



589 Avenue D, Suite 10  
PO Box 787  
Williston, VT 05495

[www.kas-consulting.com](http://www.kas-consulting.com)

802.383.0486 p  
802.383.0490 f

March 31, 2017 (updated March 14, 2018)

Steve and Andrea Charest  
Petra Cliffs Climbing Center & Mountaineering School  
105 Briggs Street  
Burlington, VT 05401  
[steve@petracliffs.com](mailto:steve@petracliffs.com)

Re: Proposal for a Phase I Environmental Site Assessment  
City Market Subdivided Parcel – 75 Briggs Street, Burlington, VT

Dear Mr. and Mrs. Charest:

KAS, Inc. (KAS) is pleased to provide this proposal to conduct a Phase I Environmental Site Assessment (ESA) at the referenced location. Per discussions on March 30, 2017 it is understood that a Phase I ESA is needed for proper due diligence and liability protection prior to the potential purchase of the property which is currently owned and operated by City Market, whom is seeking proposals for the potential sale and use of the land. Additionally, according to the Vermont Department of Environmental Conservation's (DEC) online database, the DEC is aware the parcel will be subdivided and is expecting a new Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) application for the subdivided parcel, of which, a Phase I ESA will be required. KAS would be happy to assist in the BRELLA application when the time comes.

### Work Scope

KAS will conduct a Phase I ESA pursuant to ASTM E 1527-13 requirements. The end result will be a comprehensive environmental assessment report suitable for transaction purposes. The Phase I Site Assessment will include:

- a federal and state database review;
- interviews with persons identified as being knowledgeable relative to the property (including the site owner, and past occupants if accessible);
- a detailed visual site inspection with photographic documentation;
- a visual review of surrounding properties for potential environmental impact;
- review of identified area hazardous waste sites that may impact the site;
- site history review;
- a local land records review including activity and use limitations and environmental liens; and,
- preparation of a comprehensive report meeting ASTM criteria.

The goal of the Phase I ESA is to ascertain the presence or absence of current and historic recognized environmental conditions (RECs). The specific data collection requirements established under this practice will be met through use of standardized checklists and interview forms that KAS has developed and uses to assure all aspects of the ASTM requirements are addressed.



KAS will verify the site history through use of aerial photographs, historic mapping, street directories and municipal records. The Sanborn Insurance Map collection and the Manning Street Directories will be examined for evidence of historical uses that may have caused environmental impacts to the property. If additional existing environmental documents are made available to KAS during the work they will be reviewed and incorporated into the report.

KAS will interview knowledgeable individuals regarding the sites use and history, including the current and former owners if possible. State and federal databases will be reviewed to ascertain whether other nearby property uses may cause environmental risk to the subject property. A search of municipal land records will also be made for chain of title and use purposes and to determine if there are environmental liens or other environmental information.

Following the collection of the Phase I Environmental Assessment, KAS will prepare a summary report encompassing the results of the work. An electronic copy in .pdf format will be supplied. A hard copy is available upon request.

#### Pricing and Assumptions

KAS will perform the work described above on a fixed price basis for a total price of \$2,445. Free and easy access to all buildings and the property is assumed.

#### Schedule

The Phase I ESA will be started upon receipt of notice to proceed and once engaged will take 2 – 3 weeks to complete.

KAS appreciates the opportunity to present this proposal and would like to conduct this work. To engage this work, please sign below and return a copy of this page to KAS via fax at 802-383-0490, or via e-mail to [jeremyr@kas-consulting.com](mailto:jeremyr@kas-consulting.com). Please call if you have questions, 802-383-0486.

Sincerely,

A handwritten signature in black ink, appearing to read 'J Roberts', written over a horizontal line.

Jeremy Roberts, QEP  
Environmental Programs Manager

Work Authorized: \_\_\_\_\_ Date: \_\_\_\_\_  
Name/ Title