DRY CLEANER QUESTION

1) Case Facts: Dry cleaner with a plant is currently on-site. The dry cleaner has always used perchloroethylene (PCE, PERC). This tenant is the only dry cleaner to have occupied the property. A new PERC dry cleaning machine is less than a year old. The new machine has steel secondary containment. No information is known about the previous machine except that it was a PERC machine. Floor is tiled. No floor drain. Bathroom is standard. Outside of the rear door of the unit is paved with weathered asphalt. Average housekeeping. In this question, the years on-site are treated as a variable. Please answer for each of the following durations of the dry cleaner's tenancy:

		Tl	ne Dry Cleaner has been on	site for 2 y	ears.			
EVERYONE			Consultants			Lenders		
	Total	Percent		Total	Percent		Total	Percent
	43			18			21	
REC	25	58.14%	REC	11	61.11%	REC	10	47.62%
ISSUE ONLY	17	39.53%	ISSUE ONLY	7	38.89%	ISSUE ONLY	11	52.38%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		
		Th	ne Dry Cleaner has been on	site for 4 y	ears.			
EVERYONE			Consultants			Lenders		
	Total	Percent		Total	Percent		Total	Percent
	43			18			21	
REC	30	69.77%	REC	14	77.78%	REC	14	66.67%
ISSUE ONLY	12	27.91%	ISSUE ONLY	4	22.22%	ISSUE ONLY	7	33.33%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		
			5 61 1 1					
		Th	e Dry Cleaner has been on	site for 8 y	ears.			
EVERYONE	T . 1	ъ.	Consultants	m . 1	ъ.	Lenders	m . 1	ъ.
	Total	Percent		Total	Percent		Total	Percent
DEG.	43	02.020/	DEG.	18	100.000/	DEC	21	05.040/
REC	40	93.02%	REC	18	100.00%	REC	20	95.24%
ISSUE ONLY	2	4.65%	ISSUE ONLY	0	0.00%	ISSUE ONLY	1	4.76%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		
		Th	e Dry Cleaner has been on s	ite for 15 v	/ears			
EVERYONE			Consultants	101 15	curs.	Lenders		
	Total	Percent		Total	Percent		Total	Percent
	43			18			21	
REC	37	86.05%	REC	18	100.00%	REC	21	100.00%
ISSUE ONLY	0	0.00%	ISSUE ONLY	0		IGGLIE ON V		0.00%
NON-ISSUE				0	0.00%	ISSUE ONLY	0	
	1	2.33%		0	0.00% 0.00%	ISSUE ONLY NON-ISSUE	0	0.00%
NON-RESPONSIVE	1		NON-ISSUE NON-RESPONSIVE			NON-ISSUE NON-RESPONSIVE		
NON-RESPONSIVE	1		NON-ISSUE			NON-ISSUE	0	
NON-RESPONSIVE	1	2.33%	NON-ISSUE	0	0.00%	NON-ISSUE	0	
NON-RESPONSIVE EVERYONE	1	2.33%	NON-ISSUE NON-RESPONSIVE	0	0.00%	NON-ISSUE	0	
	1 Total	2.33%	NON-ISSUE NON-RESPONSIVE e Dry Cleaner has been on s	0	0.00%	NON-ISSUE NON-RESPONSIVE	0	
		2.33% Th	NON-ISSUE NON-RESPONSIVE e Dry Cleaner has been on s	0 ite for 20 y	0.00% years.	NON-ISSUE NON-RESPONSIVE	0	0.00%
	Total	2.33% Th	NON-ISSUE NON-RESPONSIVE e Dry Cleaner has been on s	0 ite for 20 y	0.00% years.	NON-ISSUE NON-RESPONSIVE	0 0 Total 21	0.00%
EVERYONE	Total 43	2.33% Th	NON-ISSUE NON-RESPONSIVE e Dry Cleaner has been on s Consultants	0 tite for 20 y	0.00% years. Percent	NON-ISSUE NON-RESPONSIVE Lenders	0 0 Total 21	0.00% Percent
EVERYONE	Total 43 37	2.33% Th Percent 86.05%	NON-ISSUE NON-RESPONSIVE e Dry Cleaner has been on s Consultants REC	0 tite for 20 y	0.00% years. Percent	NON-ISSUE NON-RESPONSIVE Lenders REC	0 0 Total 21	0.00% Percent 100.00%
EVERYONE REC ISSUE ONLY	Total 43 37 0	2.33% Th Percent 86.05% 0.00%	NON-ISSUE NON-RESPONSIVE The Dry Cleaner has been on second consultants REC ISSUE ONLY	0 tite for 20 y	0.00% years. Percent 100.00%	NON-ISSUE NON-RESPONSIVE Lenders REC ISSUE ONLY	0 0 Total 21 21	0.00% Percent 100.00% 0.00%
EVERYONE REC ISSUE ONLY NON-ISSUE	Total 43 37 0	2.33% Th Percent 86.05% 0.00%	NON-ISSUE NON-RESPONSIVE The Dry Cleaner has been on second consultants REC ISSUE ONLY NON-ISSUE	0 tite for 20 y	0.00% years. Percent 100.00%	NON-ISSUE NON-RESPONSIVE Lenders REC ISSUE ONLY NON-ISSUE	0 0 Total 21 21 0	0.00% Percent 100.00% 0.00%
EVERYONE REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE	Total 43 37 0	2.33% Th Percent 86.05% 0.00% 2.33%	NON-ISSUE NON-RESPONSIVE The Dry Cleaner has been on some consultants REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE The properties of the control of the contro	0 tite for 20 y	0.00% years. Percent 100.00% 0.00% 0.00%	NON-ISSUE NON-RESPONSIVE Lenders REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE	0 0 Total 21 21 0	0.00% Percent 100.00% 0.00%
EVERYONE REC ISSUE ONLY NON-ISSUE	Total 43 37 0 1	2.33% Th Percent 86.05% 0.00% 2.33% have one, h	NON-ISSUE NON-RESPONSIVE The Dry Cleaner has been on second consultants REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE	Total 18 0 0 would be	0.00% years. Percent 100.00% 0.00% 0.00% your rule of	NON-ISSUE NON-RESPONSIVE Lenders REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE	0 0 Total 21 21 0 0	0.00% Percent 100.00% 0.00% 0.00%
EVERYONE REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE	Total 43 37 0 1 If you	2.33% Th Percent 86.05% 0.00% 2.33%	NON-ISSUE NON-RESPONSIVE The Dry Cleaner has been on some consultants REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE The properties of the control of the contro	Total 18 0 0 would be	0.00% years. Percent 100.00% 0.00% 0.00%	NON-ISSUE NON-RESPONSIVE Lenders REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE	0 0 Total 21 21 0 0	0.00% Percent 100.00% 0.00%
EVERYONE REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE EVERYONE	Total 43 37 0 1 If you Total 13	2.33% Th Percent 86.05% 0.00% 2.33% have one, h	NON-ISSUE NON-RESPONSIVE The Dry Cleaner has been on some consultants REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE The properties of the consultants of the consultants REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE The properties of the consultants of the consultants	Total 18 0 0 would be Total 4	0.00% years. Percent 100.00% 0.00% your rule of Percent	NON-ISSUE NON-RESPONSIVE Lenders REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE thumb? Lenders	Total 21 0 0 0 Total 9	0.00% Percent 100.00% 0.00% Percent
EVERYONE REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE EVERYONE	Total 43 37 0 1 If you Total 13 2	2.33% The Percent 86.05% 0.00% 2.33% have one, here the percent 15.38%	NON-ISSUE NON-RESPONSIVE The Dry Cleaner has been on some consultants REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE The properties of the consultants I year	Total 18 0 0 would be Total 4 1	0.00% years. Percent 100.00% 0.00% your rule of Percent 25.00%	NON-ISSUE NON-RESPONSIVE Lenders REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE thumb? Lenders	Total 21 0 0 0 Total 9 1	0.00% Percent 100.00% 0.00% Percent 11.11%
EVERYONE REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE EVERYONE 1 year 2 years	Total 43 37 0 1 If you Total 13 2 0	2.33% The Percent 86.05% 0.00% 2.33% have one, have o	NON-ISSUE NON-RESPONSIVE The Dry Cleaner has been on some consultants REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE The properties of the consultants I year 2 years	Total 18 18 0 0 would be Total 4 1 0	0.00% years. Percent 100.00% 0.00% your rule of Percent 25.00% 0.00%	NON-ISSUE NON-RESPONSIVE Lenders REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE thumb? Lenders 1 year 2 years	Total 21 0 0 0 Total 9 1 0	0.00% Percent 100.00% 0.00% Percent 11.11% 0.00%
EVERYONE REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE EVERYONE 1 year 2 years 3 years	Total 43 37 0 1 If you Total 13 2 0 2	2.33% The Percent 86.05% 0.00% 2.33% have one, h Percent 15.38% 0.00% 15.38%	NON-ISSUE NON-RESPONSIVE The Dry Cleaner has been on some consultants REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE The properties of the consultants I year 2 years 3 years	Total 18 0 0 would be Total 4 1 0 1	0.00% years. Percent 100.00% 0.00% your rule of Percent 25.00% 0.00% 25.00%	NON-ISSUE NON-RESPONSIVE Lenders REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE thumb? Lenders 1 year 2 years 3 years	Total 21 0 0 0 Total 9 1 0 1	0.00% Percent 100.00% 0.00% Percent 11.11% 0.00% 11.11%
EVERYONE REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE EVERYONE 1 year 2 years	Total 43 37 0 1 If you Total 13 2 0	2.33% The Percent 86.05% 0.00% 2.33% have one, have o	NON-ISSUE NON-RESPONSIVE The Dry Cleaner has been on some consultants REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE The properties of the consultants I year 2 years	Total 18 18 0 0 would be Total 4 1 0	0.00% years. Percent 100.00% 0.00% your rule of Percent 25.00% 0.00%	NON-ISSUE NON-RESPONSIVE Lenders REC ISSUE ONLY NON-ISSUE NON-RESPONSIVE thumb? Lenders 1 year 2 years	Total 21 0 0 0 Total 9 1 0	0.00% Percent 100.00% 0.00% Percent 11.11% 0.00%



GAS STATION QUESTION

2) Case Facts: The subject site is occupied by a gas station. The site has three 10,000-gallon underground storage tanks and six fuel dispensing pumps. These tanks are the only generation of tanks to have occupied the site. The tanks are double walled and meet the minimum Federal 1998 upgrade requirements. Interstitial monitoring and a Veeder-Root automated leak monitoring system are in place. No automotive repair has been conducted on the site. No visual or interview evidence of a release. In this question, the years on-site are treated as a variable. Please answer for each of the following durations of the gas station's tenancy:

		Tł	ne Gas Station has been on s	site for 2 ye	ears.			
EVERYONE			Consultants			Lenders		
	Total	Percent		Total	Percent		Total	Percent
REC	10	23.26%	REC	7	38.89%	REC	5	23.81%
ISSUE ONLY	27	62.79%	ISSUE ONLY	11	61.11%	ISSUE ONLY	15	71.43%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE	1		NON-RESPONSIVE			NON-RESPONSIVE	1	
		Th	ne Gas Station has been on s	site for 4 ye	ears.			
EVERYONE			Consultants			Lenders		
	Total	Percent		Total	Percent		Total	Percent
REC	12	27.91%	REC	7	38.89%	REC	9	42.86%
ISSUE ONLY	24	55.81%	ISSUE ONLY	11	61.11%	ISSUE ONLY	11	52.38%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE	1		NON-RESPONSIVE			NON-RESPONSIVE	1	
		Th	ne Gas Station has been on s	site for 8 ye	ears.			
EVERYONE			Consultants			Lenders		
	Total	Percent		Total	Percent		Total	Percent
REC	23	53.49%	REC	14	77.78%	REC	11	52.38%
ISSUE ONLY	14	32.56%	ISSUE ONLY	4	22.22%	ISSUE ONLY	9	42.86%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE	1		NON-RESPONSIVE			NON-RESPONSIVE	1	
		Th	e Gas Station has been on s	ite for 15 y	ears.			
EVERYONE			Consultants			Lenders		
	Total	Percent		Total	Percent		Total	Percent
REC	34	79.07%	REC	18	100.00%	REC	16	76.19%
ISSUE ONLY	3	6.98%	ISSUE ONLY	0	0.00%	ISSUE ONLY	4	19.05%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE	1		NON-RESPONSIVE			NON-RESPONSIVE	1	
		_						
		Th	e Gas Station has been on s	ite for 20 y	ears.			
EVERYONE			Consultants			Lenders		
	Total	Percent		Total	Percent		Total	Percent
REC	36	83.72%	REC	18	100.00%	REC	19	90.48%
ISSUE ONLY	1	2.33%	ISSUE ONLY	0	0.00%	ISSUE ONLY	1	4.76%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE	1		NON-RESPONSIVE			NON-RESPONSIVE	1	
	T.C	h		1.11		d		
EVEDVOVE	II you	nave one, n	ow many years of operation	would be	your rule of			
EVERYONE	m . 1	ъ.	Consultants	m . 1	ъ.	Lenders	m . 1	ъ.
0	Total			Total	Percent		Total	Percent
0 years	2	10.00%	0 years	1	10.00%	0 years	1	10.00%
2 years	1	5.00%	2 years	0	0.00%	2 years	1	10.00%
3 years	1	5.00%	3 years	0	0.00%	3 years	1	10.00%
5 years	4	20.00%	5 years	3	30.00%	5 years	1	10.00%
8 years	2	10.00%	8 years	2	20.00%	8 years	0	0.00%
10 years	7	35.00%	10 years	3	30.00%	10 years	4	40.00%
15 years	1	5.00%	15 years	1	10.00%	15 years	0	0.00%
20 years	2	10.00%	20 years	0	0.00%	20 years	2	20.00%
		TE direct	one simple 11- 3	ak				
EVEDVOVE		if the tanks	are single walled would yo	ou change y	our answer'!			
EVERYONE	m .		Consultants			Lenders	m -	
	Total	Percent		Total	Percent		Total	Percent
Yes	14	45.16%	Yes	7	53.85%	Yes	6	40.00%
No	17	54.84%	No	6	46.15%	No	9	60.00%
Non-Response	12		Non-Response	5		Non-Response	6	



If yes, REC at how many years? EVERYONE Consultants Lenders Total Percent Total Percent Total Percent 15 7 6 26.67% 2 years 4 2 years 2 18.18% 2 years 10.00% 3 years 3 years 6.67% 0 0.00% 3 years 10.00% 1 4 years 2 13.33% 4 years 1 9.09% 4 years 10.00% 20.00% 2 18.18% 5 years 10.00% 5 years 3 5 years 1 8 years 2 13.33% 8 years 2 18.18% 8 years 0 0.00% 10 years 1 6.67% 10 years 0 0.00% 10 years 0 0.00% 0 15 years 2 13.33% 15 years 0.00% 15 years 2 20.00%

AUTO REPAIR QUESTION

3) Case Facts: The subject site is currently occupied by an auto repair shop. The owner has owned the site for approximately 2 years. The auto repair shop is equipped with 2 small drains that lead to a three-stage clarifier at the exterior of the shop. Fire and Health Department records show no violations. Records of the presence of oils, waste oil, and other automotive fluids were found in the otherwise sparse file. According to the owner, he used only Safety Clean Solvents (past 2 years). Prior solvent use is unknown. The shop generates 55 gallons of waste oil (drum) and a drum of waste oil filters per month. The repair shop has 3 in ground hydraulic lifts —no reports of leaks. No underground storage tanks were ever on-site. In this question, the years of operation are treated as a variable. Please answer REC or Issue Only for each of the following durations:

Consultants			A	uto repair shop has been on	site for 2 y	ears.			
Total Percent Formation Percent Formation Percent Pe	EVERYONE						Lenders		
ISSUE ONLY 35		Total	Percent		Total	Percent		Total	Percent
NON-ISSUE	REC	8	18.60%	REC	4	22.22%	REC	3	14.29%
NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE	ISSUE ONLY	35	81.40%	ISSUE ONLY	14	77.78%	ISSUE ONLY	18	85.71%
EVERYONE Total Percent Total Percent REC 28 65.12% REC 10 55.56% REC 7 33.33% ISSUE ONLY 25 58.14% ISSUE ONLY 8 44.44% ISSUE ONLY 14 66.67% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE Total Percent Autorepair shop has been on site for 8 years. EVERYONE Total Percent Total Percent Autorepair shop has been on site for 8 years. EVERYONE Total Percent Total Per	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
Consultants Total Percent Total Percent Total Percent Total Percent Total Percent	NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		
Consultants Total Percent Total Percent Total Percent Total Percent Total Percent									
Total Percent Total Percent Total Percent			A		site for 4 y	ears.			
REC	EVERYONE			Consultants			Lenders		
ISSUE ONLY									
NON-ISSUE	REC			REC			REC		
NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE									
EVERYONE Total Percent Total Percent Total Percent Total Percent Pe	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
Consultants Lenders Lenders Total Percent Total Percent Total Percent REC 29 67.44% REC 13 72.22% REC 14 66.67% ISSUE ONLY 14 32.56% ISSUE ONLY 5 27.78% ISSUE ONLY 7 33.33% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE NON-RESPONSIVE	NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		
Consultants Lenders Lenders Total Percent Total Percent Total Percent REC 29 67.44% REC 13 72.22% REC 14 66.67% ISSUE ONLY 14 32.56% ISSUE ONLY 5 27.78% ISSUE ONLY 7 33.33% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE NON-RESPONSIVE			A	uto repair shop has been on	site for 8 y	ears.			
REC 29 67.44% REC 13 72.22% REC 14 66.67% ISSUE ONLY 14 32.56% ISSUE ONLY 5 27.78% ISSUE ONLY 7 33.33% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE Auto repair shop has been on site for 15 years. EVERYONE Consultants Lenders REC 40 93.02% REC 18 100.00% REC 17 80.95% ISSUE ONLY 3 6.98% ISSUE ONLY 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE 0 0.00% NON-RESPONSIVE 0 0.00%	EVERYONE				•		Lenders		
ISSUE ONLY		Total	Percent		Total	Percent		Total	Percent
NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE Auto repair shop has been on site for 15 years. EVERYONE Lenders Total Percent Total Percent Total Percent REC 40 93.02% REC 18 100.00% REC 17 80.95% ISSUE ONLY 3 6.98% ISSUE ONLY 0 0.00% ISSUE ONLY 1 4.76% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE 0 0.00% NON-RESPONSIVE	REC	29	67.44%	REC	13	72.22%	REC	14	66.67%
NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE Auto repair shop has been on site for 15 years. EVERYONE Consultants Lenders Total Percent Total Percent REC 40 93.02% REC 18 100.00% REC 17 80.95% ISSUE ONLY 3 6.98% ISSUE ONLY 0 0.00% ISSUE ONLY 1 4.76% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE 0 0.00%	ISSUE ONLY	14	32.56%	ISSUE ONLY	5	27.78%	ISSUE ONLY	7	33.33%
Substitution Percent Foundation Foundation Foundation Percent Foundation Foundation Foundation Percent Foundation Foundation Foundation Percent Foundation Found	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
EVERYONE Consultants Lenders Total Percent Total Percent REC 40 93.02% REC 18 100.00% REC 17 80.95% ISSUE ONLY 3 6.98% ISSUE ONLY 0 0.00% ISSUE ONLY 1 4.76% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE	NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		
EVERYONE Consultants Lenders Total Percent Total Percent REC 40 93.02% REC 18 100.00% REC 17 80.95% ISSUE ONLY 3 6.98% ISSUE ONLY 0 0.00% ISSUE ONLY 1 4.76% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE									
REC 40 93.02% REC 18 100.00% REC 17 80.95% ISSUE ONLY 3 6.98% ISSUE ONLY 0 0.00% ISSUE ONLY 1 4.76% NON-ISSUE 0 0.00% NON-ISSUE 0 NON-ISSUE 0 0.00% NON-RESPONSIVE			At		ite for 15 y	ears.			
REC 40 93.02% REC 18 100.00% REC 17 80.95% ISSUE ONLY 3 6.98% ISSUE ONLY 0 0.00% ISSUE ONLY 1 4.76% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE	EVERYONE			Consultants			Lenders	m . 1	
ISSUE ONLY 3 6.98% ISSUE ONLY 0 0.00% ISSUE ONLY 1 4.76% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE	PEG			220			nna.		
NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE									
NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE									
		0	0.00%		0	0.00%		0	0.00%
Auto repair shop has been on site for 20 years.	NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		
			Αυ	ito repair shop has been on s	ite for 20 y	ears.			
EVERYONE Consultants Lenders	EVERYONE			Consultants			Lenders		
Total Percent Total Percent Total Percent		Total	Percent		Total	Percent		Total	Percent
REC 42 97.67% REC 18 100.00% REC 20 95.24%	REC	42	97.67%	REC	18	100.00%	REC	20	95.24%
ISSUE ONLY 1 2.33% ISSUE ONLY 0 0.00% ISSUE ONLY 1 4.76%	ISSUE ONLY	1	2.33%	ISSUE ONLY	0	0.00%	ISSUE ONLY	1	4.76%
NON-ISSUE 0 0.00% NON-ISSUE 0 0.00% NON-ISSUE 0 0.00%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE NON-RESPONSIVE NON-RESPONSIVE	NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		



	If yo	ou have one,	how many years of	operation would be	your rule of	thumb?		
EVERY	ONE		Consultants			Lenders		
	Total	Percent		Total	Percent		Total	Percent
0 years	1	5.00%	0 years	1	10.00%	0 years	0	0.00%
2 years	1	5.00%	2 years	1	10.00%	2 years	0	0.00%
3 years	2	2 10.00%	3 years	0	0.00%	3 years	2	20.00%
5 years	3	3 15.00%	5 years	0	0.00%	5 years	3	30.00%
6 years	1	5.00%	6 years	0	0.00%	6 years	0	0.00%
8 years	2	2 10.00%	8 years	2	20.00%	8 years	1	10.00%
10 years		3 40.00%	10 years	4	40.00%	10 years	4	40.00%
15 years		2 10.00%	15 years	2	20.00%	15 years	0	0.00%
	If an u	nderground	waste oil tank was p	present, would this cl	nange your	approach?		
EVERY	ONE		Consultants			Lenders		
	Total	Percent		Total	Percent		Total	Percent
Yes	18	62.07%	Yes	8	66.67%	Yes	7	50.00%
No	16	55.17%	No	4	33.33%	No	7	50.00%
Non-Res	sponse 10)	Non-Response	6		Non-Response	3	
			If yes, REC at	how many years?				
EVERY	ONE		Consultants			Lenders		
	Total	Percent		Total	Percent		Total	Percent
0 years	2	1 26.67%	0 years	2	25.00%	0 years	1	14.29%
1 year	1	6.67%	1 year	0	0.00%	1 year	1	14.29%
2 years	2	2 13.33%	2 years	1	12.50%	2 years	1	14.29%
4 years	1	6.67%	4 years	1	12.50%	4 years	0	0.00%
5 years	7	46.67%	5 years	2	25.00%	5 years	4	57.14%
8 years	1	6.67%	8 years	1	12.50%	8 years	0	0.00%
10 years	. 1	6.67%	10 years	1	12.50%	10 years	0	0.00%
15 years	. 1	6.67%	15 years	0	0.00%	15 years	1	14.29%

HISTORICAL PRINTER

⁴⁾ Case Facts: The subject site has been occupied by a pillow warehouse with no concerns; however, the site was occupied by Industrial Printing, Inc. for 20 years beginning in 1960 and ending in 1980. The site is developed with a 25,000 s.f. light industrial building located on a two acre lot. Additional case facts: Fire Department and city building files are sparse, but show no violations. There was no local hazmat oversight agency during the printing tenant's tenure. Aerials do not show any evidence of exterior drum storage. Prior to the development in 1960, the site was undeveloped land. The undeveloped portion of the site is half paved and half landscaped.

EVERYONE			Would you consider the Consultant	se facts a REO	C?	Lender		
E · ExtronE	Total	Percent	Constituin	Total	Percent	Deliuei	Total	Percent
Yes, REC	35	81.40%	Yes, REC	18	100.00%	Yes, REC	14	66.67%
Issue Only	8	18.60%	Issue Only	0	0.00%	Issue Only	7	33.33%
Non-Issue	0	0.00%	Non-Issue	0	0.00%	Non-Issue	0	0.00%
Non-Response	0		Non-Response	0		Non-Response	0	
Would you consid	ler this a REC	if groundw	vater was located at 100 f	eet below gro	und surface	and soil has a lot of clay	content?	
EVEDVONE			G			T		

EVERYONE			Consultant			Lender		
	Total	Percent		Total	Percent		Total	Percent
Yes, REC	29	67.44%	Yes, REC	16	88.89%	Yes, REC	10	47.62%
Issue Only	13	30.23%	Issue Only	2	11.11%	Issue Only	10	47.62%
Non-Issue	1	2.33%	Non-Issue	0	0.00%	Non-Issue	1	4.76%
Non-Response	0		Non-Response	0		Non-Response	0	



HISTORICAL OIL WELLS

5) Case Facts: The subject site is occupied by a medical office building built in 1975; however, the site had three oil wells on-site between 1900 and 1950. Additional case facts: A document from state agency regulating oil and gas wells shows that the wells were abandoned and plugged in the 1950s; although, not a lot of detail is provided. Aerials show three oil derricks, one of the wells is under the current building. An above ground storage tank is visible in the aerial photographs. The locations of the cutting pits are not apparent on the aerials. The current building has neither a methane alarm system nor an impermeable vapor barrier.

Would you consider these facts a REC	"?
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EVERYONE			Consultant			Lender		
	Total	Percent		Total	Percent		Total	Percent
Yes, REC	36	83.72%	Yes, REC	12	66.67%	Yes, REC	17	80.95%
Issue Only	7	16.28%	Issue Only	3	16.67%	Issue Only	4	19.05%
Non-Issue	0	0.00%	Non-Issue	0	0.00%	Non-Issue	0	0.00%
Non-Response	0		Non-Response	0		Non-Response	0	

In light of the new Vapor Intrusion Standard, would you consider this case a potential vapor intrusion condition(pVIC)?

EVERYONE			Consultant			Lender		
	Total	Percent		Total	Percent		Total	Percent
Yes, pVIC	32	78.05%	Yes, pVIC	12	75.00%	Yes, pVIC	16	76.19%
Issue Only	5	12.20%	Issue Only	3	18.75%	Issue Only	2	9.52%
Non-Issue	4	9.76%	Non-Issue	1	6.25%	Non-Issue	3	14.29%
Non-Response	2		Non-Response	2		Non-Response	0	

HISTORICAL SERVICE STATION

6) Case Facts: The subject site is occupied by an office building built in 1975; however, the site had been occupied by a historical service station from 1950 to 1972. Additional case facts: The old gas station had three tanks 8,000 gallons each and two dispenser islands. The service station also performed automotive repair. Building department records document the removal of the tanks; however, no soil or ground water testing was done. No notes exist regarding the integrity of the tanks when removed. The office building is not above the tank hold, but is above one of the dispenser islands.

Would you consider the former tanks and dispenser islands a REC?

EVERYONE			Consultant			Lender		
	Total	Percent		Total	Percent		Total	Percent
Yes, REC	38	88.37%	Yes, REC	18	100.00%	Yes, REC	16	76.19%
Issue Only	5	11.63%	Issue Only	0	0.00%	Issue Only	5	23.81%
Non-Issue	0	0.00%	Non-Issue	0	0.00%	Non-Issue	0	0.00%
Non-Response	0		Non-Response	0		Non-Response	0	

Would you consider this a REC if groundwater was located at 100 feet below ground surface and soil has a lot of claycontent?

EVERYONE			Consultant			Lender		
	Total	Percent		Total	Percent		Total	Percent
Yes, REC	34	79.07%	Yes, REC	18	100.00%	Yes, REC	13	61.90%
Issue Only	9	20.93%	Issue Only	0	0.00%	Issue Only	8	38.10%
Non-Issue	0	0.00%	Non-Issue	0	0.00%	Non-Issue	0	0.00%
Non-Response	0		Non-Response	0		Non-Response	0	

If tanks were removed in 1980 and the site has a case closure letter from the 1980s with no actual soil testing, wouldyou consider this a REC?

EVERYONE			Consultant			Lender		
	Total	Percent		Total	Percent		Total	Percent
Yes, REC	34	79.07%	Yes, REC	18	100.00%	Yes, REC	13	61.90%
Issue Only	7	16.28%	Issue Only	0	0.00%	Issue Only	6	28.57%
Non-Issue	2	4.65%	Non-Issue	0	0.00%	Non-Issue	2	9.52%
Non-Response	0		Non-Response	0		Non-Response	0	

If site received case closed in 1996 after significant remediation and soil testing, but the levels allowed to remainexceed today's cleanup standards, how would you classify these facts (you can circle more than one)?

EVERYONE			Consultant			Lender		
	Total	Percent		Total	Percent		Total	Percent
Yes, REC	12	27.91%	Yes, REC	8	44.44%	Yes, REC	3	14.29%
No REC; Yes HREC	15	34.88%	No REC; Yes HREC	2	11.11%	No REC; Yes HREC	11	52.38%
Neither REC nor HREC	3	6.98%	Neither REC nor HREC	0	0.00%	Neither REC nor HREC	3	14.29%
pVIC	2	4.65%	pVIC	1	5.56%	pVIC	0	0.00%
Yes, REC and pVIC	8	18.60%	Yes, REC and pVIC	4	22.22%	Yes, REC and pVIC	2	9.52%
No REC; Yes HREC/pVIC	3	6.98%	No REC; Yes HREC/pVIC	3	16.67%	No REC; Yes HREC/pVIC	0	0.00%
Non-Response	0		Non-Response	0		Non-Response	0	



HEATING OIL TANK

7) Case Facts: The subject site is occupied by an urban apartment building built in 1915. The apartment building had a heating oil tank in use from 1915 until it was decommissioned in 1960 in favor of a natural gas heating system. The tank was filled with concrete in the 1960s and has been dormant since. Additional case facts: The tank is 500 gallons. No records of release or soil testing. Subject site has a basement with no living units.

		Wor	uld you consider the abar	ndoned UST a	REC?			
EVERYONE			Consultant			Lender		
	Total	Percent		Total	Percent		Total	Percent
Yes, REC	29	67.44%	Yes, REC	15	83.33%	Yes, REC	10	47.62%
Issue Only	9	20.93%	Issue Only	3	42.86%	Issue Only	5	23.81%
Non-Issue	5	11.63%	Non-Issue	0	0.00%	Non-Issue	6	28.57%
Non-Response	0		Non-Response	0		Non-Response	0	
		If the tank	was 5,000-gallons, would	d you conside	r this a REC	?		
EVERYONE			Consultant			Lender		
	Total	Percent		Total	Percent		Total	Percent
Yes, REC	35	81.40%	Yes, REC	18	100.00%	Yes, REC	13	61.90%
Issue Only	5	11.63%	Issue Only	0	0.00%	Issue Only	4	19.05%
Non-Issue	3	6.98%	Non-Issue	0	0.00%	Non-Issue	4	19.05%
Non-Response	0		Non-Response	0		Non-Response	0	

f you have any questions regarding this survey or the analysis of the data, please feel free to contact our office at any time at 800-419-4923.

Joe Derhake, PE Los Angeles 310-615-4500 Brian Mende, PG New York 201-669-4133

