



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0016

JOHN ELIAS BALDACCI
GOVERNOR

DAVID A. COLE
COMMISSIONER

December 7, 2009

Ms. Jean Firth
Maine Department of Environmental Protection
Bureau of Hazardous Materials and Solid Waste Control
Division of Site Investigation and Remediation
State House Station #17
Augusta, Maine 04333-0017

Subject: Voluntary Response Action Program
Piscataquis River Bridge Reconstruction
Howland, Maine

Dear Ms. Firth:

Accompanying this letter, please find an Application for Assistance under the Voluntary Response Action Program (VRAP) for the Maine Department of Transportation's (MaineDOT's) Piscataquis River Bridge Reconstruction initiative in Howland, Maine (Attachment I). MaineDOT is seeking specific liability protections under 38 M.R.S.A. § 343-E (the VRAP Law) for three separate parcels. The overarching objective is to obtain the appropriate protections for the parcels and beneficially integrate each into the proposed reconstruction initiative. In preparation of the VRAP application, MaineDOT obtained assistance from S.W.Cole, Inc., to perform environmental surveys for each of the properties. A report summarizing their findings is included as Attachment II.

The following sections present the Project Background, Site History, Site Conditions, Proposed Site Development and Use and Proposed Response Actions.

PROJECT BACKGROUND

The MaineDOT is currently working on the engineering design associated with reconstruction of the Piscataquis River Bridge in Howland, Maine (See Figure 1). Preliminary data indicates that to appropriately address safety and constructability issues, three privately owned properties will need to be acquired. Two of the parcels are located at the southwest corner of the LaGrange Road/Coffin Street intersection. These properties are shown on Figure 2 as Parcel #1, owned by the Pinks and Parcel #2, owned by the Azbells. The third property of interest is located across from the intersection and is positioned along the Piscataquis River (Shown as Parcel #3 on Figure 2). This property is currently owned by the Town of Howland. The subject



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properties are described at the Penobscot County Registry of Deeds and by the Town of Howland as follows:

Parcel #1

Current Owner: Lawrence Pink

Book 11007, Page 244 (for description purposes see Book 9711, Page 342)

Tax Map U9, Lot 24

Parcel #2

Current Owner: Loriann Azbell and Robert E. Azbell, Jr.

Book 9889, Page 222

Tax Map U9, Lot 25

Parcel #3

Current Owner: Town of Howland

Book 3054, Page 94

Tax Map U9, Lot 74

Deed information and legal descriptions of the properties involved are included in Attachment III.

MaineDOT is negotiating with the owners to acquire the subject properties. Current plans call for the buildings and associated facilities to be removed from Parcels #1 and #2. A portion of each property will then be utilized for the construction of a right-hand turning lane on LaGrange Road. Parcel #3 will be used for the construction of the approach for a new bridge spanning the Piscataquis River. As mentioned previously, the proposed construction will enhance traffic safety and will allow the old bridge to be used as a temporary detour until the new structure is completed.

Historical reports suggest past activities may have affected the subsurface environment at Parcels #2 and #3. No historical environmental data was found for Parcel #1. Based on this understanding, MaineDOT retained S.W. Cole, Inc. to further characterize the parcels. Information garnered from both historical and the most recent characterization efforts are summarized below. Additional detailed information concerning Parcels #1, #2 and #3 is contained in the accompanying report (see Attachment II). Further, MaineDOT, working with personnel from the Maine Department of Environmental Protection (MDEP) performed a soil vapor assessment on Parcel #2. Data associated with this assessment is also summarized herein.

SITE HISTORY

The parcels of interest are located within a mixed residential and commercial zone in the Town of Howland. Based on the research compiled in S.W. Cole's report (See Attachment II) it appears that the Pink property (Parcel #1) has been used for residential purposes since it was constructed. The facility is currently vacant and according to the owner, has been for several years. There are no known environmental issues associated with the property.

The Azbell property (Parcel #2) was an automobile repair garage and a small gasoline service station from the 1920s to around 1960. Mrs. Azbell, the current owner, stated that an older resident of the area said it may have been a blacksmith shop between the 1920s and 1950s. The property was vacant for many years until Mr. Ralph Carr purchased it and operated a Volkswagen repair shop in the building through the 1990s. Mr. Ed Jackson bought the property around 2004 and remodeled it for a pool room but he was not able to open it. The Azbell's bought the property in 2005 for a kid's recreational room and as a shop for Mr. Azbell to assemble motorcycles. The Azbell's have used the building infrequently since they purchased it.

The Town of Howland property (Parcel #3) has been undeveloped since the 1960s. Historical data indicates that the lot was used by an adjacent industrial facility for pulp wood storage and for the placement of granular fill. It does not appear that the property had a building constructed on it. Most recently, the Town of Howland has utilized the site for recreational purposes through the construction of a seasonal ice skating rink.

SITE CONDITIONS

ASTM E 1527 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* defines a Recognized Environmental Condition (REC) as "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 a material threat of a release into structures on the property or into the ground, groundwater or surface water of the property." Based on this premise, and knowing the background uses of the Azbell and Town of Howland properties (Parcels # 2 and #3, respectively), both lots were defined as having potential RECs. No data or evidence was noted suggesting that the Pink property (Parcel #1) was adversely impacted by historical operations.

To further assess the potential RECs on the Azbell (Parcel #2) and Town of Howland (Parcel #3) properties, a focused, subsurface exploration program with field and analytical soil testing was performed. The explorations consisted of five, hand-auger borings into sub-slab soils of the Azbell basement and eight drilled test borings made by

Maine Test Borings, Inc. of Brewer, Maine. Soil samples collected for the explorations were monitored with a photo-ionization detector (PID) for evidence of petroleum and other ionizable organic gases and vapors. Based on this field screening, several soil samples were selected and sent to Katahdin Analytical Services (Katahdin) for laboratory testing for ignitability, corrosivity (pH), reactive sulfide, reactive cyanide, volatile organic compounds, semi-volatile organic compounds (SVOCs), PCBs, diesel range organics (DRO), gasoline range organics (GRO), the eight (8) RCRA metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver), pesticides (Endrin, Lindane, Methoxychlor, Toxophene) and 2,4-D (herbicide). As detailed in S.W. Cole's report, with the exception of the petroleum-related constituents described below, no environmentally significant chemical detections were noted.

During the exploration program, what appeared to be fuel oil contamination in a hand-auger boring (FB-4) positioned beneath the north-northwest corner of the sub-slab in the Azbell property and possibly a mixture of gasoline and fuel oil contamination in test borings (B-103 and B-104) positioned along the easterly side of the Azbells were noted. A high PID result of 92 ppm (using diesel/fuel oil MDEP set point) and a DRO concentration of 410 mg/kg were recorded at FB-4. A high PID result of 1,132 ppm (using gasoline MDEP set point), a GRO concentration of 560 mg/kg and a DRO concentration of 200 mg/kg was noted at B-103.

Thin lenses of black-colored soils were observed from test borings associated with the Azbell parcel (borings B-101, B-103, B-105, and B-106) and the Town of Howland property (borings B-116 and B-117). It appears that fire debris and/or ash generated from wood or coal burning may have been used as fill at these locations. PID results for these samples were below 6 ppm except for samples from B-103 that were contaminated by petroleum. The samples have metals concentrations with typical ranges for background soil; the SVOC results were below the laboratory practical quantitation limits. DRO concentration was 180 mg/kg at B-117. The DRO concentration may be due to low-level carbon compounds in the ash, unrelated to petroleum. The data suggests that the noted fill material is environmentally insignificant.

Details relative to the above discussion can be found in S.W. Cole's report included as Attachment II.

The project corridor is located within an area served by public water. Mr. Brian Dawson, Town of Howland Utilities Superintendent, is not aware of any active public or private wells used for consumption of drinking water within 1,000 feet of the proposed VRAP sites. A review of Maine Department of Health and Human Services (DHHS, 2009) on line public well mapping and lists on-line did not identify any public water supply wells within 1,000 feet of the project corridor. However, research did note that there are two

private wells near the proposed VRAP sites. A shallow dug well is located upgradient of the proposed VRAP sites at the Jim & Jill Seafood and Grill Restaurant located at 37 Lagrange Road. This facility is positioned approximately ¼ mile from the area of interest. According to the restaurant owner, this well is not utilized for drinking water. Municipal public water is used at the restaurant for drinking purposes.

A bedrock well was also noted to exist at the former Friendship Trap Company located at 67 Lagrange Road (immediately off from the highway exit ramp). This facility is located approximately ½ mile upgradient of the proposed VRAP sites. According to the owner, the well is plumbed into a bathroom in the building. Potable water is provided to the facility by the Howland Water District.

According to the Maine Geological Survey (MGS) significant sand and gravel aquifer data-base (2002), no significant aquifers are mapped in the subject area. Based on the surrounding topography and nearby surface water features, groundwater beneath the proposed VRAP sites flows in a north-northeasterly direction with discharge to the Piscataquis River.

On October 23, 2009, a soil vapor assessment of the Azbell property (Parcel #2) was performed. With assistance from MDEP, four soil vapor samples were collected from the perimeter of the Azbell parcel. The samples were strategically collected from locations that have the greatest potential for off site migration of vapors (samples targeted buried utility trenches). Analytical data associated with the investigation indicates that low levels of volatile organic compounds are present yet at levels that do not pose a health hazard to surrounding properties. As shown on Table 1, no detections exceeded the conservative Soil Gas Target levels for multi-contaminant sites as defined by MDEP's August 2009 Draft Vapor Intrusion Evaluation Guidance. The locations of the samples are presented on Figure 3. Laboratory data is contained in Attachment IV.

**TABLE 1
 SOIL VAPOR DATA**

Sample ID	Analytical Results		Indoor Air Target Multi-Contaminant Site	Attenuation Factor	Soil Gas Target Level
SV-1	1,3, Butadiene	3.12 ug/m3	8.1 x 10 ⁻² ug/m3	50	4.05 ug/m3
	C5-C8 Aliphatics	146 ug/m3	4.2 x 10 ¹ ug/m3	50	2100 ug/m3
SV-2	1,3, Butadiene	3.17 ug/m3	8.1 x 10 ⁻² ug/m3	50	4.05 ug/m3
	C5-C8 Aliphatics	64.9 ug/m3	4.2 x 10 ¹ ug/m3	50	2100 ug/m3
SV-3	Toluene	7.76 ug/m3	1 x 10 ³ ug/m3	50	50,000 ug/m3
	C5-C8 Aliphatics	49.9 ug/m3	4.2 x 10 ¹ ug/m3	50	2100 ug/m3
SV-4	Non-Detect				

PROPOSED SITE DEVELOPMENT AND USE

MaineDOT will be acquiring three parcels in Howland for use in the reconstruction of the LaGrange Road/Coffin Street intersection and Piscataquis River Bridge. As indicated previously, a portion of the properties (Parcels #1 and #2) will be utilized for the construction of a right-hand turning lane on LaGrange Road (for turning onto Coffin Street). Parcel #3 will be used for the construction of the approach for a new bridge spanning the Piscataquis River. Essentially, all three parcels will have roadways constructed atop them. The proposed construction will enhance traffic safety and will allow the old bridge to be used as a temporary detour until the new structure is completed.

Specific development plans for the three parcels proposed for VRAP protections consists of the establishment of paved roadways and associated drainage structures. To complete this development, MaineDOT anticipates the following types of activities are likely to occur:

- Building Demolition;
- Tree cutting and clearing;
- Grubbing and stump removal;
- Excavation for bridge abutment, foundations, drainage systems, utilities and to replace soft soils (where needed);
- Pile driving (bridge abutment);
- Construction of storm water collection system; and
- Excavation for roadway construction.

MaineDOT believes the judicious use of design strategies and construction procedures associated with its Piscataquis River Bridge Replacement project will assist in ameliorating the environmental concerns noted above.

PROPOSED RESPONSE ACTIONS

One of the objectives of this VRAP Plan is to define the type of existing conditions in soils that impacts require response actions, as well as those that do not. For the purposes of this VRAP Plan, MaineDOT proposes to base this determination on field observations and measurements. Groundwater remediation is not proposed unless it is impacted with petroleum in the form of a separate phase liquid (i.e., free phase product), which will require removal.

The primary contaminants of concern are petroleum constituents. These constituents appear to be associated with the historical management of petroleum at the Azbell property (Parcel #2). The investigation did not find any significant environmental issues with the Pink Property (Parcel #1) and the Town of Howland property (Parcel #3).

MaineDOT proposes to manage petroleum impacted soils encountered on the Azbell parcel (Parcel #2) in general accordance with the “Baseline 2” guidance presented in MDEP’s Procedural Guidelines for Establishing and Implementing Action Levels and Remediation Goals for the Remediation of Oil Contaminated Soil and Groundwater in Maine. Field observations and field analyses will be utilized to classify soils. If visual and/or olfactory evidence of soil impacts is present (i.e., soil appears stained or exhibits anthropogenic odors), these soils will be tested for VOCs through use of a photo-ionization detector. Any excavated soils that exhibit a VOC threshold of 20 ppm above background as measured with a PID will require a response action.

For excavation work immediately adjacent to and on the Azbell property (Parcel #2), petroleum impacted soils that exhibit PID readings between 20 ppm and 2000 ppm above background that are disturbed during construction (and that do not exhibit free phase petroleum or petroleum saturated soils) will be placed in an area within the construction limits of the project and covered with a minimum of 4 inches of soil or an impervious surface. Those placed soils not covered by impervious structures (e.g., asphalt, concrete, etc.) will be covered with an erosion control mat or vegetated to control erosion. These petroleum impacted soils may be used as on-site fill as long as they are not in direct contact with surface water or groundwater, and as long as they are isolated with clean cover material or an impervious structure.

If petroleum saturated soils and/or soils exhibiting PID readings above 2000 ppm above background are encountered, they shall be disposed of offsite at a MDEP licensed petroleum recycling facility or at a MDEP licensed Special Waste landfill.

To minimize the potential for off site migration of petroleum constituents, no under drains will be installed beneath the road structure at the Azbell property. Should any storm water conveyance structures be required (i.e., storm drains and catch basins), they will be installed using solid PVC piping and backfilled with clean material.

Onsite VRAP activities will be performed under the supervision of a Maine Certified Geologist or Maine Professional Engineer who will provide documentation to MDEP that these activities were done in accordance to VRAP. This documentation will be provided at the completion of the on-site development initiative.

When the above activities are completed, and documentation is provided to MDEP, it is anticipated that a Certificate of Completion will be issued by MDEP to MaineDOT.

Shortly after project completion, MaineDOT will file deed restrictions with the Penobscot County Registrar of Deeds to restrict the use of the Pink (Parcel #1), the Azbell (Parcel #2) and Town of Howland (Parcel #3) properties for the installation of onsite drinking water wells and future residential development.

We trust that the information provided in support of the application is sufficient for the VRAP to provide a No Action Assurance letter to MaineDOT. We understand that we will be notified in the near future regarding the site's eligibility under the Voluntary Response Action Program. Please invoice MaineDOT for the \$500 review fee through the State's internal invoicing system. To ensure prompt processing, please reference the MaineDOT - Environmental Office, Howland Bridge Replacement Project on the invoice.

Thank you in advance for your assistance with this project. If you have any questions or comments, please do not hesitate to call me at (207) 592-6646.

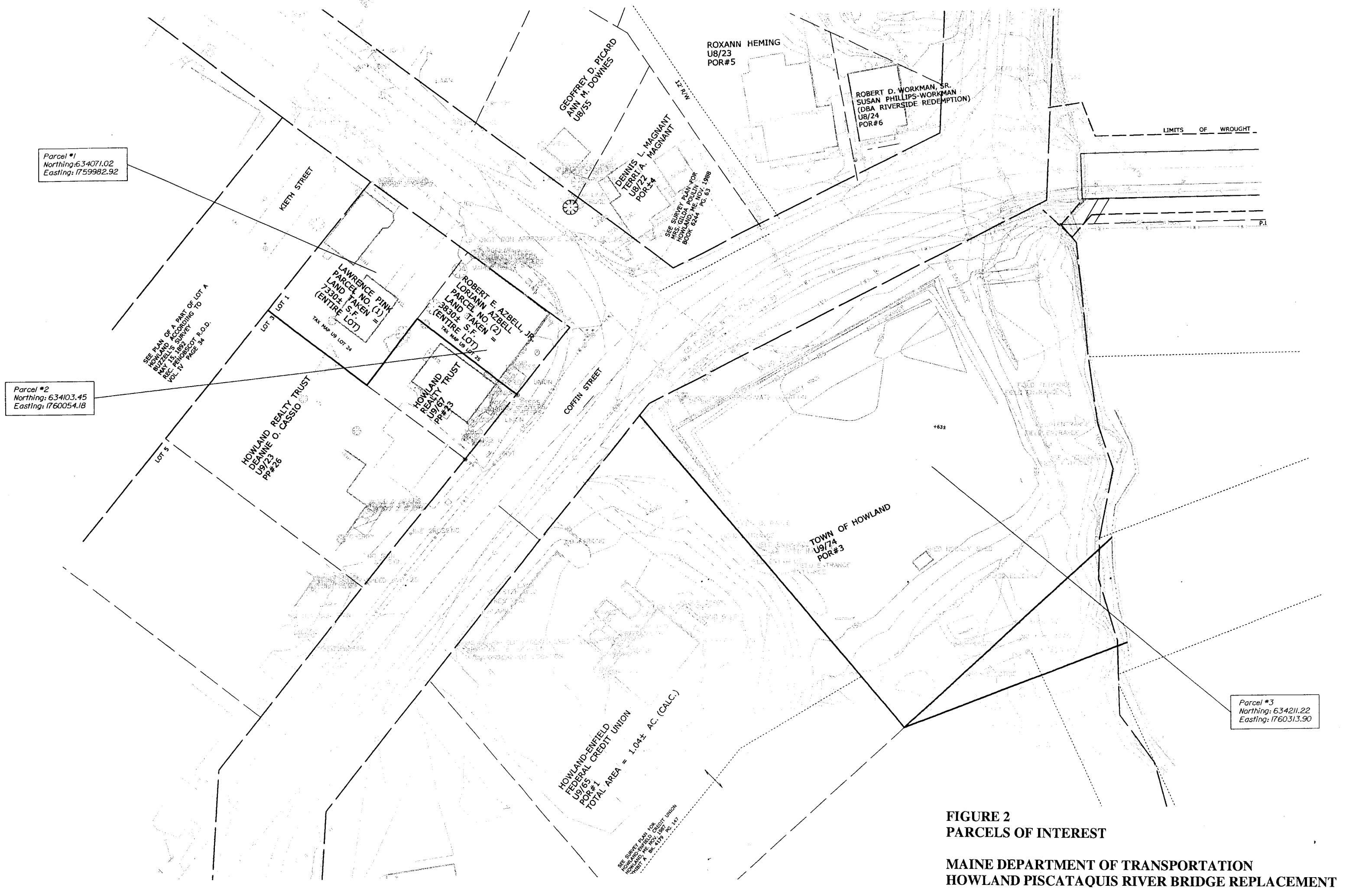
Sincerely,



Dwight Doughty, Jr.
Manager, Groundwater and Hazardous Waste Division
Maine Department of Transportation

CC: T. Kemmerle, MaineDOT
M. Steele, MaineDOT
L. Timberlake
J. Gates

FIGURES



Parcel #1
 Northing: 634071.02
 Easting: 1759982.92

Parcel #2
 Northing: 634103.45
 Easting: 1760054.18

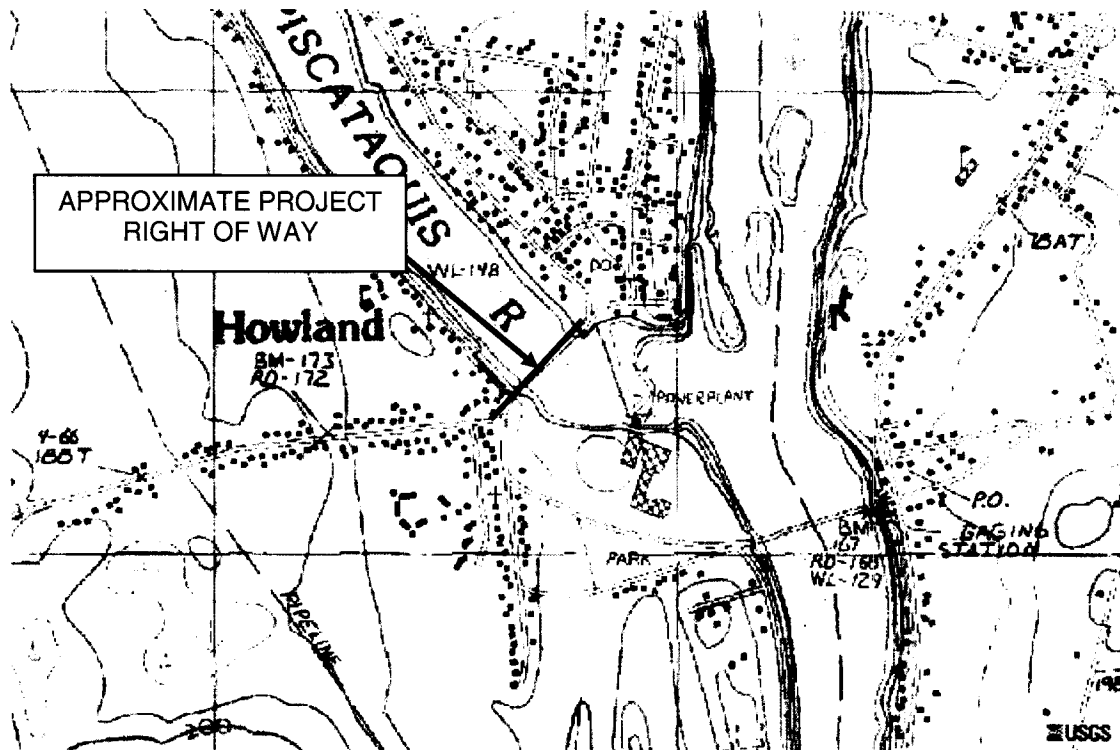
Parcel #3
 Northing: 634211.22
 Easting: 1760313.90

**FIGURE 2
 PARCELS OF INTEREST**

ATTACHMENT I
VRAP APPLICATION

**FIGURE 1
SITE LOCATION MAP**

**MAINE DEPARTMENT OF TRANSPORTATION
HOWLAND PISCATAQUIS RIVER BRIDGE REPLACEMENT**



Note: Image obtained from the TerraServer USA website:
<http://terraserver-usa.com/default.aspx>.



Maine Department of Environmental Protection

Maine Voluntary Response Action Program

Application for Assistance

Please complete this application to request technical assistance from the Voluntary Remedial Action Plan Program (VRAP) pursuant to Title 38 MRSA, Section 342, Subsection 15.

General Site Information

Property name: Three Parcels - Pink (Parcel #1), Azbell (Parcel #2) and Town of Howland (Parcel #3)

Street Address: Intersection of LaGrange Road and Coffin Street

City (or Township): Howland

Tax map #: Parcel #1 - Tax Map U9, Lot 24; Parcel #2 - Tax Map U9, Lot 25; Parcel #3 - Tax Map U9, Lot 74

Lot #:

UTM Coordinates (Map Datum: NAD83): Parcel #1 - Northing: 634071.02/Easting:

1759982.92; Parcel #2 - Northing: 634103.45/Easting: 1760054.18; Parcel #3 - Northing: 634211.22/Easting: 1760313.90

Total Acreage of Property (all parcels): approximately 1.9 acres

Property Description Recorded at Registry of Deeds

County: Penobscot Book: Parcel #1 - Book 11007, Page 244 (for description purposes see Book 9711, Page 342); Parcel #2 - Book 9889, Page 222; Parcel #3 - Tax Map U9, Lot 74 Page:

Applicant Information

Applicant/Organization*: Maine Department of Transportation

Contact Person: Dwight Doughty Title: Hydrogeologist

Address: SHS 16

City: Augusta State: ME Zip: 04333

Phone: 207/592-6646 Fax: 207/624-3100

E-mail: dwight.doughty@maine.gov

*The applicant/co-applicant are the individual(s) or organization(s) that will be the recipient of any applicable administrative or liability assurances provided by VRAP. The applicant is also responsible for payment of fees for Department review and oversight costs.

Co-Applicant Information (if applicable)

Co-Applicant/Organization*:

Contact Person: Title:
Address:
City: State: Zip:
Phone: Fax:
E-mail:

Co-Applicant/Organization*:

Contact Person: Title:
Address:
City: State: Zip:
Phone: Fax:
E-mail:

Current property owner (if different than applicant)

Name: Title:
Organization:
Address:
City: State: Zip:
Phone: Fax:
E-mail:

Involvement with other regulatory programs

Yes

None known

If yes, list the program/contact person from the Department: Technical Services - Parcel #2 - Groundwater Fund site.

Contact person(s)

Please list the name(s) of your current environmental consultant and legal counsel.

Consultant: Steve Pinette _____ of S.W. Cole, Inc.

Address: 17 Chestnut Street, Suite 1A

City: Portland State:ME Zip: 04101

Phone: 207/773-6800

Fax: 207/773-6801

E-Mail: spinette@swcole.com

Attorney: Toni Kemmerle of MaineDOT

Address: SHS 16

City: Augusta State:ME Zip: 04333

Phone: 207/624-3024 Fax: 207/624-3021

E-mail: Toni.Kemmerle@maine.gov

As applicant/co-applicant, agents that may act on my behalf (list, if any):

For _____, _____ of _____.

For _____, _____ of _____.

For _____, _____ of _____.

For _____, _____ of _____.

For _____, _____ of _____.

Certification

I hereby make a request of VRAP to assist me and the company/organization I represent in determining whether the above-described property has been the site of a release or threatened release of a hazardous substance, hazardous waste, hazardous matter, special waste, pollutant or contaminant, including petroleum products or by-products. I understand this assistance may include the review of agency records and files, and review and approval of my investigation plans and reports as well as remedial action plans and implementation.

I am aware that the property listed in this application will be placed on the Division of Remediation's Sites List Database that is located on the Department's website, and that any documents I submit to the Department are publicly available through their file room. I am also aware that VRAP, at its discretion, may contact municipal officials regarding investigation/ remedial actions at sites participating in the program.

I am further aware that I must reimburse VRAP for the costs of providing this assistance. I understand that reimbursement requests may be made on a periodic basis and that failure to reimburse VRAP for costs in a timely manner may result in disqualification from VRAP and/or liens being placed on the property.

Typed/printed name: Dwight Doughty, Jr. Title: Hydrogeologist

Signature: _____ Date: _____

*****Note: For Properties with Petroleum Discharges from USTs or ASTs*****

If your property has petroleum discharges (or potential discharges) related to an underground storage tank ("UST") or aboveground storage tank ("AST") facility, **please also sign the following:**

I hereby agree to comply with Title 38 MRSA, Section 568 A.4, which includes the submittal of work plans, budgets, and schedules to the Department for review and approval. I also agree to keep a detailed record of all costs associated with the investigation and cleanup of petroleum discharges at the property, and will submit estimates of past costs to investigate and cleanup petroleum discharges at the property that have been incurred prior to making this application.

Typed/printed name: Dwight Doughty, Jr. Title: Hydrogeologist

Signature: _____ Date: _____

ATTACHMENT II

S.W. COLE, INC.

**MODIFIED PHASE ONE AND LIMITED PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
MAINE DOT PROJECT NO. 15635.00
PISCATQUIS RIVER BRIDGE #3040
REPLACEMENT PROJECT
HOWLAND, MAINE
REPORT**

ATTACHMENT III
VRAP PARCELS OF INTEREST
DEEDS AND DESCRIPTIONS

State of Maine
Department of Transportation
Property Office

16 State House Station
Augusta, ME 04333-0016
Telephone: (207) 624-3460
FAX: (207) 624-3545
Email: lorrinda.connolly@maine.gov

Memorandum

To: Dwight Doughty, Environmental Office
From: Lorrinda Connolly, Property Office *LC*
Cc: Kathy Rollins, Property Office
Subject: Howland Bridge, 15635.00
Date: September 30, 2009

The following is the information you requested in your September 29th e-mail to Kathy Rollins. I have also attached a copy of Tax Map U9 and the deeds referenced below for each parcel.

Tax Map U9, Lot 74 (skating rink property)
Current Owner: Town of Howland
Book 3054, Page 94

Tax Map U9, Lot 25
Current Owner: Loriann Azbell and Robert E. Azbell, Jr.
Book 9889, Page 222

Tax Map U9, Lot 24
Current Owner: Lawrence Pink
Book 11007, Page 244
(for descriptonal purposes see Book 9711, Page 342)

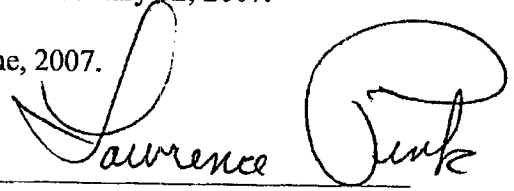
If you should need anything further, please let us know.

**QUITCLAIM DEED
WITHOUT COVENANT**

LAWRENCE PINK, Mortgagee and Plaintiff, pursuant to a civil action to foreclose a mortgage under 14 M.R.S.A. §6321 et seq., brought in the Maine District Court, District Thirteen, Division of Central Penobscot at Lincoln, Docket No. LIN-RE-06-041 against **Mark Paradis and Amanda Paradis**, Defendants, and **Roger Parent**, Party in Interest, in execution of a Judgment of Foreclosure and Order of Sale dated February 6, 2007, for consideration paid, **RELEASES** to **LAWRENCE PINK** of Duxbury, County of Plymouth and State of Massachusetts, whose mailing address is 87 Old Cordwood Path, Duxbury MA 02332, the land in Howland, County of Penobscot and State of Maine, described as follows:

All those premises acquired by the Grantor herein and ordered to be sold by virtue of a Judgment of Foreclosure and Order of Sale dated February 6, 2007 and recorded in the Penobscot County Registry of Deeds in Book 10865 Page 148 and being the same premises conveyed to the Grantor herein by Mortgage Deeds of Mark Paradis and Amanda Paradis dated January 12, 2005 and recorded in the Penobscot County Registry of Deeds in Book 9711 Page 342, said mortgage having been foreclosed by civil action in the Thirteenth District Court, Division of Central Penobscot at Lincoln, entitled Lawrence Pink, Plaintiff, vs. Mark Paradis and Amanda Paradis, Defendants, and Roger Parent, Party in Interest, Civil Action, Docket No. LIN-RE-06-041, this sale and transfer being pursuant to said Court's Judgment of Foreclosure and Order of Sale entered February 12, 2007.

WITNESS my hand and seal this 20th day of June, 2007.



Lawrence Pink

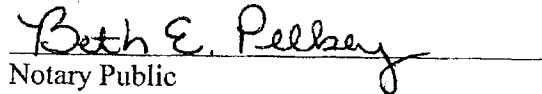
STATE OF MAINE
PENOBSCOT, SS.

June 20, 2007

Personally appeared the above named **LAWRENCE PINK** and acknowledged the foregoing instrument to be his free act and deed.

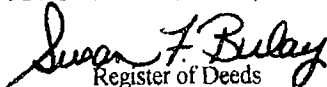
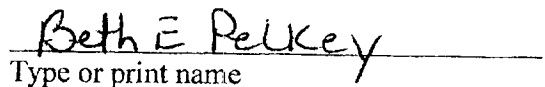
Before me,

No Transfer Tax Paid


Notary Public

My Commission Expires:

PENOBSCOT COUNTY, MAINE


Register of Deeds
Type or print name

Wty
12-15-2004
"
1-13-2005
S - w - A

Bk 9711 Pg 340 #1244
01-13-2005 @ 09:45a

WARRANTY DEED
(04-02685L)

HOWLAND REALTY TRUST 65 Main Street, Lakeville, MA 02347 (C/O Roger Parent), for consideration paid GRANTS to **MARK PARADIS** and **AMANDA PARADIS**, husband and wife, both of 4 Lagrange Road, Howland, Maine 04448, as **joint tenants, WITH WARRANTY COVENANTS**, the land in Howland, County of Penobscot, State of Maine.

A certain lot or parcel of land, situated in Howland, County of Penobscot and State of Maine, bounded and described as follows:

Being the west half of lot numbered one (1) together with the buildings thereon, on the southerly side of the Piscataquis River, and on the easterly side of Keith Street, said lot being according to Buzzell's Survey and Plan, dated May 15, 1892, and recorded in the Penobscot County Registry of Deeds in Book 4, Page 34. Said half lot being that part on which the two story building now stands and subject to the restrictions relating to the sale of intoxication liquors as recited in deed from Howland Falls Pulp Company to Fred R. Russell and Herbert C. Smart, which deed is dated June 17, 1985 and recorded in the Penobscot County Registry of Deeds in Book 650 Page 221.

Being the same premises as described in the deed from Alain S. Soucy to Howland Realty Trust dated February 20, 1990 and recorded in Book 4601 Page 257, Penobscot County Registry of Deeds.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

IN WITNESS WHEREOF, Howland Realty Trust has caused this instrument to be executed in its name by Alan Roberts, its sole trustee, duly authorized this 15th day of ~~October~~, 2004.

Remember

Signed, Sealed and Delivered
In the Presence of

Gunda Lawrence

HOWLAND REALTY TRUST

Alan Roberts

By: Alan Roberts
Its sole trustee
Duly Authorized

Piscataquis River

Plan of a part of
 Lot A
 Howland
 According to Buzzello Survey
 May 15, 1892
 C.W. Fuller C.E.
 [4-34]

MAXFIELD

EMERY

ECHO AVE. N 19° W

Cott St

1	3	5-	7	9
---	---	----	---	---

Kett St

2	4	6	8	10
33	35-	37	39	41

34	36	38	40	42
65-	67	69	71	73

RE
 R
 am

W-4
5-27-05
5-31-05
S- - W-A

Bk 9889 Pg 222 #17857
05-31-2005 @ 09:18a

WARRANTY DEED
(05-02682L)

EDWARD L. JACKSON of Main Road, Passadumkeag, Maine, for consideration paid GRANTS to **LORIANN AZBELL** and **ROBERT E. AZBELL, JR.**, husband and wife, both with a mailing address of P.O. Box 72, Howland, Maine 04448, as **joint tenants**, with **WARRANTY COVENANTS**, the land in Howland, County of Penobscot, State of Maine.

A certain lot or parcel of land with the buildings thereon situate in Howland, County of Penobscot, State of Maine, on the southerly side of the Piscataquis River and on the westerly side of Coffin and being the northeast quarter of lot numbered one (1) according to Buzzell's Survey and Plan dated May 15, 1982, and recorded in Penobscot Registry of Deeds, Plan Book 4, Page 34.

Any and all other easements, rights, restrictions or appurtenances belonging to the granted estate are hereby conveyed. (See 2499-215)

Being the same premises as described in the deed from Ralph E. Carr to Edward L. Jackson dated November 19, 1999 and recorded in Book 7232 Page 161, Penobscot County Registry of Deeds.

WITNESS my hand and seal this 27 day of May, 2005.

Signed, Sealed and Delivered
In the Presence of

Shirley A. Porter



Edward L. Jackson

STATE OF MAINE
COUNTY OF PENOBSCOT, ss

May 27, 2005

Then personally appeared before me the above named Edward L. Jackson and acknowledged the foregoing instrument to be his free act and deed.

Shirley A. Porter
Notary Public

SHIRLEY A. PORTER
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 09-20-2005
(Print Name)

PENOBSCOT COUNTY, MAINE
Susan F. Bilby
Register of Deeds

"Maine Real Estate
Transfer Tax Paid"

Piscataway River

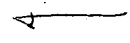
MAXFIELD

EMERY

ECHO AVE.

N 19° W

Plan of a part of
Lot A
Hounded
According to Buzzelli's
May 15, 1892
S.W. Muller C.E
[4-34]



Coft w St

9	7	5	3	1
---	---	---	---	---

Kettle St.

10	8	6	4	2
41	39	37	35	33

42	40	38	36	34
73	71	69	67	65

3054-94
CXL Cov.
1-7-80
1-15-80
S. W. A
VJ

00634

QUITCLAIM DEED WITH COVENANT

LINCOLN PULP & PAPER CO., INC., a Delaware corporation having a place of business in Lincoln, Penobscot County, Maine, for consideration paid, grants to INHABITANTS OF THE TOWN OF HOWLAND, a body corporate located at Howland, Penobscot County, Maine, with QUITCLAIM COVENANT, a certain lot or parcel of land with the buildings thereon situate in Howland, in the County of Penobscot, State of Maine, bounded and described as follows, viz:

NL

T.M. U. 9
Lot 39

EXCEPTS
LAW

Beginning on the west shore of Penobscot River at the bridge; thence by the County Road and along the mill yard fence North 79° 30' West 165 1/2 feet as measured from the steel of the bridge, 166 feet as measured from high water mark in the river to an angle; thence North 62° West 765 feet, more or less, to an angle; thence North 57° West 140 1/2 feet, more or less, to an angle; thence North 42° 10' West 734 feet to an angle at the corner of Coffin Street; thence North 15° 50' East, 368 1/2 feet, more or less, to an angle; thence North 39° 45' East 163 1/2 feet, more or less, to an angle; thence North 52° 45' East 120 1/2 feet, more or less, as measured to the bridge, 113 1/2 feet, more or less, to the Piscataquis River at high water mark; thence by and along and down the Piscataquis River and the Penobscot River to the point of beginning; together with all buildings now on said plant site, sprinkler systems, electric lights and outlets, [excepting and reserving, however, from the above-described parcel so much thereof as was conveyed to Bangor Hydro-Electric Company by deed dated December 27, 1930 and recorded in Penobscot Registry of Deeds, Volume 1050, Page 440] and the premises conveyed are subject to the rights, privileges and easements granted to Bangor Hydro-Electric Company by said deed. [Excepting and reserving, however, from the above-described parcel so much thereof as was conveyed to St. Regis Paper Company by deed dated December 29, 1950, and recorded in Penobscot Registry of Deeds, Volume 1336, Page 63.] [Also excepting and reserving from the above-described parcel so much thereof as was conveyed to the State of Maine by deed of Atlas Plywood Corporation dated June 14, 1946, recorded in said Registry of Deeds, in Volume 1242, Page 425.] TAKING HWY J-K - BRIDGE FR. HOWLAND TO BR. FIELD OVER PENOBSCOT

Also a certain lot or parcel of land together with the Hide House, so-called, and other buildings thereon situated in said Howland, bounded and described as follows:

NL

Beginning at an iron stake on the fence line eight (8) feet, more or less, in a southeasterly direction from the southeast corner of the Gate House on the premises herein described; thence North fifty-two degrees thirty minutes East (N. 52° 30' E.) two hundred six (206) feet and five (5) inches, more or less, to an iron stake which is in line with the south face of building No. 17B as delineated on a plan entitled "St. Regis Paper Co., Bucksport Maine, Plot of Property Line between St. Regis Paper Co. and Atlas Plywood

Corp., Howland, Maine, Dwg. No. HK-5" and recorded in Penobscot County Registry of Deeds in Plan Book 17, Page 31, and forty (40) feet, more or less, from the southeasterly corner of said building; thence North forty-two degrees East (N. 42° E.) and parallel to the easterly wall of said building No. 17B a distance of ninety-eight (98) feet and six (6) inches, more or less, to an iron stake; thence South forty-eight degrees East (S. 48° E.) a distance of thirteen (13) feet and two (2) inches, more or less, to an iron stake; thence North forty-two degrees East (N. 42° E.) a distance of one hundred fifty-four (154) feet and four (4) inches, more or less, to an iron stake three (3) feet from the face of the wall of the office building as delineated on said plan; thence South forty-eight degrees East (S. 48° E.) and parallel to the southerly wall of said office building a distance of forty-two (42) feet and three (3) inches, more or less, to an iron stake; thence North forty-two degrees East (N. 42° E.) and parallel to the easterly wall of said office building (said line being three (3) feet from the face of said easterly wall a distance of eighty-six (86) feet and eight (8) inches, more or less, to the center line of the southerly wall of building No. 20 as delineated on said plan; thence Westerly along the center line of the southerly wall of said building No. 20 and along the center line of concrete columns between said office building and building No. 19 as delineated on said plan a distance of thirty-four (34) feet and one (1) inch, more or less, to the center line of a concrete column; thence North forty-two degrees East (N. 42° E.) along the center line of concrete columns a distance of seventy-seven (77) feet and eleven (11) inches, more or less, to the center line of the brick wall between buildings No. 11 and No. 19 as delineated on said plan; thence Northwesterly along the center line of said wall between buildings No. 11 and No. 19 and continuing northwesterly along the center line of the wall between buildings No. 11 and No. 23 as delineated on said plan a distance of sixty-one (61) feet and ten (10) inches, more or less, to the center line of the brick wall between buildings No. 2 and No. 11 as delineated on said plan; thence Northeasterly along the center line of said wall between buildings No. 2 and No. 11 and continuing northeasterly along the center line of the wall between buildings No. 2 and No. 12 as delineated on said plan a distance of sixty-eight (68) feet and four (4) inches, more or less, to point in said center line in line with the face of the northerly foundation wall of said building No. 2 and at land conveyed by Advance Bag and Paper Company, Inc. to Bangor Hydro-Electric Company by deed dated December 27, 1930 and recorded in Penobscot County Registry of Deeds in Book 1050, Page 440; thence northwesterly, southwesterly and northwesterly by said land conveyed to said Bangor Hydro-Electric Company as aforesaid to the extreme northwesterly corner of the foundation and wall of building No. 8 as delineated on said plan, said corner being the point of beginning in the description of the first parcel in said deed given by Advance Bag and Paper Company, Inc. to Bangor Hydro-Electric Company dated December 27, 1930 and recorded in said Registry of Deeds in Book 1050, page 440; thence southwesterly along the face of the westerly foundation wall of said building No. 8 to a two (2) inch pipe driven in the ground at the extreme southwesterly corner of the foundation and wall of said building No. 8 as delineated on said plan; thence on a course of South forty-five degrees forty-five minutes West (S. 45° 45' W.) in 1957 and passing through three two (2) inch iron pipes driven in the ground a distance of six hundred twenty-six (626) feet, more or less, to the county road, otherwise known as Mill Street; thence southeasterly by the northerly side line of said Mill Street to a point which bears South fifty-two degrees thirty minutes West (S. 52° 30' W.)

from the iron stake begun at; thence North fifty-two degrees thirty minutes East (N. 52° 30' E.) to the point of beginning.

There is excepted from the foregoing parcels of land that portion thereof described in deed from K. & K. Realty Co. to Bangor Hydro-Electric Company dated October 15, 1962, recorded with said Deeds in Book 1868, Page 38, in which deed K. & K. Realty Co. was erroneously designated as K. & K. Realty Company.

Also the following described real estate, and rights in and to real estate, together with any structures thereon and any piping, equipment and fixtures installed in and attached to real estate, situated in said Howland:

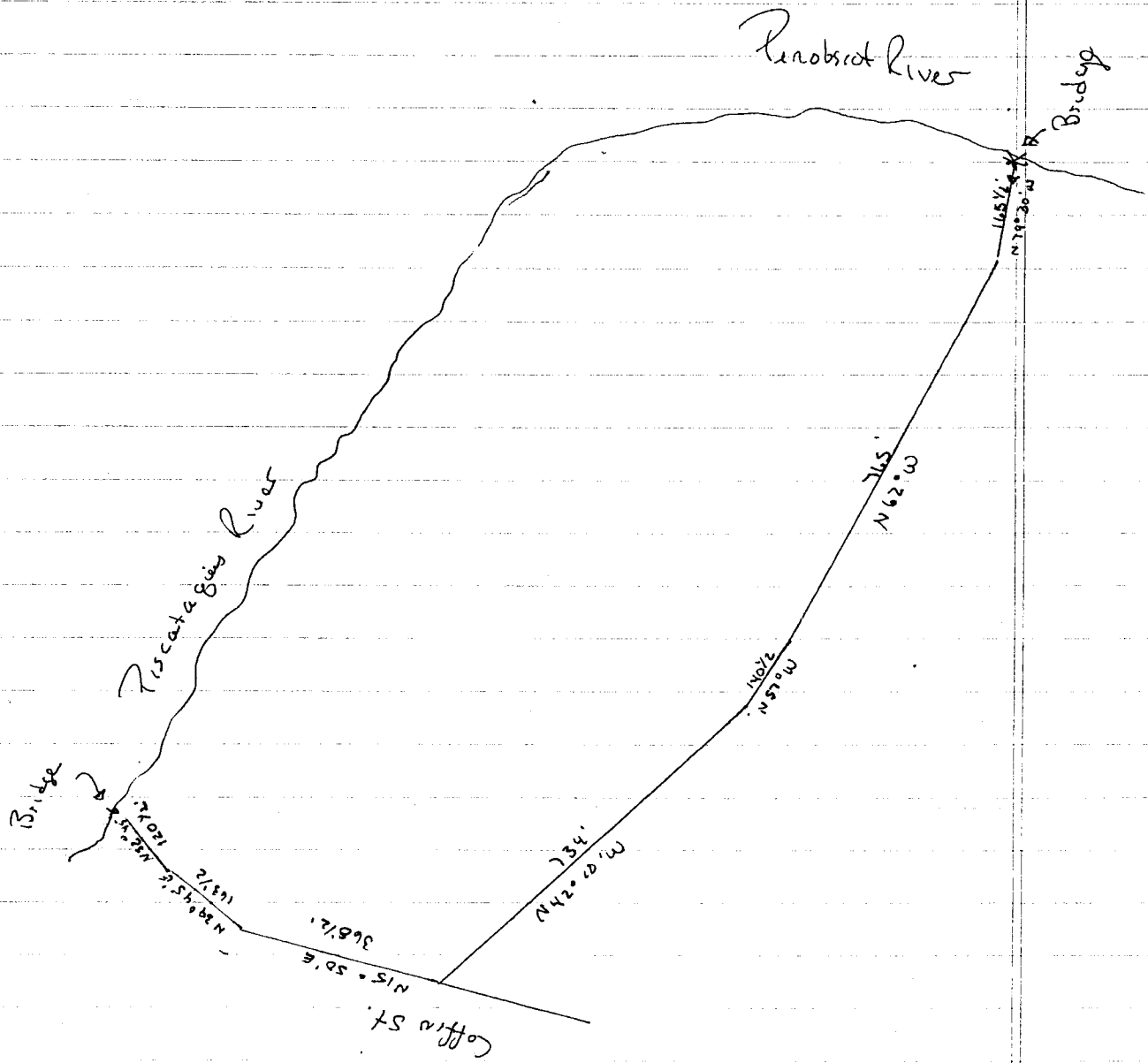
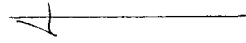
*Locus
DA 1889-80*

A certain lot or parcel of land situated in said Howland, bounded and described as follows: Beginning at a point in the northerly side line of Mill Street, said point marking the Southwesterly corner of the lot of land conveyed by St. Regis Paper Company to Howland-Enfield Industrial Development Corporation by deed dated March 29, 1957 and recorded in Penobscot County Registry of Deeds in Book 1570, Page 332; thence on a course of North forty-five degrees forty-five minutes East (N. 45° 45' E.) in 1957 and passing through three two inch iron pipes driven in the ground a distance of six hundred twenty-six (626) feet, more or less, to a two inch pipe driven in the ground at the extreme Southwesterly corner of the foundation and wall of Building No. 8 as delineated on a plan entitled "St. Regis Paper Co., Bucksport, Maine Plot of Property Line between St. Regis Paper Co. and Atlas Plywood Corp., Howland, Maine, Dwg. No. HK-5" and recorded in said Registry of Deeds in Plan Book 17, Page 31; thence Northeasterly along the face of the westerly foundation wall of said Building No. 8 to the extreme Northwesterly corner of the foundation and wall of said Building No. 8 as delineated on said plan, said corner being the point of beginning in the description of the first parcel in the deed given by Advance Bag and Paper Company, Inc. to Bangor Hydro-Electric Company dated December 27, 1930 and recorded in said Penobscot County Registry of Deeds in Book 1050, Page 440; thence Northwest-erly by said first parcel described in said deed recorded in said Registry of Deeds in Book 1050, Page 440, to high water mark on the southerly bank of the Piscataquis River; thence westerly and north- westerly by said high water mark and by land conveyed to said Bangor Hydro-Electric Company as aforesaid to the street leading to the bridge across Piscataquis River and commonly known as Coffin Street; thence Southwesterly by the easterly side line Coffin Street to the county road, otherwise known as Mill Street; thence Southeasterly by the Northerly side line of said Mill Street to the point of beginning.

Reference of title to this parcel is made to a deed from K. & K. Realty Co. (sometimes known as K. & K. Realty Company) to Irving Tanning Company, dated March 17, 1972, and recorded on March 20, 1972 with Penobscot County Registry of Deeds in Book 2250, Page 261.

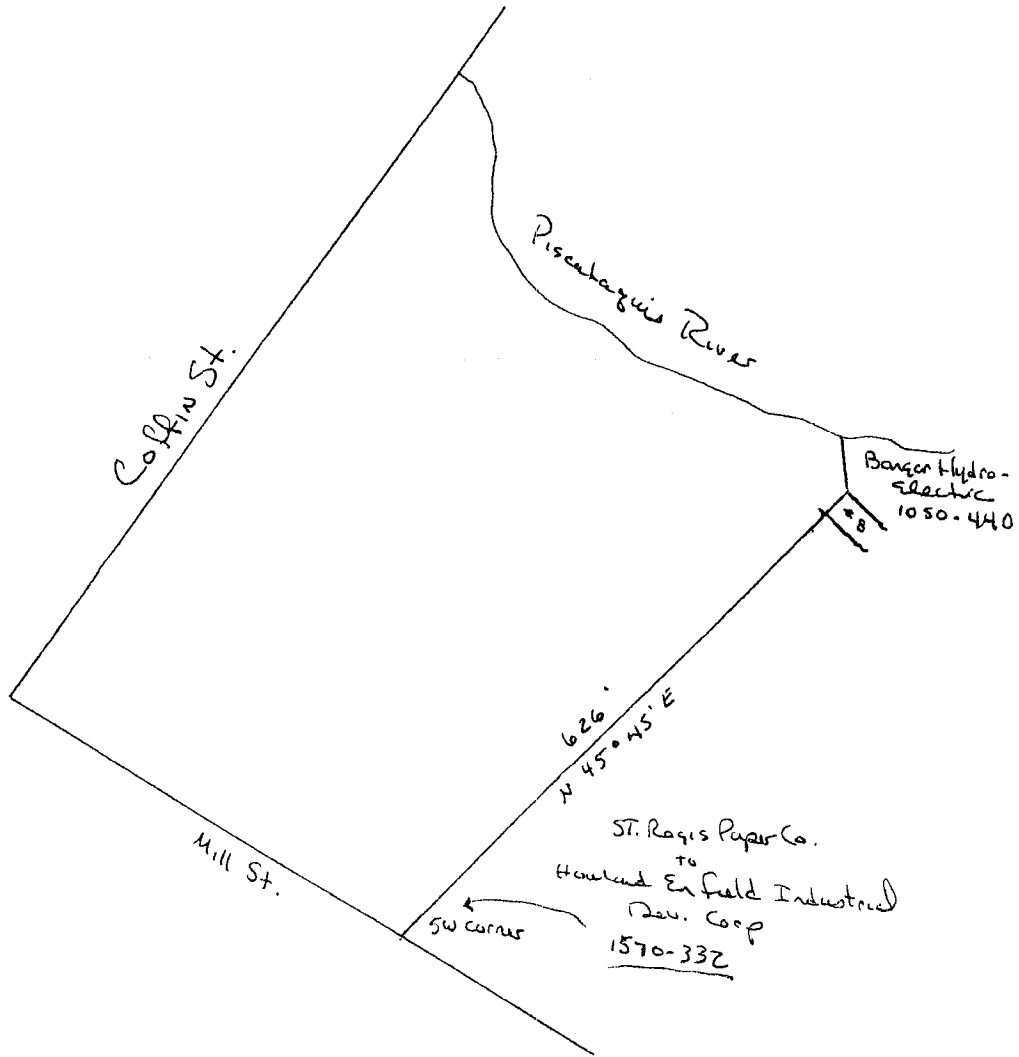
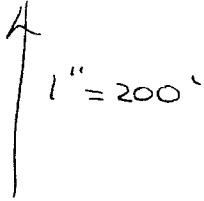
All of the above-described parcels of land are conveyed subject to and with the benefit of all rights, easements, agreements, restric- tions and reservations set forth or referred to in said above referred to deeds, and with the benefit of all rights reserved by K. & K. Realty Co. in its deed to the Town of Howland dated August 26, 1963, recorded with Penobscot County Registry of Deeds in Book 1927, Page 224 (in which deed K. & K. Realty Co. was erroneously designated as K. & K. Realty Company).

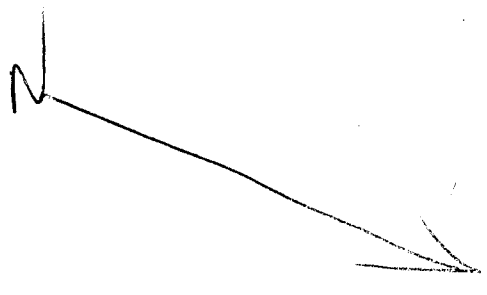
3054-94
1st parcel



3054-94

Parcel 3





U8

70
RODNEY SAGE
135'
125'

3
ROBERT NICHOLSON
132'
90'

4
DOUGLAS BROWN
99'

5
DARRELL MAYO
90'

6
FRANCIS BERNARD JR.
99'

17
RICHARD THOMPSON
132'

18
CLARENCE NEAL
99'

20
UNITED METHODIST CHURCH
255'

21
GARY BRAGDON
99'

22
CURTIS GOODRIDGE
99'

23
HOWLAND REALTY TRUST
138'

24
EDWARD JACKSON
60'

25
EDWARD JACKSON
60'

34
CLARENCE NEAL
100'

35
DERWOOD MCELROY HEIRS
150'

36
WAYNE PACKARD
360'

64
GARY ST. CYR
155'

65
HOWLAND-ENFIELD FEDERAL CREDIT UNION
220'

74
220'

45
390'

72
ROBERT SMITH
278.9'

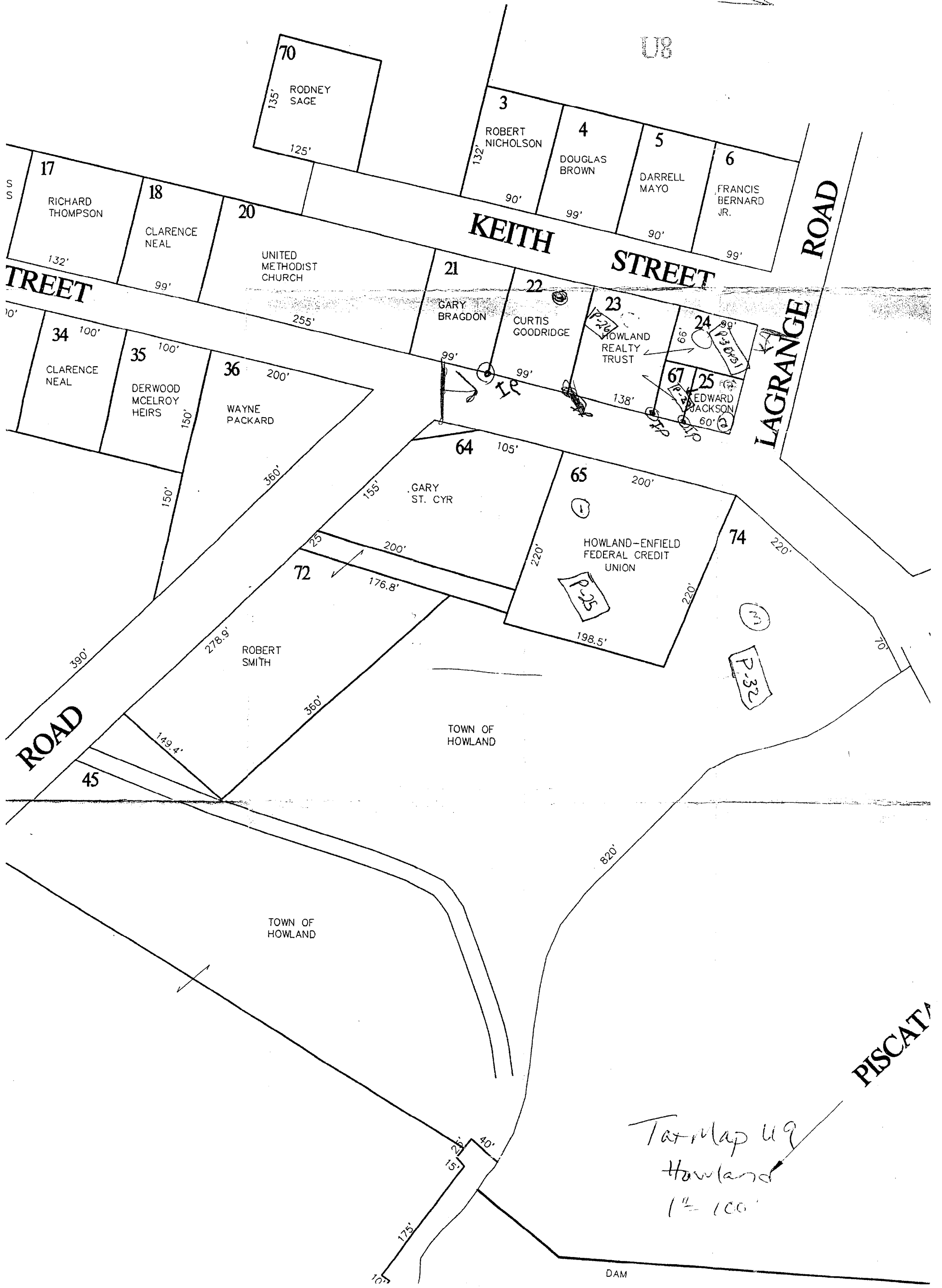
TOWN OF HOWLAND

TOWN OF HOWLAND

PISCATAWAY

Tax Map U9
Howland
1" = 100'

DAM



ATTACHMENT IV
SOIL VAPOR ANALYTICAL LABORATORY RESULTS



ANALYTICAL REPORT

Lab Number:	L0915326
Client:	Maine Department of Transportation 16 State House Station Augusta, ME 04333
ATTN:	Dwight Doughty
Project Name:	HOWLAND BRIDGE
Project Number:	15635.00
Report Date:	10/30/09

Certifications & Approvals: MA (M-MA030), NY (11627), CT (PH-0141), NH (2206), NJ (MA015), RI (LAO00299), ME (MA0030), PA (Registration #68-02089), LA NELAC (03090), FL NELAC (E87814), US Army Corps of Engineers.

320 Forbes Boulevard, Mansfield, MA 02048-1806
508-822-9300 (Fax) 508-822-3288 800-624-9220 - www.alphalab.com



Project Name: HOWLAND BRIDGE
Project Number: 15635.00

Lab Number: L0915326
Report Date: 10/30/09

Alpha Sample ID	Client ID	Sample Location	Collection Date/Time
L0915326-01	SV-1	HOWLAND, ME	10/23/09 12:25
L0915326-02	SV-2	HOWLAND, ME	10/23/09 12:00
L0915326-03	SV-3	HOWLAND, ME	10/23/09 12:10
L0915326-04	SV-4	HOWLAND, ME	10/23/09 12:13

Project Name: HOWLAND BRIDGE
Project Number: 15635.00

Lab Number: L0915326
Report Date: 10/30/09

MADEP MCP Response Action Analytical Report Certification

This form provides certifications for all samples performed by MCP methods. Please refer to the Sample Results and Container Information sections of this report for specification of MCP methods used for each analysis. The following questions pertain only to MCP Analytical Methods.

An affirmative response to questions A, B, C & D is required for "Presumptive Certainty" status		
A	Were all samples received by the laboratory in a condition consistent with those described on their Chain-of-Custody documentation for the data set?	YES
B	Were all QA/QC procedures required for the specified analytical methods(s) included in this report followed, including the requirement to note and discuss in a narrative QC data that did not meet appropriate performance standards or guidelines?	YES
C	Does the analytical data included in this report meet all the requirements for "Presumptive Certainty", as described in section 2.0 of the MADEP document CAM VII A, "Quality Assurance and Quality Control Guidelines for the Acquisition and Reporting of Analytical Data"?	YES
D	VPH and EPH methods only: Was the VPH or EPH method run without significant modifications, as specified in Section 11.3?	N/A
A response to questions E and F is required for "Presumptive Certainty" status		
E	Were all QC performance standards and recommendations for the specified method(s) achieved?	YES
F	Were results for all analyte-list compounds/elements for the specified method(s) reported?	YES
For any questions answered "No", please refer to the case narrative section on the following page(s).		

Please note that sample matrix information is located in the Sample Results section of this report.



Project Name: HOWLAND BRIDGE
Project Number: 15635.00

Lab Number: L0915326
Report Date: 10/30/09

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet all of the requirements of NELAC, for all NELAC accredited parameters. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively. When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, **Sample Specific % recovery** or RPD value that is outside the listed Acceptance Criteria is bolded in the report.

Please see the associated ADEx data file for a comparison of laboratory reporting limits that were achieved with the regulatory Numerical Standards requested on the Chain of Custody.

For additional information, please contact Client Services at 800-624-9220.

MCP Related Narratives

Petroleum Hydrocarbons in Air

All MCP required questions were answered with affirmative responses; therefore, there are no relevant data issues to discuss.

The internal standards were within method criteria.

L0915326-03 has elevated detection limits due to the dilution required by the elevated concentrations of non-target compounds in the sample.

Project Name: HOWLAND BRIDGE
Project Number: 15635.00

Lab Number: L0915326
Report Date: 10/30/09

Case Narrative (continued)

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: 

Title: Technical Director/Representative

Date: 10/30/09



AIR