



## PHASE I ENVIRONMENTAL SITE ASSESSMENT

Third Street Parking Lot  
Tax Map 6, Lot 54A  
Dover, NH 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  
Third Street Parking Lot  
Tax Map 6, Lot 54A  
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 Third 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

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 207.833.787

# 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 .....	4
3.3	Local Records .....	4
3.4	Historical Sources .....	4
4.0	ENVIRONMENTAL SETTING .....	5
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 .....	7
6.1	Underground Storage Tanks (UST's) .....	7
6.2	Aboveground Storage Tanks (AST's) .....	7
6.3	Hazardous Substances .....	7
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 .....	8
6.9	Stained Surfaces & Distressed Vegetation .....	8
6.10	Underground Structures .....	8
7.0	USER RESPONSIBILITES / USER PROVIDED INFORMATION .....	8
8.0	LIMITATIONS & CONDITIONS .....	9
8.1	Deviations From Practice .....	10
8.2	Data Gaps .....	10
9.0	REFERENCES .....	11
9.1	United States Environmental Protection Agency .....	11
9.2	New Hampshire Department of Environmental Services.....	11
9.3	City of Dover .....	11
9.4	Other Sources .....	11

Tables

Table 1 - Current and Historical Uses of Adjoining Properties .....3  
Table 2 - Geocoded Properties Listed Under Environmental Regulatory Programs .....6

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 Third 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 Third Street in a central business district (CBD) of Dover, New Hampshire. It is bounded by an active railroad line to the north and west, Third Street to the south, and a commercial property and Central Street to the east. The Site is identified as Lot 54A on the City of Dover Tax Map 6, contains a total land area of 0.75 acres, and is owned and operated by the City of Dover, New Hampshire. 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.

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. However, the active railroad line that adjoins the Site to the north and west, and the commercial property located immediately southwest of the Site (across Third Street) that contains a retail dry cleaning facility (Cleary Cleaners) are considered RECs with respect to the Site property.

A review of historical Sanborn Fire Insurance Maps indicate that the Site was utilized over the years mainly as a passenger train station and parking lot for the Boston & Maine (B & M) Railroad line (Northern Track) that adjoins the Site to the north and west. The 1971 Sanborn map shows the Site as a parking lot only. From 1887 to 1971 the Site was surrounded by a mix of residential and commercial properties. The active railroad line that adjoins the Site to the north and west and the commercial

properties along Third Street that formerly contained retail dry cleaning facilities are considered RECs with respect to the Site.

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. The FirstSearch report did indicate that one location, Varney's Cleaners, located immediately southwest of the Site (across Third Street) is considered a REC with regards to the Site property.

An online review of available records was conducted at the New Hampshire Department of Environmental Services (NHDES) website 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. However, Varney's Cleaners (52 Third Street), located approximately 50 feet southwest of the Site (across Third Street) is listed as a State Hazardous Waste Site due to a release of PCE (tetrachloroethylene or perchloroethylene) a dry cleaning solvent, from a gasoline UST that was removed in July 2007. This location is currently undergoing environmental investigation and remedial activities and is considered a REC with regards to the Site property.

#### **Conclusions:**

This assessment has not revealed any evidence of RECs at the Site. However, the active railroad line (Amtrak) that adjoins the Site to the north and west, commercial properties along Third Street that formerly contained retail dry cleaning facilities, and Varney's Cleaners (currently Cleary Cleaners), located approximately 50 feet southwest of the Site (across Third Street), 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 Third Street in Dover, New Hampshire. It is bounded by an active railroad line to the north and west, Third Street to the south, and a commercial property and Central Street to the east. 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 54A on the City of Dover Tax Map 6. It contains a total land area of 0.75 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 0.75 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 he does not have any personnel knowledge regarding the Site or the Site history.

## 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 below in Table 1.

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

<b>Adjoining Properties</b>	<b>Direction</b>	<b>Current Use</b>	<b>Historical Use</b>
Railroad line	North	Railroad tracks. Active Amtrak railroad line.	Active railroad line.
Commercial property	North	Commercial property	Commercial property
Third Street	South	Paved municipal roadway.	Paved municipal roadway.
Commercial properties	South	Commercial properties including a dry cleaning/laundry facility (Cleary Cleaners) at 52 Third Street	Residential and commercial.
Commercial property	East	Commercial property and parking lot.	Residential and commercial.
Central Ave	East	Paved municipal roadway.	Paved municipal roadway.
Railroad line	West	Railroad tracks. Active Amtrak railroad line.	Active railroad line.

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. However, the active railroad line that adjoins the Site to the north and west, and the commercial property located immediately south of the Site (across Third Street) that contains a retail dry cleaning facility (Cleary Cleaners) are considered RECs with respect to the Site property.

## **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 54A on the City of Dover Tax Map 6. It contains a total combined land area of 0.75 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.

### **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 was utilized over the years mainly as a passenger train station and



parking lot for the Boston & Maine (B & M) Railroad line (Northern Track) that adjoins the Site to the north and west. From 1887 to 1946 the Site is shown occupied by a passenger train station building and two small office or storage buildings. The 1971 Sanborn map shows the Site as a parking lot only. From 1887 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. The 1941 to 1964 directories indicate that the Site was occupied by a B & M railroad station and that the immediate Site area contained a mix of residential and commercial properties including a dry cleaner at 4 Third Street, and a bus terminal at 26 Third Street. From 1997 to 2010 the Site is not listed. However, the immediate Site vicinity contained a mix of residential and commercial properties including a dry cleaner (Varney's Cleaners) at 52 Third Street.

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. 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 a train station with parking areas in 1940 and 1951, and contained a parking lot only from 1973 to 2009.

The active railroad line that adjoins the Site to the north and west is considered a REC with respect to the Site property. In addition, the commercial properties along Third Street that formerly contained retail dry cleaning facilities are also considered RECs with respect to the Site.

#### **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 60 feet above mean sea level (MSL). Topography at the Site slopes slightly to the southwest towards Third Street. Determination of the groundwater flow direction at the Site was beyond the scope of this assessment. The Cochecho River is located approximately 700 feet south 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
Varney's Cleaners	52 Third St	50 feet southwest	State	Yes	Distance
Belknap Dental Associates	2 Cochecho Park	150 feet northeast	RCRAGN; RCRANLR	No	CG
Cochecho Print Works	442 Central Ave	300 feet northeast	RCRAGN	No	CG
Former Steam Plant; Dover Mills Partnership; Liberty Mutual	100 Main St	500 feet east	LUST; RCRAGN; RCRA NLR	No	CG
Asia Restaurant	24 Second St	300 feet north	Spills	No	RA
Central Ave Properties	456 Central Ave	400 feet northeast	RCRANLR	No	CG
Station House Restaurant	487 Central Ave	500 feet north	State	No	RA
St. Mary's Church	25 Third St	500 feet south	LUST	No	RA; DG

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 one of the above identified locations, Varney's Cleaners, is considered a REC based on its 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. However, Varney's Cleaners (52 Third Street), located approximately 50 feet southwest of the Site (across Third Street) is listed as a State Hazardous Waste Site due to a release of PCE, a dry cleaning solvent, from a gasoline UST that was removed in July 2007. This location is currently undergoing environmental investigation and remedial activities and is considered a REC with regards to the Site property.

## **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)**

ASTs that may contain 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)**

Potential PCB containing equipment such as electrical transformers were not observed at the Site.

#### **6.8 Solid Waste Disposal**

Indications of solid waste disposal such as the presence of dumpsters, trash cans, etc. were not observed at the Site.

#### **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 not have specialized knowledge or experience related to the Site or nearby properties.

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

**Question 5** - To the best of his knowledge, Mr. Peschel is not aware of conditions indicative of releases or threatened releases of OHM at the Site.

**Question 6** - To the best of his knowledge, Mr. Peschel is not aware of any obvious indicators regarding the presence or likely presence of contamination at the Site.

## **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  
Water & Sewer 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

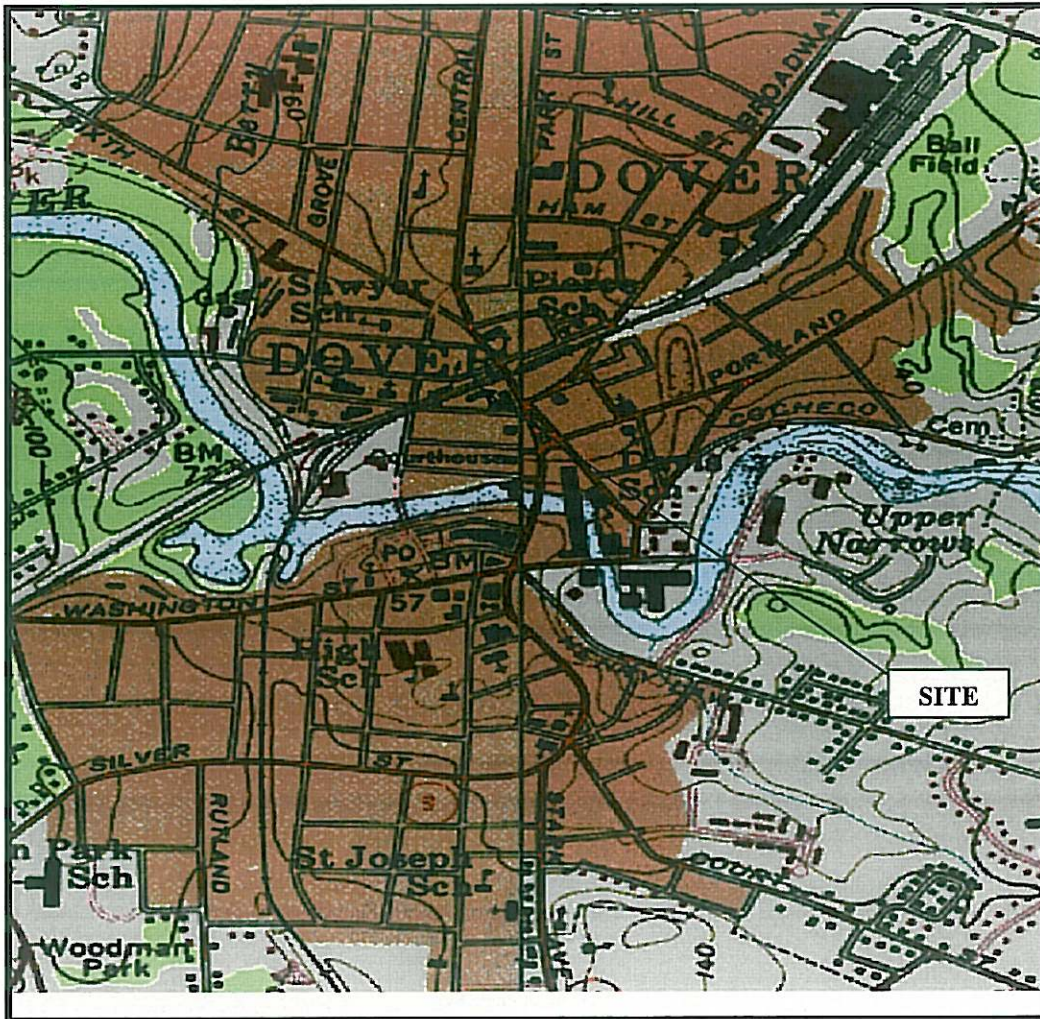
## Figures





City of Dover  
Third Street  
Dover, NH 03820

**USGS Topographic Map  
Dover East, New Hampshire Quadrangle**



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



Data Supplied By:

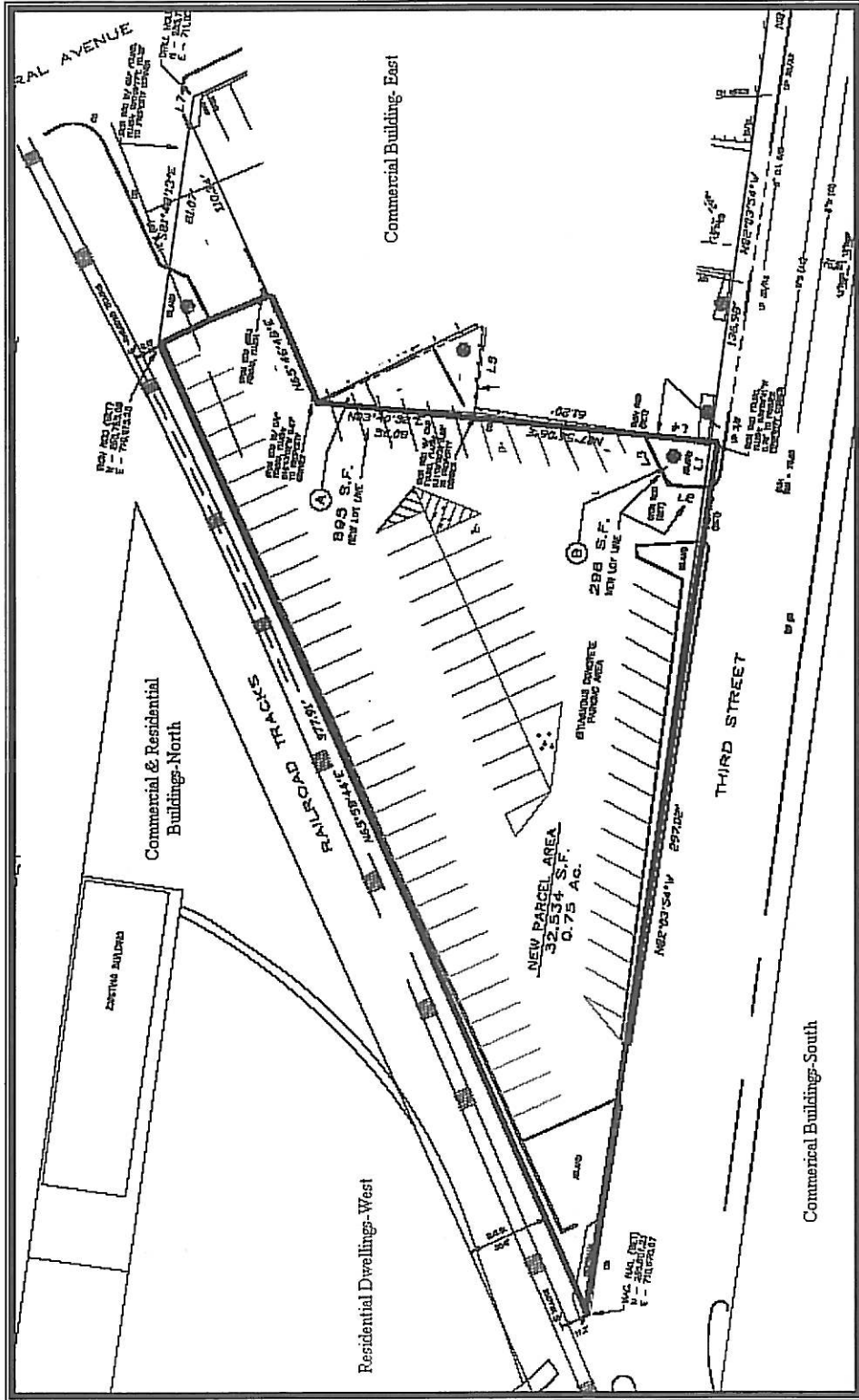


Date Created: 1956--      Date Revised 1988--

Contour Interval: 20 feet

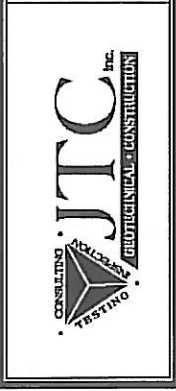
Map Reference Code: 43070-B7-TF-024

**FIGURE 1- USGS TOPOGRAPHIC MAP**



Project Name:  
**THIRD STREET PARKING LOT**  
 Figure Number & Name:  
**FIGURE 2 : SITE PLAN**

**Legend**  
 Approximate Site Boundary



## Appendices



City of Dover  
Third Street  
Dover, NH 03820

---



**Northeast Corner of Property Looking North  
Across Railroad Tracks**



**Northeast Corner of Property Looking East**



**Northeast Corner of Property Looking Southeast**



**Northeast Corner of Property Looking South**



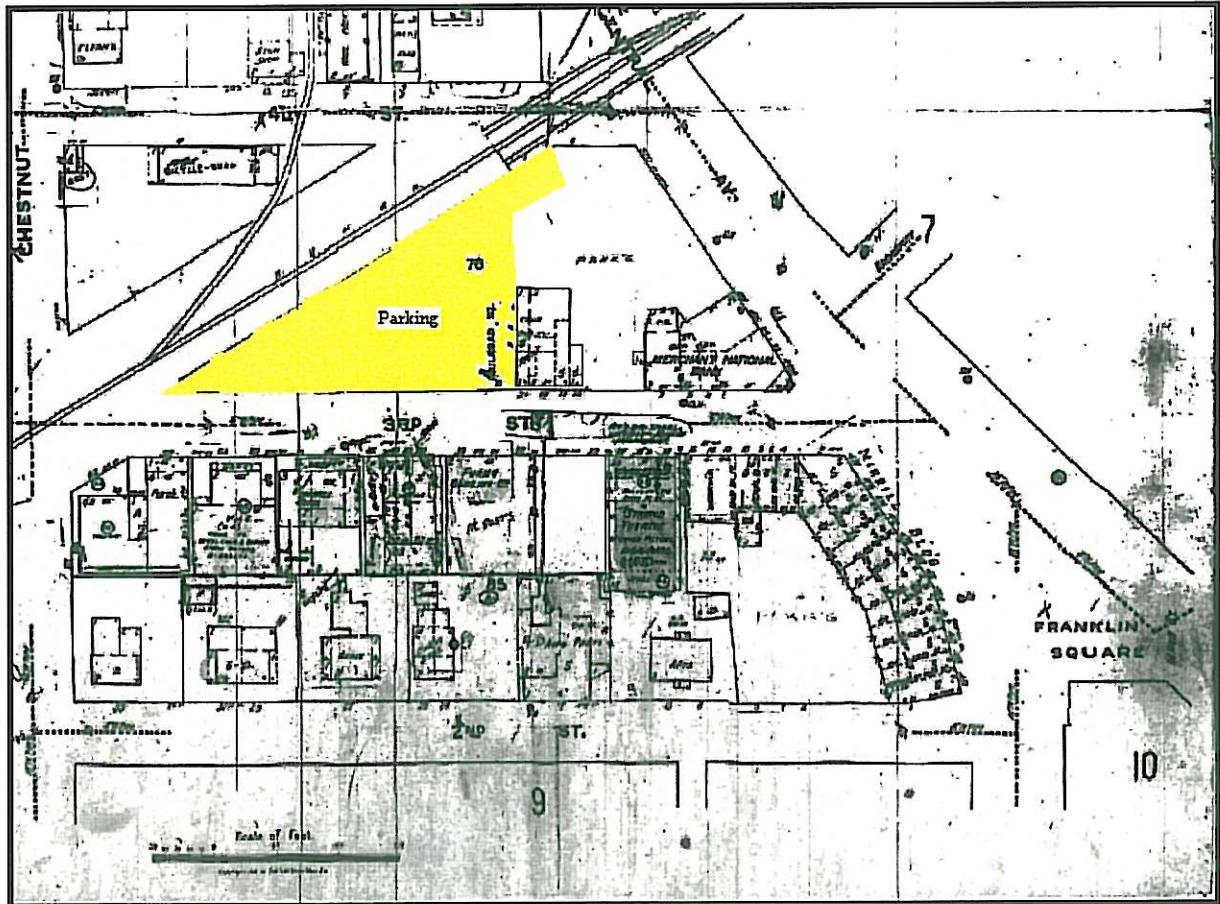
**Northeast Corner of Property looking West**



**West end of Property Looking South across 3<sup>rd</sup>  
Street towards Cleaners**

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

1971





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

1946

