



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Orchard Street Parking Lot
Tax Map 2, Lot 83
Dover, New Hampshire 03820

Prepared For:

City of Dover, NH
288 Central Street
Dover, NH 03820

February 26, 2011

NH MA ME VT

JOHN TURNER CONSULTING

CONSULTJTC.COM

19 DOVER STREET
DOVER, NH 03820
T 603.749.1841 F 603.516.6851

1180 MILLBURY STREET
WORCESTER MA 01607
T 508-505-0126

6 CLINTON AVENUE
WESTFIELD MA 01085
T 413.642.0138 F 413.642.0164

15 HOLLY STREET, UNIT 109
SCARBOROUGH ME 04074
T 207.833.7878



February 26, 2011

City of Dover, NH
288 Central Avenue
Dover NH, 03820
Attn: Daniel Barufaldi

**Re: Phase I Environmental Site Assessment
Orchard Street Parking Lot
Tax Map 2, Lot 83
Dover, NH 03820**

Dear Mr. Barufaldi,

John Turner Consulting, Inc. (JTC) is pleased to submit this Phase I Environmental Site Assessment for the property identified as the Orchard Street Parking Lot in the City in Dover, New Hampshire ("the Site"). For a Summary of findings, please review the Executive Summary. The Executive Summary should be reviewed in conjunction with a review of this entire report.

Environmental Professional Statement:

We declare that, to the best of our professional knowledge and belief, that we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and we have the specific 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 Part 312.

JTC appreciates the opportunity to provide the City of Dover, New Hampshire with our environmental services. If you have any questions or comments regarding this report, please do not hesitate to contact the undersigned. Thank you.

Sincerely,

John Turner Consulting, Inc.

Edward J. Warner
Senior Environmental Scientist

John D. Turner
President

TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	1
	Findings:	1
	Conclusions:	2
	Recommendations:	2
2.0	SITE DESCRIPTION	2
2.1	Location and Legal Description.....	2
2.2	Site & Vicinity Characteristics	3
2.3	Site Improvements	3
2.4	Information from Site Owner/Operator	3
2.5	Present Ownership & Use	3
2.6	Adjoining Properties	3
2.7	Environmental Permit Violations	4
3.0	SITE HISTORY	4
3.1	Historically Completed Environmental Documents	4
3.2	Title Records	5
3.3	Local Records	5
3.4	Historical Sources	5
4.0	ENVIRONMENTAL SETTING	6
5.0	RECORDS REVIEW	6
5.1	Federal and State Records	6
5.2	NHDES File Review	7
5.3	Non-Geocoded Properties	7
6.0	SITE RECONNAISSANCE	8
6.1	Underground Storage Tanks (UST's)	8
6.2	Aboveground Storage Tanks (AST's)	8
6.3	Hazardous Substances	8
6.4	Landfills	8
6.5	Pits, Sumps, Catch Basins, and Lagoons.....	8
6.6	Hazardous Waste	8
6.7	Polychlorinated Biphenyls (PCB's)	8
6.8	Solid Waste Disposal	9
6.9	Stained Surfaces & Distressed Vegetation	9
6.10	Underground Structures	9
7.0	USER RESPONSIBILITIES/USER PROVIDED INFORMATION	9
8.0	LIMITATIONS & CONDITIONS	10
8.1	Deviations From Practice	11
8.2	Data Gaps	11
9.0	REFERENCES	12
9.1	United States Environmental Protection Agency	12
9.2	New Hampshire Department of Environmental Services.....	12
9.3	City of Dover	12
9.4	Other Sources	12

Tables

Table 1 - Current and Historical Uses of Adjoining Properties4
Table 2 - Geocoded Properties Listed Under Environmental Regulatory Programs7

Figures

- Figure 1 - USGS Topographic MAP
- Figure 2 - Site Plan

Appendices

- Appendix A - Photographic Documentation
- Appendix B - Sanborn Fire Insurance Maps
- Appendix C - Aerial Photographs
- Appendix D - Historical Topographic Maps
- Appendix E - FirstSearch Report
- Appendix F - ASTM E1527-05 User Questionnaire
- Appendix G - Qualifications of Environmental Professional(s)

1.0 EXECUTIVE SUMMARY

During January and February 2011 John Turner Consulting, Inc. (JTC) conducted a Phase I Environmental Site Assessment for the property identified as the Orchard Street Parking Lot in Dover, New Hampshire ("the Site"). The assessment was conducted in accordance with the processes described in the American Society of Testing and Materials (ASTM), Designation: E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and with United States Environmental Protection Agency (USEPA) 40 CFR Part 312 - Standards and Practices for All Appropriate Inquiries (AAI), November 1, 2006.

The purpose of this process is to define customary practices for conducting environmental site assessments upon commercial real estate with respect to a range of hazardous substances. The goal of the processes established by this practice is to identify recognized environmental conditions. The term *recognized environmental condition* (REC) means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or material threat of release of any oil or hazardous materials (OHM) into structures on the property or into the ground, groundwater, or surface water on the property.

Findings:

The Site is a paved municipal parking lot located along Orchard Street in Dover, New Hampshire. It is bounded by the following: commercial properties, a municipal park, and the Cochecho River to the north; Orchard Street and commercial properties to the south; Central Avenue and mixed residential and commercial properties to the east; and Chestnut Street and mixed residential and commercial properties to the west. The Site is identified as Lot 83 on the City of Dover Tax Map 2, and contains a total combined land area of 3.9 acres. The Site is owned by the City of Dover. The Site vicinity contains a mix of residential and commercial properties.

A visual inspection of the Site by JTC personnel did not reveal any evidence indicating a release, a material threat of release, or the misuse of OHM at the Site or on adjoining properties. It should be noted that at the time of the Site inspection, much of the exterior space not containing parking spaces or driveway areas were covered with recent heavy snow or large snow banks. Therefore, inspection of these areas was limited.

A review of historical Sanborn Fire Insurance maps, historical topographic maps, aerial photographs, and city directories indicate the Site has been utilized mainly for mixed residential and industrial use over the years. The western portions of the Site were formerly occupied by residential dwellings and the eastern and north central portions occupied by former leather manufacturing companies (tanneries). The leather manufacturing tanneries that formerly occupied the Site are considered a REC

A search of available federal and state environmental database records was provided to JTC by FirstSearch Technology Corporation (FirstSearch). Review of the FirstSearch report indicated that the Site is not listed on any federal or state databases researched within the specified radii. In addition, none of the identified locations surrounding the Site are considered RECs with regards to the Site property.

An online review of available records was conducted at the New Hampshire Department of Environmental Services (NHDES) web site for documentation regarding underground storage tanks (USTs), leaking USTs (LUSTs), aboveground storage tanks (ASTs), hazardous waste sites, and spills of OHM at the Site or on adjoining properties. Records were not discovered with regards to the Site or adjoining properties at the NHDES.

According to Mr. Dean Peschel, former Dover Environmental Project Manager, the Orchard Street parking lot was formerly occupied by a tannery that was demolished in the 1970s. Mr. Peschel also indicated that elevated concentrations of PCE (tetrachloroethylene or perchloroethylene), a dry cleaning solvent were discovered during an environmental investigation of a dry cleaning facility that was located on an adjoining property near the Cochecho River. The former tannery at the Site and the former dry cleaning facility on the adjoining property are considered RECs with respect to the Site.

Conclusions:

This assessment has revealed that the leather manufacturing tanneries that formerly occupied the eastern and north central portions of the Site, and a dry cleaning facility that was formerly located on an adjoining property are considered recognized environmental conditions (RECs) with respect to the Site.

Recommendations:

JTC recommends that a subsurface investigation, that includes the collection and analysis of soil and groundwater samples, be conducted to evaluate whether the REC identified during this assessment has adversely impacted subsurface conditions at the Site.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Site is a paved municipal parking lot located along Orchard Street in Dover, New Hampshire. It is bounded by the following: commercial properties, a municipal park, and the Cochecho River to the north; Orchard Street and commercial properties to the south; Central Avenue and mixed residential and commercial properties to the east; and Chestnut Street and mixed residential and

commercial properties to the west. It is located on the United States Geological Survey (USGS) Topographic Map for the Dover East, New Hampshire Quadrangle (1956. Revised 1988). Refer to Figure 1, USGS Topographic Map for details.

The Site is identified as Lot 83 on the City of Dover Tax Map 2, and contains a total combined land area of 3.9 acres. The Site is owned by the City of Dover, New Hampshire. Refer to Figure 2 to review the layout of the Site and immediate vicinity. Photographs of the Site are included as Appendix A.

2.2 Site & Vicinity Characteristics

The Site is located within a central business district (CBD) of Dover, New Hampshire and is improved by a paved municipal parking lot. The Site vicinity contains a mix of residential and commercial properties.

2.3 Site Improvements

The Site is improved by an approximate 3.9 acre paved municipal parking lot. Buildings or other structures are not currently located at the Site.

2.4 Information from Site Owner/Operator

Mr. Dean Peschel, former Dover Environmental Project Manager, indicated to JTC that the Orchard Street parking lot was formerly occupied by a tannery that was demolished in the 1970s. Mr. Peschel also indicated that elevated concentrations of PCE (tetrachloroethylene or perchloroethylene, a dry cleaning solvent) were discovered during an environmental investigation of a dry cleaning facility that was located on an adjoining property near the Cochecho River. The former tannery at the Site and the former dry cleaning facility on the adjoining property are considered RECs with respect to the Site.

2.5 Present Ownership & Use

The Site is improved by a paved municipal parking lot owned and operated by the City of Dover, New Hampshire.

2.6 Adjoining Properties

Based on a visual reconnaissance and a review of available records and plans for the Site and immediate vicinity, the current and historical uses of the adjoining properties are presented on the following page in Table 1.

**Table 1
Current and Historical Uses of Adjoining Properties**

Adjoining Properties	Direction	Current Use	Historical Use
Commercial properties, municipal park and the Cochecho River	North	Retail shops and businesses, recreational and leisure activities.	Mixed residential and commercial use.
Orchard Street	South	Paved municipal roadway.	Paved municipal roadway
Commercial properties	South	Retail shops, businesses, and restaurants.	Mixed residential and commercial use.
Central Avenue	East	Paved municipal roadway.	Paved municipal roadway.
Residential and Commercial properties	East	Mixed residential and commercial buildings with retail shops, businesses, and restaurants.	Mixed residential and commercial use.
Chestnut Street	West	Paved municipal roadway.	Paved municipal roadway.
Residential and Commercial properties	West	Mixed residential and commercial buildings with retail shops and businesses.	Mixed residential and commercial use.

The exterior of the adjoining properties were visually evaluated for any RECs that may be present. The visual reconnaissance did not reveal any evidence indicating a release, a material threat of release, or the misuse of OHM on adjoining properties.

2.7 Environmental Permit Violations

Research of available records did not reveal any evidence of current or historical permit violations associated with the Site.

3.0 SITE HISTORY

3.1 Historically Completed Environmental Documents

JTC was not provided with any historically completed environmental documents prepared for the Site.

3.2 Title Records

Research of available records at the City of Dover Assessor's Office indicate that the current owner of the Site is the City of Dover, New Hampshire. A complete title search is beyond the scope of this assessment.

3.3 Local Records

According to the City of Dover Assessor's records, the Site is located within a central business district (CBD) and is identified as Lot 83 on the City of Dover Tax Map 2. It contains a total combined land area of 3.9 acres. The Site is owned by the City of Dover, New Hampshire.

According to personnel at the City of Dover municipal offices, no records for the Site are on file at the Dover Fire Department, Dover Health Department, or Dover Building Department. However, Fire Department personnel indicated that the paved Orchard Street parking lot is constructed atop a former tannery.

3.4 Historical Sources

For historical information, JTC reviewed historical Sanborn Fire Insurance Maps, city directories, aerial photographs, and historical topographic maps for the Site and adjoining properties. Copies of the Sanborn Fire Insurance Maps, aerial photographs, and historical topographic maps that depict the Site and adjoining properties are included as Appendix B, Appendix C, and Appendix D, respectively.

A review of historical Sanborn Fire Insurance Maps for the years 1887, 1892, 1998, 1905, 1912, 1925, 1946 and 1971 indicate that the Site has been utilized mainly for mixed residential and industrial use over the years. The 1887 and 1892 Sanborn maps show the western portion of the Site occupied by residential dwellings and a school building (Franklin Academy), and the eastern portion of the Site occupied by the I.B. Williams and Sons Leather Manufacturing (tannery) complex. The 1898 Sanborn map shows the western portion of the Site occupied by residential dwellings and the eastern and north central portions occupied by the I.B. Williams and Sons Leather Manufacturing complex. The north central portion was formerly occupied by the Franklin Academy. The 1905, 1912, and 1925 Sanborn maps also show the western portion of the Site occupied by residential dwellings and the eastern and north central portions occupied by the I.B. Williams and Sons Leather Manufacturing. The 1946 and 1971 Sanborn maps show the western portion of the Site occupied by residential dwellings and the eastern and north central portions occupied by United Tanners, Inc. From 1892 to 1971 the Site was surrounded by a mix of residential and commercial properties.

City directories have been produced for most urban and some rural areas since the late 1800s. These

directories are often archived in research and municipal libraries, are generally not comprehensive and may contain gaps in time periods. Available historical city directories of the Site and vicinity were reviewed by JTC from the period 1941 to 2010 to evaluate historical

property use of the Site and adjoining properties. Results indicate that the Site and adjoining properties were utilized mainly for residential mixed residential and commercial use from circa 1941 to 2010. In addition, United Tanners, Inc. is listed as occupying 9 Orchard Street from 1941 to 1964.

A review of historical topographic maps that depict the Site for the years 1893, 1916, 1918, 1941, 1956, 1973 and 1988 indicate that the Site and vicinity was part of a rural area in 1893, was part of a residential area from 1916 to 1941, and was part of a commercial area from 1956 to 1988. Residential houses and a large factory type building (tannery) are shown occupying the Site from 1916 to 1988. The Site is currently located in a Central Business District (CBD) of Dover, New Hampshire.

A review of historical aerial photographs that depict the Site for the years 1940, 1951, 1973, 1986, 1998 and 2009 indicate that the Site contained residential houses and a large factory type building (tannery) from 1940 to 1973 and a paved parking lot from 1986 to 2009.

The leather manufacturing tanneries that formerly occupied the eastern and north central portions of the Site are considered a REC. After evaluation, none of the commercial properties that formerly or currently surround the Site are considered RECs with respect to the Site property.

4.0 ENVIRONMENTAL SETTING

Based on a review of the local topography and the USGS topographic map for the Dover East, New Hampshire Quadrangle, the Site is situated at an elevation of approximately 50 feet above mean sea level (MSL). Topography at the Site slopes moderately to the east toward Central Avenue. Determination of the groundwater flow direction at the Site was beyond the scope of this assessment. The Cochecho River is located approximately 200 feet north of the Site.

5.0 RECORDS REVIEW

5.1 Federal and State Records

A search of available federal and state environmental database records was provided to JTC by FirstSearch Technology Corporation (FirstSearch). Review of the FirstSearch report indicated that the Site is not listed on any federal or state databases researched within the specified radii. A copy of the FirstSearch report is included as Appendix E.

A review of regulatory database information was also conducted to evaluate whether potential RECs are present within the ASTM minimum search distance. The FirstSearch report indicates that 143 mapped or geocoded properties, that are listed under various federal or state environmental regulatory programs, are situated within an approximate one mile radius of the Site. However, because the Site is located within a highly urbanized area of Dover, JTC has

reduced the minimum search radius to 500 feet. Results of the federal and state database search is presented below in Table 2.

Table 2
Geocoded Properties Listed Under Various Federal and State Environmental Regulatory Programs

Property	Address	Distance/Direction from Site	Regulatory Program	Presents Conditions	Logic
Belknap Dental Associates	2 Cocheco Park	500 feet north	RCRAGN; RCRANLR	No	DG; CG
Miller Shoes	385 Central Ave	300 feet south	RCRANLR	No	CG
Nisource	Henry Law Ave and Washington St	400 feet south	RCRANLR	No	CG
Fosters Daily Democrat	333 Central Ave	400 feet south	UST	No	CG
Dover Recreation Center	Washington St	400 feet south	UST	No	CG
Robbins Auto Parts	110 Washington St	400 feet southwest	RCRAGN; RCRANLR	No	CG
Midas Auto Parts	116 Washington St	500 feet southwest	Spills	No	CG; RA

Notes:

Yes = REC is present in connection with the Site; No = REC is not present in connection with the Site; RA = Response Actions have been completed at this location; UG = Upgradient; CG = Crossgradient; DG = Downgradient.

Evaluation of the FirstSearch database information indicates that none of the above identified locations are considered RECs based on their distance, position, or regulatory status with regards to the Site property.

5.2 NHDES File Review

An online review of available records was conducted at the New Hampshire Department of Environmental Services (NHDES) website for documentation regarding USTs, LUSTs, ASTs, hazardous waste sites, and spills of OHM at the Site or on adjoining properties. Records were not discovered with regards to the Site or adjoining properties at the NHDES.

5.3 Non-Geocoded Properties

Due to discrepancies in the location of some facilities in the databases arising from incorrect or incomplete addresses some facilities may be listed as unmapped or non-geocoded locations. After evaluation, these non-geocoded locations are not considered RECs with respect to the Site property.

6.0 SITE RECONNAISSANCE

A visual inspection of the Site was conducted on January 31, 2011 by Mr. Edward Warner and Mr. Kyle Urso of JTC. At the time of the inspection, the weather was partly sunny and the temperature was approximately 20° Fahrenheit. The inspection consisted of a visual inspection of the parking lot areas including parking spaces, entrance ways, exit ways, and driveways, other assessable exterior spaces, vegetation, surrounding grounds, and to the extent feasible, adjoining properties. It should be noted that at the time of the Site inspection, much of the exterior space not containing parking spaces or driveway areas were covered with recent heavy snow or large snow banks. Therefore, inspection of these areas was limited.

6.1 Underground Storage Tanks (UST's)

Evidence indicating the past or present existence of USTs at the Site was not observed by JTC personnel during the Site inspection.

6.2 Aboveground Storage Tanks (AST's)

Aboveground storage tanks (ASTs) that may contain oil or hazardous materials (OHM) were not observed on the Site property.

6.3 Hazardous Substances

Oil or hazardous materials (OHM) were not observed at the Site or on properties adjoining the Site during the Site reconnaissance.

6.4 Landfills

Evidence indicating the presence of a landfill was not observed or reported for the Site property. Evidence indicating illegal dumping activity also was not observed.

6.5 Pits, Sumps, Catch Basins and Lagoons

Pits, ponds, sumps, or lagoons were not observed on the Site property. Evidence of catch basins, other than those used for storm water, were not observed at the Site.

6.6 Hazardous Waste

Indications of hazardous waste such as discarded waste oil containers, automotive fluids, household chemicals and cleaners, etc., were not observed on the Site property.

6.7 Polychlorinated Biphenyls (PCB's)

Numerous electrical transformers that could potentially contain PCBs were observed located throughout the Site. Upon close inspection, the transformers appeared in good to excellent

condition and are located atop thick concrete pads. Indications of staining on or surrounding the transformers was not observed by JTC personnel. Therefore, the electrical transformers are not considered a REC with respect to the Site.

6.8 Solid Waste Disposal

One construction dumpster was observed in a paved driveway area near the approximate center of the Site property. It appears that this dumpster is being used in connection with a remodeling project of an off-Site residential/commercial building. Upon close inspection, it contained construction debris only and indications of OHM were not observed within the dumpster. Therefore, this dumpster is not considered a REC with respect to the Site. No other indications of solid waste disposal were observed on the Site property.

6.9 Stained Surfaces & Distressed Vegetation

JTC observed minor surficial oil staining on the pavement throughout the paved parking areas. This minor staining is associated with parked automobiles that utilize the Site and is not considered a REC. All vegetation on and surrounding the Site appeared healthy (non-distressed).

6.10 Underground Structures

Indicates of underground structures were not observed on the Site property.

7.0 USER RESPONSIBILITIES / USER PROVIDED INFORMATION

The User Questionnaire was completed by Mr. Dean Peschel, former Dover Environmental Project Manager, as required by ASTM 1527-05 regulations. The User Questionnaire consists of six questions that must be answered by the User to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001. Please refer to Appendix E to review a copy of the completed User Questionnaire. The answers to the six questions are briefly discussed below.

Question 1 - To the best of his knowledge, Mr. Peschel is not aware of any environmental cleanup liens against the Site that have been filed under federal, state or local laws. A review of available records by JTC did not reveal evidence of any environmental cleanup liens against the Site. As previously stated, a full title search of the Site was beyond the scope of this assessment.

Question 2 - To the best of his knowledge, Mr. Peschel is not aware of any Activity and Use Limitations (AULs) or engineering controls that are in place at the Site or have been filed under federal, tribal, state or local law. A review of available records by JTC did not reveal evidence of any AULs or engineering controls for the Site.

Question 3 - To the best of his knowledge, Mr. Peschel does have specialized knowledge or experience related to the Site or nearby properties. Mr. Peschel indicated that there was a tannery

on the Orchard Street parking lot that was demolished during the 1970s. Mr. Peschel further indicated that an adjacent property had a former dry cleaning facility located on it.

Question 4 - Mr. Peschel indicated that this question is not applicable (NA).

Question 5 - To the best of his knowledge, Mr. Peschel is aware of conditions indicative of releases or threatened releases of OHM at the Site. Mr. Peschel indicated that the Site was occupied by a former tannery, and that an adjacent lot had a dry cleaning facility.

Question 6 - To the best of his knowledge, Mr. Peschel is aware of obvious indicators regarding the presence or likely presence of contamination at the Site. Mr. Peschel indicated that the Site had historic use as a tannery.

8.0 LIMITATIONS & CONDITIONS

Professional services have been performed in accordance with the American Society for Testing and materials "Standard Practice for Environmental Site Assessments. Phase I Environmental Site Assessment Process" Designation E1527-05 and customary principals and practices in the fields of environmental science and engineering. This statement is in lieu of all other statements either expressed or implied.

Environmental Site Assessments are inherently limited in the sense that conclusions are drawn and recommendations developed from limited inquiry and Site reconnaissance. Accuracy and completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete.

JTC is not obligated to identify mistakes or insufficiencies in information. However, the environmental professional reviewing the record information should make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in regards to other information which the environmental professional has knowledge. Additionally, the passage of time may result in a change in the environmental conditions at the Site and surrounding properties. This report does not warrant against future operations or conditions, nor does this warrant operations or conditions present of a type or at a location not investigated.

This report is not an environmental compliance audit. The environmental professional conducting the Site reconnaissance noted uses and conditions to the extent visually and physically observed during the Site visit.

Intrusive sampling and analysis of subsurface soil and groundwater were beyond the scope of this assessment. Subsurface conditions may differ from conditions implied by surficial observations.

Sampling and analysis for asbestos containing materials (ACMs), lead paint, urea formaldehyde foam insulation, or radon gas was beyond the scope of this assessment. Should the existence of ACMs, lead paint, urea formaldehyde foam insulation, or radon gas be suspected those areas should be treated as though they existed until sampling and analysis can be performed.

Conclusions regarding the potential environmental impact of properties within the approximate minimum search distance of the Site are based on reasonably ascertainable and practically reviewable information from the environmental databases and the assumed groundwater flow direction. A detailed file review of each facility was beyond the scope of this assessment. Actual groundwater conditions, including direction of flow, can only be determined through the installation of groundwater monitoring wells and intrusive sampling and analysis.

All reasonable efforts have been made during this assessment to identify the presence of ASTs and USTs and appurtenance equipment. "Reasonable efforts" are limited to information gained from visual observation of largely unobstructed areas, reasonably ascertainable and practically reviewable public database information, and available information gathered from interviews.

Inquiry into historical ownership of the Site was conducted in an attempt to evaluate Site usage. JTC is not a professional title insurance firm and makes no guarantee, explicit or implied, that the listing which may have been reviewed represented a comprehensive delineation of past Site ownership or tenancy for legal purposes.

8.1 Deviations From Practice

Within the scope of the ASTM E1527-05, there were no deviations from practice.

8.2 Data Gaps

Data gaps that would hinder the ability of the Environmental Professional to identify recognized environmental conditions (RECs) at the Site were not encountered during performance of this assessment.

9.0 REFERENCES

9.1 United States Environmental Protection Agency

National Priority List (NPL)
National Priority List (NPL) Delisted
Comprehensive Environmental Response Compensation & Liability Information System (CERCLIS)
No Further Remedial Action Plan (NFRAP)
Resource Conservation and Recovery Act (RCRA) Sites List
Federal Brownfield Site List
Emergency Response Notification System (ERNS)
Federal Institutional and Engineering Control (IC/EC) Sites List
Federal Tribal Lands Site List
Federal Land Use List

9.2 New Hampshire Department of Environmental Services

State/Tribal Hazardous Waste Sites
State Spills 90
State/Tribal Solid Waste Landfills (SWL)
State/Tribal Leaking Underground Storage Tanks (LUST)
State/Tribal Underground Storage Tanks/Aboveground Storage Tanks (UST/AST)
State/Tribal Engineering Control (EC)
State/Tribal Institutional Control (IC)
State/Tribal Brownfield Sites

9.3 City of Dover

Assessor's Office - Records Reviewed on January 31, 2011
Fire Department - Records Reviewed on January 31, 2011
Health Department - Records Reviewed on January 31, 2011
Building Department - Records Reviewed on January 31, 2011

9.4 Other Sources

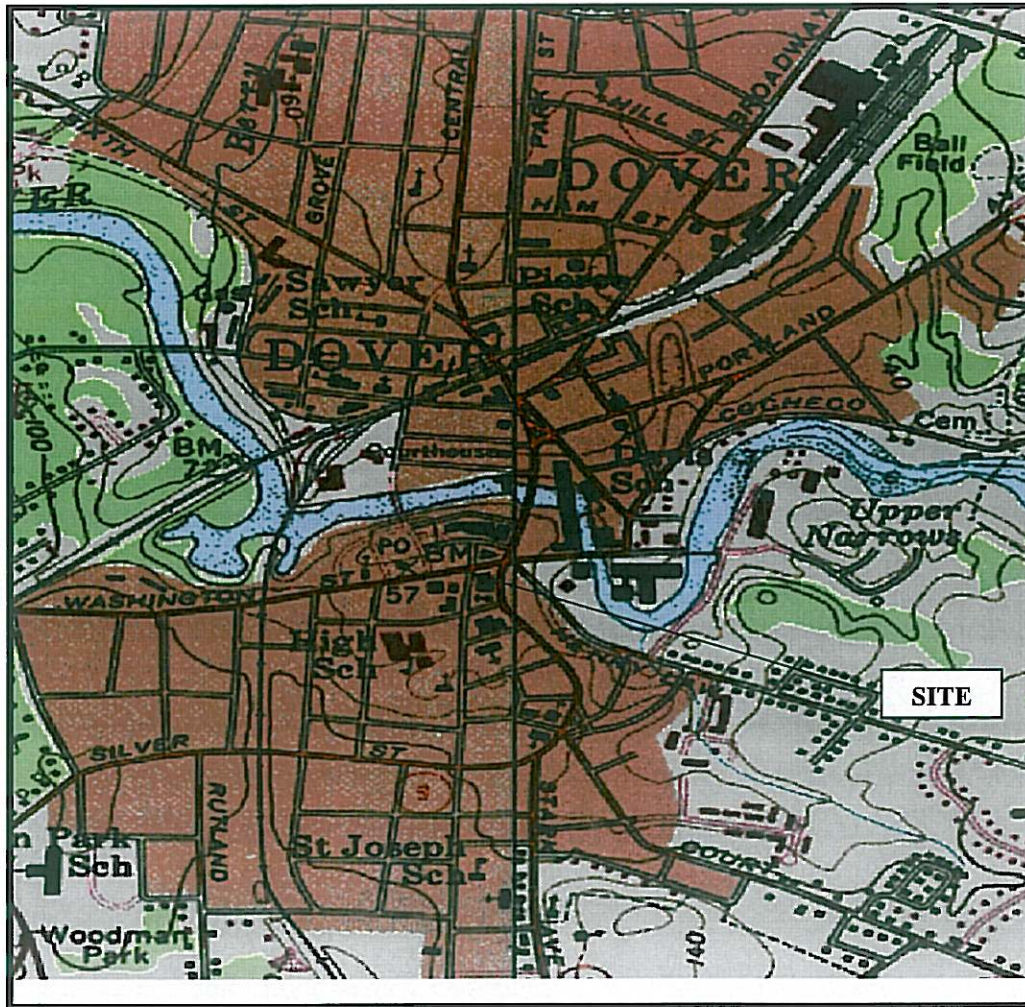
USGS Topographic Map - Dover East, New Hampshire Quadrangle
FirstSearch Technology Corporation - Environmental FirstSearch Report dated February 1, 2011
Sanborn Fire Insurance Maps
Historical City Directories
Historical Aerial Photographs
Historical Topographic Maps

FIGURES



City of Dover
 Orchard Street
 Dover, NH 03820

USGS Topographic Map
Dover East, New Hampshire Quadrangle



Maps Provided and Prepared by Environmental
 FirstSearch Technology Coporation 02-01-11



Data Supplied By:



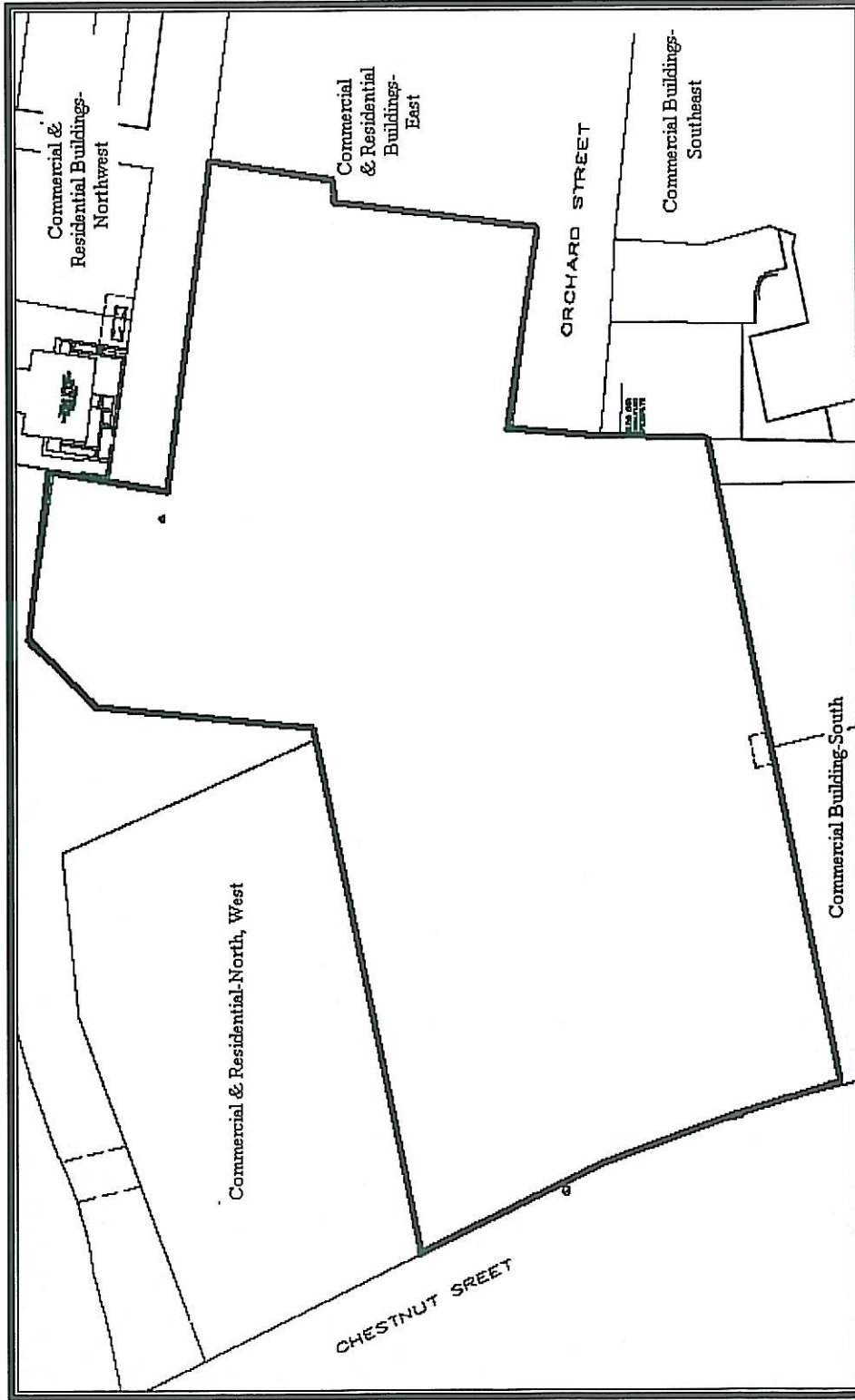
Date Created: 1956--

Date Revised 1988--

Contour Interval: 20 feet

Map Reference Code: 43070-B7-TF-024

FIGURE 1- USGS TOPOGRAPHIC MAP



Project Name: ORCHARD STREET PARKING LOT	Legend <input type="checkbox"/> Approximate Site Boundary	
Figure Number & Name: FIGURE 2 : SITE PLAN		

APPENDICES

**City of Dover
Orchard Street
Dover, NH 03820**



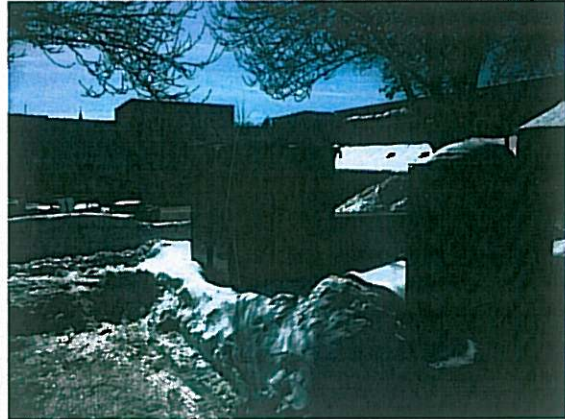
**South End of Property Looking North to
Apartment Complex**



**South End of Property Looking Southwest to
Aubuchon Hardware (~15 elevation change)**



**South End of Property looking South to
Washington Street**



**South End of Property Looking at 1 of 4
Transformers located on Property**



**Southeast End of Property Looking East down
Orchard St**



Southeast End of Property Looking North

City of Dover
Orchard Street
Dover, NH 03820

North End of Property Looking North to
Cocheco River



East End of Property

North End of Property Looking SouthEast



Center of Property Looking North toward
Apartment Complex



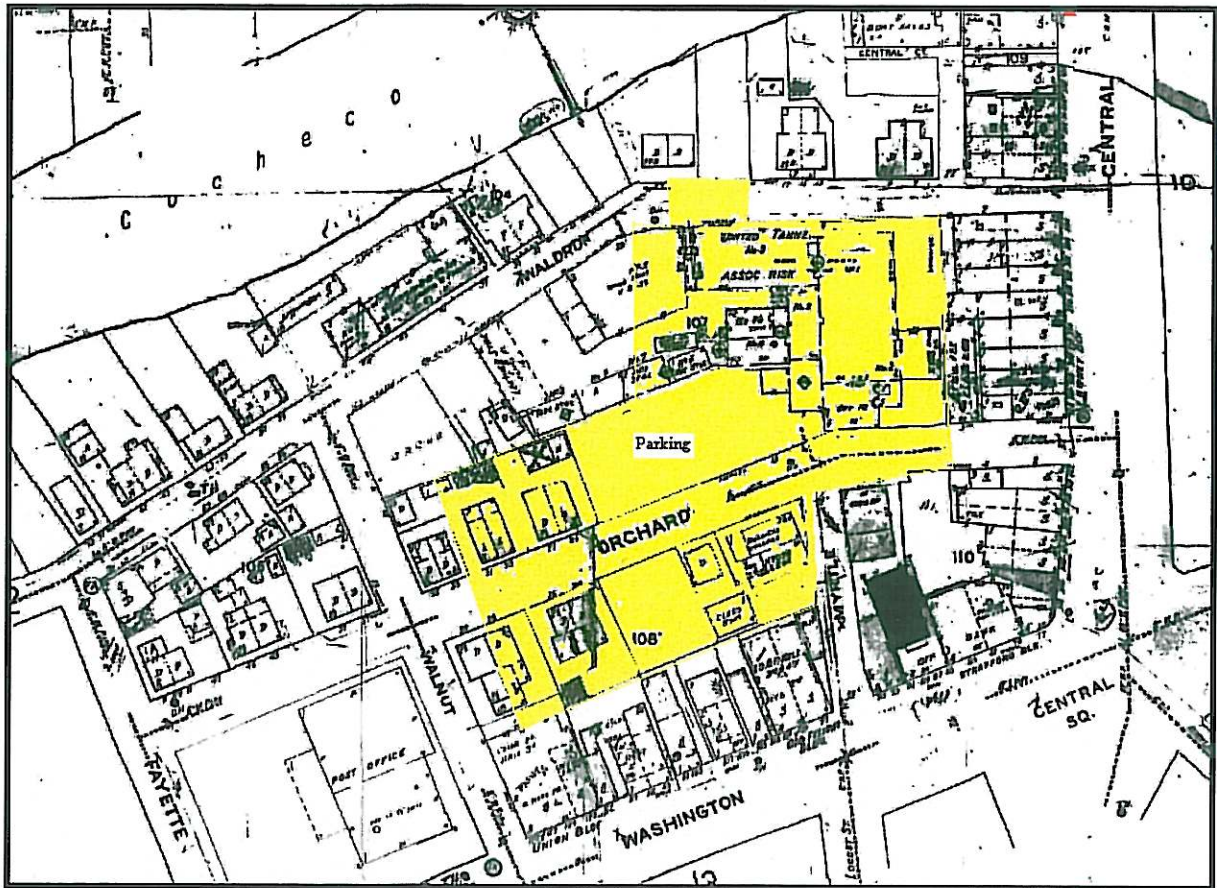
West End of Parking Lot Looking East



West end of Parking Lot Looking North toward
Apartment Complex

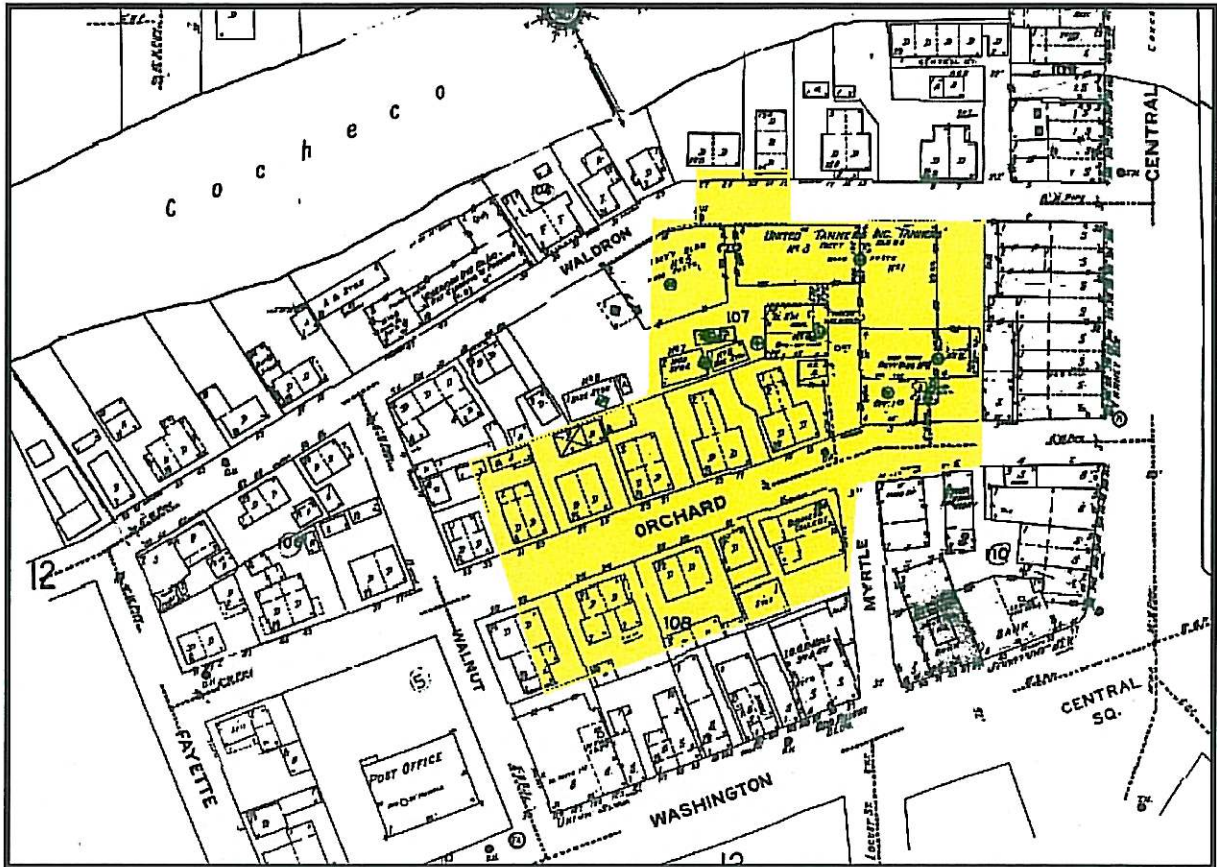
Sanborn Fire Insurance Maps
City of Dover
Orchard Street
Dover, NH 03820

1971



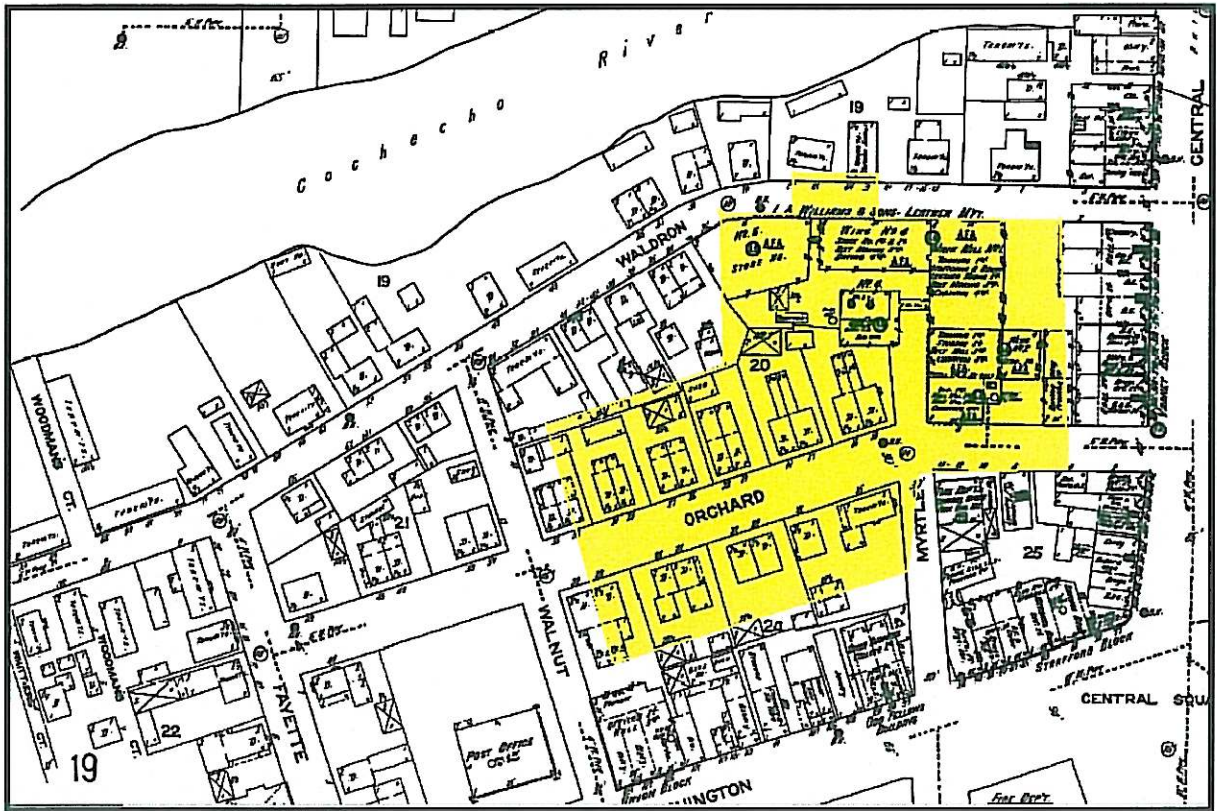
Sanborn Fire Insurance Maps
City of Dover
Orchard Street
Dover, NH 03820

1925



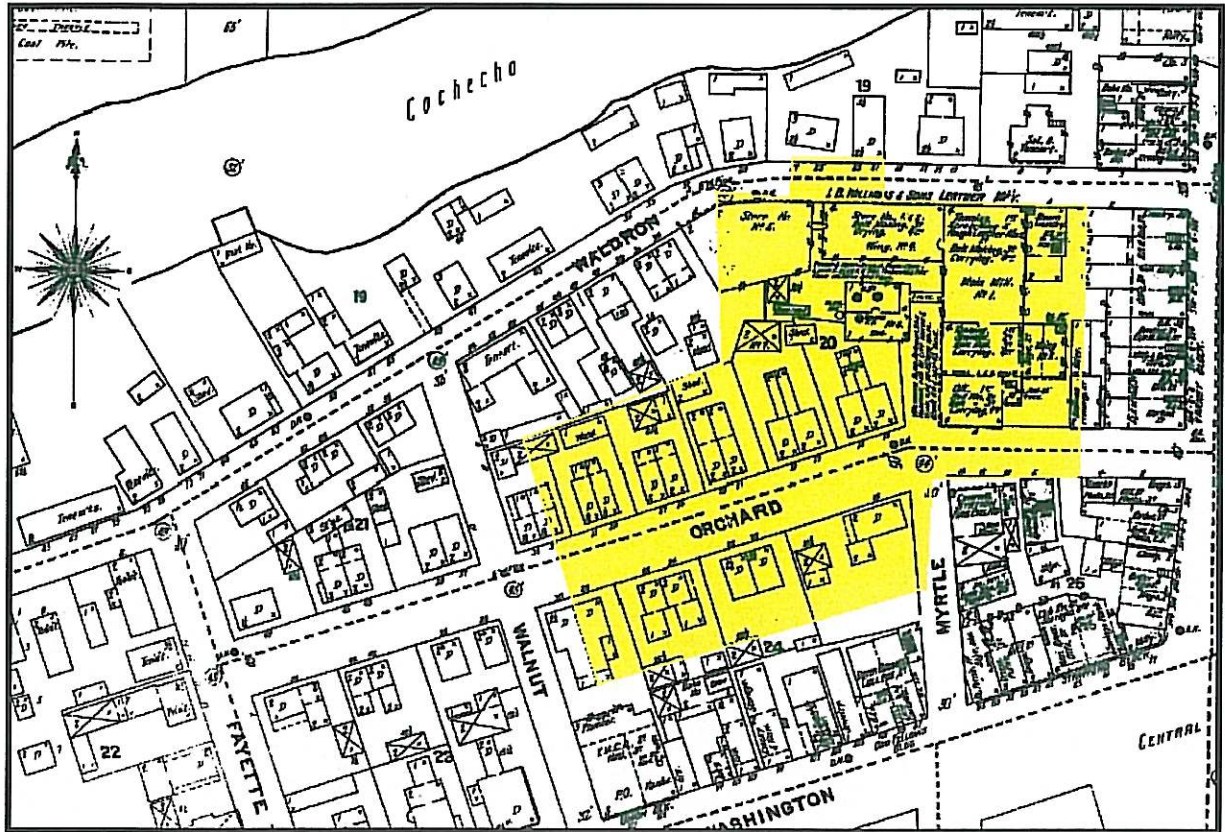
Sanborn Fire Insurance Maps
City of Dover
Orchard Street
Dover, NH 03820

1912



Sanborn Fire Insurance Maps
City of Dover
Orchard Street
Dover, NH 03820

1905



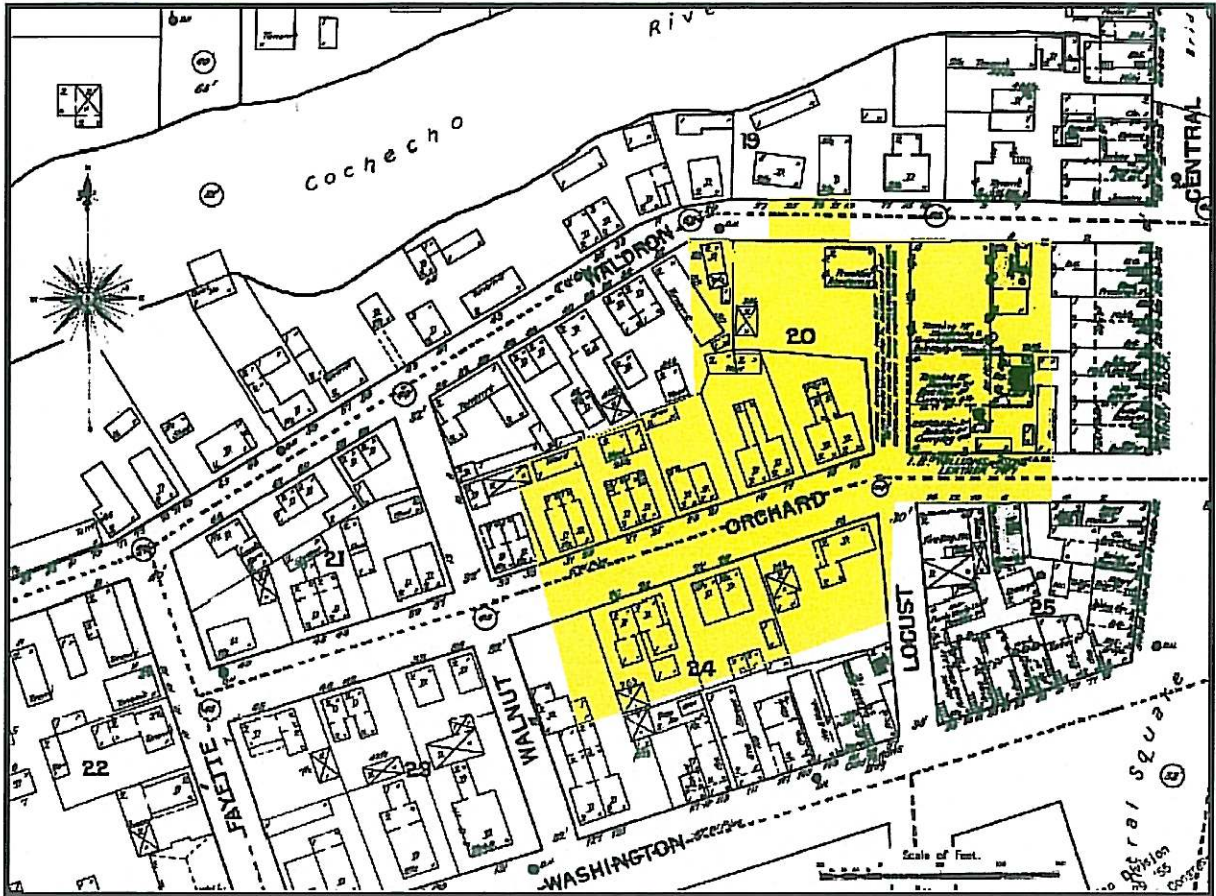
Sanborn Fire Insurance Maps
City of Dover
Orchard Street
Dover, NH 03820

1898



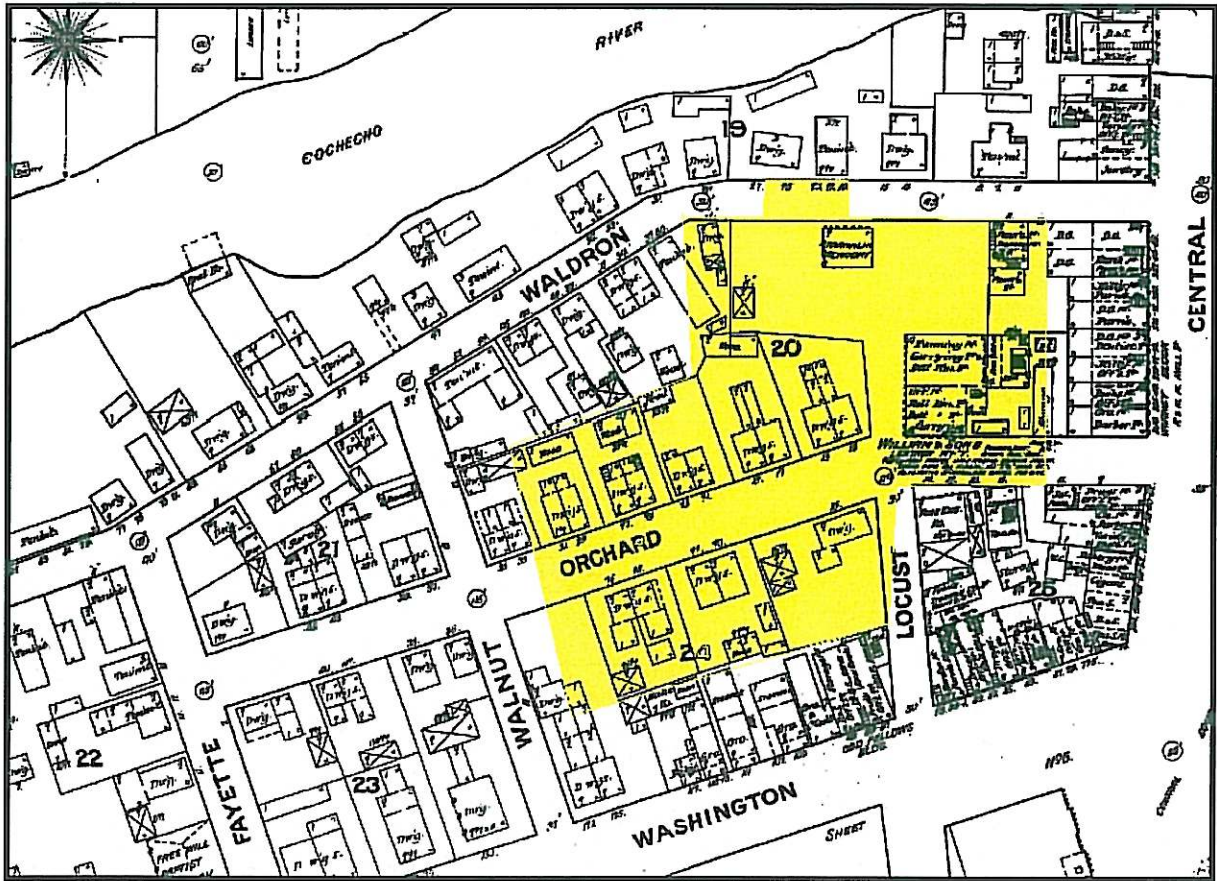
Sanborn Fire Insurance Maps
City of Dover
Orchard Street
Dover, NH 03820

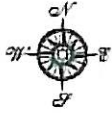
1892



Sanborn Fire Insurance Maps
City of Dover
Orchard Street
Dover, NH 03820

1887

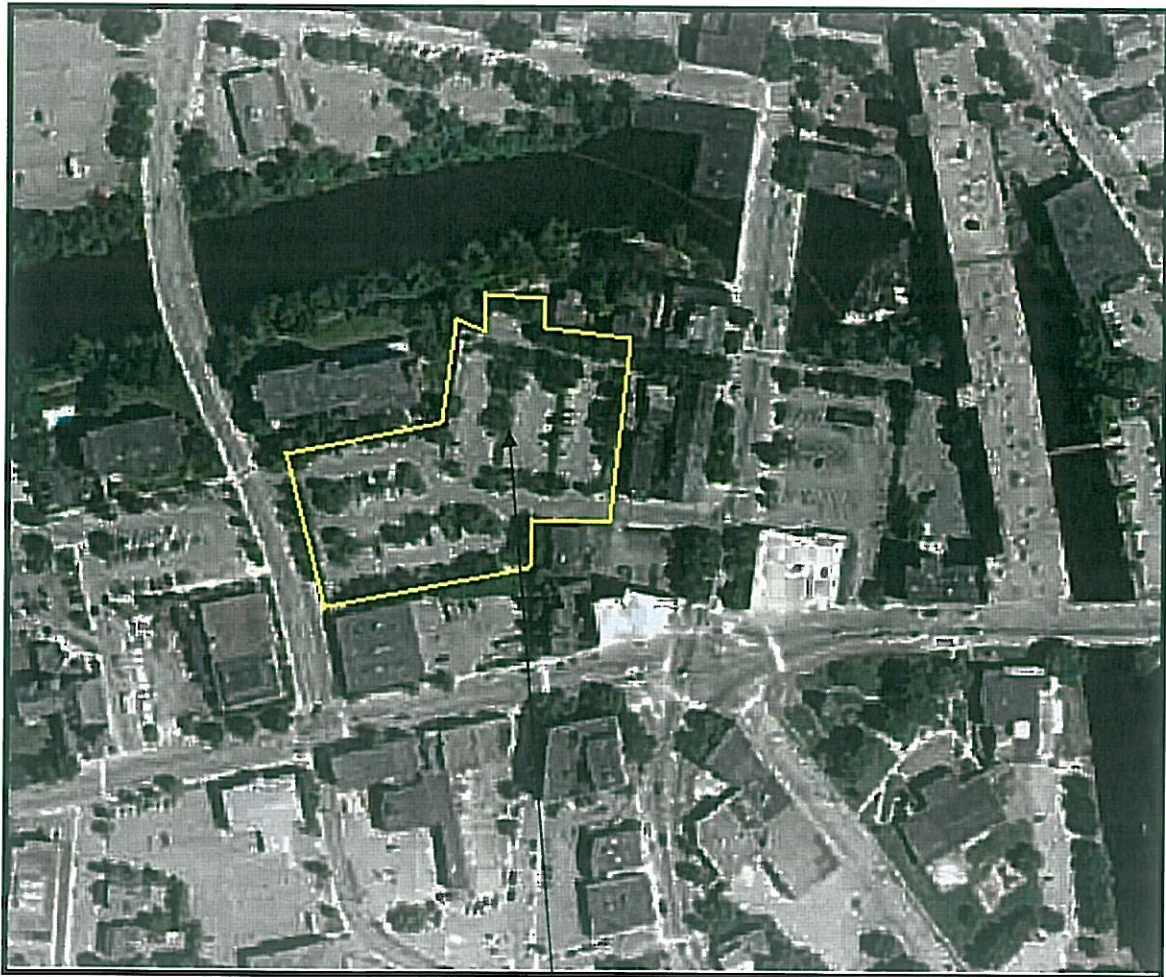




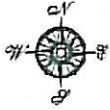
Environmental FirstSearch
Historical Aerial Photo
2009
DOVER NH 03820



Orchard Street Parking Lot



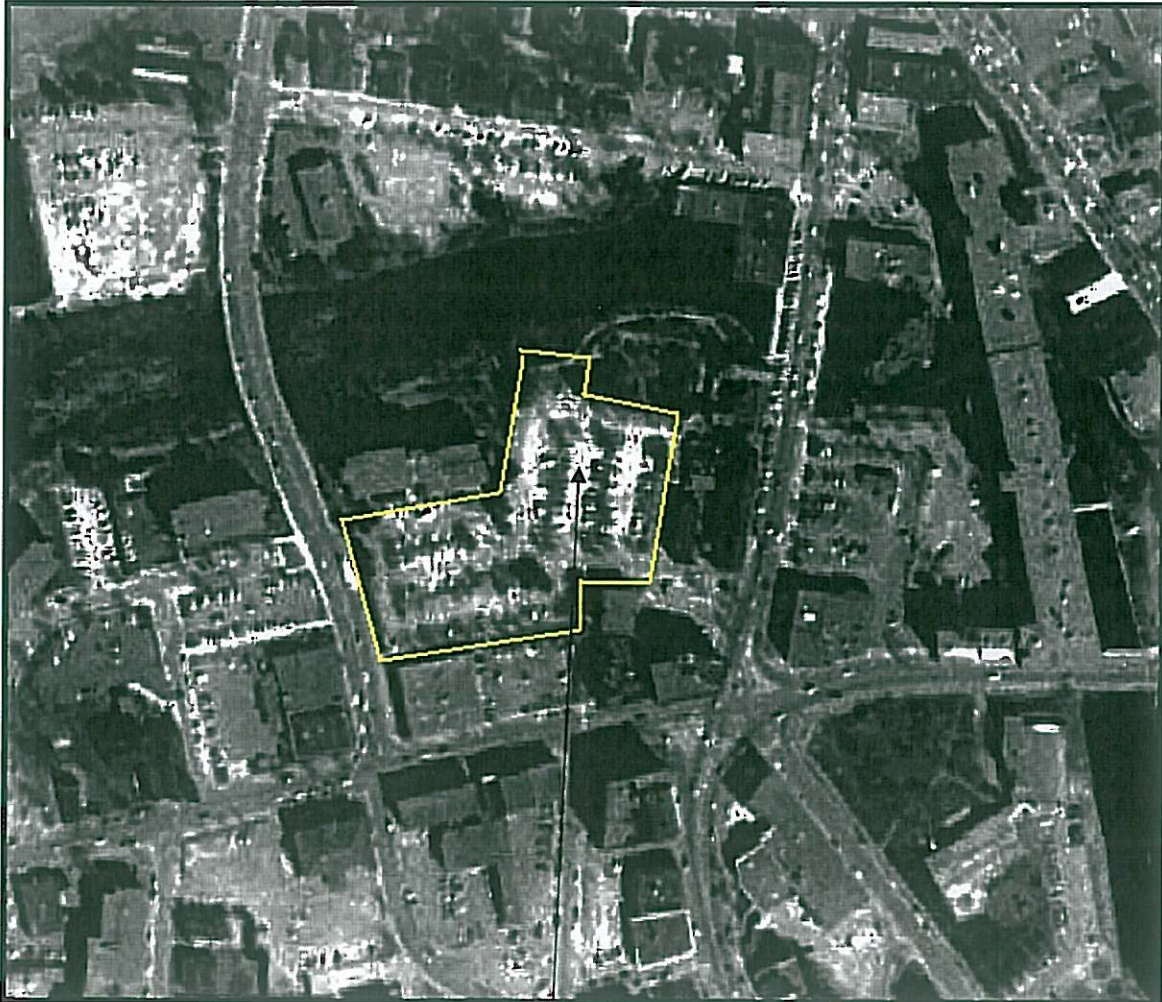
Orchard Street Parking Lot



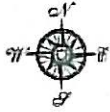
Environmental FirstSearch
Historical Aerial Photo
1998
DOVER NH 03820



Orchard Street Parking Lot



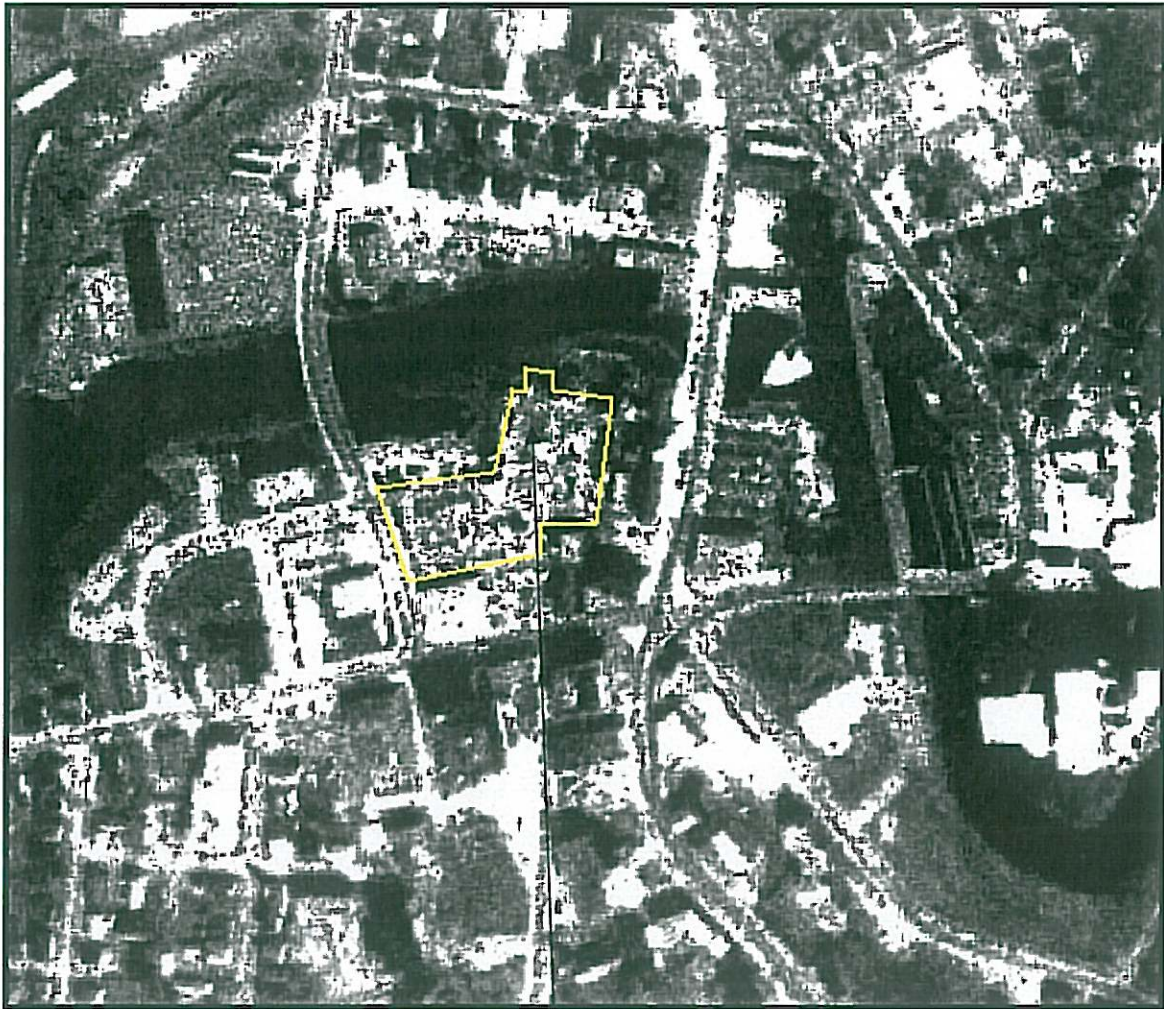
Orchard Street Parking Lot



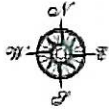
Environmental FirstSearch
Historical Aerial Photo
1986
DOVER NH 03820



Orchard Street Parking Lot



Orchard Street Parking Lot



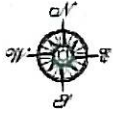
Environmental FirstSearch
Historical Aerial Photo
1973
DOVER NH 03820



Orchard Street Parking Lot



Orchard Street Parking Lot



Environmental FirstSearch

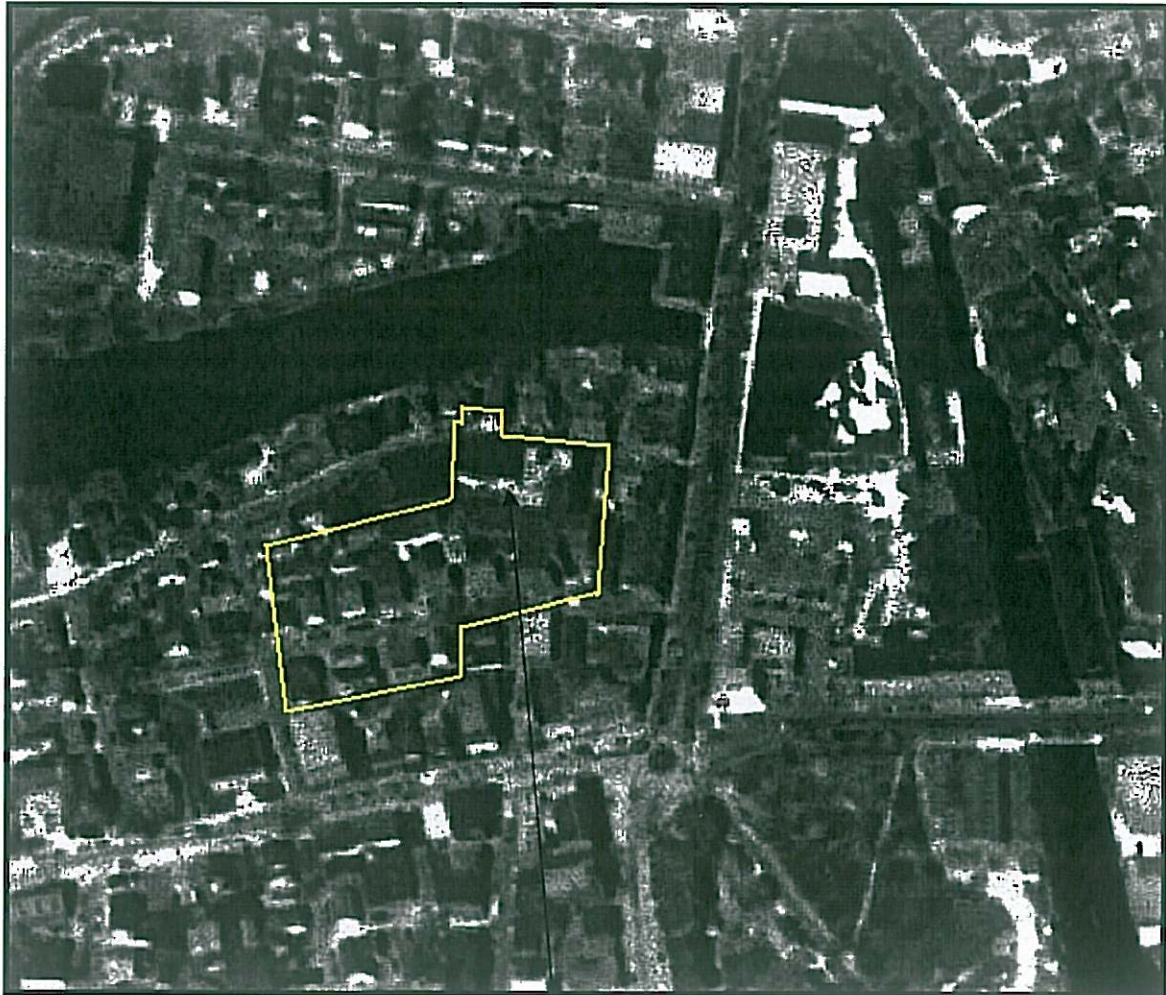
Historical Aerial Photo

1951

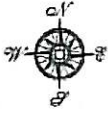
DOVER NH 03820



Orchard Street Parking Lot



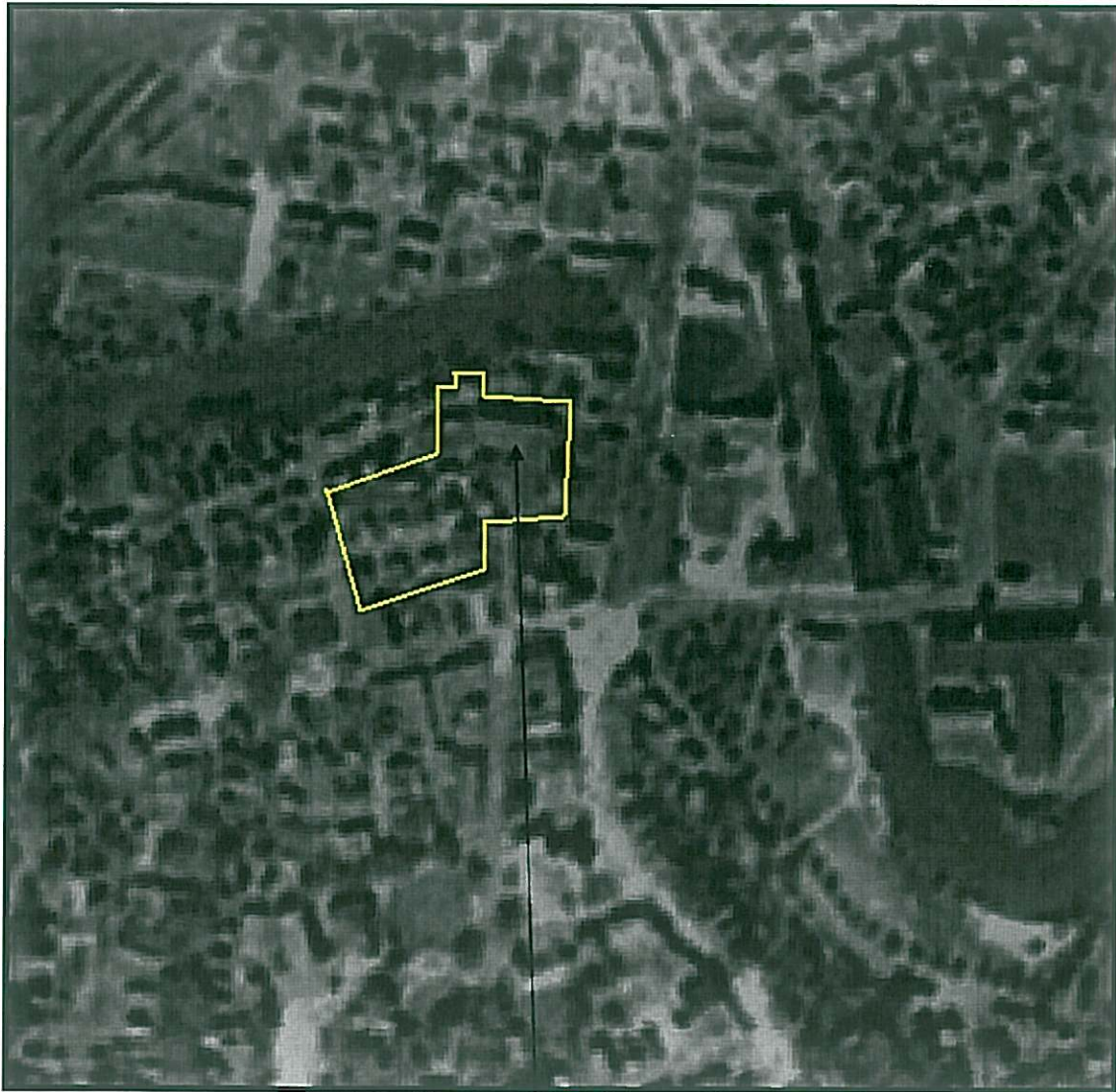
Orchard Street Parking Lot



Environmental FirstSearch
Historical Aerial Photo
1940
, DOVER NH 03820



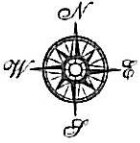
Orchard Street Parking Lot



Orchard Street Parking Lot

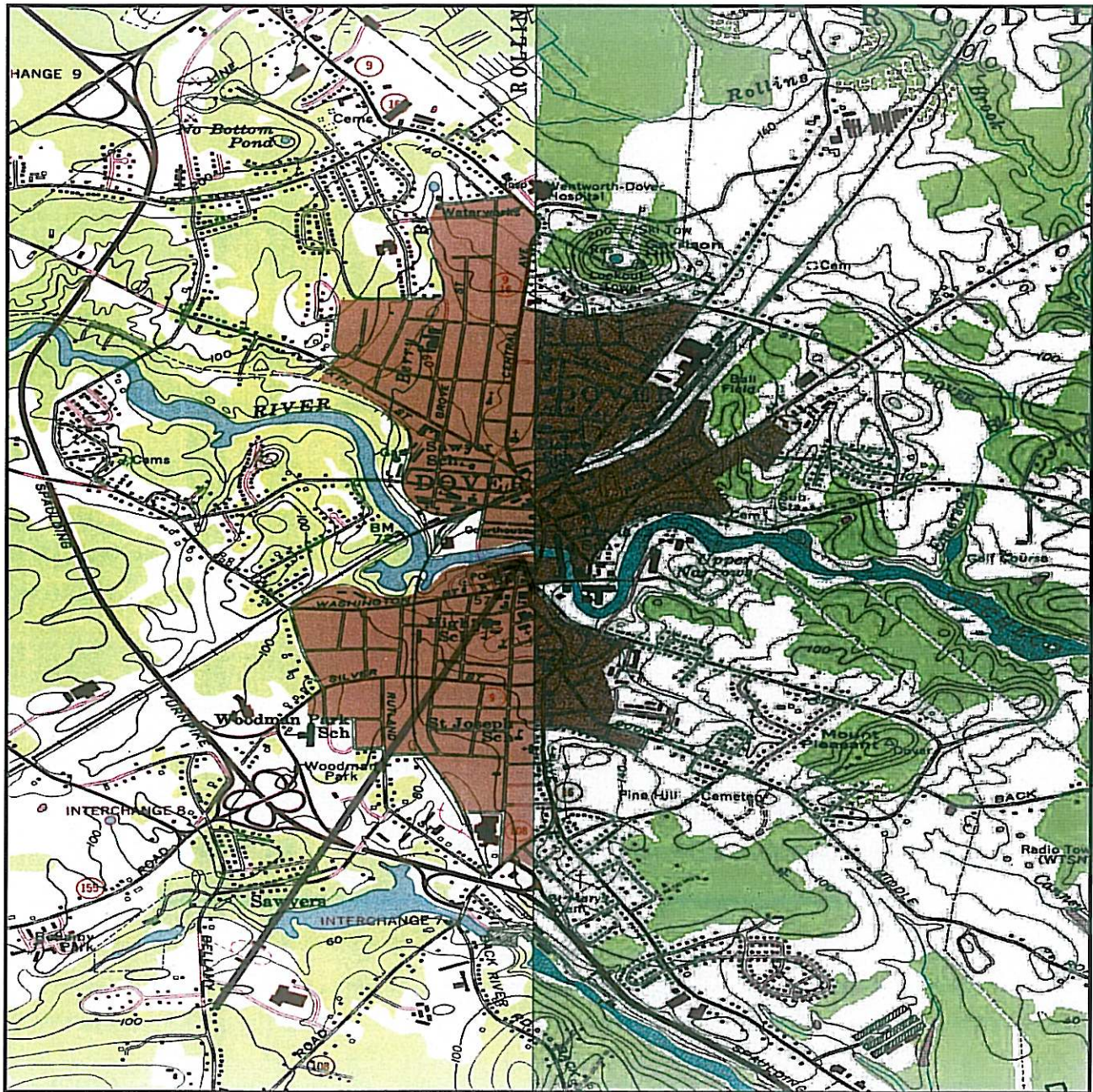
Environmental FirstSearch

Historical Topographic Map



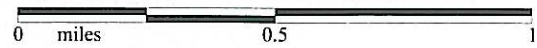
Quad Name: Dover East, NH
Year: 1956 (Revised 1988) Original Map Scale: 1: 24000

DOVER, NH

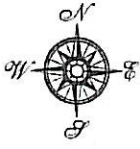


Job Number: 11-GEO-005
Target Site: -70.874292, 43.196567

W Quad Name: Dover West, NH
Year: 1956 (Revised 1988) Original Map Scale: 1: 24000



Building	---■---	Railroad	—+—
Topo Contour	—100—	Tanks	●●○
Depression	—()—	Primary Highway	—+—
Quarry or Open Pit Mine	×	Trail	—+—



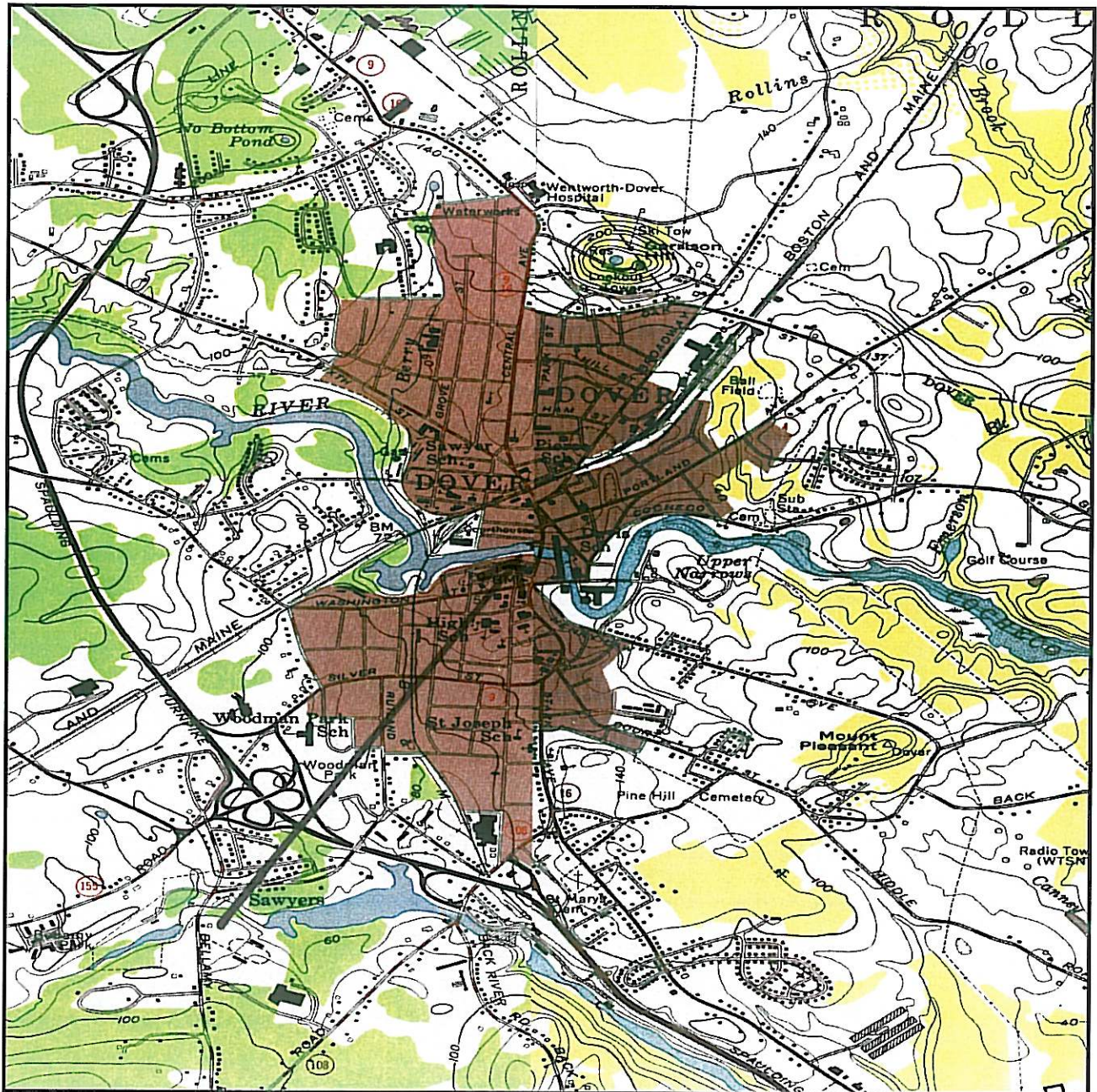
Environmental FirstSearch

Historical Topographic Map



Quad Name: Dover East, NH
Year: 1956 (Revised 1973) Original Map Scale: 1: 24000

DOVER, NH



Job Number: 11-GEO-005
Target Site: -70.874292, 43.196567

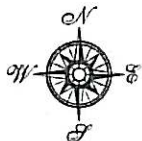
W Quad Name: Dover West, NH
Year: 1956 (Revised 1973) Original Map Scale: 1: 24000



Building	---	■	□	Railroad	—+—
Topo Contour	—	100		Tanks	● ○
Depression	—	100		Primary Highway	—
Quarry or Open Pit Mine	×			Trail	---

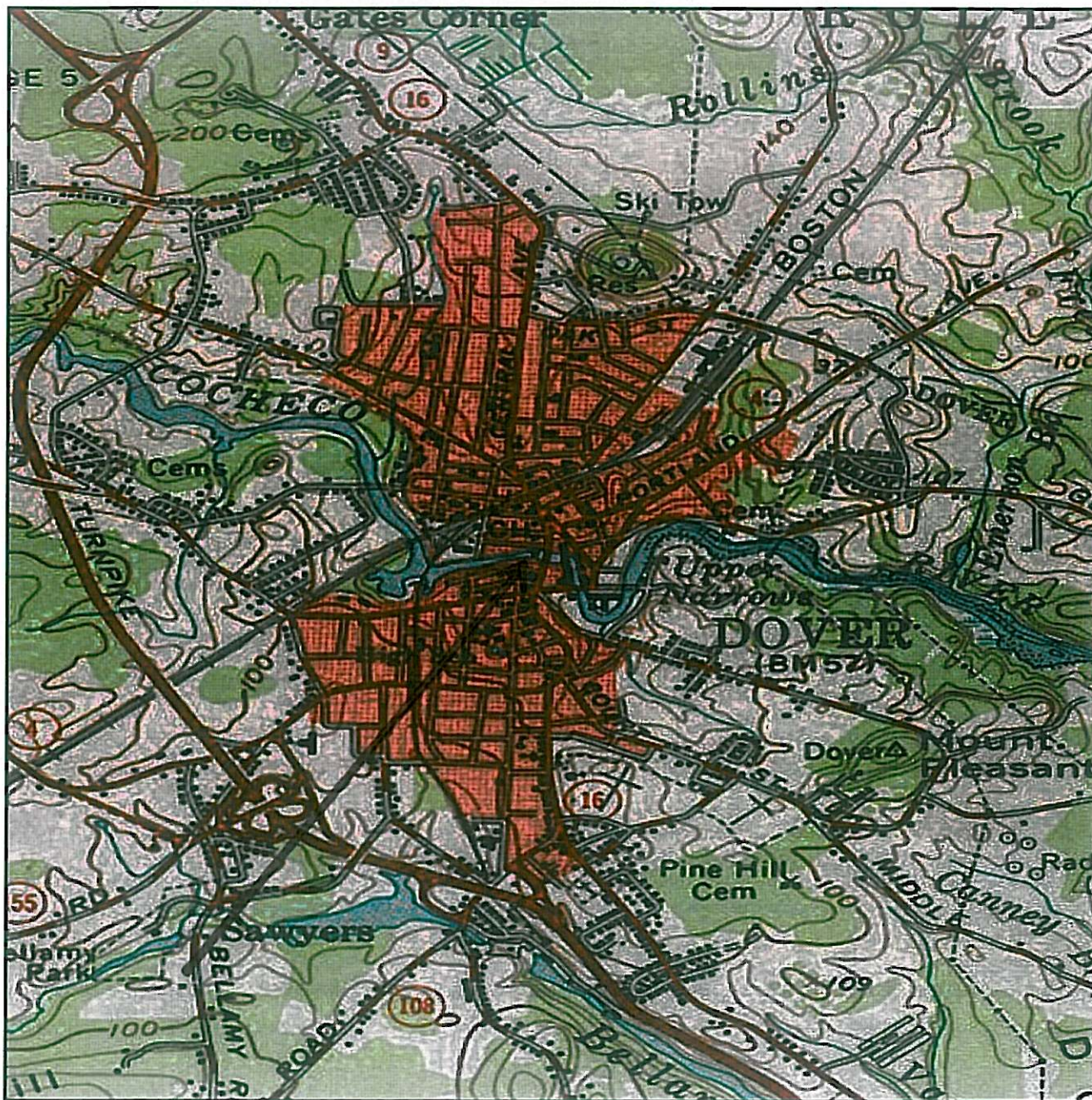
Environmental FirstSearch

Historical Topographic Map

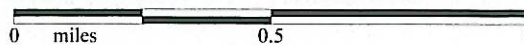


Quad Name: Dover, NH
Year: 1956 Original Map Scale: 1: 62500

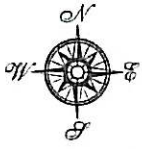
DOVER, NH



Job Number: 11-GEO-005
Target Site: -70.874292, 43.196567



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	



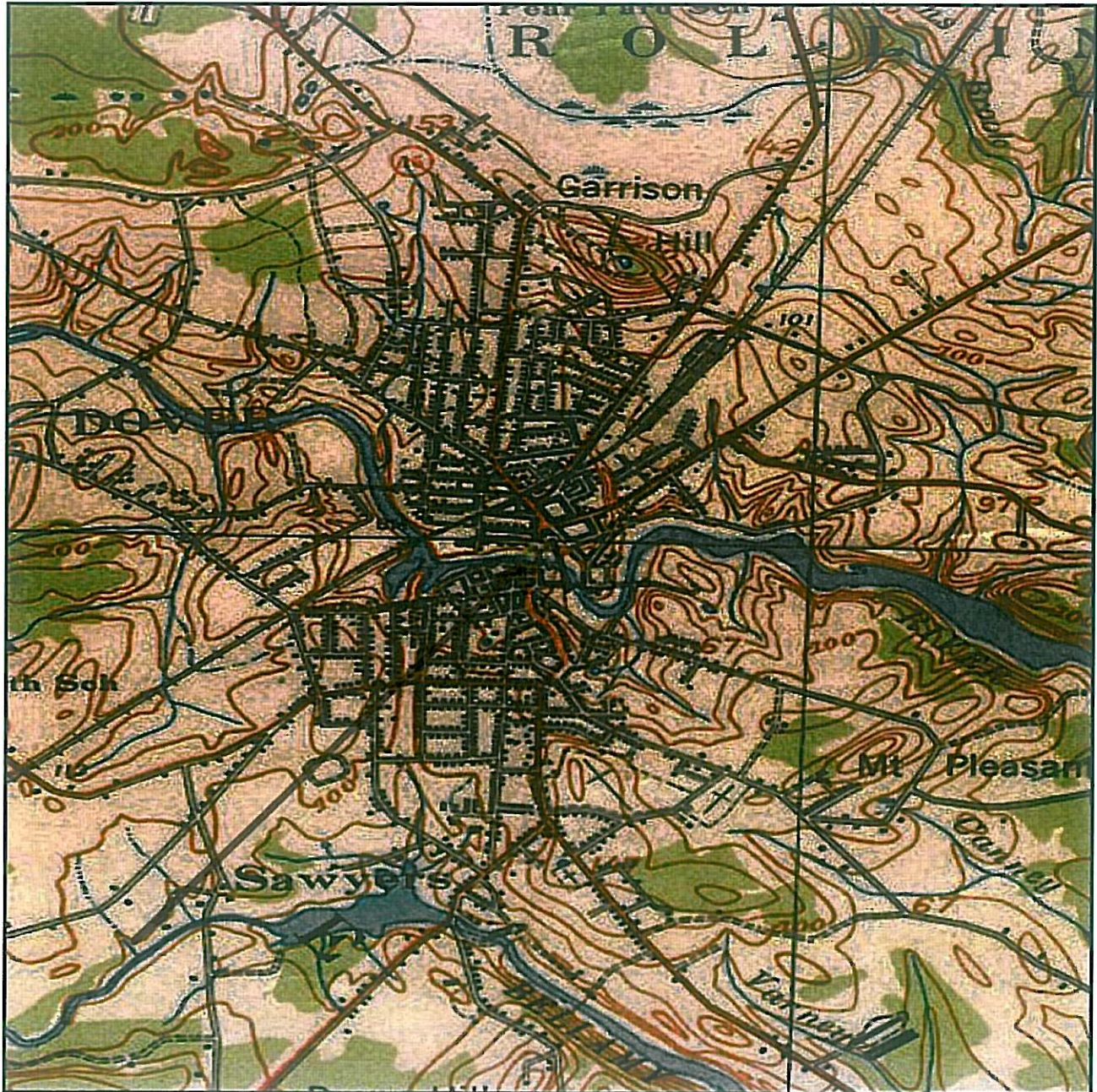
Environmental FirstSearch

Historical Topographic Map

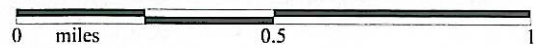


Quad Name: Dover, NH
Year: 1941 Original Map Scale: 1: 62500

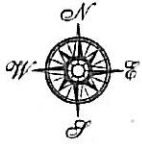
DOVER, NH



Job Number: 11-GEO-005
Target Site: -70.874292, 43.196567



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	



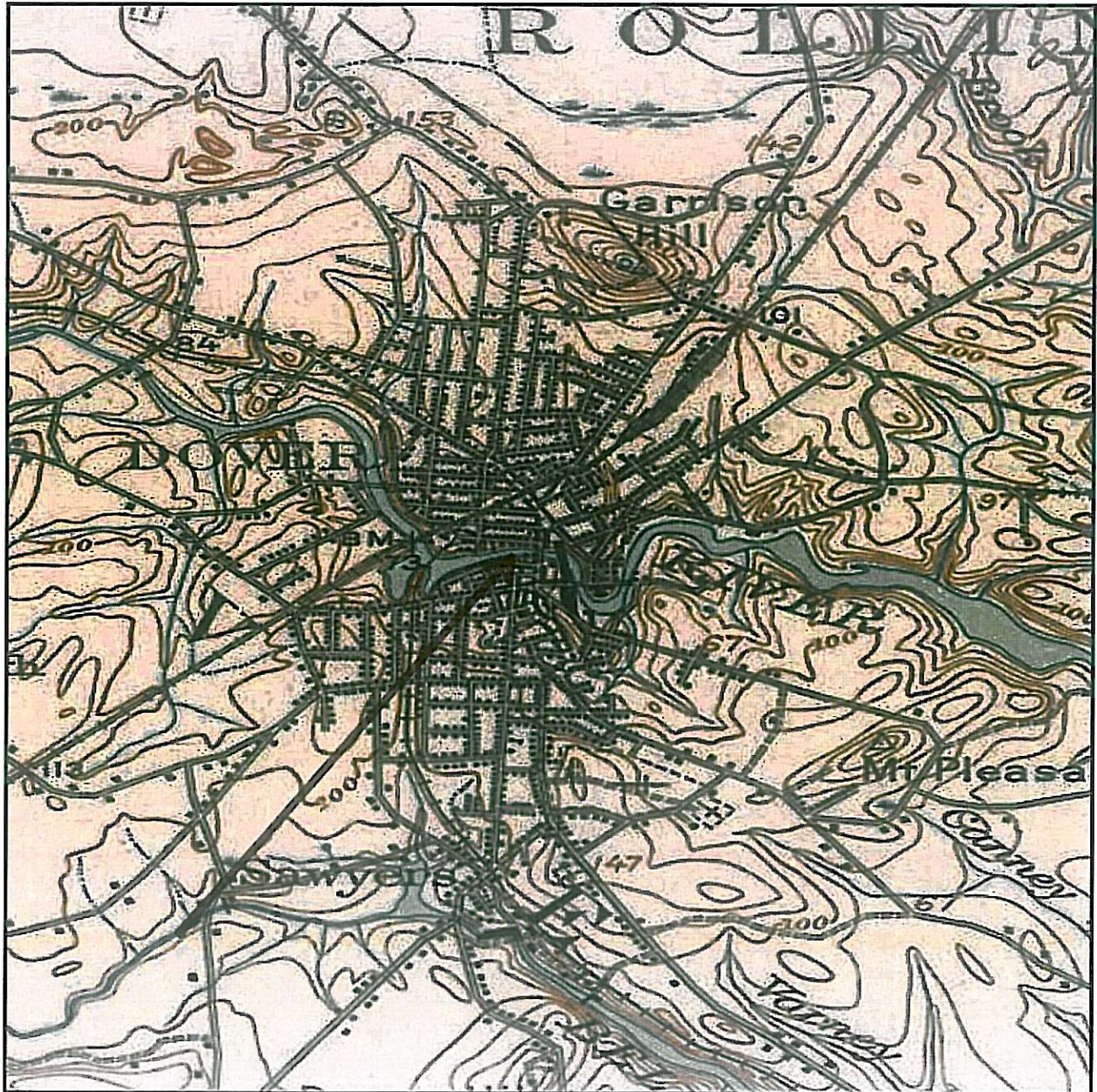
Environmental FirstSearch

Historical Topographic Map

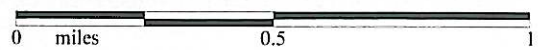


Quad Name: Dover, NH
Year: 1916 Original Map Scale: 1: 62500

DOVER, NH



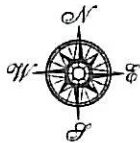
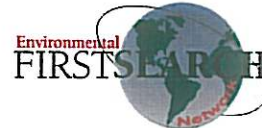
Job Number: 11-GEO-005
Target Site: -70.874292, 43.196567



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	

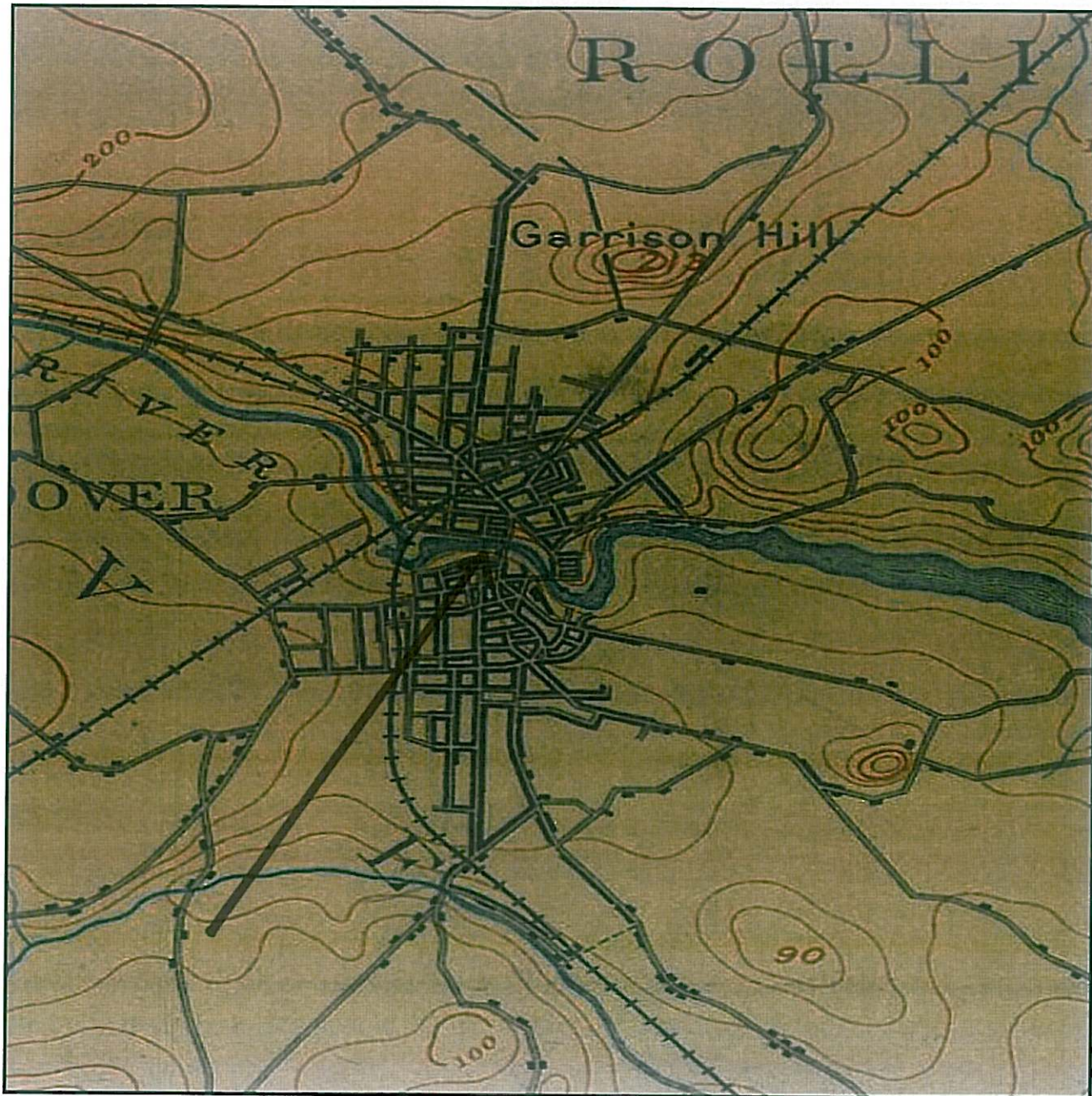
Environmental FirstSearch

Historical Topographic Map



Quad Name: Dover, NH
Year: 1893 Original Map Scale: 1: 62500

DOVER, NH



Job Number: 11-GEO-005
Target Site: -70.874292, 43.196567



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	



E1527-05 PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

Site: Orchard Street Parking Lot

Person Completing Questionnaire:

Name: Dean Reschel

Relationship to Site: Former City Environmental Project Mgr

Question 1: Are you aware of any environmental cleanup liens against the *property* that are filed or Recorded under federal, tribal, state, or local law? (40 CFR 312.25)

No Yes (Explain)

Question 2: Are you aware of any activity and land use limitations (such as *engineering controls*, land use restrictions, deed restrictions, or *institutional controls*) that are in place at the *property* and/or have been filed or recorded in a registry under federal, tribal, state, or local law? (40 CFR 312.26)

No Yes (Explain)

Question 3: Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (40 CFR 312.28)

No Yes (Explain) There was a tannery on the Orchard St Parking lot that was demolished during 1970's. The adjacent property had a former dry cleaning facility located on it.

Adapted from ASTM Practice E1527-05: Standard for Environmental Site Assessments: Phase I Environmental Site Assessment Process

NH MA ME VT

JOHN TURNER CONSULTING

CONSULTJTC.COM

19 DOVER STREET
DOVER, NH 03820
T 603.749.1841 F 603.516.6851

6 CLINTON AVENUE
WESTFIELD MA 01085
T 413.642.0138 F 413.642.0164

15 HOLLY STREET, UNIT 109
SCARBOROUGH ME 04074
T 207.833.7878

E1527-05 Phase I Environmental Site Assessment Questionnaire

Question 4: Does the purchase price being paid for this *property* reasonably reflect the fair market value of the Site? (40 CFR 312.29)

No Yes (Explain)

NA

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known to be present at the *property*?

Question 5: Are you aware of commonly known or reasonably ascertainable information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? (40 CFR 312.30)

No Yes (Explain)

For Example:

- Do you know the past users of this *property*?
- Do you know of specific chemicals that are present or once present at the *property*?
- Do you know of spills or other chemical releases that have taken place at the *property*?
- Do you know of any environmental cleanups that have taken place at the *property*?

Former Tannery

Provided CD of EAI + EAII on adjacent lot that had dry cleaning facility

Question 6: Based on your knowledge and experience related to the *property* are there any obvious indications that point to the presence or likely presence of contamination at the *property*?

No Yes (Explain)

Historic Use as Tannery

Adapted from ASTM Practice E1527-05: Standard for Environmental Site Assessments:
Phase I Environmental Site Assessment Process

NH MA ME VT

JOHN TURNER CONSULTING

CONSULTJTC.COM

19 DOVER STREET
DOVER, NH 03820
T 603.749.1841 F 603.516.6851

6 CLINTON AVENUE
WESTFIELD MA 01085
T 413.642.0138 F 413.642.0164

15 HOLLY STREET, UNIT 109
SCARBOROUGH ME 04074
T 207.833.7878