

Strawberryfields Estate, Inc.

Site Investigation Completion Fact Sheet

Warwick, Rhode Island

Fact Sheet No. 1

May 2000

Introduction

This Fact Sheet provides an overview of completed environmental site investigations of soil and groundwater at the Strawberryfields Estate, Inc. property (the Site) in Warwick, Rhode Island. The Site is located at 333 Strawberry Field Road. The investigations have been conducted in accordance with the State's Remediation Regulations and activities continue to be overseen by the Rhode Island Department of Environmental Management (RIDEM), Office of Waste Management. Investigations have confirmed that a number of chemical compounds, commonly associated with metal cleaning and degreasing, are present in soil and groundwater beneath the Site as a result of past manufacturing operations. These chemicals are classified as volatile organic compounds (VOCs) and petroleum hydrocarbons. Since the early 1990s, RIDEM has required that the Responsible Parties (RPs) investigate the extent of chemicals in soil and groundwater and to develop and implement plans to clean up the Site. The groundwater beneath the Site has been classified by the State of Rhode Island as GB and is therefore not used as drinking water in the State of Rhode Island. According to the State's regulations, "groundwater which is classified as a GB area is presumed not suitable for use as a current or potential source of drinking water" (RIDEM Remediation Regulations, 1996).

The Site consists of an approximately 77-acre parcel with one main single-story industrial building encompassing 16 acres. From 1960 to present, the property usage included various light industrial manufacturing processes. Operations within the building included equipment manufacturing, metals finishing, industrial painting, rust proofing, warehousing, and office space.

The current Site owner, Strawberryfields Estates Inc. (Strawberryfields), was not responsible for this historical contamination however, they are actively working with RIDEM to investigate the site and eventually implement cleanup for the Site at their cost. Strawberryfields Estates Inc., a subsidiary of Kvaerner US Inc., became responsible for clean-up at the site through the acquisition of John Brown Inc., the named RP at the Site. John Brown Inc. inherited the clean-up responsibility when they purchased Leeson Corp., the original owners and operators of the Site. Strawberryfields Estates Inc. leases the property to the Lares Group, who manages the property and subleases it to other tenants.

Site Investigations

Beginning in the early 1990s, RIDEM has overseen several soil and groundwater investigations at the Site. All reports documenting these investigations are available for review upon request and are of public record. Environmental Site activities have consisted of focused subsurface investigations of specific Site areas that were considered to be of potential areas of environmental concern. These investigations revealed that soil and groundwater beneath the Site are impacted by VOCs, primarily trichloroethene (TCE) and 1,2-

Dichloroethene (1,2-DCE), and TPH (total petroleum hydrocarbons, consisting predominantly of cutting oils). Collectively, selected VOCs and TPH are considered the Constituents of Concern (COCs) at the Site. In addition, these investigations found that the geology in the area was complex and that contamination was slowly moving in several directions. However, the contamination is currently restricted to the Site property boundaries.

In the early to mid 1990s, a Risk Assessment was completed for the Site pursuant to a RIDEM approved Risk Assessment Work Plan.

The risk assessment approach conformed to the USEPA Guidance for Baseline Risk Assessments. Results concluded that residual concentrations of all the COCs in the Site subsurface do not pose a cumulative direct contact risk to human health. However, Strawberryfields still intends to implement an aggressive cleanup plan to mitigate the contamination.

The site investigation portion of the project is complete and this Fact Sheet is being provided to fulfill the public notice requirements pursuant to state law. Strawberryfields Estates Inc. is currently working with RIDEM to finalize a Remedial Action Work Plan, which will provide the strategy for cleanup at the site. Currently, the remedial approach includes bioremediation, chemical oxidation, soil vapor extraction, air sparging, and continued groundwater monitoring. However, none of these approaches have been approved by RIDEM and are therefore subject to change. Once a remedial approach is agreed upon between Strawberryfields Estates Inc. and RIDEM, a copy of the Remedial Action Workplan will be on file and accessible to the public. Site investigation results have been summarized in numerous reports. The following list represents the available and most relevant reports for the Site.

- Review of Environmental Conditions at 333 Strawberry Field Road, Warwick, RI, dated April 29, 1991, prepared by GZA-AET Regulatory Services.
- Drum Removal Operations, 333 Strawberry Field Road, Warwick, RI, dated October 26, 1992, prepared by GZA Environmental, Inc.
- Field Report Subsurface Investigation of Sludge Lagoons (Draft), 333 Strawberry Field Road, Warwick, RI, dated February 11, 1993, prepared by ERM-New England, Inc.
- Remedial Investigation Workplan for Property Located at 333 Strawberry Field Road, Warwick, RI, dated September 1993, prepared by Environmental Science Services.
- Underground Storage Tank Closure Report, Airport Business Center, 333 Strawberry Field Road, Warwick, RI, dated

- November 1993, prepared by GZA GeoEnvironmental, Inc.
- Interim Report on Sampling and Analysis Activities, property located at 333 Strawberry Field Road, Warwick, RI, dated February 1994, prepared by Environmental Science Services.
- Remedial Investigation Report, property located at 333 Strawberry Field Road, Warwick, RI, dated April 1994, prepared by Environmental Science Services.
- Limited Design Investigation Workplan, 333 Strawberry Field Road, Warwick, RI, dated January 1995, prepared by Geraghty & Miller, Inc.
- Remedial Investigation Report, 333 Strawberry Field Road, Warwick, RI, dated April 6, 1995, prepared by ERM-New England.
- Limited Design Investigation and Site Characterization Report, 333 Strawberry Field Road, Warwick, RI, Volume 1 & 2, dated March 1996, prepared by Geraghty & Miller, Inc.
- Interim Remedial Actions Workplan, 333 Strawberry Field Road, Warwick, RI, January 26, 1995, prepared by Geraghty & Miller, Inc.
- Interim Remedial Actions Report, 333 Strawberry Field Road, Warwick, RI, dated March 28, 1996, prepared by Geraghty & Miller, Inc.
- Risk Assessment Workplan, 333 Strawberry Field Road, Warwick, RI, dated March 1996, prepared by Geraghty & Miller, Inc.
- Pilot Testing Program Results (Draft), 333 Strawberry Field Road, Warwick, RI, dated May 1996, prepared by Geraghty & Miller, Inc.
- Risk Assessment Report, 333 Strawberry Field Road, Warwick, RI, dated August 1996, prepared by Geraghty & Miller, Inc.
- Additional Limited Design Investigation and Pilot Testing Workplan, Strawberry Field Estates Inc., Warwick, RI, dated April 16, 1998, prepared by SECOR International Incorporated.
- Additional Limited Design Investigation and Pilot Testing Results Report, Strawberry Field Estates Inc., Warwick, RI, dated December 11, 1998, prepared by SECOR International

Incorporated.

- Quarterly Groundwater Monitoring Report, Quarter 4, 1999, Strawberryfield Estates Inc., 333 Strawberry Field Road, Warwick, RI, dated February 7, 2000, prepared by The Source Group, Inc.
- Quarterly Groundwater Monitoring Report, Quarter 1, 2000, Strawberryfield Estates Inc., 333 Strawberry Field Road, Warwick, RI, dated March 22, 2000, prepared by The Source Group, Inc.

Glossary of Terms

COC	Constituents of Concern
RPs	Responsible Parties
RIDEM	Rhode Island Department of Environmental Management
TPH	Total Petroleum Hydrocarbons
VOCS	Volatile Organic Compounds

For More Information

RIDEM encourages the exchange of information with interested members of the community. If you wish to comment on the investigations, or would like more information, please contact:

RIDEM Office of Waste Management

235 Promenade Street, Providence, RI 02908-5025

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Copies of Site-related documents are available at the following information repositories:

Rhode Island Department of Environmental Management
235 Promenade Street
Providence, RI 02908-5767

To schedule a review of the documentation, contact the RIDEM file review coordinator at (401) 222-2797.