

From: Megan French
Sent: Tuesday, July 30, 2024 8:38 AM
To: Tim Suppes <Tim_Suppes@wayneinsgroup.com>
Cc: Michael McCullough <mmccullough@bjaam.com>; Jason Grecco <jgrecco@bjaam.com>
Subject: RE: EOMI Tier 1 Draft Report and Invoice

The property can be sold and used by new owners with the open release. The release will remain open until someone voluntarily completes the corrective actions.

According to the BUSTR file responsible party search, the previous owner Harold would have been the responsible. However he is deceased. I have attached the pages from the BUSTR file that show where we are getting this information.

What also plays an important part of the Class C designation is that the tanks were last used in 1979. Since it was prior to the November 8, 1984 date, then the responsibility will stay with Harold.

**Language from BUSTR Technical Guidance Manual
UST Systems in Service on or After November 8, 1984**

For any UST system in use on or after November 8, 1984, the person who owns the UST system is considered the owner.

If the UST system was in use on or after November 8, 1984, but is no longer located on the property, the owner of the UST system is the person who owned the UST system when it was removed from the ground.

UST Systems Taken Out-of-Service Prior to November 8, 1984

In the instance of an UST system in use before November 8, 1984, but no longer in use on that date, the person who owned the UST system immediately before the discontinuation of its use is considered the owner.

If the UST was last used prior to November 8, 1984, the owner is any person who held a legal, equitable, or possessory interest of any kind in the UST system or in the property on which the UST system is located on the date the UST system was last in operation. The definition of owner may include a trust, vendor, vendee, lessor, or lessee.

Megan (Allcorn) French
Environmental Technician II

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On Jul 29, 2024, at 5:07 PM, Megan French <mfrench@bjaam.com> wrote:

Good evening Tim,

Per our call, I have double checked the concentrations and ran some numbers for the next phase. As discussed, no additional monitoring wells are needed in the next phase of work. It would just be another round of groundwater samples collected, drinking water determination activities and reporting. Since the site has a potable well and there are additional wells in the area, the drinking water determination activities are pretty straight forward which shortens the time frame in the completion of the next phase. That being said the next phase (Tier 1 Investigation) would be around \$5,500 and take about a month to complete.

Depending on the concentrations of the groundwater samples in the next phase, that would determine next course of action. As I mentioned on the phone, it may be a Tier 2 with some modeling, additional groundwater monitoring and potentially some additional well installation.

The biggest thing to understand about this site is that BUSTR has determined this release to be a Class C release due to evidence that the USTs were last used before November 8, 1984 and the former owner is deceased. This means that EOMI is not responsible for the completion of the BUSTR corrective actions for this release. However, the release will remain open until someone addresses the outstanding corrective actions.

If you have any additional questions, please let us know.

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