



SURVEYING CORPORATION

FEB 20 1996

December 28, 1995

Mr. Joseph T. Martella II, Senior Engineer
Rhode Island Department of Environmental Management
Division of Site Remediation
291 Promenade Street
Providence, Rhode Island 02908-5787

Re: Completion of RIDEM Required Remediation Plan
Waites Wharf, Newport, Rhode Island

Dear Mr. Martella:

As discussed during the October 20, 1995 meeting with Timothy O'Conner of RIDEM, and John T. Sheehan, Esq.; SAI Consulting Company (SAI) completed the following tasks on behalf of Harbour Realty, LLC, for the Waites Wharf property in Newport, Rhode Island:

1. Sampling of three (3) monitoring well for floating product was completed over a 45 day period.

Two (2) monitoring wells were installed on the property on November 3, 1995. These two (2) monitoring wells are in addition to one (1) monitoring well which was previously installed and located by SAI. Well No. 1 was installed in the center of the parking area in the vicinity of the UST's which were removed on December 13, 1994. Well No. 2 is pre-existing and is located in the area of the Moy Works' UST (which was also removed on December 14, 1994). Well No. 3 was installed between Anthony's Seafood and the Shore Dinner Hall in the grassed area by the entrance to the Shore Dinner Hall, to the west of the two (2) UST's which were closed in place on November 3, 1995.

Sampling of the three (3) wells for floating product was completed weekly, over a 45 day period. Samples were collected from the first and second baler of water, and a third sample was collected after the wells were baled dry and allowed to refill. Copies of the field reports for this work are included with this report. SAI encountered no floating product in any of the samples which were collected from the three (3) wells. A sheen was seen on the first and second bale of water collected from Well No. 1 during the third and fourth week, but not after those sampling days.

2. The two (2) underground storage tanks (UST's) located in the

Mr. Joseph T. Martella II, Senior Engineer
December 28, 1995
Page 2


grassed area between Anthony's Seafood and the Shore Dinner Hall were closed in place on November 3, 1995. A "Letter of Compliance" was issued by Bruce Catterall, P.E., of the RIDEM on December 15, 1995, for these UST closures. A copy of the "Letter of Compliance" is enclosed.

3. The two (2) aboveground storage tanks (AST's) located in the southeastern corner of the property will remain in place, and unused. This is necessary to grandfather the right to store fuel for the marina, in these tanks (if the fit test shows them to be structurally sound), or to replace them if necessary. The tanks will not be used until they have been permitted in accordance with state and local environmental regulations at the time of use, approved by the State and Local Fire Marshalls, and appropriate spill containment has been approved and constructed.

4. Ten (10) soil samples were collected from the unpaved areas of the 13 sample sites discussed in the October 20, 1995 meeting. As agreed, any paved areas were not sampled. The samples were collected during two (2) sampling dates and analyzed for total petroleum hydrocarbon (TPH) content. Sampling had to be completed on two (2) different days because of cars and equipment which was parked over the areas to be sampled. Since SAI was unable to locate the owners of these vehicles, our efforts had to be accomplished on two (2) different occasions. Samples were collected using a manual soil coring auger. Samples were collected to a depth of two (2) feet and composited for analysis. The results of the TPH analysis ranged from 80 ppm to 400 ppm. All of these samples were below the RIDEM allowable upper limit of 500 ppm. A copy of the sampling results are enclosed.

Please call me if you have any additional questions. Thank you for your assistance with this site.

Sincerely,
SAI SURVEYING COMPANY


Barbara A. Szepatowski
President

BAS:jc
Enclosures