



September 27, 2013

GCSW Watershed Assistance Program
PO Box 996
Tannersville, New York, 12485

RE: Michelle Yost
West Property 155.00-4-8.2
824 Cauterskill Road,
Town of Catskill, Greene County, New York 12414
KA Project No. 81513.37.03

Dear Michelle:

Kaaterskill Associates (KA) is pleased to submit this Phase I Environmental Site Assessment report for the above referenced property (the site). The primary purpose of this assessment was to identify *recognized environmental conditions* in connection with the subject property. Recognized environmental conditions are defined as the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property.

In conducting this assessment, KA followed the E1527-00 American Society for Testing and Materials (ASTM) document entitled "Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process" for real estate.

We appreciate the opportunity to provide you with these services. Please do not hesitate to contact us at your convenience, should you have any questions or comments regarding this report or our recommendations. It has been a pleasure working with you on this project.

Sincerely,
Kaaterskill Associates

Darrin Elsom, PE
Principal Engineer

Michael P. Bliss
Senior Environmental Project Manager

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

Phase I Environmental Site Assessment
West Property 155.00-4-8.2
824 Cauterskill Road,
Town of Catskill, Greene County, New York 12414
KA Project No. 81513.37.03

1.0 INTRODUCTION

On August 5, 2013, Kaaterskill Associates, (KA) was contracted by Michelle Yost (client) to conduct a Phase I Environmental Site Assessment of property referenced as the West Property, 824 Cauterskill Road, Town of Catskill, Greene County, New York 12414.

This assessment conforms substantially to the scope and limitations set forth in the E1527-00 American Society for Testing and Materials (ASTM) document entitled "Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process." The primary purpose of this assessment was to identify *recognized environmental conditions* in connection with the subject property. ASTM defines recognized environmental conditions as the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property.

In accordance with the above-referenced agreement, Mike Bliss of KA performed a visual reconnaissance of the site, noted use of adjacent properties, and conducted historical and regulatory record research. The following provides a more detailed description of the scope of services:

- Visual assessment of the site buildings and grounds to identify potential for on-site oil or hazardous material release(s) and issues of non-compliance.
- Visual assessment of the site to assess the presence or absence of possible sources of Polychlorinated Biphenyl's (PCBs), i.e. transformers.
- Visual assessment and categorization of the use of abutting and adjacent properties as potential off-site sources of chemical contamination.
- Review of local records related to historical ownership, usage and site development.
- Review of published federal regulatory records related to on-site activities and to potential off-site sources of oil or hazardous material contamination. Federal records reviewed include, but are not limited to, the following:
 - National Priorities List (NPL)
 - Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
 - Resource Conservation and Recovery Act (RCRA)
 - Emergency Response Notification System (ERNS)
- Review of readily available state regulatory records and publications for environmental activities related to the site and potential off-site sources of oil or hazardous material contamination. State records reviewed include, but are not limited to, the following:
 - New York List of Leaking UST Cases
 - New York CERCLIS Sites
 - New York Underground Storage Tank Database List

- Review readily available historic site documents to assess for potential on-site sources of oil or hazardous material contamination.
- Review readily available plans and documents relative to construction materials utilized at the site and any historical renovation activities.
- Determination and review of any current permits associated with the site.
- Determination for the likelihood of elevated Radon levels.
- Preparation of a Phase I Environmental Site Assessment Report.

2.0 PROJECT SUMMARY

On August 5, 2013, Kaaterskill Associates, (KA) was contracted by Michelle Yost (client) to conduct a Phase I Environmental Site Assessment of property referenced as the West Property, 824 Cauterskill Road, Town of Catskill, Greene County, New York 12414.

The scope of this assessment included a visual reconnaissance of the site, buildings and visual assessment of the surrounding properties from “curbside”, review of historical ownership and use, review of regulatory listings, and interviews. The following provides a summary of KA’s findings, conclusions, and recommendations.

2.1 Summary of Findings:

- **The subject site is located at 824 Cauterskill Road, Town of Catskill, Greene County, New York 12414.** Due to flooding from tropical storm Irene on August 28th 2011, flood waters overflowed the banks of the Kaaterskill Creek (see attached photos 6 & 7 dated August 22, 2013) and flooded the house (see attached photos 1 & 8 dated August 22, 2013). The high water mark in the house was 20” above the floor in the side addition (see attached photo 22 dated August 22, 2013), which would make it 27” above the main floor that is 7” lower (see attached photo 21 dated August 22, 2013). The interior wall, ceiling and floor finishes along with insulation in the house were completely removed after the storm (see attached photos 16-20, 23 & 25). There is still a pile of construction debris piled up outside to the front right side of the house (see attached photos 8, 9, & 40 dated August 22, 2013). There is a crawlspace below the house that was too low to enter, but from the access opening wood floor joists, stone and mortar walls and earth floor below were observed (see attached photos 42-48 dated August 22, 2013). The crawlspace appeared to be relatively clean with no suspect ACM observed.

The parcel acreage is approximately 0.24 acres. The site is identified as tax map 155.00-4-8.2 by the Town of Catskill, County of Greene, N.Y. Tax Assessors Office. The site is generally flat in the vicinity of the house (see attached photos 1, 2, 10 & 35 dated August 22, 2013). To the rear of the house the site is very steep and wooded (see attached photos 25-29 dated August 22, 2013). The Kaaterskill creek is located to the north side of Cauterskill Road (see attached photos 6 & 7 dated August 22, 2013).

Site utilities included electricity (see attached photos 11, 12 & 41 dated August 22, 2013), Water is supplied by a private well located to the northwest side of the house (see attached photos 33 & 34 dated August 22, 2013). According to the Greene County Property Description Report (GCPDR) there is a private sewer system on site, its age and type of construction or design is unknown. According to a neighbor Mary Fister the septic system prevented a sale from going through a while ago.

- **Historical Deed research** of past ownership of the site traced back to 1936 by reviewing Deeds at Greene County Clerk’s office (see attached Appendix E).
- **FIRM Maps** the National flood insurance rate map (FIRM) shows the site in ZONE X (see attached Appendix F FIRM Map 36039C) which is in the 100 year floodplain.
- **Sanborn Maps** There were no Sanborn Maps for this property (see attached Appendix B).
- **Environmental Data Resources, Inc.** Records indicate no leaking USTs on site or removal of any from the site.

2.2 Recommendations:

- According to ASTM Standard practice for Environmental Site Assessments: Phase I Environmental Site Assessment process and within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 1.1.1 (see attached ASTM Designation: E 1527-00, 1.1.1 page 161), Recognized Environmental Conditions may exist. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.
- During the building assessments, suspect asbestos containing material (ACM) such as roofing (see attached photos 1-3 & 7 dated September 4, 2013), building wrap (see attached photos 4, 5 & 9-12 dated September 4, 2013), window glazing (see attached photo 17 dated September 4, 2013) and the pile of construction debris that contained plaster and or gyp board (see attached photos 2, 8, 9 & 40 dated August 22, 2013) was observed. Before any future renovations, repairs, alterations or demolition take place, an asbestos survey performed by a certified NYS asbestos inspector will be required. According to New York State Industrial Code Rule (CR56) Section 56-5.1 *Asbestos Survey Requirements for Building/Structure Demolition, Renovation, Remodeling and Repair*, (see attached Appendix H), an owner or his/her agents (except the owner of one and two family dwellings, who contracts for, but does not direct or control the work), shall have a survey conducted by a certified NYS asbestos inspector to determine whether or not the building or portion thereof to be demolished, renovated, remodeled, or have repair work contains asbestos or asbestos material. The asbestos survey is required prior to commencing any more work or demolishing the building.
- According to ASTM Standard practice for Environmental Site Assessments: Phase II Environmental Site Assessment process and within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 1.1.1 (see attached ASTM Designation: E 1903-97, 1.1.1 page 225), because Recognized Environmental Conditions may exist, an asbestos survey is recommended.

3.0 PROPERTY DESCRIPTION

3.1 Site Reconnaissance

KA representative Michael P. Bliss, Senior Environmental Project Manager conducted a site visit between 1:30pm and 3:30 pm. on August 22, 2013 and again on September 4, 2013.

During the site visit, the weather was sunny with temperatures ranging between 80 and 85 °F. The site visit consisted of a walk through the house and site and an interview with the neighbor Mary Fister. A visual reconnaissance of neighboring properties from “curbside” was also conducted.

In addition to the walk-through, readily available resources such as geologic maps, USGS topographic maps, FEMA maps, aerial photographs, regulatory records were reviewed.

3.2 General Site Conditions

The Greene County Property Description report identifies the property as the following:

- Site: RES 1
- Property Class: 260 Seasonal Res
- Zoning Code: 08-RA-1.5

- Neighborhood Code: 06800

Town of Catskill, Greene County, New York and as Map 155.00-4-8.2. The area of the site totals approximately 0.24 acres. The immediate surrounding areas were observed during the site assessment.

3.3 Site Improvements

NA

3.3.3 Utilities

According to GCPDR utilities included electric, private water, sewage as well as natural gas

3.4 Tenant Operations

NA

3.5 Environmental Setting

3.5.1 Topography

The surface elevation of the site is approximately 70 feet above mean sea level. The topography of the site shows that the parcel is located in a low spot with an elevation rise to the north and to the south. In addition, the area rises in elevation to the west and to the east.

3.5.2 Surface Water and Wetlands

According to the EDR report and FEMA Map 36039C, the site is located in a flood plain.

3.5.3 Subsurface Geologic Conditions

According to information obtained from the environmental database report from Environmental Data Resource, Inc. (EDR), the surficial geology at the subject site consists of Farmington, silt loam. Depth to bedrock is 10-20". See Appendix A- EDR Geocheck Report Pg. A-4 and A-5

3.5.4 Groundwater Flow

Based on local surface topography, groundwater flow (See EDR page A-2) is assumed to be northwest direction. The depth to groundwater at the site is unknown. Actual local groundwater flow direction can be influenced by factors such as local surface topography, underground structures, seasonal fluctuations, soil and bedrock geology, and production wells.

4.0 HISTORICAL RECORDS REVIEW

Past land uses were investigated to identify historical practices or conditions, which may have impacted the subject site. This was accomplished via an ownership records review, a review of the records maintained in the Greene County Clerks Office, the local building official and interviews with the neighbor.

4.1 Prior Ownership and Usage

Mike Bliss of KA researched the past site ownership and usage by reviewing the records maintained in the Greene County Clerks Office and the New York State Department of Environmental

Conservation. The past ownership could be traced back to 1936 by reviewing deeds (see attached Appendix E).

- According to Liber 813 page 174, made the 29th day of April 1994 between Benjamin Remley Jr. and Elizabeth A. Remley, his wife, residing at Main Street P.O. Box 404, Leeds NY 1251 parties of the first part and Noreen West, residing at 17 West 15th Street, Huntington Station, NY 11746, being the same premises conveyed to Benjamin Remley Jr. and Elizabeth A. Remley by Benjamin Remley by Deed dated January 25, 1994 in Liber 808 of Deeds at page 325.
- According to Liber 808 page 325, made the 25th day of January 1994 between Benjamin Remley, residing at Main Street Leeds, NY 12451 party of the first part and Benjamin Remley, Jr. and Elizabeth A. Remley, his wife, residing at Main Street P.O. Box 404, Leeds NY 12451 parties of the second part, being the same premises conveyed to Benjamin Remley by Virginia Houle by Deed dated January 15, 1985 and recorded in the Greene County Clerk's Office on January 15, 1985 in Liber 568 of Deeds at page 149.
- According to Liber 568 page 149, made the 15th day of January 1985 between Virginia Houle, residing at Leeds, Greene County, NY 12451 party of the first part and Benjamin Remley, residing at Leeds NY 12451 party of the second part, being the same premises conveyed to Virginia Houle by Mary Fister, by Deed dated October 17, 1980 and recorded in the Greene County Clerk's Office on October 17, 1980 in Liber 506 of Deeds at page 250.
- According to Liber 506 page 250, made the 17th day of October 1980 between Mary Fister, residing at R.D. #1, Box 40, Catskill, NY 12451 and Roy Fister, residing at R.D. #1, Freehold, New York, parties of the first part and Virginia Houle, residing at R.D. #1 Box 39A, Catskill, NY party of the second part, being a portion only of the premises conveyed to the grantors hereby dated June 19, 1975 and recorded in the Greene County Clerk's Office on June 25, 1975 in Book of Deeds 478 at page 606.
- According to Book of Deeds 478 page 506, made the 19th day of June 1975 between Roy Fister Jr., residing at Cauterskill Road, Town of Catskill, Greene County, NY, parties of the first part and Mary Alice Fister and Roy J. Fister, Jr., residing at Cauterskill Road, Town of Catskill, Greene County, NY party of the second part, being the same premises conveyed to the grantors hereby dated August 20, 1971 and recorded in the Greene County Clerk's Office on August 24, 1971 in Book of Deeds 454 at page 496.
- According to Liber 454 page 496, made the 20th day of August 1971 between Roy Fister and Teresa Fister his wife., residing at Cauterskill Road, Town of Catskill, Greene County, NY parties of the first and Roy A. Fister, Jr. residing on Cauterskill Road, in the Town of Catskill, County of Greene, NY party of the second part, that parcel of land conveyed by William and Anna Spatt to Roy and Teresa Fister by Deed dated July 18 1936, recorded in Greene County Clerk's Office in Deed Book 272, Page 260
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4.2 Historic Aerial Photographs

(See attached Appendix C)

4.3 Sanborn Fire Insurance Maps

There were no Sanborn Maps available at the time of this report (See attached Appendix B).

4.4 Previous Environmental Assessments

KA has not received or reviewed any previous environmental assessment reports at the time of this assessment.

5.0 REGULATORY AGENCY RECORDS SEARCH

KA procured and reviewed a database report from Environmental Data Resource, Inc. (EDR). The EDR report may be referenced in Appendix A. A review of databases and files from federal, state, and local environmental regulatory agencies was conducted to identify use, generation, storage, treatment or disposal of hazardous materials and chemicals, or release incidents of such materials which may impact the site. The databases discussed in the following sections address ASTM requirements. Additional federal and state databases were reviewed. Please refer to the EDR report for a detailed listing.

The federal records reviewed include Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), National Priorities List (NPL), Resource Conservation Recovery Information System (RCRIS), and Emergency Response Notification System (ERNS).

New York State records reviewed include Leaking Underground Storage Tank (LUST) Cases, Underground Storage Tank (UST) Database List, Chemical Bulk Storage (CBS) database List, Major Oil Storage Facilities (MOSF) database List, State Hazardous Waste Disposal Site (SHWS) database List, Landfills (LF) database List and New York CERCLIS sites.

In addition, KA contacted local officials to obtain more information about the site and areas located near the subject site. There was no Building Permit Report provided by EDR or the local building Department (see Appendix D).

5.1 Federal Regulatory Records

The United States Environmental Protection Agency (USEPA) May 10, 1999 National Priorities List (NPL) records were reviewed to identify facilities within 1.0 miles of the site which the USEPA has determined to represent a possible threat to public health or the environment. The subject site was not listed, nor was any facilities listed within 1.0 mile of the site.

The USEPA 05/02/2011 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list of known, alleged, or potentially hazardous waste sites were reviewed to identify facilities within .5 miles of the site. The subject site was not listed, nor was any facilities listed within .5 mile of the site. A site's presence on the CERCLIS list does not necessarily imply federal activity at that site, nor does it indicate that hazardous conditions necessarily exist at the location.

The 08/08/2011 Resource Conservation and Recovery Information System (RCRIS) List of hazardous waste generators was reviewed. The RCRIS list identifies large quantity generators (LQG) and small quantity generators (SQG), which are facilities that generate, treat, transport, store, and dispose of hazardous waste. A facility's inclusion on this list does not necessarily indicate that hazardous conditions exist at that location. The subject site was not listed, nor was any facilities listed within 0.25 mile of the site.

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous material. The database contains information from spill reports made to Federal authorities including the EPA, the US Coast Guard, The National Response Center and the Department of Transportation. According to the EDR report, the site is not referenced on the ERNS List dated 11/11/2011.

5.2 State Regulatory Records

The New York Department of Environmental Conservation (NYSDEC) underground storage tank (UST) database list was reviewed for facilities within a 0.25-mile radius of the site. The subject site was not listed, nor were any listed within 0.5 mile of the site.

The list of Leaking Underground Storage Tank (LUST) Cases were reviewed for facilities within a 0.5-mile radius of the site. The subject site was not listed, nor were any listed within 0.5 mile of the site.

Review of the Spills database dated 01/25/2012 was reviewed for facilities within .5-mile of radius of the site. The subject site was not listed.

Review of the Major Oil Storage Facilities Underground Storage Tank Database (MOSF UST) and the Major Oil Storage Facilities Aboveground Storage Tank Database (MOSF AST) dated 03/2/2012 did not list the site or any other facilities within .5 mile.

Review of the State Hazardous Waste Disposal Site database (SHWS) dated 11/30/2006 was reviewed for facilities within 1.0-mile of radius of the site. The subject site was not listed, however, a site located .25-.5 miles from this site and at a lower elevation has had a listed action as a significant threat to the public health dated 11/18/1999. This site was determined to be a disposal site for the Catskill Chrome Plating Company. Significant levels of cyanide, cadmium, and chromium were present. Soil removal was completed in November 2005 and the Remedial Action is considered to be complete. The site has attained residential cleanup standards.

Review of the Facility Register (LF) Database for landfill facilities within 0.5-mile of radius of the site. The subject site was not listed, nor was any facilities listed within 1.0 mile of the site.

Review of the Chemical Bulk Storage (CBS UST) Database dated 03/22/2002 was reviewed for facilities within 0.25-mile of radius of the site. The subject site was not listed, nor was any facilities listed within 0.25 mile of the site.

Review of the State and Tribal Leaking Storage Tank Lists (LTANKS) Database dated 05/21/2013 was reviewed for facilities within 0.5-mile of radius of the site.

Included in the EDR database report is an orphan summary. This summary identifies facilities that are contained on one of the above referenced databases or lists, but that did not contain complete or accurate geographic data. Consequently, EDR was unable to map the facilities in relation to the site. The Orphan Summary (see EDR page 8) listed a few potentially contaminated sites near the target property; these sites do not appear to be a threat to the target property in the future.

5.3 Local Records

On August 29th, 2013, KA visited the Greene County Clerk's Office to review records of the prior ownership of the site. The review of files at the county offices did not reveal evidence of releases or known contamination on site or at any facilities in the site vicinity that have not been previously discussed. Other information obtained at the local agencies is included in other sections of this report.

6.0 ON-SITE ENVIRONMENTAL ASSESSMENT

6.1 Storage Tanks

6.1.1 Underground Storage Tanks (USTs)

No evidence of filler pipes for USTs were observed the day of the walk through.

6.1.2 Aboveground Storage Tanks (ASTs)

No evidence of ASTs was observed the day of the walk through.

6.2 Suspect Asbestos-Containing Materials (ACMs)

Suspect ACM such as roofing (see attached photos 1-3 & 7 dated September 4, 2013), building wrap (see attached photos 4, 5 & 9-12 dated September 4, 2013) window glazing (see attached photo 17 dated September 4, 2013) and the pile of construction debris that contained plaster and or gyp board (see attached photos 2, 8, 9 & 40 dated August 22, 2013) was observed on both visits.

6.2 Lead Based Paint

Suspect lead based paint containing material was observed on the door of the house (see attached photo 8 dated September 4, 2013); the possibility exists that there is more paint on the original siding that is covered by vinyl siding (see attached photo 19 dated September 4, 2013).

6.4 Hazardous Material Usage

No hazardous material usage was observed on-site at the time of the assessment.

6.5 Solid Waste Management

KA did not observe evidence of improper solid waste disposal during this assessment.

6.6 Hazardous Waste Management

Please refer to Section 6.4 - Hazardous Material Usage.

6.7 Polychlorinated Biphenyls (PCBs) Containing Equipment

Any potentially PCB-containing equipment was not observed on site.

6.8 Water, Wastewater and Stormwater

6.8.1 Water Supply

Water was supplied by a private well that was probably contaminated by the flood

6.8.2 Wastewater

Wastewater was disposed of via an onsite sewage disposal system according to GCPDR.

6.8.3 Storm Water

Storm water from adjacent properties to the site exists. Discharge of storm water causing any erosion to neighboring property from this site was not observed during this assessment.

6.9 Radon

Radon is not a concern for this assessment (see attached EDR page A-10 for local test results).

6.10 Air Emissions

There were no observed emissions from operations on site that required permitting, emission controls, or abatement activities. No additional controls were identified as being required during this assessment.

6.11 Permits

Research through EDR and the local building Department found no building permits on file. No other permits for the Site were reviewed at the time of this assessment.

6.12 Site Specific Environmental Issues

The potential for future flooding is very high.

7.0 REVIEW OF NEARBY/ADJACENT PROPERTIES

As previously discussed the orphan summary mentioned the potential for neighboring contaminated properties that could be nearby properties.

8.0 QUALIFICATIONS

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. KA is not responsible for the independent conclusions, opinions or recommendations made by others based on the records review, site assessment, and field exploration data presented in this report.

It should be noted that all surficial environmental assessments are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. Subsurface conditions were not field investigated as part of this study and may differ from the conditions implied by the surficial observations. Additionally, the passage of time may result in a change in the environmental characteristics at this site and surrounding properties. This report does not warrant against future operations or conditions, nor does this warrant operations or conditions present of a type or at a location not investigated. This report is not a regulatory compliance audit.

This study is not intended to assess if any soil contamination, waste emplacement, or groundwater contamination exists by subsurface sampling through the completion of soil borings and the installation of monitoring wells. The scope of work, determined by KA and the client, did not include these activities.

KA reviewed past ownership of the project site in an attempt to determine past site usage. KA is not a professional title insurance firm and makes no guarantee, explicit or implied, that the listing which was reviewed represented a comprehensive delineation of past site ownership or tenancy for legal purposes.