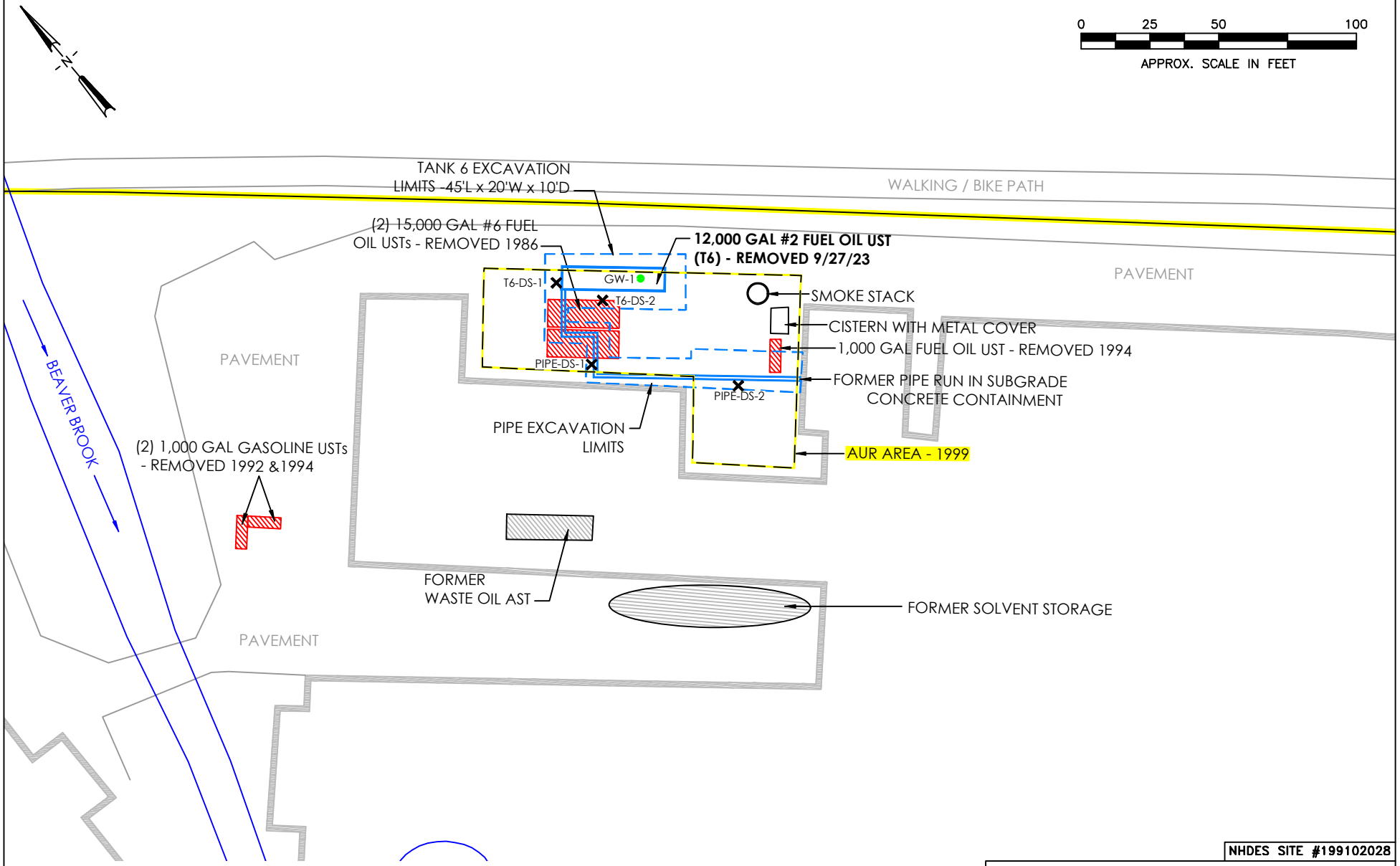
TABLE 3
SUMMARY OF GROUNDWATER QUALITY DATA
KINGSBURY CORPORATION
80 LAUREL STREET, KEENE, NH
NHDES SITE #199102028

COMPOUNDS	GROUNDWATER SAMPLE	NHDES GROUNDWATER STANDARDS
	GW-1	Ambient Groundwater Quality Standard (AGQS)
DATE	09/27/23	
Volatile Organic Compounds (VOCs) by EPA Method 8260C		
Benzene	<1	***5***
Toluene	<1	***1,000***
Ethylbenzene	<1	***700***
Total Xylenes	<1	***10,000***
Acetone	<10	***6,000***
MTBE	<1	***13***
Tert-butyl Alcohol (TBA)	<30	***40***
Naphthalene	39	***100***
Isopropylbenzene	<1	***800***
1,2,4-Trimethylbenzene	10	***330***
1,3,5-Trimethylbenzene	<1	***330***
n-Propylbenzene	<1	***260***
n-Butylbenzene	<1	***260***
sec-Butylbenzene	<1	***260***
tert-Butylbenzene	<1	***260***
p-Isopropyltoluene	<1	***260***
Chloroethane	2.8	***NSA***
1,1-Dichloroethane	12	***81***
cis-1,2-Dichloroethene	3.7	***70***
1,1,1-Trichloroethane	3.3	***200***
Trichloroethene (TCE)	1.4	***5***
Polycyclic Aromatic Hydrocarbons (PAHs) by EPA Method 8270E		
Acenaphthylene	<0.1	***420***
Acenaphthene	0.21	***420***
Anthracene	<0.1	***2,100***
Benzo(a)anthracene	<0.1	***0.1***
Benzo(a)pyrene	<0.1	***0.2***
Benzo(b)fluoranthene	<0.1	***0.1***
Benzo(g,h,i)perylene	<0.1	***210***
Benzo(k)fluoranthene	<0.1	***0.5***
Chrysene	<0.1	***5***
Dibenz(a,h)anthracene	<0.1	***0.1***
Fluorene	<0.1	***280***
Fluoranthene	<0.1	***280***
Phenanthrene	<0.1	***210***
Naphthalene	7.0	***100***
2-Methylnaphthalene	2.8	***NSA***
1-Methylnaphthalene	4.0	***NSA***

NOTES:

1. Concentrations expressed in parts per billion (ppb) equivalent to micrograms per liter (µg/L).
2. "<1" = Below laboratory reporting limit with reporting limit in parentheses.
3. GW-1 is a grab groundwater sample collected from the Tank #6 UST excavation.
4. The groundwater sample was filtered in the field prior to colleciton of PAHs using a 0.45-micron filter.


N
KEENE
SITE
Campground
Wheelock Park
Footbridge
Fuller Sch
Roosevelt Sch
Ellis-Harrison Park
Fuller Park
Benjamin Franklin Sch
Jr High Sch
YMCA
City Hall
Graduate Sch
Lincoln Sch
Park
Water Tank
Weir
Gaging Sta
Symonds Sch
Radio Tower
Cheshire Hosp Sch of Nursing
Fed Bldg
State College
Hickey-Desilets Park
Athletic Field
Pump Sta
St Josephs Cem
Edgewood Park
Keene Forestry Park
North Swanzey
Gravel Pit
Tank
Beaver Brook
Otter Brook
The Branch
The Min
ROXBURY RD
CHAPMAN ROAD
SHOP RD
PEG RD
MARLBORO
BAKER ST
WEST ST
MAIN ST
EMERALD ST
CONGRESS ST
OPTICAL AVE
EASTERN AVE
GRAPHIC SCALE
-2000 0 1000 2000 4000
(IN FEET)
1 inch = 2000 ft.
NHDES SITE #199102028
ENVIRO NORTH AMERICAN CONSULTING, LLC
Riverbend Professional Building
P.O. Box 1075 Alton, NH 03809
Ph. (603) 875-8100
Fax (603) 875-8101
www.environorthamerican.com
TITLE:
LOCATION MAP
KINGSBURY PROPERTY
80 LAUREL STREET
KEENE, NH
FIGURE NO.:
1
DESIGNED: DJW
DATE: 12/12/23
SCALE: BAR
FILE: 1194-694-23



NOTES:

1. TOTAL PARCEL SIZE – 21.58 ACRRES.
2. LOT IS SERVICED BY CITY OF KEENE WATER AND SEWER.
3. FIGURE ADAPTED FROM "FOUR LOT SUBDIVISION LAND OF KINGSBURY CORPORATION" PREPARED FOR WORLD WIDE REALTY LLC, DATED 8/21/09, AND "FIGURE 3 SITE PLAN" FROM ASTM PHASE 1 ESA FOR KINGS BURY CORPORATION, DATED 9/27/18.
4. TANK #6 DIMENSIONS – 32' LENGTH AND 8' DIAMETER.

LEGEND

- GW-1 — GRAB GROUNDWATER SAMPLE
- T6-DS-1 — DISCRETE SOIL SAMPLE FOR LABORATORY ANALYSES
- FORMER USTs REMOVED 1980s–1990s
- 2023 EXCAVATION LIMITS
- AUR AREA ESTABLISHED IN 1999
- PROPERTY LINE

NHDES SITE #199102028

ENVIRO NORTH AMERICAN CONSULTING, LLC
Riverbend Professional Building
P.O. Box 1075 Alton, NH 03809
Ph. (603) 875-8100
Fax (603) 875-8101
www.environorthamerican.com

TITLE: SITE PLAN–UST CLOSURE
KINGSBURY PROPERTY
80 LAUREL STREET
KEENE, NH

FIGURE NO.: 2

DESIGNED:	DATE:	SCALE:	FILE:
DJW	12/12/23	1" = 50'	1194–694–23

Photo 1: Location of Tank #6 on north portion of Site prior to closure activity, view looking south.

Photo 2: Access port on the west end of Tank #6.

Photo 3: Access port to cathodic protection for UST on the east end of Tank #6, view looking west.

Photo 4: Buried UST fuel supply and vent piping exposed within a concrete secondary containment trench on the west end of Tank #6, view looking north.

Photo 5: Buried piping containment trench extending south toward the warehouse building from Tank #6, view looking south.

Photo 6: Removal of asphalt to expose top of Tank #6, view looking east.

Photo 7: Buried pipe cutting to prepare for removal from containment trench.

Photo 8: Pumping residual product from piping into a vactor truck prior to removal of piping from trench.

Photo 9: Buried UST piping within containment trench extending north toward warehouse building.

Photo 10: Removal of buried UST piping from containment trench after pumping.

Photo 11: Loose, unconsolidated fine- to medium-grained sand exposed at sidewalls adjacent to containment trench.

Photo 12: Loose, unconsolidated fine- to medium-grained sand exposed along sidewalls of UST excavation with evidence of buried debris indicative of urban fill.

Photo 13: Exposure of top of Tank #6, view looking east.

Photo 14: Southwest sidewall of Tank #6; loose sand to approximately 9-feet bgs.

Photo 15: Exposure of the south side of Tank #6, view looking east.

Photo 16: Black, oil-stained soil observed at south and southwest sidewalls of Tank #6 at depths between 10- and 12-feet bgs.

Photo 17: Black, oil-stained soil exposed at base of UST along south sidewall at 10-feet bgs.

Photo 18: Soil sample from stained layer collected in plastic bag, oil as free product observed in sample.

Photo 19: Accumulated groundwater encountered within the excavation along the south sidewall at approximately 9-feet bgs.

Photo 20: Soil sample collected in plastic bag with heavy oil as free product; sample collected from southwest sidewall at 12-feet bgs.

Photo 21: Sand-filled bags and accumulated groundwater observed with globules of oil as free product within the south central portion of the UST excavation.

Photo 22: Exposure of Tank #6, view looking west.

Photos 23 & 24: Tank #6 being removed from the excavation; observed in good condition with no open holes, pitting or corrosion.

Photo 25: Base of excavation following removal of Tank #6.

Photo 26: Tank #6 removed from the excavation, base observed clean with no open holes or pitting.

Photo 27: Tank #6 situated on asphalt pavement to prepare for cleaning, base observed in good condition with no evidence of past leaks.

Photo 28: Hole cut in the side of Tank #6 to allow access for cleaning and pumping of residual product sludge with vactor truck, view looking east.

Photo 29: Tank #6 interior observed with heating coil and viscous product sludge indicative of No. 6 heating oil.

Photo 30: Removal of buried piping and concrete containment trench on the west end of the UST, looking south.

Photo 31: UST excavation backfilled with native soil after tank removal, view looking west.

Photo 32: Buried UST piping exposed within containment trench adjacent to the warehouse building, view looking east.

Photo 33: Second Site visit on 11/27/23 for removal of buried UST piping and containment trench with mini-excavation equipment operated by Gaftek, view looking east.

Photo 34: Removal of containment trench after pipe removal adjacent to the building, looking south.

Photo 35: Piping excavation after removal of containment trench adjacent to the warehouse building.

Photos 36 & 37: Black, oil-stained soil on the west end of the pipe excavation after trench removal.

Photo 38: Exposure of containment trench on the central portion of the pipe run, view looking southeast.

Photos 39 - 41: Accumulated oil and water mixture and debris observed in containment trench on the east end of the pipe run.

Photo 42: Pumping of residual oil product and water mixture and debris from east end of containment trench prior to removal.

Photo 43: Removal of central portion of containment trench after cleaning, view looking west.

Photo 44: Removal of central portion of containment trench after cleaning, view looking northwest.

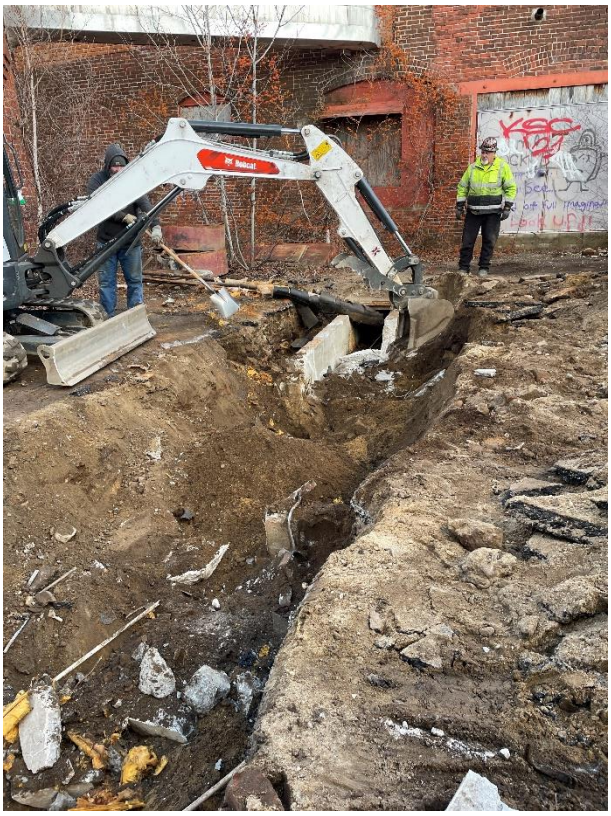


Photo 45: Removal of east end of containment trench after cleaning, view looking east.

Photo 46: Removal of piping at east end of containment trench adjacent to the former boiler room in the warehouse building, view looking east.

Photo 47: Pipe run excavation after removal of containment trench, view looking east.

Photo 48: Evidence of buried urban fill material encountered during the pipe run excavation.

Photo 49: Pumping residual accumulated oil product and water mixture from the east end of the containment trench.

Photo 50: Piping connection observed within the former boiler room interior.

Photo 51: Removal of containment trench at the east end of the pipe run, adjacent to the former boiler room in the warehouse building, view looking east.

Photo 52: Pipe run excavation backfilled with native soil after piping and containment trench removal.

Photo 53: Fuel supply piping and concrete stockpiled as scrap material on the north portion of the Site after pipe excavation and closure.

Photo 54: Tank cleaning completed on second Site visit 11/27/23, residual product sludge contained in 55-gallon drums for offsite disposal by Gaftek.

Photo 55: Interior of Tank #6 after cleaning.

Photo 56: Tank #6 marked clean, remains on the north portion of the Site, offsite disposal to be coordinated by Site owner.

New Hampshire Department of Environmental Services
29 Hazen Drive
P. O. Box 95
Concord, New Hampshire 03301 (603) 271-3899
FAX (603) 271-2181

September 2013

Registration for Underground Storage Tank Systems

Type of Registration	State Use Only
Instructions: Please type or print in ink all items except "signature" in Section VII. This form must be completed for each location containing underground storage tanks. If more than four (4) USTs are owned at this location, photocopy the following sheets, and staple additional sheets to this form. **Also, provide a site plan and facility layout. (May be an accurate hand sketch).**	ID Number: _____ Site Number _____ Date Received: _____ Active Tanks: / Closed Tanks

I. Facility Owner (Tank System Owner)

Kinngsbury Acquisition LLC
Owner Name

300 Gay Street
Mailing Address

Manchester | NH | 03103
City | State | Zip Code

603-641-8608
Phone Number (include area code) | E-mail

II. Location of Tank Systems

Kingsbury Acquisition LLC
Facility Name

80 Laurel Street
Street Address (DO NOT USE POST OFFICE BOX)

Keene | NH | 03431
City | State | Zip Code

Cheshire
County

III. Land Owner

Same As above
Land Owner Name

Mailing Address

City | State | Zip Code

Phone Number (include area code) | E-mail

IV. Stored Product Owner

Kingsbury Acquisition LLC
Stored Product Owner Name

300 Gay Street
Mailing Address

Manchester | NH | 03103
City | State | Zip Code

603-641-8608
Phone Number (include area code) | E-mail

V. Type of Owner

- ☐ Federal Gov't.
- ☐ Commercial
- ☐ State Gov't.
- ☐ Private
- ☐ Local Gov't.

VI. Type of Facility

- ____ Gas Station
- ____ Local Government
- ____ Contractor
- ____ Petroleum Distributor
- ____ State Government
- ____ Trucking / Transportation
- ____ Air Taxi
- ____ Federal - Military
- ____ Federal - Non-Military
- ____ Utilities
- ____ Aircraft Owner
- ____ Farm or Residential
- ____ Auto Dealership
- ____ Railroad
- ____ Industrial
- ____ Commercial
- ____ Other (Explain)

VII. Certification

As facility owner I certify under penalty of law that I have personally examined and am familiar with the information submitted in or with this registration form, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. I understand that I am subject to the penalties specified in RSA 641:3 for making unsworn false statements.

Print Name and Title of Owner:	Signature:	Date Signed:
Brian J Thibeault		4/16/19

VIII. Description of Underground Storage Tanks (Complete For Each Tank At This Location)

List Compartment Tank System No. as 1a, 1b; 2a, 2b etc	Tank System No. #6	Tank System No.	Tank System No.	Tank System No.
1.Status of Tank System:				
Currently in Use	NO			
Date Temporary Closed *(less than 1" of substance stored)*	04/09/2019			
Date Permanently Closed *(Removed or filled in place)*				
Amended Information	Pumped Dry and locked			
2. Date of Installation:				
3. Compartment Tank: List Each Tank's Compartment (gallons) in Separate Column.	12000			
4. Estimated Total Capacity (gallons): (Identify tanks that are siphoned together)	12000			
5. Substance Stored:	EMP			
6. Tank Material: Single wall *(SW)* / Double wall *(DW)*	SW DW	SW DW	SW DW	SW DW
Cathodically Protected Steel				
Composite				
Fiberglass				
Steel	X			
Jacketed	X			
Concrete				
Lined				
Unknown				
Other, Please Specify				
7. Piping Material: Designate Primary (Prim) or Secondary (Sec) piping. Single wall *(SW)* / Double wall *(DW)*	SW DW	SW DW	SW DW	SW DW
Cathodically Protected Steel	Prim. Sec.	Prim. Sec.	Prim. Sec.	Prim. Sec.
Flexible	Prim. Sec.	Prim. Sec.	Prim. Sec.	Prim. Sec.
Fiberglass	Prim. Sec.	Prim. Sec.	Prim. Sec.	Prim. Sec.
Copper	Prim. Sec.	Prim. Sec.	Prim. Sec.	Prim. Sec.
Steel	X Sec.	Prim. Sec.	Prim. Sec.	Prim. Sec.
PVC	Prim. Sec.	Prim. Sec.	Prim. Sec.	Prim. Sec.
HDPE	Prim. Sec.	Prim. Sec.	Prim. Sec.	Prim. Sec.

2HO - # 2 Heating Oil
4HO - #4 Heating Oil
6HO - #6 Heating Oil
DSL – Diesel
EMG - Emergency Generator Fuel
EMP – Empty
HAZ - Hazardous Substance
GAS – Gasoline
JET - Jet Fuel
KER – Kerosene
MOT - Motor Oil
OTH - Other Substance
UNK - Unknown Substance
USE - Used / Waste Oil

Other / Unknown, Please Specify	Prim. Sec.	Prim. Sec.	Prim. Sec.	Prim. Sec.
8. Piping System:	**Tank System No.**	**Tank System No.**	**Tank System No.**	**Tank System No.**
Suction (No Check Valve at Tank)	X			
Suction (Check Valve at Tank)				
Pressure				
Gravity				
Siphon				
Line Leak Detector (manufacturer) Date installed:				
9. Spill Buckets Installed (Date): Identify all Remote Fills	06/01/1986			
10. Primary Overfill Device (Date):				
Ball Float				
Automatic Shut Off Valve				
Audible High Level Alarm				
Other	Flapper			
11. Inventory Monitoring is Being Done:	Yes No	Yes No	Yes No	Yes No
12. Release Detection:				
Automatic Tank Gauge (date & manufacturer)	Veeder Root			
Tank Interstitial Monitor (manufacturer)	Veeder Root			
Piping Interstitial Monitor (manufacturer)	Veeder Root			
Vapor Monitoring	N/A			
Groundwater Monitoring	N/A			
Line Tightness test	N/A			
Manual Tank Gauging	N/A			
Other				
13. Corrosion Protection: (Tank =T; Piping =P; Flex Conn or Fiittngs =F) Sacrificial Anodes	X P F	T P F	T P F	T P F
Impressed Current	T P F	T P F	T P F	T P F
Other	T P F	T P F	T P F	T P F
14. Tightness Testing: Tank (Date / Results)	N/A			
Piping (Date / Results)	N/A			
15. System: Has Tank been repaired?	unknown			
Has piping been repaired?	Unknown			

IX. Owners Financial Responsibility

I have met the financial responsibility requirements in accordance with NH Code of Administrative Rules (Env-Or 404.11).

Y (X) N ( )

Env-Or 404.11 Financial Responsibility.
(a) Owners of UST facilities shall maintain financial responsibility for costs associated with the cleanup of releases from UST systems, the implementation of corrective measures, and compensation for third party damages in the amount equal to or greater than $1,000,000 per occurrence.
(b) The amount of financial responsibility required shall not limit the liability of an owner or operator for damages caused by a release.
(c) The requirement for financial responsibility may be satisfied if the owner of a facility is eligible for reimbursement of costs associated with cleanup of releases from systems, under RSA 146-D, RSA 146-E, or RSA 146-F.

X. Person Responsible for Maintenance and Regulatory Compliance

Gaffek, Inc.
Name

2083 Dover Rd, Epsom, NH 03234
Mailing Address

300 Gay Street, Manchester | NH | 03103
City | *State* | *Zip Code*

603-641-8608 | | |
Phone Number (include area code) | *Extension* | *E-mail address*

XI. Final Certification. *(For installations requiring construction approval per Env-Or 407.01)*

Final certification may be completed by either a New Hampshire PE or the ICC certified tank installer. Final certification shall only be provided at the time of registration if the installation is complete. Otherwise, final certification may be provided via separate letter when the installation has been completed.

I certify that the installation has been completed and is in accordance with the department's approved plans or as-built record drawings and all terms and conditions of the department's approval. *[Env-Or 404.03(i)]*

Signature | *Print Name* | Date:

NH PE: *License Number* *Expiration Date* OR, ICC: *Certification # for UST Installation/Retrofitting* *Expiration Date*

XII. Stage I / Stage II Vapor Recovery *(Gasoline Systems Only)*

Annual Gasoline Throughput* – All Grades of Gasoline

Year	Total Throughput (gal)

Year	Total Throughput (gal)

* *Throughput required for facilities with only Stage I equipment*

Stage I

Coaxial ( )
Two Point ( )
Dry Break on Manifold ( )
Other ( )

Date of Installation

Installer

Stage II

Type Equipment

Date of Installation

Installer

Equipment

Total # of Dispensers
Total # of Nozzles
Total # of Gas Tanks

Please print or type.

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST	1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking Number 007326598 GBF

5. Generator's Name and Mailing Address

Joseph Properties, LLC
300 Gay Street
Manchester, NH 03103

Generator's Site Address (if different than mailing address)

Kingsbury Corporation
80 Laurel Street
Keene, NH 03431

Generator's Phone:

6. Transporter 1 Company Name — Glaftek Inc. — U.S. EPA ID Number

7. Transporter 2 Company Name — U.S. EPA ID Number

8. Designated Facility Name and Site Address — U.S. EPA ID Number

NRC Environmental of Maine, Inc
108 Main Street
South Portland, ME 04106

Facility's Phone:

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
	1. Non-regulated material	1	TT	379	G	NONE
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information

1)(L) Diesel/Water Mixture For Recycle D 380788 PO 829786 chemtel MIS5112744
CHEMTEL#MIS5112744

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name — Signature — Month 9 Day 27 Year 23

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name — Paul Sellick — Signature — Month 9 Day 27 Year 23
Transporter 2 Printed/Typed Name — Signature — Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Manifest Reference Number:
18b. Alternate Facility (or Generator) — U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) — Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)

1. H141	2.	3.	4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name — Mark Smith — Signature — Month 9 Day 29 Year 23

EPA Form 8700-22 (Rev. 12-17) Previous editions are obsolete.

TRANSPORTER COPY

Please print or type.

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking Number
NHD988988089	1	800-255-3924	007384693 GBF

GENERATOR

5. Generator's Name and Mailing Address
Joseph Properties, LLC
300 Gay Street
Manchester NH 03103
Generator's Phone: 603-644-1808

Generator's Site Address (if different than mailing address)
Kingsbury Corporation
99 Laurel Street
Keene NH 03431

6. Transporter 1 Company Name
Gaftek Inc.

U.S. EPA ID Number
MER000512038

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address
NRC Environmental of Maine, Inc
108 Main Street
South Portland ME 04106
Facility's Phone: 207-799-8856

U.S. EPA ID Number
MED019051069

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
	1. Non-regulated material	XX2	DM	400	P	NONE		
	2. Non-regulated material	XX3	DM	750	G			
	3.							
	4.							

14. Special Handling Instructions and Additional Information: Oily sludges/solids D 380788 PO 631449 CHEMTEL MIS5112744

2) oil/water I239782985PM

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Brandon Gray (As Agent For) | Signature | Month: 11 | Day: 27 | Year: 25

INT'L

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

TRANSPORTER

17. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Brandon Gray | Signature | Month: 11 | Day: 27 | Year: 25

Transporter 2 Printed/Typed Name | Signature | Month | Day | Year

DESIGNATED FACILITY

18. Discrepancy

18a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

18b. Alternate Facility (or Generator) | U.S. EPA ID Number

Facility's Phone:

18c. Signature of Alternate Facility (or Generator) | Month | Day | Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)

1.	2.	3.	4.
H141	H141		

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a

Printed/Typed Name | Signature | Month: 12 | Day: 1 | Year: 25

EPA Form 8700-22 (Rev. 12-17) Previous editions are obsolete.

TRANSPORTER COPY

Eastern Analytical, Inc.
professional laboratory and drilling services

Todd Greenwood
Enviro North American Consulting
PO Box 1075
Alton , NH 03809

Laboratory Report for:

Eastern Analytical, Inc. ID: 267360
Client Identification: KINGSBURY PROPERTY | 1194-694
Date Received: 9/28/2023

Enclosed are the analytical results per the Chain of Custody for sample(s) in the referenced project. All analyses were performed in accordance with our QA/QC Program, NELAP and other applicable state requirements. All quality control criteria was within acceptance criteria unless noted on the report pages. Results are for the exclusive use of the client named on this report and will not be released to a third party without consent.

The following information is contained within this report: Sample Conditions summary, Analytical Results/Data, Quality Control data (if requested) and copies of the Chain of Custody. This report may not be reproduced except in full, without the written approval of the laboratory.

The following standard abbreviations and conventions apply to all EAI reports:
< : "less than" followed by the reporting limit
> : "greater than" followed by the reporting limit
%R : % Recovery

Certifications:
Eastern Analytical, Inc. maintains certification in the following states: Connecticut (PH-0492), Maine (NH005), Massachusetts (M-NH005), New Hampshire/NELAP (1012), Rhode Island (269), Vermont (VT1012), New York (12072) and West Virginia (9910C). Please refer to our website at www.easternanalytical.com for a copy of our certificates and accredited parameters.

References:
- EPA 600/4-79-020, 1983
- Standard Methods for Examination of Water and Wastewater, 20th, 21st, 22nd & 23rd edition or noted revision year.
- Test Methods for Evaluating Solid Waste SW 846 3rd Edition including updates IVA and IVB
- Hach Water Analysis Handbook, 4th edition, 1992
- ASTM International

If you have any questions regarding the results contained within, please feel free to contact customer service. Unless otherwise requested, we will dispose of the sample(s) 6 weeks from the sample receipt date.

We appreciate this opportunity to be of service and look forward to your continued patronage.

Sincerely,

Lorraine Olashaw, Lab Director — Date 10.12.23

SAMPLE CONDITIONS PAGE

EAI ID#: **267360**

Client: **Enviro North American Consulting**

Client Designation: **KINGSBURY PROPERTY | 1194-694**

Temperature upon receipt (°C): 4.3 **Received on ice or cold packs (Yes/No): Y**

Acceptable temperature range (°C): 0-6

Lab ID	Sample ID	Date Received	Date/Time Sampled	Sample Matrix	% Dry Weight	Exceptions/Comments (other than thermal preservation)
267360.01	T6-DS-1	9/28/23	9/27/23 13:45	soil	86.4	Adheres to Sample Acceptance Policy
267360.02	T6-DS-2	9/28/23	9/27/23 16:15	soil	85.8	Adheres to Sample Acceptance Policy
267360.03	GW-1	9/28/23	9/27/23 16:50	aqueous		Adheres to Sample Acceptance Policy

All results contained in this report relate only to the above listed samples.

Unless otherwise noted:

- *Hold times, preservation, container types, and sample conditions adhered to EPA Protocol.*
- *Solid samples are reported on a dry weight basis, unless otherwise noted. pH/Corrosivity, Flashpoint, Ignitability, Paint Filter, Conductivity and Specific Gravity are always reported on an "as received" basis.*
- *Analysis of pH, Total Residual Chlorine, Dissolved Oxygen and Sulfite were performed at the laboratory outside of the recommended 15 minute hold time.*
- *Samples collected by Eastern Analytical, Inc. (EAI) were collected in accordance with approved EPA procedures.*

LABORATORY REPORT

EAI ID#: **267360**

Client: **Enviro North American Consulting**

Client Designation: **KINGSBURY PROPERTY | 1194-694**

Sample ID:	T6-DS-1	T6-DS-2	GW-1
Lab Sample ID:	267360.01	267360.02	267360.03
Matrix:	soil	soil	aqueous
Date Sampled:	9/27/23	9/27/23	9/27/23
Date Received:	9/28/23	9/28/23	9/28/23
Units:	mg/kg	mg/kg	ug/L
Date of Analysis:	10/6/23	10/10/23	10/4/23
Analyst:	DGM	DGM	DGM
Method:	8260C	8260C	8260C
Dilution Factor:	8	9	1
Dichlorodifluoromethane	< 0.8	< 0.9	< 2
Chloromethane	< 0.8	< 0.9	< 2
Vinyl chloride	< 0.2	< 0.2	< 1
Bromomethane	< 0.8	< 0.9	< 2
Chloroethane	< 0.8	< 0.9	**2.8**
Trichlorofluoromethane	< 0.8	< 0.9	< 2
Diethyl Ether	< 0.4	< 0.5	< 2
Acetone	< 20	< 20	< 10
1,1-Dichloroethene	< 0.4	< 0.5	< 0.5
tert-Butyl Alcohol (TBA)	< 20	< 20	< 30
Methylene chloride	< 0.8	< 0.9	< 1
Carbon disulfide	< 0.8	< 0.9	< 2
Methyl-t-butyl ether(MTBE)	< 0.8	< 0.9	< 1
Ethyl-t-butyl ether(ETBE)	< 0.8	< 0.9	< 2
Isopropyl ether(DIPE)	< 0.8	< 0.9	< 2
tert-amyl methyl ether(TAME)	< 0.8	< 0.9	< 2
trans-1,2-Dichloroethene	< 0.4	< 0.5	< 1
1,1-Dichloroethane	< 0.4	< 0.5	**12**
2,2-Dichloropropane	< 0.4	< 0.5	< 1
cis-1,2-Dichloroethene	< 0.4	< 0.5	**3.7**
2-Butanone(MEK)	< 4	< 5	< 10
Bromochloromethane	< 0.4	< 0.5	< 1
Tetrahydrofuran(THF)	< 4	< 5	< 10
Chloroform	< 0.4	< 0.5	< 1
1,1,1-Trichloroethane	< 0.4	< 0.5	**3.3**
Carbon tetrachloride	< 0.4	< 0.5	< 1
1,1-Dichloropropene	< 0.4	< 0.5	< 1
Benzene	< 0.4	< 0.5	< 1
1,2-Dichloroethane	< 0.4	< 0.5	< 1
Trichloroethene	< 0.4	< 0.5	**1.4**
1,2-Dichloropropane	< 0.4	< 0.5	< 1
Dibromomethane	< 0.4	< 0.5	< 1
Bromodichloromethane	< 0.4	< 0.5	< 0.5
1,4-Dioxane	< 8	< 9	< 50
4-Methyl-2-pentanone(MIBK)	< 4	< 5	< 10
cis-1,3-Dichloropropene	< 0.4	< 0.5	< 0.5
Toluene	< 0.4	< 0.5	< 1
trans-1,3-Dichloropropene	< 0.4	< 0.5	< 0.5
1,1,2-Trichloroethane	< 0.4	< 0.5	< 1
2-Hexanone	< 0.8	< 0.9	< 10
Tetrachloroethene	< 0.4	< 0.5	< 1
1,3-Dichloropropane	< 0.4	< 0.5	< 1
Dibromochloromethane	< 0.4	< 0.5	< 1
1,2-Dibromoethane(EDB)	< 0.2	< 0.2	< 0.5
Chlorobenzene	< 0.4	< 0.5	< 1
1,1,1,2-Tetrachloroethane	< 0.4	< 0.5	< 1

LABORATORY REPORT

EAI ID#: **267360**

Client: **Enviro North American Consulting**

Client Designation: **KINGSBURY PROPERTY | 1194-694**

Sample ID:	T6-DS-1	T6-DS-2	GW-1
Lab Sample ID:	267360.01	267360.02	267360.03
Matrix:	soil	soil	aqueous
Date Sampled:	9/27/23	9/27/23	9/27/23
Date Received:	9/28/23	9/28/23	9/28/23
Units:	mg/kg	mg/kg	ug/L
Date of Analysis:	10/6/23	10/10/23	10/4/23
Analyst:	DGM	DGM	DGM
Method:	8260C	8260C	8260C
Dilution Factor:	8	9	1
Ethylbenzene	< 0.4	< 0.5	< 1
mp-Xylene	< 0.4	< 0.5	< 1
o-Xylene	< 0.4	< 0.5	< 1
Styrene	< 0.4	< 0.5	< 1
Bromoform	< 0.4	< 0.5	< 2
IsoPropylbenzene	< 0.4	< 0.5	< 1
Bromobenzene	< 0.4	< 0.5	< 1
1,1,2,2-Tetrachloroethane	< 0.4	< 0.5	< 1
1,2,3-Trichloropropane	< 0.4	< 0.5	< 0.5
n-Propylbenzene	**0.64**	**0.57**	< 1
2-Chlorotoluene	< 0.4	< 0.5	< 1
4-Chlorotoluene	< 0.4	< 0.5	< 1
1,3,5-Trimethylbenzene	< 0.4	< 0.5	< 1
tert-Butylbenzene	< 0.4	< 0.5	< 1
1,2,4-Trimethylbenzene	**5.6**	**6.1**	**10**
sec-Butylbenzene	< 0.4	< 0.5	< 1
1,3-Dichlorobenzene	< 0.4	< 0.5	< 1
p-Isopropyltoluene	**0.55**	< 0.5	< 1
1,4-Dichlorobenzene	< 0.4	< 0.5	< 1
1,2-Dichlorobenzene	< 0.4	< 0.5	< 1
n-Butylbenzene	**1.1**	**1.2**	< 1
1,2-Dibromo-3-chloropropane	< 0.4	< 0.5	< 2
1,3,5-Trichlorobenzene	< 0.4	< 0.5	< 1
1,2,4-Trichlorobenzene	< 0.4	< 0.5	< 1
Hexachlorobutadiene	< 0.4	< 0.5	< 0.5
Naphthalene	**25**	**22**	**39**
1,2,3-Trichlorobenzene	< 0.4	< 0.5	< 0.5
4-Bromofluorobenzene (surr)	**101 %R**	**100 %R**	**98 %R**
1,2-Dichlorobenzene-d4 (surr)	**101 %R**	**102 %R**	**103 %R**
Toluene-d8 (surr)	**98 %R**	**95 %R**	**99 %R**
1,2-Dichloroethane-d4 (surr)	**98 %R**	**101 %R**	**98 %R**

T6-DS-1, T6-DS-2: A dilution was required due to sample matrix.

LABORATORY REPORT

EAI ID#: **267360**

Client: **Enviro North American Consulting**

Client Designation: **KINGSBURY PROPERTY | 1194-694**

Sample ID:	T6-DS-1	T6-DS-2	GW-1
Lab Sample ID:	267360.01	267360.02	267360.03
Matrix:	soil	soil	aqueous
Date Sampled:	9/27/23	9/27/23	9/27/23
Date Received:	9/28/23	9/28/23	9/28/23
Units:	mg/kg	mg/kg	ug/L
Date of Extraction/Prep:	10/2/23	10/2/23	10/4/23
Date of Analysis:	10/5/23	10/5/23	10/4/23
Analyst:	JMR	JMR	JMR
Method:	8270E	8270E	8270E
Dilution Factor:	80	79	1
Naphthalene ,	**17**	**19**	**7.0**
2-Methylnaphthalene	**54**	**67**	**2.8**
1-Methylnaphthalene	**32**	**36**	**4.0**
Acenaphthylene	< 6	< 6	< 0.1
Acenaphthene	< 6	< 6	**0.21**
Fluorene	**9.8**	**8.8**	< 0.1
Phenanthrene	**52**	**43**	< 0.1
Anthracene	< 6	< 6	< 0.1
Fluoranthene	< 6	< 6	< 0.1
Pyrene	**6.9**	< 6	< 0.1
Benzo[a]anthracene	< 6	< 6	< 0.1
Chrysene	< 6	< 6	< 0.1
Benzo[b]fluoranthene	< 6	< 6	< 0.1
Benzo[k]fluoranthene	< 6	< 6	< 0.1
Benzo[a]pyrene	< 6	< 6	< 0.1
Indeno[1,2,3-cd]pyrene	< 6	< 6	< 0.1
Dibenz[a,h]anthracene	< 6	< 6	< 0.1
Benzo[g,h,i]perylene	< 6	< 6	< 0.1
p-Terphenyl-D14 (surr)	**80 %R**	**87 %R**	**59 %R**

T6-DS-1, T6-DS-2: Detection limits elevated due to higher than normal final extract volume and the lower initial mass used for analysis.

LABORATORY REPORT

EAI ID#: **267360**

Client: **Enviro North American Consulting**

Client Designation: **KINGSBURY PROPERTY | 1194-694**

Sample ID:	T6-DS-1	T6-DS-2
Lab Sample ID:	267360.01	267360.02
Matrix:	soil	soil
Date Sampled:	9/27/23	9/27/23
Date Received:	9/28/23	9/28/23
Units:	mg/kg	mg/kg
Date of Extraction/Prep:	10/2/23	10/2/23
Date of Analysis:	10/5/23	10/5/23
Analyst:	JMR	JMR
Method:	8015CDRO	8015CDRO
Dilution Factor:	80	79
DRO (Diesel Range C10-C28)	**13000**	**9800**
p-Terphenyl-D14 (surr)	**75 %R**	**85 %R**

CHAIN-OF-CUSTODY RECORD

FOR 267360

BOLD FIELDS REQUIRED. PLEASE CIRCLE REQUESTED ANALYSIS.

SAMPLE I.D.	SAMPLING DATE/TIME *IF COMPOSITE, INDICATE BOTH START & FINISH DATE/TIME	MATRIX (SEE BELOW)	GRAB/*COMPOSITE	VOC: 524.2 / 524.2 MTBE ONLY / 8260 / VTICs / 624 / 1,4 DIOXANE / 8021 / 8015 GRO / MAVPH	SVOC: 625 / 8270 / ABN / EDB / PAHs / DBCP / TPH8100 / LI / L2 / 8015 DRO / MAEPH / PEST 608 / PEST 8081 / PCB 608 / PCB 8082 / OIL & GREASE 1664 / TPH 1664	TCLP: TCLP 1311 / VOC / ABN / PEST / METALS / HERB	INORGANICS: BOD / CBOD / TS / TSS / TDS / BR / CL / F / NO_2 / NO_3 / SO_4 / NO_2NO_3 / TKN / NH_3 / T. PHOS. / O. PHOS. / TN / pH / T. RES. CHLORINE / SPEC. CON. / T. ALK. / COD / PHENOLS / TOC / DOC / TOTAL CYANIDE / TOTAL SULFIDE / REACTIVE CYANIDE / REACTIVE SULFIDE / FLASHPOINT / IGNITABILITY	MICRO: TOTAL COLIFORM / FECAL COLIFORM / E. COLI / ENTEROCOCCI / HETEROTROPHIC PLATE COUNT	METALS: DISSOLVED METALS (LIST BELOW) / TOTAL METALS (LIST BELOW)	OTHER	# OF CONTAINERS	NOTES MEOH VIAL #
T6-DS-1	9/27/23 13:45	S	G	✓	✓		✓		2	
T6-DS-2	9/27/23 16:15	S	G	✓	✓		✓		2	
GW-1	9/27/23 16:50	GW	G	✓	✓		✓		3	

MATRIX: A-AIR; S-SOIL; GW-GROUND WATER; SW-SURFACE WATER; DW-DRINKING WATER; WW-WASTE WATER

PRESERVATIVE: H-HCL; N-HNO_3; S-H_2SO_4; Na-NaOH; M-MEOH

PROJECT MANAGER: TODD GREENWOOD

COMPANY: ENAC

ADDRESS: P.O. BOX 1075

CITY: ALTON STATE: NH ZIP: 03809

PHONE: 603-875-8100 EXT.:

E-MAIL: denawunsch@metrocast.net, tag@metrocast.net

SITE NAME: KINGSBURY PROPERTY

PROJECT #: 1194-694

STATE: (NH) MA ME VT OTHER:

REGULATORY PROGRAM: NPDES: RGP POTW STORMWATER OR GWP, OIL FUND, BROWNFIELD OR OTHER:

QUOTE #: PO #:

QA/QC REPORTING

A B C

MA MCP

TEMP. 4.3 °C

ICE? (YES) NO

REPORTING OPTIONS

PRELIMS: YES OR NO

ELECTRONIC OPTIONS

(PDF) EXCEL

EQUIS

OTHER

TURN AROUND TIME

24hr* 48hr*

3-4 Days*

5 Day 7 Day

10 Day

*Pre-approval Required

SAMPLER(S): DENA J. WUNSCH

RELINQUISHED BY:	DATE:	TIME:	RECEIVED BY:
Dena J. Wunsch	9/27/23	19:45	EAT FRIDGE
FRIDGE	9/28/23	0810	BAP
RELINQUISHED BY:	DATE:	TIME:	RECEIVED BY:
RELINQUISHED BY:	DATE:	TIME:	RECEIVED BY:

METALS: 8 RCRA 13 PP FE, MN PB, CU

OTHER METALS:

SAMPLES FIELD FILTERED? ☑ YES ☐ NO

NOTES: (IE: SPECIAL DETECTION LIMITS, BILLING INFO, IF DIFFERENT)

HEAVY FUEL OIL CONTAMINATION CHARACTERISTIC OF NO. 4 or No. 6 oil

SITE HISTORY: LUST

SUSPECTED CONTAMINATION: Heavy oil

FIELD READINGS: 70-80-ppm

Eastern Analytical, Inc.
professional laboratory and drilling services
51 Antrim Avenue | CONCORD, NH 03301 | TEL: 603.228.0525 | 1.800.287.0525 | E-MAIL: CUSTOMERSERVICE@EASTERNANALYTICAL.COM | WWW.EASTERNANALYTICAL.COM

(WHITE: Lab Copy GREEN: Customer Copy)

Eastern Analytical, Inc.

professional laboratory and drilling services

Todd Greenwood
Enviro North American Consulting
PO Box 1075
Alton , NH 03809

Laboratory Report for:

Eastern Analytical, Inc. ID: 270651
Client Identification: KINGSBURY PROPERTY | 1194-694
Date Received: 11/28/2023

Enclosed are the analytical results per the Chain of Custody for sample(s) in the referenced project. All analyses were performed in accordance with our QA/QC Program, NELAP and other applicable state requirements. All quality control criteria was within acceptance criteria unless noted on the report pages. Results are for the exclusive use of the client named on this report and will not be released to a third party without consent.

The following information is contained within this report: Sample Conditions summary, Analytical Results/Data, Quality Control data (if requested) and copies of the Chain of Custody. This report may not be reproduced except in full, without the written approval of the laboratory.

The following standard abbreviations and conventions apply to all EAI reports:
< : "less than" followed by the reporting limit
> : "greater than" followed by the reporting limit
%R : % Recovery

Certifications:
Eastern Analytical, Inc. maintains certification in the following states: Connecticut (PH-0492), Maine (NH005), Massachusetts (M-NH005), New Hampshire/NELAP (1012), Rhode Island (269), Vermont (VT1012), New York (12072) and West Virginia (9910C). Please refer to our website at www.easternanalytical.com for a copy of our certificates and accredited parameters.

References:
- EPA 600/4-79-020, 1983
- Standard Methods for Examination of Water and Wastewater, 20th, 21st, 22nd & 23rd edition or noted revision year.
- Test Methods for Evaluating Solid Waste SW 846 3rd Edition including updates IVA and IVB
- Hach Water Analysis Handbook, 4th edition, 1992
- ASTM International

If you have any questions regarding the results contained within, please feel free to contact customer service. Unless otherwise requested, we will dispose of the sample(s) 6 weeks from the sample receipt date.

We appreciate this opportunity to be of service and look forward to your continued patronage.

Sincerely,

Lorraine Olashaw, Lab Director — Date 12.8.23

SAMPLE CONDITIONS PAGE

EAI ID#: **270651**

Client: **Enviro North American Consulting**

Client Designation: **KINGSBURY PROPERTY | 1194-694**

Temperature upon receipt (°C): 0.2 **Received on ice or cold packs (Yes/No): Y**

Acceptable temperature range (°C): 0-6

Lab ID	Sample ID	Date Received	Date/Time Sampled	Sample Matrix	% Dry Weight	Exceptions/Comments (other than thermal preservation)
270651.01	PIPE-DS-1	11/28/23	11/27/23 11:30	soil	86.6	Adheres to Sample Acceptance Policy
270651.02	PIPE-DS-2	11/28/23	11/27/23 15:30	soil	91.0	Adheres to Sample Acceptance Policy
270651.03	TRIP BLANK	11/28/23	11/27/23 07:00	soil	100.0	Adheres to Sample Acceptance Policy

All results contained in this report relate only to the above listed samples.

Unless otherwise noted:

- *Hold times, preservation, container types, and sample conditions adhered to EPA Protocol.*
- *Solid samples are reported on a dry weight basis, unless otherwise noted. pH/Corrosivity, Flashpoint, Ignitability, Paint Filter, Conductivity and Specific Gravity are always reported on an "as received" basis.*
- *Analysis of pH, Total Residual Chlorine, Dissolved Oxygen and Sulfite were performed at the laboratory outside of the recommended 15 minute hold time.*
- *Samples collected by Eastern Analytical, Inc. (EAI) were collected in accordance with approved EPA procedures.*

LABORATORY REPORT

EAI ID#: **270651**

Client: **Enviro North American Consulting**

Client Designation: **KINGSBURY PROPERTY | 1194-694**

Sample ID:	PIPE-DS-1	PIPE-DS-2	TRIP BLANK
Lab Sample ID:	270651.01	270651.02	270651.03
Matrix:	soil	soil	soil
Date Sampled:	11/27/23	11/27/23	11/27/23
Date Received:	11/28/23	11/28/23	11/28/23
Units:	mg/kg	mg/kg	mg/kg
Date of Analysis:	11/30/23	11/30/23	11/30/23
Analyst:	JAK	JAK	JAK
Method:	8260C	8260C	8260C
Dilution Factor:	1	1	1
Dichlorodifluoromethane	< 0.1	< 0.1	< 0.1
Chloromethane	< 0.1	< 0.1	< 0.1
Vinyl chloride	< 0.02	< 0.02	< 0.02
Bromomethane	< 0.1	< 0.1	< 0.1
Chloroethane	< 0.1	< 0.1	< 0.1
Trichlorofluoromethane	< 0.1	< 0.1	< 0.1
Diethyl Ether	< 0.05	< 0.05	< 0.05
Acetone	< 2	< 2	< 2
1,1-Dichloroethene	< 0.05	< 0.05	< 0.05
tert-Butyl Alcohol (TBA)	< 2	< 2	< 2
Methylene chloride	< 0.1	< 0.1	< 0.1
Carbon disulfide	< 0.1	< 0.1	< 0.1
Methyl-t-butyl ether(MTBE)	< 0.1	< 0.1	< 0.1
Ethyl-t-butyl ether(ETBE)	< 0.1	< 0.1	< 0.1
Isopropyl ether(DIPE)	< 0.1	< 0.1	< 0.1
tert-amyl methyl ether(TAME)	< 0.1	< 0.1	< 0.1
trans-1,2-Dichloroethene	< 0.05	< 0.05	< 0.05
1,1-Dichloroethane	< 0.05	< 0.05	< 0.05
2,2-Dichloropropane	< 0.05	< 0.05	< 0.05
cis-1,2-Dichloroethene	< 0.05	< 0.05	< 0.05
2-Butanone(MEK)	< 0.5	< 0.5	< 0.5
Bromochloromethane	< 0.05	< 0.05	< 0.05
Tetrahydrofuran(THF)	< 0.5	< 0.5	< 0.5
Chloroform	< 0.05	< 0.05	< 0.05
1,1,1-Trichloroethane	< 0.05	< 0.05	< 0.05
Carbon tetrachloride	< 0.05	< 0.05	< 0.05
1,1-Dichloropropene	< 0.05	< 0.05	< 0.05
Benzene	< 0.05	< 0.05	< 0.05
1,2-Dichloroethane	< 0.05	< 0.05	< 0.05
Trichloroethene	< 0.05	< 0.05	< 0.05
1,2-Dichloropropane	< 0.05	< 0.05	< 0.05
Dibromomethane	< 0.05	< 0.05	< 0.05
Bromodichloromethane	< 0.05	< 0.05	< 0.05
1,4-Dioxane	< 1	< 1	< 1
4-Methyl-2-pentanone(MIBK)	< 0.5	< 0.5	< 0.5
cis-1,3-Dichloropropene	< 0.05	< 0.05	< 0.05
Toluene	< 0.05	**1.3**	< 0.05
trans-1,3-Dichloropropene	< 0.05	< 0.05	< 0.05
1,1,2-Trichloroethane	< 0.05	< 0.05	< 0.05
2-Hexanone	< 0.1	< 0.1	< 0.1
Tetrachloroethene	< 0.05	< 0.05	< 0.05
1,3-Dichloropropane	< 0.05	< 0.05	< 0.05
Dibromochloromethane	< 0.05	< 0.05	< 0.05
1,2-Dibromoethane(EDB)	< 0.02	< 0.02	< 0.02
Chlorobenzene	< 0.05	< 0.05	< 0.05
1,1,1,2-Tetrachloroethane	< 0.05	< 0.05	< 0.05

LABORATORY REPORT

EAI ID#: **270651**

Client: **Enviro North American Consulting**

Client Designation: **KINGSBURY PROPERTY | 1194-694**

Sample ID:	PIPE-DS-1	PIPE-DS-2	TRIP BLANK
Lab Sample ID:	270651.01	270651.02	270651.03
Matrix:	soil	soil	soil
Date Sampled:	11/27/23	11/27/23	11/27/23
Date Received:	11/28/23	11/28/23	11/28/23
Units:	mg/kg	mg/kg	mg/kg
Date of Analysis:	11/30/23	11/30/23	11/30/23
Analyst:	JAK	JAK	JAK
Method:	8260C	8260C	8260C
Dilution Factor:	1	1	1
Ethylbenzene	**0.066**	**2.1**	< 0.05
mp-Xylene	**0.16**	**9.1**	< 0.05
o-Xylene	< 0.05	**4.2**	< 0.05
Styrene	< 0.05	< 0.05	< 0.05
Bromoform	< 0.05	< 0.05	< 0.05
IsoPropylbenzene	**0.084**	**0.58**	< 0.05
Bromobenzene	< 0.05	< 0.05	< 0.05
1,1,2,2-Tetrachloroethane	< 0.05	< 0.05	< 0.05
1,2,3-Trichloropropane	< 0.05	< 0.05	< 0.05
n-Propylbenzene	**0.16**	**1.9**	< 0.05
2-Chlorotoluene	< 0.05	< 0.05	< 0.05
4-Chlorotoluene	< 0.05	< 0.05	< 0.05
1,3,5-Trimethylbenzene	**0.15**	**4.3**	< 0.05
tert-Butylbenzene	< 0.05	< 0.05	< 0.05
1,2,4-Trimethylbenzene	**1.2**	**17**	< 0.05
sec-Butylbenzene	**0.16**	**1.2**	< 0.05
1,3-Dichlorobenzene	< 0.05	< 0.05	< 0.05
p-Isopropyltoluene	**0.23**	**0.90**	< 0.05
1,4-Dichlorobenzene	< 0.05	< 0.05	< 0.05
1,2-Dichlorobenzene	< 0.05	< 0.05	< 0.05
n-Butylbenzene	< 0.05	< 0.05	< 0.05
1,2-Dibromo-3-chloropropane	< 0.05	< 0.05	< 0.05
1,3,5-Trichlorobenzene	< 0.05	< 0.05	< 0.05
1,2,4-Trichlorobenzene	< 0.05	< 0.05	< 0.05
Hexachlorobutadiene	< 0.05	< 0.05	< 0.05
Naphthalene	**0.95**	**2.8**	< 0.1
1,2,3-Trichlorobenzene	< 0.05	< 0.05	< 0.05
4-Bromofluorobenzene (surr)	**110 %R**	**119 %R**	**103 %R**
1,2-Dichlorobenzene-d4 (surr)	**97 %R**	**99 %R**	**96 %R**
Toluene-d8 (surr)	**91 %R**	**96 %R**	**90 %R**
1,2-Dichloroethane-d4 (surr)	**114 %R**	**107 %R**	**107 %R**

Deviations from the Report:

PIPE-DS-2 Parameter: 1,2,4-Trimethylbenzene Date of Analysis: 12/4/2023 Dilution Factor: 10

Vinyl chloride exhibited recovery above acceptance limits in the Quality Control sample(s).

Naphthalene exhibited recovery below acceptance limits in the Quality Control sample(s).

LABORATORY REPORT

EAI ID#: **270651**

Client: **Enviro North American Consulting**

Client Designation: **KINGSBURY PROPERTY | 1194-694**

Sample ID:	PIPE-DS-1	PIPE-DS-2
Lab Sample ID:	270651.01	270651.02
Matrix:	soil	soil
Date Sampled:	11/27/23	11/27/23
Date Received:	11/28/23	11/28/23
Units:	mg/kg	mg/kg
Date of Extraction/Prep:	11/29/23	11/29/23
Date of Analysis:	12/1/23	12/1/23
Analyst:	JMR	JMR
Method:	8270E	8270E
Dilution Factor:	6	1
Naphthalene	**1.3**	**1.5**
2-Methylnaphthalene	**3.8**	**2.4**
1-Methylnaphthalene	**2.1**	**1.5**
Acenaphthylene	< 0.4	**0.089**
Acenaphthene	< 0.4	**0.076**
Fluorene	**0.57**	**0.17**
Phenanthrene	**1.6**	**0.45**
Anthracene	< 0.4	< 0.07
Fluoranthene	**0.45**	**0.40**
Pyrene	**0.96**	**0.32**
Benzo[a]anthracene	< 0.4	**0.17**
Chrysene	**0.93**	**0.23**
Benzo[b]fluoranthene	**0.45**	**0.34**
Benzo[k]fluoranthene	< 0.4	**0.11**
Benzo[a]pyrene	**0.44**	**0.21**
Indeno[1,2,3-cd]pyrene	< 0.4	**0.093**
Dibenz[a,h]anthracene	< 0.4	< 0.07
Benzo[g,h,i]perylene	< 0.4	**0.086**
p-Terphenyl-D14 (surr)	**69 %R**	**50 %R**

PIPE-DS-1: Detection limits elevated due to higher than normal final extract volume.

LABORATORY REPORT

EAI ID#: **270651**

Client: **Enviro North American Consulting**

Client Designation: **KINGSBURY PROPERTY | 1194-694**

Sample ID:	PIPE-DS-1	PIPE-DS-2
Lab Sample ID:	270651.01	270651.02
Matrix:	soil	soil
Date Sampled:	11/27/23	11/27/23
Date Received:	11/28/23	11/28/23
Units:	mg/kg	mg/kg
Date of Extraction/Prep:	11/29/23	11/29/23
Date of Analysis:	11/29/23	11/29/23
Analyst:	MB	MB
Method:	8015CDRO	8015CDRO
Dilution Factor:	6	1
DRO (Diesel Range C10-C28)	**4700**	**990**
p-Terphenyl-D14 (surr)	**MI**	**57 %R**

MI: Matrix Interference.

CHAIN-OF-CUSTODY RECORD

270651

BOLD FIELDS REQUIRED. PLEASE CIRCLE REQUESTED ANALYSIS.

SAMPLE I.D.	SAMPLING DATE/TIME *IF COMPOSITE, INDICATE BOTH START & FINISH DATE/TIME	MATRIX (SEE BELOW)	GRAB/*COMPOSITE	VOC: 524.2 / 524.2 MTBE ONLY	VOC: 8260 / 624 / VTICS / 1,4 DIOXANE	VOC: 8021	VOC: 8015 GRO / MAVPH	SVOC: 8270 / 625 / ABN	SVOC: CARB / EDB / DBCP	SVOC: TPH8100 / L1 / L2	SVOC: 8015 DRO / MAEPH	SVOC: PEST 608 / PEST 8081	SVOC: PCB 608 / PCB 8082	SVOC: OIL & GREASE 1664	SVOC: TPH 1664	TCLP: TCLP 1311 / VOC / BOD / TS / Br, NO2 / TKN / T. PHOS. / pH / SPEC. CON. / COD / TOTAL CYANIDE / REACTIVE CYANIDE / FLASHPOINT / TOTAL COLIFORM / FECAL COLIFORM / DISSOLVED METALS (LIST BELOW) / TOTAL METALS (LIST BELOW)	INORGANICS: ABN METALS / PEST / CBOD / TSS / TDS / Cl / NO3 / F / SO4 / NO2,NO3 / NH3 / TN / O. PHOS. / T. RES. CHLORINE / T. ALK. / DOC / PHENOLS / TOTAL SULFIDE / REACTIVE SULFIDE / IGNITABILITY	MICRO: E. COLI / ENTEROCOCCI / HETEROTROPHIC PLATE COUNT	METALS: HERB	OTHER	# OF CONTAINERS	NOTES MEOH VIAL #
PIPE-DS-1	11/27/23 11:30	S	G		✓			✓			✓													2	
PIPE-DS-2	11/27/23 15:30	S	G		✓			✓			✓													2	
TRIP BLANK	11/27/23 7:00	L	L		✓																			1	

MATRIX: A-AIR; S-SOIL; GW-GROUND WATER; SW-SURFACE WATER; DW-DRINKING WATER; WW-WASTE WATER

PRESERVATIVE: H-HCL; N-HNO_3; S-H_2SO_4; Na-NaOH; M-MEOH

PROJECT MANAGER: TODD GREENWOOD

COMPANY: ENAC

ADDRESS: P.O. BOX 1075

CITY: ALTON STATE: NH ZIP: 03809

PHONE: 603-875-8100 EXT.:

E-MAIL: dena.wunsch@metrocast.net, tag@metrocast.net

SITE NAME: KINGSBURY PROPERTY

PROJECT #: 1194-694

STATE: (NH) MA ME VT OTHER:

REGULATORY PROGRAM: NPDES: RGP POTW STORMWATER OR GWP, OIL FUND, BROWNFIELD OR OTHER:

QUOTE #: PO #:

QA/QC REPORTING

A B C

MA MCP

TEMP. 0.2 °C

ICE? (YES) NO

REPORTING OPTIONS

PRELIMS: YES OR NO

ELECTRONIC OPTIONS

(PDF) EXCEL

EQUIS

OTHER

TURN AROUND TIME

24hr* 48hr*

3-4 Days*

5 Day 7 Day

10 Day

*Pre-approval Required

SAMPLER(S): DENA J. WUNSCH

RELINQUISHED BY:	DATE:	TIME:	RECEIVED BY:
Dena J Wunsch	11/28/23	1645	
RELINQUISHED BY:	DATE:	TIME:	RECEIVED BY:
RELINQUISHED BY:	DATE:	TIME:	RECEIVED BY:

METALS: 8 RCRA 13 PP FE, MN PB, CU

OTHER METALS:

SAMPLES FIELD FILTERED? ☐ YES ☐ NO

NOTES: (IE: SPECIAL DETECTION LIMITS, BILLING INFO, IF DIFFERENT)

SITE HISTORY:

SUSPECTED CONTAMINATION:

FIELD READINGS:

Eastern Analytical, Inc.
professional laboratory and drilling services
51 Antrim Avenue | CONCORD, NH 03301 | TEL: 603.228.0525 | 1.800.287.0525 | E-MAIL: CUSTOMERSERVICE@EASTERNANALYTICAL.COM | WWW.EASTERNANALYTICAL.COM

(WHITE: Lab Copy GREEN: Customer Copy)