Worksheet 2
FOREST SERVICE AND PUBLIC RECORDS

Case Name:	Middlebury Ranger District Office	Case Number:	869

Tract(s) 1 of 1 Tract(s)

X **Federal Tract** Non-Federal Tract

Property Description (Optional) Middlebury Ranger Station:
and 3.9 acres that includes:

1. Eight room office building (1792 sq. ft.)
2. Four bay equipment garage (2176 sq. ft)
3. Two room workshop (2160 sq. ft.)
4. Lumber storage pole barn (102 sq. ft.)
5. Firewood storage pole barn (146 sq. ft.)
6. Gas and oil storage building (166 sq. ft.)
7. Metal paint storage building - Butler Building (119 sq. ft.)

Part 1 - PROPERTY OWNERSHIP AND RECORDS SEARCHED

Use this portion to document chain-of-title, summarize the history of ownership and use, and document records reviewed including aerial photographs.

1. Documentation of Ownership and Use

Date		Recording Info.	Owner Name
From: 12/12/58	To Present:	Parcel of land conveyed to the United States of America recorded in Book in Book 56, Pages 292 and 293 in the Land Records of the Town of Middlebury, Vermont on January 29, 1959.	**United States of America**

Lessee, Permittee, Claimant Name & Address (if any)	Use(s) of Property: (D) = Documented (S) = Suspected
None	

(For non-FEDERAL parcels the easiest way to obtain the ownership history of the property is to request a "chain-of-title" listing (at least back to 1940) from the title insurance provider when the title insurance commitment is ordered. The listing should include the names of the grantor (seller), grantee (buyer), and the county record book and page or document number. With these numbers the recorded deed can be located and reviewed for details, if necessary.)

The above technique for FEDERAL properties may be used, but often the information is already available in the Status Records. Older acquisitions may include an abstract of the property title in the file or on microfilm. In many western areas of the United States the tract may never have been conveyed out of the public domain, and a majority of eastern NFS lands were acquired prior to 1940. In most of these situations it is sufficient to simply report that the FEDERAL parcel has been in FEDERAL ownership since 1940.

2. Aerial Photographs

Date	Flight No.	Photo No.	Summary of General Observations
07/06/2021			Searched Google Earth aerial photos from 1984 to present, no changes or observations to note that would indicate land spills, spoil banks, etc.

(A review of the latest aerial photographs for a tract(s) and the surrounding lands is important in preparing to examine the property. Look for structures, surface water, barren areas, roads, utility lines, and other indicators of past and present use. Review of older photos can be helpful in noting locations of razed structures and sometimes existing structures that do not readily appear on recent photos; changes in topography that could indicate land fills, or spoil banks; and changes in type of use or use patterns.)

3.EDR report lists property as a RCRA NonGen, it is verified that the site is not a generator of hazardous waste. The Vermont Department of Environmental Conservation Waste Management Interactive Database coordinator was contacted on 07/06/2021, Wendy Anderson, Admin Services, queried the database using the specific address, and nothing turned up in the database for this property.

(List the records, files, and other documents reviewed. A good means of covering all the significant Federal and state hazardous substances site listings is to order a data base search for the property location from an environmental data base search service.)

EDR Radius Map report with GeoCheck ordered and received on 06/30/2021. The executive summary stated the target property is not a generator of hazardous waste. The site does not show up on any other lists.

A list of FS file designations and subject areas which might contain references to hazardous materials follows this form. The list is not intended to be either "all encompassing" or the "minimum required." Its purpose is to suggest subject areas that may be applicable. Whether they are or not will depend on the property being researched and what is known of its use history. Look for files referencing the tract being reviewed (i.e., 2470 Silvicultural Practices - Compartment Folders) and check them for information on possible hazardous substances and petroleum products.)

Signature of Person Compiling Property/Record Search:

Patricia Turecek Digitally signed by Patricia Turecek
Date: 2021.07.08 15:56:16 -04'00'

Name: Patti Turecek
Title: Realty Specialist

PART 2 - RECORD AND FILE SEARCH

X Real Property ☐ Adjacent Property

Identification of adjacent property:

Use this portion to document relevant information found in Forest Service files and/or obtained from other Federal/State/local agency records. If information relating to a specific question is not found, circle "no".

1. Is there any record of hazardous substances or petroleum products being stored, released or disposed of on the property? If Yes, attach a list describing the type(s), quantities involved, and approximate dates. If yes, is there an environmental threat to the real property? Yes

   Paints, solvents, oil and petroleum products have been stored in facilities located on site. No records of any spills or releases of said products on site. The products have been stored to manufacturer's specifications, there is a gas and oil storage shed, an above ground kerosene tank and a metal paint storage shed.

   (Interview form 4, State and EPA hazardous site lists.)

2. Has an environmental investigation of the property ever (1) indicated the presence of hazardous substances, petroleum products or other potential environmental problems on the property, or (2) recommended further assessment of the property? If yes, explain and provide the information sources: No

3. If an environmental investigation (see Question 2) identified contamination of the property, is there information indicating that remedial activities have not been initiated or have been effective in reducing or eliminating the contamination? If yes, explain and provide information source: N/A

   (State hazardous site data, 6740.)

4. Are there any operating or abandoned water wells on the property? If yes, explain and provide information source: No

(Interview Form 4, State water well registry.)

5. If the property is served by a private well, has contamination ever been identified in the well that exceeded acceptable levels? If yes, explain and provide information source: _____ N/A

Served by municipal water.

(State water well registry, water quality data.)

6. Are there any permits or plans related to activities such as air/water discharges, mining or oil and gas exploration, or soil or hazardous waste treatment, storage or disposal? If yes, explain and provide information source: No

None known.

(State hazardous substance sites list, 2720 & 2820 files.)

7. Have there been any compliance or environmental notices issued? If yes, explain and provide information source: No

None known.
(State hazardous substances office, EPA Region.)

8. Have there ever been any registered/unregistered storage tanks (above or underground) located on the property, particularly for storage of hazardous substances or petroleum products? If yes, explain and provide information source: No

EDR report revealed no such tanks on the property.

(State UST and LUST records, aerial photos and maps.)

9. Is there any information indicating an environmental lien against the property, or notice of past or recurrent violations of environmental laws with respect to the property? If yes, explain and provide source: No

None known.
(County deed records and court judgments.)

10. Is there any information in the chain of title that indicates commercial or industrial use on the property? If yes, explain and provide information source: No

Property was conveyed by landowners who had a large dairy farm, but this piece of the property was not used for farming or commercial purposes.

(Title insurance company, abstract company, county deed records.)

11. Are there any records that indicate transformers, capacitors or hydraulic equipment containing PCB's having been found on the property PCBs? If yes, explain and provide information source: Yes

Transformer is located on electric utility pole.

(State hazardous substance site records, local electric utility.)

12. Is the property listed on the National Priorities (NPL); CERCLIS or Docket List; listed as a RCRA treatments, storage, or disposal (TSD) Facility; listed by the State environmental agency as their equivilent of an NPL site or a CERCLIS site; listed on the Leaking Underground Storage Tank (LUST) List; listed as a Solid Waste/Landfill Facility? If yes, explain and provide information source: No

No, the property did no come up in any database searches through the EDR Report.

(Environmental data base search service.)

13. Have there been any special use permits, leases, Plans of Operation or concessionaire activities, including mining, landfills, solid waste transfer facilities, log transfer facilities, small arms ranges, silviculture, lodges, resorts, or campgrounds, associated with the property? If yes, explain and provide information source: No

None, only day to day Forest Service operations of the office and administrative workshop.

(Interview Form 4; aerial photos & maps; 2720, 2820, 2470 files.)

14. Have activities (Forest Service or other) on the property included any of the following: nurseries, warehouses, vehicle maintenance, mixing of chemicals, paints, pesticides, petroleum products or wastes? If yes, explain and provide information source: Yes

Site is a Ranger District Administrative compound that consists of

storage, shop, and garage buildings. Paint mixing, vehicle maintenance and other similar activities have taken place on site. There are no records to indicate any spills or other non-compliant activities have taken place.

(Interview Form 4, aerial photos & maps.)

15. Is there or has there been a Forest Service Job Corps Center or work center located on the property? If yes, explain and provide information source: No

No

(Interview Form 4, aerial photos & maps.)

16. Have there been any public complaints about the property regarding dumping, burning, or odors? If yes, explain and provide information source: No

None known or documented.

(State hazardous substance sites list.)

17. Are there any adjacent properties where there has been a release of a hazardous substance or petroleum product, or that are listed on the National Priorities List (NPL), CERCLIS, or docket list or as an RCRA TSD Facility; or are adjacent propertities listed by the State environmental agency as its equivalent of an NPL site or a CERCLIS site; are adjacent properties listed on the Leaking Underground Storage Tank (LUST) List or are listed as a Solid Wast/Landfill Facility? If yes, explain and provide information source: Yes

Yes, see EDR executive summary for surrounding sites and maps with corresponding locations. and Worksheet 3, Champlain Construction, Addison Transfer Station, Middlebury Public Works.

(Environmental data base search service.)

18. On the basis of on a review of fire insurance maps or consultation with the local fire department serving the property, are there any buildings or other improvements on the property or an adjoining property identified as having been used industrially, or for other purposes likely to lead to contamination of the property? If yes, explain and provide information source: No

(Local fire department, environmental data base search service.)

NOTE: If records indicate hazardous substances, or petroleum products, or other contaminants may be present, consult with your unit's CERCLA Coordinator. OSHA

requires specialized training prior to conducting inspection of facilities/sites which contain hazardous substances or petroleum products.

Name and Signature of Person
Conducting Records Review

Patricia Turecek Digitally signed by Patricia Turecek
Date: 2021.07.08 15:56:54 -04'00'

Date(s) of Searches 06/30/2021 and 07/06/2021

Appendix D. Land Transaction Screening Process Worksheets

Worksheet 1
Land Transaction Screening Process Summary

Property Case Name: Middlebury Case Number: 869

Property Location: 1129 Route 7 S, Middlebury, VT

Type of Action: Conveyance - FSREA

The following actions have been completed (circle action taken).

Date Completed	Action	Non-Fed Lands	Federal Lands No TFGO	TFGO
6/6/17	Determine ownership and use of property	Title commitment Certificate of Possession (or *Worksheet 2)	Status Report (or *Worksheet 2)	Worksheet 2 required
6/6/17	Review chain of title documents since 1940	Optional (or *Worksheet 2)	Optional (or *Worksheet 2)	Worksheet 2 required
6/6/17 7/6/21	Complete review of historic/current aerial photos (Worksheet 2, Part 1)	Recommended (or *Worksheet 2, Part 1)	Recommended (or *Worksheet 2, Part 1)	Worksheet 2, Part 1, required
6/6/17 7/6/21	Review of Federal, State and local regulatory records (Worksheet 2, Part 2)	Make State and County contacts (or *Worksheet 2, Part 2)	Make State and County contacts (or *Worksheet 2, Part 2)	Worksheet 2, Part 2, required
7/7/21	Complete field inspection of adjacent property	View from subject property and note on Worksheet 5	View from subject property and note on Worksheet 5	Worksheet 3 required
7/7/21	Conduct interviews	Recommended (*Worksheet 4)	Recommended (*Worksheet 4)	Worksheet 4 required
7/7/21	Complete site inspection of the property	Worksheet 5 required	Worksheet 5 required	Worksheet 5 required
	Concurrence of uncontaminated determination by appropriate environmental agency	N/A	N/A	Required
	Provide results of noncontamination to State and public			Written notice + incorporate into NEPA disclosure

TFGO = Termination of Federal Government Operations (e.g., conveyance of administrative site, FS nursery, etc.).

* The most stringent documentation is required on TFGO sites (statutory requirement). Other sites will also require this higher level of documentation if there are indicators the past history could include contamination opportunities. Follow TFGO instructions/documentation if there is any likelihood of potential risk or if not enough information is known about the parcel to judge it as a low risk.

Summary

Based on the Land Transaction Screening Process, as documented on the above noted worksheets, I find that:

I. ☐ The FEDERAL real property is land on which no Federal Government operations have been conducted or terminated.

☐ No hazardous substances or petroleum products have been identified. No further investigation is required.

☐ Hazardous substances and petroleum products were suspected. Further investigation has been referred to the CERCLA Coordinator; CERCLA Coordinator recommendation is attached and indicates no hazardous substances or petroleum products were identified.

☐ Other results of the transaction screening not already noted include the following (for example, presence of solid waste). Arrangements have been made for removal of these materials.

II. ☒ The FEDERAL real property is land on which Federal Government operations have been conducted and are being or were terminated.

☒ No hazardous substances or petroleum products have been identified. No further investigation is required. A letter requesting concurrence of the "uncontaminated" designation has been sent to the appropriate regulatory agency and its concurrence received, or it has been ____ days since the _____ sunset provision in the letter has elapsed.

☐ Hazardous substances and petroleum products were suspected. Further investigation has been referred to the CERCLA Coordinator; CERCLA Coordinator recommendation is attached and indicates no hazardous substances or petroleum products were identified.

☐ Other results of the transaction screening not already noted include the following (for example, presence of solid waste). Arrangements have been made for removal of these materials.

III. ☐ The NON-FEDERAL real property has been examined through the Land Transaction Screening Process and findings are as follows:

☐ No hazardous substances, petroleum products, or other contaminants have been identified. No further investigation is required.

☐ Hazardous substances, petroleum products, or other contaminants were suspected. Further investigation has been referred to the CERCLA Coordinator; CERCLA Coordinator recommendation is attached and indicates no hazardous substances or petroleum products were identified.

☐ Other results of the transaction screening not already noted include the following (for example, presence of solid waste). Arrangements have been made for removal of these materials.

Name and Title of Person(s)
Performing Land Transaction Screening: Patti Turecek, Realty Specialist

CERTIFICATION: I have reviewed the results of the Land Transaction Screening Process and certify that, to the best of my knowledge, there is no evidence of release, storage, or disposal of hazardous substances or petroleum products.

Date: 7/7/2021 Line Officer Signature: [signature]

Worksheet 3
Adjacent Property Site Examination

Case Name: **Middlebury Office** Case Number: **869**

Tract(s) ____1_____ of _____1_____ tract(s)

Use this worksheet to record information relating to adjacent property. Use one worksheet if the history and current use of each of the adjacent properties is similar. If adjacent properties have dissimilar history or current uses, additional worksheets should be completed. Answer each question "yes," "no," "not applicable (N/A)," or "unknown." Circle "N/A" when it is obvious that the issue addressed in the question does not apply to the property. Circle "unknown" if you are not in a position to be aware of the particular issue. Provide explanations as needed.

Briefly describe the adjacent property, including ownership/operational history.

1050 US 7 South, Champlain Construction, Inc, .05 miles to the west, in operation since 1963, employs 20-30 construction workers, several types of construction vehicles are stored on site.

If a physical inspection of the adjacent property was conducted (per CERCLA section 120(h)(A)(v)), briefly describe the extent of the site inspection. If a physical inspection was not conducted, explain why not.
Visual inspection from a distance, aerial photos.

If prevented from a physical inspection, briefly describe any limitations encountered in performing a visual inspection. _____

Record Search

Has a release of a hazardous substance or petroleum product from an adjacent property been reported to an environmental regulatory agency, or emergency response authority? If yes, explain any potential impact to the real property.

yes N/A no unknown

See EDR report, RCRA-VSQC site, LUST removed, contamination found 11/99, 5/00, 4/01, 4/02, 3/03.

Site Visit

1. Is the property used for industrial or commercial purposes? If yes, describe any potential impact to the real property.

yes N/A no unknown

Yes, it is used for equipment storage, construction vehicle storage, office. Possible noise, diesel smell, dust from moving equipment during dry periods.

_____
_____
_____

2. Is there any indication of mining activity, or oil and gas development (for example, mining waste pile, pipe lines, well sites, acid mine drainage, etc.) that could impact the subject property? If yes, explain: _____
_____
_____
_____
_____
_____

yes N/A
no
unknown

3. Are there any pits, ponds, or lagoons that appear to be associated with waste treatment or disposal that may impact the subject property? If yes, explain:
_____
_____
_____
_____
_____

yes N/A
no
unknown

4. If surface water is present, are there any unnatural characteristics (for example, color, sheen, odors, etc.) that may impact the subject property? If yes, explain: _____
_____
_____
_____
_____

yes **N/A**
no unknown

5. If not mentioned above, is there anything else observed that could indicate the presence of hazardous substances or petroleum products that may impact the subject property (for example, stained soil, stressed vegetation, tanks, vent pipes, fuel storage, airborne contaminants/fugitive dust, etc.) ?If yes, explain:
_____

yes N/A
no
unknown

Attach topographic and/or sketch maps and photo documentation.
.

Name and title of person conducting inspection: **Patti Turecek, Realty Specialist**

Date of Inspection/Site Visit: **07/07/2021**

Worksheet 3
Adjacent Property Site Examination

Case Name: **Middlebury Office** Case Number: **869**

Tract(s) ____1_____ of _____1_____ tract(s)

Use this worksheet to record information relating to adjacent property. Use one worksheet if the history and current use of each of the adjacent properties is similar. If adjacent properties have dissimilar history or current uses, additional worksheets should be completed. Answer each question "yes," "no," "not applicable (N/A)," or "unknown." Circle "N/A" when it is obvious that the issue addressed in the question does not apply to the property. Circle "unknown" if you are not in a position to be aware of the particular issue. Provide explanations as needed.

Briefly describe the adjacent property, including ownership/operational history.

1223 US 7 South, Addison County Solid Waste and Middlebury Transfer Station, .126 miles to the southeast of the Middlebury Office.

If a physical inspection of the adjacent property was conducted (per CERCLA section 120(h)(A)(v)), briefly describe the extent of the site inspection. If a physical inspection was not conducted, explain why not.
Visual inspection from a distance, normal appearing County-run recycling/transfer station, appears orderly.

If prevented from a physical inspection, briefly describe any limitations encountered in performing a visual inspection. _____

Record Search

Has a release of a hazardous substance or petroleum product from an adjacent property been reported to an environmental regulatory agency, or emergency response authority? If yes, explain any potential impact to the real property.

yes N/A no unknown

See EDR Report, appears on the RCRA-SQG generators list, on-site petroleum and metal contamination found leaching from wood and scrap pile, monitoring completed on 04/9/2004. HWGEN Site, MANIFEST site.

Site Visit

1. Is the property used for industrial or commercial purposes? If yes, describe any potential impact to the real property.

yes N/A no unknown

Yes, it is a transfer/recycling station. Possible impacts include noise and loose trash blowing towards the real property, however there is a buffer of trees which more than likely will prevent this from happening.

_____
_____
_____

2. Is there any indication of mining activity, or oil and gas development (for example, mining waste pile, pipe lines, well sites, acid mine drainage, etc.) that could impact the subject property? If yes, explain: _____
_____
_____
_____
_____

yes N/A
no
unknown

3. Are there any pits, ponds, or lagoons that appear to be associated with waste treatment or disposal that may impact the subject property? If yes, explain: _____
_____
_____
_____
_____

yes N/A
no
unknown

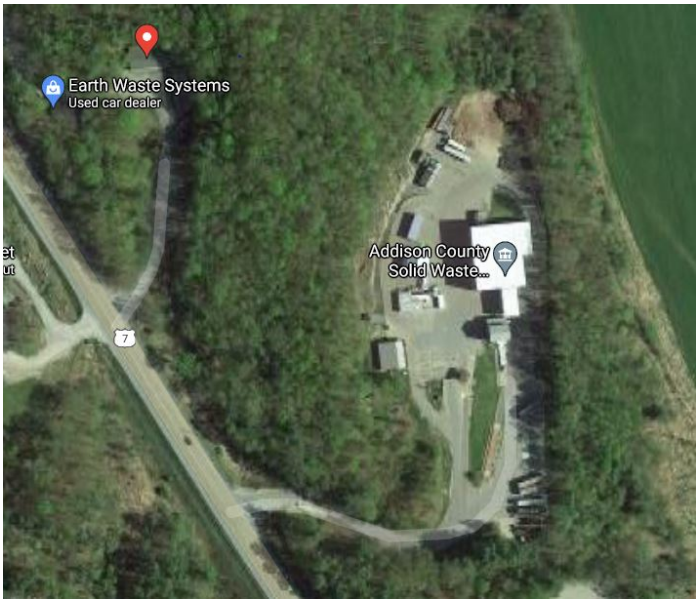
4. If surface water is present, are there any unnatural characteristics (for example, color, sheen, odors, etc.) that may impact the subject property? If yes, explain: _____
_____
_____
_____
_____

yes **N/A**
no unknown

5. If not mentioned above, is there anything else observed that could indicate the presence of hazardous substances or petroleum products that may impact the subject property (for example, stained soil, stressed vegetation, tanks, vent pipes, fuel storage, airborne contaminants/fugitive dust, etc.) ?If yes, explain: _____

yes N/A
no
unknown

Attach topographic and/or sketch maps and photo documentation.
Red arrow is real property.



Name and title of person conducting inspection: **Patti Turecek, Realty Specialist**

Date of Inspection/Site Visit: **07/07/2021**

Worksheet 3
Adjacent Property Site Examination

Case Name: **Middlebury Office** Case Number: **869**

Tract(s) ____1_____ of _____1_____ tract(s)

Use this worksheet to record information relating to adjacent property. Use one worksheet if the history and current use of each of the adjacent properties is similar. If adjacent properties have dissimilar history or current uses, additional worksheets should be completed. Answer each question "yes," "no," "not applicable (N/A)," or "unknown." Circle "N/A" when it is obvious that the issue addressed in the question does not apply to the property. Circle "unknown" if you are not in a position to be aware of the particular issue. Provide explanations as needed.

Briefly describe the adjacent property, including ownership/operational history.

1020 US 7 South, Middlebury Public Works aka Middlebury Town Garage, .102 miles to the northwest, conducts and administers engineering, highway construction and maintenance, mechanical maintenance, parks maintenance, building maintenance/operations programs. Equipment strored on site, do not know the operational history of this site.

If a physical inspection of the adjacent property was conducted (per CERCLA section 120(h)(A)(v)), briefly describe the extent of the site inspection. If a physical inspection was not conducted, explain why not.

Visual inspection from a distance, aerial photos.

If prevented from a physical inspection, briefly describe any limitations encountered in performing a visual inspection. _____

Record Search

Has a release of a hazardous substance or petroleum product from an adjacent property been reported to an environmental regulatory agency, or emergency response authority? If yes, explain any potential impact to the real property. **yes** N/A no unknown

See EDR Report, UST removed, contamination found, monitoring wells installed, 10 gallons of fuel overfilled on ground on 09/18/1998.

Site Visit

1. Is the property used for industrial or commercial purposes? If yes, describe any potential impact to the real property. **yes** N/A no unknown

Yes, it is used for equipment storage and office location, diesel smell from equipment vehicles, dust during dry periods.

_____
_____
_____

2. Is there any indication of mining activity, or oil and gas development (for example, mining waste pile, pipe lines, well sites, acid mine drainage, etc.) that could impact the subject property? If yes, explain: _____
_____
_____
_____
_____
_____

yes N/A
no
unknown

3. Are there any pits, ponds, or lagoons that appear to be associated with waste treatment or disposal that may impact the subject property? If yes, explain:
_____
_____
_____
_____
_____
_____

yes N/A
no
unknown

4. If surface water is present, are there any unnatural characteristics (for example, color, sheen, odors, etc.) that may impact the subject property? If yes, explain: _____
_____
_____
_____
_____
_____

yes **N/A**
no unknown

5. If not mentioned above, is there anything else observed that could indicate the presence of hazardous substances or petroleum products that may impact the subject property (for example, stained soil, stressed vegetation, tanks, vent pipes, fuel storage, airborne contaminants/fugitive dust, etc.) ?If yes, explain:
_____

yes N/A
no
unknown

Attach topographic and/or sketch maps and photo documentation.
.

Name and title of person conducting inspection: **Patti Turecek, Realty Specialist**

Date of Inspection/Site Visit: **07/07/2021**

Worksheet 4
Questionnaire for Interview

Case Name: Middlebury Office Case Number: 869

Tract(s) 1 of 1 tract(s)

☒ Federal Tract ☐ Non-Federal Tract

Name of person being interviewed: Chris Mettrick
(If by phone, provide phone number)

Association with Real Property: Rochester District Ranger
(Owner/operator/caretaker/previous owner/neighbor, etc.)

Date of interview: 7/7/2021

Name of person conducting interview: Patti Turecek

Notes on Completing This Worksheet

The number of people to be interviewed will depend on the nature and past use of the property. Depending on the information received, follow-up action may be necessary. Interviewees should respond to the best of their knowledge. Interviewers should record any information that could shed some light on the limits of the interviewees' knowledge. Interviewers should use due diligence in asking questions and recording the answers (don't avoid questions simply as a favor, to avoid paperwork, etc.) Interviewers should note if an interviewee refused to answer a question. Avoid answering a question with "yes" or "no"; include a reason for the answer. Interviewers should take good notes during the interview.

Use this worksheet to record information obtained from a person familiar with the property, such as the owner or operator or current or former employee involved in operations on the property. The information may be obtained by interview or by the site representative completing the worksheet individually. There may be a need to obtain information from more than one person; in this case, separate worksheets should be completed. Answer each question "yes," "no," "not applicable (N/A)," or "unknown." Circle "N/A" when it is obvious that the issue addressed in the question does not apply to the property. Circle "unknown" if you are not in a position to be aware of a particular issue. Provide explanation as needed (for example, who, what, when, where, why).

"To the Best of Your Knowledge"

1. Has the property or an adjacent property ever been used for agriculture, mineral, commercial, or industrial purposes? If yes, explain: (yes) N/A unknown
Yes, adjacent properties, Champlain Construction, Middlebury Public Works & Addison transfer station.

2. Are any past or present improvements, such as old building foundations, evident on the property? If yes, explain: (yes) N/A no unknown
Office building, combination shop, 4-Bay garage, metal paint storage shed (Butler building), lumber pole barn & firewood storage pole barn, and oil + gas storage shed.

3. Have there been or are there any unnatural topographic features (for example, mounds, fill areas, depressions, etc.)? If yes, explain: _____ yes N/A no unknown

Septic tank mound, some water bars (earthen) for drainage control.

4. Has fill dirt ever been brought onto the property that originated from a contaminated site or that was of an unknown origin? If yes, explain: _____ yes N/A no unknown

5. Have any of the following been dumped above grade, or buried and/or burned on the property: hazardous substances or petroleum products (except when burned for heating purposes), tires, automotive or industrial batteries, vehicles, barrels, pesticide containers, or any other waste materials? If yes, explain: _____ yes N/A no unknown

6. Has there been any past, present, or permitted or planned mining activity or oil and gas exploration/development present on the property? If yes, explain: _____ yes N/A no unknown

7. Are there or have there ever been any pipelines or utility lines, either buried or overhead, crossing the property, and have there been any spills or releases associated with them? If yes, explain: _____ yes N/A no unknown

Yes - overhead electric lines (4 utility poles, one with transformer, underground water service lines, no known releases.

8. Are polychlorinated biphenyls (PCB's) present or have PCB's ever been present in transformers, capacitors, or hydraulic equipment on the property and have there been any releases? If yes, explain: _____ yes N/A no unknown

There is one transformer on electric utility pole, no known releases.

9. Is there or has there been any storage, mixing, or disposal of pesticides on the property? Note: Disposal means other than normal intended use of the product. If yes, explain: _____ yes N/A no unknown

10. Have any monitoring wells been drilled (dug or driven) on the property? If yes, explain the purpose of the wells and provide any analytical results: _____ yes N/A no unknown

11. If the property is served by a private well, have contaminants ever been identified in the well or the system that exceeded acceptable levels? If yes, explain: _____ yes N/A no unknown

Served by municipal water.

12. If surface water is present, are there or have there been any unnatural characteristics (for example, color, sheens, odors, etc.)? If yes, explain: _____ yes N/A no unknown

13. Are there or have there been any pits, ponds, or lagoons associated with waste treatment or disposal on the property? If yes, explain: _____ yes N/A no unknown

14. Has the property discharged waste water (excluding storm water runoff) on or adjacent to the property? If yes, explain: _____ yes N/A no unknown

15. Is there, or has there been, any stressed or dead vegetation present? If yes, explain: _____ yes N/A no unknown

16. Are there or have there been any floors, drains, or walls stained by substances other than water or that are emitting foul and/or unnatural odors? If yes, explain: _____ yes N/A no unknown

17. Have radon, asbestos-containing materials, or lead-based paint ever been identified in any on-site buildings? If yes, explain: Small amounts of chrysotile asbestos detected in Buffer, office + workshop. Lead-based paint detected in workshop on some walls, see asbestos-lead reports. (yes) N/A no unknown

18. Have any above-ground or underground storage tanks been used on the property? If yes, explain: Kerosene above ground tank (yes) N/A no unknown

19. Have hazardous substances (for example, flammable materials, paints, pesticides or other chemicals) been stored on the property for more than 1 year? If yes, explain and provide quantities: Yes, readily available products such as oil, paint, cleaning / degreasing products, all removed. (yes) N/A no unknown

20. Have there been any industrial drums (typically 55 gallons (208 liters)), sacks, or chemicals located or dumped on the property? If yes, explain: yes N/A (no) unknown

21. Have there been any environmental permits or licenses associated with the property (for example, air quality and water discharge, landfills)? If yes, explain: _____ yes N/A (no) unknown

22. Have there been any compliance/enforcement notices or environmental liens relating to past or recurrent violations of environmental laws with respect to the property or any facility on the property? If yes, explain: yes N/A (no) unknown

23. Has an environmental site assessment of the property, or any other property/facility record, ever (1) indicated the presence of hazardous substances, petroleum products, or other potential environmental problems on the property, or (2) recommended further assessment of the property? If yes, explain/summarize the results of any further investigation: _____

yes N/A
no unknown

Clay Point Associates, Inc. report dated 10/16/2019 revealed oil staining on floor of Butler Building, see photo 4.

24. Are you aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products on the real property? If yes, explain:

yes N/A
no unknown

25. Have there ever been spills of hazardous substances or petroleum products that were reported to the National Response Center or a local or State emergency response authority? If yes, explain: _____

yes N/A
no unknown

26. If not mentioned above, is there anything else that could indicate the presence of hazardous substances and petroleum products that may impact the property? If yes, explain: _____

yes N/A
no unknown

Worksheet 5
Site Inspection

Case Name: Middlebury Case Number: 869

Tract(s) 1 of 1 tract(s)

☒ Federal Tract ☐ Non-Federal Tract

Briefly describe the property (size, type of vegetation, water bodies, type of access, etc.): 3.9 acres, paved access off of Route 7. Heavily forested with hardwoods + understory - Paved driveways, no bodies of water.

Use this worksheet to document your site visit. Answer each question "yes," "no," "not applicable (N/A)," or "unknown." Circle "N/A" when it is obvious that the issue addressed in the question does not apply to the property. Circle "unknown" if you are not in a position to be aware of a particular issue. Provide explanation as needed (for example, who, what, when, where, why).

Briefly describe the extent of the site inspection: Chris Mattrick + Donna Grosz present. Walked into all buildings and observed all infrastructure. Photos taken, walked boundary of property.

Weather conditions during site inspection: Partly sunny ≈ 70°.

1. Is there any indication that the property has ever been used for agriculture, commercial, or industrial purposes? If yes, explain: (yes) N/A no unknown

Used as a Forest Service Office & administrative site, work center (workshop), formerly Middlebury District Office.

2. Is there any evidence of past or present improvements, such as old building foundations on the property? If yes, explain: (yes) N/A no unknown

Office building, combination shop, 4-Bay garage, metal paint storage shed (Butler), lumber pole barn, firewood pole barn + gas & oil storage shed. See photos 3, 5, 6, 7, 11, 12, 13, 21-24

3. Are there any unnatural topographic features (for example, mounds, fill areas, depressions, etc.)? If yes, explain: (yes) N/A no unknown

Septic tank + mound, photos 18, 19, 20

4. Is there any indication that fill dirt has been brought onto the property? If yes, explain: _____ yes N/A no unknown

5. Is there any indication that the following have been dumped above grade, buried, and/or burned on the property: hazardous substances or petroleum products (except when burned for heating purposes), tires, automotive or industrial batteries, vehicles, barrels, pesticide containers or any other solid waste materials? If yes, explain: _____ yes N/A no unknown

6. Is there any indication of mining activity or oil and gas exploration/development on the property? If yes, explain: _____ yes N/A no unknown

7. Are there any pipelines or utility lines, either buried or overhead, crossing the property, and is there evidence of any spills or releases associated with them? If yes, explain: _____ yes N/A no unknown

4 power utility poles, one with a transformer, no releases., photos 14-17

8. Are there damaged or leaking transformers or capacitors containing PCB's on the property? If yes, explain: _____ yes N/A no unknown

Transformer on power pole, not leaking, photo 17.

9. Has there been any storage, mixing, or disposal of pesticides on the property? Note: Disposal means other than normal intended use of the product. If yes, explain: _____ yes N/A no unknown

10. Have any wells (for example, water or monitoring) been drilled (dug or driven) on the property? If yes, explain: _____ yes N/A no unknown

11. If surface water is present, are there any unnatural characteristics (for example, color, sheens, odors, etc.)? If yes, explain: _____ yes (N/A) no unknown

12. Are there any pits, ponds, or lagoons on the property that appear to be associated with waste treatment or disposal? If yes, explain: _____ yes N/A (no) unknown

13. Is there a discharge of waste water (excluding storm water runoff) on or adjacent to the property? If yes, explain: _____ yes N/A (no) unknown

14. Are there any areas of stained soil, any unnatural odors, or areas with stressed or dead vegetation? If yes, explain: _____ yes N/A (no) unknown

15. If structures are present, are floors, drains, or walls stained by substances other than water, or are they emitting foul and/or unnatural odors? If yes, explain: _____ yes N/A (no) unknown

16. If there are structures on the property, is there any indication of the presence of asbestos-containing materials or lead-based paint? If yes, explain: Yes, reports show small amounts of Chrystotile asbestos in Butler, office + workshop, lead-based paint detected in workshop on some walls, see asbestos-lead reports. yes N/A no unknown

17. Is there any indication (tanks, fill pipes, vent pipes) that above-ground or underground storage tanks are or were previously used on the property? If yes, explain: _____ yes N/A no unknown

Above ground kerosene tank - See photos 8, 9 + 10.

18. Is there evidence that hazardous substances (for example, paints, pesticides, or other chemicals) have been stored, used, or dumped on the property? If yes, explain: _____

yes N/A
no unknown

Stored in Oil + Gas + Butler Building.
Oil Staining on Butler Building Floor.
See photos 3, 4, 13

19. Is there any evidence of contamination (hazardous substances or petroleum products) migrating from adjacent property onto the site? If yes, explain: _____

yes N/A
no unknown

20. Is there anything else observed that could indicate the presence of hazardous substances, petroleum products, or other potential environmental problems on the property? If yes, explain: _____

yes N/A
no unknown

ATTACH: Topographic and/or sketch maps of property with improvements and photo documentation.

Middlebury Overview PDF

Name of person conducting site inspection: Patti Turecek

Date of site inspection: 7/7/2021