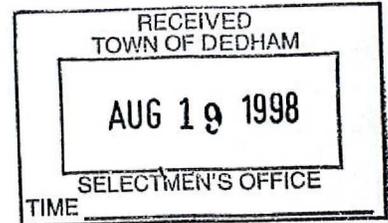


Transit Realty Associates, LLC

Phase I Investigation
359 East Street
Dedham, Massachusetts



6 August 1998

Reference: 500.01

6/19/98

Environmental Resources Management
399 Boylston Street, 6th Floor
Boston, Massachusetts 02116



Transit Realty Associates, LLC

Phase I Investigation
359 East Street
Dedham, Massachusetts

6 August 1998

Reference: 500.01

Ben Frothingham, C.G., LSP
Principal-in-Charge

John D'Agostino
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Environmental Resources Management
399 Boylston Street, 6th Floor
Boston, Massachusetts 02116

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Executive Summary

Environmental Resources Management (ERM) was retained by Transit Realty Associates, LLC (Transit Realty) to conduct a Phase I Environmental Site Assessment (ESA) and Limited Level II Subsurface investigation of a property located at 359 East Street in Dedham, Massachusetts. The Phase I study was conducted in conformance with the scope and limitations of ASTM Practice E 1527-97 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment*. For purposes of this study, Massachusetts General Law, chapter 21E, defines oil and/or hazardous materials.

The site is an approximately 7-acre property containing a soccer field and a billboard. A chain link fence surrounds the site, and no buildings or structures are located on site. A subsurface sprinkler system exists on site to maintain the soccer field. The site was historically used as a railway station.

Based on information obtained during the site inspection, regulatory review, and interviews with persons familiar with the site and its history, no evidence of potential environmental conditions requiring additional investigation were encountered at the subject site. A recognized environmental condition is defined by ASTM Standard E1527-97 as:

"the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with the laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an environmental enforcement action if brought to the attention of appropriate governmental agencies.

Section 1

10/10/10

Environmental Resources Management (ERM) was retained by Transit Realty Associates, LLC (Transit Realty) to conduct a Phase I Environmental Site Assessment (ESA) and Limited Level II Subsurface investigation of a property located at 359 East Street in Dedham, Massachusetts, herein after referred to as "the site". The property contains one soccer field, a billboard and no buildings. The Phase I study was conducted in conformance with the scope and limitations of ASTM Practice E 1527-97 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment*. For purposes of this study, Massachusetts General Law, chapter 21E, defines oil and/or hazardous materials.

1.1

PURPOSE

The purpose of this investigation was to provide a due diligence evaluation in support of a potential sale of the site. In addition, ERM performed a limited Level II Subsurface Investigation to evaluate whether hazardous substances or petroleum products have affected soil and/or groundwater at the property. The results of the subsurface investigation are presented in Section 3.0 of this report.

The objectives of this project were to:

- Assess whether past or present land uses, either on site or on adjacent properties, have impacted the quality of soil or groundwater at the site;
- Visually examine the site and on-site structures to assess whether on-site activities or the presence of regulated substances or other constituents have impacted the quality of soil or groundwater; and
- Identify actual and potential adverse environmental conditions at the subject property and at other properties that may affect the subject property.

ERM did not conduct a regulatory compliance audit, lead-based paint testing, radon testing, groundwater testing or asbestos testing in conjunction with this ESA.

1.2 *LIMITATIONS, TERMS & CONDITIONS*

This report was prepared by ERM on behalf of and for the exclusive use of Transit Realty, solely for use in an environmental evaluation of the site located in Dedham, Massachusetts. This report and the findings of the study, upon which it is based, shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part, without the prior written consent of ERM. However, ERM acknowledges and agrees that, subject to the terms and conditions of our client-contract, Transit Realty, our client may convey the report to our client's attorney, lender, and title insurer; to regulatory agencies; and to potential purchasers associated with the proximate purchase or refinancing of the site.

All uses of this report are subject to, and deemed acceptance of, the conditions and restrictions contained therein. No other warranty, express or implied, is made.

1.3 *METHODOLOGY*

This investigation included a Phase I Site Assessment using, as a basis, the American Society for Testing and Materials (ASTM) Standard E 1527-97, *Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process*. The scope of work for this project included records reviews, site reconnaissance, regulatory research, physical exploration, field screening, and report preparation. The following tasks were completed as defined in the scope of work:

Task 1: *Conduct Records Review*

ERM conducted a database review using New England *DataMap Technology Corporation's* Environmental FirstSearch Report. As required by ASTM Standard E-1527-97, this review included all standard environmental record sources including: Federal NPL Sites, Federal CERCLIS sites, Federal RCRA TSD facilities, Federal RCRA generators, Federal ERNS, State Bureau of Waste Site Cleanup sites, State landfill/solid waste disposal sites, State leaking UST and State registered UST's.

ERM's database review of the above sources was performed in accordance with ASTM required search distances. Based on the results of the

database search, ERM performed additional environmental records review, including:

- Review of surrounding site assessment reports;
- information from Transit Realty regarding the current and past ownership status and use of the property;
- a current USGS 7.5-Minute Topographic Map.

Task 2: *Conduct Site Reconnaissance & Interviews*

ERM visited the site to inspect the property, assess current conditions and note obvious evidence of site contamination. The site was traversed and observations made for the presence or evidence of:

- Areas of dead, distressed, or dying vegetation;
- Visible oil seeps; oil staining or discoloration on surface soils;
- Discernible chemical odors;
- Solid or liquid waste disposal or storage areas;
- Recent soil disturbances such as grading or filling, etc.;
- Presence of equipment containing PCBs, their status, and condition;
- Waste water discharges, outfalls;
- Presence and history of storage tanks;
- Waste disposal and waste disposal practices;
- The presence of standing water, saturated soil conditions, and any obvious wetlands vegetation; and
- Presence and use of pits and sumps.

During the site visit, ERM evaluated adjacent properties and neighboring activities for their potential to contribute to subsurface contamination on the subject properties (to the extent possible without entering the adjacent properties).

Task 3: *Conduct Test Pitting and Soil Sampling*

Test pit locations were selected based on the site walkover and historical uses of the property. ERM excavated five test pits to evaluate soil conditions in selected areas.

DRAFT

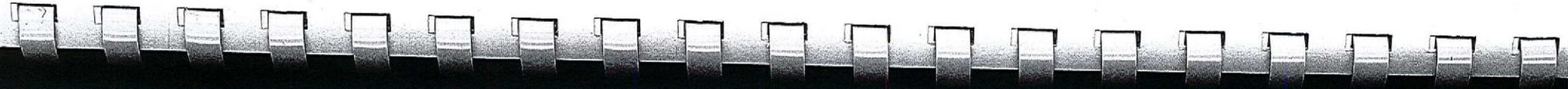
An ERM geologist supervised all test pit operations and performed soil classification, soil screening and sample collection. ERM collected representative soil samples from each test pit. A photo-ionization detector (PID) was utilized to evaluate soil headspace for total Volatile Organic Compounds (VOCs). Hanby™ total petroleum hydrocarbon (TPH) test kits were used to screen soil samples for evidence of petroleum. In addition, ERM collected representative samples for laboratory analysis, if warranted. All field data was documented on test pit logs and locations of test pits plotted on a base map.

Task 4: *Prepare Phase I Report*

The information and data obtained from the preceding tasks is summarized in this environmental assessment report to document findings, identify recognized environmental conditions and provide conclusions as required by ASTM Standard 1527-97.

Section 2

65



2.0 **LEVEL I ENVIRONMENTAL SITE ASSESSMENT**

2.1 **LOCATION AND USE**

The site is an approximately 7-acre parcel located at 359 East Street, east of Route 1, in an urban area of Dedham, Massachusetts. The site is located at 71°10'15" west longitude and 42°14'52" north latitude.

The site does not contain any buildings, but does contain a soccer field with two goals and a billboard, and is surrounded by a chainlink fence. Figure 1 shows a site location map. Figure 2 shows a site layout map.

The site is shown on Sheet 93, Lot 115EX; Sheet 109m Lot 2EX and Sheet 109, Lot 25EX on the Dedham Assessors maps. The site is zoned for business/commercial, however is primarily used for recreational use (e.g. soccer fields)

2.2 **UTILITIES**

The site contains a privately owned subsurface sprinkler system that is connected to town water and used to maintain the landscaping on site. No public or private utilities are in use at the site.

2.3 **PHYSICAL SETTING**

The site is situated in an urban area of Dedham, MA. Topographically the site is elevated approximately 20-feet above the surrounding properties to the north, east and southeast; and is approximately level with the properties located to the west and southwest.

The south-central portion of the site is located within the 200-foot buffer zone surrounding the relocated Wigwam Brook, which runs through a culvert underground. No other wetlands or buffer zones exist on site. Subsurface geology in the vicinity of the site consists of fill from ground surface to approximately three feet below ground surface and unconsolidated sand, silt and gravel from approximately three to nine feet below ground surface.

2.4

SITE HISTORY

The history of use of the site was reconstructed from local and state records reviews and information provided to ERM by Transit Realty. Based on review of files at the Norfolk County Assessors office, the site is currently owned by the Massachusetts Bay Transportation Authority (MBTA). The MBTA has owned the site since 1973 when it was purchased from the Penn Central Transportation Company. Prior to ownership by Penn Central Transportation Company, the Boston & Providence Railroad Company owned the site.

The site has historically been used as a railway station, and is currently used as a soccer field. ERM did not determine when former railroad operations on site ceased and recreational activities began. There are currently no buildings located on site. Based on review of a historical site map from June 1915, provided to ERM by Transit Realty, two railroad platforms and a station house were formerly located on site.

No information relative to previous site investigations was found by ERM in the DEP Northeast Regional Office files.

2.5

SURROUNDING PROPERTIES

2.5.1

Abutting Properties

The 7-acre site is abutted by the following properties:

- | | |
|---------------|--|
| North: | A parking lot for the soccer fields, East Street, High Street and local businesses. |
| South: | A Massachusetts Electric Substation, baseball fields, Wigwam Brook and commercial businesses. Wigwam brook is located between the baseball fields and commercial businesses. |
| East: | East Street and residential houses located across East Street. |
| West: | Route 1 is located to the west of the site. |

The site is located in an urban area of Dedham, Massachusetts. Surrounding properties consist of light industrial/commercial facilities and residential houses. ERM visually surveyed the surrounding properties and identified no areas of obvious environmental concern.

2.5.2

Watershed Protection District and Aquifer Status

Based on review of a MA-GIS map obtained from *New England DataMap Technology Corporation*TM and the MCP 310 CMR 40.0932, groundwater beneath the site would be classified as GW-3. As defined in the Massachusetts Contingency Plan (MCP), all groundwater "shall be considered, at a minimum, as GW-3" and none of the following criteria apply to the site:

- the groundwater is within a Current Drinking Water Source Area,
- the groundwater is within a Potential Drinking Water Source Area,
- the groundwater is within 30-feet of an occupied structure,

Because none of the above apply to the site, groundwater at the site is not classified as GW-1 or GW-2. A copy of the MA-GIS Map for the site is included in the *New England DataMap Technology*TM report in Appendix A. In addition, no active or potentially productive medium or high yield aquifers are located within 500-feet of the site.

SITE INSPECTION

2.6

ERM personnel conducted a site walkover on 30 July 1998. The weather was sunny and clear. The site contains one soccer field, a billboard (along Route 1), a wooded area in the southern portion of the site and an abandoned rail line that enters from the west. A sprinkler system underlies the site and is used for maintaining the grass on the soccer field.

A chain link fence, which restricts access by vehicles, surrounds the site. General housekeeping in the vicinity of the site is good with some litter observed along the southwestern site boundary. No evidence of storage, use, or disposal of oil and/or hazardous materials was observed on site.

STORAGE TANKS

2.7

No evidence of historical use of aboveground storage tanks (ASTs) or underground storage tanks (USTs) were identified on site during the database search, records review or site visit.

2.8 PESTICIDE/ HERBICIDE/ FUNGICIDE (PHF) USE

Pesticides, herbicides, fungicides are used for landscaping only and are applied by a contractor. In addition, pesticides, herbicides or fungicides are not stored for any significant period of time on site.

2.9 ASBESTOS-CONTAINING MATERIAL (ACM)

Asbestos-containing material would not be anticipated on site because no structures currently exist on site. ERM did not observe any suspect ACM's on site during the site walkover.

2.10 POLY-CHLORINATED BIPHENYLS (PCBS)

Based on the use of the site, it is not anticipated that poly-chlorinated biphenyls (PCBs) would be located on site. No transformers containing PCB oil were identified on site.

2.12 INTERVIEWS

As required by ASTM E1527, ERM interviewed a representative of the ~~owner~~ Rayna Rubin, Transit Realty Associates LLC, concerning uses and environmental conditions at the site. Because no buildings or employed personnel exist on site, no key site manager was available to be interviewed as specified in ASTM E1527. Specifically, the following questions were asked:

| Do you know of any: | Owner's Representative |
|--|------------------------|
| Interview date: | 8/3/98 |
| 1. Pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? | No |
| 2. Pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property? | No |
| 3. Notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? | No |

DATABASE/ LIST/ FILE SEARCHES

This section provides information obtained from file and database searches that has not already been presented in the above sections.

Database Search

ERM contracted for a database search from New England *DataMap Technology Corporation*TM using standard search radii specified by ASTM E1527. A copy of this report is included as Appendix A.

No sites were identified on the NPL, CERCLIS, RCRA TSD, LUST databases within the ASTM designated radii. Sites were identified on the, RCRA GEN, ERNS, STATE LIST, SPILLS LIST, SWL, and AST/UST databases. Based on the proximity of the above listed sites relative to the subject site, it is not anticipated that any of the sites identified in the database search exhibit the potential to impact the subject site. In addition, the subject site was not identified in any of the databases searched.

Local Records Review

ERM visited the Dedham Town Hall and Norfolk County Assessors Office. Based on the results of the database search, historical use of the property and the site walkover, no USTs were identified on site and therefore ERM did not contact the Dedham Fire Department regarding USTs on site. The Assessors office confirmed that the parcel is located on Sheet 93, Lot 115EX; Sheet 109m Lot 2EX and Sheet 109, Lot 25EX on the Dedham Assessors maps.

State Records Review

No files for the site existed at the Wilmington, MA office of the MADEP. Files for nearby properties were reviewed at the Wilmington office of MADEP on Tuesday, 28 July 1998. The following information was obtained:

Mountman Transit, 24 Williams Street A 4,000-gallon diesel fuel oil tank was removed from the site. Approximately 200 cubic yards (yd³) of impacted soil was removed from the site as part of tank excavation. This site is located to the west of the site, across Route 1 and is not likely to impact the site.

Cumberland Farms, 31 Eastern Avenue A 550-gallon waste oil UST and a 1,000-gallon heating oil UST were removed from the site after the tanks failed a tightness test. A limited amount of impacted soil was removed from the site associated with tank removal. This site is located to the west of the site, across Route 1 and is not likely to impact the site.

Former Auto Dealer, 15 Eastern Avenue. The file documented the removal of a 500-gallon waste oil tank and approximately 14 yd³ of impacted soil. This site is located to the west of the site, across Route 1 and is not likely to impact the site.

Section 3

3.0 *LIMITED LEVEL II SUBSURFACE INVESTIGATION*

3.1 *EXCAVATE TEST PITS*

ERM excavated five test pits at various locations around the site to evaluate subsurface conditions

On 30 July 1998, ERM provided oversight of excavation of five test pits. An ERM geologist supervised the test pit operations and performed soil classification and screening for volatile organic compounds (VOCs) using a photo-ionization detector (PID). In addition, ERM examined all soils for visual or olfactory evidence of contamination, collected samples for laboratory analysis and prepared detailed soil boring logs. Test pit logs area attached as Appendix B.

PID headspace readings were recorded immediately after sampling and approximately one-half hour after collection of the samples. In addition, ERM performed field screening of soil samples for total petroleum hydrocarbon (TPH) screening with Hanby™ TPH test kits.

3.2 *TEST PIT RESULTS*

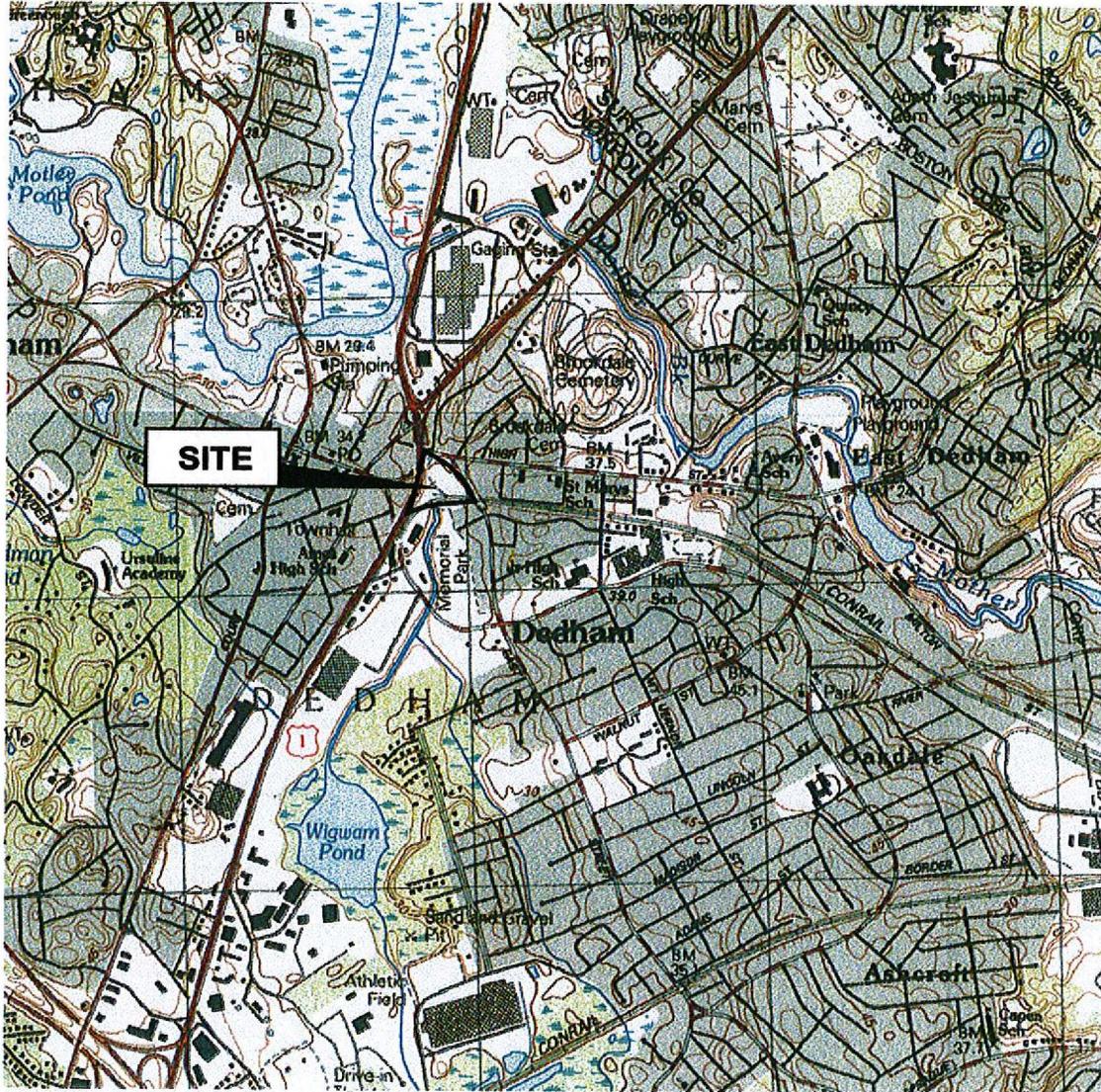
Soils beneath the site consist primarily of fill from ground surface to approximately three feet below ground surface (bgs). Fill material consisted of unsorted bricks, coal cinders, crushed asphalt and gravel. Soils from approximately three to nine feet bgs consisted of unsorted, clean sand, silt and coarse gravel. Groundwater was not encountered in any test pits excavated on site.

No visual or olfactory evidence of impact was encountered in fill material or underlying sand and gravel. Headspace readings greater than 10 ppm were not recorded at any test pit location. In addition, PID and TPH field screening of soil samples collected from each test pit did not detect any evidence of impact. No elevated PID readings (greater than 10 parts per million (PPM)) were recorded in any soil sample collected on site. The following table summarized the results of soil field screening conducted:

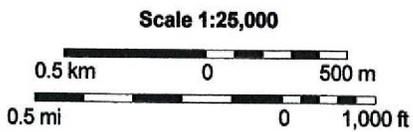
Summary of Soil Field Screening Results

| Sample ID | Material | PID screening | Hanby TPH Result |
|-------------------|---------------|---------------|------------------|
| TP-1, S-1 (7'-8') | Sand & Gravel | 2.0 ppm | 0.0 ppm |
| TP-2, S-1 (8.0') | Sand & Gravel | 0.0 ppm | Not Screened |
| TP-2, S-2 (1.5') | Fill | 0.0 ppm | 0.0 ppm |
| TP-3, S-1 (3.0') | Fill | 0.0 ppm | 0.0ppm |
| TP-3, S-2 (9.0') | Sand & Gravel | 0.0 ppm | Not Screened |
| TP-4, S-1 (8.0') | Sand & Gravel | 0.0 ppm | Not Screened |
| TP-5, S-1 (8.0') | Sand & Gravel | 0.0 ppm | Not Screened |

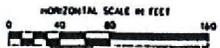
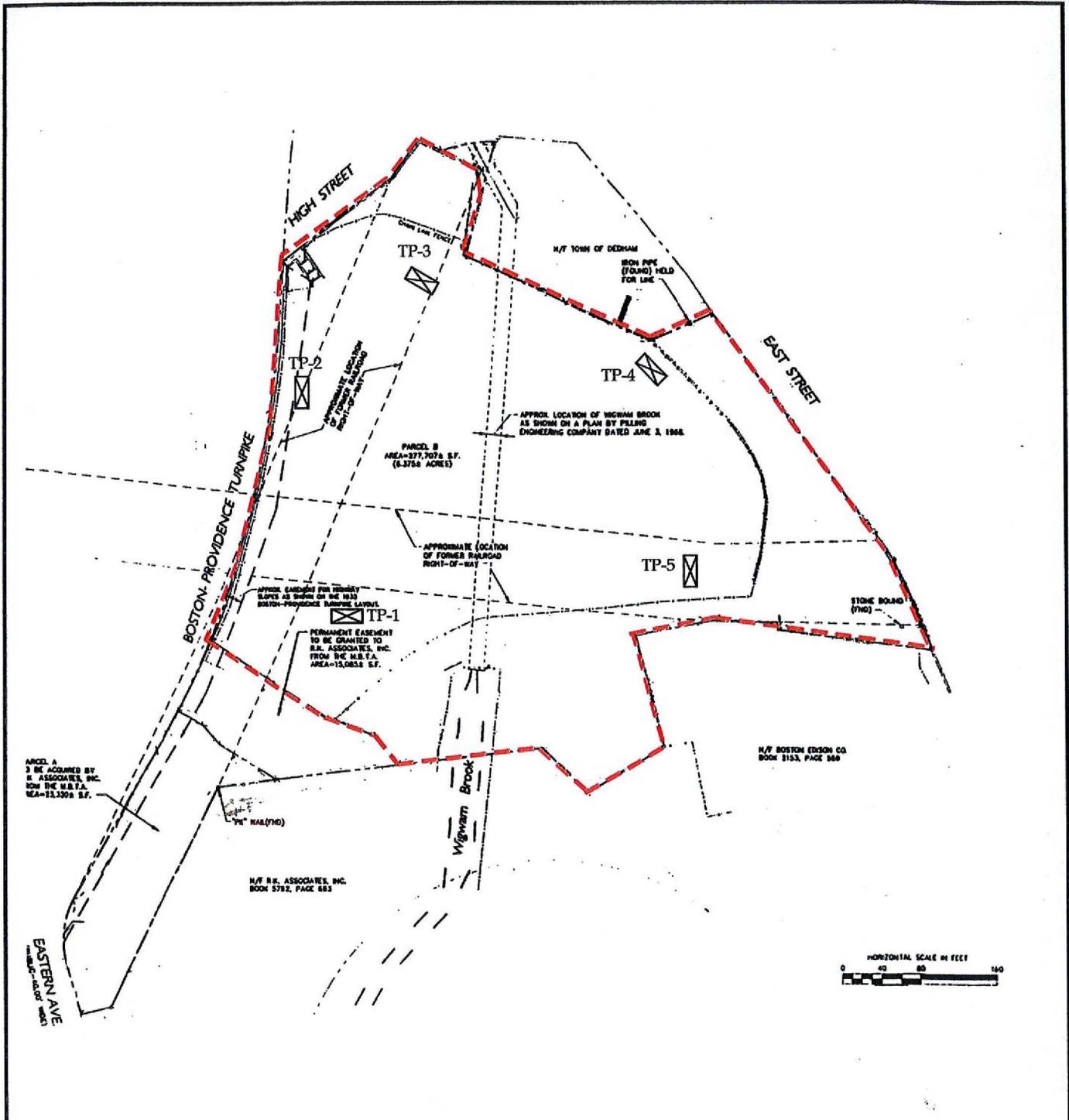
Based on the results of PID and TPH field screening, and lack of visual or olfactory evidence of impact, no samples were submitted for laboratory analysis.



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| | | |
|--|-----------------------------|-------------------------|
|  ENVIRONMENTAL RESOURCES MANAGEMENT | | |
| 399 Boylston Street, Boston, Massachusetts 02116 (617) 267-8377 | | |
| CLIENT NAME: <i>Transit Realty</i> | DRAWN BY: <i>JRD</i> | DATE: <i>8/4/98</i> |
| FILE NAME: <i>Locus Map</i> | SCALE: <i>1:25,000</i> | PROJ: <i>500.01</i> |
| 359 East Street Dedham, Massachusetts | | |
| SITE LOCUS MAP | | FIGURE NO.: 1 |
| PRINCIPAL-IN-CHARGE: <i>BF</i> | PROJECT MANAGER: <i>JRD</i> | |



| LEGEND | |
|--------|---------------------------------|
| TP-5 | ⊠ - Test Pit Location |
| | - Area of Phase I Investigation |



Map taken from Rizzo Associates, Inc
drawing dated 19 March 1998

| | | |
|---|----------------------|-----------------------------|
| ENVIRONMENTAL RESOURCES MANAGEMENT | | |
| 399 Boylston Street, Boston, Massachusetts 02116 (617) 267-8377 | | |
| CLIENT NAME: <i>Transit Realty</i> | DRAWN BY: <i>JRD</i> | DATE: <i>8/4/98</i> |
| FILE NAME: <i>Site Map</i> | SCALE: <i>SHOWN</i> | PROJ: <i>500.01</i> |
| 359 East Street Dedham, Massachusetts | | |
| SITE LAYOUT MAP | | FIGURE NO: 2 |
| PRINCIPAL-IN-CHARGE: <i>BF</i> | | PROJECT MANAGER: <i>JRD</i> |