



PHASE I ENVIRONMENTAL SITE ASSESSMENT
and
LIMITED SUBSURFACE INVESTIGATION

**435 Broadway
Assessor's Plat 06, Lot 11
Newport, Rhode Island**

Prepared for:

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SAGE Project #S3148

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EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) and Limited Subsurface Investigation (LSI) conducted by SAGE Environmental, Inc. (SAGE) of a single parcel addressed as 435 Broadway in Newport, Rhode Island (Assessor's Plat 06, Lot 11) (hereinafter, "Site"). This Phase I ESA was performed in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Designation E1527-13: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and the United States Environmental Protection Agency's (U.S. EPA's) All Appropriate Inquiries (AAI) Rule under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 40 CFR § 312 (2005). The LSI was conducted in accord with standard industry practice. Any exceptions to or deletions from this practice are described in **Section 1.6** of this report titled "Deviations."

During Phase I ESA activities, the following recognized environmental conditions (RECs) were identified:

- **Former leaking underground storage tank (LUST):** Although a Post-It note stating a No Further Action (NFA) Letter was issued on October 14, 2014, such a letter was not found. According to the environmental database report, the underground storage tank (UST) did receive a NFA letter and apparently soil was excavated as part of the UST closure. Based on the lack of a Closure Certificate or Closure Assessment available for review, this is indicative of a REC; and
- **Suspect Heating Oil UST:** Based on structures resembling fill and vent pipes, a suspect heating oil tank was identified toward the rear of the Site structure toward Broadway.

Based upon the above findings, additional environmental investigation in the forms of a LSI that included a ground penetrating radar (GPR) survey, advancement of soil borings, laboratory analysis of collected soil samples, and test pitting was performed.

Results of the LSI did not show evidence of a UST nor evidence of a release to the environment from the suspect UST location or past UST that was closed/remediated under the Rhode Island Department of Environmental Management (RIDEM) program.

Based upon the above, it is the opinion of SAGE that further environmental investigation of the Site is not warranted at this time. However, in the event the ASTs located within Building #1 and AST located along the north side of Building #2 are no longer to be used, they should be properly closed. Please note although outside the scope of the subject Phase I ESA, both Site structures have been subject to heavy water damage which has resulted in widespread mold growth throughout. Additionally, based upon the age and visual observations, potential asbestos-containing material (ACMs) may exist.

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

Plat/Lot	Assessor's Plat 06, Lot 11
Site Area	1.55 acres
Current Site Usage	The Site is currently vacant and is owned by the City of Newport.

Historical Site Usage/ Research Notes	Information reviewed to evaluate historical Site use included that maintained by City offices as well as historical aerals and Sanborn Fire Insurance Maps. These resources indicate that the Site was originally developed with one (1) structure dating back to at least 1903, which was occupied by the Newport Asylum. The Site and surrounding areas appear to remain relatively unchanged until approximately 1968, when the former Site building appears to have been razed, and the Site is improved with the existing buildings. The 1968 and 1978 Sanborn Fire Insurance Map appears to depict the westerly Site building as a convent and the easterly Site building as the Jesus Savior Parochial School. The reviewed 1990 Sanborn Fire Insurance Map depicts the westerly Site building (former Convent) as now occupied by the Newport Public School Administration. Based on conversations with City officials, the Site building appears to have been vacant for several years.
Zoning	R-10: Residential
Site Access	The Site is accessible via Broadway to the west, Princeton to the north and Union to the southeast.
Structure Description	<p>The Site is improved with two (2) non-contiguous structures. Building #1 is a two-story, wood-framed structure with a full-sized, unfinished basement occupying an approximate gross area of 7,992-square feet. This structure was most recently utilized as a school administration building.</p> <p>Building #2 is a one (1) story structure with a full-sized, partially aboveground, finished basement occupying an approximate gross area of 24,910-square feet. This structure was most recently utilized as a school.</p>
Year Built	Building #1 was reportedly constructed in 1950 and Building #2 was constructed in approximately 1960.
Site Surfaces	Site surfaces are occupied by the building footprints, asphalt paved parking areas and areas of minor landscaping.
Sanitary Sewer	Both Site buildings are connected to the municipal sewer system.
Heating Source	<p>Building #1 is listed on the Assessor's Field Card as being heated by natural gas; however, two (2) approximate 330-gallon heating oil aboveground storage tanks (ASTs) were noted in the basement of the structure. Additionally, during the walkover, suspect structures which appeared to be associated with fill and vent pipes of a UST were noted.</p> <p>Building #2 is heated by an approximately 3,000-gallon heating oil AST located north of Building #2. Building #2 was formerly heated by a 6,000-gallon heating oil UST which was reportedly removed from the Site in 2014 according to information obtained during a review of files at the Rhode Island Department of Environmental Management (RIDEM).</p>
Water	Both Site buildings are connected to the municipal water supply.
Use of Adjoining Properties	All adjoining properties are utilized for residential use.
Groundwater Classification	GB, which is defined as groundwater that is presumed not suitable for use as a public or private drinking water supply without prior treatment.
State & Federal Records Notes	A public records search was conducted by SAGE through an EDR Report. According to this report, the Site is listed as on the inactive leaking underground storage tank (LUST) and UST databases. According to information reviewed at RIDEM The Site is listed as an inactive leaking UST (LUST) in connection to Building #2. Based on available information, Building #2 was formerly heated by a 6,000-gallon heating oil UST of steel construction which was

	<p>reportedly installed in approximately 1960. The UST failed a tank tightness test in November 2005 and was subsequently emptied of all product. The EDR FirstSearch Report indicates limited amounts of soil were removed during UST closure procedures. No UST Closure Assessment Report or RIDEM-issued Closure Certificate was available for review at the RIDEM. A Post-It note stating a No Further Action (NFA) Letter was issued on October 14, 2014; however, such a letter was not found.</p> <p>A northwesterly abutting property, addressed as 450 Broadway and identified as Dr. Brian Hogan, is listed as a former generator of hazardous waste, including silver, under the Resource Conservation and Recovery Act (RCRA). No violations were found to be associated with the property. As such, this does not appear to represent a significant environmental concern to the Site. Further information is provided in Section 4.1.</p>
Site Walkover Notes	<p><u>Interior Site Walkover Notes</u></p> <p>Building #1:</p> <ul style="list-style-type: none"> ➤ The former covenant/school administration building contains water damage with mold noted throughout the structure; ➤ Potential asbestos-containing material (ACM) was noted in the basement along a former boiler unit; and ➤ The building is heated currently by two (2) approximately 330-gallon ASTs located in the basement. Both were visually inspected and appeared in sound condition. <p>Building #2:</p> <ul style="list-style-type: none"> ➤ The former school is heavily water damaged with mold noted throughout the building; and ➤ A boiler room was noted along the northern portion of the basement. Fuel lines connecting the oil furnace to the exterior approximately 4,000-gallon heating oil AST were noted. <p><u>Exterior Site Walkover Notes</u></p> <ul style="list-style-type: none"> ➤ Fill and vent pipes associated with the (2) 330-gallon heating oil ASTs which are located in the basement of Building #1 were noted along the southwestern exterior of the building; ➤ Suspect fill and vent pipes potentially associated with an abandoned UST were observed along the eastern façade of Building #1; and ➤ Building #2 is heated by an approximately 3,000 – 4,000-gallon heating oil AST located along the northern exterior of the building. The tank was visually inspected and appeared to be in sound condition.
Additional Services	<p>On August 23, 2018, SAGE directed and oversaw the completion of a ground penetrating radar (GPR) survey and LSI and to evaluate for the potential presence of an abandoned UST and/or associated release in connection to a suspect abandoned UST at Building #1. Results of the GPR survey identified an anomaly located approximately 4 feet below surface grade (bsg) and located proximal to the observed pipes.</p> <p>Following the GPR survey, SAGE advanced three (3) soil borings (SE-101 through SE-103) around the area to assess for a petroleum release. During the borings visual, olfactory, or field screening indications of a petroleum release were not identified proximal to the suspected UST.</p> <p>Additionally, one (1) soil boring was advanced in the area of the former 6,000-gallon heating</p>

	<p>oil UST that once serviced Building #2. Soils collected from this boring did not show visual, olfactory, or field screening indications of a petroleum release.</p> <p>One (1) soil sample was collected from the suspected UST location and former 6,000-gallon heating oil location and submitted to a state certified laboratory for analysis of total petroleum hydrocarbon (TPH) <i>via</i> EPA Method 8100M. Laboratory analytical results identified TPH in both samples in excess of laboratory quantitation limits, but well below applicable RIDEM standards.</p> <p>On August 26, 2018, SAGE conducted test pitting in the area of the suspected abandoned UST at Building #1. During the test pitting, indications of a UST or a release were not found.</p> <p>Based on the lack of field or laboratory indications of a petroleum release, it is the opinion of SAGE that additional environmental investigation relative to these conditions is not warranted.</p>
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ASTM E1527-13 DEFINITIONS OF A RECOGNIZED ENVIRONMENTAL CONDITION (REC), CONTROLLED REC (CREC), AND HISTORICAL REC (HREC)

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

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

FINDINGS

The following summarizes key findings of the Phase I ESA based on observations during the Site walkover, review of existing historical resources, and interviews with current or past owners. Included in the summary are known or suspected RECs, CRECs, HRECs and *de minimis* conditions. Also summarized below are the results of the GPR survey and LSI performed to evaluate the RCEs identified.

Suspected RECs and *de minimis* conditions at the Site:

- Building 1 (Former Covenant): The building is heated currently by two (2) approximately 330-gallon ASTs located in the basement. Both were visually inspected and appeared in sound condition.
- Building 2 (Former School): The building is heated by an approximately 4,000-gallon heating oil AST located outside of the building. The tank was visually inspected and appeared to be in sound condition.
- Former LUST: Building #2 was previously heated by a 6,000-gallon heating oil UST. According to RIDEM records, the UST failed a leak test in 2005. A Closure Certificate or UST Closure Assessment was not available for review during the RIDEM file review; however, within the RIDEM file was a Post-It note stating a NFA Letter was dated 10/14/2014; no such letter was found in the file. According to the EDR FirstSearch Radius Report, a NFA Letter was issued for the Site and soil was excavated as part of closure activities.
- Suspected Abandoned UST at Building #1: During the walkover suspect fill and vent pipes were noted during which may be associated with a past or current UST.

ASTM E2600-15 VAPOR ENCROACHMENT SCREEN

During this assessment, SAGE also conducted a Vapor Encroachment Screen (VES) via ASTM E2600-15. Based upon the results of the Tier II Screening, SAGE has determined a Vapor Encroachment Condition (VEC) does not exist based on no indications of an objectionable release as a result of previous USTs at the Site. Additionally, the suspected 1,000-gallon heating oil UST was not found to exist at the Site. These activities and the results of the investigation are further described in **Section 9.0** of this report.

OPINIONS

Based upon the results of this assessment and the ASTM E1527-13 definitions of a REC, HREC, and CREC, the following opinions have been developed by SAGE along with a rationale for such determinations.

Non-REC Findings:

- Existing Heating Oil ASTs: The ASTs located within the interior of Building #1 and one located exterior of Building #2 were visually inspected and appeared to be in sound condition. Visual indications of a release from these ASTs was not found and as such, this condition appears to not meet represent a REC; and
- Suspected Abandoned UST at Building #1: AS noted above, during the walkover suspect fill and vent pipes were noted that may be associated with a past or current UST. As a result, a LSI including a GPR survey, soil test boring, and test pitting were performed which did not identify the presence of UST or evidence of a release. As such, the follow-up work performed in the opinion of SAGE has mitigated this observation to a Non-REC.

REC Findings:

- A condition indicative of a REC was not identified during the course of this assessment.

HREC Findings:

- Former UST/LUST at Building #2: RIDEM records indicate that during the removal of a past heating oil tank that serviced Building #2, evidence of a releases were found and subsequent soil excavation activities achieved compliance. The case in RIDEM records is considered inactive and anecdotal; information in the RIDEM file in the form of a post-it note identified a letter of No Further Action was issued, however, such letter could not be found in eth file. Based upon eth database listing and RIDEM records, it is evident that response actions were conducted in a manner to the satisfaction of RIDEM. Additionally, during the SAGE LSI a boring placed within the area of the former UST, evidence of an objectionable impact was not found. Ass cu, in the opinion of SAGE this condition meets the definition of a HREC, and such further investigation of this matter is not warranted at this time.

CREC Findings:

- A condition indicative of a CREC was not identified during the course of this assessment.

CONCLUSION

SAGE has performed a Phase I ESA of the Site in conformance with the scope and limitations of ASTM Practice E1527-13 and the EPA's AAI Rule. In conjunction with the Phase I ESA, SAGE also conducted a LSI that included the completion of a GPR survey, soil boring, soil testing, and test pitting.

Based upon the information provided herein, it is the opinion of SAGE that further environmental investigation of the Site is not warranted at this time. However, in the event the ASTs located within Building #1 and AST located along the north exterior side of Building #2 are no longer to be used, they should be properly closed. Additionally, although outside the scope of the subject Phase I ESA, both Site structures have been subject to heavy water damage which has resulted in widespread mold growth throughout. Additionally, based upon the age and visual observations potential asbestos-containing material (ACMs) may exist. Both of these conditions should be managed appropriately during any proposed redevelopment.

1.0 INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) and Limited Subsurface Investigation (LSI) conducted of a single parcel addressed as 435 Broadway in Newport, Rhode Island (Assessor's Plat 06, Lot 11) (hereinafter, "Site"). The purpose of the Phase I ESA is to identify "*Recognized Environmental Conditions*" (RECs) associated with the Site. The term *recognized environmental conditions* means the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis* conditions are not *recognized environmental conditions*. *De minimis* conditions are those that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

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

1.2 Scope of Services

This assessment was prepared in accordance with generally acceptable engineering practices utilizing the American Society for Testing and Materials (ASTM) Designation E1527-13: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. As such, it meets the requirements set forth in the United States Environmental Protection Agency's (U.S. EPA's) All Appropriate Inquiries (AAI) Rule under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 40 CFR. § 312 (2005).

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

1.3 Significant Assumptions

The file and data review was limited to information obtained by SAGE Environmental, Inc. (SAGE) from prior reports, and the offices for the City of Newport. The Site reconnaissance description is based upon the condition of the Site on the day it was observed. The Site was observed by walking the property.

1.4 Special Terms and Conditions

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

1.5 User Reliance

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

1.6 Deviations

This Phase I ESA was performed in accordance with ASTM E1527-13 and AAI with no deviations.

1.7 Data Gaps

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

2.0 SITE DESCRIPTION

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

Table 1
Site Description
435 Broadway
Newport, RI

Plat/Lot	Assessor's Plat 06, Lot 11
Site Area	1.55 acres
Current Site Usage	The Site is currently vacant and is owned by the City of Newport.
Historical Site Usage/ Research Notes	Information reviewed to evaluate historical Site use included that maintained by City offices as well as historical aerials and Sanborn Fire Insurance Maps. These resources indicate that the Site was originally developed with one (1) structure dating back to at least 1903, which was occupied by the Newport Asylum. The Site and surrounding areas appear to remain relatively unchanged until approximately 1968, when the former Site building appears to have been razed, and the Site is improved with the existing buildings. The 1968 and 1978 Sanborn Fire Insurance Map appears to depict the westerly Site building as a convent and the easterly Site building as the Jesus Savior Parochial School. The reviewed 1990 Sanborn Fire Insurance Map depicts the westerly Site building (former Convent) as now occupied by the Newport Public School Administration. Based on conversations with City officials, the

	Site building appears to have been vacant for several years.
Zoning	R-10: Residential
Site Access	The Site is accessible via Broadway to the west, Princeton to the north and Union to the southeast.
Structure Description	<p>The Site is improved with two (2) non-contiguous structures. Building #1 is a two-story, wood-framed structure with a full-sized, unfinished basement occupying an approximate gross area of 7,992-square feet. This structure was most recently utilized as a school administration building.</p> <p>Building #2 is a one (1) story structure with a full-sized, partially aboveground, finished basement occupying an approximate gross area of 24,910-square feet. This structure was most recently utilized as a school.</p>
Year Built	Building #1 was reportedly constructed in 1950 and Building #2 was constructed in approximately 1960.
Site Surfaces	Site surfaces are occupied by the building footprints, asphalt paved parking areas and areas of minor landscaping.
Sanitary Sewer	Both Site buildings are connected to the municipal sewer system.
Heating Source	<p>Building #1 is listed on the Assessor's Field Card as being heated by natural gas; however, two (2) approximate 330-gallon heating oil aboveground storage tanks (ASTs) were noted in the basement of the structure. Additionally, during the walkover, suspect structures which appeared to be associated with fill and vent pipes of a UST were noted.</p> <p>Building #2 is heated by an approximately 3,000-gallon heating oil AST located north of Building #2. Building #2 was formerly heated by a 6,000-gallon heating oil UST which was reportedly removed from the Site in 2014 according to information obtained during a review of files at the Rhode Island Department of Environmental Management (RIDEM).</p>
Water	Both Site buildings are connected to the municipal water supply.
Use of Adjoining Properties	All adjoining properties are utilized for residential use.

3.0 USER PROVIDED INFORMATION

An environmental questionnaire was not supplied to SAGE as part of this assessment.

3.1 Environmental Liens or Environmental Land Use Restriction (ELUR)

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

3.2 Specialized Knowledge

SAGE was not supplied with specialized knowledge for the Site.

3.3 Valuation Reduction for Environmental Issues

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

3.4 Owner, Property Manager and Occupant Information

SAGE was not provided with any information regarding the Owner(s), Property Manager(s), or Occupant(s)

of the Site by the User.

3.5 Reason for Performing Phase I

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

3.6 Previous Environmental Assessments

A previous assessment of the Site was not found or made available to SAGE during the course of this assessment.

4.0 RECORDS REVIEW

4.1 Environmental Record Sources (Federal and State)

A public records search was conducted by SAGE through an Environmental Data Resources, Inc. (EDR) FirstSearch Report.* This report consists of a review of state and federal databases, as required by the ASTM Standard. Databases reviewed include, but are not limited to, the National Priority List (NPL), the Superfund Enterprise Management System (SEMS, formerly CERCLIS), Rhode Island State-listed hazardous waste properties (SHWS), leaking underground storage tanks (LUSTs), registered underground storage tanks (USTs), and the Resource Conservation and Recovery Act (RCRA) hazardous waste generator list. A summary of the number of properties identified within ASTM radii for each category is presented below in **Table 2**, and the EDR report is presented as **Attachment 1**.

Table 2
Radius Summary
435 Broadway
Newport, RI

Database	Site Inclusion	Locations within Radius of Site	Research Radius from Site (miles)	Non-Geocoded Locations [†]
NPL	No	0	1.0	0
Delisted NPL	No	0	0.5	0
CERCLIS	No	0	0.5	0
CERCLIS NFRAP	No	0	0.5	0
State Equivalent CERCLIS (SHWS)	No	22	1.0	22
SWF	No	0	0.5	0
RCRA CORRACTS	No	0	1.0	0
RCRA non-CORRACTS TSD	No	0	0.5	0
RCRA Generators List	No	2	Site and adjoining properties	0
State/Tribal UST(s)	Yes	9	Site and adjoining	0

Database	Site Inclusion	Locations within Radius of Site	Research Radius from Site (miles)	Non-Geocoded Locations [†]
			properties	
State/Tribal LUST(s)	Yes	11	0.5	4
ERNS	No	N/A	Site only	0
Federal/State Brownfield(s)	No	0	0.5	0
Federal/State Institutional Control	No	0	0.5	0

Select locations described further in the following subsections.

4.1.1 Site Related Records Review/Discussion

Site Name:	Triplette School/Jesus Savior Convent
Database(s):	UST/LUST
Address:	435 Broadway, Newport RI

Comments:

According to the EDR FirstSearch Report, the Site is listed as on the inactive LUST and UST databases. These listings concern a former fuel oil UST which once serviced Building #2. The UST was a 6,000-gallon single wall steel tank installed in 1960 and used for heating oil UST. The UST failed a tank tightness test in November 2005, and was subsequently emptied of all product. The EDR FirstSearch Report indicates limited amounts of soil were removed during UST closure procedures. No UST Closure Assessment of RIDEM-issued Closure Certificate was available for review at the RIDEM. A Post-It note stating a No Further Action (NFA) Letter was dated October 14, 2014; however, such a letter was not found.

4.1.2 Surrounding Locations Related Records Review/Discussion

As part of the surrounding area review, SAGE evaluated select locations within the radius report and reviewed files maintained by the RIDEM Office of Waste Management for select properties. Summaries of these reviews have been provided below.

Identified Property:	Dr. Brian Hogan
Database(s):	RCRA Former Small Quantity Generator
Address:	450 Broadway, Newport, RI
Distance:	Approximately 200 feet West
Gradient:	Topographically Downgradient

Comments:

A northwesterly abutting property, addressed as 450 Broadway and identified as Dr. Brian Hogan, is listed as a former RCRA generator of hazardous waste, including silver. No violations were found to be associated with the property. As such, this does not appear to represent a significant environmental concern to the Site.

4.1.3 Non-Geocoded Records Review Summary

A total of 27 unplottable properties were identified in the radius report.

Based on a review of information available in the radius report, no unplottable properties are likely to have an environmental impact on the subject Site.

4.2 Municipal Records and File Reviews

4.2.1 Chain-Of-Title Records

Title records were reviewed at the Newport City Hall/through the Newport on-line Land Title Records database. This information is provided for historical purposes only and is not intended for legal purposes. The current owner of the Site is City of Newport, who took ownership of the Site on 02/15/1991 (494/264). Previous ownership was not included on the reviewed field card. Copies of the field cards are included in **Attachment 2**.

Table 3
Owner Chronology
435 Broadway
Newport, RI
Assessor's Plat 06, Lot 11

Grantee	Date of Transfer	Book/Page
City of Newport	02/15/1991	494/264

4.2.2 Fire Department

SAGE contacted the Newport Fire Prevention Office to determine if that office maintained information regarding possible USTs located at the Site and prior incidents (i.e., spills or fires) that could have caused a release of oil or hazardous materials to the environment. The Fire Prevention staff indicated that no records relating to petroleum products or hazardous materials stored at the Site are kept at their office.

4.2.3 Building and Zoning Records

SAGE personnel contacted the Newport Building/Zoning Department in an effort to obtain information relative to the Site. The Building/Zoning Department did not have records of UST permits for the Site, and the Assessor's field card does not include a listing of any recent building permits.

4.2.4 Public Works Records

SAGE personnel contacted the Newport Public Works Department in an effort to obtain information relative to the Site. The Public Works Department confirmed the Site is connected to municipal sewer and water.

4.3 Physical Setting

The Site is situated at approximately 106 feet above mean sea level (MSL). Site topography appear to slope towards the southeast.

4.3.1 Geology and Hydrology

The Flood Insurance Rate Map (FIRM) for the Site was reviewed online through the Federal Emergency Management Agency (FEMA), and the geologic information was reviewed through USGS. A summary of this information can be found below in **Table 4**.

Table 4
Geology and Hydrology Information
435 Broadway
Newport, RI

Terrane:	Avalon
Subterranean:	Esmond-dedham
Rock Type:	Stratified
Age:	Pennsylvanian
Surficial Geology:	Till
Waterbodies:	1,600' from unidentified stream, 3,300' from Green End Pond
FIRM:	44005C0093J effective, 09/04/2013
Flood Zone:	Zone X (unshaded), which is defined as an area of minimal flood hazard, with a less than 0.2% annual chance of flooding.

4.3.2 Priority Resources GIS Map

Based on a review of maps obtained from the Rhode Island Geographic Information System (RIGIS) database for the Site and vicinity, groundwater at the Site and immediate surrounding area is classified as GB, which is defined as groundwater that is presumed not suitable for use as a public or private drinking water supply without prior treatment. Additionally, the Site is not located within any resource areas or protected open spaces

4.4 Historical Use Information on the Site and Adjoining Properties

Historical research was conducted through data providers and at State and City agencies. Historical information sources researched include aerial photographs and Sanborn maps.

4.4.1 Sanborn Maps

Sanborn map coverage was found to exist for the Site and immediately surrounding area as summarized in **Table 5** below.

Table 5
Sanborn Descriptions
435 Broadway
Newport, RI

Year	Site Description
1903	The Site is developed with one (1) two-story structure which is identified as the Newport Asylum. Adjoining properties appear to be either undeveloped or developed for residential use.
1921	No significant changes are noted to the Site. Adjoining properties appear to be further developed for mixed residential and light commercial use.
1950	The Site appears to be improved with two (2) one-story structures along the northeastern portion of the Site, which appear to be utilized as storage sheds. No other significant changes are noted to the Site or adjoining properties.
1968	The previous Site structures appear to have been razed, and the Site has been improved with the two (2) existing structures. Building #1 is located along the western portion of the Site and is

Year	Site Description
	identified as a convent, and Building #2 is located along the eastern portion of the Site and is identified as Jesus Savior Parochial School. No significant changes are noted to adjoining properties.
1972	No significant changes are noted to the Site or adjoining properties.
1990	Building #1 (former convent) is now depicted as the Newport Public School Administration building. No other significant changes are noted to the Site or adjoining properties.

Copies of the maps are attached as **Attachment 3**.

4.4.2 Aerial Photographs

Historical aerial photographs were viewed online using ArcGIS's Historic Aerial Mapper (<https://www.arcgis.com/home/item.html?id=1dcfa7631154874bf78b408351afb9e>) for the years 1939, 1951-52, 1962, 1972, 1981, 1985, 1988, 1997, 2003-2004, 2008, 2011, 2014 and 2016. A summary of the Site and surrounding property descriptions is below.

Table 6
Historical Aerial Descriptions
435 Broadway
Newport, RI

Year	Site Description
1939	The Site appears to be developed with one (1) structure located along the northern portion of the Site. Adjoining properties appear to be developed with mixed residential and light commercial use.
1951-52	No significant changes are noted to the Site or adjoining properties.
1962	Former Site structures appear to have been razed, and the Site has been improved with the construction of the two (2) current Site buildings. Building #1 is located along the western portion of the Site and appears to be a residential-style building, which based on reviewed Sanborn Fire Insurance Maps is occupied by a convent. Building #2 is located along the eastern portion of the Site and is a larger rectangular building, which based on previously reviewed information, appears to be occupied by a school.
1972	No significant changes are noted to the Site or adjoining properties.
1981	No significant changes are noted to the Site or adjoining properties.
1985	No significant changes are noted to the Site or adjoining properties.
1988	No significant changes are noted to the Site or adjoining properties.
1997	No significant changes are noted to the Site or adjoining properties.
2003-2004	No significant changes are noted to the Site or adjoining properties.
2008	No significant changes are noted to the Site or adjoining properties.
2011	No significant changes are noted to the Site or adjoining properties.
2014	No significant changes are noted to the Site or adjoining properties.
2016	No significant changes are noted to the Site or adjoining properties.

4.4.3 Local Street Directories

City directories were reviewed at the Newport Public Library. Directories were reviewed beginning in 1980

and in approximate five year intervals through the most current listing. The following is the result of this research.

Table 7
Historical Directory Descriptions
435 Broadway
Newport, RI

Year	Owner
1980	Jesus Savior Parochial School
1985	Jesus Savior Parochial School
1990	Jesus Savior Parochial School
1995	City of Newport Public School Administration

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On August 1, 2018, Daniel Boynes of SAGE conducted a Site reconnaissance. Accessible areas of the Site were observed by walking. The adjoining properties were observed from roadways and from the Site boundaries.

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

5.2 General Site Setting & Site Reconnaissance Observations

The Site consists of a single parcel that comprise(s) approximately 1.55 acres. The parcel is zoned for R-10: Residential use; adjacent lots are zoned for R-10 Residential use. Currently, both Site buildings are vacant. According to publicly available information, the parcel was most recently operated by City of Newport.

5.2.1 Notable Site Walkover Conditions

The following notable conditions were observed during the Site reconnaissance. **Table 8** below identifies specific conditions noted in ASTM E1527-13 Section 9.4. Conditions that were identified at the Site are described in **Sections 5.2.2 and 5.2.3**.

Table 8
Notable Site Conditions
435 Broadway
Newport, RI

Feature	Interior			Exterior	
Unoccupied Spaces	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hazardous Materials	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

5.2.2 Interior Inspection

Building #1:

- The former covenant/school administration building contains water damage with mold noted throughout the structure;
- Potential asbestos-containing material (ACM) was noted in the basement along a former boiler unit; and
- The building is heated currently by two (2) approximately 330-gallon ASTs located in the basement. Both were visually inspected and appeared in sound condition.

Building #2:

- The former school is heavily water damaged with mold noted throughout the building; and
- A boiler room was noted along the northern portion of the basement. Fuel lines connecting the oil furnace to the exterior approximately 4,000-gallon heating oil AST were noted.

5.2.3 Exterior Inspection

- Fill and vent pipes associated with the (2) 330-gallon heating oil ASTs which are located in the basement of Building #1 were noted along the southwestern exterior of the building;
- Suspect fill and vent pipes potentially associated with an abandoned UST were observed along the eastern façade of Building #1; and
- Building #2 is heated by an approximately 3,000 – 4,000-gallon heating oil AST located along the northern exterior of the building. The tank was visually inspected and appeared to be in sound condition.

6.0 VAPOR ENCROACHMENT SCREEN VIA ASTM E2600-15

Under the ASTM E1527 – 13 standard, vapor impacts must now be considered, similar to the way potential soil and groundwater impacts have been evaluated in the past. ASTM Designation E2600 – 15 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* (2015) provides a method of identifying a vapor encroachment condition (VEC), which is the presence or likely presence of chemicals of concern (COC) vapors in sub-surface of the subject Site caused by the release of vapors from contaminated soil or groundwater either on or near the Site. The Vapor Encroachment Screen (VES) process is a two-tiered screening process.

The conclusion[†] of a VES is (1) a VEC exists at the subject Site; or (2) a VEC does not exist at the subject Site, however the determination that a VEC exists at the subject Site does not necessarily represent an REC.

6.1 Tier 1 Screening Evaluation

The purpose of a Tier 1 Screening Evaluation in conjunction with the Phase I ESA is to evaluate whether a VEC exists at the subject Site by using information collected during the course of the Phase I ESA process. Information evaluated for the Tier 1 Screen includes past, present, and anticipated usage and oil and/or hazardous material usage at the Site, the Site's geological and hydrogeological setting, the presence or potential presence of preferential pathways for contaminant migration, and environmental records for the Site and surrounding properties.

The VES Guide recommends reviewing environmental records for properties within 1/10-mile of the Site to evaluate whether a VEC exists from petroleum hydrocarbon COCs, and a radius of 1/3-mile surrounding the Site to evaluate whether a VEC exists from any other volatile non-petroleum hydrocarbon COCs. **Table 9**, below summarizes the number of properties identified within the target VES search distance. This information was obtained through a review of records provided in the EDR report.

Table 9
Tier 1 Screening Table Summary
435 Broadway
Newport, RI

Database	Site Inclusion	Non-Petroleum Contaminated Properties (1/3-mile Search Radius)	Petroleum Contaminated Properties (1/10-mile Search Radius)
NPL	No	0	0
CERCLIS	No	0	0
State Equivalent CERCLIS	No	0	0
SWF	No	0	0
RCRA – SITE ONLY	No	N/A	N/A
RCRA CORRACTS	No	0	0
RCRA non-CORRACTS	No	0	0
State/Tribal USTs – SITE ONLY	Yes	N/A	N/A
State/Tribal LUSTs	Yes	0	1
ERNS	No	0	0
Federal/State Brownfields	No	0	0
Federal/State Institutional Control – SITE ONLY	No	N/A	N/A

Based upon the results of the Tier 1 Screen, a VEC exists based on the Site's listing on the reviewed EDR FirstSearch Report on the UST and LUST databases.

6.2 Tier 2 Screening Evaluation

If a VEC is found to exist for the subject Site during the performance of the Tier 1 Screen, a Tier 2 invasive or non-invasive Screen may be conducted to obtain greater certainty of the presence of a VEC. A non-invasive Tier 2 Screen applies numeric screening criteria to existing soil, soil gas, and/or groundwater analytical data for the Site and/or surrounding properties and evaluates the influence of off-Site contaminated properties with respect to existing information pertaining to known COCs and known or inferred direction of groundwater flow. A Tier 2 invasive Screen involves the collection of soil, soil gas, and/or groundwater analytical data at the subject Site.

Based on the information obtained during the course of this assessment and the conclusion of the Tier 1 Screen, a VEC exists at the subject Site. As such, SAGE conducted an invasive Tier 2 Screening Evaluation to obtain greater certainty of this conclusion. The invasive Tier 2 Screening Evaluation consisted of advancing three (3) soil borings proximal to the suspected current or abandoned UST located at Building #1 and one (1) soil boring in the area of the former 6,000-gallon heating oil UST grave near Building #2. These activities and the results of the investigation are further described in **Section 9.0** of this report. Based upon the results of the Tier 2 invasive screen, a VEC does not exist based on no indications of an objectionable release

7.0 INTERVIEWS

7.1 Interview with Owner

The Owner was not interviewed for this assessment.

7.2 Interview with Local Government Officials

Local government officials were interviewed as part of this assessment, including staff at the City of Newport Fire Prevention Office and local offices. Information provided during these interviews has been incorporated into this assessment.

7.3 Interview with Others

No other person with any personal knowledge of the Site was interviewed.

8.0 ADDITIONAL SERVICES

During Phase I ESA activities, the following RECs were identified:

- Former LUST: Although a Post-It note stating a NFA Letter was issued on October 14, 2014, such a letter was not found. According to the environmental database report, the UST did receive a NFA letter and apparently soil was excavated as part of the UST closure. Based on the lack of a Closure Certificate or Closure Assessment available for review, this is indicative of a REC; and
- Suspect Heating Oil UST: Based on the observed fill and vent pipe, the environmental database report listing the Site on the UST database, and information obtained during a review of files at the RIDEM which indicates a 1,000-gallon heating oil tank was last registered at the Site in 1990, it appears this tank may have been abandoned at the Site.

As such, SAGE recommended additional environmental investigation in the form of a LSI, which included a ground penetrating radar (GPR) survey, the advancement of soil borings, laboratory analysis of collected soil samples and test pitting.

On August 23, 2018, SAGE directed and oversaw the completion the GPR survey to evaluate for the possible presence of abandoned USTs associated with the former heating source of Site Building #1. Results of the GPR survey identified an anomaly located approximately 4 feet below surface grade (bsg) and located proximal to the observed fill and vent pipe.

Following the GPR survey, SAGE advanced four (3) soil borings (SE-101 through SE-103), utilizing a track-mounted Geoprobe® rig, around fill and vent pipes and GPR anomalies to determine if there was a release associated with the potential USTs. No visual, olfactory, or photo-ionization detector (PID) indications of a petroleum release were identified proximal to the suspected UST. Borings were advanced to an approximate terminal depth of between 15 to 18 feet bsg at which weathered bedrock was encountered. Groundwater was not encountered during soil boring advancement. Soil lithology observations are provided in soil boring installation log included as **Attachment 4**.

Additionally, one (1) soil boring was advanced in the area of the former 6,000-gallon heating oil UST previously located north of Building #2. No visual, olfactory, or PID indications of a petroleum release were identified proximal to the suspected UST. The boring was advanced to an approximate terminal depth of between 15 bsg at which weathered bedrock was encountered. Groundwater was not encountered during soil boring advancement. Soil lithology observations are provided in soil boring installation log included as **Attachment 4**.

One (1) soil sample was collected from the suspected 1,000-gallon heating oil UST location and from the former 6,000-gallon heating oil location and submitted to a state certified laboratory for analysis of Total Petroleum Hydrocarbons (TPH) via Environmental Protection Agency (EPA) Method 8100M. Groundwater at the Site according to RIGIS is classified as GB, which indicates that groundwater is presumed to be unsuitable for use as a public or private drinking water supply without prior treatment. As a result, and in accordance with the RIDEM UST Closure Assessment Guidelines (February 2014), SAGE utilized the RIDEM Method 1 GB Groundwater Leachability Criteria (GB-LC) for comparison of soil results. Laboratory analytical results identified TPH in excess of laboratory quantification limits in both samples, but well below RIDEM Method 1 GB-LC and RIDEM Method 1 Residential Direct Exposure Criteria (R-DEC). The laboratory analytical report, along with Chain-of-Custody documentation, is included as **Attachment 5**.

On August 26, 2018, SAGE conducted test pitting in the area of the suspected abandoned 1,000-gallon heating oil UST which formerly heated Building #1. Test pitting was advanced to a terminal depth of 66 inches, which is well below the noted GPR anomaly. The observed fill and vent pipe appeared to terminate in the ground and were not connected to an associated tank. No indications of a UST were identified during pitting activities. As such, it appears to 1,000-gallon heating oil UST, which formerly heated Building #1, has been removed previously.

9.0 FINDINGS & CONCLUSIONS

SAGE has performed a Phase I ESA of the Site in conformance with the scope and limitations of the ASTM E1527-13, Standard and the EPA's AAI Rule and a LSI in accord with standard industry practice. Any exceptions to or deletions from this practice are described in **Section 1.6** of this report titled "Deviations".

9.1 Findings

The following summarizes key findings of the Phase I ESA based on observations during the Site walkover, review of existing historical resources, and interviews with current or past owners. Included in the summary are known or suspected RECs, CRECs, HRECs and *de minimis* conditions. Also summarized below are the results of the GPR survey and LSI performed to evaluate the RCEs identified.

Suspected RECs and *de minimis* conditions at the Site:

- Building 1 (Former Covenant): The building is heated currently by two (2) approximately 330-gallon ASTs located in the basement. Both were visually inspected and appeared in sound condition.
- Building 2 (Former School): The building is heated by an approximately 4,000-gallon heating oil

AST located outside of the building. The tank was visually inspected and appeared to be in sound condition.

- Former LUST: Building #2 was previously heated by a 6,000-gallon heating oil UST. According to RIDEM records, the UST failed a leak test in 2005. A Closure Certificate or UST Closure Assessment was not available for review during the RIDEM file review; however, within the RIDEM file was a Post-It note stating a NFA Letter was dated 10/14/2014; no such letter was found in the file. According to the EDR FirstSearch Radius Report, a NFA Letter was issued for the Site and soil was excavated as part of closure activities.
- Suspected Abandoned UST at Building #1: During the walkover suspect fill and vent pipes were noted during which may be associated with a past or current UST.

ASTM E2600-15 VAPOR ENCROACHMENT SCREEN

During this assessment, SAGE also conducted a Vapor Encroachment Screen (VES) via ASTM E2600-15. Based upon the results of the Tier II Screening, SAGE has determined a Vapor Encroachment Condition (VEC) does not exist based on no indications of an objectionable release as a result of previous USTs at the Site. Additionally, the suspected 1,000-gallon heating oil UST was not found to exist at the Site. These activities and the results of the investigation are further described in **Section 9.0** of this report.

9.2 OPINIONS

Based upon the results of this assessment and the ASTM E1527-13 definitions of a REC, HREC, and CREC, the following opinions have been developed by SAGE along with a rationale for such determinations.

Non-REC Findings:

- Existing Heating Oil ASTs: The ASTs located within the interior of Building #1 and one located exterior of Building #2 were visually inspected and appeared to be in sound condition. Visual indications of a release from these ASTs was not found and as such, this condition appears to not meet represent a REC; and
- Suspected Abandoned UST at Building #1: AS noted above, during the walkover suspect fill and vent pipes were noted that may be associated with a past or current UST. As a result, a LSI including a GPR survey, soil test boring, and test pitting were performed which did not identify the presence of UST or evidence of a release. As such, the follow-up work performed in the opinion of SAGE has mitigated this observation to a Non-REC.

REC Findings:

- A condition indicative of a REC was not identified during the course of this assessment.

HREC Findings:

- Former UST/LUST at Building #2: RIDEM records indicate that during the removal of a past heating oil tank that serviced Building #2, evidence of a release was found and subsequent soil excavation activities achieved compliance. The case in RIDEM records is considered

inactive and anecdotal; information in the RIDEM file in the form of a post-it note identified a letter of No Further Action was issued, however, such letter could not be found in eth file. Based upon eth database listing and RIDEM records, it is evident that response actions were conducted in a manner to the satisfaction of RIDEM. Additionally, during the SAGE LSI a boring placed within the area of the former UST, evidence of an objectionable impact was not found. Ass cu, in the opinion of SAGE this condition meets the definition of a HREC, and such further investigation of this matter is not warranted at this time.

CREC Findings:

- A condition indicative of a CREC was not identified during the course of this assessment.

9.3 CONCLUSION

SAGE has performed a Phase I ESA of the Site in conformance with the scope and limitations of ASTM Practice E1527-13 and the EPA's AAI Rule. In conjunction with the Phase I ESA, SAGE also conducted a LSI that included the completion of a GPR survey, soil boring, soil testing, and test pitting.

Based upon the information provided herein, it is the opinion of SAGE that further environmental investigation of the Site is not warranted at this time. However, in the event the ASTs located within Building #1 and AST located along the north exterior side of Building #2 are no longer to be used, they should be properly closed. Additionally, although outside the scope of the subject Phase I ESA, both Site structures have been subject to heavy water damage which has resulted in widespread mold growth throughout. Additionally, based upon the age and visual observations, potential asbestos containing material (ACMs) may exist. Both of these conditions should be managed appropriately during any proposed redevelopment.

10.0 SIGNATURES AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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

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

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

<i>Daniel Boynes</i>	9/25/18
Daniel Boynes	Date
Project Manager	

<i>Jacob H. Butterworth</i>	9/25/18
Jacob H. Butterworth, MS, LSP	Date
Senior Project Manager	

11.0 LIMITATIONS

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

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

Any qualitative or quantitative information regarding the Site, which was not available to SAGE at the time of this assessment, may result in modification(s) to the conclusions and/or representations made in this report. The Phase I ESA and VES are intended to be non-exhaustive assessments and as such, information reviewed during the assessment is limited to that which is practically reviewable as defined in ASTM E1527 – 13 (3.2.69). This report is intended to reduce the uncertainty regarding the potential of a Recognized Environmental Condition to be present at the Site, however no environmental assessment can wholly eliminate uncertainty regarding the potential Recognized Environmental Conditions to be present at the Site.

Due to the fact that geological and soil formations are inherently random, variable, and indeterminate (heterogeneous) in nature, the professional services and opinions provided by SAGE under our agreement are not guaranteed to be a representation of complete Site conditions, which are variable and subject to change with time or as the result of natural or man-made processes. Although our services are extensive, opinions, findings, and conclusions presented are limited to and by the data supplied, reported, and obtained. Additionally, unless specified or otherwise included herein, this assessment did not include an evaluation of business environmental risk as defined in ASTM E1527 – 13 (3.2.11) and non-scope considerations as identified in ASTM E1527 – 13 (13). Such non-scope considerations include, but are not limited to, evaluation of: asbestos-containing materials, biological agents, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, industrial hygiene, health and safety, OSHA

compliance, cultural and historic resources, ecological resources, endangered species, indoor air quality, electromagnetic fields, formaldehyde, high-voltage power lines, non-point sources or best management practices for silviculture. Under the terms of the agreement no attempt was made to determine the compliance or regulatory status of present or former owners or operators of the Site with respect to federal, state, municipal, environmental, and land use laws or regulations.

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

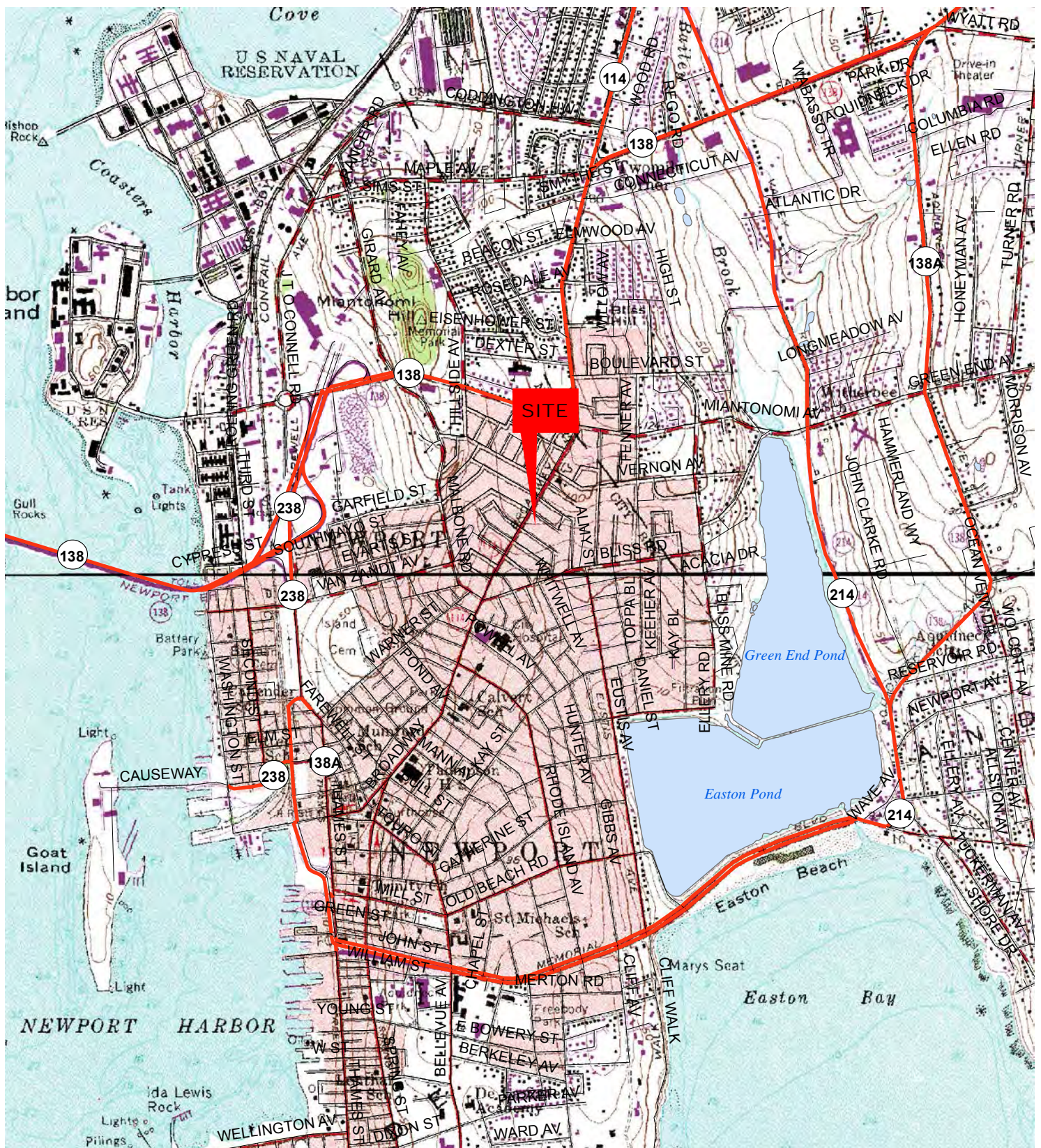
12.0 REFERENCES

ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM International, West Conshohocken, PA, 2013, www.astm.org

ASTM E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM International, West Conshohocken, PA, 2015, www.astm.org

Item	Date of Access	Source
"Prudence" Quadrangle	September 2018	USGS
Regulatory Database Report	September 2018	Environmental Data Resources, Inc. (EDR)
Soils Information	September 2018	USDA Web Soil Survey websoilsurvey.nrcs.usda.gov
Groundwater Classification	September 2018	RIGIS database
Sanborn Map Report	September 2018	EDR
Aerial Photographs	September 2018	ArcGIS Historical Aerial Mapper
Street Directories	September 2018	Newport Public Library
Building Records	September 2018	Newport Building Department
Fire Prevention Records	September 2018	Newport Fire Prevention Office
Site Reconnaissance Performed by Daniel Boynes	September 1, 2018	---

FIGURES



USGS QUADRANGLE
PRUDENCE ISLAND, RHODE ISLAND



★ Site Location

USGS Quadrangle Site Location Map

435 Broadway
Newport, Rhode Island

DATE: 07/05/2018
JOB #: S3148
CREATED BY: SMBS

0 25 50 100 Miles

Data Provided by RIGIS

Figure 1





Legend

- Approximate Property Boundary
- Area of GPR & Test Pitting (Area of Suspect UST)
- ⬮ Soil Boring Locations

Data Provided by RIGIS
 Orthoimagery provided by nearmap.com



Site Plan

435 Broadway
 Newport, Rhode Island

Date: 08/28/2018

Job #: S3148

Created By: SMBS

0 20 40 80 Feet

Figure 2



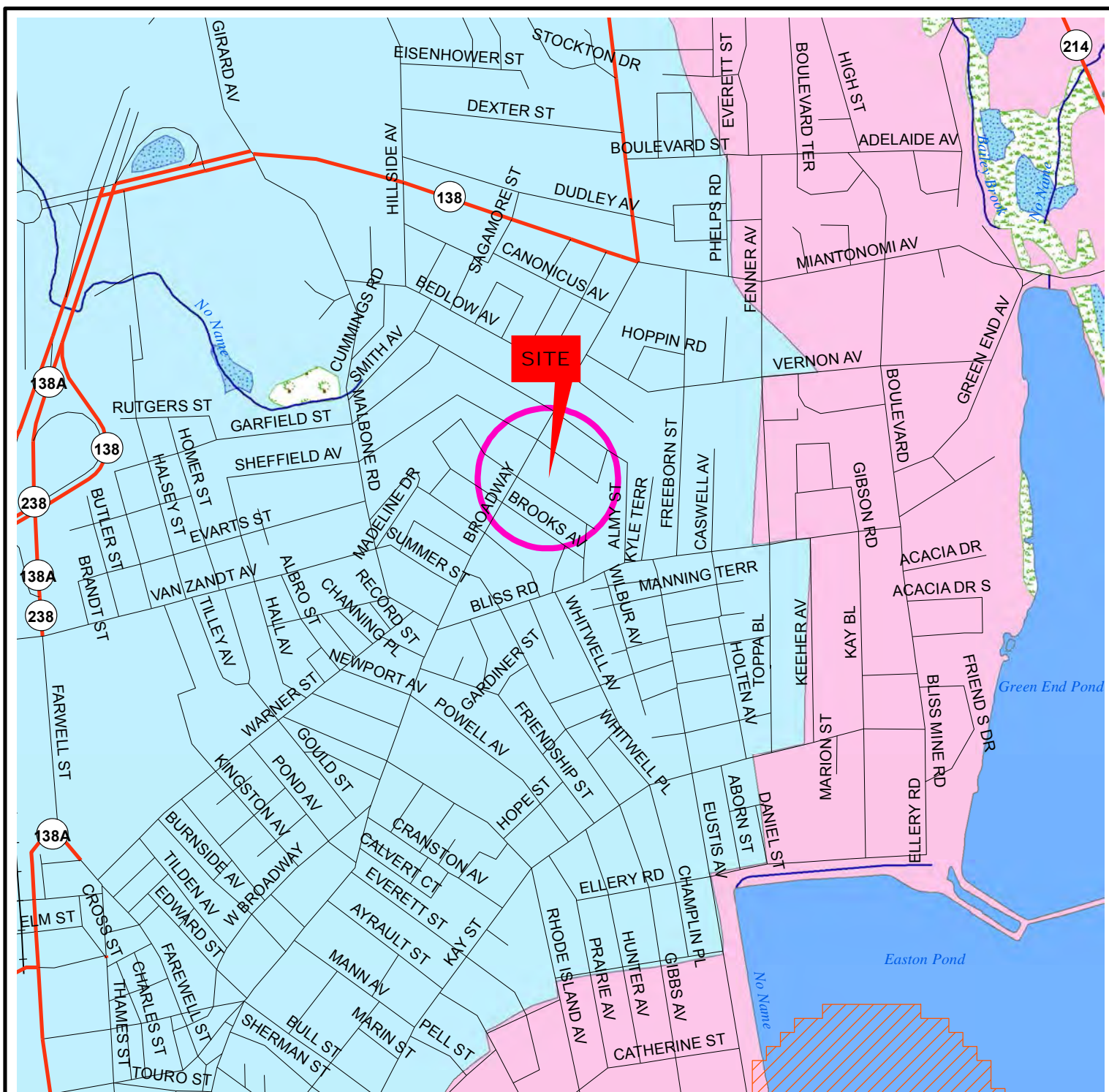
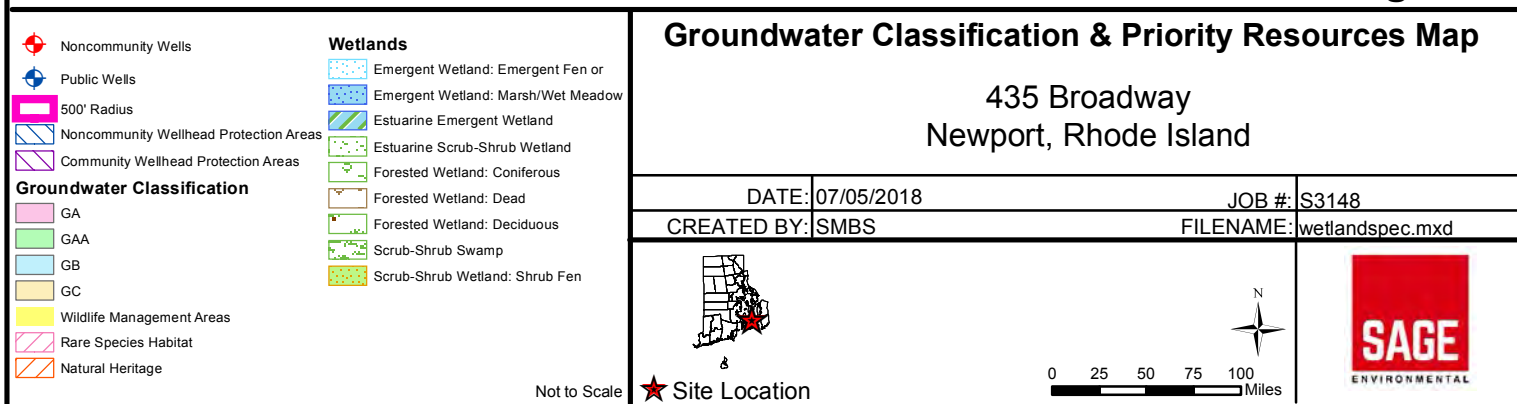


Figure 3



PHOTOGRAPHS



Typical view of Building #1 (Former Convent), facing east.



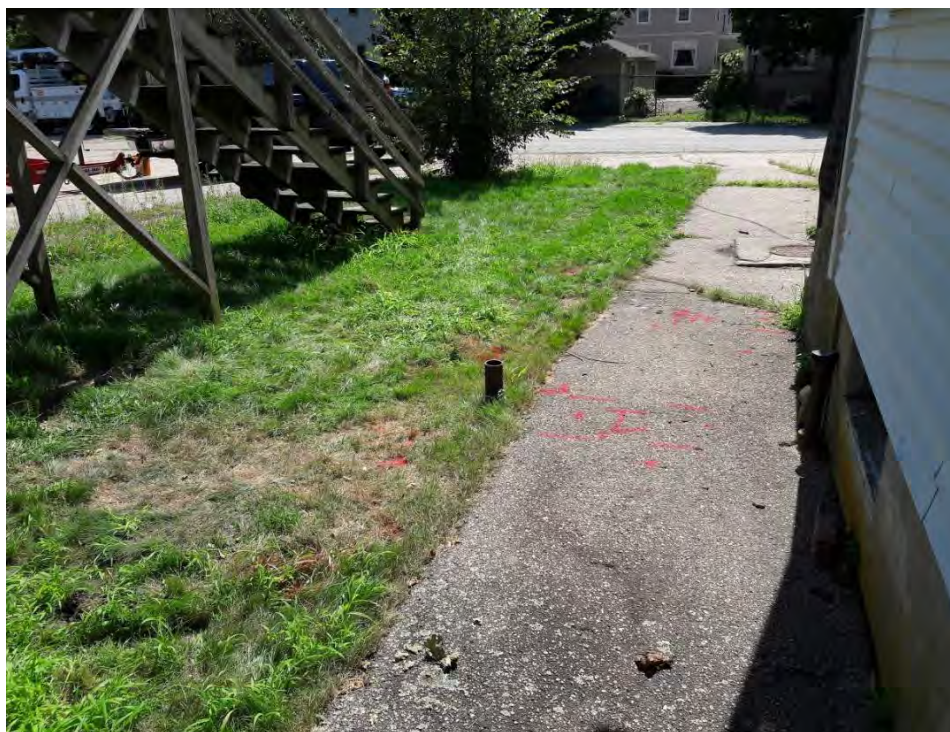
View of the fill and vent pipes associated with the aboveground storage tanks (ASTs) located in the basement of Building #1.



View of the back side of Building #1, facing northwest.



View of apparent fill and vent pipes associated with a suspected, abandoned underground storage tank (UST).



Additional view of the suspect, abandoned UST area.



View of the two (2) active ASTs located in the basement of Building #1.



View of the furnace located in the basement of Building #1 wrapped in a potential asbestos containing material (ACM).



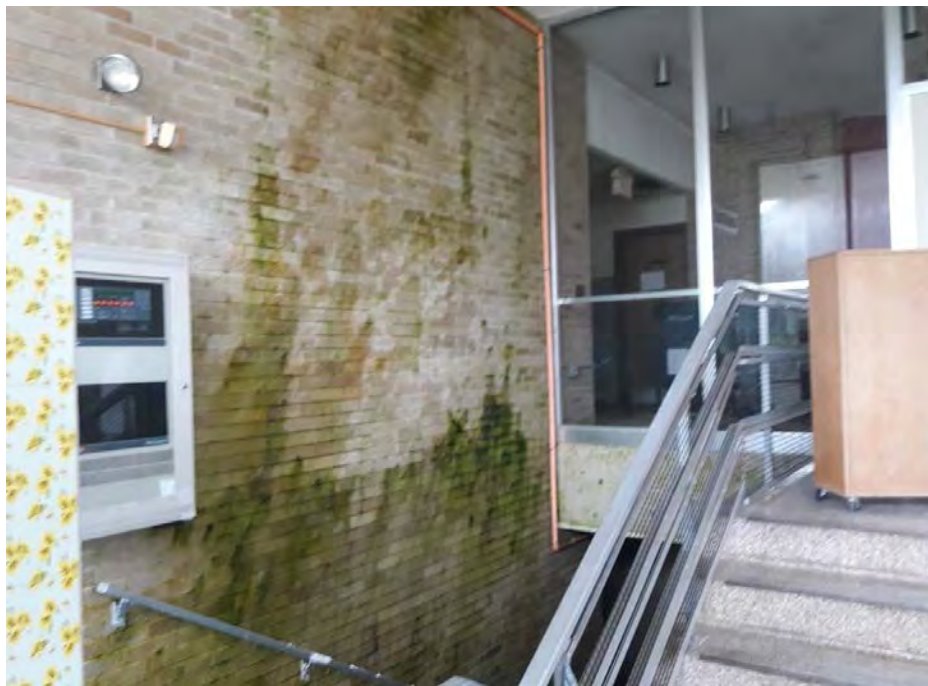
Typical view of water damage and mold located within Building #1.



Typical view of the entrance to Building #2, facing south.



View of the heating oil AST located along the northern exterior of Building #2.



View of water damage and mold located within Building #2.



View of the oil burning furnace located within Building #2.



Additional view of water damage and mold located within Building #2.



View of the rear (eastern side) of Building #2.



View of the test pit advanced within area of suspect UST near Building #1 (note rocks).



Additional view of test pit advanced within area of suspect UST near Building #1.

S3148

435 Broadway
Newport, RI 02840

Inquiry Number: 5352011.2s
July 05, 2018

FirstSearch Report



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

Search Summary Report

TARGET SITE **435 BROADWAY**
NEWPORT, RI 02840

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	1	1
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	2	0	-	-	0	2
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	3	19	22	44
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	1	0	1	9	-	4	15
<i>State/Tribal Tanks</i>	Y	0	2	7	-	-	0	9
<i>State/Tribal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ST/Tribal Brownfields</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	1	1	3	-	-	0	5
- Totals --		2	5	11	12	19	27	76

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Search Summary Report

**TARGET SITE: 435 BROADWAY
NEWPORT, RI 02840**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	05/13/2018	1.000	0	0	0	0	0	0	0
	Proposed NPL	05/13/2018	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	05/13/2018	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	05/18/2018	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	05/18/2018	0.500	0	0	0	0	-	1	1
RCRA COR ACT	CORRACTS	03/01/2018	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	03/01/2018	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	03/01/2018	0.250	0	0	0	-	-	0	0
	RCRA-SQG	03/01/2018	0.250	0	2	0	-	-	0	2
	RCRA-CESQG	03/01/2018	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	02/13/2018	0.500	0	0	0	0	-	0	0
	US INST CONTROL	02/13/2018	0.500	0	0	0	0	-	0	0
ERNS	ERNS	03/19/2018	TP	0	-	-	-	-	0	0
State/Tribal CERCLIS	SHWS	03/08/2018	1.000	0	0	0	3	19	22	44
State/Tribal SWL	SWF/LF	03/08/2018	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	04/05/2018	0.500	1	0	1	9	-	4	15
	INDIAN LUST	10/14/2017	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	04/05/2018	0.250	0	2	7	-	-	0	9
	AST	09/06/2017	0.250	0	0	0	-	-	0	0
	INDIAN UST	10/14/2017	0.250	0	0	0	-	-	0	0
State/Tribal IC / EC	AUL	03/08/2018	0.500	0	0	0	0	-	0	0
ST/Tribal Brownfields	BROWNFIELDS	03/08/2018	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	03/19/2018	0.500	0	0	0	0	-	0	0
Other Haz Sites	US CDL	02/22/2018	TP	0	-	-	-	-	0	0

Search Summary Report

**TARGET SITE: 435 BROADWAY
NEWPORT, RI 02840**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
Spills	HMIRS	03/26/2018	TP	0	-	-	-	-	0	0
	SPILLS	11/15/2004	TP	0	-	-	-	-	0	0
	SPILLS 90	01/04/2001	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	03/01/2018	0.250	0	1	3	-	-	0	4
	TSCA	12/31/2016	TP	0	-	-	-	-	0	0
	TRIS	12/31/2016	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	10/25/2013	TP	0	-	-	-	-	0	0
	PADS	06/01/2017	TP	0	-	-	-	-	0	0
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	08/30/2016	TP	0	-	-	-	-	0	0
	RADINFO	04/03/2018	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0
	FINDS	02/21/2018	TP	1	-	-	-	-	0	1
	- Totals --			2	5	11	12	19	27	76

Site Information Report

Request Date: JULY 3, 2018
Request Name: DEANA YOUNG

Search Type: COORD
Job Number: NA

Target Site: 435 BROADWAY
NEWPORT, RI 02840

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	71.303878	71.3038780 - 71° 18' 13.96"	Easting: 307706.1
Latitude:	41.501960	41.5019600 - 41° 30' 7.05"	Northing: 4596831.5
Elevation:	106 ft. above sea level		Zone: Zone 19

Demographics

Sites: 49 **Non-Geocoded:** 27 **Population:** N/A

RADON

Federal EPA Radon Zone for NEWPORT County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 02840

Number of sites tested: 17

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	1.200 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.294 pCi/L	94%	6%	0%

Federal Area Radon Information for NEWPORT COUNTY, RI

Number of sites tested: 31

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.817 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	3.355 pCi/L	81%	16%	3%

Site Information Report

RADON

State Database: RI Radon

Radon Test Results

Zipcode	Num Tests	# < 4 pCi/L	4 to 20	# > 20 pCi/L	Maximum
02840	811	743	64	4	68.3

Target Site Summary Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

TOTAL: 76

GEOCODED: 49

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	LUST --Soil Removal Only; No Further Action Required --2285-ST --1155	TRIPLETTE SCHOOL	435 BROADWAY NEWPORT, RI	0.00	+ 0	1
A2	FINDS --110011758865	GEORGE H TRIPPLETT ADMINISTRAT	435 BROADWAY NEWPORT, RI 02840	0.00	+ 0	2

Sites Summary Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

TOTAL: 76

GEOCODED: 49

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
B3	UST --UST-1155 --Permanently Closed	GEORGE H. TRIPLETT SCHOOL	NEWPORT, RI	0.03 NNW	+ 2	3
B4	UST --UST-1157 --In Use	JESUS SAVIOUR CONVENT/CITY OF	NEWPORT, RI	0.03 NNW	+ 2	4
5	RCRA NonGen / NLR HOGAN DR BRIAN-P --RID987488632		450 BROADWAY NEWPORT, RI 02840	0.04 West	+ 1	5
C6	RCRA-SQG --RID987486776	CAPUTI ANTHONY A DR	440 BROADWAY NEWPORT, RI 02840	0.08 WSW	- 11	7
C7	RCRA-SQG --RID987489234	COSTELLO JOHN R DMD	400 BROADWAY NEWPORT, RI 02840	0.10 SW	- 18	9
8	UST --UST-1154 --Permanently Closed	JESUS SAVIOUR CHURCH	NEWPORT, RI	0.14 NNE	+ 16	11
D9	LUST --Soil Removal Only; No Further Action Required --2217-LS --1156	JESUS SAVIOR CHURCH RECTORY	1 VERNON AVENUE NEWPORT, RI	0.15 NE	+ 18	12
D10	UST --UST-1156 --Permanently Closed	JESUS SAVIOUR RECTORY	1 VERNON AVE NEWPORT, RI	0.15 NE	+ 18	13
11	RCRA NonGen / NLR A-1 ROOFING AND CONSTRUCTION --RIR000512095		29 1/2 BLISS RD NEWPORT, RI 02840	0.17 South	- 42	14
12	RCRA NonGen / NLR WATKINSON III WILLIAM A DR --RID987475613		372 BROADWAY NEWPORT, RI 02840	0.17 SW	- 27	15
E13	UST --UST-2383 --Permanently Closed	ST. PETER'S LUTHERAN CHURCH	NEWPORT, RI	0.17 NNE	+ 20	17

Sites Summary Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

TOTAL: 76 GEOCODED: 49 NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
E14	UST --UST-644 --Permanently Closed	MIDDLETOWN SQUARE LLC	NEWPORT, RI	0.18 NNE	+ 22	18
15	UST --UST-4229 --Permanently Closed	SHEFFIELD SCHOOL	NEWPORT, RI	0.18 NNE	+ 43	20
16	RCRA NonGen / NLR NEWPORT ROOFING & CONSTRUCTION --RI5000000257		15 VERNON AVE NEWPORT, RI 02840	0.18 NE	+ 15	21
16	UST --UST-365 --Permanently Closed	NEWPORT ROOFING & CONSTRUCTION	15 VERNON AVE NEWPORT, RI 02840	0.18 NE	+ 15	23
F17	UST --UST-255 --Permanently Closed	BROADWAY AUTO REPAIR	NEWPORT, RI	0.25 SW	- 34	24
F18	LUST --Active; Investigation/Remed. Required --2270-LS --255	FRASCH BAKERY	311 BROADWAY NEWPORT, RI	0.25 SW	- 35	26
G19	LUST --Inactive; Investigation/Remed. Complete, No Further Action Required --2299-LS --644	MIDDLETOWN SQUARE LLC	533 BROADWAY NEWPORT, RI	0.29 NNE	+ 41	27
G20	SHWS --Active --ENGP-HWM --SR-22-0435	SUNOCO STA/BROADWAY SUNOCO	533 BROADWAY NEWPORT, RI 02840	0.29 NNE	+ 41	28
21	LUST --Inactive; Investigation/Remed. Complete, No Further Action Required --1916-LS --501	DOMINO'S PIZZA	19 WEST MAIN RD MIDDLETOWN, RI	0.32 NNE	+ 34	29
22	SHWS --Active --RGVA-HWM --SR-22-1280	ROLLING GREEN VILLAGE APARTMEN	105 ADMIRAL KAUFBUS ROAD NEWPORT, RI	0.40 NNW	- 8	30

Sites Summary Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

TOTAL: 76

GEOCODED: 49

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
23	LUST --Active; Investigation/Remed. Required --1935-LS --18289	BOVE	70 WEST MAIN ROAD MIDDLETOWN, RI	0.40 NNE	+ 29	31
24	LUST --Inactive; Investigation/Remed. Complete, No Further Action Required --2263-ST --2270	EPPLEY LABORATORY, INC.	12 SHEFFIELD AVE NEWPORT, RI	0.40 West	- 67	32
25	LUST --Soil Removal Only; No Further Action Required --2206-LS --65	NEWPORT PUBLIC WORKS GARAGE	NEWPORT, RI	0.46 West	- 77	33
26	LUST --Inactive; Investigation/Remed. Complete, No Further Action Required --1942-LS --18854	COMPETITION IMPORTS	114 WEST MAIN ROAD MIDDLETOWN, RI	0.47 North	+ 38	34
27	LUST --Inactive; Investigation/Remed. Complete, No Further Action Required --2266-ST --2217	U S POST OFFICE (FORMER)	195 BROADWAY NEWPORT, RI	0.48 SSW	- 53	35
28	LUST --Soil Removal Only; No Further Action Required --2267-ST --712	SULLIVAN ELEMENTARY SCHOOL/PRO	35 DEXTER STREET NEWPORT, RI	0.48 North	+ 2	36
28	SHWS --Active --SPES-HWM --SR-22-1495	SULLIVAN ELEMENTARY SCHOOL/PRO	35 DEXTER STREET NEWPORT, RI	0.48 North	+ 2	37
29	SHWS --Inactive --JAI-HWM --SR-22-0995 B	JAI ALAI	150 ADMIRAL KALBFUS ROAD NEWPORT, RI	0.54 NW	- 64	38
30	SHWS --Inactive --NCDP-HWM --SR-22-0995 A	NEWPORT CITY DUMP	ADMIRAL KALBFUS ROAD NEWPORT, RI	0.56 WNW	- 84	39

Sites Summary Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

TOTAL: 76

GEOCODED: 49

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
H31	SHWS --Inactive --THP4-HWM --SR-22-1560	TONOMY HILL REVITALIZATION - P	115 HILLSIDE AVENUE NEWPORT, RI	0.57 NNW	- 2	40
H32	SHWS --Active --Inactive --PHOL3-HWM --PHOLM-HWM --SR-22-1061 B --SR-22-1061 *Additional key fields are available in the Map Findings section	PARK HOLM - HOUSING AUTHORITY	120 HILLSIDE AVENUE NEWPORT, RI	0.59 NNW	- 1	41
33	SHWS --Active --NWTP-HWM --SR-22-1174	NEWPORT - STATION 1 WATER TREA	100 BLISS MINE ROAD NEWPORT, RI	0.67 SE	- 90	42
34	SHWS --Inactive --AARD-HWM --SR-22-0016	AARDVARK ANTIQUES	9 JT CONNELL HIGHWAY NEWPORT, RI	0.69 WSW	- 90	43
35	SHWS --Inactive --WMRM-NJD --NJD-19-0053	WEST MAIN ROAD PROPERTY	250 WEST MAIN ROAD MIDDLETOWN, RI	0.73 North	+ 44	44
36	SHWS --Inactive --RKF-HWM --SR-22-1203	R.K. FESTIVAL SHOPPES	199 CONNELL HIGHWAY NEWPORT, RI	0.77 WNW	- 88	45
37	SHWS --Inactive --FBRC-HWM --SR-19-0473	FIRST BRISTOL CORP	317 WEST MAIN ROAD MIDDLETOWN, RI	0.86 North	+ 23	46
38	SHWS --Active --HHP5A-HWM --SR-22-1562	HILLSIDE HOMES (SEE TONOMY HIL	HILLSIDE AVENUE AT SHIMOD NEWPORT, RI	0.88 NNW	+ 7	47

Sites Summary Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

TOTAL: 76

GEOCODED: 49

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
39	SHWS --Inactive --Active --RESI-HWM --RES2-HWM --SR-19-0786 A --SR-19-0786 B *Additional key fields are available in the Map Findings section	MARRIOTT RESIDENCE INN	325 WEST MAIN ROAD MIDDLETOWN, RI	0.89 NNE	- 7	48
40	SHWS --Monitoring --DELN-HWM --SR-22-1752	DEL NERO CLEANERS INC.	11 FAREWELL ST NEWPORT, RI 02840	0.89 SSW	- 91	49
I41	SHWS --Inactive --MOBS-HWM --SR-22-0829	MOBIL STATION #12012	163 J.T. CONNELL HIGHWAY NEWPORT, RI	0.93 NW	- 87	50
I42	SHWS --Inactive --UHAL-HWM --SR-22-1582	U - HAUL	111 J.T. CONNELL HIGHWAY NEWPORT, RI	0.93 NW	- 87	51
43	SHWS --Inactive --EMET-HWM --SR-22-0400	EAST BAY MET SCHOOL - NEWPORT	1 YORK STREET NEWPORT, RI	0.93 NNW	+ 9	52
J44	SHWS --Inactive --TORS-HWM --SR-22-1566	TOURO SYNAGOGUE VISTORS CENTER	50-52 SPRING STREET NEWPORT, RI	0.94 SSW	- 72	53
J45	SHWS --Active --COFFT-HWM --SR-22-1765	TEXACO STA/COFFEYS SERVICE STA	48 TOURO ST NEWPORT, RI 02840	0.94 SSW	- 74	54
46	SHWS --Inactive --BOUN-HWM --SR-19-0148	WEST MARINE INC	379 W MAIN RD MIDDLETOWN, RI 02842	0.97 North	+ 17	55

Sites Summary Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

TOTAL: 76

GEOCODED: 49

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
47	SHWS --Inactive --WMAR-HWM --SR-22-1656	WEST MARLBOROUGH ST. PROPERTY	6 WEST MARLBOROUGH ST. NEWPORT, RI	0.98 SW	- 97	56

Sites Summary Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

TOTAL: 76

GEOCODED: 49

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	LUST --Soil Removal Only; No Further Action Required --1939-LS --1466	MIDDLETOWN ARMORY	105 AIRPORT PARK ACCESS R MIDDLETOWN, RI	NON GC	N/A	N/A
	SHWS --Active --DSY-DOD --SR-19-0979 K	DERECKTOR SHIPYARD (NETC)	CODDINGTON COVE MIDDLETOWN, RI	NON GC	N/A	N/A
	LUST --Inactive; Investigation/Remed. Complete, No Further Action Required --1924-ST --194	NETC BUILDING 369 MIDWAY (COMM)	GREEN LANE MIDDLETOWN, RI	NON GC	N/A	N/A
	SHWS --Inactive --KEMP-HWM --SR-19-0694 A	KEMPENAAR VALLEY (LOTS 1 & 4)	HIGH STREET MIDDLETOWN, RI	NON GC	N/A	N/A
	SHWS --Inactive --KEM-SUBC --SR-19-0694 A	KEMPENAAR VALLEY	HIGH STREET MIDDLETOWN, RI	NON GC	N/A	N/A
	SHWS --Active --TMC-DOT --SR-19-1781	TWO-MILE CORNER	EAST MAIN ROAD, WEST MAIN MIDDLETOWN, RI	NON GC	N/A	N/A
	SHWS --Inactive --VALL-HWM --SR-19-1615	VALLEY GROUP II, LLC	1 VALLEY ROAD & O'NEIL BL MIDDLETOWN, RI	NON GC	N/A	N/A
	SHWS --Active --BPNEW-HWM --SR-22-1807	BROADWAY PROPERTIES	62-70, 76, 82-90 BROADWAY NEWPORT, RI	NON GC	N/A	N/A
	LUST --Active; Investigation/Remed. Required --2260-LS --601	PUMP STATION (86 ELLERY)	BLISS MINE ROAD NEWPORT, RI	NON GC	N/A	N/A

Sites Summary Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

TOTAL: 76

GEOCODED: 49

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SHWS --Inactive --NBWS-HWM --SR-22-0994	NEWPORT BROADWAY WATER & SEWER	BROADWAY NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Active --THP5-HWM --SR-22-1561	TONOMY HILL REVITALIZATION - P	COWIE, CHADWICK, EVANS, & NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Inactive --ERWM-HWM --SR-22-1844	ELLERY ROAD - WATER MAIN	ELLERY ROAD NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Active --CCRF-DOD --SR-19-0979 J	CODDINGTON COVE RUBBLE FILL (N	FAREWELL AVE & CONRAIL TR NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Active --TH5A-HWM --SR-22-1562	TONOMY HILL REVITALIZATION - P	HILLSIDE AVENUE NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Inactive --QAS-HWM --SR-22-1181	QUEEN ANNE SQUARE	INTERSECTION OF MILL, THA NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Active --0MA-HWM --SR-22-1861	0 MAPLE AVENUE	0 MAPLE AVENUE NEWPORT, RI	NON GC	N/A	N/A
	LUST --Soil Removal Only; No Further Action Required --2281-ST --19111	NIMITZ FIELD	NEWPORT NAVAL STATION NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Active --RSE-HWM --RSE-MMRP --RSE-FUDS --SR-22-1287	ROSE ISLAND	NEWPORT HARBOR NEWPORT, RI 02840	NON GC	N/A	N/A

Sites Summary Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

TOTAL: 76

GEOCODED: 49

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SEMS-ARCHIVE --0101360 --RID981064785	ROSE ISLAND	NEWPORT HARBOR NEWPORT, RI 02840	NON GC	N/A	N/A
	SHWS --Inactive --NEWV-HWM --SR-19-0990 B	NEW VISIONS (FORMER CONNEL MAN	RANGER ROAD NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Inactive --CCRI-HWM --SR-19-0990 A	C.C.R.I. NEWPORT -(FORMER CONN	RANGER ROAD NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Active --SEWR-HWM --SR-22-1000	NEWPORT SEWER REPLACEMENT PROJ	STREETS OF NEWPORT NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Inactive --LWM-HWM --SR-22-0759	LONG WHARF MALL - NORTH	THAMES STREET NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Inactive --LEES-HWM --SR-22-0732	LEE'S WHARF	THAMES STREET NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Active --PGC2-HWM --SR-22-1155	PROVIDENCE GAS COMPANY #2 (NAT	THAMES STREET NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Inactive --NEWE-HWM --SR-22-0996	NEWPORT ELECTRIC	VERNON AVENUE NEWPORT, RI	NON GC	N/A	N/A
	SHWS --Active --AMSH-HWM --SR-22-0053	AMERICAN SHIPYARD	WASHINGTON STREET NEWPORT, RI	NON GC	N/A	N/A

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

LUST

EDR ID:	S109578440	DIST/DIR:	0.000	ELEVATION:	106	MAP ID:	A1
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NAME: TRIPLETTE SCHOOL

ADDRESS: 435 BROADWAY
NEWPORT, RI

Rev: 04/05/2018

ID/Status: Soil Removal Only; No Further Action Require

ID/Status: 2285-ST

ID/Status: 1155

SOURCE: RI Department of Environmental Management

LUST:

Project Number: 2285-ST

Project Date: 05/19/2006

Facility Id: 1155

Fstatus Decode: Soil Removal Only; No Further Action Required

Facility Status: Soil Removal Only; No Further Action Required

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

FINDS

EDR ID: 1005625522 **DIST/DIR:** 0.000 **ELEVATION:** 106 **MAP ID:** A2

NAME: GEORGE H TRIPPLETT ADMINISTRATION BLDG. **Rev:** 02/21/2018
ADDRESS: 435 BROADWAY **ID/Status:** 110011758865
NEWPORT, RI 02840
NEWPORT
SOURCE: US EPA

FINDS:

Registry ID: 110011758865

Environmental Interest/Information System

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

UST

EDR ID: U001211656 **DIST/DIR:** 0.034 NNW **ELEVATION:** 108 **MAP ID:** B3

NAME: GEORGE H. TRIPLETT SCHOOL

Rev: 04/05/2018

ADDRESS:
NEWPORT, RI

ID/Status: UST-1155
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

UST:
Facility ID: UST-1155
Facility Class: Education - Town

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 6000
Tank Substance: Heating Oil No.2
Date Installed: 05/01/1960

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

UST

EDR ID: U001211658 **DIST/DIR:** 0.034 NNW **ELEVATION:** 108 **MAP ID:** B4

NAME: JESUS SAVIOUR CONVENT/CITY OF NEWPORT

Rev: 04/05/2018

ADDRESS:
NEWPORT, RI

ID/Status: UST-1157
ID/Status: In Use

SOURCE: RI Department of Environmental Management

UST:
Facility ID: UST-1157
Facility Class: City/Town Government

Tank ID: 1
Tank Status: In Use
Tank Capacity: 1000
Tank Substance: Heating Oil No.2
Date Installed: 05/01/1965

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

RCRA NonGen / NLR

EDR ID: 1000835269 **DIST/DIR:** 0.045 West **ELEVATION:** 107 **MAP ID:** 5

NAME: HOGAN DR BRIAN-P

Rev: 03/01/2018

ADDRESS: 450 BROADWAY
NEWPORT, RI 02840
NEWPORT

ID/Status: RID987488632

SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 02/23/2000

Facility name: HOGAN DR BRIAN-P

Facility address: 450 BROADWAY
NEWPORT, RI 02840

EPA ID: RID987488632

Mailing address: BROADWAY
NEWPORT, RI 02840

Contact: BRIAN HOGAN

Contact address: 450 BROADWAY
NEWPORT, RI 02840

Contact country: US

Contact telephone: 401-848-0070

Contact email: Not reported

EPA Region: 01

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: DR BRIAN P HOGAN

Owner/operator address: 450 BROADWAY
NEWPORT, RI 02840

Owner/operator country: Not reported

Owner/operator telephone: 401-848-0070

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

- Continued on next page -

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

RCRA NonGen / NLR

EDR ID: 1000835269 **DIST/DIR:** 0.045 West **ELEVATION:** 107 **MAP ID:** 5

NAME: HOGAN DR BRIAN-P

Rev: 03/01/2018

ADDRESS: 450 BROADWAY
NEWPORT, RI 02840
NEWPORT

ID/Status: RID987488632

SOURCE: US Environmental Protection Agency

User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D000
. Waste name: Not Defined

. Waste code: D011
. Waste name: SILVER

Historical Generators:

Date form received by agency: 01/20/1993

Site name: HOGAN DR BRIAN-P

Classification: Small Quantity Generator

Violation Status: No violations found

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

RCRA-SQG

EDR ID: 1000835209 **DIST/DIR:** 0.077 WSW **ELEVATION:** 95 **MAP ID:** C6

NAME: CAPUTI ANTHONY A DR

Rev: 03/01/2018

ADDRESS: 440 BROADWAY
NEWPORT, RI 02840
NEWPORT

ID/Status: RID987486776

SOURCE: US Environmental Protection Agency

RCRA-SQG:

Date form received by agency: 09/02/1992

Facility name: CAPUTI ANTHONY A DR

Facility address: 440 BROADWAY
NEWPORT, RI 02840-1733

EPA ID: RID987486776

Mailing address: BROADWAY
NEWPORT, RI 02840-1733

Contact: ANTHONY CAPUTI

Contact address: 440 BROADWAY
NEWPORT, RI 02840-1733

Contact country: US

Contact telephone: 401-846-8407

Contact email: Not reported

EPA Region: 01

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: DR. ANTHONY CAPUTI

Owner/operator address: 440 BROADWAY
NEWPORT, RI 02840

Owner/operator country: Not reported

Owner/operator telephone: 401-846-8407

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

- Continued on next page -

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

RCRA-SQG

EDR ID: 1000835209 **DIST/DIR:** 0.077 WSW **ELEVATION:** 95 **MAP ID:** C6

NAME: CAPUTI ANTHONY A DR

Rev: 03/01/2018

ADDRESS: 440 BROADWAY
NEWPORT, RI 02840
NEWPORT

ID/Status: RID987486776

SOURCE: US Environmental Protection Agency

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

. Waste code: D000

. Waste name: Not Defined

. Waste code: D008

. Waste name: LEAD

. Waste code: D011

. Waste name: SILVER

Violation Status: No violations found

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

RCRA-SQG

EDR ID: 1000835287 **DIST/DIR:** 0.097 SW **ELEVATION:** 88 **MAP ID:** C7

NAME: COSTELLO JOHN R DMD

Rev: 03/01/2018

ADDRESS: 400 BROADWAY
NEWPORT, RI 02840
NEWPORT

ID/Status: RID987489234

SOURCE: US Environmental Protection Agency

RCRA-SQG:

Date form received by agency: 01/27/1993

Facility name: COSTELLO JOHN R DMD

Facility address: 400 BROADWAY
NEWPORT, RI 02840

EPA ID: RID987489234

Mailing address: BROADWAY
NEWPORT, RI 02840

Contact: ROSEMARY GRAUER

Contact address: 400 BROADWAY
NEWPORT, RI 02840

Contact country: US

Contact telephone: 401-849-8433

Contact email: Not reported

EPA Region: 01

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: COSTELLO JOHN R DMD

Owner/operator address: 400 BROADWAY
NEWPORT, RI 02840

Owner/operator country: Not reported

Owner/operator telephone: 401-849-8433

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

- Continued on next page -

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

RCRA-SQG

EDR ID: 1000835287 **DIST/DIR:** 0.097 SW **ELEVATION:** 88 **MAP ID:** C7

NAME: COSTELLO JOHN R DMD

Rev: 03/01/2018

ADDRESS: 400 BROADWAY
NEWPORT, RI 02840
NEWPORT

ID/Status: RID987489234

SOURCE: US Environmental Protection Agency

On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D011
. Waste name: SILVER

Violation Status: No violations found

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

UST

EDR ID: U001211655 **DIST/DIR:** 0.141 NNE **ELEVATION:** 122 **MAP ID:** 8

NAME: JESUS SAVIOUR CHURCH

Rev: 04/05/2018

ADDRESS:
NEWPORT, RI

ID/Status: UST-1154
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

UST:
Facility ID: UST-1154
Facility Class: Other

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 2000
Tank Substance: Heating Oil No.2
Date Installed: 05/01/1965

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

LUST

EDR ID: S101360450 **DIST/DIR:** 0.152 NE **ELEVATION:** 124 **MAP ID:** D9

NAME: JESUS SAVIOR CHURCH RECTORY

Rev: 04/05/2018

ADDRESS: 1 VERNON AVENUE
NEWPORT, RI

ID/Status: Soil Removal Only; No Further Action Require
ID/Status: 2217-LS
ID/Status: 1156

SOURCE: RI Department of Environmental Management

LUST:

Project Number: 2217-LS

Project Date: 04/02/1991

Facility Id: 1156

Fstatus Decode: Soil Removal Only; No Further Action Required

Facility Status: Soil Removal Only; No Further Action Required

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

UST

EDR ID: U001211657 **DIST/DIR:** 0.152 NE **ELEVATION:** 124 **MAP ID:** D10

NAME: JESUS SAVIOUR RECTORY

Rev: 04/05/2018

ADDRESS: 1 VERNON AVE
NEWPORT, RI

ID/Status: UST-1156
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

UST:

Facility ID: UST-1156
Facility Class: Private Residence

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 500
Tank Substance: Heating Oil No.2
Date Installed: 05/01/1975

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

RCRA NonGen / NLR

EDR ID: 1016455914 **DIST/DIR:** 0.167 South **ELEVATION:** 64 **MAP ID:** 11

NAME: A-1 ROOFING AND CONSTRUCTION

Rev: 03/01/2018

ADDRESS: 29 1/2 BLISS RD
NEWPORT, RI 02840
NEWPORT

ID/Status: RIR000512095

SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 12/17/2013

Facility name: A-1 ROOFING AND CONSTRUCTION

Facility address: 29 1/2 BLISS RD

NEWPORT, RI 02840

EPA ID: RIR000512095

Contact: Not reported

Contact address: Not reported

Not reported

Contact country: US

Contact telephone: Not reported

Contact email: Not reported

EPA Region: 01

Land type: Private

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 12/17/2013

Evaluation: FOCUSED COMPLIANCE INSPECTION

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

RCRA NonGen / NLR

EDR ID: 1000574088 **DIST/DIR:** 0.170 SW **ELEVATION:** 79 **MAP ID:** 12

NAME: WATKINSON III WILLIAM A DR

Rev: 03/01/2018

ADDRESS: 372 BROADWAY
NEWPORT, RI 02840
NEWPORT

ID/Status: RID987475613

SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 07/26/2007

Facility name: WATKINSON III WILLIAM A DR

Facility address: 372 BROADWAY
NEWPORT, RI 02840

EPA ID: RID987475613

Mailing address: BROADWAY
NEWPORT, RI 02840

Contact: GONSALVES CHRISTINE

Contact address: 372 BROADWAY
NEWPORT, RI 02840

Contact country: US

Contact telephone: 401-847-2248

Contact email: Not reported

EPA Region: 01

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: DR WILLIAM A WATKINSON III

Owner/operator address: OWNERSTREET
OWNERCITY, RI

Owner/operator country: Not reported

Owner/operator telephone: 401-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: OPERNAME

Owner/operator address: OPERSTREET
RI

Owner/operator country: Not reported

Owner/operator telephone: 401-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

RCRA NonGen / NLR

EDR ID: 1000574088 **DIST/DIR:** 0.170 SW **ELEVATION:** 79 **MAP ID:** 12

NAME: WATKINSON III WILLIAM A DR

Rev: 03/01/2018

ADDRESS: 372 BROADWAY
NEWPORT, RI 02840
NEWPORT

ID/Status: RID987475613

SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D000
. Waste name: Not Defined

. Waste code: D011
. Waste name: SILVER

Historical Generators:

Date form received by agency: 01/18/1991
Site name: WATKINSON III WILLIAM A DR
Classification: Small Quantity Generator

. Waste code: D000
. Waste name: Not Defined

. Waste code: D011
. Waste name: SILVER

Violation Status: No violations found

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

UST

EDR ID: U001212522 **DIST/DIR:** 0.171 NNE **ELEVATION:** 126 **MAP ID:** E13

NAME: ST. PETER'S LUTHERAN CHURCH

Rev: 04/05/2018

ADDRESS:
NEWPORT, RI

ID/Status: UST-2383
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

UST:
Facility ID: UST-2383
Facility Class: Other

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 1000
Tank Substance: Heating Oil No.2
Date Installed: 06/01/1959

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

UST

EDR ID: U001211296 **DIST/DIR:** 0.178 NNE **ELEVATION:** 128 **MAP ID:** E14

NAME: MIDDLETOWN SQUARE LLC

Rev: 04/05/2018

ADDRESS:
NEWPORT, RI

ID/Status: UST-644
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

UST:
Facility ID: UST-644
Facility Class: Gasoline Station

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 6000
Tank Substance: Gasoline
Date Installed: 07/01/1973

Tank ID: 10
Tank Status: Permanently Closed
Tank Capacity: 1000
Tank Substance: Heating Oil No.2
Date Installed: 09/01/1987

Tank ID: 2
Tank Status: Permanently Closed
Tank Capacity: 8000
Tank Substance: Gasoline
Date Installed: 09/01/1987

Tank ID: 3
Tank Status: Permanently Closed
Tank Capacity: 6000
Tank Substance: Gasoline
Date Installed: 07/01/1973

Tank ID: 4
Tank Status: Permanently Closed
Tank Capacity: 8000
Tank Substance: Gasoline
Date Installed: 09/01/1987

Tank ID: 5
Tank Status: Permanently Closed
Tank Capacity: 6000
Tank Substance: Gasoline
Date Installed: 07/01/1973

- Continued on next page -

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

UST

EDR ID: U001211296 **DIST/DIR:** 0.178 NNE **ELEVATION:** 128 **MAP ID:** E14

NAME: MIDDLETOWN SQUARE LLC

Rev: 04/05/2018

ADDRESS:
NEWPORT, RI

ID/Status: UST-644
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

Tank ID: 6
Tank Status: Permanently Closed
Tank Capacity: 8000
Tank Substance: Gasoline
Date Installed: 09/01/1987

Tank ID: 7
Tank Status: Permanently Closed
Tank Capacity: 550
Tank Substance: Heating Oil No.2
Date Installed: 07/01/1959

Tank ID: 8
Tank Status: Permanently Closed
Tank Capacity: 550
Tank Substance: Waste Oil
Date Installed: 07/01/1959

Tank ID: 9
Tank Status: Permanently Closed
Tank Capacity: 1000
Tank Substance: Waste Oil
Date Installed: 09/01/1987

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

UST

EDR ID: U004114301 **DIST/DIR:** 0.180 NNE **ELEVATION:** 149 **MAP ID:** 15

NAME: SHEFFIELD SCHOOL

Rev: 04/05/2018

ADDRESS:
NEWPORT, RI

ID/Status: UST-4229
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

UST:
Facility ID: UST-4229
Facility Class: Education - Town

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 5000
Tank Substance: Heating Oil No.2
Date Installed: Not reported

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

RCRA NonGen / NLR

EDR ID: 1000875414 **DIST/DIR:** 0.180 NE **ELEVATION:** 121 **MAP ID:** 16

NAME: NEWPORT ROOFING & CONSTRUCTION

Rev: 03/01/2018

ADDRESS: 15 VERNON AVE
NEWPORT, RI 02840
NEWPORT

ID/Status: RI5000000257

SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 12/07/1993

Facility name: NEWPORT ROOFING & CONSTRUCTION

Facility address: 15 VERNON AVE
NEWPORT, RI 02840

EPA ID: RI5000000257

Mailing address: VERNON AVE
NEWPORT, RI 02840

Contact: WILLIAM OHANLEY

Contact address: 15 VERNON AVE
NEWPORT, RI 02840

Contact country: US

Contact telephone: 401-847-2844

Contact email: Not reported

EPA Region: 01

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: WILLIAM & SABRA OHANLEY

Owner/operator address: 357 TURNER RD
MIDDLETOWN, RI 02842

Owner/operator country: Not reported

Owner/operator telephone: 401-846-4324

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

- Continued on next page -

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

RCRA NonGen / NLR

EDR ID: 1000875414 **DIST/DIR:** 0.180 NE **ELEVATION:** 121 **MAP ID:** 16

NAME: NEWPORT ROOFING & CONSTRUCTION

Rev: 03/01/2018

ADDRESS: 15 VERNON AVE
NEWPORT, RI 02840
NEWPORT

ID/Status: RI5000000257

SOURCE: US Environmental Protection Agency

User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: R010
. Waste name: R010

Violation Status: No violations found

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

UST

EDR ID: 1000875414 **DIST/DIR:** 0.180 NE **ELEVATION:** 121 **MAP ID:** 16

NAME: NEWPORT ROOFING & CONSTRUCTION

Rev: 04/05/2018

ADDRESS: 15 VERNON AVE
NEWPORT, RI 02840
NEWPORT

ID/Status: UST-365
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

UST:

Facility ID: UST-365
Facility Class: Commercials

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 1000
Tank Substance: Gasoline
Date Installed: 04/01/1980

Tank ID: 2
Tank Status: Permanently Closed
Tank Capacity: 500
Tank Substance: Gasoline
Date Installed: 04/01/1965

Tank ID: 3
Tank Status: Permanently Closed
Tank Capacity: 5000
Tank Substance: Heating Oil No.2
Date Installed: 04/01/1965

Tank ID: 4
Tank Status: Permanently Closed
Tank Capacity: 500
Tank Substance: Kerosene
Date Installed: 04/01/1970

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

UST

EDR ID: U001211047 **DIST/DIR:** 0.247 SW **ELEVATION:** 72 **MAP ID:** F17

NAME: BROADWAY AUTO REPAIR

Rev: 04/05/2018

ADDRESS:
NEWPORT, RI

ID/Status: UST-255
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

UST:
Facility ID: UST-255
Facility Class: Gasoline Station

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 5000
Tank Substance: Gasoline
Date Installed: 03/01/1978

Tank ID: 2
Tank Status: Permanently Closed
Tank Capacity: 4000
Tank Substance: Gasoline
Date Installed: 03/01/1978

Tank ID: 3
Tank Status: Permanently Closed
Tank Capacity: 500
Tank Substance: Gasoline
Date Installed: 04/25/2001

Tank ID: 4
Tank Status: Permanently Closed
Tank Capacity: 250
Tank Substance: Heating Oil No.2
Date Installed: 04/25/2001

Tank ID: 5
Tank Status: Permanently Closed
Tank Capacity: 250
Tank Substance: Waste Oil
Date Installed: 04/25/2001

Tank ID: 6
Tank Status: Permanently Closed
Tank Capacity: 2000
Tank Substance: Gasoline
Date Installed: 04/25/2001

- Continued on next page -

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

UST

EDR ID: U001211047 **DIST/DIR:** 0.247 SW **ELEVATION:** 72 **MAP ID:** F17

NAME: BROADWAY AUTO REPAIR

Rev: 04/05/2018

ADDRESS:
NEWPORT, RI

ID/Status: UST-255
ID/Status: Permanently Closed

SOURCE: RI Department of Environmental Management

Tank ID: 7
Tank Status: Permanently Closed
Tank Capacity: 1000
Tank Substance: Gasoline
Date Installed: 04/25/2001

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

LUST

EDR ID: S104410854 **DIST/DIR:** 0.251 SW **ELEVATION:** 71 **MAP ID:** F18

NAME: FRASCH BAKERY

ADDRESS: 311 BROADWAY
NEWPORT, RI

Rev: 04/05/2018

ID/Status: Active; Investigation/Remed. Required
ID/Status: 2270-LS
ID/Status: 255

SOURCE: RI Department of Environmental Management

LUST:

Project Number: 2270-LS

Project Date: 12/16/1999

Facility Id: 255

Fstatus Decode: Active; Investigation/Remed. Required

Facility Status: Active; Investigation/Remed. Required

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

LUST

EDR ID: S119104909 **DIST/DIR:** 0.286 NNE **ELEVATION:** 147 **MAP ID:** G19

NAME: MIDDLETOWN SQUARE LLC

Rev: 04/05/2018

ADDRESS: 533 BROADWAY
NEWPORT, RI

ID/Status: Inactive; Investigation/Remed. Complete, No F
ID/Status: 2299-LS
ID/Status: 644

SOURCE: RI Department of Environmental Management

LUST:

Project Number: 2299-LS

Project Date: 12/01/2016

Facility Id: 644

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

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

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	1000882694	DIST/DIR:	0.286 NNE	ELEVATION:	147	MAP ID:	G20
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NAME: SUNOCO STA/BROADWAY SUNOCO

Rev: 03/08/2018

ADDRESS: 533 BROADWAY
NEWPORT, RI 02840
NEWPORT

ID/Status: Active
ID/Status: ENGP-HWM
ID/Status: SR-22-0435

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: ENGP-HWM

Siterem Site Number: SR-22-0435

Facility Status: Active

Project Code Desc: ENGP-HWM

Project Date: 11/24/2006

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

LUST

EDR ID: U001211200 **DIST/DIR:** 0.320 NNE **ELEVATION:** 140 **MAP ID:** 21

NAME: DOMINO'S PIZZA **Rev:** 04/05/2018
ADDRESS: 19 WEST MAIN RD ID/Status: Inactive; Investigation/Remed. Complete, No F
MIDDLETOWN, RI ID/Status: 1916-LS
ID/Status: 501

SOURCE: RI Department of Environmental Management

LUST:
Project Number: 1916-LS
Project Date: 04/14/1994
Facility Id: 501
Fstatus Decode: Inactive; Investigation/Remed. Complete, No Further Action Required
Facility Status: Inactive; Investigation/Remed. Complete, No Further Action Required

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S108852250	DIST/DIR:	0.397 NNW	ELEVATION:	98	MAP ID:	22
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NAME: ROLLING GREEN VILLAGE APARTMENTS

Rev: 03/08/2018

ADDRESS: 105 ADMIRAL KAUFBUS ROAD
NEWPORT, RI

ID/Status: Active
ID/Status: RGVA-HWM
ID/Status: SR-22-1280

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: RGVA-HWM

Siterem Site Number: SR-22-1280

Facility Status: Active

Project Code Desc: RGVA-HWM

Project Date: 07/12/2007

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

LUST

EDR ID: S102779414 **DIST/DIR:** 0.397 NNE **ELEVATION:** 135 **MAP ID:** 23

NAME: BOVE **Rev:** 04/05/2018
ADDRESS: 70 WEST MAIN ROAD
MIDDLETOWN, RI ID/Status: Active; Investigation/Remed. Required
ID/Status: 1935-LS
ID/Status: 18289

SOURCE: RI Department of Environmental Management

LUST:
Project Number: 1935-LS
Project Date: 07/29/1997
Facility Id: 18289
Fstatus Decode: Active; Investigation/Remed. Required
Facility Status: Active; Investigation/Remed. Required

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

LUST

EDR ID: U001212420 **DIST/DIR:** 0.399 West **ELEVATION:** 39 **MAP ID:** 24

NAME: EPPLEY LABORATORY, INC.

Rev: 04/05/2018

ADDRESS: 12 SHEFFIELD AVE
NEWPORT, RI

ID/Status: Inactive; Investigation/Remed. Complete, No F
ID/Status: 2263-ST
ID/Status: 2270

SOURCE: RI Department of Environmental Management

LUST:

Project Number: 2263-ST

Project Date: 02/01/1999

Facility Id: 2270

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

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

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

LUST

EDR ID: U003544241 **DIST/DIR:** 0.463 West **ELEVATION:** 29 **MAP ID:** 25

NAME: NEWPORT PUBLIC WORKS GARAGE

Rev: 04/05/2018

ADDRESS:

NEWPORT, RI

ID/Status: Soil Removal Only; No Further Action Require

ID/Status: 2206-LS

ID/Status: 65

SOURCE: RI Department of Environmental Management

LUST:

Project Number: 2206-LS

Project Date: 02/01/1999

Facility Id: 65

Fstatus Decode: Soil Removal Only; No Further Action Required

Facility Status: Soil Removal Only; No Further Action Required

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

LUST

EDR ID: S103350060 **DIST/DIR:** 0.472 North **ELEVATION:** 144 **MAP ID:** 26

NAME: COMPETITION IMPORTS

Rev: 04/05/2018

ADDRESS: 114 WEST MAIN ROAD
MIDDLETOWN, RI

ID/Status: Inactive; Investigation/Remed. Complete, No F
ID/Status: 1942-LS
ID/Status: 18854

SOURCE: RI Department of Environmental Management

LUST:

Project Number: 1942-LS

Project Date: 06/12/1998

Facility Id: 18854

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

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

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

LUST

EDR ID: S104550529 **DIST/DIR:** 0.476 SSW **ELEVATION:** 53 **MAP ID:** 27

NAME: U S POST OFFICE (FORMER)

ADDRESS: 195 BROADWAY
NEWPORT, RI

Rev: 04/05/2018

ID/Status: Inactive; Investigation/Remed. Complete, No F
ID/Status: 2266-ST
ID/Status: 2217

SOURCE: RI Department of Environmental Management

LUST:

Project Number: 2266-ST

Project Date: 05/22/1999

Facility Id: 2217

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

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

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

LUST

EDR ID: S104180083 **DIST/DIR:** 0.482 North **ELEVATION:** 108 **MAP ID:** 28

NAME: SULLIVAN ELEMENTARY SCHOOL/PROPOSED PELL SCHOOL **Rev:** 04/05/2018
ADDRESS: 35 DEXTER STREET ID/Status: Soil Removal Only; No Further Action Required
NEWPORT, RI ID/Status: 2267-ST
ID/Status: 712

SOURCE: RI Department of Environmental Management

LUST:
Project Number: 2267-ST
Project Date: 07/12/1999
Facility Id: 712
Fstatus Decode: Soil Removal Only; No Further Action Required
Facility Status: Soil Removal Only; No Further Action Required

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S104180083	DIST/DIR:	0.482 North	ELEVATION:	108	MAP ID:	28
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NAME:	SULLIVAN ELEMENTARY SCHOOL/PROPOSED PELL SCHOOL	Rev:	03/08/2018
ADDRESS:	35 DEXTER STREET NEWPORT, RI	ID/Status:	Active
		ID/Status:	SPES-HWM
		ID/Status:	SR-22-1495

SOURCE: RI Department of Environmental Management

SHWS:
Project Code: SPES-HWM
Siterem Site Number: SR-22-1495
Facility Status: Active
Project Code Desc: SPES-HWM
Project Date: 02/10/2011

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S103247144	DIST/DIR:	0.543 NW	ELEVATION:	42	MAP ID:	29
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NAME: JAI ALAI

Rev: 03/08/2018

ADDRESS: 150 ADMIRAL KALBFUS ROAD
NEWPORT, RI

ID/Status: Inactive
ID/Status: JAI-HWM
ID/Status: SR-22-0995 B

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: JAI-HWM

Siterem Site Number: SR-22-0995 B

Facility Status: Inactive

Project Code Desc: JAI-HWM

Project Date: 02/13/1998

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S104180210	DIST/DIR:	0.555 WNW	ELEVATION:	22	MAP ID:	30
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NAME: NEWPORT CITY DUMP
ADDRESS: ADMIRAL KALBFUS ROAD
NEWPORT, RI

Rev: 03/08/2018
ID/Status: Inactive
ID/Status: NCDP-HWM
ID/Status: SR-22-0995 A

SOURCE: RI Department of Environmental Management

SHWS:
Project Code: NCDP-HWM
Siterem Site Number: SR-22-0995 A
Facility Status: Inactive
Project Code Desc: NCDP-HWM
Project Date: 08/27/1970

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S108652150	DIST/DIR:	0.575 NNW	ELEVATION:	104	MAP ID:	H31
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NAME: TONOMY HILL REVITALIZATION - PHASE 4

Rev: 03/08/2018

ADDRESS: 115 HILLSIDE AVENUE
NEWPORT, RI

ID/Status: Inactive
ID/Status: THP4-HWM
ID/Status: SR-22-1560

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: THP4-HWM

Siterem Site Number: SR-22-1560

Facility Status: Inactive

Project Code Desc: THP4-HWM

Project Date: 02/23/2007

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID: S118071657 **DIST/DIR:** 0.587 NNW **ELEVATION:** 105 **MAP ID:** H32

NAME: PARK HOLM - HOUSING AUTHORITY OF NEWPORT - PHASE Rev: 03/08/2018
ADDRESS: 120 HILLSIDE AVENUE
NEWPORT, RI
SOURCE: RI Department of Environmental Management

ID/Status: Active
ID/Status: Inactive
ID/Status: PHOL3-HWM
ID/Status: PHOLM-HWM
ID/Status: SR-22-1061 B

SHWS:

Project Code: PHOL3-HWM
Siterem Site Number: SR-22-1061 B
Facility Status: Active
Project Code Desc: PHOL3-HWM
Project Date: 06/15/2016

Project Code: PHOLM-HWM
Siterem Site Number: SR-22-1061
Facility Status: Inactive
Project Code Desc: PHOLM-HWM
Project Date: 05/02/2013

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S110122715	DIST/DIR:	0.666 SE	ELEVATION:	16	MAP ID:	33
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NAME:	NEWPORT - STATION 1 WATER TREATMENT PLANT	Rev:	03/08/2018
ADDRESS:	100 BLISS MINE ROAD	ID/Status:	Active
	NEWPORT, RI	ID/Status:	NWTP-HWM
		ID/Status:	SR-22-1174

SOURCE: RI Department of Environmental Management

SHWS:
Project Code: NWTP-HWM
Siterem Site Number: SR-22-1174
Facility Status: Active
Project Code Desc: NWTP-HWM
Project Date: 01/12/2010

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S104943030	DIST/DIR:	0.688 WSW	ELEVATION:	16	MAP ID:	34
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NAME: AARDVARK ANTIQUES
ADDRESS: 9 JT CONNELL HIGHWAY
NEWPORT, RI

Rev: 03/08/2018
ID/Status: Inactive
ID/Status: AARD-HWM
ID/Status: SR-22-0016

SOURCE: RI Department of Environmental Management

SHWS:
Project Code: AARD-HWM
Siterem Site Number: SR-22-0016
Facility Status: Inactive
Project Code Desc: AARD-HWM
Project Date: 03/05/2001

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S114562482	DIST/DIR:	0.728 North	ELEVATION:	150	MAP ID:	35
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NAME: WEST MAIN ROAD PROPERTY

Rev: 03/08/2018

ADDRESS: 250 WEST MAIN ROAD
MIDDLETOWN, RI

ID/Status: Inactive
ID/Status: WMRM-NJD
ID/Status: NJD-19-0053

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: WMRM-NJD
Siterem Site Number: NJD-19-0053
Facility Status: Inactive
Project Code Desc: WMRM-NJD
Project Date: 10/06/1997

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S104180211	DIST/DIR:	0.766 WNW	ELEVATION:	18	MAP ID:	36
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NAME: R.K. FESTIVAL SHOPPES
ADDRESS: 199 CONNELL HIGHWAY
NEWPORT, RI

Rev: 03/08/2018
ID/Status: Inactive
ID/Status: RKF-HWM
ID/Status: SR-22-1203

SOURCE: RI Department of Environmental Management

SHWS:
Project Code: RKF-HWM
Siterem Site Number: SR-22-1203
Facility Status: Inactive
Project Code Desc: RKF-HWM
Project Date: 07/09/1999

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S105200789	DIST/DIR:	0.859 North	ELEVATION:	129	MAP ID:	37
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NAME: FIRST BRISTOL CORP
ADDRESS: 317 WEST MAIN ROAD
MIDDLETOWN, RI

Rev: 03/08/2018
ID/Status: Inactive
ID/Status: FBRC-HWM
ID/Status: SR-19-0473

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: FBRC-HWM
Siterem Site Number: SR-19-0473
Facility Status: Inactive
Project Code Desc: FBRC-HWM
Project Date: 12/20/2001

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S113712133	DIST/DIR:	0.884 NNW	ELEVATION:	113	MAP ID:	38
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NAME:	HILLSIDE HOMES (SEE TONOMY HILL PHASE 5A)	Rev:	03/08/2018
ADDRESS:	HILLSIDE AVENUE AT SHIMODA WAY NEWPORT, RI	ID/Status:	Active
		ID/Status:	HHP5A-HWM
		ID/Status:	SR-22-1562

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: HHP5A-HWM
Siterem Site Number: SR-22-1562
Facility Status: Active
Project Code Desc: HHP5A-HWM
Project Date: 04/05/2013

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S109823782	DIST/DIR:	0.886 NNE	ELEVATION:	99	MAP ID:	39
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NAME: MARRIOTT RESIDENCE INN

ADDRESS: 325 WEST MAIN ROAD
MIDDLETOWN, RI

SOURCE: RI Department of Environmental Management

Rev: 03/08/2018

ID/Status: Inactive

ID/Status: Active

ID/Status: RESI-HWM

ID/Status: RES2-HWM

ID/Status: SR-19-0786 A

SHWS:

Project Code: RESI-HWM

Siterem Site Number: SR-19-0786 A

Facility Status: Inactive

Project Code Desc: RESI-HWM

Project Date: 02/15/2006

Project Code: RES2-HWM

Siterem Site Number: SR-19-0786 B

Facility Status: Active

Project Code Desc: RES2-HWM

Project Date: Not reported

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S107732818	DIST/DIR:	0.892 SSW	ELEVATION:	15	MAP ID:	40
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NAME: DEL NERO CLEANERS INC.

Rev: 03/08/2018

ADDRESS: 11 FAREWELL ST
NEWPORT, RI 02840

ID/Status: Monitoring
ID/Status: DELN-HWM
ID/Status: SR-22-1752

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: DELN-HWM
Siterem Site Number: SR-22-1752
Facility Status: Monitoring
Project Code Desc: DELN-HWM
Project Date: 09/08/2014

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S106250408	DIST/DIR:	0.932 NW	ELEVATION:	19	MAP ID:	I41
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NAME: MOBIL STATION #12012

Rev: 03/08/2018

ADDRESS: 163 J.T. CONNELL HIGHWAY
NEWPORT, RI

ID/Status: Inactive
ID/Status: MOBS-HWM
ID/Status: SR-22-0829

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: MOBS-HWM

Siterem Site Number: SR-22-0829

Facility Status: Inactive

Project Code Desc: MOBS-HWM

Project Date: 12/16/2002

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S105617934	DIST/DIR:	0.932 NW	ELEVATION:	19	MAP ID:	I42
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NAME: U - HAUL

Rev: 03/08/2018

ADDRESS: 111 J.T. CONNELL HIGHWAY
NEWPORT, RI

ID/Status: Inactive
ID/Status: UHAL-HWM
ID/Status: SR-22-1582

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: UHAL-HWM

Siterem Site Number: SR-22-1582

Facility Status: Inactive

Project Code Desc: UHAL-HWM

Project Date: 08/26/1996

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S110633443	DIST/DIR:	0.932 NNW	ELEVATION:	115	MAP ID:	43
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NAME: EAST BAY MET SCHOOL - NEWPORT

Rev: 03/08/2018

ADDRESS: 1 YORK STREET
NEWPORT, RI

ID/Status: Inactive
ID/Status: EMET-HWM
ID/Status: SR-22-0400

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: EMET-HWM

Siterem Site Number: SR-22-0400

Facility Status: Inactive

Project Code Desc: EMET-HWM

Project Date: 09/09/2010

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID: S107998669 **DIST/DIR:** 0.939 SSW **ELEVATION:** 34 **MAP ID:** J44

NAME: TOURO SYNAGOGUE VISTORS CENTER

Rev: 03/08/2018

ADDRESS: 50-52 SPRING STREET
NEWPORT, RI

ID/Status: Inactive
ID/Status: TORS-HWM
ID/Status: SR-22-1566

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: TORS-HWM

Siterem Site Number: SR-22-1566

Facility Status: Inactive

Project Code Desc: TORS-HWM

Project Date: 05/19/2006

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	1000574319	DIST/DIR:	0.944 SSW	ELEVATION:	32	MAP ID:	J45
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NAME: TEXACO STA/COFFEYS SERVICE STATION

Rev: 03/08/2018

ADDRESS: 48 TOURO ST
NEWPORT, RI 02840
NEWPORT

ID/Status: Active
ID/Status: COFFT-HWM
ID/Status: SR-22-1765

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: COFFT-HWM
Siterem Site Number: SR-22-1765
Facility Status: Active
Project Code Desc: COFFT-HWM
Project Date: 02/10/2015

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	1000281860	DIST/DIR:	0.968 North	ELEVATION:	123	MAP ID:	46
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NAME: WEST MARINE INC

Rev: 03/08/2018

ADDRESS: 379 W MAIN RD

ID/Status: Inactive

MIDDLETOWN, RI 02842

ID/Status: BOUN-HWM

NEWPORT

ID/Status: SR-19-0148

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: BOUN-HWM

Siterem Site Number: SR-19-0148

Facility Status: Inactive

Project Code Desc: BOUN-HWM

Project Date: 02/17/1998

Site Detail Report

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

SHWS

EDR ID:	S105617936	DIST/DIR:	0.981 SW	ELEVATION:	9	MAP ID:	47
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NAME: WEST MARLBOROUGH ST. PROPERTY

Rev: 03/08/2018

ADDRESS: 6 WEST MARLBOROUGH ST.
NEWPORT, RI

ID/Status: Inactive
ID/Status: WMAR-HWM
ID/Status: SR-22-1656

SOURCE: RI Department of Environmental Management

SHWS:

Project Code: WMAR-HWM

Siterem Site Number: SR-22-1656

Facility Status: Inactive

Project Code Desc: WMAR-HWM

Project Date: 10/08/2002

Database Descriptions

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

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

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

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

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

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

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

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

Database Descriptions

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

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

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

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

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

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

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

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

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

Database Descriptions

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

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

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Quarterly

State/Tribal CERCLIS: Department of Environmental Management

Updated Semi-Annually

State/Tribal SWL: Department of Environmental Management

Updated Semi-Annually

State/Tribal LTANKS: Department of Environmental Management

Updated Quarterly

State/Tribal Tanks: Department of Environmental Management

Updated Quarterly

Database Sources

State/Tribal IC / EC: Department of Environmental Management

Updated Semi-Annually

ST/Tribal Brownfields: Department of Environmental Management

Updated Semi-Annually

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Quarterly

Other: Environmental Protection Agency

Updated Quarterly

Street Name Report for Streets near the Target Property

Target Property: 435 BROADWAY
NEWPORT, RI 02840

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
Almy St	0.11 East		
Apthorp Ave	0.16 NNW		
Arnold Ave	0.16 SW		
Bedlow Ave	0.12 NNE		
Bedlow Pl	0.19 NNW		
Blackwell Pl	0.22 NNW		
Bliss Rd	0.15 SSE		
Boughton Rd	0.12 SW		
Bradford Ave	0.23 SSW		
Brightman St	0.19 SSE		
Broadway	0.03 WNW		
Brooks Ave	0.07 SW		
Burdick Ave	0.22 NW		
Canonicus Ave	0.22 NNE		
Caswell Ave	0.23 East		
County St	0.07 NE		
Curry Ave	0.14 North		
Elliot Pl	0.11 NE		
Eustis Ave	0.19 SE		
Findley Pl	0.18 South		
Foot Way	0.25 SW		
Fowler Ave	0.12 SW		
Freeborn St	0.17 East		
Gibbs Ave	0.18 SSW		
Green Ln	0.04 WSW		
Haskell Ave	0.11 South		
Holten Ave	0.25 ESE		
Hoppin Rd	0.16 NE		
Kalif Way	0.15 NW		
Kyle Ter	0.14 East		
Ledyard St	0.03 SSW		
Madeline Dr	0.18 West		
Manning Ter	0.22 SE		
Mumford Ave	0.08 SW		
Peckham Ave	0.04 NNW		
Peckham Ct	0.17 NW		
Porter Ave	0.14 WNW		
Princeton St	0.03 NE		
Rowland Rd	0.23 NNE		
Russell Ave	0.17 NW		
Summer St	0.21 SW		
Thurston Ave	0.08 North		
Union St	0.06 ESE		
Vernon Ave	0.16 NE		
Whitwell Ave	0.16 South		
Wilbur Ave	0.16 SSE		
Wilbur St	0.20 SSE		

Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



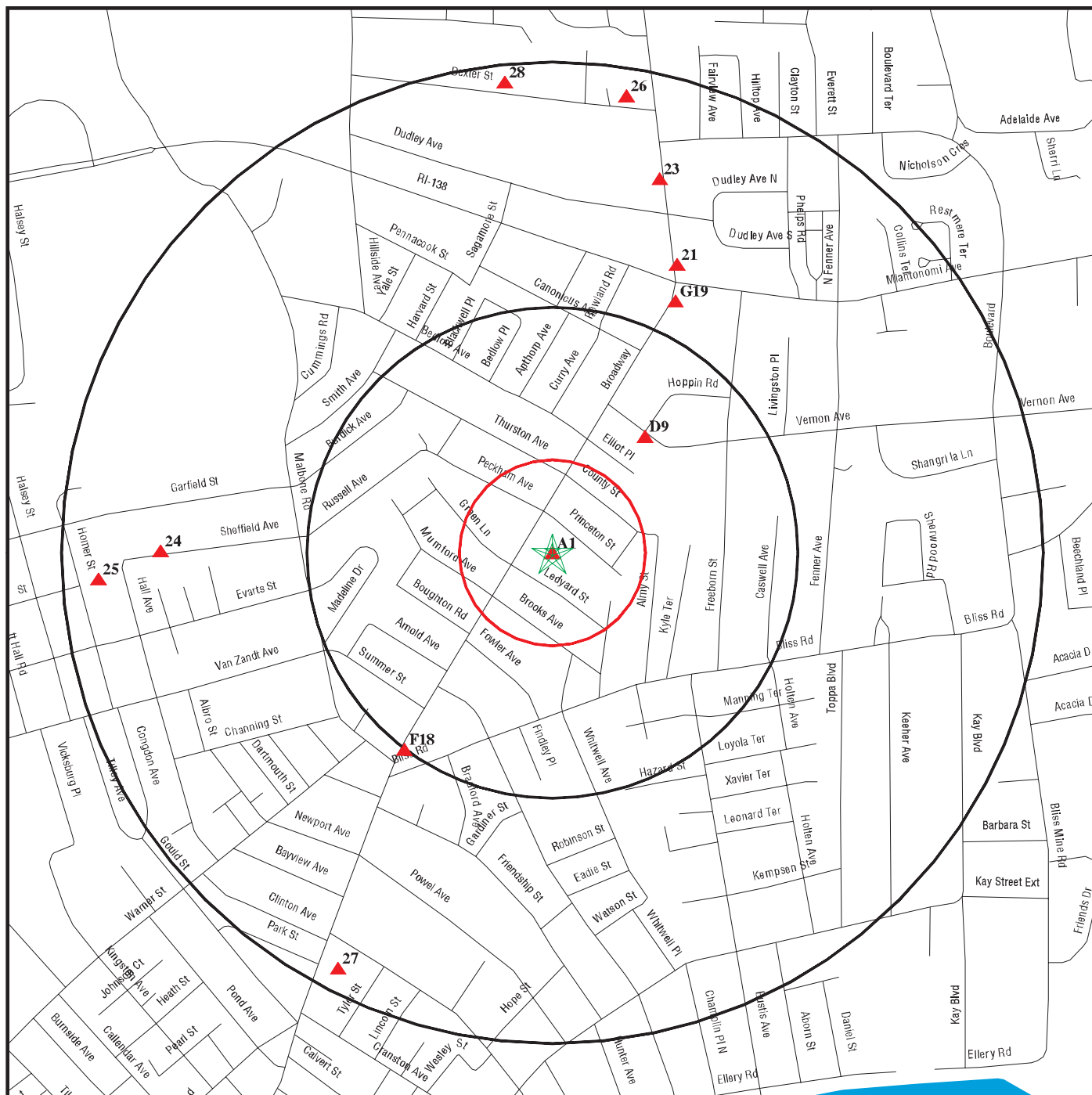
435 BROADWAY NEWPORT, RI 02840



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

- ★ Target Property (Latitude: 41.50196 Longitude: 71.303878)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

435 BROADWAY NEWPORT, RI 02840



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

- ★ **Target Property (Latitude: 41.50196 Longitude: 71.303878)**
- ▲ **Identified Sites**
- **National Priority List Sites**
- **Indian Reservations BIA**

435 BROADWAY NEWPORT, RI 02840



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

- ★ Target Property (Latitude: 41.50196 Longitude: 71.303878)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS



435 BROADWAY NEWPORT, RI 02840



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

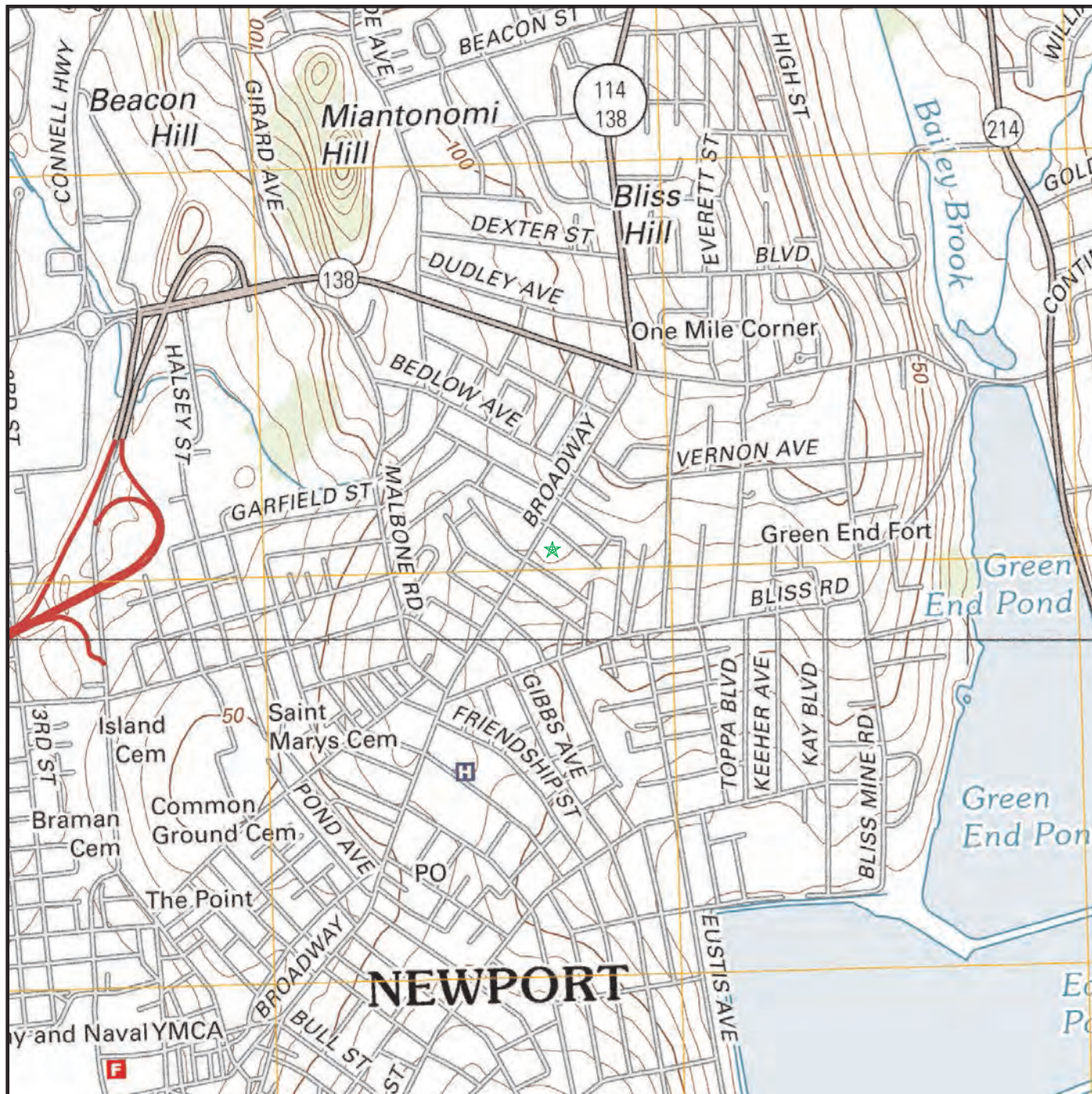
- ★ Target Property (Latitude: 41.50196 Longitude: 71.303878)
- ▲ Identified Sites
- Sensitive Receptors
- National Priority List Sites
- Indian Reservations BIA

Site location Map

Topo: 0.75 Mile Radius



435 BROADWAY NEWPORT, RI 02840



Map Image Position: TP
Map Reference Code & Name: 5642175 Prudence Island
Map State(s): RI
Version Date: 2012
Map Image Position: S
Map Reference Code & Name: 5644920 Newport
Map State(s): RI
Version Date: 2012

435 BROADWAY

Location 435 BROADWAY

Map/Lot/Unit 06/ 011/ / /

Acct# R00205

Owner NEWPORT CITY OF

Assessment \$3,930,400

PID 204

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$2,283,500	\$1,646,900	\$3,930,400

Owner of Record

Owner NEWPORT CITY OF
Co-Owner
Address CITY HALL
NEWPORT, RI 02840

Sale Price \$0
Certificate
Book & Page 494/ 264
Sale Date 02/15/1991

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
NEWPORT CITY OF	\$0		494/ 264	02/15/1991

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 4,682
Replacement Cost: \$733,315
Building Percent Good: 61
Replacement Cost
Less Depreciation: \$447,300

Building Attributes	
Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	Ave-Good

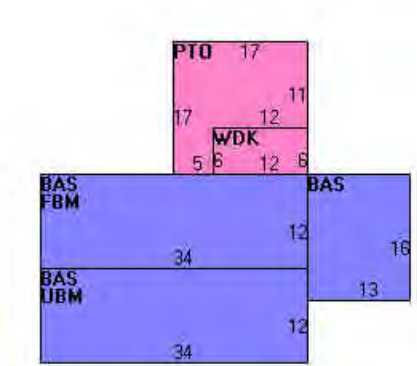
Stories:	2
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure	Irregular
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Bldg Use	MUNICIPAL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	9030
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10
% Corn Wall	0

Building Photo



(<http://images.vgsi.com/photos/NewportRIPhotos//\00\00\57\25>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
AOF	Office, (Average)	4,112	4,112
FAT	Attic, Finished	1,426	570
FEP	Porch, Enclosed, Finished	12	0
FOP	Porch, Open, Finished	80	0
UBM	Basement, Unfinished	2,362	0
		7,992	4,682

Building 2 : Section 1

Year Built:	1960
Living Area:	21,974
Replacement Cost:	\$2,956,413
Building Percent Good:	61
Replacement Cost Less Depreciation:	\$1,803,400

Building Attributes : Bldg 2 of 2	
Field	Description

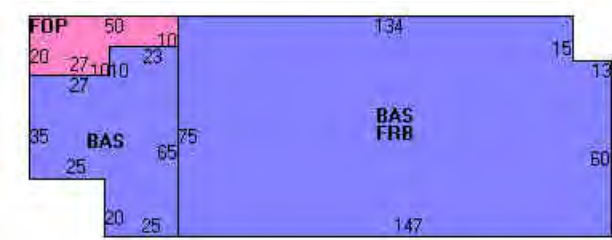
STYLE	School
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	MUNICIPAL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	9030
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL/MN WL
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos/NewportRIPhotos//\00\00\57\26>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	13,310	13,310
FRB	Fin.Raised Bsmnt	10,830	8,664
FOP	Porch, Open, Finished	770	0
		24,910	21,974

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code 9030	Size (Acres) 1.55

Description	MUNICIPAL MDL-94	Frontage	0
Zone	R10	Depth	0
Neighborhood	0200	Assessed Value	\$1,646,900
Alt Land Appr Category	No		

Outbuildings

Outbuildings				<u>Legend</u>
Code	Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT	2500 S.F.	\$1,900	1
PAV1	PAVING-ASPHALT	30000 S.F.	\$22,500	2
FN3	FENCE-6' CHAIN	1200 L.F.	\$8,400	2

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$2,283,500	\$1,646,900	\$3,930,400
2017	\$2,472,200	\$776,600	\$3,248,800

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STATEMENT CONCERNING UNDERGROUND STORAGE TANK

AT

437 BROADWAY, NEWPORT, R.I.

This is to certify that the Triplett School property (formerly Jesus Savior School) at 437 Broadway, Newport, R.I., was transferred to the City of Newport on February 15, 1991.

I have read the original application for a certificate of registration and believe that there has been no substantial modification in the operations of the facility since the certificate was issued.

Frank Edwards

STATE OF RHODE ISLAND

COUNTY OF NEWPORT

In Newport, in said County and State, on this 18th day of December, A.D. 1991, before me appeared the above-named Frank Edwards, in his capacity as City Manager of the City of Newport, to me known and known by me to be the person executing the above Statement, and he duly acknowledged to me that he executed the same and that the statements contained therein are true to the best of his knowledge and belief.

Kathleen M. Silvia

Kathleen M. Silvia

Notary Public

My commission expires 6/27/93.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF GROUNDWATER AND FRESHWATER WETLANDS
291 PROMENADE STREET
(401) 277-2234
TDD: (401) 277-6800

CERTIFICATE # 01155

CERTIFICATE OF REGISTRATION
FOR UNDERGROUND STORAGE FACILITIES

In compliance with Chapter 46-12 of the Rhode Island General Laws, as amended and the Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials, the owner/operator of an underground storage facility located at:

JESUS SAVIOUR SCHOOL
437 BROADWAY
NEWPORT, RI 02840

is issued this Certificate of Registration to operate an underground storage facility based upon the factual representations contained in the Application for Registration (01155) and in accordance with the Regulations for Underground Storage Facilities used for Petroleum Products and Hazardous Materials.

This Certificate of Registration can not be transferred to any other person, facility or location without the express written approval of the Director of the Department of Environmental Management, or his designee and in accordance with appropriate regulations.

In accordance with state regulations, any changes in the status of the underground storage tanks which may affect the registration must be reported to the Department of Environmental Management.

This Certificate of Registration may be modified or revoked in accordance with appropriate regulations. This Certificate is valid from July 1, 1990 to June 30, 1991.

Date Signed: December 4, 1990

Reviewed by

Arvid Mancusi

Approved:

Stephen G. Morin

Stephen G. Morin, Chief
Division of Groundwater and Freshwater Wetlands

Driveway

Tree ●

Oil Fill
for
6000 gal
Tank

School

Convent

Broadway

Jesus Saviour School
Broadway

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF WATER RESOURCES
75 DAVIS STREET ROOM 209
PROVIDENCE, RHODE ISLAND 02908
(401) 277-2234



CERTIFICATE # 1155

CERTIFICATE OF REGISTRATION
For Underground Storage Facilities

In compliance with Chapter 46-12 of the Rhode Island General Laws, as amended and the Emergency Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials

the owner/operator of an underground storage facility located at:

Jesus Saviour School
437 Broadway
Newport, RI 02840

is issued this Certificate of Registration to operate an underground storage facility based upon the factual representations contained in the Application for Registration (Number 1155) and in accordance with the Emergency Regulations for Underground Storage Facilities used for Petroleum Products and Hazardous Materials and any additional terms and conditions stated below:

None

This Certificate of Registration can not be transferred to any other person, facility or location without the express written approval of the Director of the Department of Environmental Management, or his designee and in accordance with appropriate regulations.

This Certificate of Registration may be modified or revoked in accordance with appropriate regulations.

Signed this 20th day of June, 1985.

Reviewed by

J.R. & Kenneth G. Sardelli, P.E.

Approved:

James W. Foster
Chief, Division of Water Resources
Rhode Island Department of
Environmental Management
Providence, Rhode Island 02908

JWF/as



MAY 2 1985

APPLICATION

DIVISION OF WATER RESOURCES

For Underground Storage Facilities
- Certificate of Registration -



REGISTRATION NUMBER: 1155

FACILITY NAME: Jesus Saviour School

STREET ADDRESS: 437 Broadway

CITY/TOWN: Newport R.I.

ZIP 02840

DATE: April 18, 1985

☒ OWNER

☐ OPERATOR

1) Is this a ☐ New or ☒ Existing Facility?

2) Date operation commenced 1960

3a) If a New facility, is a set of detailed engineering plans and project specifications, including operation and maintenance requirements enclosed? ☐ Yes ☐ No
(See Section 6,b,1)

b) If an Existing facility, is a site plan of all equipment locations enclosed?
(See Section 6,b,2) ☒ Yes ☐ No

4) PRECISION TESTING

(a) Are precision testing results available? ☐ Yes ☒ No
Enclose these results if available.

(b) Date of most recent precision testing _____

(c) Specify where testing has been performed ☐ Tanks ☐ Lines

(d) Specify when testing was performed ☐ Before installation ☐ After installation

5) TANK INFORMATION

No.	Age	Volume	Material/ Construction	Stored Material	Tank Corrosion Protection Devices
<u>1</u>	<u>25 yrs</u>	<u>6000</u>	<u>Steel 17</u>	<u>Fuel Oil 02</u>	<u>Asphaltum 95</u>

Dispensing Pump System ☐ Island ☒ *Remote (Sump) ☐ Other
(See below)

Line Leak Detection System Installed ☐ Yes ☐ No

Does the base of the dispensing unit have an emergency shut off valve? ☐ Yes ☐ No

- 7) U.L. Standard Used Yes
- 8) Are recovery wells installed? ☐ Yes ☒ No
- 9) Are monitoring wells installed? ☐ Yes ☒ No
- 10) Does a drinking water supply exist within 1,000 feet of the facility location?
PU ☒ Yes ☐ No
- Specify Type: ☒ Public ☐ Private ☐ Underground Well
☐ Surface Source ☐ Water Body (name) _____
- 11) Have any leaks or spills occurred at this facility? ☐ Yes ☐ No
(Please attach report/description of incident)

12) COMPLETE THIS SECTION IF THERE ARE ABANDONED OR EMPTY TANKS AT FACILITY

- a) How many tanks are presently abandoned or empty? _____
- b) Classify the type of tank closure ☐ Temporary ☒ Permanent
(See Section 13)
- c) Has precision testing been conducted on the empty tanks? ☐ Yes ☐ No
(Please include these results if available)
- d) Results of precision test ☐ Positive (leaks) ☒ Negative (no leaks)
- e) Will empty or abandoned tanks be ☐ filled or ☒ removed?

13) Include any additional information/remarks: _____

See DEM "Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials"

Submitted by: Jesus Saviour Church
Address: 1 Vernon Ave, Newport
Telephone Number: 847-1267



R.I. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WASTE MANAGEMENT

TELEPHONE CONVERSATION MEMORANDUM

DATE: 10/13/05
TIME: 2:15 p.m.

SITE: Triplett School
LS/ST: 1155

CALL TO: Paul Fagan
OF: Triplett School
SECTION: 437 Broadway
ADDRESS: Newport, RI

CALL FROM: Leslie Gerundio
OF: DEM
SECTION: UST Program
ADDRESS: _____

PHONE No. (401) 847-2100 x256

PHONE No. () _____

RECORD OF DISCUSSION: Failed tank test on 10/11/05 - Mr. Fagan stated that the tank has been emptied by Tabor and a closure application will be submitted to remove.

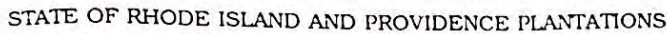
Leslie Gerundio

REMARKS: _____

RECORDER: Leslie Gerundio

DATE RECORDED: 10/13/05

Clos. rep +
NFA in
ST-2285 for
Scan
- JRT
10/14/14



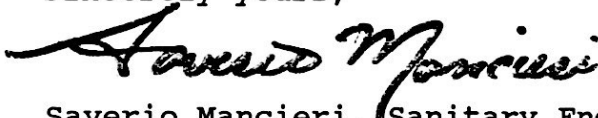
that (s)he believes that there has been no substantial modification in the operations of the facility since the certificate was issued; or describes the changes that have occurred since the certificate was issued.

Frank C. Edwards
Page Two
10 December 1991

(2) The enclosed legal document.

Once the above information is received, a modified certificate of registration will be issued to you. If you have any questions regarding this matter, please contact Leslie Gerundio at (401) 277-2234.

Sincerely yours,



Saverio Mancieri, Sanitary Engineer
Oil Pollution/Underground Storage Tank Program

SM:LAG

Enclosure

newport public schools
triplett school
437 broadway
newport, RI 02840

1155

PRECISION TANK TIGHTNESS TEST LOG

Tank Information

Tank Number 1
Description 6000 gallon
Fuel Type #2 Fuel oil
Diameter (in) 72
Capacity (gal) 6280
Fuel Level (in) 61.36
Percent Full (%) 91

Precision Test Results

Start Date 10/11/05
Start Time 13:44:13
Duration 01:01:53
Temp Rate (F/hr) 0.066
Threshold (gal/hr) +/- 0.05
Leak Rate (gal/hr) 0.188
Pass/Fail FAILED

Ullage Test Results

Test Date N/A
Test Time N/A
Pass/Fail N/A

Operator: FRANKS SILVA Signature: [Signature] Date: 10/12/05

Tank removed on 11/8/05 (log)

Triplett school
437 Broadway
Newport, RI 02840

PRECISION TANK TIGHTNESS TEST LOG

Tank Information

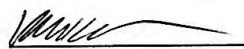
Tank Number 1
Description 6000 gallon
Fuel Type Diesel 2
Diameter (in) 72
Capacity (gal) 6280
Fuel Level (in) 61.36
Percent Full (%) 91

Precision Test Results

Start Date 10/11/05
Start Time 13:44:13
Duration 01:01:53
Temp Rate (F/hr) 0.066
Threshold (gal/hr) +/- 0.05
Leak Rate (gal/hr) 0.188
Pass/Fail FAILED

Ullage Test Results

Test Date N/A
Test Time N/A
Pass/Fail N/A

Operator: FRANIS SILVA Signature:  Date: 10/12/05

JOB # A05-111 DATE October 11, 2005

FACILITY OWNER: Newport Public Schools

437 Broadway, Newport, RI 02840

SITE NAME & ADDRESS: Triplett School

437 Broadway, Newport, RI 02840

CONTACT NAME & NUMBER: Paul Fagan 401-847-2100 x256

TESTING EQUIPMENT: UStest 2001VP Underfill Petro Tite Line Tester

COMPONENTS TESTED: Tank/ Lines

PIPING TYPE: Pressurized/ Suction

TANK TOP TO GRADE (inches) 84

BOTTOM OF TANK TO GRADE (inches) 156

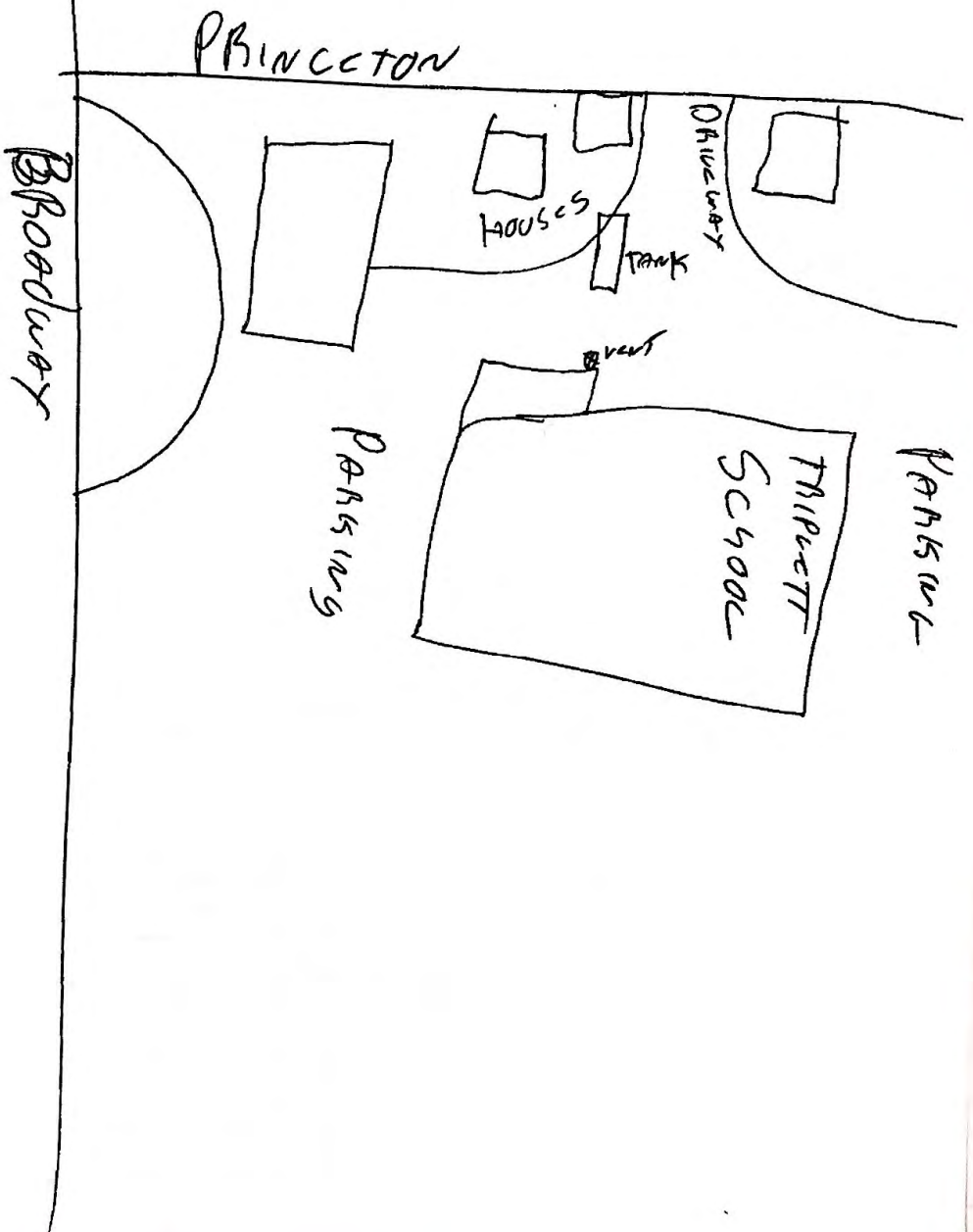
DEPTH OF GROUND WATER FROM GRADE N/A

WATER TABLE DETERMINATION N/A

SIGNATURE: [Signature] Certification # 667

SIGNATURE: _____ Certification # _____

SITE PLAN: (see attached)



01155



R.I. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WASTE MANAGEMENT

TELEPHONE CONVERSATION MEMORANDUM

DATE: 10/13/05
TIME: 2:15 p.m.

SITE: Triplet School
LS/ST: 1155

CALL TO: Paul Fagan
OF: Triplet School
SECTION: 434 Broadway
ADDRESS: Newport, RI

CALL FROM: Leslie Gerundio
OF: DEM
SECTION: UST Program
ADDRESS: _____

PHONE No. (401) 847-2100 x256

PHONE No. () _____

RECORD OF DISCUSSION: Failed tank test on 10/11/05 - Mr. Fagan stated that the tank has been emptied by Talcus and a closure application will be submitted to remove.

Leslie Gerundio

REMARKS: Tank removed on 11/8/05

RECORDER: Leslie Gerundio
DATE RECORDED: 10/13/05

PAGE 1 of 1

01155

Notification for Underground Storage Tanks

FORM APPROVED
OMB NO. 2050-0069
APPROVAL EXPIRES 6-30-88

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF
33 P.O.
PROVIDENCE

STATE USE ONLY
I.D. Number
1157
Date Received

GENERAL INFORMATION

Notification is required by Federal law for all underground tanks that have been used to store regulated substances since January 1, 1974, that are in the ground as of May 8, 1986, or that are brought into use after May 8, 1986. The information requested is required by Section 9002 of the Resource Conservation and Recovery Act (RCRA), as amended.

The primary purpose of this notification program is to locate and evaluate underground tanks that store or have stored petroleum or hazardous substances. It is expected that the information you provide will be based on reasonably available records, or, in the absence of such records, your knowledge, belief, or recollection.

Who Must Notify? Section 9002 of RCRA, as amended, requires that, unless exempted, owners of underground tanks that store regulated substances must notify designated State or local agencies of the existence of their tanks. Owner means—

(a) in the case of an underground storage tank in use on November 8, 1984, or brought into use after that date, any person who owns an underground storage tank used for the storage, use, or dispensing of regulated substances; and

(b) in the case of any underground storage tank in use before November 8, 1984, but no longer in use on that date, any person who owned such tank immediately before the discontinuation of its use.

What Tanks Are Included? Underground storage tank is defined as any one or combination of tanks that (1) is used to contain an accumulation of "regulated substances," and (2) whose volume (including connected underground piping) is 10% or more beneath the ground. Some examples are underground tanks storing: 1. gasoline, used oil, or diesel fuel; and 2. industrial solvents, pesticides, herbicides or fumigants.

What Tanks Are Excluded? Tanks removed from the ground are not subject to notification. Other tanks excluded from notification are:

1. farm or residential tanks of 1,100 gallons or less capacity used for storing motor fuel for noncommercial purposes;
2. tanks used for storing heating oil for consumptive use on the premises where stored;
3. septic tanks;

4. pipeline facilities (including gathering lines) regulated under the Natural Gas Pipeline Safety Act of 1968, or the Hazardous Liquid Pipeline Safety Act of 1979, or which is an intrastate pipeline facility regulated under State laws;
5. surface impoundments, pits, ponds, or lagoons;
6. storm water or waste water collection systems;
7. flow-through process tanks;
8. liquid traps or associated gathering lines directly related to oil or gas production and gathering operations;
9. storage tanks situated in an underground area (such as a basement, cellar, mineworking, drift, shaft, or tunnel) if the storage tank is situated upon or above the surface of the floor.

What Substances Are Covered? The notification requirements apply to underground storage tanks that contain regulated substances. This includes any substance defined as hazardous in section 101 (14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), with the exception of those substances regulated as hazardous waste under Subtitle C of RCRA. It also includes petroleum, e.g., crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute).

Where To Notify? Completed notification forms should be sent to the address given at the top of this page.

When To Notify? 1. Owners of underground storage tanks in use or that have been taken out of operation after January 1, 1974, but still in the ground, must notify by May 8, 1986. 2. Owners who bring underground storage tanks into use after May 8, 1986, must notify within 30 days of bringing the tanks into use.

Penalties: Any owner who knowingly fails to notify or submits false information shall be subject to a civil penalty not to exceed \$18,000 for each tank for which notification is not given or for which false information is submitted.

INSTRUCTIONS

Please type or print in ink all items except "signature" in Section V. This form must be completed for each location containing underground storage tanks. If more than 5 tanks are owned at this location, photocopy the reverse side, and staple continuation sheets to this form.

Indicate number of continuation sheets attached

0

I. OWNERSHIP OF TANK(S)

Owner Name (Corporation, individual, Public Agency, or Other Entity)
Jesus Saviour Church
Street Address
Brentway 1 Vernon Ave
County
Newport
City
Newport State
RI ZIP Code
02840
Area Code
401 Phone Number
846-4095

Type of Owner (Mark all that apply)

- ☒ Current ☐ State or Local Gov't ☒ Private or Corporate
☐ Former ☐ Federal Gov't (GSA facility I.D. no.) ☐ Ownership uncertain

II. LOCATION OF TANK(S)

(If same as Section I, mark box here ☒)
Facility Name or Company Site Identifier, as applicable
Street Address or State Road, as applicable
County
City (nearest) State ZIP Code

Indicate number of tanks at this location

1

Mark box here if tank(s) are located on land within an Indian reservation or on other Indian trust lands

☐

III. CONTACT PERSON AT TANK LOCATION

Name (If same as Section I, mark box here ☐) Job Title Area Code Phone Number

IV. TYPE OF NOTIFICATION

☐ Mark box here only if this is an amended or subsequent notification for this location.

V. CERTIFICATION (Read and sign after completing Section VI)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete.

Name and official title of owner or owner's authorized representative Pastor Signature R. J. Cardona Date Signed 8-24-90

CONTINUE ON REVERSE SIDE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF WATER RESOURCES
75 DAVIS STREET ROOM 209
PROVIDENCE, RHODE ISLAND 02908
(401) 277-2234



CERTIFICATE # 1157

CERTIFICATE OF REGISTRATION
For Underground Storage Facilities

In compliance with Chapter 46-12 of the Rhode Island General Laws, as amended and the Emergency Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials

the owner/operator of an underground storage facility located at:

Jesus Saviour Convent
437 Broadway
Newport, RI 02840

is issued this Certificate of Registration to operate an underground storage facility based upon the factual representations contained in the Application for Registration (Number 1157) and in accordance with the Emergency Regulations for Underground Storage Facilities used for Petroleum Products and Hazardous Materials and any additional terms and conditions stated below:

None

*3/1/90 - Property is leased to City of Newport
per letter dated 2/27/90. (lag)*

MAY 2 1985

APPLICATION

For Underground Storage Facilities
- Certificate of Registration

DIVISION OF WATER RESOURCES

REGISTRATION NUMBER: 1157



FACILITY NAME: Jesus Saviour Convent DATE: April 18, 1985
STREET ADDRESS: 437 Broadway ☒ OWNER
CITY/TOWN: Newport, R.I. ZIP 02840 ☐ OPERATOR

- 1) Is this a ☐ New or ☒ Existing Facility?
2) Date operation commenced 20± yrs
3a) If a New facility, is a set of detailed engineering plans and project specifications, including operation and maintenance requirements enclosed? ☐ Yes ☐ No
(See Section 6,b,1)
b) If an Existing facility, is a site plan of all equipment locations enclosed?
(See Section 6,b,2) ☒ Yes ☐ No

4) PRECISION TESTING

- (a) Are precision testing results available? ☐ Yes ☒ No
Enclose these results if available.
(b) Date of most recent precision testing _____
(c) Specify where testing has been performed ☐ Tanks ☐ Lines
(d) Specify when testing was performed ☐ Before installation ☐ After installation

5) TANK INFORMATION

No.	Age	Volume	Material/ Construction	Stored Material	Tank Corrosion Protection Devices
1	20±	1000	Steel 17	Fuel Oil 20	Asphaltum 98
—	—	—	—	—	—
—	—	—	—	—	—
—	—	—	—	—	—
—	—	—	—	—	—

6) Dispensing Pump System ☐ Island ☐ *Remote (Sump) ☐ Other
(See below)

- a) Line Leak Detection System Installed ☐ Yes ☒ No
b) Does the base of the dispensing unit have an emergency shut off valve? ☐ Yes ☐ No

- 7) U.L. Standard Used yes
- 8) Are recovery wells installed? ☐ Yes ☒ No
- 9) Are monitoring wells installed? ☐ Yes ☒ No
- 10) Does a drinking water supply exist within 1,000 feet of the facility location?
☒ Yes ☐ No
- Specify Type: ☒ Public ☐ Private ☐ Underground Well
☐ Surface Source ☐ Water Body (name) _____
- 11) Have any leaks or spills occurred at this facility? ☐ Yes ☐ No
(Please attach report/description of incident)

12) COMPLETE THIS SECTION IF THERE ARE ABANDONED OR EMPTY TANKS AT FACILITY

- a) How many tanks are presently abandoned or empty? _____
- b) Classify the type of tank closure ☐ Temporary ☐ Permanent
(See Section 13)
- c) Has precision testing been conducted on the empty tanks? ☐ Yes ☐ No
(Please include these results if available)
- d) Results of precision test ☐ Positive (leaks) ☐ Negative (no leaks)
- e) Will empty or abandoned tanks be ☐ filled or ☐ removed?

13) Include any additional information/remarks: _____

See DEM "Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials"

Submitted by: Jesus Savior Church

Address: 1 Vernon Ave, Newport

Telephone Number: 847-1267

School

Hedge
• Oil Fill
for 1000 gal
Tank
Convent

Broadway

BROADWAY

NEWPORT RT.

VERNON AVE

CHURCH LAWN

JESUS SAVIOUR
CHURCH

15 1/2 FT

OIL TANK

30 FT

Church Lawn

Jesus Saviour Rectory
1 Heron Avenue
Newport, Rhode Island

26 February, 1990

Department of Environmental Management
Promenade Street
Providence, R.I.



Gentlemen,
On February 15, 1989, the Church
of Jesus - Savior, Newport, consummated a
lease-sale agreement with the City of
Newport for the School & Convent property
at 437 Broadway, Newport, R.I.

One of the conditions of this sale is
that the City of Newport assumes all
responsibility for the maintenance of the
properties involved.

Confirmation of this may be had by contacting
Donald J. Beaudette, Superintendent of School
or Paul Winthrop, School Business Manager, both of
whose offices are now located at 437 Broadway. J. J. Fardige

Delete less - deleted (145)
Folder when through

INVOICE

RECEIVED

FEB 27 1990

DEPARTMENT OF ENVIRONMENTAL
MANAGEMENT
STORAGE TANK
DE STREET
RHODE ISLAND

ROUND STORAGE
SE RETURN PAYMENT
OW COPY WITH CH

FEE

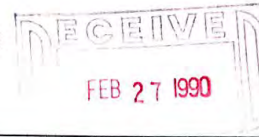
25

\$25
\$15
\$40

ENVIRONMENTAL MANAGEMENT
UNDERGROUND STORAGE TANK PROGRAM
291 PROMENADE STREET
PROVIDENCE, RHODE ISLAND 02908-5767
TDD (401) 277-6800

INVOICE

UNDERGROUND STORAGE TANK REGISTRATION FEE
DATE: 90/01/29 DATE DUE: 90/03/15



JESUS SAVIOUR CONVENT
437 BROADWAY
NEWPORT, RI 02840

01157

PLEASE RETURN TO: DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
UNDERGROUND STORAGE TANK PROGRAM
291 PROMENADE STREET
PROVIDENCE, RHODE ISLAND 02908-5767

PURSUANT TO REGULATIONS ADOPTED UNDER RIGL 42-17.1, 46-12 AND 46-13, OWNERS/OPERATORS OF UNDERGROUND STORAGE TANKS SHALL PAY AN ANNUAL REGISTRATION FEE OF \$25 PER TANK. TO AVOID A LATE FEE OF \$15 PER TANK, PLEASE RETURN PAYMENT WITHIN 45 DAYS. MAKE CHECKS PAYABLE TO: DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND RETURN YELLOW COPY WITH CHECK TO ADDRESS ABOVE. KEEP BLUE COPY FOR YOUR RECORDS. FOR MORE INFORMATION CALL 401-277-2234.

FACILITY ID	TANK INFORMATION	STORED MATERIAL	VOLUME	FEE
01157	001-6505	NUMBER 2 FUEL OIL/NUMBER 2 HOME HEATING OIL	1,000	25

REGISTRATION FEE: \$25
LATE FEE: \$15
TOTAL DUE: \$40

*Leased to City of Newport -
Change to ~~Q~~ T in computer
Delete fees - deleted (lag)
Put in folder when through*

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF GROUNDWATER AND FRESHWATER WETLANDS
291 PROMENADE STREET
(401) 277-2234

CERTIFICATE # 02285

CERTIFICATE OF REGISTRATION
FOR UNDERGROUND STORAGE FACILITIES

In compliance with Chapter 46-12 of the Rhode Island General Laws, as amended and the Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials, the owner/operator of an underground storage facility located at:

REDWOOD LIBRARY
50 BELLEVUE AVENUE
NEWPORT, RI 02840

is issued this Certificate of Registration to operate an underground storage facility based upon the factual representations contained in the Application for Registration (02285) and in accordance with the Regulations for Underground Storage Facilities used for Petroleum Products and Hazardous Materials and any additional terms and conditions stated below:

none

This Certificate of Registration can not be transferred to any other person, Facility or location without the express written approval of the Director of the Department of Environmental Management, or his designee and in accordance with appropriate regulations.

This Certificate of Registration may be modified or revoked in accordance with appropriate regulations.

Date Signed: 24 January 1989

Reviewed by _____

Approved: _____

Stephen G. Morin, Chief
Division of Groundwater and Freshwater Wetlands
Department of Environmental Management

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF WATER RESOURCES
83 PARK STREET
PROVIDENCE, RHODE ISLAND 02903
(401) 277-2234

RECEIVED

APR 27 1987

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF WATER RESOURCES

PLEASE FILL OUT
APPLICATION COMPLETELY

For Underground Storage Facilities

APPLICATION

OFFICE USE ONLY

FACILITY NAME Redwood Library
ADDRESS 50 Bellevue Ave.
CITY/TOWN Newport RI ZIP 02840

REGISTRATION NO. 2285
PURPOSE 0 SUB-
TOWN CODE 22 SECTION

- (1) Year Operation Commenced 1949 49
- (2) Is this a NEW or ☒ EXISTING FACILITY? E
IF A NEW FACILITY, a set of detailed engineering plans and project specifications including operation and maintenance requirements is required with this application (See Section 7,b,1).
IF EXISTING FACILITY, a site plan of all equipment locations is required with this application (See Section 7,b,2).
- (3) Dispensing System I Island (Suction) Remote (Sump) Island and Remote Other
IF REMOTE SYSTEM ANSWER 3A AND 3B
A) Line Leak Detection System Installed? Yes No
B) Does the base of the dispensing system have a shear valve? Yes No
- (4) Are recovery wells installed around the facility? Yes ☒ No N
- (5) Are monitoring wells installed around the facility? Yes ☒ No N
- (6) Does a drinking water supply exist within 1,000 feet of the facility? Yes ☒ No N
IF YES SPECIFY Public Well Private Surface Source
 Private Well Public Surface Source
 Public Supply Unknown
 Water Body (name)
- (7) Have any leaks or spills occurred at this facility? Yes ☒ No N
(Please attach report/description of incident)

APPLICATION

SUBMITTED BY Owner ☒ Operator 2

OWNER OR DESIGNATED OFFICIAL
(Complete Only If Different From Applicant)

APPLICANT NAME Donald T. Gibbs, Librarian
ADDRESS 163 Riverview Ave
Middletown RI 02840
TELEPHONE NO. 846-1579

OWNER NAME Redwood Library
ADDRESS 50 Bellevue Ave
Newport RI 02840
847-0292

COMPLETE OTHER SIDE OF FORM

PROVIDE INFORMATION FOR EACH TANK -- NUMBER TANKS SEQUENTIALLY (e.g., 1,2,3,4)

T E S T E D	TANK NO.	DATE OF INSTALLATION (YEAR/MONTH)	U=In Use C=Closed A=Abandoned PRESENT STATUS OF TANK	VOLUME (Gallons)	TANK CONSTRUCTION MATERIAL	PIPING CONSTRUCTION MATERIAL	TANK CORROSION PROTECTION	STORED MATERIAL	SPILL CONTAIN- MENT? (Yes or No)
	1	1949- ⁴⁹ 5/07	U	2000	Steel 01	? 99	? 99	No. 2 0.1 02	?

UL STANDARD USED FOR TANKS ? UL STANDARD USED FOR PIPING ?

PRECISION TESTING

Has a precision test been performed at this facility? Yes ☐ No ☒

(Enclose results if available).

IF YES A) Date of Most Recent Test Yr. Mo. Day / /

B) Where were tests performed? Tanks Lines Both

C) Type of Precision Test Kent Moore Petro Tite Hunter Leak Lokator

D) Please indicate which tanks were tested by placing a check mark in the TESTED column for each tank tested.

COMMENTS

COMPLETE THIS SECTION FOR CLOSED TANKS

Type of Tank Closure Permanent / Temporary

Date Taken Out of Service Yr. Mo. Day / /

Present Condition of Tank(s)

Filled /
Removed /
No Leaks /
Removed /
Leaking /
Occurred /

Date Filled or Removed Yr. Mo. Day / /

Facility Name

Redwood Library

Street Address

50 Bellevue Ave

City/Town

Newport, RI

Registration #

2285

RECEIVED

APR 27 1987

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF WATER RESOURCES

I certify under penalty of law that all information previously submitted to the Director was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to be the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME:

Donald T. Gibbo

TITLE:

Librarian

DATE:

22 April 1987

Please return this form, which applies to underground storage tank information/registration, to:

Department of Environmental Management
Division of Water Resources
83 Park Street, 3rd Floor
Providence, Rhode Island 02903-1037
(401) 277-2234

JAN 12 1989

If a detailed site plan is not available, this space is provided for site plan drawing of all equipment locations for facilities already in existence (See requirements in Section 7.b.2 of regulations).

If a new facility, a set of detailed engineering plans certified by a registered professional engineer and project specifications including operation and maintenance requirements is required with this application (See Section 7.b.1 of regulations). This form cannot be used if a new facility.



FACILITY NAME: REDWOOD LIBRARY
FACILITY ADDRESS: 50 BELLEVUE AVE.
NEWPORT

NOTE: EACH TANK SHOULD BE NUMBERED ACCORDING TO THE TANK NUMBERS ON THE ATTACHED APPLICATION FORM!!!

Notification for Underground Storage Tanks

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF WATER RESOURCES
83 PARK STREET
PROVIDENCE, RHODE ISLAND 02903

FORM APPROVED
OMB NO. 2050-0049
APPROVAL EXPIRES 6-30-88

STATE USE ONLY

I.D. Number 2285
Date Received APR 27 1987

GENERAL INFORMATION

Notification is required by Federal law for all underground tanks that have been used to store regulated substances since January 1, 1974, that are in the ground as of May 8, 1986, or that are brought into use after May 8, 1986. The information requested is required by Section 9002 of the Resource Conservation and Recovery Act (RCRA), as amended.

The primary purpose of this notification program is to locate and evaluate underground tanks that store or have stored petroleum or hazardous substances. It is expected that the information you provide will be based on reasonably available records, or, in the absence of such records, your knowledge, belief, or recollection.

Who Must Notify? Section 9002 of RCRA, as amended, requires that, unless exempted, owners of underground tanks that store regulated substances must notify designated State or local agencies of the existence of their tanks. Owner means — (a) in the case of an underground storage tank in use on November 8, 1984, or brought into use after that date, any person who owns an underground storage tank used for the storage, use, or dispensing of regulated substances, and

(u) in the case of any underground storage tank in use before November 8, 1984, but no longer in use on that date, any person who owned such tank immediately before the discontinuation of its use.

What Tanks Are Included? Underground storage tank is defined as any one or combination of tanks that (1) is used to contain an accumulation of "regulated substances," and (2) whose volume (including connected underground piping) is 10% or more beneath the ground. Some examples are underground tanks storing: 1. gasoline, used oil, or diesel fuel, and 2. industrial solvents, pesticides, herbicides or fumigants.

What Tanks Are Excluded? Tanks removed from the ground are not subject to notification. Other tanks excluded from notification are:

1. farm or residential tanks of 1,100 gallons or less capacity used for storing motor fuel for noncommercial purposes;
2. tanks used for storing heating oil for consumptive use on the premises where stored;
3. septic tanks;

4. pipeline facilities (including gathering lines) regulated under the Natural Gas Pipeline Safety Act of 1968, or the Hazardous Liquid Pipeline Safety Act of 1979, or which is an intrastate pipeline facility regulated under State laws;
5. surface impoundments, pits, ponds, or lagoons;
6. storm water or waste water collection systems;
7. flow-through process tanks;
8. liquid traps or associated gathering lines directly related to oil or gas production and gathering operations;
9. storage tanks situated in an underground area (such as a basement, cellar, mineworking, drift, shaft, or tunnel) if the storage tank is situated upon or above the surface of the floor.

What Substances Are Covered? The notification requirements apply to underground storage tanks that contain regulated substances. This includes any substance defined as hazardous in section 101 (14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), with the exception of those substances regulated as hazardous waste under Subtitle C of RCRA. It also includes petroleum, e.g., crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute).

Where To Notify? Completed notification forms should be sent to the address given at the top of this page.

When To Notify? 1. Owners of underground storage tanks in use or that have been taken out of operation after January 1, 1974, but still in the ground, must notify by May 8, 1986. 2. Owners who bring underground storage tanks into use after May 8, 1986, must notify within 30 days of bringing the tanks into use.

Penalties: Any owner who knowingly fails to notify or submits false information shall be subject to a civil penalty not to exceed \$10,000 for each tank for which notification is not given or for which false information is submitted.

INSTRUCTIONS

Please type or print in ink all items except "signature" in Section V. This form must be completed for each location containing underground storage tanks. If more than 5 tanks are owned at this location, photocopy the reverse side, and staple continuation sheets to this form.

Indicate number of continuation sheets attached

I. OWNERSHIP OF TANK(S)

Owner Name (Corporation, Individual, Public Agency, or Other Entity)

Redwood Library

Street Address

50 Bellevue Ave

County

Newport

City

Newport

State

RI

ZIP Code

02840

Area Code

401

Phone Number

847-0292

Type of Owner (Mark all that apply ☒)

☐ Current

☐ State or Local Gov't

☒ Private or Corporate

☐ Former

☐ Federal Gov't (GSA facility I.D. no.)

☐ Ownership uncertain

II. LOCATION OF TANK(S)

(If same as Section I, mark box here ☒)

Facility Name or Company Site Identifier, as applicable

Street Address or State Road, as applicable

County

City (nearest)

State

ZIP Code

Indicate number of tanks at this location

1

Mark box here if tank(s) are located on land within an Indian reservation or on other Indian trust lands

☐

III. CONTACT PERSON AT TANK LOCATION

Name (If same as Section I, mark box here ☐)

Donald T. Gibbs

Job Title

Librarian

Area Code

401

Phone Number

847-0292

IV. TYPE OF NOTIFICATION

☐ Mark box here only if this is an amended or subsequent notification for this location.

V. CERTIFICATION (Read and sign after completing Section VI.)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete.

Name and official title of owner or owner's authorized representative

Donald T. Gibbs, Librarian

Signature

Donald T. Gibbs

Date Signed

22 April 1987

CONTINUE ON REVERSE SIDE

VI. DESCRIPTION OF UNDERGROUND STORAGE TANKS (Complete for each tank at this location.)					
Tank Identification No. (e.g., ABC-123), or Arbitrarily Assigned Sequential Number (e.g., 1,2,3...)	Tank No.	Tank No.	Tank No.	Tank No.	Tank No.
1. Status of Tank (Mark all that apply <input checked="" type="checkbox"/>) Currently in Use Temporarily Out of Use Permanently Out of Use Brought into Use after 5/8/86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Estimated Age (Years)					
3. Estimated Total Capacity (Gallons)					
4. Material of Construction (Mark one <input checked="" type="checkbox"/>) Steel Concrete Fiberglass Reinforced Plastic Unknown Other, Please Specify _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Internal Protection (Mark all that apply <input checked="" type="checkbox"/>) Cathodic Protection Interior Lining (e.g., epoxy resins) None Unknown Other, Please Specify _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. External Protection (Mark all that apply <input checked="" type="checkbox"/>) Cathodic Protection Painted (e.g., asphaltic) Fiberglass Reinforced Plastic Coated None Unknown Other, Please Specify _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Piping (Mark all that apply <input checked="" type="checkbox"/>) Bare Steel Galvanized Steel Fiberglass Reinforced Plastic Cathodically Protected Unknown Other, Please Specify _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Substance Currently or Last Stored in Greatest Quantity by Volume (Mark all that apply <input checked="" type="checkbox"/>) a. Empty b. Petroleum Diesel Kerosene Gasoline (including alcohol blends) Used Oil Other, Please Specify _____ c. Hazardous Substance Please Indicate Name of Principal CERCLA Substance OR Chemical Abstract Service (CAS) No. Mark box <input checked="" type="checkbox"/> if tank stores a mixture of substances d. Unknown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Additional Information (for tanks permanently taken out of service)					
a. Estimated date last used (mo/yr)	/	/	/	/	/
b. Estimated quantity of substance remaining (gal.)					
c. Mark box <input checked="" type="checkbox"/> if tank was filled with inert material (e.g., sand, concrete)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Environmental Management
DIVISION OF GROUNDWATER AND
FRESHWATER WETLANDS
291 Promenade Street
Providence, R.I. 02908 - 5767

CERTIFIED MAIL

27 December 1988

DONALD T. GIBBS, LIBRARIAN
163 RIVERVIEW AVE.
MIDDLETOWN, RI 02840

UST APPLICATION NUMBER 02285

Dear Applicant:

Your Underground Storage Tank (UST) Application has been received and found to be incomplete. Please submit the following information indicated by an X below.

LEGAL DOCUMENT REQUIRED (Enclosed)

X DETAILED SITE PLAN MUST INCLUDE THE FOLLOWING:

- All Tanks Shown on the Site Plan MUST be numbered and Must Correspond to Tanks Indicated on the Application Form.
- Location of Tanks, Piping and Dispensing Pumps
- Location of Existing, On-Site Monitoring Wells
- Water Location (i.e., wells, ponds, oceans, rivers, etc.)
- All Buildings and Legal Boundaries
- North Arrow

STATE APPLICATION IS REQUIRED (Enclosed)

FEDERAL APPLICATION IS REQUIRED (Enclosed)

The above information is due in this office within 30 days of receipt of this letter. Failure to submit the above information will result in the appropriate legal action.

Please include the application number indicated above on all correspondence. If you have any questions please call the Underground Storage Tank Section at (401) 277-2234.

Sincerely,

Saverio Mancieri, Sanitary Engineer
Division of Groundwater and Freshwater Wetlands
Department of Environmental Management

SM/dp

UST APPLICATION DEFICIENCY CHECKLIST

Name SHC
Date 6/11/87

Facility ID # 2285
Facility Name Redwood Library

(Check any of the following when applicable)

- (ILEG) Legal Document Required/or Not Signed
✓ (ISP) Site Plan Required/or Incomplete
 (IAPP) State Application Required/or Incomplete
N/A (IFA) Federal Application Required/or Incomplete

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF GROUNDWATER AND FRESHWATER WETLANDS
291 PROMENADE STREET
(401) 277-2234
TDD: (401) 277-6800

CERTIFICATE # 02285

CERTIFICATE OF REGISTRATION
FOR UNDERGROUND STORAGE FACILITIES

In compliance with Chapter 46-12 of the Rhode Island General Laws, as amended and the Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials, the owner/operator of an underground storage facility located at:

REDWOOD LIBRARY
50 BELLEVUE AVENUE
NEWPORT, RI 02840

is issued this Certificate of Registration to operate an underground storage facility based upon the factual representations contained in the Application for Registration (02285) and in accordance with the Regulations for Underground Storage Facilities used for Petroleum Products and Hazardous Materials.

This Certificate of Registration can not be transferred to any other person, facility or location without the express written approval of the Director of the Department of Environmental Management, or his designee and in accordance with appropriate regulations.

In accordance with state regulations, any changes in the status of the underground storage tanks which may affect the registration must be reported to the Department of Environmental Management.

This Certificate of Registration may be modified or revoked in accordance with appropriate regulations. This Certificate is valid from July 1, 1990 to June 30, 1991.

Date Signed: August 30, 1990

Reviewed by:

Samuel Mancusi

Approved:

Stephen G. Morin

Stephen G. Morin, Chief
Division of Groundwater and Freshwater Wetlands
Department of Environmental Management

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF WASTE MANAGEMENT
UNDERGROUND STORAGE TANK SECTION
291 PROMENADE STREET
PROVIDENCE, RI 02908
(401) 277-2797
TDD: (401) 831-5508

CERTIFICATE # 02285

CERTIFICATE OF REGISTRATION
FOR UNDERGROUND STORAGE FACILITIES

Pursuant to Section 8.00 of the Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials (the "Regulations"), this Certificate of Registration ("Certificate") is issued to:

REDWOOD LIBRARY/ATTN. TOM WILSON
50 BELLEVUE AVENUE
NEWPORT, RI 02840

to operate an underground storage facility at the above-referenced location in accordance with those factual representations contained in the Application for Registration (02285).

This Certificate can not be transferred to any other person, facility or location without the express written approval of the Director of the Department of Environmental Management or his/her designee, and in accordance with appropriate regulations.

Pursuant to the Regulations, any changes in the status of the underground storage tank systems at this facility that may affect the accuracy of the information contained in the Application for Registration must be reported to the Department of Environmental Management.


This Certificate acknowledges **only** that the above-referenced facility has complied with the registration requirements of Section 8.00. This Certificate **DOES NOT** indicate this facility's compliance with any other sections of the Regulations. This Certificate may be suspended, modified or revoked in accordance with the Regulations. This Certificate is valid from **July 1, 1995 to June 30, 1996 or until 45 days following issuance of a fee invoice.**

Date Signed: January 3, 1996

Reviewed by



Approved:



Thomas A. Epstein, Supervising Engineer
Division of Waste Management

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
UNDERGROUND STORAGE TANK SECTION
291 Promenade Street
Providence, Rhode Island 02908
(401) 277-2797

UST FACILITY ID 2285/18135
LUST FACILITY ID _____

CLOSURE CERTIFICATE
FOR UNDERGROUND STORAGE FACILITIES

In compliance with Chapter 46-12 of the Rhode Island General Laws, as amended, and the Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials,

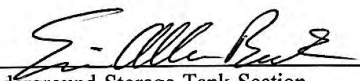
COMPANY OF THE REDWOOD LIBRARY
50 BELLEVUE AVENUE
NEWPORT RI 02840
owner/operator of an underground storage facility located at

52 BELLEVUE AVENUE
NEWPORT, RI 02840

is issued this Certificate of Closure indicating that the storage tanks described below have been taken out of service permanently, in compliance with the Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials.

TANK ID	VOLUME	STORED MATERIAL	DATE LAST USED	STATUS OF TANK F=Filled R=Removed
<u>001</u>	<u>2000</u>	<u>#2 FUEL</u>	_____	<u>R</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Signed this 6TH day of JANUARY, 19 97

Approved: 
Underground Storage Tank Section
Department of Environmental Management

NOTE: This is not a document to approve or certify that tanks are/were safe or clean to transport.

Rhode Island Department of Environmental Management
Underground Storage Tank Section
UST CLOSURE INSPECTION CHECKLIST

UST Facility ID#: _____ LUST#: _____
Site/Street: Redwood Library
Contractor: G.I.I.
Consultant: NA
Contact: Paul G. II

Condition of Tank/Piping: Sound

Condition of Soils: appears clean

Other Observations: _____

Groundwater Present: YES NO Sheen Present: YES NO

Free Product Visible: YES NO Measurement: _____

Site Sketch: _____

RESULTS OF INSPECTION/ACTION REQUIRED

- | | |
|---|---|
| <input type="checkbox"/> Minor Staining, Soils Removed | <input type="checkbox"/> Additional Tanks Found/Fees Owed: _____ |
| <input type="checkbox"/> Soils Required Excavation, contained, disposed of in accordance with state regulations | <input type="checkbox"/> Closure Assessment Required |
| <input type="checkbox"/> Site Investigation Report Required w/ groundwater monitoring wells | <input type="checkbox"/> Leak/release observed, notification to LUST Program |
| <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Issue Certificate of Closure
No Further Action Recommended |

Inspector: _____

Signature: [Signature] Date: 12-26-96



STATE OF RHODE ISLAND
DIVISION OF WASTE MANAGEMENT
PERMANENT CLOSURE APPLICATION
FOR UNDERGROUND STORAGE TANK(S)

DEM USE ONLY

Approved: 11/27
Date Scheduled: 12/26
Total \$ Received: 125.00
Date Received: 11/27/96
Check Number: 6423
Received by: Gill Services

I. FEES

Closure:	Number of Tank(s): <u>1</u>	X \$75.00 Per Tank =	
Registration:	Number of Tank(s): <u>1</u>	X \$50.00 Per Tank =	
* Payment for all unregistered tank(s) and tank(s) with outstanding registration fees, must accompany this application.			

II. FACILITY INFORMATION

Date of Application: <u>11/27/96</u>	UST Facility Identification #: <u>N/C</u>		
Proposed Date of Tank Closure: <u>ASAP 11/27/96</u> (This date is subject to change, pending availability and confirmation by the UST Section.)			
Facility Name: <u>REDWOOD LIBRARY</u>			
Facility Address: <u>52 BELLEVUE AVE</u>			
City: <u>NEWPORT,</u>	State: <u>RI</u>	Zip:	Phone: <u>(401) 847-0292</u>
Contact Person: <u>THOMAS WILSON</u>	Title:		

III. TANK OWNER INFORMATION

Tank Owner Name: <u>Company of the Redwood Library</u>			
Mailing Address: <u>50 Bellevue Ave</u> <u>847-0292</u>			
City: <u>Newport</u>	State: <u>RI</u>	Zip: <u>02840</u>	Phone: <u>(401) 847-0292</u>
Contact Person: <u>Tom Wilson</u>	Title: <u>Director of Operations</u>		

IV. PROPERTY OWNER INFORMATION

Property Owner Name: <u>SAME AS ABOVE</u>			
Mailing Address:			
City:	State:	Zip:	Phone: ()
Contact Person:	Title:		

V. FIRM/CONTRACTOR TO PERFORM TANK CLOSURE

Name of Contractor/Firm: <u>GILL SERVICE, INC</u>			
Mailing Address: <u>381 WARWICK AVE</u>			
City: <u>WARWICK</u>	State: <u>RI</u>	Zip: <u>02888</u>	Phone: <u>(401) 941-2080</u>
Contact Person: <u>PAUL GILL</u>	Title: <u>V. Pres.</u>		

VI. FIRM/CONSULTANT TO PERFORM CLOSURE ASSESSMENT

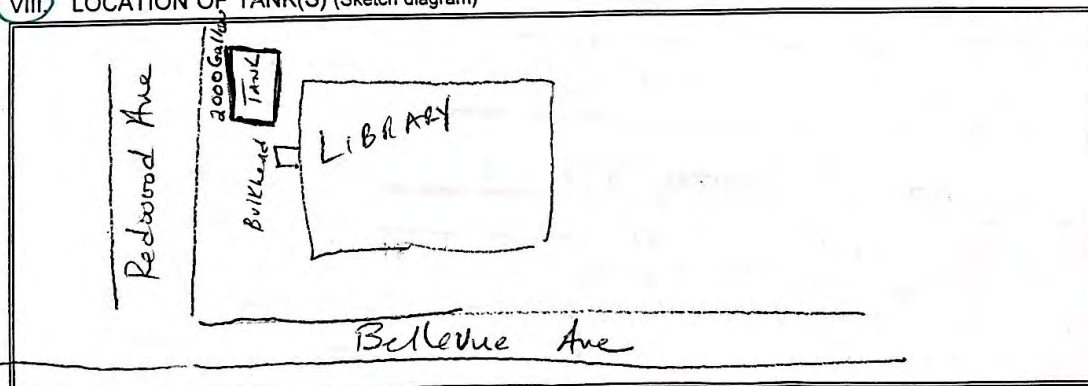
Is a Closure Assessment required for this facility? (See Section 15.00)		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If not, do you choose to obtain one?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Please check one of the following:		<input type="checkbox"/> Certified Professional Geologist.	
<input type="checkbox"/> Professional Engineer		* A statement of qualifications must be submitted with this application.)	
<input checked="" type="checkbox"/> Other (Equivalent Professional Certification) "Subject to DEM Approval"			
Name of Consultant/Firm: GILL SERVICES INC.			
Mailing Address: 381 Warwick Avenue WARWICK, RI 02888-1393			
City:	State:	Zip:	Phone: ()
Contact Person: PAUL GILL	Title: V.P.		

VII. DESCRIPTION OF TANK(S) TO BE CLOSED

Tank No.	Age	Date Last Used	Volume	Construction Materials	Stored Material
NONE ON FILE	30 YRS	SEPT-1996	2000 GAL	STEEL	#2 FUEL

* If there are more tanks being closed please list on an attachment.

VIII. LOCATION OF TANK(S) (Sketch diagram)





CLOSURE INFORMATION

Will tank(s) be excavated, cleaned and disposed of (Section 15.11)?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Specify method of tank cleaning: _____ or, _____		
If circumstances exist which inhibit excavation, you may request a UST Closure in Place. <i>This request is subject to DEM approval.</i> Are you requesting to close tank(s) in place?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Owner must submit supporting documentation providing specific details on the necessity to close in place and a detailed diagram must be attached to this application. Please note: There are additional requirements for determining tank integrity as detailed in the Closure in Place guidelines.		
Specify whether cleaning will take place:	<input checked="" type="checkbox"/> ON-SITE	<input type="checkbox"/> OFF-SITE
If OFF-SITE, indicate location of final tank(s) cleaning (Name & Address): _____		
Will tank(s) be rendered unfit for use and disposed of?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
If YES, location for final tank(s) disposal: _____		
Will tank(s) be reused?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Please note: Reuse of a tank in the ground requires compliance with Section 12.03 of UST Regulations.		
If tank(s) is to be reused, specify: _____		
Proposed use: _____		
Name & Address of intended user: _____		
Describe the method to be used to empty the tank(s) prior to excavation: _____		

Describe the method to be used to remove the tank(s) from excavation: _____		

Describe the method(s) to be used to properly and safely vent the tank(s) and properly make openings in the tank(s): _____		

Please note: Appropriate venting must be carried out both before the cutting of any tank and before off-site transport of any tank which has not been completely cleaned per Rule 15.11(c) of the UST Regulations.		
Describe the instruments used to verify that the tank(s) have been properly vented: _____		

Describe how any residues remaining in the tank(s) will be managed: _____		

Have these tank(s) ever held non-petroleum, hazardous materials?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, please list materials: _____		
Have any of the tank(s) ever contained a product other than that listed in Section VII above?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, please list tank # and material stored: _____		
After the closure(s) have been completed on the aforementioned tank(s), will there be any underground storage tank(s) remaining in existence at this facility?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Will any new UST(s) be installed on the site?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If YES, please note: Prior written approval by DEM is required.		

X. WASTE HAULER INFORMATION (if applicable)

Firms transporting tank sludge and waste or tank(s) which require further cleaning must be permitted by DEM, Division of Waste Management, RCRA Section as Hazardous Waste Transporters.

Specify method for disposing of tank sludges or wastes generated by the cleaning process: brought to Gill Services and settled, pumped off and pumped out semi-solid by CYN ENVIRONMENTAL

Name of Waste Hauler: CYN ENVIRONMENTAL
Address: 1171 Washington St City: Stoughton State: MA Zip: 02072
DEM Waste Hauler Permit #: USEPA 10-06 P2003777

XI. NOTIFICATION OF LOCAL FIRE DEPARTMENT

The authorized signature of the local fire department below indicates that the local fire officials have been notified that you are planning to close an underground storage tank(s) at the above location. **You must also notify the local fire department of the exact closure date after you have confirmed this date with DEM.**

FM Mr. John
Authorized Local Fire Department Representative
(Original Signature is Required)

11/25/96
Date

NEWPORT FIRE DEPT.
Name of Local Fire Department

401-847-6896
Phone Number

This signature however, does not serve as notice to the city/town, does not guarantee city/town approval, and does not relieve you of your obligations to other applicable city/town officials. Any violation, deficiency or requirement which may have been overlooked is also subject to correction under the provision of any applicable code.


XII. CERTIFICATION BY TANK OWNER (This section **MUST** be completed by tank owner)

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. I further certify that records pertaining to the closure will be kept on file by me indicating final destination of residues, etc. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name of Owner: (please print) For the Redwood Library, Tom Wilson Title: Dir. of Operations
Address: 50 Bellevue City: Newport State: RI Zip: 02840
Telephone: 401-847-0292
Signature: Tom Wilson Date: 22 Nov. 1996
(Original Signature is Required)

Who should be contacted for questions regarding this application and for scheduling the UST Closure?

PAUL GILL VICE - PRES
Name Title Telephone



S3148

435 Broadway

Newport, RI 02840

Inquiry Number: 5352011.5

July 05, 2018

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

07/05/18

Site Name:

S3148
435 Broadway
Newport, RI 02840
EDR Inquiry # 5352011.5

Client Name:

Sage Environmental, Inc.
172 Armistice Boulevard
Pawtucket, RI 02860
Contact: Deana Young



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Sage Environmental, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 8D3A-4AB8-AA35

PO # NA

Project S3148

Maps Provided:

1990
1972
1968
1963
1953
1950
1921
1903



Sanborn® Library search results

Certification #: 8D3A-4AB8-AA35

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1990 Source Sheets



Volume 1, Sheet 57
1990



Volume 1, Sheet 62
1990

1972 Source Sheets



Volume 1, Sheet 57
1972



Volume 1, Sheet 62
1972

1968 Source Sheets



Volume 1, Sheet 57
1968



Volume 1, Sheet 62
1968

1963 Source Sheets



Volume 1, Sheet 57
1963

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1953 Source Sheets



Volume 1, Sheet 57
1953

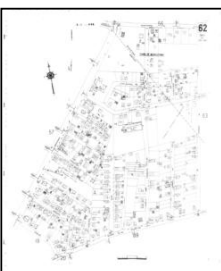


Volume 1, Sheet 62
1953

1950 Source Sheets



Volume 1, Sheet 57
1950



Volume 1, Sheet 62
1950

1921 Source Sheets

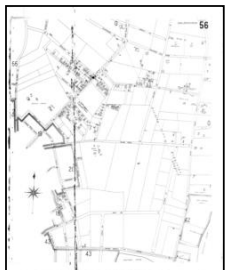


Volume 1, Sheet xxxx
1921

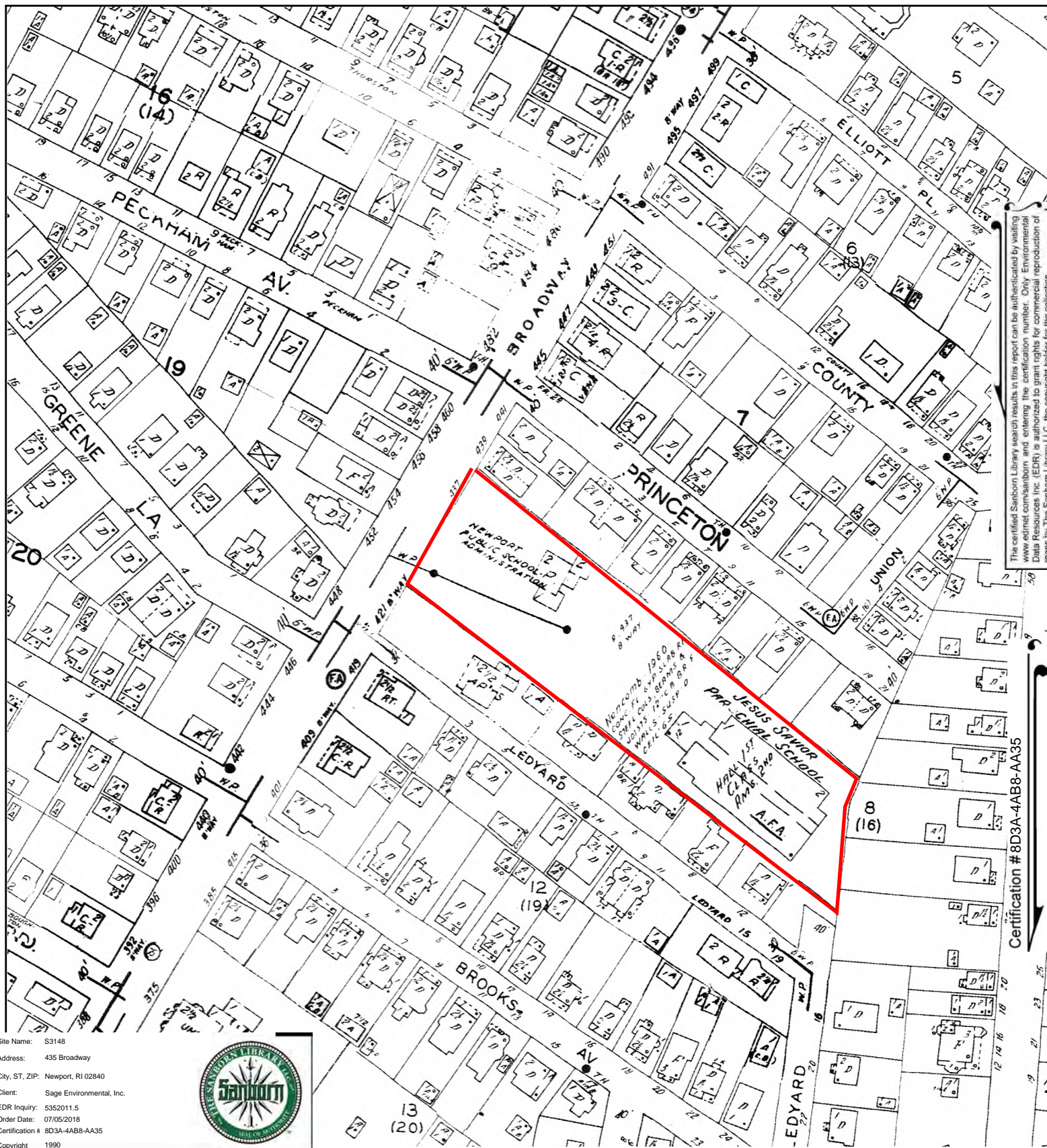


Volume 1, Sheet 3
1921

1903 Source Sheets



Volume 1, Sheet 56
1903



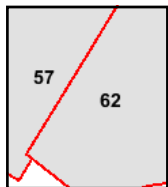
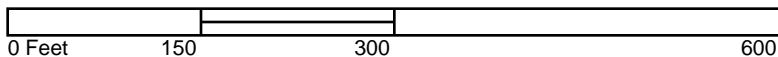
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Certification #8D3A-4AB8-AA35

Site Name: S3148
Address: 435 Broadway
City, ST, ZIP: Newport, RI 02840
Client: Sage Environmental, Inc.
EDR Inquiry: 5352011.5
Order Date: 07/05/2018
Certification #: 8D3A-4AB8-AA35
Copyright: 1990



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 62
Volume 1, Sheet 57





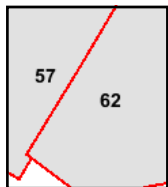
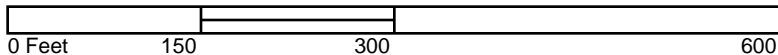
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Certification #8D3A-4AB8-AA35

Site Name: S3148
Address: 435 Broadway
City, ST, ZIP: Newport, RI 02840
Client: Sage Environmental, Inc.
EDR Inquiry: 5352011.5
Order Date: 07/05/2018
Certification #: 8D3A-4AB8-AA35
Copyright: 1972

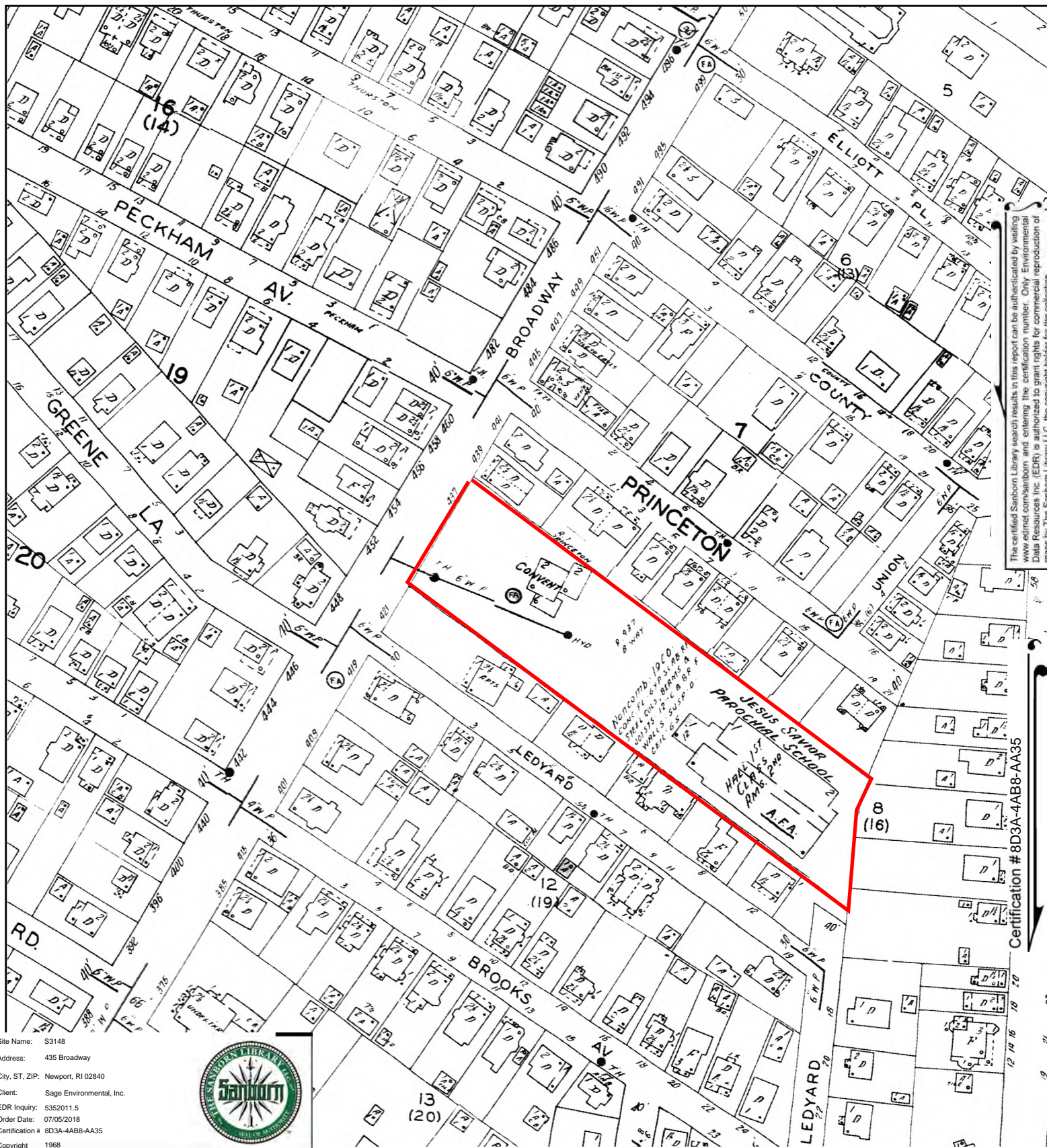


This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

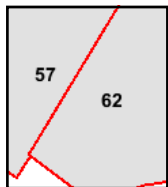


Volume 1, Sheet 62
Volume 1, Sheet 57



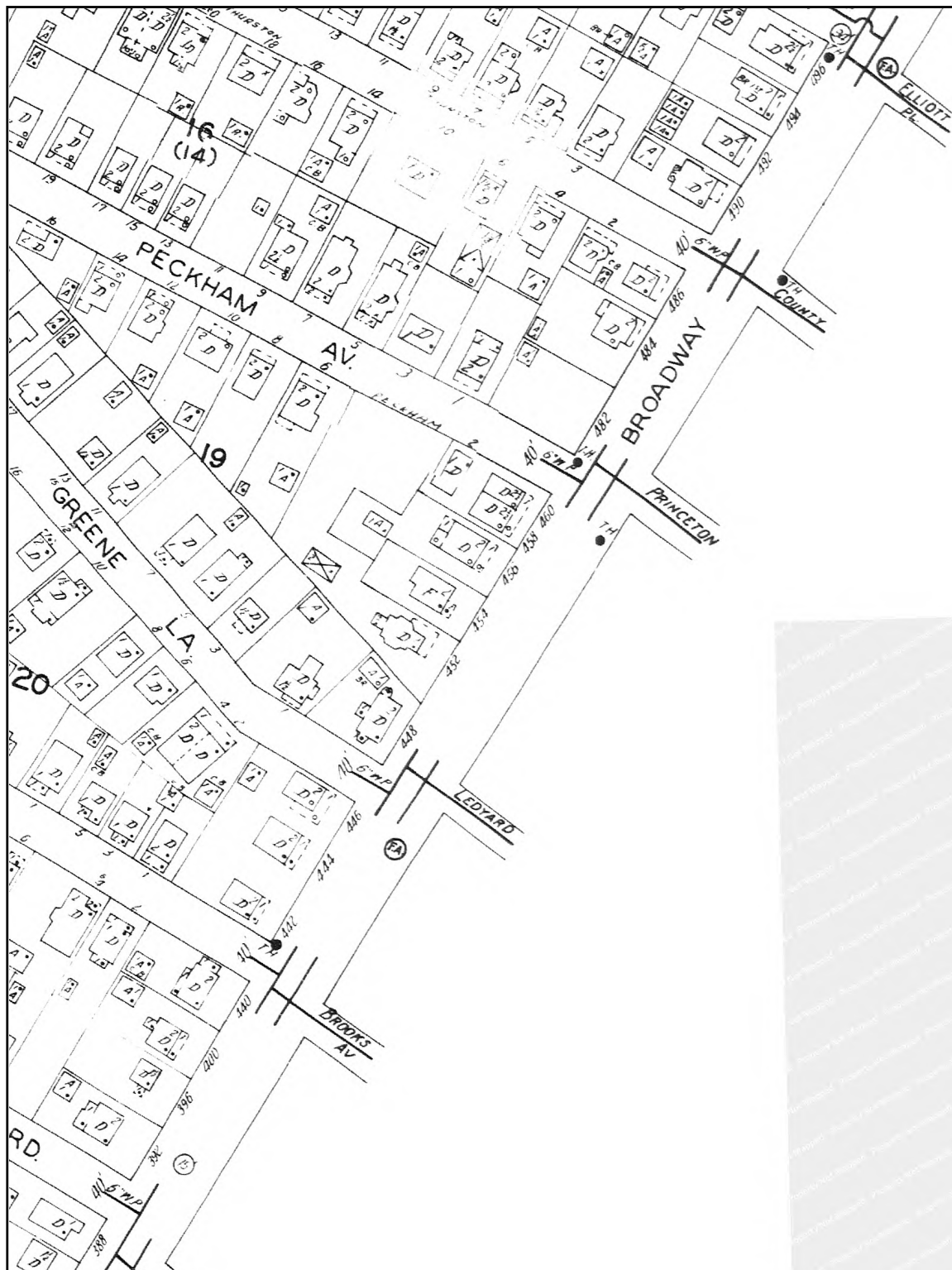


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 62
 Volume 1, Sheet 57





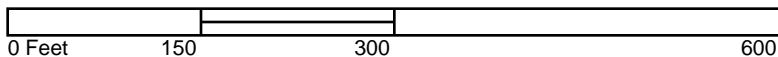
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Certification #8D3A-4AB8-AA35

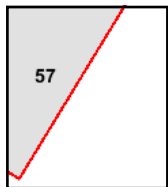
Site Name: S3148
 Address: 435 Broadway
 City, ST, ZIP: Newport, RI 02840
 Client: Sage Environmental, Inc.
 EDR Inquiry: 5352011.5
 Order Date: 07/05/2018
 Certification # 8D3A-4AB8-AA35
 Copyright 1963

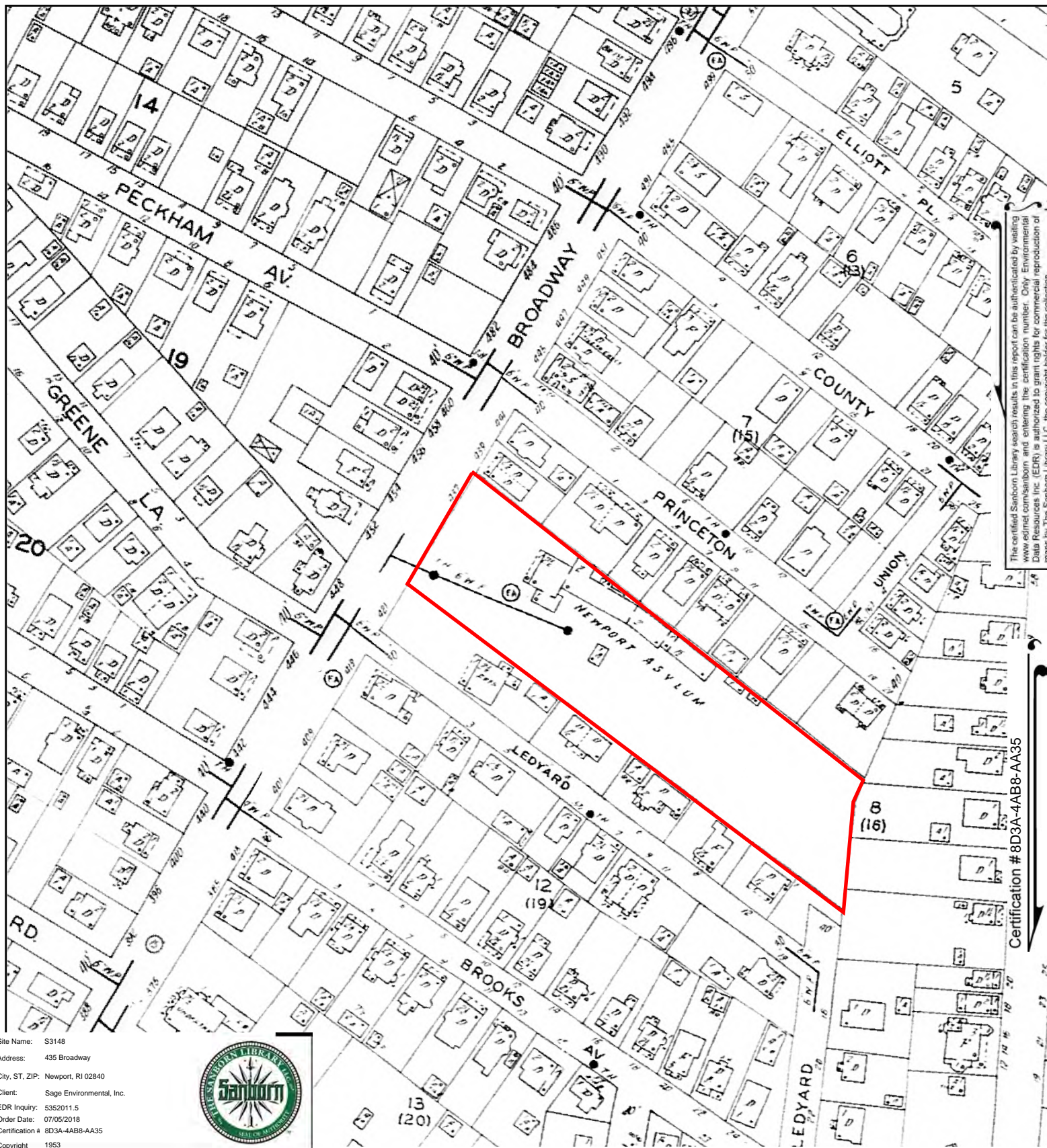


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.

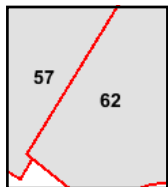


Volume 1, Sheet 57

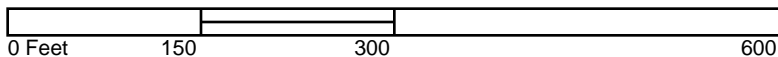


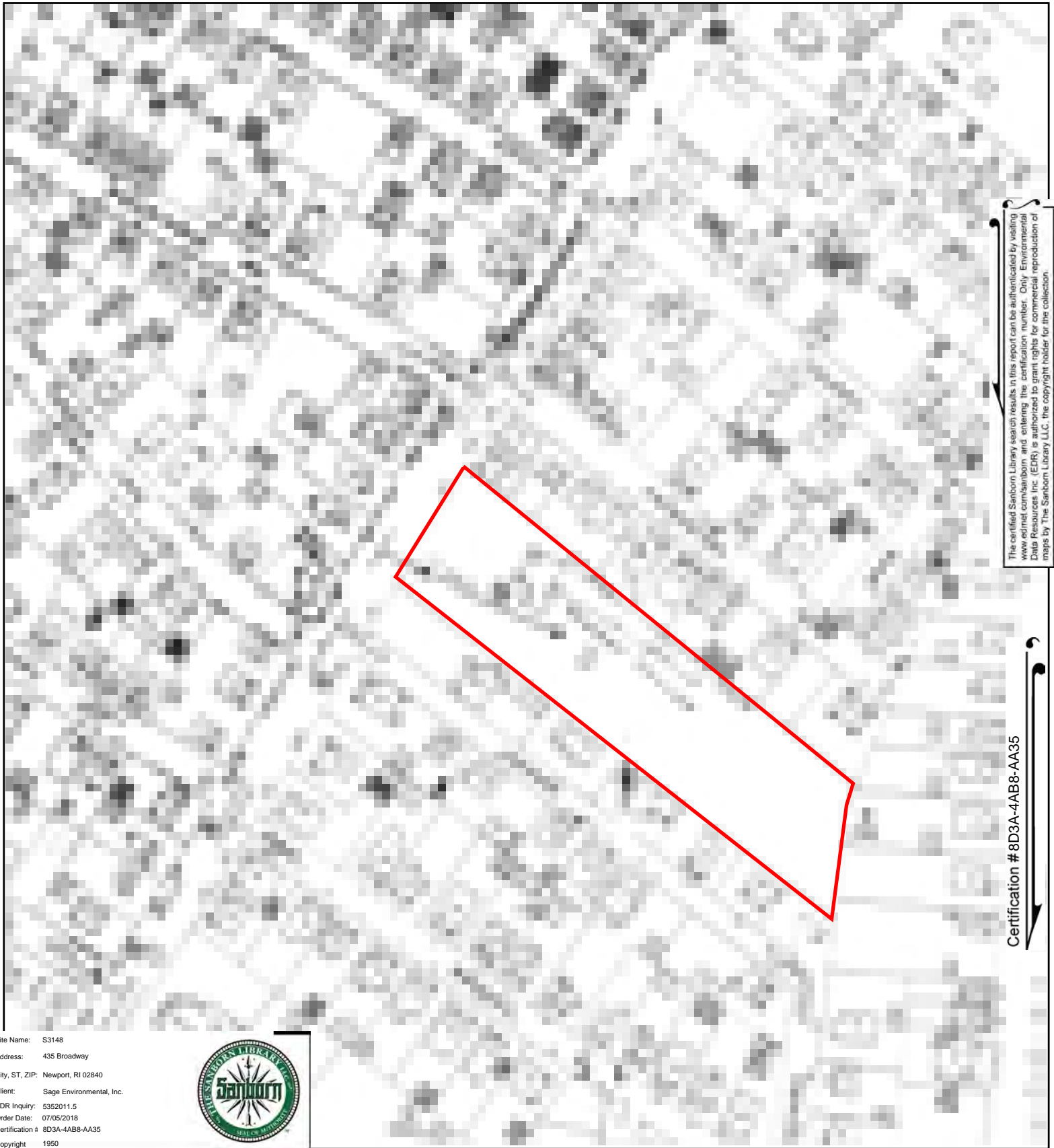


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 62
 Volume 1, Sheet 57





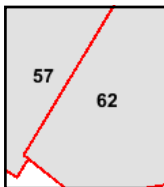
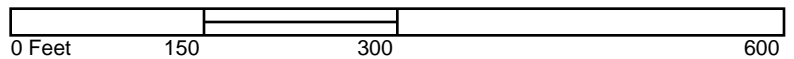
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Certification #8D3A-4AB8-AA35

Site Name: S3148
Address: 435 Broadway
City, ST, ZIP: Newport, RI 02840
Client: Sage Environmental, Inc.
EDR Inquiry: 5352011.5
Order Date: 07/05/2018
Certification #: 8D3A-4AB8-AA35
Copyright: 1950

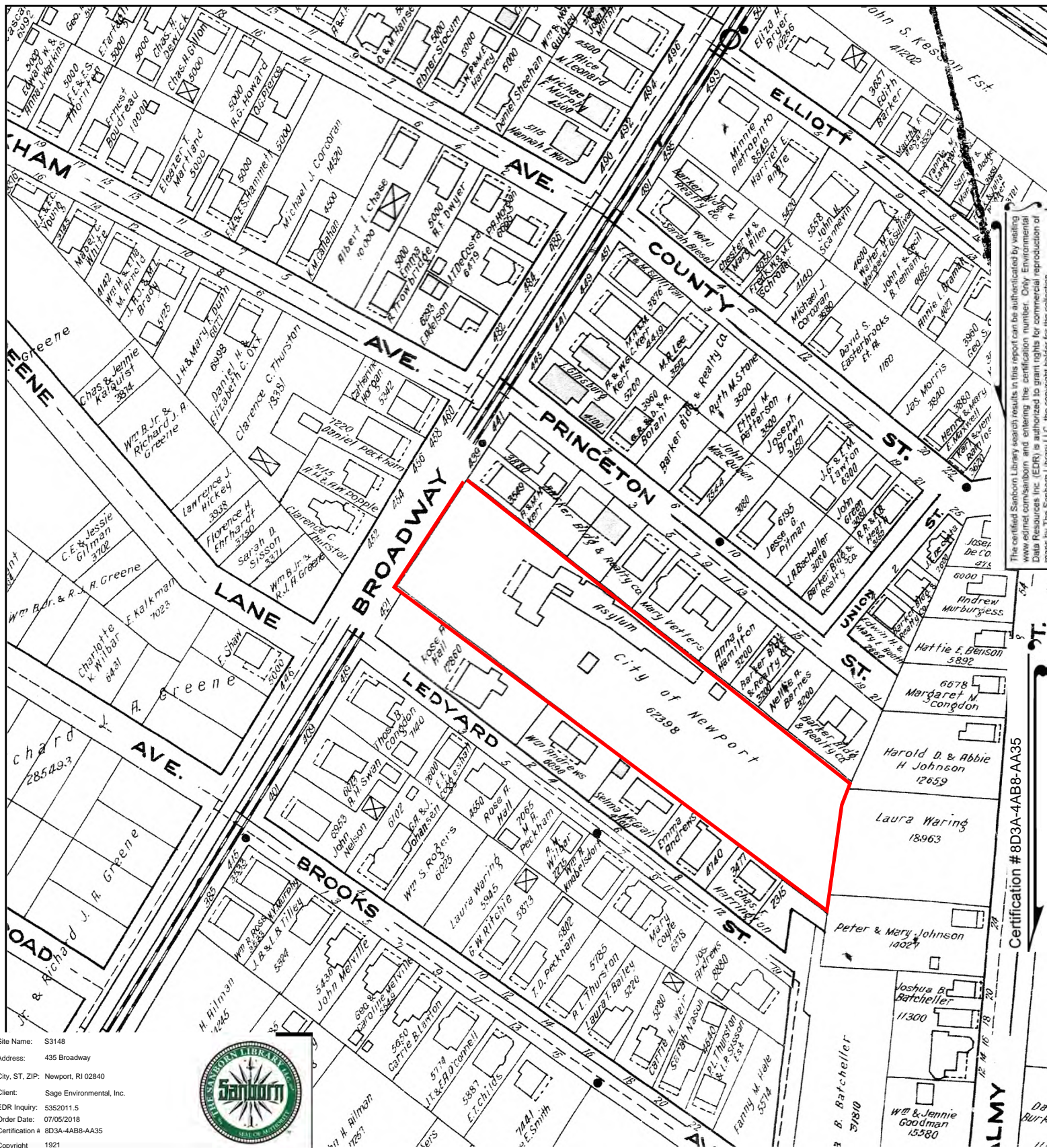


This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

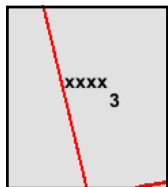


Volume 1, Sheet 62
Volume 1, Sheet 57



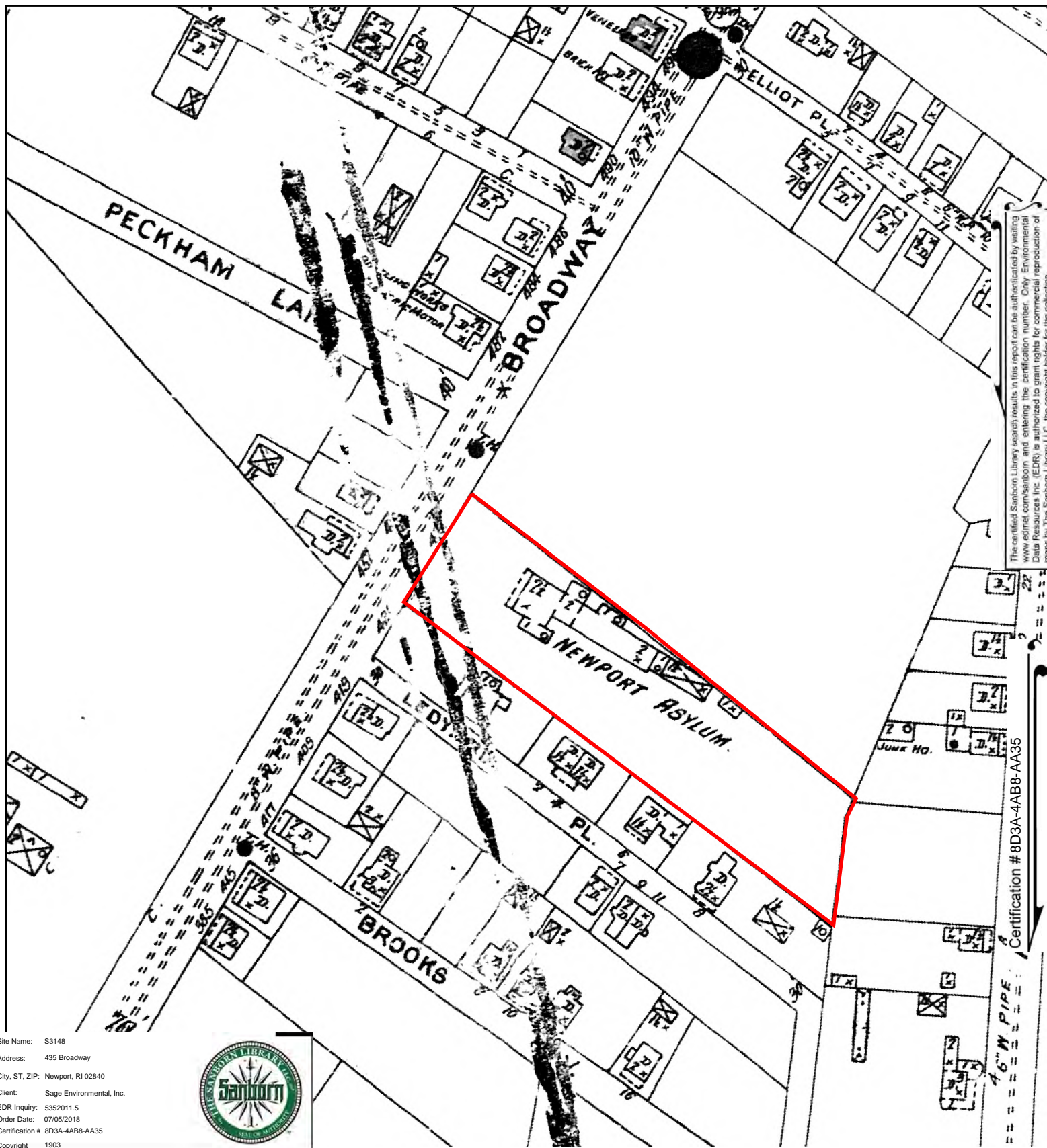


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Volume 1, Sheet 3
 Volume 1, Sheet xxxx





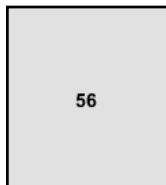
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Certification #8D3A-4AB8-AA35

Site Name: S3148
 Address: 435 Broadway
 City, ST, ZIP: Newport, RI 02840
 Client: Sage Environmental, Inc.
 EDR Inquiry: 5352011.5
 Order Date: 07/05/2018
 Certification #: 8D3A-4AB8-AA35
 Copyright: 1903



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.







Volume 1, Sheet 56

SOIL BORING/MONITORING WELL LOG SE-101

WELL NAME SE-101	DRILLING DATE 08/23/2018	DRILLED BY SAGE
PROJECT NUMBER S3148	DRILL METHOD Direct Push	LOGGED BY DSB
ADDRESS 435 Broadway, Newport RI	TOTAL DEPTH 18'	
EQUIPMENT Geoprobe 7822 DT	DIAMETER 2"	
SAMPLE METHOD 5' Macro-Core	DEPTH TO WATER ND	


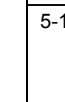
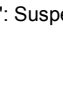
COMMENTS

Depth (ft)	Samples	PID	% Recovery	Moisture	Graphic Log	Water	Material Description
1	0-5'	ND<1					Surface: Grass
2							0-5': Top soil transitioning fine to medium SAND with trace fill material (brick) present.
3							
4							
5	5-10'	ND<1					5-10": Dense Fine Silty SAND & Clay, becoming more dense with depth.
6							
7							
8							
9	10-15'	ND<1					10-15": Suspect weathered bedrock, trace of clay.
10							
11							
12							
13	15-18'	ND<1					15-18": Suspect weathered bedrock.
14							
15							
16							
17							Bedrock refusal at 18'.
18							
19							

SOIL BORING/MONITORING WELL LOG SE-102

WELL NAME SE-102	DRILLING DATE 08/23/2018	DRILLED BY SAGE
PROJECT NUMBER S3148	DRILL METHOD Direct Push	LOGGED BY DSB
ADDRESS 435 Broadway, Newport RI	TOTAL DEPTH 15'	
EQUIPMENT Geoprobe 7822 DT	DIAMETER 2"	
SAMPLE METHOD 5' Macro-Core	DEPTH TO WATER ND	

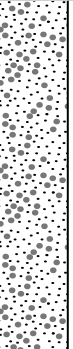
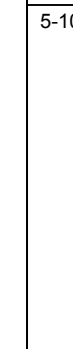


COMMENTS

Depth (ft)	Samples	PID	% Recovery	Moisture	Graphic Log	Water	Material Description
1	0-5'	ND<1					Surface: Grass
2							0-5': Top soil transitioning fine to medium SAND with trace fill material (brick) present.
3							
4							
5	5-10'	ND<1					5-10": Dense Fine Silty SAND & Clay, becoming more dense with depth.
6							
7							
8							
9	10-15'	ND<1					10-15": Suspect weathered bedrock, trace of clay.
10							
11							
12							
13							Bedrock refusal at 15'.
14							
15							
16							
17							
18							
19							

SOIL BORING/MONITORING WELL LOG SE-103

WELL NAME SE-103	DRILLING DATE 08/23/2018	DRILLED BY SAGE
PROJECT NUMBER S3148	DRILL METHOD Direct Push	LOGGED BY DSB
ADDRESS 435 Broadway, Newport RI	TOTAL DEPTH 16'	
EQUIPMENT Geoprobe 7822 DT	DIAMETER 2"	
SAMPLE METHOD 5' Macro-Core	DEPTH TO WATER ND	




COMMENTS

Depth (ft)	Samples	PID	% Recovery	Moisture	Graphic Log	Water	Material Description
1	0-5'	ND<1					Surface: Grass
2							0-5': Top soil transitioning fine to medium SAND with trace fill material (brick) present.
3							
4							
5	5-10'	ND<1					5-10": Dense Fine Silty SAND & Clay, becoming more dense with depth.
6							
7							
8							
9	10-15'	ND<1					10-15": Suspect weathered bedrock, trace of clay.
10							
11							
12							
13	15-16'	NS					Bedrock refusal at 16'.
14							
15							
16							
17							
18							
19							

SOIL BORING/MONITORING WELL LOG SE-104

WELL NAME SE-104	DRILLING DATE 08/23/2018	DRILLED BY SAGE
PROJECT NUMBER S3148	DRILL METHOD Direct Push	LOGGED BY DSB
ADDRESS 435 Broadway, Newport RI	TOTAL DEPTH 15'	
EQUIPMENT Geoprobe 7822 DT	DIAMETER 2"	
SAMPLE METHOD 5' Macro-Core	DEPTH TO WATER ND	

COMMENTS

Depth (ft)	Samples	PID	% Recovery	Moisture	Graphic Log	Water	Material Description
1	0-5'	ND<1					Surface: Asphalt
2							0-5'◆: Fine to medium SANDS with trace of gravel and rock fragments present, becoming fewer with depth.
3							
4							
5	5-10'	ND<1					5-10'◆: Silty SAND with clay present. Moderately dense.
6							
7							
8							
9	10-15'	ND<1					10-15'◆: Silty SAND with clay present, transitioning to weathered bedrock. Moderately dense.
10							
11							
12							
13							Bedrock refusal at 15'.
14							
15							
16							
17							
18							
19							



Wednesday, August 29, 2018

Attn:
Sage Environmental Inc.
172 Armistace Blvd.
Pawtucket, RI 02860

Project ID: S3148- NEWPORT
Sample ID#s: CB18433 - CB18434

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. This report is incomplete unless all pages indicated in the pagination at the bottom of the page are included.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext. 200.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Phyllis Shiller".

Phyllis/Shiller

Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #M-CT007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B

NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
UT Lab Registration #CT00007
VT Lab Registration #VT11301



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

August 29, 2018

FOR: Attn:
Sage Environmental Inc.
172 Armistace Blvd.
Pawtucket, RI 02860

Sample Information

Matrix: SOIL
Location Code: SAGE
Rush Request: Standard
P.O.#:

Custody Information

Collected by:
Received by: CP
Analyzed by: see "By" below

Date Time

08/23/18 14:00
08/24/18 16:40

Laboratory Data

SDG ID: GCB18433
Phoenix ID: CB18433

Project ID: S3148- NEWPORT
Client ID: SE-101 (10-15)

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Percent Solid	95		%		08/24/18	q	SW846-%Solid
Extraction of TPH SM	Completed				08/27/18	AA/VCK	SW3545A

TPH by GC (Extractable Products)

Fuel Oil #2 / Diesel Fuel	ND	52	mg/kg	1	08/28/18	JRB	SW8015D DRO
Fuel Oil #4	ND	52	mg/kg	1	08/28/18	JRB	SW8015D DRO
Fuel Oil #6	ND	52	mg/kg	1	08/28/18	JRB	SW8015D DRO
Kerosene	ND	52	mg/kg	1	08/28/18	JRB	SW8015D DRO
Motor Oil	ND	52	mg/kg	1	08/28/18	JRB	SW8015D DRO
Other Oil	ND	52	mg/kg	1	08/28/18	JRB	SW8015D DRO
Unidentified	ND	52	mg/kg	1	08/28/18	JRB	SW8015D DRO

QA/QC Surrogates

% n-Pentacosane	86		%	1	08/28/18	JRB	50 - 150 %
-----------------	----	--	---	---	----------	-----	------------

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
-----------	--------	------------	-------	----------	-----------	----	-----------

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level
QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If there are any questions regarding this data, please call Phoenix Client Services.

This report must not be reproduced except in full as defined by the attached chain of custody.



Phyllis Shiller, Laboratory Director

August 29, 2018

Reviewed and Released by: Rashmi Makol, Project Manager



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

August 29, 2018

FOR: Attn:
Sage Environmental Inc.
172 Armistace Blvd.
Pawtucket, RI 02860

Sample Information

Matrix: SOIL
Location Code: SAGE
Rush Request: Standard
P.O.#:

Custody Information

Collected by:
Received by: CP
Analyzed by: see "By" below

Date Time

08/23/18 15:00
08/24/18 16:40

Laboratory Data

SDG ID: GCB18433
Phoenix ID: CB18434

Project ID: S3148- NEWPORT
Client ID: SE-104 (5-10)

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Percent Solid	87		%		08/24/18	q	SW846-%Solid
Extraction of TPH SM	Completed				08/27/18	AA/VCK	SW3545A

TPH by GC (Extractable Products)

Fuel Oil #2 / Diesel Fuel	ND	57	mg/kg	1	08/28/18	JRB	SW8015D DRO
Fuel Oil #4	ND	57	mg/kg	1	08/28/18	JRB	SW8015D DRO
Fuel Oil #6	ND	57	mg/kg	1	08/28/18	JRB	SW8015D DRO
Kerosene	ND	57	mg/kg	1	08/28/18	JRB	SW8015D DRO
Motor Oil	ND	57	mg/kg	1	08/28/18	JRB	SW8015D DRO
Other Oil	ND	57	mg/kg	1	08/28/18	JRB	SW8015D DRO
Unidentified	ND	57	mg/kg	1	08/28/18	JRB	SW8015D DRO

QA/QC Surrogates

% n-Pentacosane	79		%	1	08/28/18	JRB	50 - 150 %
-----------------	----	--	---	---	----------	-----	------------

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
-----------	--------	------------	-------	----------	-----------	----	-----------


RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level
QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If there are any questions regarding this data, please call Phoenix Client Services.

This report must not be reproduced except in full as defined by the attached chain of custody.



Phyllis Shiller, Laboratory Director

August 29, 2018

Reviewed and Released by: Rashmi Makol, Project Manager



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O. Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

QA/QC Report

August 29, 2018

QA/QC Data

SDG I.D.: GCB18433

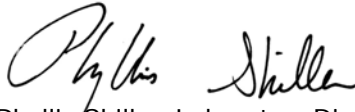
Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 444968 (mg/Kg), QC Sample No: CB19348 (CB18433, CB18434)										
<u>TPH by GC (Extractable Products) - Soil</u>										
Ext. Petroleum H.C. (C9-C36)	ND	50	93	75	21.4	117	108	8.0	60 - 120	30
% n-Pentacosane	69	%	79	65	19.4	80	77	3.8	50 - 150	30

Comment:

Additional surrogate criteria: LCS acceptance range is 60-120% MS acceptance range 50-150%. The ETPH/DRO LCS has been normalized based on the alkane calibration.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

RPD - Relative Percent Difference
LCS - Laboratory Control Sample
LCSD - Laboratory Control Sample Duplicate
MS - Matrix Spike
MS Dup - Matrix Spike Duplicate
NC - No Criteria
Intf - Interference


Phyllis Shiller, Laboratory Director
August 29, 2018

Wednesday, August 29, 2018

Criteria: RI: RC

State: RI

Sample Criteria Exceedances Report
GCB18433 - SAGE

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units
--------	-------	-----------------	----------	--------	----	----------	----------------	-------------------

*** No Data to Display ***

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Comments

August 29, 2018

SDG I.D.: GCB18433

The following analysis comments are made regarding exceptions to criteria not already noted in the Analysis Report or QA/QC Report: None.

