

PROVIDENCE WATER SUPPLY BOARD  
Docket No. 4571

Data Requests of the  
RI Public Utilities Commission - Set 1  
July 9, 2015

**1-16:** Please provide a copy of the 2005 Phase 1 and 2 environmental reports referenced by Mr. Giasson.

**Response:** Please see attached.

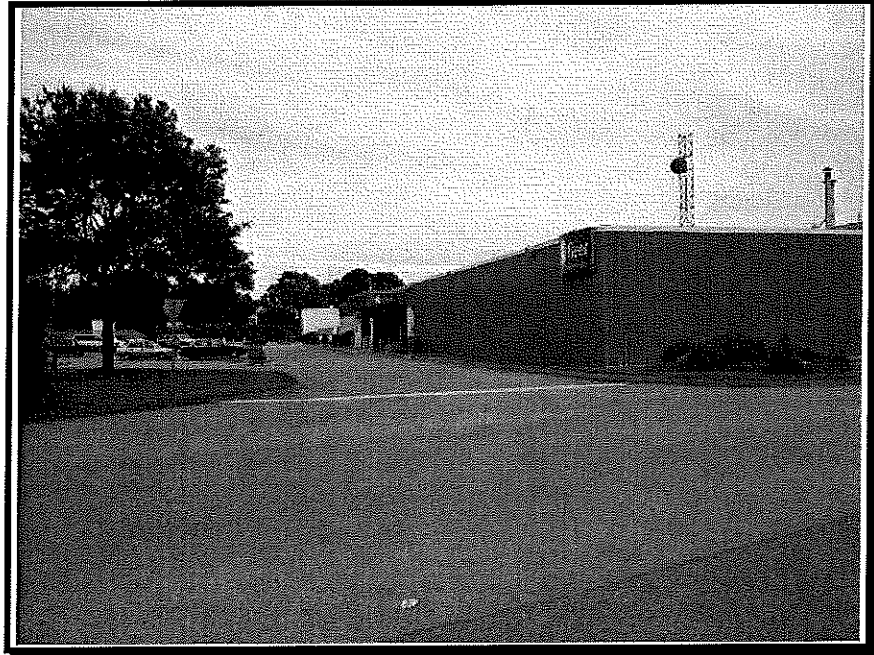
# ENVIRONMENTAL ASSESSMENT

FIRST STATES INVESTORS 5200, LLC

FIRST STATES GROUP, LP.

BEAR STEARNS COMMERCIAL MORTGAGE, INC.

DEUTSCHE BANK SECURITIES



**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
of  
**PROVIDENCE OPS CENTER - DUPONT DRIVE**  
125 Dupont Drive  
Providence, Rhode Island 02907

**PREPARED BY:**

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**EMG Project #:** 117738  
**Date of Report:** March 2, 2005  
**On site Date:** June 10, 2004

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**TABLE OF CONTENTS**

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1. Certification ..... 1  
2. Summary ..... 3  
    2.1. Recommendations ..... 4  
3. Historical Review ..... 5  
4. Project Reconnaissance..... 7  
5. Adjacent Properties..... 10  
6. Regulatory Database Review..... 11  
7. Appendices..... 13



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## 1. CERTIFICATION

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EMG has completed a Phase I Environmental Site Assessment of the Providence Ops Center – Dupont Drive (the "Project"), located at 125 Dupont Drive in Providence, Rhode Island 02907. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform to acceptable industry standards.

This report is addressed to Bear Stearns Commercial Mortgage, Inc., such other persons as may be designated by Bear Stearns Commercial Mortgage, Inc., and their respective successors and assigns.

Reliance on the Report and the information contained herein shall mean (i) the Report may be relied upon by Bear Stearns Commercial Mortgage, Inc. in determining whether to make a loan evidenced by a note secured by the Property ("the Mortgage Loan"), (ii) the Report may be relied upon by any purchaser in determining whether to purchase the Mortgage Loan from Bear Stearns Commercial Mortgage, Inc. or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan, (iii) the Report may be referred to in and included, in whole or in part, with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan, (iv) the Reports speaks only as of its date in the absence of a specific written update of the Report signed and delivered by EMG.

This report has been prepared for the use of Deutsche Bank in conjunction with its proposed mortgage financing of the property for which this report has been prepared.

Additionally, this report is for use and benefit of, and may be relied upon by Deutsche Bank or any of its affiliates, agents and advisors, initial and subsequent holders from time to time of any debt, any indenture trustee, servicer or other agent acting on behalf of such holders of such debt and/or debt securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings, and their respective successors and assigns.

As such the Client and affiliates, rating agencies and certain investors involved in the type of securitizations described below may use and rely on this report in its entirety, including reference to our name and the inclusion (whether in paper, digital, electronic, or any other form) or description of such reports in disclosure documents, and if such reports are included in the disclosure documents, the reference to our name under caption "Experts" in such disclosure documents, and this shall serve as a written consent to the foregoing, which consent may be filed with the Securities and Exchange Commission. Said securitizations may be either of the following two types:

- a) A private placement Rule 144A offering to "qualified institutional buyers", as defined by Rule 144A ("Private Offering"), or
- b) A publicly registered offering of securities ("Public Offering").

In the case of Public or Private Offering, Client may accurately disclose the results of this report and the identity of our firm in the Offering Document or private placement memorandum.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may any other person or entity rely upon it, without the advance written consent of EMG.

In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on site visit.

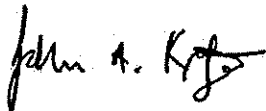
If you have any questions regarding this report, please contact the Technical Relationship Manager listed below at 800.733.0660, Ext. 6503.

**Researched by:** Joel Knauff, Project Manager

**Surveyed by:** Joel Knauff, Project Manager

**Written by:** Joel Knauff, Project Manager

**Reviewed by:**



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John Katze for:  
John F. Copman  
Technical Relationship Manager  
[jfcopman@emgcorp.com](mailto:jfcopman@emgcorp.com)

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## 2. SUMMARY

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EMG performed a Phase I Environmental Site Assessment, that included on site observations of the accessible areas of the Providence Ops Center (the "Project"), on June 10, 2004. The Project is located at 125 Dupont Drive in Providence, Rhode Island 02907, and consists of approximately 16.46 acres of land.

The Project, originally constructed in the late 1960s, is currently a commercial bank and office facility. Current facility operations include general office activities, as well as banking activities. Prior to construction of the current improvements, the Project historically was used as an industrial printing facility (approximately 1967-1970), residences (1889-1956), a bottling facility (1921-1956), and part of an ice house complex (1889-1921). Properties in the general vicinity of the Project include industrial land uses.

The following summarizes the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative has been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 and the American Financial Realty Trust Scope of Work.

Based on the results of the assessment, no recognized environmental conditions (RECs) or historical RECs were identified, with the exception of the following:

### ***Storage Tanks/Pipelines (Section 4. )***

- The Project is listed on the UST and LUST databases for a release discovered during the removal of six USTs in 2000-2001. The USTs were replaced with the currently existing USTs that range in capacity from 2,500 gallons to 10,000 gallons and contain diesel fuel and heating oil. Review of available information indicates that the release appears to have been associated with a heating oil UST and the case is listed as case closed. Further, the remaining USTs are listed as "permanently closed". Documentation detailing the removal of all of the storage tanks, investigation and remediation of the contamination, or regulatory correspondence was not provided for review. However, based on the regulatory status, no further action or investigation appears warranted at this time.

### ***Adjacent Properties (Section 5. ) / Regulatory Review (Section 6. )***

- The adjacent property to the west, 175 Dupont Drive, is listed as an active SHWS site. No documentation detailing the nature or extent of the contamination was provided for review. Based on proximity, topographic relation, the expected ground water flow direction, and regulatory status, the potential exists for impacts to the Project from this site. However, no on site receptors (i.e., wells, ponds, etc.) and there does not appear to be an immediate health risk to the occupants of the Project since the Project is serviced by the public water and sewer systems, and is not used for residential or daycare purposes. Based on this information, no further action appears warranted at this time.

In addition, the following was identified:

***Asbestos-Containing Materials (ACM) (Section 4.)***

- The identified suspect asbestos-containing roofing materials and resilient floor tile can be maintained in place if an Operations and Maintenance (O&M) Program is developed and implemented. A properly designed O&M Program is sufficient to maintain the Project in accordance with current regulatory standards and sound business practice. ACM maintained with an O&M Program can remain in place, provided the ACM remain intact and undisturbed.

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**2.1. RECOMMENDATIONS**

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The following additional action is recommended:

- The development and implementation of an Asbestos O&M Program. Costs indicated are for O&M Program Document development only. Comprehensive survey costs, if required, will be identified as a result of O&M Program implementation.

Associated cost estimate ..... \$495

### 3. HISTORICAL REVIEW

Based upon historical review, the Project historically was historically used as various residences (1889-1956), a bottling facility (1921-1956), and part of an ice house complex (1889-1921), prior to the development of the current Project improvements in the late 1960s. The following historical resources were researched as part of the historical review:

Resource:	Available from:	Results:
Tax Map	Providence Assessor's Office	The Project is listed as parcel 724 on tax plat 50.
Interviews	Mr. Ed Godek, Building Engineer	No environmentally significant information was identified through discussions with Mr. Godek, with the exception of the following:  - According to Mr. Godek, a release was noted during the removal of a heating oil UST from the Project in 2001. The release was reported to the RIDEM and remediation in the form of soil excavation was performed. Following the remediation, the Project was granted a no further action status from the RIDEM.
Local agency records	Providence Fire Department	According to a department representative, the Building department maintains UST records.
	Providence Building Department	No environmentally significant information was identified on file for the Project.
Historical Sanborn Maps dated: 1889 and 1900	EDR	The Project is shown as improved with various residences and part of an ice house complex. Adjacent properties shown as a residential property types. No environmental concerns with the Project or adjacent property uses.
Historical Sanborn Map dated: 1921	EDR	The Project is shown as improved with various residences, a bottling factory, and part of an ice house complex. Adjacent properties shown as a residential property types. No environmental concerns with the Project or adjacent property uses.
Historical Sanborn Maps dated: 1950 and 1956	EDR	The Project is shown as improved with various residences and a bottling factory. Adjacent properties shown as a residential property types. No environmental concerns with the Project or adjacent property uses.
Historical Sanborn Maps dated: 1972, 1977, and 1982	EDR	The Project is shown as improved with the current structure. Adjacent properties shown as a mixture of residential, commercial, and industrial property types. No environmental concerns with the Project or adjacent property uses.
City Directories dated: 1985-1999	Providence Public Library	The Project address is listed as Fleet National Bank and Service Corp. No environmentally significant occupants listed.
City Directories dated: 1975-1980	Providence Public Library	The Project address is listed as Industrial National Bank. No environmentally significant occupants listed.
City Directories dated: 1972-1973	Providence Public Library	The Project address is listed as vacant. No environmentally significant occupants listed.
City Directory dated: 1970	Providence Public Library	The Project address is listed as Livermore & Knight Company. No environmentally significant occupants listed.



<b>Resource:</b>	<b>Available from:</b>	<b>Results:</b>
<b>City Directories dated: 1937-1965</b>	Providence Public Library	The Project address is not listed
<b>Aerial Photographs dated: 1995 and 2002</b>	Microsoft TerraServer	The Project is shown as improved with the current improvements. Adjacent properties shown as a mixture of residential, commercial, and industrial property types. No environmental concerns with the Project or adjacent property uses.
<b>Previous Investigations and Assessments</b>	N/A	None provided.
<b>Plans and Specifications</b>	N/A	None available at the Project or local agency offices visited for this assessment.

## 4. PROJECT RECONNAISSANCE

Property Summary	
Address:	125 Dupont Drive in Providence, Providence County, Rhode Island 02907
On site Point of Contact (POC)	Mr. Ed Godek, Building Engineer
Areas accessed:	Included all common areas; all exterior areas; and the Project boundaries.
Inaccessible areas:	None.
Weather conditions:	Partly cloudy, with temperatures in the mid 70s (°F) and light winds.
Current Project use:	The Project is currently a commercial bank branch and office facility.
Land area:	Approximately 16.46 acres.
Construction/renovation date(s):	Late 1960s (circa 1967)
Improvements:	Project improvements consist of one structure, three ancillary buildings used for generator housings, one ancillary building used for storage, landscaping, and surface-level asphalt paved parking/drive areas.
Water/sewer service:	The Project is serviced by public water and sanitary sewer systems.
Mechanical/HVAC systems:	Natural gas-fired water heaters. Heat and air-conditioning are supplied to the Project from combination electrically-operated and natural gas-fired units.
Topography	Source: Providence, Rhode Island and Massachusetts Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1987: - Slope of the Project is to the east-southeast. - Slope in the general area of the Project is to the east-southeast. - The nearest surface water feature is Muckapang Pond, which is located adjacent to the east-southeast of the Project.

Assessment component	Result:
Operational Activities/Noteworthy Tenants	No noteworthy tenants occupy the Project and no environmentally significant operations are conducted at the Project. No environmental concerns noted with the operational activities at the Project. Considering the operations assessed at the Project, no environmental permits, registrations, or notifications appear to be required.
Hazardous Materials and Petroleum Products Storage/Handling	The Project is involved in the use of hazardous materials and petroleum products in the form of routine janitorial/maintenance supplies, diesel fuel, heating oil, acid-type batteries, cooling tower treatment, and refrigeration oils. No environmental concerns noted.
Waste Generation, Treatment, Storage, and Disposal	The Project generates regulated waste in the form of spent refrigeration oils, as well as non-hazardous solid and liquid wastes. No environmental concerns noted.

Assessment component	Result:
<p><b>Polychlorinated Biphenyls (PCBs)</b></p>	<p>Two hydraulic lift elevators are located at the Project. PCB-containing hydraulic fluid has not been manufactured since 1977. Because the units were installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), EMG is of the opinion that the elevator hydraulic fluid potentially contains PCBs. No environmental concerns noted.</p> <p>A hydraulic trash compactor is located at the Project. Because the unit was installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), EMG is of the opinion that the hydraulic fluid potentially contains PCBs. No environmental concerns noted.</p>
<p><b>Asbestos-Containing Materials (ACM)</b></p>	<p>Suspect friable ACM in the form of mudded pipe insulation was identified.</p> <p>Suspect non-friable ACM in the form of roofing materials and resilient floor tile were identified. These materials were observed to be in good condition.</p> <p>It should be noted that 2X4 and 2X2 ceiling tile was also identified at the Project; however, conversation with the POC identified that these tiles have been added and replaced since the original building construction, when Fleet took over the building in the mid 1980s.</p> <p>Random samples of the mudded pipe insulation were collected. Laboratory analysis of the materials sampled did not identify any asbestos. Samples of the remaining suspect materials were not collected as a part of this assessment. These materials should be sampled prior to any demolition, renovation or repair work.</p>
<p><b>Radon Gas</b></p>	<p>Review of the USEPA's Radon Map for Providence County, Rhode Island indicated that the Project is located in Zone 2, areas with a predicted average indoor radon screening level between 2 and 4 pCi/L (picoCuries per liter of air).</p> <p>Based on the type of construction, the presence of commercial HVAC systems, and the commercial use of the buildings, there is reduced potential for the build-up of radon gas in the buildings at the Project.</p>
<p><b>Lead-Based Paint (LBP)</b></p>	<p>Lead-based paint was not addressed due to the non-residential and non-hotel nature of the Project.</p>
<p><b>Facility Storage Tanks and Pipelines (above or belowground)</b></p>	<p>No aboveground storage tanks (ASTs) or pipelines (above or belowground) were identified. No environmental concerns noted.</p> <p>The Project is listed on the UST and LUST databases for a release discovered during the removal of six USTs in 2000-2001. The USTs were replaced with the currently existing USTs that range in capacity from 2,500 gallons to 10,000 gallons and contain diesel fuel and heating oil. Review of available information indicates that the release appears to have been associated with a heating oil UST and the case is listed as case closed. Further, the remaining USTs are listed as "permanently closed". Documentation detailing the removal of all of the storage tanks, investigation and remediation of the contamination, or regulatory correspondence was not provided for review. However, based on the regulatory status, no further action or investigation appears warranted at this time.</p>
<p><b>Surface Areas</b></p>	<p>Staining was observed on the concrete pad in the area of the emergency generators. According to Mr. Godek, the staining is a result of minor releases of lubricant oil during routine maintenance on the emergency generators. The staining appeared surficial in nature and is not anticipated to adversely impact the environmental integrity of the Project. No other environmental concerns were noted.</p>

Assessment component	Result:
Wetlands	<p>Review of the Providence, Rhode Island and Massachusetts Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1987, and visual observations during the on site assessment, identified the following:</p> <ul style="list-style-type: none"> <li>- A surface water feature was identified on adjacent property to the east-southeast. Any development of wetland areas, or of areas that might disturb wetlands, should be coordinated with applicable federal, state, and local agencies. According to Ms./Mr. Godek, this is no planned development activities that may affect this area.</li> </ul>
Soils	<p>Soil Survey of Rhode Island published by the United States Department of Agriculture Soil Conservation Service (USDA SCS) and dated 1970:</p> <ul style="list-style-type: none"> <li>- The Project is located in an area comprised of one soil type known as Urban Land (Ur, UD).</li> <li>- The urban land complex indicates that the majority of the predominant soil type has been disturbed and covered with an impervious layer consisting of buildings, sidewalks, streets, and other structures. The undisturbed areas of the complex retain the original soil characteristics.</li> </ul>
Geology	<p>Review of the Bedrock Geology of Rhode Island published by the Geological Survey and dated 1952, indicated the following:</p> <ul style="list-style-type: none"> <li>- The Project is located within the upland till plain physiographic province of Rhode Island. The Project is further located over the East Greenwich Group which consists of Cowesett granite with an estimated thickness of approximately 1,500 feet.</li> </ul>
Groundwater Hydrology	<p>Review of the Ground Water Resources of Rhode Island published by the Rhode Island Development Council and dated 1956, indicated the following:</p> <ul style="list-style-type: none"> <li>- The Project is located within the Pawtucket aquifer formation with estimated ground water levels from 10 to 50 feet below ground surface.</li> </ul> <p>Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward the east-southeast.</p> <p>Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.</p>
Mold	<p>EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the Project buildings.</p>

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## 5. ADJACENT PROPERTIES

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The following properties were observed:

Direction	Use(s)
North	The Project is bordered to the north by Amtrak railroad tracks. Further north are residences.
East	The Project is bordered to the east by Mashapang Pond.
South	The Project is bordered to the south by the Encore – Rawcliffe industrial facility.
West	The Project is bordered to the west by Dupont Drive. Further west are the Elliot Group Display Manufacturing facility and the Anson Jewelry Manufacturing facility.

The adjacent property use was identified on the SHWS and RCRIS-LQG database. More information regarding this site is included in the Regulatory Review discussion (Section 6. ).

Based on observations and available regulatory information, the remaining adjacent property uses are not anticipated to adversely impact the environmental integrity of the Project.

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## 6. REGULATORY DATABASE REVIEW

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EMG obtained a regulatory database report from Environmental Data Resources, Inc. (EDR) in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites; the regulatory database search was run in accordance with the scope of work for this assessment. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. A copy of the Regulatory Database Report is included in the Appendices, Section 7. .

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is listed on the UST, LUST, RCRIS-SQG, and FINDS databases.

No reported violations are cited for the RCRIS or FINDS listings. As such, no further action or investigation is recommended regarding these listings. More information regarding the UST and LUST listings is included in the *Storage Tanks/Pipelines* section of this report.

The following is a discussion of the adjacent/abutting listed sites, as well as the other off site facilities which have the potential to have negatively impacted the environmental integrity of the Project:

**ANNE AT HOME/ C&J JEWELRY/ ROMAC, INC.**

**100-150 Dupont Drive**

**Distance: Adjacent**

**Direction: West**

**Database listed on: RCRIS-SQG (four times)**

Based on review of the USGS Topographic Map, this site is located topographically up gradient from the Project and estimated groundwater flow in the area of the site is to the east, towards the Project. The RCRIS-Generator database is merely a listing of all facilities that, due to the amount of hazardous waste generated, are required to register with the USEPA for tracking purposes and are not necessarily sites with reported contamination incidents. This site is not reported as being non-compliant with the requirements of the RCRA regulations. Furthermore, this site is not identified on any database which reports spills or releases such as the NPL, SHWS, or CERCLIS databases. Based on the nature of the listing and the current regulatory status of the site, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

**DON MAR CREATIONS/ ENCORE GROUP - RAWCLIFFE DIVISION**

**175 Dupont Drive**

**Distance: Adjacent**

**Direction: Northwest**

**Databases listed on: SHWS, UST, RCRIS-LQG**

Based on review of the USGS Topographic Map, this site is located topographically up gradient from the Project and estimated groundwater flow in the area of the site is to the east, towards the Project.

Information in the SHWS database indicates that the site is still an active hazardous waste site. No documentation detailing the nature or extent of the contamination was provided for review.

Information on the RCRIS-LQG database indicates numerous RCRIS violations for the site. All violations are listed as resolved. Information in the UST database indicates that two 5,000-gallon heating oil USTs installed in 1966 were permanently closed.

Based on proximity, topographic relation, the expected ground water flow direction, and regulatory status, the potential exists for impacts to the Project from this site. However, no on site receptors (i.e., wells, ponds, etc.) and there does not appear to be an immediate health risk to the occupants of the Project since the Project is serviced by the public water and sewer systems, and is not used for residential or daycare purposes. Based on this information, no further action appears warranted at this time.

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## 7. APPENDICES

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- APPENDIX A: Photographic Documentation
- APPENDIX B: Field Sketch
- APPENDIX C: Maps and Aerial Photographs
- APPENDIX D: Records of Communication
- APPENDIX E: Laboratory Analytical Results
- APPENDIX F: Regulatory Database Report
- APPENDIX G: Supporting Documentation
- APPENDIX H: Scope of Work



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**APPENDIX A:  
PHOTOGRAPHIC DOCUMENTATION**

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Photo #1: Southern side of the Project

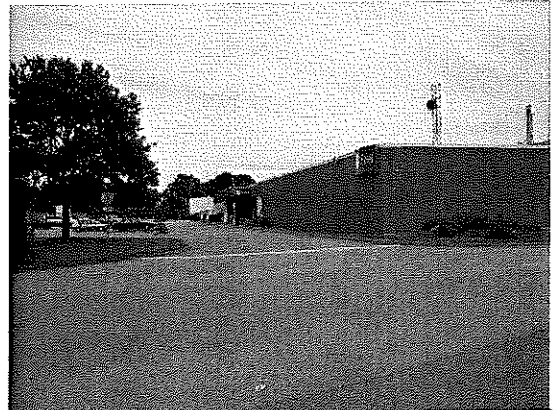


Photo #2: Western side of the Project

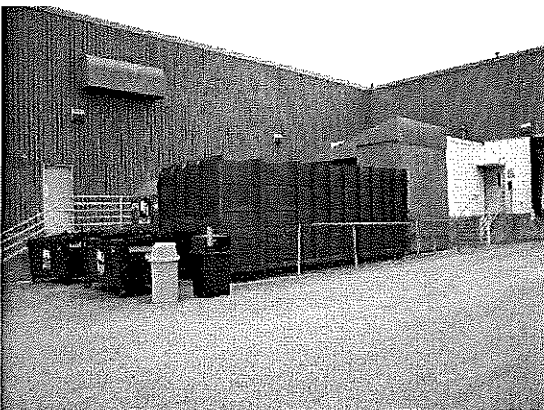


Photo #3: Trash compactor enclosure on eastern side of the Project

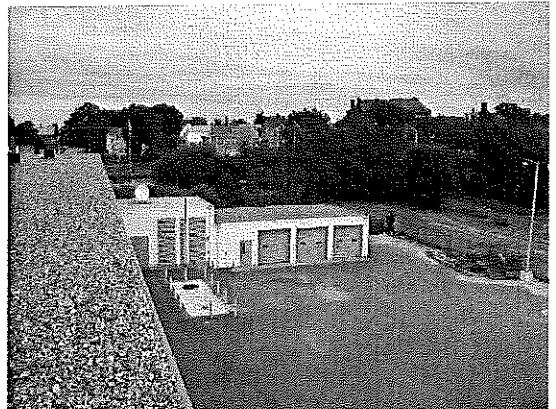


Photo #4: Generator enclosure and garage area on eastern side of the Project — note UST pad

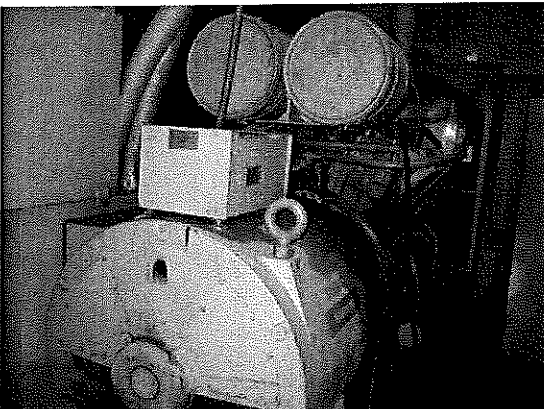


Photo #5: Emergency generator



Photo #6: Office space

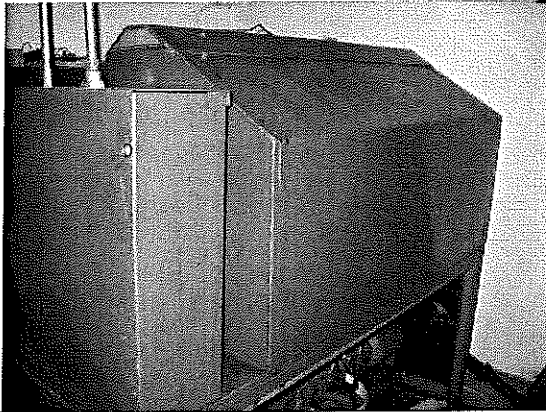


Photo #7: Elevator unit

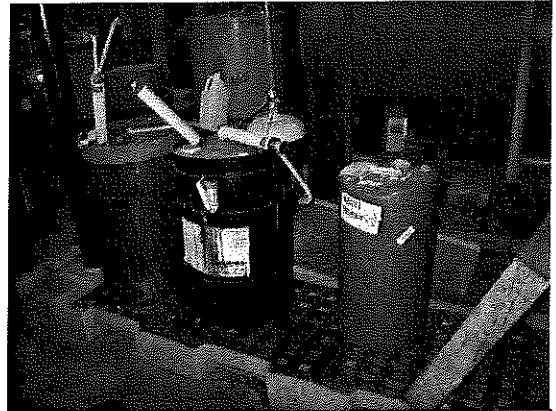


Photo #8: Cooling tower chemicals in the maintenance storage area

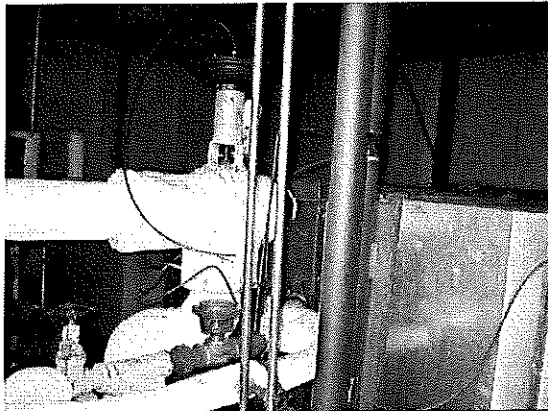


Photo #9: HVAC vault on the roof — note suspect ACM in the form of muddied pipe insulation



Photo #10: Area of former leaking underground storage tank



Photo #11: Acid-type batteries

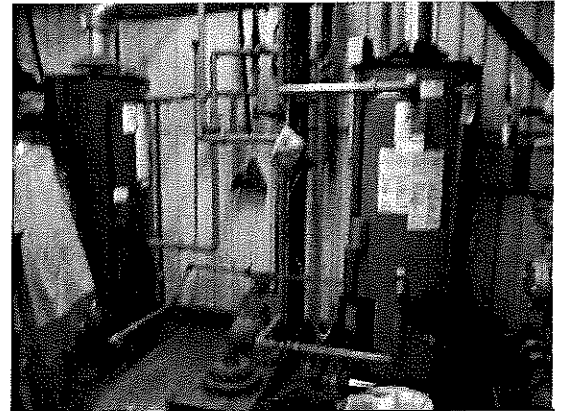


Photo #12: Water heaters

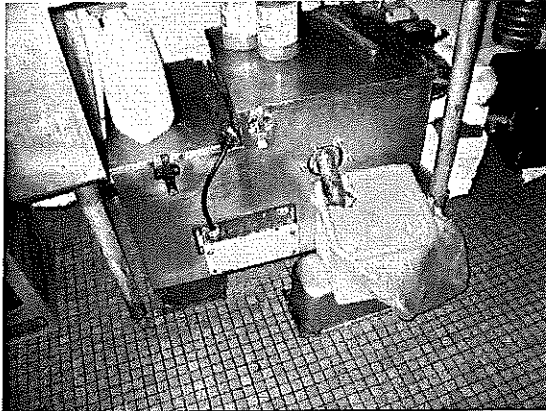


Photo #13: Grease trap

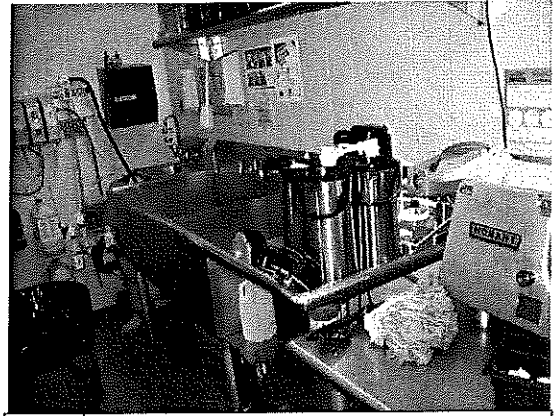


Photo #14: Kitchen area

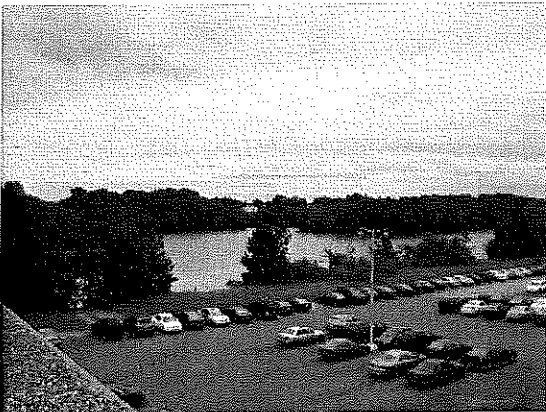


Photo #15: Adjacent property east — pond

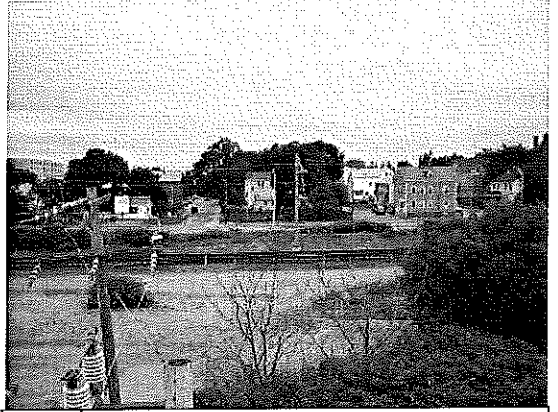


Photo #16: Adjacent property north — railroad tracks, with residences beyond



Photo #17: Adjacent property west — light industrial development



Photo #18: Adjacent property south — light industrial development

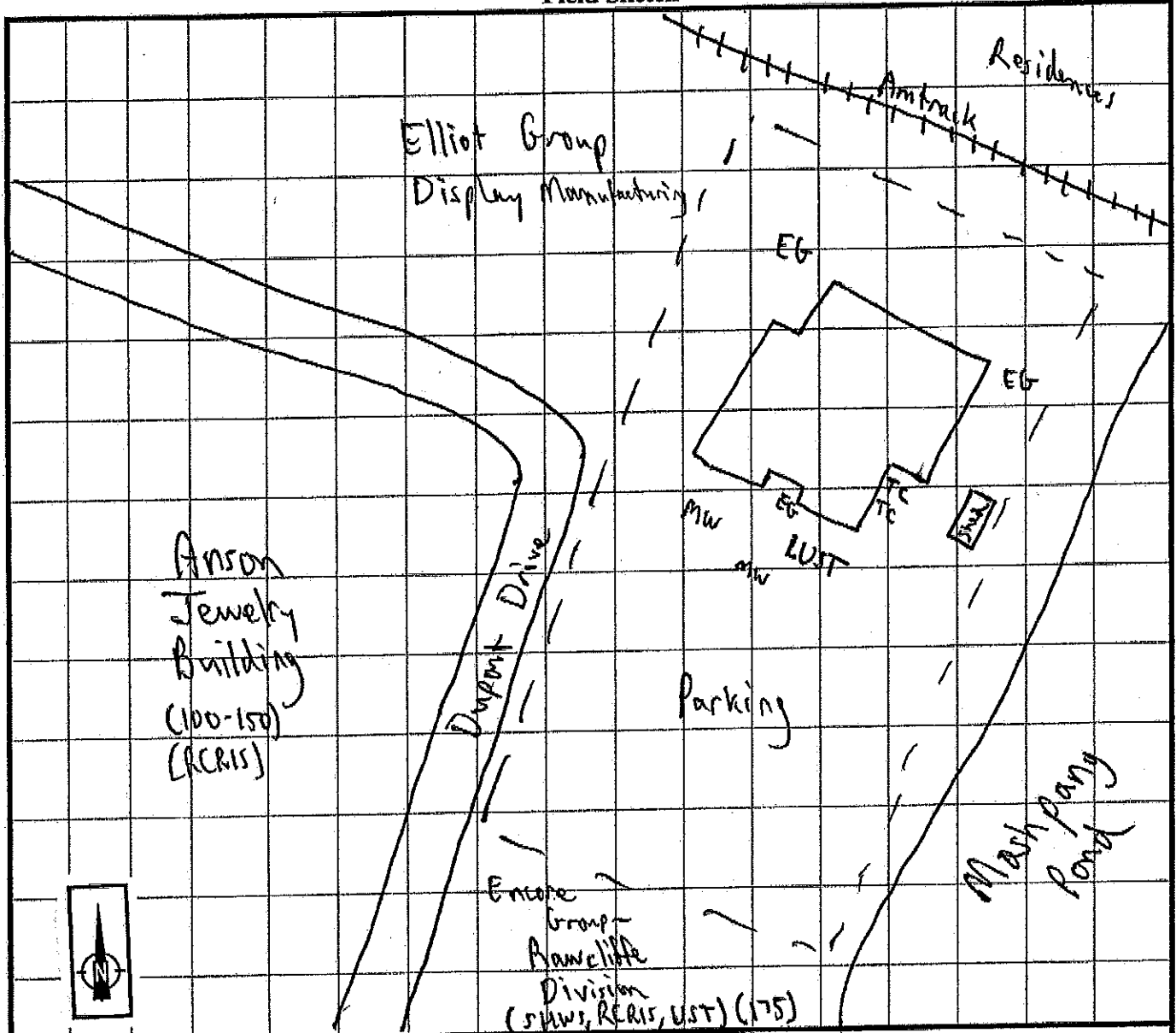
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**APPENDIX B:  
FIELD SKETCH**

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Field Sketch



Key:

- EG = Generator Vault w/ UST
- LUST = former leaking underground storage tank
- mW = monitoring well
- TC = Trash Compactor
- - - = Project Boundary

Project Number:

117738

Project Name:

Providence Opr Center - Dupont Drive

On-Site Date:

6-10-04

Not drawn to scale.  
The north arrow indicator is an approximation of 0° North.

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**APPENDIX C:  
MAPS AND AERIAL PHOTOGRAPHS**

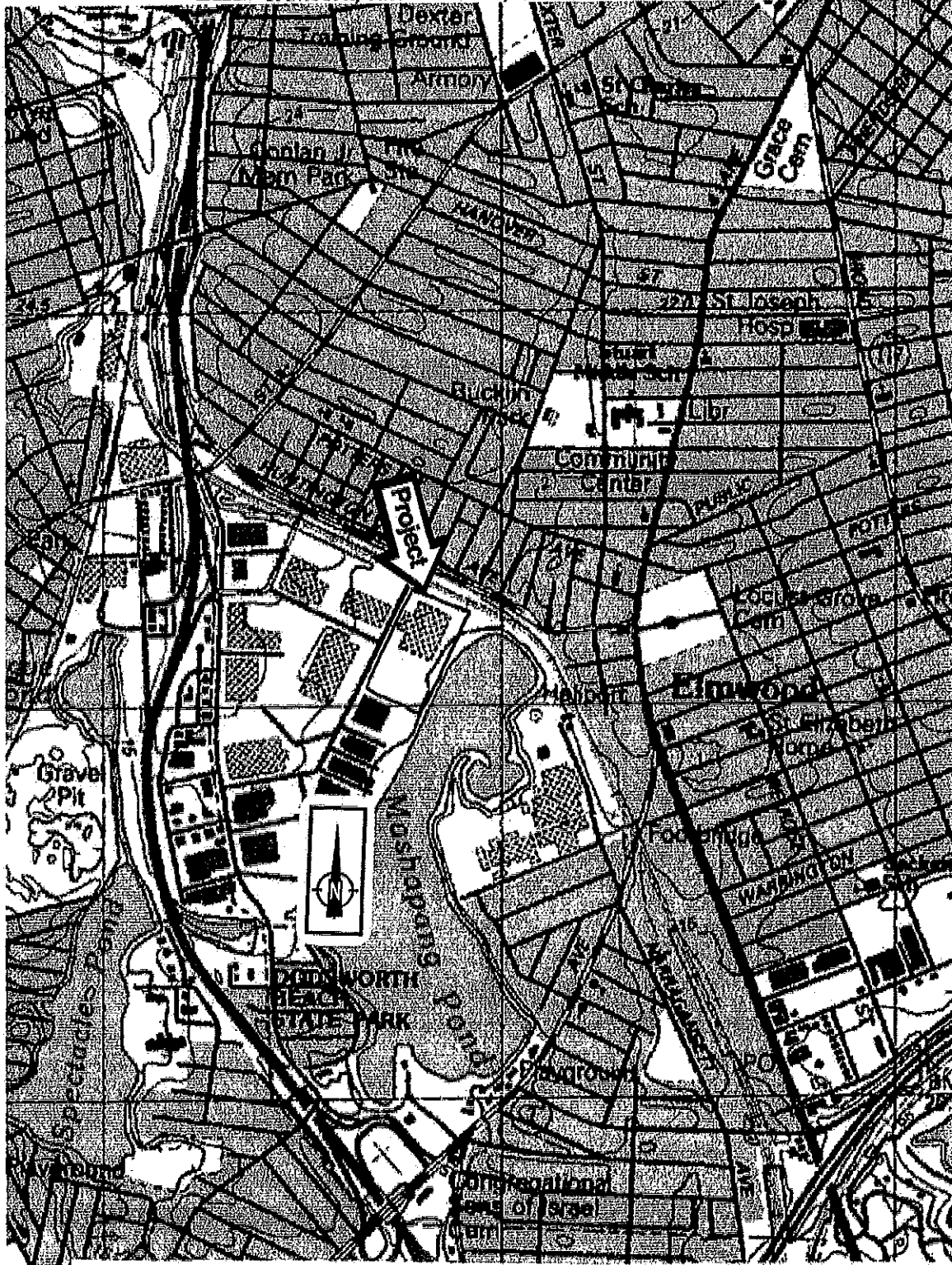
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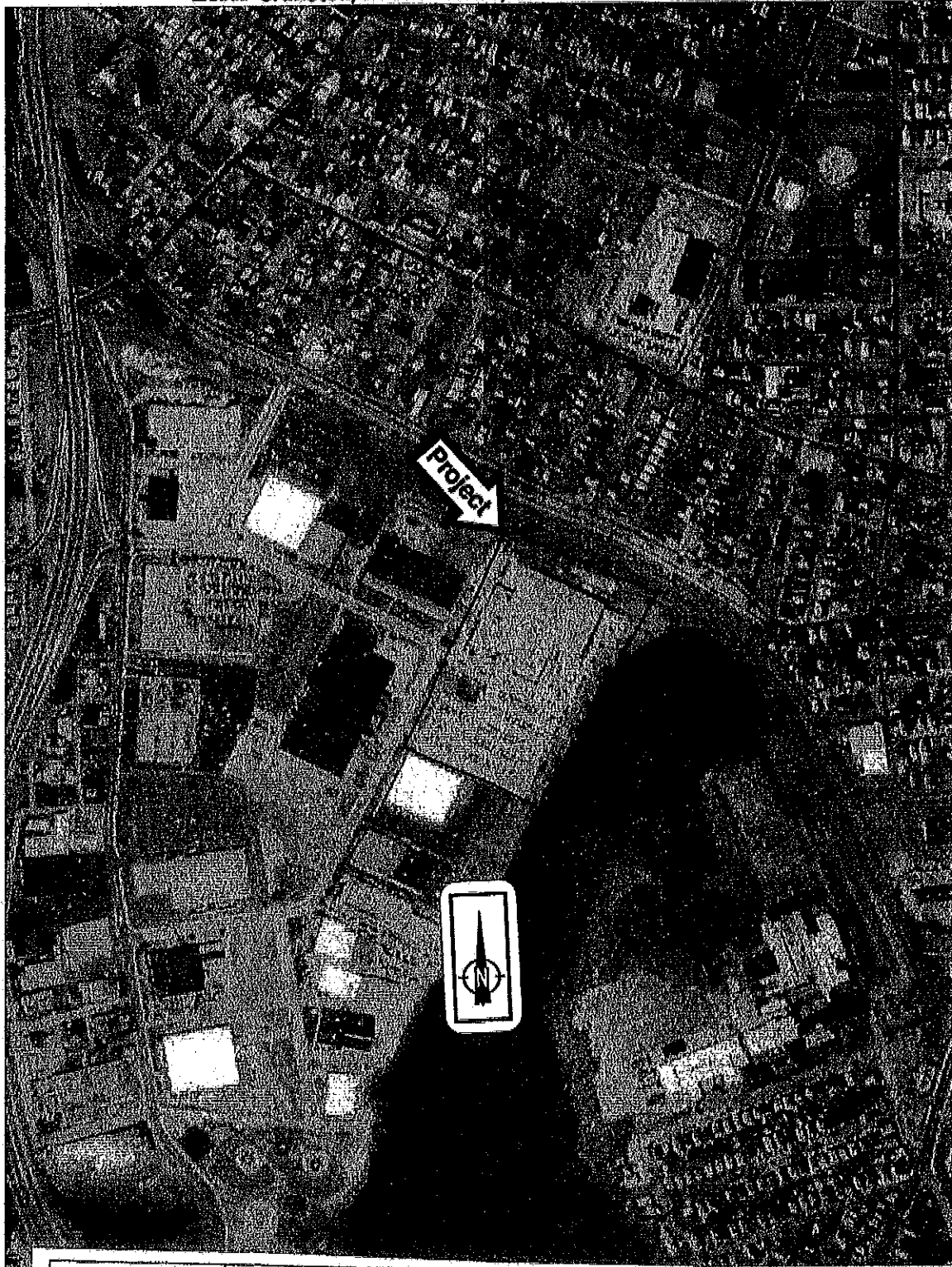
Send To Printer    Back To TerraServer    Change to 11x17 Print Size    Show Grid Lines    Change to Landscape

USGS Cranston, Rhode Island, United States 01 Jul 1985



Project Number: 117738  
 Project Name: Providence Ops Center – Dupont Drive  
 Description: 1987 USGS Topographic Map  
 Providence, Rhode Island-Maine Quadrangle  
 The north arrow indicator is an approximation of 0°North





	<p>Project Number: 117738 Project Name: Providence Ops Center – Dupont Drive Description: 1995 Aerial Photograph The north arrow indicator is an approximation of 0°North</p>
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Send To Printer

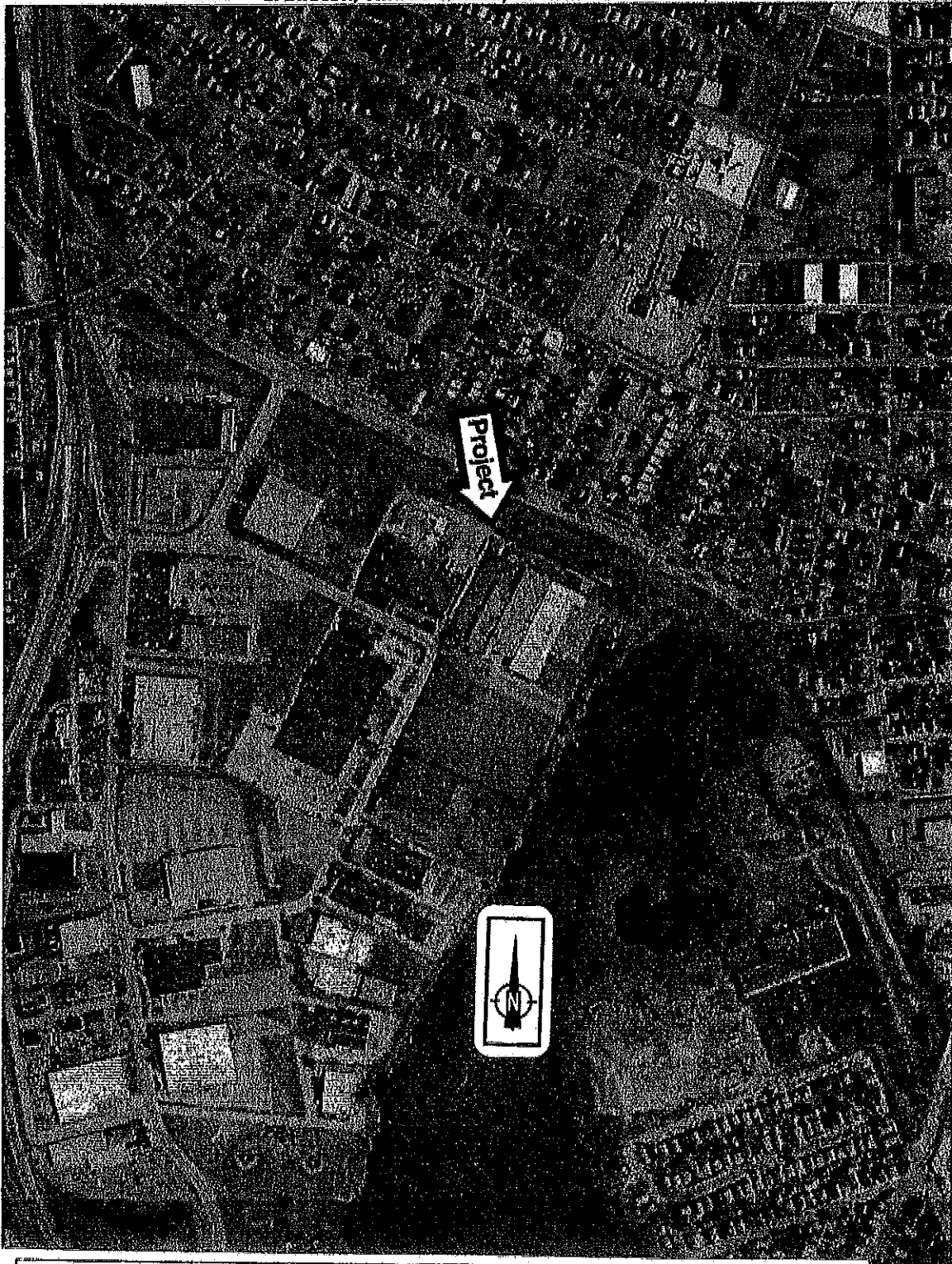
Back To TerraServer

Change to 11x17 Print Size

Show Grid Lines

Change to Landscape

 **USGS Cranston, Rhode Island, United States** 26 Apr 2002



Project Number: 117738  
Project Name: Providence Ops Center – Dupont Drive  
Description: 2002 Aerial Photograph  
The north arrow indicator is an approximation of 0°North

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**APPENDIX D:  
RECORDS OF COMMUNICATION**

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**ENVIRONMENTAL**  
ASSESSMENT

117738

**RECORD OF COMMUNICATION**

Date: 6-10-04 Time: 1:30pm  
Project Number: 117738 Recorded by: Joel Knauff  
Project Name: Providence Ops Center - Dupont Drive

Communication with: Ed Godek  
of: The Project  
Phone: (401) 865-7197

Communication via:  
 Telephone Conversation  
 Discussions During Site Assessment  
 Office Visitation/Meeting at:  
 Other:

Re:  
The Project

**Summary of Communication:**

Mr. Godek informed EMG that he has been associated with the Project since 1984. He is unaware of the prior uses of the Project. According to Mr. Godek, contamination was encountered during the removal of a heating oil UST at the Project in 1999. The contamination was confined to the soil thanks to the clayey nature of the soil in the area. Contaminated soil was excavated and the site was granted a no further action letter from the RIDEM.



**PRE-SURVEY QUESTIONNAIRE**

Person completing form: Ed Godek Date: 6-10-04  
 Association with Project: Building Engineer Phone Number: (401) 865-7197  
 Project Name: Providence Ops Center – Dupont Drive Project Number: 117738

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Note: U-NR indicated "Unknown" or "No Response".

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
1A.	Is the Project used for an Industrial use?		X		
1B.	Are any Adjoining Properties used for an industrial use?	X			Various industrial properties to the west and south
2A.	To the best of your knowledge, has the Project been used for an industrial use in the past?	X			Livermore & Knight Printing
2B.	To the best of your knowledge, has any Adjoining Properties been used for an industrial use in the past?	X			Various industrial properties to the west and south
3A.	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3B.	Is any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	X			Livermore & Knight Printing
4B.	To the best of your knowledge, has any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		



# ENVIRONMENTAL ASSESSMENT

117738

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?	X			Acid-type batteries
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?	X			Acid-type batteries
6A.	Are there currently any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?	X			Probably printing chemicals during the Livermore and Knight building occupation
6B.	To the best of your knowledge, have there been previously any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?		X		
7A.	Is there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
8A.	Has Fill Dirt been brought onto the Project which originated from a contaminated site?		X		
8B.	Has Fill Dirt been brought onto the Project which is of an unknown origin?		X		
9A.	Are there currently any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
9B.	To the best of your knowledge, have there been previously any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
10A.	Is there currently, any stained soil on the Project?		X		
10B.	To the best of your knowledge, has there been previously any stained soil on the Project?	X			Soil contamination during the 1999 UST removal
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?	X			4 USTs -2,500 gal, 5000 gal, 2-10,000 gal - all replaced in 1999-2000



# ENVIRONMENTAL ASSESSMENT

117738

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?	X			5 older tanks – 2-2,500 gal, 5000 gal, 2-10,000 gal – all removed in 1999-2000
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?	X			For current USTs
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?	X			For past USTs
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?				N/A - Municipal water supply
14B.	If the Project is served by a private well or non-public water system has the well been designated as contaminated by any government environmental/health agency?				N/A - Municipal water supply
15.	Are there any Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?		X		
16A.	Has the owner or occupant of the Project been informed of the past existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?	X			Livermore & Knight Printing used chemicals.
16B.	Has the owner or occupant of the Project been informed of the current existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?	X			Livermore & Knight Printing used chemicals.



# ENVIRONMENTAL ASSESSMENT

117738

QUESTION	OWNER/OCCUPANT			COMMENTS
	Yes	No	U-NR	
16C.		X		
17.		X		
18.		X		
19A.		X		
19B.		X		
20.	X			
21.		X		
22.	X			Some on the condensate tank -- OSHA screened
23.	X			OSHA screening -- no additional ACM identified
24.		X		
25.		X		
26.		X		
27.		X		
28.		X		





# ENVIRONMENTAL ASSESSMENT

117738

QUESTION	OWNER/OCCUPANT			COMMENTS
	Yes	No	U-NR	
29. Has Radon testing ever been conducted at the Project?		X		
30. Are there any other Operations and Maintenance (O&M) Programs in place that we should be made aware of?		X		
31. Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?		X		
32. Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.		X		
33. Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?	X			
34. Is there a Mold Operations and Maintenance (O&M) Program in place at the Project?		X		
35. Is the HVAC system inspected at least annually?	X			
36. Have identified HVAC problems been corrected in a timely manner?	X			
37. Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?		X		
38. Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?	X			Incidental leaks
39. Has there ever been any sort of Indoor Air Quality or Mold Testing conducted in the building(s)?	X			Last performed 1-3-04
40. Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)				Printing facility in late 60s and early 70s. Converted for banking operations in the early 70s.



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**APPENDIX E:**  
**LABORATORY ANALYTICAL RESULTS**

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# SCHNEIDER LABORATORIES INCORPORATED

2512 W. Cary Street • Richmond, Virginia • 23220-5117  
804-353-6778 • 800-785-LABS (5227) • (FAX) 804-353-6928

*Excellence in Service and Technology*

AIHA/ELLAP 100527, NVLAP 101150-0, NYELAP/NELAC 11413, CAELAP 2078, NC 593

## LABORATORY ANALYSIS REPORT

Asbestos Identification by EPA Method 600/R-93/116

<b>ACCOUNT:</b>	992-04-16218	<b>DATE COLLECTED:</b>	6/10/04
<b>CLIENT:</b>	EMG PHASE I	<b>DATE RECEIVED:</b>	6/15/04
<b>ADDRESS:</b>	11011 McCORMICK DRIVE HUNT VALLEY, MD 21031	<b>DATE ANALYZED:</b>	6/17/04
<b>PO NO.:</b>	Knauff	<b>DATE REPORTED:</b>	6/17/04
<b>PROJECT NAME:</b>	Prov. Op Ctr		
<b>PROJECT NO.:</b>	117738		
<b>JOB LOCATION:</b>	125 DuPont Dr		

Client Sample No.	SLI Sample/ Layer ID	Sample Identification/ Layer Name	Asbestos Detected (Yes/No)	Sample Description
1A	28053379 Layer 1: 100% Non-Asbestos	Roof HVAC Vault Insulation	No	Gray, Powdery, Fibrous MINERAL/GLASS WOOL 35%, NON FIBROUS MATERIAL 65%
1B	28053380 Layer 1: 100% Non-Asbestos	Roof HVAC Vault Insulation	No	Gray, Powdery, Fibrous MINERAL/GLASS WOOL 35%, NON FIBROUS MATERIAL 65%
1C	28053381 Layer 1: 100% Non-Asbestos	Roof HVAC Vault Insulation	No	Gray, Powdery, Fibrous CELLULOSE FIBER < 1%, MINERAL/GLASS WOOL 35%, NON FIBROUS MATERIAL 65%

**ANALYST: KATHERINE M. CHARLES**  
Total no. of pages in report =

REVIEWED BY

John E. Shiflett, QA Mgr.

*Samples analyzed by the EPA Test Method are subject to the inherent limitations of light microscopy including interference by matrix components. Gravimetric reduction and correlative analyses are recommended for all non-friable, organically bound materials. For calibrated visual estimate, 1% is the concentration at which there is a quantitative uncertainty. This report relates only to the items tested, must not be reproduced except in full with the approval of the lab, and must not be used to claim NVLAP or other government agency endorsement.*

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**APPENDIX F:**  
**REGULATORY DATABASE REPORT**

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**EDR™** Environmental  
Data Resources Inc

## **The EDR Radius Map**

**Prepared for EMG**

**Project #: 117738**

**Providence Ops Center - Dupont Drive  
125 Dupont Drive  
Providence, RI 02907**

**Inquiry Number: 01201685.1r**

**May 27, 2004**

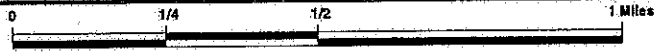
### **The Standard in Environmental Risk Management Information**

440 Wheelers Farms Road  
Milford, Connecticut 06460

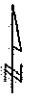
#### **Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)

OVERVIEW MAP - 01201685.1r - EMG, Inc.

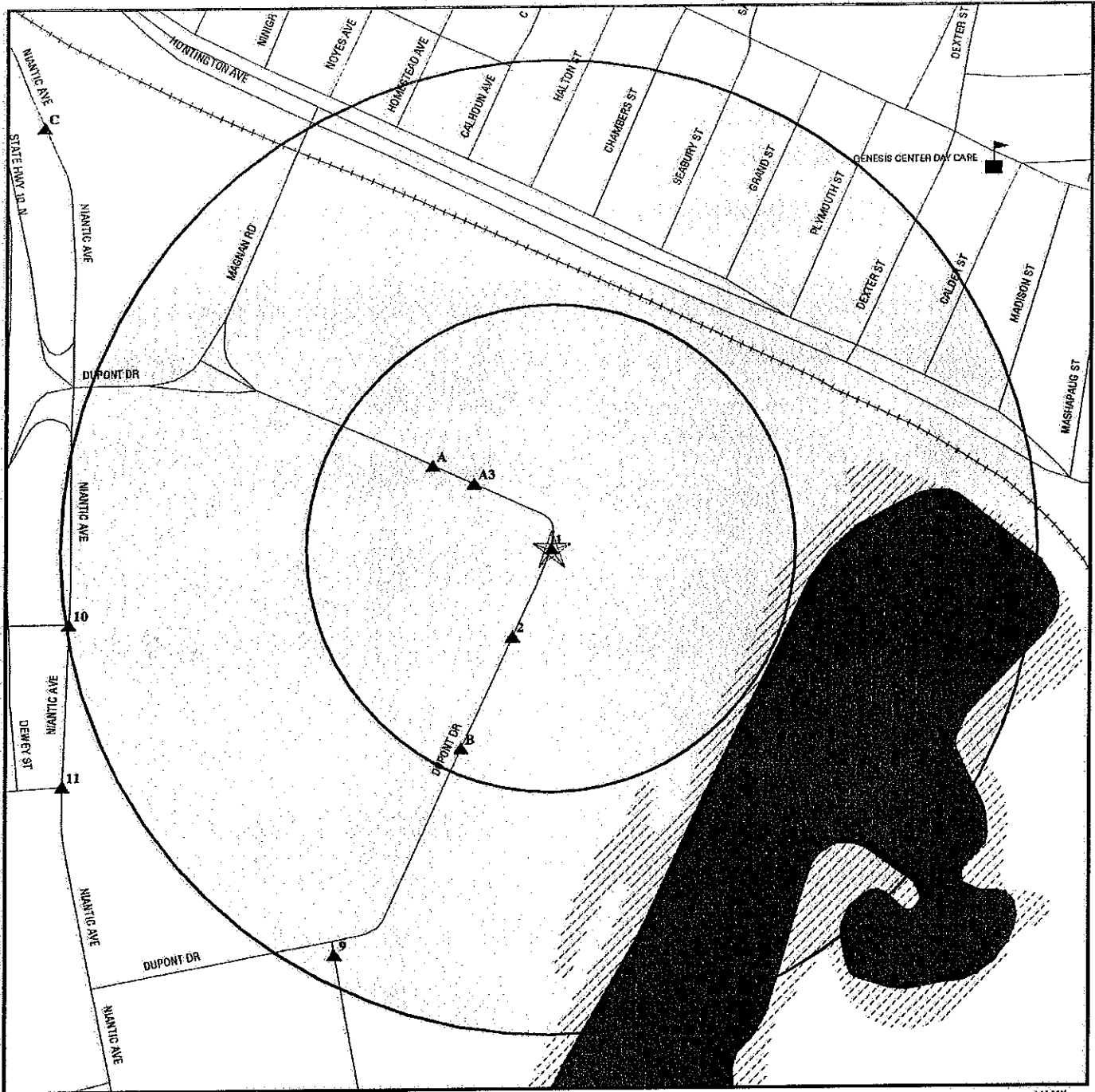


- ★ Target Property
- ▲ Toxic Sites
- ▲ Coal Gasification Sites
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites
- ▨ Indian Reservations BIA
- ▨ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone



<b>TARGET PROPERTY:</b>	Providence Ops Center - Dupont Drive	<b>CUSTOMER:</b>	EMG, Inc.
<b>ADDRESS:</b>	125 Dupont Drive	<b>CONTACT:</b>	Robyn Kennedy
<b>CITY/STATE/ZIP:</b>	Providence RI 02907	<b>INQUIRY #:</b>	01201685.1r
<b>LAT/LONG:</b>	41.7994 / 71.4345	<b>DATE:</b>	May 27, 2004 8:09 pm

**DETAIL MAP - 01201685.1r - EMG, Inc.**



- ★ Target Property
- ▲ Toxic Sites
- ▲ Coal Gasification Sites
- ↓ Sensitive Receptors
- ☐ National Priority List Sites
- ☐ Landfill Sites
- ☐ Dept. Defense Sites
- ☐ Indian Reservations BIA
- ☐ Oil & Gas pipelines
- ☐ 100-year flood zone
- ☐ 500-year flood zone

<b>TARGET PROPERTY:</b>	Providence Ops Center - Dupont Drive	<b>CUSTOMER:</b>	EMG, Inc.
<b>ADDRESS:</b>	125 Dupont Drive	<b>CONTACT:</b>	Robyn Kennedy
<b>CITY/STATE/ZIP:</b>	Providence RI 02907	<b>INQUIRY #:</b>	01201685.1r
<b>LAT/LONG:</b>	41.7994 / 71.4345	<b>DATE:</b>	May 27, 2004 8:11 pm

**MAP FINDINGS SUMMARY**

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
<b><u>FEDERAL ASTM STANDARD</u></b>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	1	NR	NR	1
CERC-NFRAP		0.500	0	0	1	NR	NR	1
CORRACTS		1.000	0	0	1	0	NR	1
RCRIS-TSD		0.500	0	0	1	NR	NR	1
RCRIS Lg. Quan. Gen.		0.125	1	NR	NR	NR	NR	1
RCRIS Sm. Quan. Gen.	X	0.125	4	NR	NR	NR	NR	4
ERNS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE ASTM STANDARD</u></b>								
State Haz. Waste		1.000	1	2	17	23	NR	43
State Landfill		0.500	0	0	3	NR	NR	3
LUST	X	0.500	0	0	8	NR	NR	8
UST	X	0.125	1	NR	NR	NR	NR	1
<b><u>FEDERAL ASTM SUPPLEMENTAL</u></b>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.125	0	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		TP	NR	NR	NR	NR	NR	0
DOD		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE OR LOCAL ASTM SUPPLEMENTAL</u></b>								
AST		TP	NR	NR	NR	NR	NR	0
SPILLS		TP	NR	NR	NR	NR	NR	0
<b><u>EDR PROPRIETARY HISTORICAL DATABASES</u></b>								
Coal Gas		0.125	0	NR	NR	NR	NR	0



**MAP FINDINGS SUMMARY**

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
<b><u>BROWNFIELDS DATABASES</u></b>								
US BROWNFIELDS		TP	NR	NR	NR	NR	NR	0
Brownfields		TP	NR	NR	NR	NR	NR	0
INST CONTROL		TP	NR	NR	NR	NR	NR	0

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

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**APPENDIX G:  
SUPPORTING DOCUMENTATION**

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**STATE OF RHODE ISLAND**



Department of Environmental Management  
Office of Waste Management

**UNDERGROUND STORAGE TANK FACILITY  
CERTIFICATE OF REGISTRATION**

This certifies that **FLEET NATIONAL BANK**

*has been duly registered pursuant to Section 8.00 of the regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials based upon factual representations contained in the Applications for Registration. Any substantial modifications to the systems at this facility or changes in information contained in the Applications must be reported to the Department.*

Facility Address:  
125 DUPONT DR  
PROVIDENCE, RI 02907

*Bruce T. Cattwell*

Supervising Sanitary Engineer, Office of Waste Management

This certificate effective 01 Jul 2002 and expires 30 Jun 2003 or until 45 days following issuance of a fee invoice.

*This certificate cannot be transferred to any other person, facility or location with the express written approval of the Director. This Certificate acknowledges only that the above-referenced facility has complied with the registration requirements of Section 8.00 and DOES NOT indicate this facility's compliance with any other section of the regulations. This Certificate may be suspended, modified or revoked in accordance with the Regulations.*

The following tank(s) have been duly registered at this facility:

<u>TANK NO.</u>	<u>STATUS</u>	<u>SUBSTANCE</u>	<u>CAPACITY</u>
7	In Use	Diesel	5000
8	In Use	Diesel	10000
9	In Use	Diesel	2500

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**APPENDIX H:  
SCOPE OF WORK**

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EMG conducted a Phase I Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives.

A Pre-Survey Questionnaire was completed as a part of this assessment which is included in the Appendices. The Questionnaire was completed with the POC. Information obtained from the Questionnaire has been used in the preparation of this report.

Visual observation above the drop ceiling tiles was not performed as a part of this assessment.

Visual observation of pipe chases and behind walls was not performed as a part of this assessment.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards using the ASTM Standard Practice E 1527-00 and the American Financial Realty Truist Scope of Work. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic data.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
  - Facility storage tanks, drums, containers (above or below ground), etc.
  - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
  - The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes
- A screening approach for the potential existence of:
  - Visual observation for suspect asbestos-containing materials, including the identification of all suspect materials in accessible areas (interior and exterior) and the collection and analysis of three bulk samples from each homogeneous area of friable and damaged non-friable suspect ACM. Any materials not sampled are considered suspect until tested and proven otherwise. Friable materials are those which can be easily crumbled or pulverized by hand pressure.

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for "suspect" determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place* (the "Green Book"). All materials listed in the Green Book which were installed prior to 1989 are considered suspect with the exception of resilient floor tile, asbestos-cement board (transite), and roofing felt, which are considered suspect regardless of installation date (these materials continue to be manufactured and installed in the United States).

The laboratory reports list the samples taken from the Project and their subsequent analytical results using polarized light microscopy with dispersion staining (*Interim Method for Determination of Asbestos in Bulk Insulation Sample — USEPA 600/M4-82-020*) for asbestos. Analysis was performed using the "positive-stop" method, whereby analysis is stopped on a group of samples once the first positive sample is analyzed, and the entire homogeneous material is considered asbestos-containing.

- Radon gas propensity, through the review of the USEPA's Map of Radon Zones.
- Lead in water, based on information provided by the municipal water provider.
- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the Project.

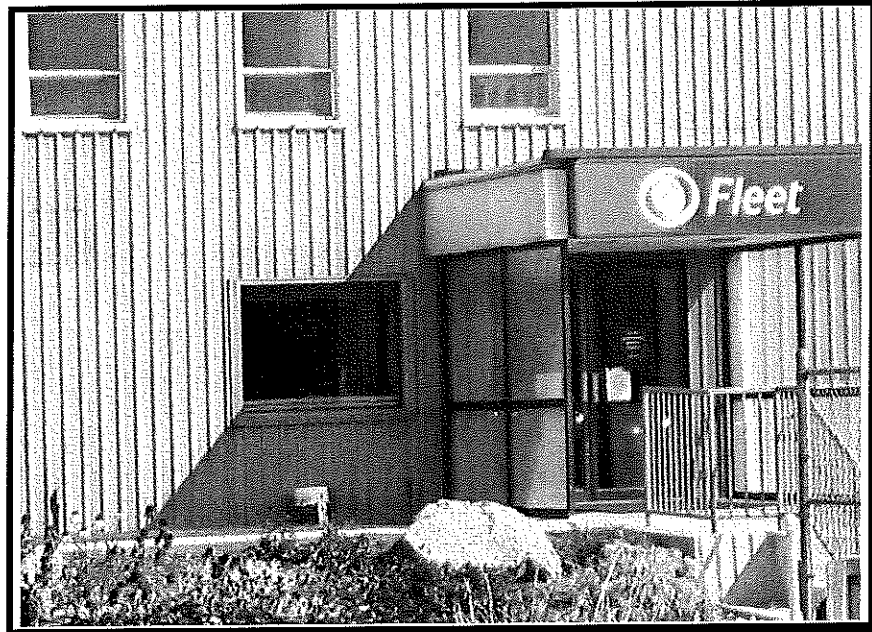
The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the Project and neighboring sites that may impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of the American Financial Realty Trust Scope of Work. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

# PROJECT REPORT

## AMERICAN FINANCIAL REALTY TRUST

680 Old York Road  
Jenkintown, Pennsylvania 19046  
Mr. Jeffrey P. Foster



## PHASE II ENVIRONMENTAL ASSESSMENT

of

## PROVIDENCE OPS CENTER

125 DuPont Drive  
Providence, Rhode Island 02907

### PREPARED BY:

EMG  
11011 McCormick Road  
Hunt Valley, Maryland 21031  
(800) 733-0660  
410.785.6220 (fax)  
[www.emgcorp.com](http://www.emgcorp.com)

### REVIEWED BY:

Mark W. Fischer  
Senior Consultant  
(800) 733-0660, Ext. 2722  
[mwfischer@emgcorp.com](mailto:mwfischer@emgcorp.com)

EMG Project #: 121954  
Date of Report: October 8, 2004  
On site Date: September 24, 2004

DUE DILIGENCE FOR THE LIFE CYCLE OF REAL ESTATE  
AN ISO 9001 CERTIFIED COMPANY • [www.emgcorp.com](http://www.emgcorp.com)

**EMG**

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**TABLE OF CONTENTS**

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1. Certification ..... 1  
2. Environmental Investigation..... 2  
3. Analytical Results..... 4  
4. Discussion and Conclusions ..... 5  
5. Appendices..... 6





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## **1. CERTIFICATION**

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EMG has completed a Phase II Environmental Site Assessment of the Providence Ops Center (the "Project"), located at 125 DuPont Drive in Providence, Rhode Island 02907. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on site visit.

If you have any questions regarding this report, please contact the reviewer listed below at 800.733.0660, Ext. 2722.

**Surveyed by:** Kent Gardenour, Project Manager

**Written by:** Kent Gardenour, Project Manager

**Reviewed by:**

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Mark W. Fischer  
Senior Consultant

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## 2. ENVIRONMENTAL INVESTIGATION

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The assessment was performed to address potential contamination resulting from the operation of current and former USTs. According to EMG's Phase I ESA for the Project (Project #117738), the Project is listed on the UST and LUST databases for a release discovered during the removal of six USTs in 2000-2001. The removed USTs were replaced with the current USTs that range in capacity from 2,500 gallons to 10,000 gallons and contain diesel fuel and heating oil. Review of available information indicates that the release appears to have been associated with a heating oil UST and the case is listed as "case closed." Further, the remaining USTs are listed as "permanently closed." Documentation detailing the removal of all of the storage tanks, investigation, and remediation of the contamination, or regulatory correspondence was not provided for review.

On September 24, 2004, EMG monitored the advancement of seven Geoprobe soil borings in the vicinity of the removed/existing USTs. The soil borings were advanced to a depth of eight feet below the ground surface, where groundwater was encountered. Soil samples were collected at four-foot depth increments from the soil borings.

Mild oil staining/odor was noted at a depth of 7.5 feet at boring SB-6. The impacted material was sand and gravel and was below what appeared to be a Visqueen® excavation liner (plastic sheeting). As the soil was below groundwater surface, standard practice for remediation by excavation would be to leave the soil in place and address as a groundwater issue. Both a soil and "grab" groundwater sample were collected to evaluate "worst case" residual contamination.

No petroleum odors or stains were detected in any of the remaining soil samples collected from the soil borings. Field screening of the soil samples with a photoionization detector (PID) did not indicate the presence of volatile organic compound (VOC) contamination in any of the soil samples collected from the soil borings. Soils encountered in the soil borings consisted of a very fine sand with varying trace amounts of silt. Groundwater was encountered at a depth of approximately seven feet below ground surface in each boring location. Boring logs are included in Appendix C.

All down-hole drilling equipment was thoroughly cleaned prior to commencement of drilling operations and between each boring and sampling interval. Soil samples were obtained continuously at four-foot intervals from each of the soil borings. The locations of the soil borings are indicated on the Boring Location Map included in Appendix A.

Soil samples were placed in pre-labeled glass jars with Teflon-lined plastic lids for chemical analyses. A zero headspace sampling protocol was employed. This protocol requires packing the soil into the sampling jars such that the amount of free air space in the sample container is minimized. The samples selected for chemical analyses were immediately placed in a cooler for preservation. The soil samples were then delivered to an accredited laboratory for analyses. The analyses of the samples were performed within their respective holding times. The samples selected for analyses were analyzed for polynuclear aromatic hydrocarbons (PNAs) via EPA Method 8270 and for benzene, ethylbenzene, toluene, and total xylenes (BTEX) via EPA Method 8021B. Chain-of-custody was maintained utilizing laboratory chain-of-custody tracking forms.

Shallow groundwater was encountered at a depth of approximately seven feet below ground surface. Multiple attempts to collect "grab" groundwater samples from the native fine sand were unsuccessful due to immediate equipment clogging with the fine sand. A "grab" groundwater sample was, however, successfully obtained from the fill material encountered in boring BH-6.

At the direction of EMG, Zebra drilling personnel drove a 4-foot length of stainless steel well screen, protected by a stainless steel sheath, to a depth of approximately ten feet below ground surface (three feet below the groundwater table). Teflon tubing was extended from the well screen to a surface peristaltic pump. Groundwater was pumped directly into pre-labeled, one-liter amber glass jars and 40-ml VOA vials with Teflon-lined plastic lids. The "grab" groundwater sample was immediately placed in a cooler for preservation, delivered to an accredited laboratory, and analyzed for BTEX via EPA Method 8021B and PNAs via EPA Method 8270. Chain-of-custody was maintained utilizing laboratory chain-of-custody tracking forms.

Upon completion, the boreholes were backfilled with excess soil cuttings and bentonite chips, and patched with asphalt where necessary.

### 3. ANALYTICAL RESULTS

Laboratory analytical results are summarized in Table 1 — Soil Sample Analytical Results and Table 2 — Groundwater Sample Analytical Results. A copy of the analytical results and chain-of-custody is provided as Appendix D.

TABLE 1 - SOIL SAMPLE ANALYTICAL RESULTS		
Sample No./Depth (feet)	BTEX (ppb)	PNAs (pb)
SB-1 7'	ND	ND
SB-2 8'	ND	ND
SB-3 5'	ND	ND
SB-4 6'	ND	ND
SB-5 8'	ND	ND
SB-6 8'	Total Xylenes - 7	ND
SB-7 8'	ND	ND

ppb = parts per billion ( $\mu\text{g}/\text{kg}$ )

ND = Non-detectable (below analytical method detection limit)

TABLE 2 - GROUNDWATER SAMPLE ANALYTICAL RESULTS		
Sample No.	BTEX (ppb)	PNAs (ppb)
SB-6 GW	ND	ND

ppb = parts per billion ( $\mu\text{g}/\text{L}$ )

ND = Non-detectable (below analytical method detection limit)

## 4. DISCUSSION AND CONCLUSIONS

Results of this investigation identified trace residual petroleum contamination in a single soil sample collected from below the groundwater table at the SB-6 boring location. Observations during sample collection suggest clean fill was placed above the sampled depth. Laboratory analytical results from a "grab" groundwater sample collected from this boring did not indicate the presence of contamination.

Residual contamination was not identified in soil samples collected from boring SB-7, approximately 15 feet downgradient from SB-6, indicating the lateral extent of any residual contaminants is minimal.

Rhode Island generic (Method 1) cleanup objectives for xylene are summarized in the table below:

Rhode Island Method 1 Cleanup Objectives for Identified Contaminant					
Contaminant	Identified Site Concentration	Direct Contact Objective		Leachability Objective	
		Residential	Industrial/Commercial	Class GA	Class GB
Total Xylenes	0.007 mg/kg	110 mg/kg	10,000 mg/kg	540 mg/kg	None Set

The identified concentration of xylenes is several orders of magnitude below the most stringent cleanup objective. Based on the results of this investigation, no further action is recommended regarding the current and former USTs at this time.

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## **5. APPENDICES**

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APPENDIX A: Site Map

APPENDIX B: Photographic Documentation

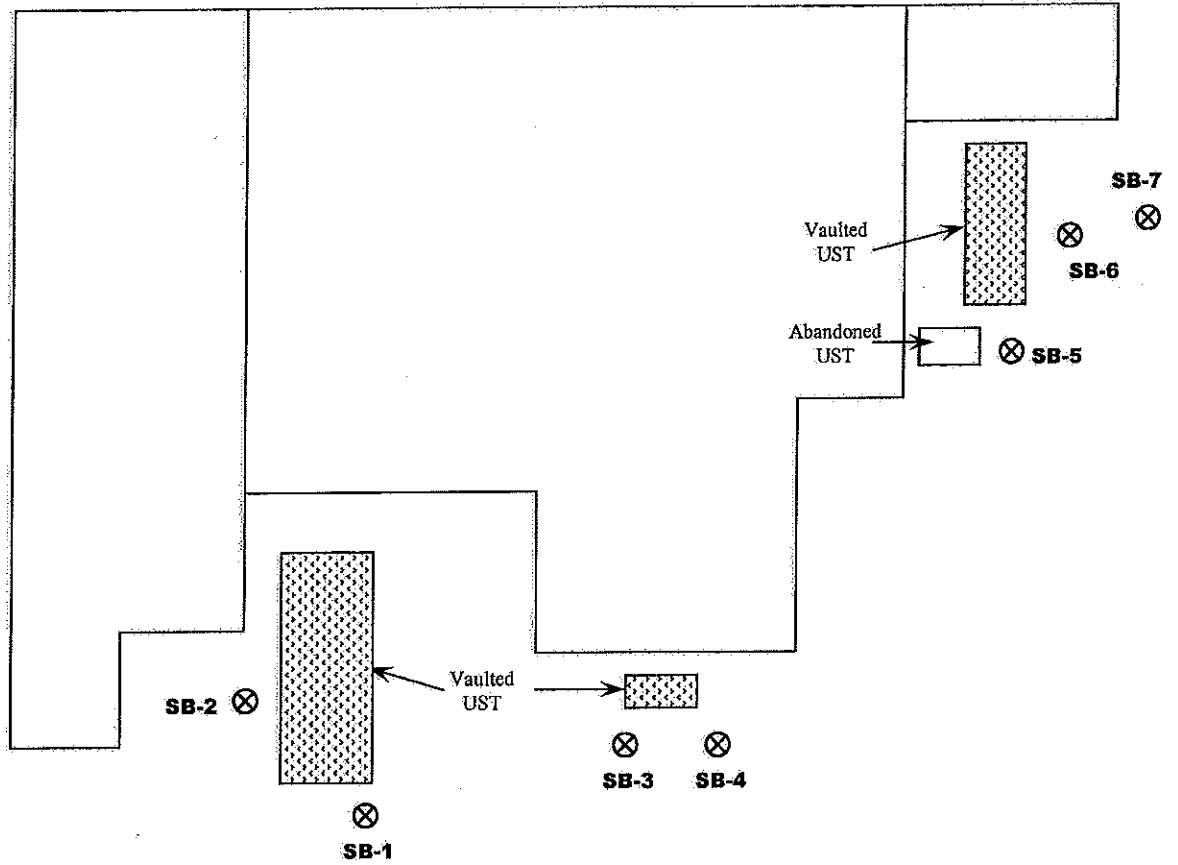
APPENDIX C: Boring Logs

APPENDIX D: Laboratory Results/Chain-of-Custody Form

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**APPENDIX A:**  
**SITE MAP**

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11011 McCormick Road  
 Hunt Valley, Maryland 21031  
 (800) 733-0660 410.785.6220 (fax)

Providence Ops Center  
 Providence, Rhode Island  
 EMG File # 121954

Figure 1  
 Boring Location Map



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**APPENDIX B:**  
**PHOTOGRAPHIC DOCUMENTATION**

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**Project No.: 121954**

**Project Name: Providence Ops Center**

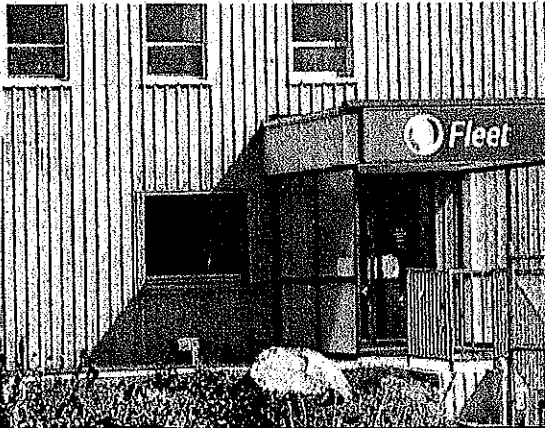


Photo #1: Main entrance with signage



Photo #2: Boring location SB-2



Photo #3: Boring location SB-3

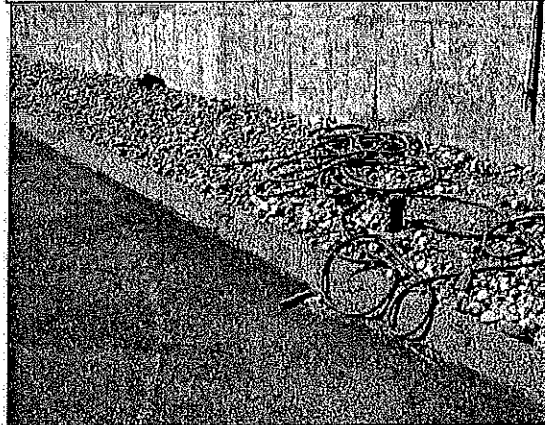


Photo #4: Surface connection for abandoned UST

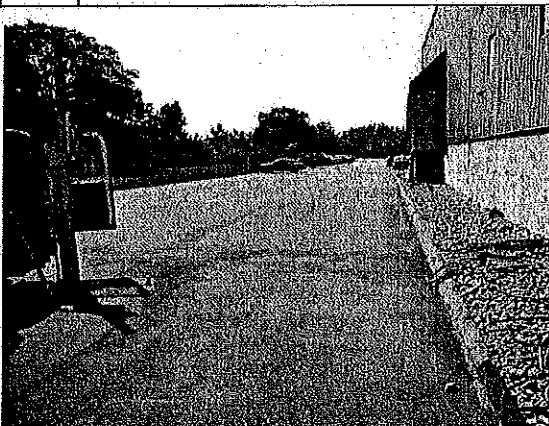


Photo #5: Boring location SB-5

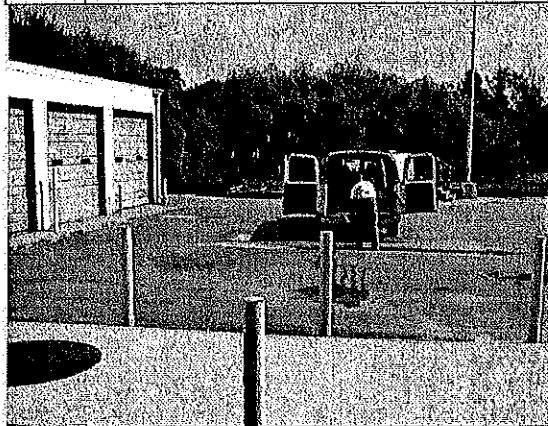


Photo #6: Boring location SB-7

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**APPENDIX C:  
BORING LOGS**

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SOIL BORING LOG - FIELD READINGS				
EMG Project # 121954				
Project NAME: Providence Ops Center				
BORING METHOD: Geoprobe DATE: September 24, 2004				
Sample #	Depth (FT)	Moisture (H-M-I)	PID Reading	Soil Description
SB-1	0-4	L-M	0	Topsoil / landscape, tan sand FILL
	4-8	L-M	0	Tan sand FILL, refusal at 7'
Refusal Bottom of Boring at 7'				
SB-2	0-4	M	0	Asphalt surface/gravel sub-base, very fine sand, trace silt
	4-8	M-H	0	Very fine sand, trace silt, wet at 7'
Bottom of Boring at 8'				
SB-3	0-4	M-H	0	Asphalt surface/gravel sub-base, very fine sand, trace silt
	4-8	H	0	Very fine sand, trace silt, wet at 4' Attempted "grab" groundwater sample – sand flowed through temp. well screen & immediately consolidated in tubing.
Bottom of Boring at 8'				
SB-4	0-4	M-H	0	Asphalt surface/gravel sub-base, very fine sand, trace silt
	4-8	H	0	Very fine sand, trace silt, wet at 4'. Groundwater sample collection attempt unsuccessful.
Bottom of Boring at 8'				
SB-5	0-4	M	0	Asphalt surface/gravel sub-base, very fine sand, trace silt
	4-8	H	0	Very fine sand, trace silt to 6', brown (coarser) sand below (fill?), wet at 7'
Bottom of Boring at 8'				
SB-6	0-4	M	0	Asphalt surface/gravel sub-base, brown sand FILL
	4-8	H	0	Brown sand FILL, Visqueen® at 7.5' (apparent excavation liner), sand and gravel below, black petroleum oil stain, faint petroleum odor. Wet at 7.5'. Collect "grab" groundwater sample from groundwater surface. No sheen or odor.
Bottom of Boring at 8'				
SB-7	0-4	M-H	0	Asphalt surface/gravel sub-base, brown sand FILL
	4-8	H	0	Brown sand and gravel FILL, no stain or odor, wet at 7.5'
Bottom of Boring at 8'				

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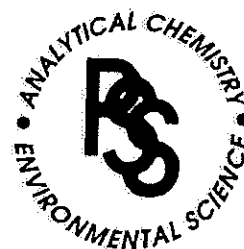
**APPENDIX D:  
LABORATORY RESULTS/CHAIN-OF-CUSTODY  
FORM**

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# PHASE SEPARATION SCIENCE, INC.



CERTIFICATE OF ANALYSIS  
 No. 04092704 Page 1 of 8  
 EMG, Inc.  
 September 28, 2004

Project: Providence OPS Center  
 Site Location: Providence, RI  
 Project Number: 121954  
 Matrix: Soil

Date Sampled: 9/24/2004  
 Date Received: 9/27/2004

Sample ID	Result	Unit	Method	PQL	Prepared	Analyzed
<b>Sample ID SB-17 / 04092704-01</b>						
<b>Percent Solids</b>						
Percent Solids	86	%	Gravimetry			9/27/2004
<b>Polynuclear Aromatic Hydrocarbons</b>						
Acenaphthene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Acenaphthylene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Anthracene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Benzo (a) anthracene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Benzo (a) pyrene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Benzo (b) fluoranthene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Benzo (g,h,i) perylene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Benzo (k) fluoranthene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Chrysene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Dibenzo (a,h) anthracene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Fluoranthene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Fluorene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Indeno (1,2,3-cd) pyrene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
2-Methylnaphthalene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Naphthalene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Phenanthrene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
Pyrene	ND	ug/kg	EPA 8270	390	9/27/2004	9/28/2004
<b>Purgeable Aromatics</b>						
Benzene	ND	ug/kg	EPA 8021B	1		9/27/2004
Toluene	ND	ug/kg	EPA 8021B	1		9/27/2004
Ethylbenzene	ND	ug/kg	EPA 8021B	1		9/27/2004
Total Xylenes	ND	ug/kg	EPA 8021B	1		9/27/2004

Reviewed By

*Dan Pennell*  
 Quality Assurance Chemist

Notes/Comments:

PQL - Practical Quantitation Limit

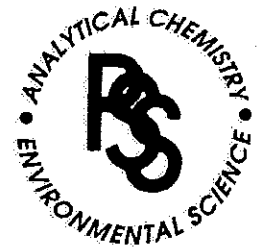
ND - Not Detected at a concentration greater than or equal to the PQL.

Results reported on a dry weight basis where applicable.

USEPA methods recommend that the appearance of detectable levels of the above 8021B compounds be confirmed when unfamiliar samples are analyzed.

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CERTIFICATE OF ANALYSIS  
 No. 04092704 Page 2 of 8  
 EMG, Inc.  
 September 28, 2004

Project: Providence OPS Center  
 Site Location: Providence, RI  
 Project Number: 121954  
 Matrix: Soil

Date Sampled: 9/24/2004  
 Date Received: 9/27/2004

Sample ID	Result	Unit	Method	PQL	Prepared	Analyzed
<b>Sample ID SB-2 B' / 04092704-02</b>						
<b>Percent Solids</b>						
Percent Solids	80	%	Gravimetry			9/27/2004
<b>Polynuclear Aromatic Hydrocarbons</b>						
Acenaphthene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Acenaphthylene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Anthracene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Benzo (a) anthracene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Benzo (a) pyrene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Benzo (b) fluoranthene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Benzo (g,h,i) perylene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Benzo (k) fluoranthene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Chrysene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Dibenzo (a,h) anthracene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Fluoranthene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Fluorene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Indeno (1,2,3-cd) pyrene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
2-Methylnaphthalene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Naphthalene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Phenanthrene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
Pyrene	ND	ug/kg	EPA 8270	420	9/27/2004	9/28/2004
<b>Purgeable Aromatics</b>						
Benzene	ND	ug/kg	EPA 8021B	1		9/27/2004
Toluene	ND	ug/kg	EPA 8021B	1		9/27/2004
Ethylbenzene	ND	ug/kg	EPA 8021B	1		9/27/2004
Total Xylenes	ND	ug/kg	EPA 8021B	1		9/27/2004

Reviewed By

*Don Perumal*  
 Quality Assurance Chemist

Notes/Comments:

PQL - Practical Quantitation Limit

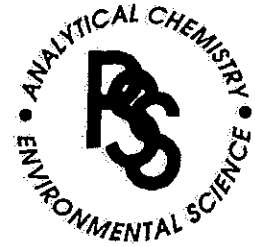
ND - Not Detected at a concentration greater than or equal to the PQL.

Results reported on a dry weight basis where applicable.

USEPA methods recommend that the appearance of detectable levels of the above 8021B compounds be confirmed when unfamiliar samples are analyzed.

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 No. 04092704 Page 3 of 8  
 EMG, Inc.  
 September 28, 2004

Project: Providence OPS Center  
 Site Location: Providence, RI  
 Project Number: 121954  
 Matrix: Soil

Date Sampled: 9/24/2004  
 Date Received: 9/27/2004

Sample ID	Result	Unit	Method	PQL	Prepared	Analyzed
<b>Sample ID SB-3 5' / 04092704-03</b>						
<b>Percent Solids</b>						
Percent Solids	74	%	Gravimetry			9/27/2004
<b>Polynuclear Aromatic Hydrocarbons</b>						
Acenaphthene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Acenaphthylene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Anthracene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Benzo (a) anthracene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Benzo (a) pyrene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
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Benzo (g,h,i) perylene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Benzo (k) fluoranthene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Chrysene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Dibenzo (a,h) anthracene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Fluoranthene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Fluorene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Indeno (1,2,3-cd) pyrene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
2-Methylnaphthalene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Naphthalene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Phenanthrene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Pyrene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
<b>Purgeable Aromatics</b>						
Benzene	ND	ug/kg	EPA 8021B	1		9/28/2004
Toluene	ND	ug/kg	EPA 8021B	1		9/28/2004
Ethylbenzene	ND	ug/kg	EPA 8021B	1		9/28/2004
Total Xylenes	ND	ug/kg	EPA 8021B	1		9/28/2004

Reviewed By

*Dan P. ...*  
 Quality Assurance Chemist

Notes/Comments:

PQL - Practical Quantitation Limit

ND - Not Detected at a concentration greater than or equal to the PQL.

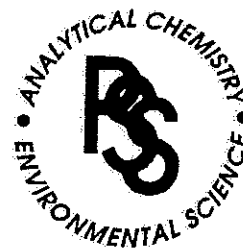
Results reported on a dry weight basis where applicable.

USEPA methods recommend that the appearance of detectable levels of the above 8021B compounds be confirmed when unfamiliar samples are analyzed.



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 EMG, Inc.  
 September 28, 2004

Project: Providence OPS Center  
 Site Location: Providence, RI  
 Project Number: 121954  
 Matrix: Soil

Date Sampled: 9/24/2004  
 Date Received: 9/27/2004

Sample ID	Result	Unit	Method	PQL	Prepared	Analyzed
<b>SB-4 6' / 04092704-04</b>						
<b>Percent Solids</b>						
Percent Solids	78	%	Gravimetry			9/27/2004
<b>Polynuclear Aromatic Hydrocarbons</b>						
Acenaphthene	ND	ug/kg	EPA 8270	430	9/27/2004	9/28/2004
Acenaphthylene	ND	ug/kg	EPA 8270	430	9/27/2004	9/28/2004
Anthracene	ND	ug/kg	EPA 8270	430	9/27/2004	9/28/2004
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Dibenzo (a,h) anthracene	ND	ug/kg	EPA 8270	430	9/27/2004	9/28/2004
Fluoranthene	ND	ug/kg	EPA 8270	430	9/27/2004	9/28/2004
Fluorene	ND	ug/kg	EPA 8270	430	9/27/2004	9/28/2004
Indeno (1,2,3-cd) pyrene	ND	ug/kg	EPA 8270	430	9/27/2004	9/28/2004
2-Methylnaphthalene	ND	ug/kg	EPA 8270	430	9/27/2004	9/28/2004
Naphthalene	ND	ug/kg	EPA 8270	430	9/27/2004	9/28/2004
Phenanthrene	ND	ug/kg	EPA 8270	430	9/27/2004	9/28/2004
Pyrene	ND	ug/kg	EPA 8270	430	9/27/2004	9/28/2004
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Benzene	ND	ug/kg	EPA 8021B	1		9/28/2004
Toluene	ND	ug/kg	EPA 8021B	1		9/28/2004
Ethylbenzene	ND	ug/kg	EPA 8021B	1		9/28/2004
Total Xylenes	ND	ug/kg	EPA 8021B	1		9/28/2004

Reviewed By

*Dan Perrone*

Quality Assurance Chemist

Notes/Comments:

PQL - Practical Quantitation Limit

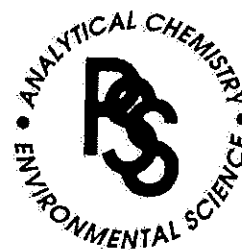
ND - Not Detected at a concentration greater than or equal to the PQL.

Results reported on a dry weight basis where applicable.

USEPA methods recommend that the appearance of detectable levels of the above 8021B compounds be confirmed when unfamiliar samples are analyzed.

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 No. 04092704 Page 5 of 8  
 EMG, Inc.  
 September 28, 2004

Project: Providence OPS Center  
 Site Location: Providence, RI  
 Project Number: 121954  
 Matrix: Soil

Date Sampled: 9/24/2004  
 Date Received: 9/27/2004

Sample ID	Result	Unit	Method	PQL	Prepared	Analyzed
<b>SB-5 B' / 04092704-05</b>						
<b>Percent Solids</b>						
Percent Solids	74	%	Gravimetry			9/27/2004
<b>Polynuclear Aromatic Hydrocarbons</b>						
Acenaphthene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Acenaphthylene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Anthracene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Benzo (a) anthracene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Benzo (a) pyrene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Benzo (b) fluoranthene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Benzo (g,h,i) perylene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Benzo (k) fluoranthene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Chrysene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Dibenzo (a,h) anthracene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Fluoranthene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Fluorene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Indeno (1,2,3-cd) pyrene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
2-Methylnaphthalene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Naphthalene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Phenanthrene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
Pyrene	ND	ug/kg	EPA 8270	450	9/27/2004	9/28/2004
<b>Purgeable Aromatics</b>						
Benzene	ND	ug/kg	EPA 8021B	1		9/28/2004
Toluene	ND	ug/kg	EPA 8021B	1		9/28/2004
Ethylbenzene	ND	ug/kg	EPA 8021B	1		9/28/2004
Total Xylenes	ND	ug/kg	EPA 8021B	1		9/28/2004

Reviewed By

*Dan Perreault*

Quality Assurance Chemist

Notes/Comments:

PQL - Practical Quantitation Limit

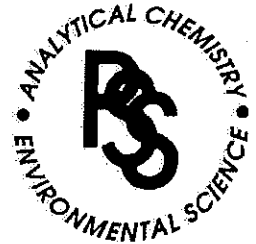
ND - Not Detected at a concentration greater than or equal to the PQL.

Results reported on a dryweight basis where applicable.

USEPA methods recommend that the appearance of detectable levels of the above 8021B compounds be confirmed when unfamiliar samples are analyzed.

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# PHASE SEPARATION SCIENCE, INC.



CERTIFICATE OF ANALYSIS  
 No. 04092704 Page 6 of 8  
 EMG, Inc.  
 September 28, 2004

Project: Providence OPS Center  
 Site Location: Providence, RI  
 Project Number: 121954  
 Matrix: Soil

Date Sampled: 9/24/2004  
 Date Received: 9/27/2004

Sample ID	Result	Unit	Method	PQL	Prepared	Analyzed
<b>SB-6 8 / 04092704-06</b>						
<b>Percent Solids</b>						
Percent Solids	81	%	Gravimetry			9/27/2004
<b>Polynuclear Aromatic Hydrocarbons</b>						
Acenaphthene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Acenaphthylene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Anthracene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Benzo (a) anthracene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Benzo (a) pyrene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Benzo (b) fluoranthene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Benzo (g,h,i) perylene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Benzo (k) fluoranthene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Chrysene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Dibenzo (a,h) anthracene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Fluoranthene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Fluorene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Indeno (1,2,3-cd) pyrene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
2-Methylnaphthalene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Naphthalene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Phenanthrene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
Pyrene	ND	ug/kg	EPA 8270	2100	9/27/2004	9/28/2004
<b>Purgeable Aromatics</b>						
Benzene	ND	ug/kg	EPA 8021B	1		9/28/2004
Toluene	ND	ug/kg	EPA 8021B	1		9/28/2004
Ethylbenzene	ND	ug/kg	EPA 8021B	1		9/28/2004
Total Xylenes	7	ug/kg	EPA 8021B	1		9/28/2004

Reviewed By

*[Signature]*  
 Quality Assurance Chemist

Notes/Comments:

PQL - Practical Quantitation Limit

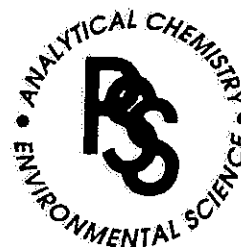
ND - Not Detected at a concentration greater than or equal to the PQL.

Results reported on a dry weight basis where applicable.

USEPA methods recommend that the appearance of detectable levels of the above 8021B compounds be confirmed when unfamiliar samples are analyzed.

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# PHASE SEPARATION SCIENCE, INC.



CERTIFICATE OF ANALYSIS  
 No. 04092704 Page 7 of 8  
 EMG, Inc.  
 September 28, 2004

Project: Providence OPS Center  
 Site Location: Providence, RI  
 Project Number: 121954  
 Matrix: Soil

Date Sampled: 9/24/2004  
 Date Received: 9/27/2004

Sample ID	Result	Unit	Method	PQL	Prepared	Analyzed
<b>Sample ID SB-7 B / 04092704-07</b>						
<b>Percent Solids</b>						
Percent Solids	80	%	Gravimetry			9/27/2004
<b>Polynuclear Aromatic Hydrocarbons</b>						
Acenaphthene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Acenaphthylene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Anthracene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Benzo (a) anthracene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Benzo (a) pyrene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Benzo (b) fluoranthene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Benzo (g,h,i) perylene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Benzo (k) fluoranthene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Chrysene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Dibenzo (a,h) anthracene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Fluoranthene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Fluorene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Indeno (1,2,3-cd) pyrene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
2-Methylnaphthalene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Naphthalene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Phenanthrene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
Pyrene	ND	ug/kg	EPA 8270	410	9/27/2004	9/28/2004
<b>Purgeable Aromatics</b>						
Benzene	ND	ug/kg	EPA 8021B	1		9/28/2004
Toluene	ND	ug/kg	EPA 8021B	1		9/28/2004
Ethylbenzene	ND	ug/kg	EPA 8021B	1		9/28/2004
Total Xylenes	ND	ug/kg	EPA 8021B	1		9/28/2004

Reviewed By

*Dan P. [Signature]*  
 Quality Assurance Chemist

**Notes/Comments:**

PQL - Practical Quantitation Limit

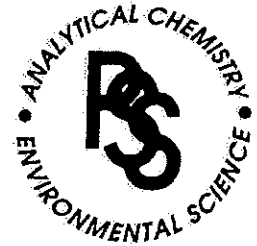
ND - Not Detected at a concentration greater than or equal to the PQL.

Results reported on a dry weight basis where applicable.

USEPA methods recommend that the appearance of detectable levels of the above 8021B compounds be confirmed when unfamiliar samples are analyzed.

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# PHASE SEPARATION SCIENCE, INC.



CERTIFICATE OF ANALYSIS  
 No. 04092704 Page 8 of 8  
 EMG, Inc.  
 September 28, 2004

Project: Providence OPS Center  
 Site Location: Providence, RI  
 Project Number: 121954  
 Matrix: Ground Water

Date Sampled: 9/24/2004  
 Date Received: 9/27/2004

Sample ID	Result	Unit	Method	PQL	Prepared	Analyzed
<b>SB-6 GW / 04092704-08</b>						
<b>Polynuclear Aromatic Hydrocarbons</b>						
Acenaphthene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Acenaphthylene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Anthracene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Benzo (a) anthracene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Benzo (a) pyrene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Benzo (b) fluoranthene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Benzo (g,h,i) perylene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Benzo (k) fluoranthene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Chrysene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Dibenzo (a,h) anthracene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Fluoranthene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Fluorene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Indeno (1,2,3-cd) pyrene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
2-Methylnaphthalene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Naphthalene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Phenanthrene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
Pyrene	ND	ug/L	EPA 8270	10	9/27/2004	9/28/2004
<b>Purgeable Aromatics</b>						
Benzene	ND	ug/L	EPA 8021B	1		9/27/2004
Toluene	ND	ug/L	EPA 8021B	1		9/27/2004
Ethylbenzene	ND	ug/L	EPA 8021B	1		9/27/2004
Total Xylenes	ND	ug/L	EPA 8021B	1		9/27/2004

Notes/Comments:

PQL - Practical Quantitation Limit

ND - Not Detected at a concentration greater than or equal to the PQL.

USEPA methods recommend that the appearance of detectable levels of the above 8021B compounds be confirmed when unfamiliar samples are analyzed.

Reviewed By

*Dan Perrone*  
 Quality Assurance Chemist



# SAMPLE CHAIN OF CUSTODY/AGREEMENT FORM

**PHASE SEPARATION SCIENCE, INC.**

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<b>1</b> CLIENT: <u>EMG</u> PHONE NO.: ( ) ( ) ( ) ( ) ( ) ( )		PSS Project # <u>090704</u> PAGE <u>1</u> OF <u>1</u>																															
PROJECT MGR: <u>HEAT GARDNER</u> FAX NO.: ( ) ( ) ( ) ( ) ( ) ( )		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">PRESERVATIVES USED</th> <th style="width: 10%;">ANALYSIS REQUIRED</th> <th style="width: 10%;">REMARKS</th> </tr> <tr> <td style="text-align: center;">(3)</td> <td style="text-align: center;">(3)</td> <td></td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td style="text-align: center;">DATA</td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td></td> </tr> </table>		PRESERVATIVES USED	ANALYSIS REQUIRED	REMARKS	(3)	(3)		X	X	DATA	X	X		X	X		X	X		X	X		X	X		X	X		X	X	
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SITE LOCATION: <u>PROVIDENCE, RI</u>		G = GRAB																															
PROJECT NUMBER: <u>121954</u>		CONTAINERS																															
P.O. NUMBER:		NO.																															
LAB NO.	SAMPLE IDENTIFICATION	DATE	TIME	MATRIX																													
	<u>SB-1 7'</u>	<u>9/24</u>		<u>SOIL</u>																													
	<u>SB-2 8'</u>																																
	<u>SB-3 5'</u>																																
	<u>SB-4 6'</u>																																
	<u>SB-5 8'</u>																																
	<u>SB-6 8'</u>																																
	<u>SB-7 8'</u>																																
	<u>SB-6 GWD</u>			<u>GWD</u>																													

<b>5</b> Collected / Relinquished By: (1) <u>[Signature]</u> Date <u>9/24</u> Time	Received By: _____ Date _____ Time _____	Sample Condition Upon Receipt: <u>Good</u>
Relinquished By: (2) _____ Date <u>9/27</u> Time <u>10:00</u>	Received By: <u>[Signature]</u> Date _____ Time _____	Shipping Carrier: <u>UPS</u> Shipping Ticket No.: _____
Relinquished By: (3) _____ Date _____ Time _____	Received By: _____ Date _____ Time _____	Data Deliverables Required: _____
Collected / Relinquished By: (4) _____ Date _____ Time _____	Received By: _____ Date _____ Time _____	Chain of Custody Seal: <u>COOLER</u> CONTAINER
Requested Turnaround Time and Special Instructions: <u>24-HR T/O</u>		

6630 Baltimore National Pike • Route 40 West • Baltimore, Maryland 21228 • (410) 747-8770 • (410) 747-8770 • Fax (410) 788-8723  
 The client (Client Name), by signing, or having client's agent sign, this "Sample Chain of Custody/Agreement Form", agrees to pay for the above requested services per the latest version of the Service Brochure or PSS-provided quotation including any and all attorney's or other reasonable fees if collection becomes necessary.