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May 18, 2021

Mr. Benjamin Avery
Vice President of Marketing & Development
Black Rock Construction
68 Randall St
South Burlington, VT 05403

RE: Phase I Environmental Site Assessment Report – Boyden Property, 362 – 374
Riverside Avenue, Burlington, VT 05401

Dear Mr. Avery:

KAS, Inc. (KAS) is pleased to present the attached report for the above-referenced property. The Phase I Environmental Site Assessment (ESA) was conducted in compliance with ASTM E 1527-13. This assessment has revealed no evidence of a recognized environmental condition (REC) in connection with the property except for the following:

1. The presence of two heating oil aboveground storage tanks (ASTs) on the property; one out of compliance exterior tank and one interior tank in close proximity to a basement sump.

The presence of polycyclic aromatic hydrocarbons (PAHs) above residential standards in shallow soils beneath the property is considered to be a de minimis condition. Any shallow soil disturbed as part of future excavations at the property should remain on the property or within Burlington as these soils are above residential standards and should not be moved to a non-urban area.

A Phase II ESA is not recommended to ascertain the presence or absence of contamination at the property; however, the two ASTs on the property should be removed if they are no longer used to avoid any potential future releases. Should these tanks continue to be utilized in the future, the exterior tank should be upgraded to be in compliance with the VT DEC AST Rule and the interior tank should be placed over secondary containment.

Thank you for this opportunity to be of service. Please contact me should you have questions.

Sincerely,

Jeremy Roberts, P.G.
Principal / Environmental Program Manager

Enc/ cc: KAS #503210617