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PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Six Lot Assemblage
Inner Belt Road
Somerville, Massachusetts**

Prepared for

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1.0 PHASE I ESA SUMMARY AND CONCLUSIONS

Summary

At the request of CPC-T Innerbelt, LLC (CPC-T Innerbelt), Roux Associates, Inc. (Roux Associates) completed a Phase I Environmental Site Assessment (Phase I ESA) for an assemblage of six lots located in Somerville and Charlestown, Massachusetts (“the Site” or “the Subject Properties”). The Phase I ESA was performed in accordance with ASTM International Standard Practice E1527-13¹ and included reviews of reasonably ascertainable information from standard environmental and historical record sources, a Site reconnaissance, and interviews with persons familiar with the Site. The purpose of the Phase I ESA was to evaluate whether or not recognized environmental conditions exist in, on, or at the Site. The Phase I ESA findings are summarized below, followed by our conclusions based on the findings of the Phase I ESA:

- The Site consists six lots of land. Five of the lots are located in the city of Somerville (Lots 1, 1A, 2, 3 and 4) and one of the lots (Lot 0202123000) is located in the city of Boston (Charlestown). The Site contains two buildings, one on Lot 1 and one on Lot 4. Lot 1 is currently owned by the Somerville City Club and the building is used as a bar and banquet hall space. Lot 4 contains one building that is currently used as office space for Piaggio Fast Forward, a company involved in the design of high tech robotic systems. The remainder of Lots 1 and 4 are used for automobile parking. Lot 1A and Lot 0202123000 are used as parking lots and Lots 2 and 3 are sewer and/or drainage easements.
- Historically, much of the Site was previously used for bulk storage of petroleum products or manufacturing. Specifically, prior use research indicates the Underhay Oil Company occupied the Lot 4 portion of the Site from sometime between 1900 until sometime between 1927 and 1933. The Masury Young Company operated a soap and oil factory on Lot 1 and the southern portion of Lot 1A from sometime before 1933 until sometime before 1978. In addition, Gulf Refining Company was located directly west of Lot 1 and the southern portion of Lot 1A of the Site (adjacent to the Masury Young Company soap and oil factory) from sometime before 1933 till at least 1950.
- No recognized environmental conditions (RECs) or historical recognized environmental conditions (HRECs) were identified during this Phase I ESA.
- One controlled recognized environmental condition (CREC) was identified during this Phase I ESA.

¹ Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

- A Class B-2 Response Action Outcome (RAO)² was achieved for a portion of the Site (Lots 1A, 2, 3,4 and 0202123000) based on the results of a site-specific risk assessment and the recordation of an Activity and Use Limitation (AUL). Based upon the results of the risk assessment, the Class B-2 RAO was determined to be appropriate for the Site for the following reasons: 1) remedial actions were not conducted; and 2) a level of No Significant risk exists, contingent upon the AUL that was implemented to restrict exposure to oil and hazardous materials that remain in soils at the Site. As noted, with the exception of the Lot 1, the AUL applies to the entire Site. The AUL permits Site activities associated with commercial, retail and industrial use but prohibits residential use as well as use as a recreation area, playground, playing field, school use (preschool, kindergarten and grades one to twelve), daycare for children up to age sixteen or the cultivation of vegetables or fruits for human consumption. Additionally, excavation, landscaping or other disturbance of site soil or the permanent alteration of structures, paving, or landscaping from the ground surface or beneath pavement down to a depth of fifteen feet below ground surface are prohibited. In addition, to maintain a level of No Significant Risk at the Property, all areas subject to the AUL shall be either paved, or covered with a building, or landscaped in a manner that discourages/restricts access to the underlying soil to a depth of fifteen feet below ground surface; and the paved areas, landscaping and building foundation(s) shall be maintained in good repair so as to render underlying soil inaccessible. Also, the fencing located on an adjacent property (56 Roland Street) that reportedly limits access to the surface soil at the rear of this adjacent property shall be maintained in good repair or if the fencing is to be removed, the area shall be paved or a minimum of three feet of clean fill shall be placed above it to limit access. (Note that as shown on Figure 2, only a portion of 56 Roland Street property was assessed as part of the Phase I ESA.)
- Two data gaps were identified during this Phase I ESA.
 - The Somerville Fire Department did not have any records on file for the Subject Properties. However, during Site reconnaissance activities at the Somerville City Club (Lot 1), an underground storage tank (UST) reportedly used to store heating oil was identified adjacent to the southeast corner of the existing building (See Figure 2). During the interview with Don Johnson, the representative for the Somerville City Club, Mr. Johnson confirmed that the UST was still in use but could not provide any additional information or documentation on the UST. The inability to identify the size, construction, age or condition of the UST constitutes a data gap.

² A Class B-2 RAO is defined as a site where remedial actions have not been conducted because a level of No Significant Risk exists, but that level is contingent upon one or more Activity and use Limitations (AULs) that have been implemented.

- Prior land use research indicates historical use including bulk storage of petroleum products and manufacturing in and around the Lot 1 (Somerville City Club) portion of the Site. However, the inability to obtain information regarding releases of oil and hazardous materials that may have occurred on Lot 1 constitutes a data gap.

Conclusions

Roux Associates performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the Site, which consists of an assemblage of six lots located in Somerville and Boston (Charlestown), Massachusetts. Any exceptions to, or deletions from, this practice are described herein. This Phase I ESA has revealed evidence of a controlled recognized environmental conditions in connection with the Site and data gaps related to an existing UST on Lot 1 at the Site and prior uses of portions of the Site that included oil storage and manufacturing.

2.0 INTRODUCTION

At the request of CPC-T Innerbelt, LLC (CPC-T Innerbelt), Roux Associates, Inc. (Roux Associates) completed a Phase I Environmental Site Assessment (Phase I ESA) for an assemblage of six lots located in Somerville and Boston (Charlestown), Massachusetts (“the Site” or “the Properties”). More specifically, five of the lots are located in the city of Somerville (Lots 1, 1A, 2, 3 and 4) on Somerville Assessor’s Map/Area 107) and 0202123000 is located in the city of Boston (Charlestown). **Figure 1** shows the location of the Site. Note that based on the information reviewed by Roux Associates, only a portion of Lot 4 is included in the assemblage as summarized in the table below.

Summary of Lots Inner Belt Road Assemblage Somerville and Charlestown, Massachusetts					
Lot ID	Address	City	Approx. Size (sq. ft.)	Current Use	Owner
Lot 1	20 Innerbelt Road	Somerville	32,589	Somerville City Club	Somerville City Club
Lot 1A	Not Listed	Somerville	43,682	Parking Lot	Paradigm Direct Roland LLC
Lot 2	Not Listed	Somerville	1,457	Includes sewer easement	Not Listed
Lot 3	Not Listed	Somerville	970	Sewer and drainage easements.	City of Somerville
Portion of Lot 4	56 Roland Street	Somerville	15,000	1-story brick office building	Paradigm Direct Roland LLC
0202123000	75 Crescent Street	Boston (Charlestown)	1,500	Easement parking, retaining structure	Gerald Berberian A TS

As shown in the table above, the Lot 1 (20 Innerbelt Road) portion of the Site is currently owned by the Somerville City Club. Lot 1 is improved with a 10,823-square foot (SF) square shaped commercial style building built in 1985. The building includes a 5,384 SF first floor, 5,384 SF finished basement, and a 55 SF finished porch. The first floor is comprised of a bar, banquet hall, office and storage areas and the basement is comprised of several bar and storage areas. Areas surrounding the building are used for parking. One underground storage tank of unknown size used for storage of heating oil is located off the southeast corner of the building underneath a concrete pad. An electrical transformer box is located of the southern side of the building and is labeled as “non PCB.” Portions of the grounds surrounding the building and parking lot are landscaped with lawn, trees and shrubs.

The Lot 4 (56 Roland Street) portion of the Site is currently owned by Paradigm Direct Roland LLC. As shown in the table above, only a portion of Lot 4 is part of the Site. The Site portion of Lot 4 is improved with an approximately 7,600 SF one story rectangular shaped commercial style brick building without a basement. The construction date of the building is unknown; however, based on a review of historical aerial photographs and Sanborn Maps (discussed in Section 4.2 below), the building appears to have been built between 1933 and 1938. The remainder of the Lot 4 portion of the Site is used for parking.

The Lot 1A portion of the Site is also currently owned by Paradigm Direct Roland LLC, and is used as a parking lot. A 20-foot wide sewer easement crosses the lot from the western end of Roland Street to Inner Belt Road (see Figure 2).

The Lot 2 portion of the Site includes a sewer easement. Ownership information for this Lot was not available at the City of Somerville Assessors Department and its current ownership is unknown. However, the inability to obtain ownership info for this Lot did not prevent Roux Associates from rendering opinions concerning the potential for a REC to exist and does not constitute a data gap.

The Lot 4 portion of the Site includes sewer and drainage easements and is currently owned by the City of Somerville. Lot 0202123000, which has the address of 75 Crescent Street, Boston (Charlestown) Massachusetts, is currently owned by Gerald Berberian A TS and is used as a parking lot. Two electrical transformers are located on the southeast corner of the lot.

This Phase I ESA was performed pursuant to Roux Associates' June 23, 2017 proposal³ to CPC-T Innerbelt, LLC and in accordance with ASTM International (ASTM) Standard Practice E1527-13 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), which is consistent with the U.S. Environmental Protection Agency's Standards and Practices for All Appropriate Inquiries, Final Rule ("AAI Rule," 40 CFR Part 312, November 1, 2005; Amended December 30, 2013). The goal of the Phase I ESA was to identify, to the extent feasible, "recognized environmental conditions" in connection with the Property. ASTM Standard Practice E1527-13 defines recognized environmental conditions (RECs) as:

³ Proposal for Professional Services, Phase I and Phase II Environmental Site Assessment, June 23, 2017, prepared and submitted to CPC-T Innerbelt, LLC by Roux Associates.

...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

To achieve this goal, Roux Associates reviewed relevant environmental and historical use information, performed a Site reconnaissance, and interviewed a key Site manager (as that term is defined in ASTM Standard Practice E1527-13) to develop an understanding of the following:

- Current and past uses of the Property;
- Current and past uses of hazardous substances and/or petroleum products at the Property, if any;
- Waste management and disposal practices that could have caused releases or threatened releases of hazardous substances and/or petroleum products at the Property;
- Current and past corrective actions and response activities undertaken to address past and ongoing releases of hazardous substances and/or petroleum products at the Property, if any;
- The existence of any engineering and/or institutional controls recorded for the Property, if any; and
- Current and past uses of adjoining properties that could have resulted in releases or threatened releases of hazardous substances and/or petroleum products to the Property.

ASTM E1527-13 provides that certain identified recognized environmental conditions can be evaluated and classified into “controlled recognized environmental conditions” or “historical environmental conditions” based on the following definitions.

ASTM E1527-13 defines a controlled recognized environmental condition as:

a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

ASTM E1527-13 defines a historical recognized environmental condition as:

a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

This Phase I ESA was conducted under the direction of Mr. Mitchell A. Wiest, who served as the environmental professional. As the environmental professional, Mr. Wiest possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (as defined in 40 CFR §312.1(c) in, on or at a Site, and meet the objectives and performance factors in 40 CFR §312.20(e) and (f)). Mr. Wiest's professional profile is provided in **Appendix A**.

2.1 Scope of Phase I ESA

As discussed, the scope of the Phase I ESA performed at the Subject Property by Roux Associates included the following tasks: review of relevant environmental and historical use records (i.e., records review), Site reconnaissance and interviews with the key Site managers. The methods and results of these tasks are discussed below.

2.1.1 Records Review

A records review was conducted including a review of the physical setting, standard and additional environmental records sources, and historical use information on the Site and surrounding area.

Roux Associates contracted with Environmental Data Resources, Inc. (EDR), a commercial provider of environmental risk management information, to perform a search of standard environmental record sources (as that term is defined in ASTM E1527-13) for information regarding releases or threatened releases of hazardous substances and/or petroleum products at and in the vicinity of the Site, as well as records of activities, conditions, or incidents likely to cause or contribute to releases or threatened releases at and in the vicinity of the Site. Specifically, Roux Associates requested that EDR search for, and provide Roux Associates with certain standard historical sources (as that term is defined in ASTM E1527-13) pertaining to the

Site to help identify recognized environmental conditions in connection with the Site. The results of EDR's search as well as the information that EDR provided to Roux Associates are presented in **Appendix B** (EDR radius report).

Also, as requested, EDR provided Roux Associates with the following:

- EDR radius report (**Appendix B**);
- Historical topographic maps⁴ (**Appendix C**);
- Historical aerial photographs⁵ (**Appendix D**);
- A Certified Sanborn Map Report, which includes Sanborn Fire Insurance Maps for the Property⁶ (**Appendix E**); and
- Historical town directories (Cities of Somerville and Boston), Inner Belt Road and Roland Street) information⁷ (**Appendix F**).

⁴ EDR provided topographical maps from 1893, 1903, 1943, 1944, 1946, 1947, 1949, 1950, 1954, 1956, 1970, 1971, 1979, 1985, 1987, and 2012.

⁵ EDR provided aerial photographs from 1938, 1946, 1952, 1955, 1962, 1969, 1970, 1978, 1980, 1985, 1996, 2008, 2010, and 2012.

⁶ EDR provided Sanborn Fire Insurance Maps from 1900, 1927, 1933, 1950, 1964, 1989, 1990, 1991, 1993, 1994, 1995, 1996, 1998, and 2002.

⁷ EDR provided city directories from 1971, 1975, 1985, 1989, 1992, 1995, 1999, 2003, 2008, and 2013.

In addition, pursuant to ASTM E1527-13, Roux Associates also reviewed additional record sources, as listed below:

Agency	Status
Somerville Board of Health	Records were requested during a visit to the Board of Health, no records were found for the Subject Properties.
Somerville Fire Department	Records were requested during a visit to the Somerville Fire Department, no records were found for the Subject Properties.
Somerville and Boston Board of Assessors Tax Assessor	Records were obtained at the Tax Assessor's offices - records received are summarized in Section 4.4, and are provided in Appendix G .
Somerville Engineering Department	Maps and other documents on file at the Engineering Department did not include the area of Innerbelt Road where the Site is located.
Somerville Conservation Commission	Records were requested during a visit to the Conservation Commission, no records were found for the Subject Properties.
Somerville and Boston Building Departments	Building permits and Site inspection reports for the Subject Properties from Building Departments were reviewed.
Massachusetts Department of Environmental Protection (MassDEP)	MassDEP Waste Site/Reportable Release Lookup online searchable database was reviewed (Appendix J). The records reviewed are discussed in Section 4.4

A description of the records review findings is presented in **Section 4.0**.

2.1.2 Site Reconnaissance

As part of the Site reconnaissance, Roux Associates, under the direction of Mr. Mitchell A. Wiest, conducted a Site visit on October 10, 2017 in connection with this Phase I ESA, to obtain information regarding the Site and vicinity and identify, to the extent feasible, recognized environmental conditions in connection with the Site. The Site reconnaissance was performed by Mr. Eric Runstrom of Roux Associates.

Pursuant to ASTM E1527-13, the Site reconnaissance included observations of the Site and surrounding area to determine the current use(s) and condition of the Properties, past use(s) of same, and current and past use(s) of adjoining properties and the surrounding area.

Information obtained during Roux Associates' reconnaissance of the Site is incorporated below in **Section 5.0**.

Photographs of the Site taken during the Site visits are provided in **Appendix H**.

2.1.3 Interviews

As part of Roux Associates' Site visit on October 10, 2017 in connection with this Phase I ESA, an interview was conducted with a representative of Paradigm Properties LLC (Robert Sheehan, Building Engineer), the current owner of the Lot 4 (56 Roland Street) and Lot 1A portions of the Site. Mr. Sheehan stated that he has been employed at the Site by Paradigm Properties LLC since 2013. Roux Associates also conducted an interview with a representative of Somerville City Club (Don Johnson, Manager), the current owner of the Lot 1 (20 Inner Belt Road) portion of the Site. Mr. Johnson stated that he had been associated with the Somerville City Club for 25 years and has been the Manager for two years. Information obtained during these interviews are provided in **Section 6.0** and elsewhere in this report, as appropriate.

2.1.4 Evaluation and Conclusion

An evaluation documenting the findings, opinions, and conclusions of the Phase I Environmental Site Assessment is provided in **Section 7.0**.

3.0 USER PROVIDED INFORMATION

An ASTM E 1527-13 User Questionnaire (User Questionnaire) was provided to Benjamin Zimmerman (Development Manager) of CPC-T Innerbelt by Roux Associates on October 26, 2017.

A copy of the User Questionnaire completed by Mr. Zimmerman is provided in **Appendix I**.

4.0 RECORDS REVIEW

The following section presents a review of the physical setting sources, standard and additional environmental records sources, and historical use information regarding the Site and surrounding area, including a summary of the historical record reviews compiled by EDR as well as a summary of the reviewed information sources, including MassDEP and the cities of Somerville and Boston records compiled by Roux Associates.

4.1 Physical Setting

According to the current U.S. Geological Survey (USGS) topographic information provided by EDR, the Site is located at an elevation of approximately eight feet above mean sea level. The Site is located directly adjacent to the city and county limits of Boston (Suffolk County) and Somerville (Middlesex County) and is situated equidistant between the Mystic and Charles Rivers, each located approximately one mile to the north and south of the Subject Properties, respectively. The topography at and in the vicinity of the Site is generally flat. An approximately four-foot high retaining wall separates Lot 1 (20 Inner Belt Road) and Lot 4 (56 Roland Street) with the surface elevation of the 56 Roland Street lot approximately four-feet below the 20 Inner Belt Road lot. Based on the USGS topographic information and a previously prepared environmental report⁸ (**Appendix J**), groundwater in the vicinity of the Site is anticipated to flow towards the north and is located at depths between four to eight feet below ground surface (bgs). According to the EDR report (**Appendix B**), the Site is not located within established 100- or 500-year flood zones. The location of the Site is shown in **Figure 1**.

According, to information provided by EDR, Site surficial geology is variable and is classified as “urban land” (Ur).⁹ Further, based on soil borings advanced by Roux Associates during a limited subsurface investigation completed between October 16th and 19th, 2017, the soil beneath the Site consists of fill located at depths down to 13 feet bgs, overlying sand containing some to trace amounts of silt and gravel to a depth of at least 19 feet bgs. An approximately three-foot-thick peat layer was encountered beneath the fill layer between seven and ten feet bgs in some areas of the Site. Clay was encountered between 19 and 21 feet bgs. Depth to

⁸ ENSR January 1998 Response Action Outcome and Method 3 Risk Characterization Report, 52 & 56 Roland Street, Charlestown, MA.

⁹ According to the United States Department of Agriculture, Urban land refers to soils that have been disturbed by construction or filling, and areas that are covered with impervious surfaces such as buildings and pavement.

groundwater was gauged on October 18, 2017 from 7.12 to 12.68 feet bgs in temporary monitoring wells installed at the Site by Roux Associates between October 17 and 18, 2017. Bedrock was not encountered at the Site at depths down to 25 feet bgs during the soil boring advancement activities conducted by Roux Associates in October 2017. In addition, no information regarding the depth to bedrock beneath the Site was found during performance of this Phase I ESA.

4.2 Historical Use Records Review

The history of the Site and the surrounding area was evaluated through a review of standard and other historical sources of information. More specifically, the following information was reviewed:

- United States Geological Survey (USGS) 15 Minute Topographic Maps from 1893, 1903, 1943, 1944, 1946, 1947, 1949, 1950, 1954, 1956, 1970, 1971, 1979, 1985, 1987, and 2012 (**Appendix C**); and
- Aerial photographs from 1938, 1946, 1952, 1955, 1962, 1969, 1970, 1978, 1980, 1985, 1996, 2008, 2010, and 2012 (**Appendix D**);
- Sanborn Fire Insurance Maps from 1900, 1927, 1933, 1950, 1964, 1989, 1990, 1991, 1993, 1994, 1995, 1996, 1998, and 2002 (**Appendix E**); and,
- City directories published for the City of Somerville, Inner Belt Road and the City of Boston, Roland Street from 1971, 1975, 1985, 1989, 1992, 1995, 1999, 2003, 2008, and 2013 (**Appendix F**).

Based on the information sources above, the following Site history was developed as summarized in the following table.

**Inner Belt Road Assemblage
Somerville and Charlestown, Massachusetts Chronology**

Years	Information Source				Description
	Aerial Photographs	Sanborn Maps	Topographic Maps	City Directories	
1893-1900	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Site and surrounding area appear to be undeveloped. Railroad tracks are seen running to the south of the Site and residential/commercial development can be seen to the north of the Site on the 1893 topographic map.
1900-1927	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Several structures identified as sheds can be seen within the Lot 1A portion of the Site and two unidentified structures appear to be located within the Lot 4 area of the Site on the 1900 Sanborn map. Residential development can be seen to the north and west of the Site and commercial/industrial development can be seen to the east and northeast of the Site on the 1900 Sanborn map. Additional railroad tracks can be seen to the south of the Site on the 1903 topographic map.
1927-1933	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The 1927 Sanborn map identifies five “iron oil tanks” apparently associated with “Underhay Oil Company” within the Lot 4 area of the Site. A railroad siding is identified on the 1927 Sanborn map to the south and east of the Lot 4 section of the Site. Additional commercial/industrial development can be seen to the east and northeast of the Site on the 1927 Sanborn map.

Years	Information Source				Description
	Aerial Photographs	Sanborn Maps	Topographic Maps	City Directories	
1933-1938	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The 1933 Sanborn map identifies six buried oil tanks within the Lot 1 portion of the Site and several structures within the Lot 1 and the southern part of the Lot 1A portion of the site that appear to be part of the “Masury Young Co” which the 1933 Sanborn map identifies as manufacturing soap and oils. A railroad siding is also identified on the 1933 Sanborn map within the Lot 1 portion of the Site. “Gulf Refining Co” is identified abutting the Site to the west of the Lot 1 and the southern part of Lot 1A on the 1933 Sanborn map. The five “iron oil tanks” identified on the 1927 Sanborn map are no longer shown on the 1933 Sanborn map and the “Underhay Oil Company” is no longer identified.
1938-1964	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The first available aerial photograph (1938) appears to show several buildings and a railroad siding within the Lot 1 and Lot 1A portions of the Site in the approximate locations of the Masury Young Co” manufacturing facility identified on the 1933 Sanborn map. The 1950 Sanborn map identifies the same “Masury Young Co” tanks and structures on Lots 1 and 1A as the 1933 Sanborn map. The 1938 photograph appears to show a building within the Lot 4 portion of the Site in the general location of the existing one-story building. All subsequent photographs appear to show this building in the same location. The 1950 Sanborn map identifies a “garage” structure at this location. This structure remains unchanged on subsequent Sanborn maps and appears to be the existing one-story building located on Lot 4. The location and configuration of this building and the other structures identified on the 1950 Sanborn map look to be the same as the current buildings located at 56 Roland Street.

Years	Information Source				Description
	Aerial Photographs	Sanborn Maps	Topographic Maps	City Directories	
1964-1985	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The 1964 Sanborn map identifies the same “Masury Young Co” structures on Lots 1 and 1A as the 1950 Sanborn map; however, the six buried oil tanks within the Lot 1 portion of the Site are no longer identified. The structures and railroad siding on Lots 1 and 1A appear to remain the same on the 1969 and 1970 photographs. The portion of Inner Belt road that abuts the Site first appears on the 1978 photograph; in addition, the “Masury Young Co” structures and the railroad siding on Lots 1 and 1A appear to have been removed and these lots appear undeveloped on the 1978 and 1980 photographs. 56 Roland Street is not listed in the 1971 city directory. The 1975 city directory lists H P Hood Inc. as the occupant at 56 Roland Street. 20 Interbelt Road is not listed in the 1971 or 1975 city directories.
1985-2012	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The 1985 photograph appears to show the current Somerville City Club building on the Lot 1 portion of the Site. Somerville City Club is listed at 20 Inner Belt Road in the 1985 city directory. The 1989 Sanborn map also identifies a structure in the approximate location of the current Somerville City Club building. Carpenters Flr Lyn and H P Hood Inc are listed as occupants of 56 Roland Street in the 1989 city directory. Multiple occupants are listed for 56 Roland Street in the 1992 city directory and all subsequent city directories. The Somerville City Club is listed as the occupant at 20 Inner Belt Road in all city directories after 1985. The Parking lot on Lot 1A can be seen in the 1996 photograph. Site features appear to be unchanged in all subsequent photographs.

4.3 Standard Records Review

This section summarizes the information regarding the Site and adjacent or nearby properties that is contained in the standard and additional environmental record sources queried by EDR at the request of Roux Associates in accordance with ASTM Standard Practice E1527-13.

The Subject Property was not listed in any of the environmental records that were obtained by EDR. However, EDR incorrectly lists the 56 Roland Street portion of the Subject Property as located 223-feet east/northeast of the Site, including a State Hazardous Waste Sites (SHWS) database listed site for Release Tracking Number (RTN) 3-15888. Roux Associates confirmed that RTN 3-15888 includes several areas of the Site and details are further discussed in **Section 4.4** of this report.

A summary of the pertinent information found in the state and federal databases within the searched radius is provided in the table below:

Records Queried¹⁰	Search Radius	No. of Facilities Found	Is the Site Listed?
<i>Federal NPL site list</i>			
National Priority List (NPL)	1.0	0	No
Proposed NPL	1.0	0	No
<i>Federal CERCLIS list</i>			
Superfund Enterprise Management System (SEMS)	0.5	1	No
<i>Federal CERCLIS NFRAP site list</i>			
SEMS-Archive	0.5	1	No
<i>Federal RCRA CORRACTS facilities list</i>			
Corrective Action Report (CORRACTS)	1	1	No
<i>Federal RCRA Generators</i>			
Large Quantity Generators (LQG)	0.25	1	No
Small Quantity Generator (SQG)	0.25	2	No
Conditionally Exempt SQG	0.25	7	No
<i>State and Tribal – equivalent CERCLIS</i>			
State Hazardous Waste Sites (SHWS)	1.0	324	Yes ¹¹
<i>State and tribal landfill and/or solid waste disposal site lists</i>			
Solid Waste Facility/Landfill (SWF/LF)	0.5	1	No
<i>State and tribal leaking storage tank lists</i>			
Leaking Aboveground Storage Tank (LAST)	0.5	9	No
Leaking Underground Storage Tank (LUST)	0.5	33	No
<i>State and tribal registered storage tank lists</i>			
UST	0.25	4	No
AST	0.25	1	No
<i>State and tribal institutional control / engineering control registries</i>			
Institutional Control	0.5	20	No
<i>Other Ascertainable Records</i>			
RCRA NonGen / NLR	0.25	16	No
SCRD Drycleaners	0.5	0	No
Hazardous Waste (HW) Generator	0.25	19	No
Drycleaners	0.25	0	No
<i>EDR Exclusive Records</i>			
EDR Hist Auto	0.125	4	No

¹⁰ Query definitions are listed in **Appendix B**.

¹¹ The EDR incorrectly located a SHWS database listed site located on the 56 Roland Street portion of the Subject Property as 223-feet east/northeast of the Site.

Query results that meet the criteria presented below were selected for additional research in accordance with ASTM E1527-13 including file reviews, and review of local records:

- Facilities located on the Site;
- Facilities located immediately adjacent to the Site including those that due to their proximity to the Site have the potential for surface water or groundwater to enter onto the Site through discharges (e.g., storm water runoff, surface water effluent discharges) or through the migration of groundwater; and
- Facilities located topographically or hydraulically upgradient of the Site.

Based on a review of historical documents and information, and topography in the vicinity of the Site, it appears that groundwater at the Site flows toward the north. Facilities that are located downgradient or cross-gradient of the Site but not immediately adjacent to the Site are considered to pose a low potential environmental concern to the Site. As discussed in **Section 4.1**, potentially upgradient properties may be limited to those parcels located within the nearby vicinity of the Site to the south. In addition, certain facilities that may be hydraulically upgradient but involve conditions that are considered *de minimis* (i.e., small quantities of releases, contained releases, or releases that are cleaned up in such a manner that does not pose a threat to human health or the environment) are not generally discussed in this report unless further clarification was warranted to rule out the potential for these properties to impact the Site. Additional information is presented below.

All four of the historical auto facilities identified by EDR are located downgradient to the Site and are considered to pose a low potential environmental concern to the Site. Consequently, these facilities are not discussed further in this report.

4.4 Additional Environmental Records Search

As described in **Section 2.1**, pursuant to ASTM E1527-13, Roux Associates reviewed the additional record sources below:

- Somerville Board of Health;
- Somerville Fire Department;
- Somerville and Boston Board of Assessors Tax Assessors;

- Somerville Engineering Department;
- Somerville Conservation Commission;
- Somerville and Boston Building Departments;
- MassDEP Waste Site / Reportable Release Lookup online database; and
- Environmental Reports previously prepared for the Site.

The Somerville Fire Department did not have any records on file for the Subject Properties. However, during Site reconnaissance activities at the Somerville City Club (Lot 1), an underground storage tank (UST) reportedly used to store heating oil was identified adjacent to the southeast corner of the existing building (See Figure 2). During the interview with Don Johnson, the representative for the Somerville City Club, Mr. Johnson confirmed that the UST was still in use but could not provide any additional information or documentation on the UST.

The inability to identify the size, construction, age or condition of the UST constitutes a data gap.

According to the city of Somerville property record card, the current on-Site building located at 20 Inner Belt Road (Lot 1) was built in 1987. A property record card was also obtained for 56 Roland Street (Lot 4) which states that the building was built in 1900; however, the building referenced on the City of Somerville property record card for 56 Roland Street appears to be the building attached to the eastern side of the building located on the Site portion of Lot 4 and, as a result, this date may not be accurate. Copies of the Somerville property record cards obtained as part of this Phase I ESA is presented in **Appendix G**.

Roux Associates' review of information included in the MassDEP Waste Site/Reportable Release Lookup online searchable database indicates that environmental investigations have been conducted in several areas of the Subject Properties. The Lot 4 portion of the Site is listed as a location where a spill of oil and hazardous material (OHM) has occurred (Release Tracking Number (RTN) 3-14475). Information presented in the 1997 Method 2 Risk Characterization and Response Action Outcome Report¹² (RAO) prepared for the Site provides the following summary of the release and subsequent response actions. As presented in the 1997 report, on

¹² ENSR 1997 Method 2 Risk Characterization and Response Action Outcome and Report, 52-56 Roland Street, Charlestown, Massachusetts, RTN 3-14475

November 5, 1996, a release notification form (RNF) for the site was submitted to MassDEP reporting that the concentration of benzene was detected in a groundwater sample above the reportable concentration collected from a well located off the northern building corner of the current building on Lot 4, near a former gasoline dispenser. In December 1996, the MassDEP issued a Notice of Responsibility to SKW 11 Real Estate Limited Partnership regarding the reported release, and release tracking number 3-14475 was assigned to the site. To address the presence of benzene and other volatile organic compounds (VOCs) in groundwater a site-specific risk assessment was conducted. The RAO indicated that the source of the contamination at the site, the former gasoline UST and pump (located off the northwest corner of the Lot 4 building) had been removed. A Method 2 Risk Characterization demonstrated that a level no significant risk existed at the site. No remedial response actions were conducted at the site and a Class B-1 RAO¹³ was achieved for RTN 3-14475.

Additionally, Lot 1A, Lot 2, Lot 3, Lot 4 in Somerville and Lot 0202123000 in Boston (Charlestown) are listed as a location where a spill of oil and hazardous material (OHM) has occurred (RTNs 3-15887, 3-15888 and 3-15904 hereafter referred to as the “RTN-related properties”). Information presented in the 1998 Response Action Outcome and Method 3 Risk Characterization Report¹⁴ prepared for the RTN-related properties provides the following summary of the release and subsequent response actions.

As presented in the 1998 report, the results of several investigations conducted for SKW II Real Estate Limited Partnership by ENSR and others revealed that the RTN-related properties are impacted by releases of petroleum hydrocarbons from historic site use both on-site and on abutting and adjacent properties. The petroleum hydrocarbons consist of primarily No. 2, 4 and 6 fuel oils with minor amounts of other oil such as lubricating oil and un-identified oil. It was determined that the petroleum hydrocarbons identified were “extremely weathered.” The Conceptual Site Model developed by ENSR indicated:

- Three suspected on-site sources include: a) a gasoline release (RTN 3-14475) that was closed with a Class B-1 RAO, b) a closed in-place 14,000 gallon UST which has had

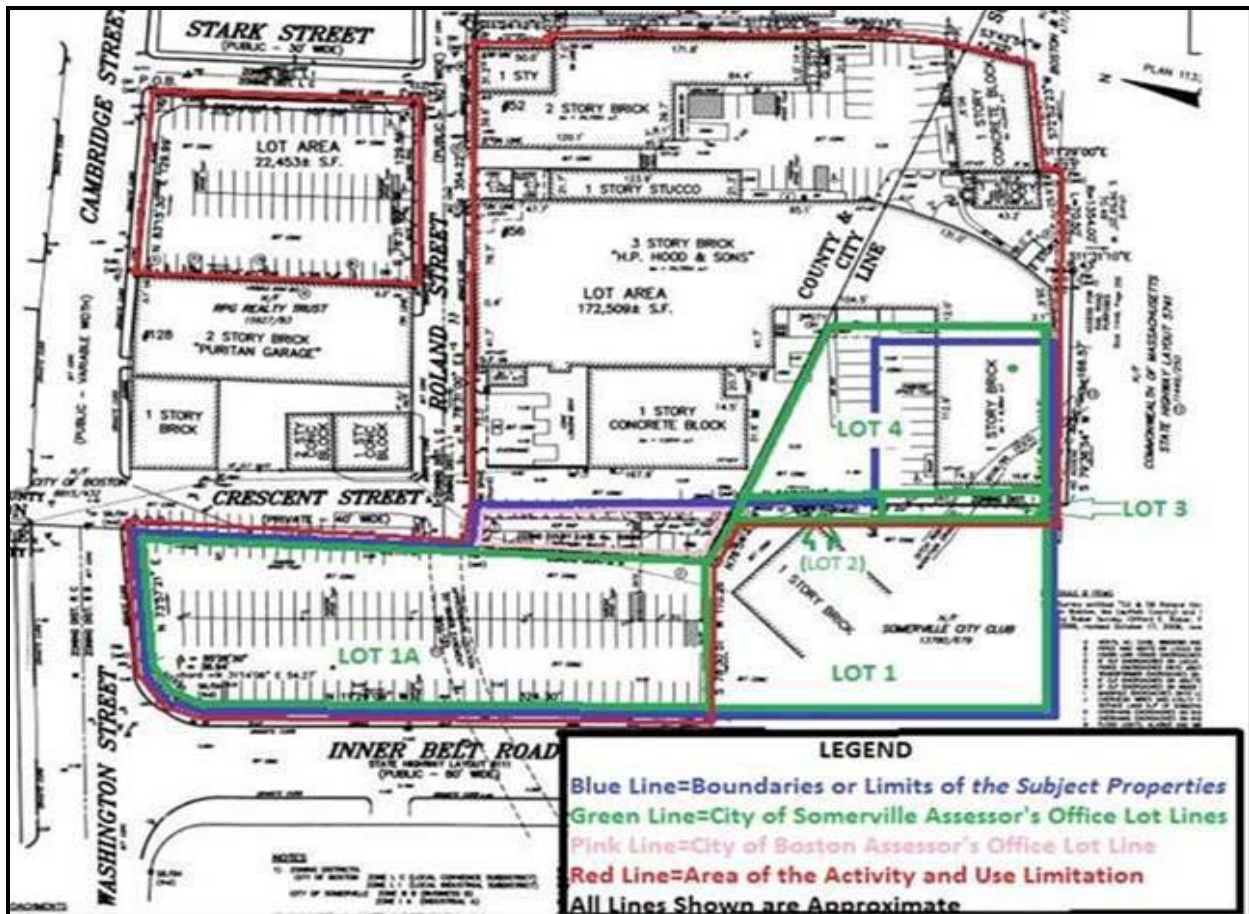
¹³ A Class B-1 RAO is defined as a site where remedial actions have not been conducted because a level of No Significant Risk exists.

¹⁴ ENSR 1998 Response Action Outcome and Method 3 Risk Characterization Report, 52-56 Roland Street, Charlestown, Massachusetts, RTNs 3-15887, 3-15888 and 3-15904

“low levels of TPH adjacent to the UST and was the likely location of a 750-gallon No. 4 fuel oil release in 1982; and c) five iron oil tanks associated with the former Underhay Oil Company.

- “Known suspected historic off-site release sources include up to 27 above and below ground storage tanks at the Masury Young soap and oil factory at 76 Roland Street (footprint includes Lot 1 and Lot 1A of the Subject Property); the “Puritan Garage” which was located adjacent to the current Lot 1A parking area, and the rail yard to the south of the RTN-related properties (and thus, the Subject Property) which was the likely location of at least one known spill of 4,500 gallons of diesel fuel in 1988.
- The RTN-related properties and surrounding area have a long history of industrial use and ENSR opined that other spills have impacted the site. However, ENSR indicated that the level of investigation that they completed has reasonably defined the extent of the releases from known historic sources and that sufficient data was collected to “arrive at site-wide exposure point concentrations (EPCs) for the compounds of concern (COCs). Further ENSR stated that areas of the Site contained petroleum hydrocarbon concentrations at levels between 10 and 100 times the surrounding area but no hotspots were represented. No upper concentration limits (UCLs) were exceeded. Lastly, ENSR stated that upon review of the practicality of remedial options for the site against the anticipated overall reduction in site risk, ENSR determined that there was no net benefit in conducting limited remediation since petroleum hydrocarbons would remain in subsurface soils and there would not be a significant reduction in site risk.

The results of a site-specific risk assessment indicated that a level of no significant risk existed for permitted current and future uses of the Site without the need to complete remedial action as long as an Activity and Use Limitation (AUL) was recorded for the RTN-related properties. The RTN-related properties and consequently, the area subject to the AUL, is outlined in red on the figure below.



Source map provided by Criterion in an email dated 12/21/2016. AUL area obtained from the 1/26/1998 AUL

Accordingly, an AUL was recorded for the RTN-related properties on January 26, 1998 to ensure that these conditions were maintained. However, on November 7, 2001 MassDEP sent a RAO Screening Review letter¹⁵ for the February 10, 1998 Class B-2 RAO statement and AUL. In this letter DEP identified errors in the AUL that required correction. Specifically, MassDEP determined that the AUL did not adequately define what uses or activities are permitted and restricted, and the property upon which the AUL was recorded had been transferred without incorporation by reference or in full in the new deeds. To correct these errors, an Amended AUL was prepared and recorded for the RTN-related properties on April 9, 2002. The Amended AUL conditions allow for the following permitted activities and uses:

1. All activities and uses include without limitation, continued commercial, retail or industrial uses;

¹⁵ MassDEP RAO Screening Review, AUL Summary Compliance Review and AUL Field Inspection Audit Finding letter dated 11/7/2001

2. Paving of additional areas of the site and regular maintenance and repair activities associated with the pavement currently located on the RTN-related properties or with pavement applied to the property in the future;
3. Establishment of additional landscaped areas in areas currently paved or covered with a building;
4. Landscaping activities associated with existing or future landscaped areas on the RTN-related properties;
5. Additions to or repair, maintenance, or demolition and/or replacement of the building(s) currently located on the RTN-related properties and the utilities serving the same, construction of new buildings and/or redevelopment of the RTN-related properties;
6. Such other activities or uses which, in the Opinion of a Licensed Site Professional (LSP), shall present no greater risk of harm to health, safety, public welfare or the environment than the activities and uses set forth in this paragraph; and
7. Such other activities and uses not identified below as being activities and uses inconsistent with the AUL.

In addition, the AUL listed the following activities and uses as inconsistent with the AUL and therefore prohibited:

1. Residential use, use for a recreation area, playground, playing field, school use for preschool, kindergarten and grade one to twelve aged children, daycare for children up to age sixteen or the cultivation of vegetables or fruits for human consumption are prohibited;
2. Excavation, landscaping or other disturbance of site soil from the ground surface or beneath pavement down to a depth of fifteen feet which could result in exposure of workers or the public to potentially petroleum impacted soil and/or fill are prohibited; and
3. The permanent alteration of structures, paving landscaping or surface grade which would result in the exposure of soil to a depth of fifteen feet which could result in exposure of workers or the public to potentially petroleum impacted soil and/or fill is prohibited.

The AUL also set forth the following obligations and conditions to be undertaken and maintained at the RTN related properties:

1. All areas of the RTN-related properties shall be either paved, or covered with a building, or landscaped in a manner that discourages/restricts access to the underlying soil to a depth of fifteen feet and limits the intensity and frequency of use of these areas by adults and children;

2. The paved areas, landscaping and building foundation(s) shall be maintained in good repair so as to render underlying soil inaccessible;
3. The fencing which limits access to the surface soil at the rear of the 56 Roland Street building shall be maintained in good repair or if the fencing is to be removed, the area shall be paved or a minimum of three feet of clean fill shall be placed above it to limit access;
4. Prior to the commencement of any activity that is likely to disturb the petroleum impacted soil located beneath the ground surface, a Soil Management Plan must be implemented that is prepared under the direction of an LSP who has reviewed the project file information, including, but not limited to, the Response Action Outcome Statement and Method 3 Risk Characterization. The Soil Management Plan should describe appropriate soil excavation, handling, storage, transport, and disposal procedures. On-site workers must be informed of the requirements of the Soil Management Plan prior to initiating any work, and the plan must be available on-site throughout the course of the activity; and
5. Prior to the commencement of any activity which involves the removal and/or disposal of the petroleum impacted soil and/or is likely to disturb the underlying contaminated soil, a Health and Safety Plan must be prepared by a Certified Industrial Hygienist or other qualified individual sufficiently trained in worker health and safety requirements and implemented. The plan should clearly describe the location of the contaminated soil and specifically identify the necessary types of personal protective equipment, monitoring device(s), and controls. Workers who may come in contact with contaminated soil at the Property must be informed of the location of the contaminated soil and all requirements of the Health and Safety Plan. The plan must be available on-site throughout the course of the activity.

Based on the findings of the risk assessment and the relying on the updated AUL, the RTN related properties achieved a Class B-2 RAO on February 10, 1998¹⁶. The reliance on an AUL to achieve regulatory closure (i.e., RAO) constitutes a controlled recognized environmental condition (CREC).

Copies of the 1986 RAO report and MassDEP AUL notice and audit findings including the original and amended AULs are included in **Appendix J**.

As discussed above, many of the lots on the Site had historical uses that included bulk storage of petroleum products and manufacturing. Specifically, historical research indicates the Underhay Oil Company occupied the Lot 4 portion of the Site from sometime between

¹⁶ A Class B-2 RAO is defined as a site where remedial actions have not been conducted because a level of No Significant Risk exists, but that level is contingent upon one or more Activity and use Limitations (AULs) that have been implemented

1900 to sometime between 1927 and 1933, and the Masury Young Company operated a soap and oil factory on Lot 1 and the southern portion of Lot 1A from sometime before 1933 until sometime before 1978. In addition, Gulf Refining Company occupied the area directly to the west of the Masury Young Company soap and oil factory from sometime before 1933 until at least 1950. Information was obtained regarding the releases of oil and hazardous materials on the Lot 1A, Lot 2, Lot 3, Lot 4 and Lot 0202123000 portions of the Site. However, similar information was not found for the Lot 1 (Somerville City Club) portion of the Site where historical uses including bulk storage of petroleum products and manufacturing was identified. The inability to obtain information regarding releases of oil and hazardous materials that may have occurred during historical uses of Lot 1 constitutes a data gap.

Roux Associates also conducted a search of MassDEP's Waste Site/Reportable Release Lookup online database, and a review of the EDR report, for nearby and/or upgradient locations where releases of OHM have been reported and identified the following:

- 26 Innerbelt Road (RTN 3-21711), located 24 feet south/southwest of the Site. A release occurred in April 2002 when an Amtrak worker was filling a vehicle from an above ground storage tank (AST). The worker inadvertently allowed the vehicle's tank to overfill releasing an estimated 50 gallons of diesel fuel to the soil near the AST. In response to the release, approximately 15 yards of impacted soil was excavated and removed from the release area. During the excavation activities, "historical staining" was observed beneath the AST and an additional five yards of soil were excavated. Urban fill was identified. A Class A-2 RAO¹⁷ was achieved for this release.
- 30 Innerbelt Road, Sweetheart Cup Company Inc. (RTN 3-3626), located 278 feet south of the Site. An investigation was conducted following the removal of a 13,200 gallon UST used to store No. 4 fuel oil. TPH was detected in soil and groundwater samples at the time the UST was removed in April 1991. Contamination was likely the result of UST overfills. Response actions were conducted including the excavation and disposal of 90 yards of soil in October 1991. Levels of TPH were detected in soil samples collected from soil borings advanced in the vicinity of the excavation area at concentrations up to 990 ppm and several PAHs were also detected. No PAHs or VOCs were detected in the groundwater samples. TPH was detected in one GW sample at a concentration of 0.4 mg/l. No further investigation or remediation was conducted. A DEP NFA¹⁸ was achieved for this release.

¹⁷ A Class A-2 RAO is defined as a site where remedial work was completed and a level of No Significant Risk" and a permanent solution have been achieved. Contamination has not been reduced to background.

¹⁸ A DEP NFA is defined as a site where response actions were conducted and the MassDEP determined that no further action was required.

- 30 Innerbelt Road, Angelica Corporation (RTN 3-26065), located 278 feet south of the Site. A release of Syntec Super Chlor (sodium dichloro-s-triazinetriene) to air and pavement occurred in July 2006 at Angelica Corporation an industrial laundry. Approximately ½-gallon of the chemical was released to a catch basin. Fifteen-gallons of liquids were removed from the catch basin and placed into a drum. Absorbent materials were also used to capture and recover spilled chemical. The asphalt surface was rinsed and the rinseate was recovered in placed in the drum. A Class A-1 RAO¹⁹ was achieved for this release.
- 41 Innerbelt Road (RTN 3-20363), located 456 feet south of the Site. A release of 100-gallons of diesel fuel occurred on February 2, 2001 when a saddle tank on a truck ruptured on a curb while attempting to turn in a parking lot. The release impacted the parking lot pavement and two catch basins. Response actions were conducted including the use of “speedi-dri” absorbant, sorbent pads and a power washer to remove the released oil from the pavement and catch basins and the removal of four yards of oily solids. A Class A-1 RAO was achieved for this release.

The above releases and conditions do not constitute a threat to the Site and therefore, are not considered RECs.

¹⁹ A Class A-2 RAO is defined as a site where remedial work was completed and a level of No Significant Risk" and a permanent solution have been achieved. Contamination has been reduced to background or the threat of release has been eliminated.

5.0 SITE RECONNAISSANCE

This section includes a description of the Site reconnaissance conducted on October 10, 2017 and the findings of our reviews of applicable municipal, state, and federal records that has not otherwise been presented elsewhere in this Phase I ESA report. A description of the Site setting, interior and exterior Site buildings observations, a description of the uses and conditions of the adjoining properties are provided below. Photographs of the Site and surrounding properties taken by Roux Associates during the Site reconnaissance are provided in **Appendix H**.

5.1 Site Setting and Building Observations

As described above, the Site is comprised of an assemblage of six lots located in Somerville and Boston, Massachusetts. The Lot 1 (20 Innerbelt Road) portion of the Site is currently owned by the Somerville City Club and improved with a 10,823-square foot (SF) square shaped commercial style building built in 1985. The first floor is comprised of a bar, banquet hall, office and storage areas and the basement is comprised of several bar and storage areas. Storage areas are used for storage cleaning supplies, insecticides and weed killers. No indications of chemical releases were observed during the Site visit. One underground storage tank of unknown size used for storage of heating oil is located off the southeast corner of the building and is topped by a concrete pad. According to Don Johnson, a representative of Somerville City Club, the first floor of the building is heated with oil and the basement is heated with natural gas. Natural gas, provided by National Grid via an underground line and the gas meter is located outside the north corner of the building. An electrical transformer box is located of the southern side of the building and is labeled as “non-PCB”. An outdoor air conditioning unit is located on a concrete pad off the northern side of the building. Water and sewer services are provided to the Lot 1 (20 Innerbelt Road) property by the city of Somerville. No signs of distressed vegetation, pits, ponds, lagoons, or indications of releases or threats of releases to the environment where observed.

The Lot 4 (56 Roland Street) portion of the Site is currently owned by Paradigm Direct Roland LLC. The Site portion of Lot 4 is improved with an approximately 7,600 SF one story rectangular shaped commercial style brick building and is currently used as office space by Piaggio Fast Forward a high-tech robotics company. The floors are carpeted or tiled and no floor drains were observed within the building area. Water and sewer services are provided to the

Property by the Boston Water and Sewer Commission (BWSC). Natural gas, provided by National Grid via an underground line(s), is used to generate heat and hot water for the Building. A 15-20 cubic yard soil stockpile was observed off the western side of the Lot 4 building. According to Robert Sheehan a representative of Paradigm Properties LLC the soil stockpile was top soil from a neighboring Paradigm property. No signs of distressed vegetation, pits, ponds, lagoons, or indications of releases or threats of releases to the environment were observed. No indications of USTs were observed at the Site.

The Lot 1A portion of the Site is currently owned by Paradigm Direct Roland LLC and is used as a parking lot. Two storage containers were observed at the northeast end of the parking lot area. The representative of Paradigm Properties did not know the ownership or contents of the containers and could not provide access to them to facilitate our inspection. A 20-foot wide sewer easement crosses the lot from the western end of Roland Street to Inner Belt Road.

The Lot 2 portion of the Site includes a sewer easement. And the Lot 4 portion of the Site includes sewer and drainage easements and is currently owned by the city of Somerville. The 75 Crescent Street, Boston (Charlestown) Lot (Lot ID 0202123000) is currently owned by Gerald Berberian A TS and is used as a parking lot. Two electrical transformer boxes are located on the southeast corner of the lot. No labeling was observed on the transformers relative to whether or not they contained PCBs.

No indications of chemical releases were observed during the Site visit.

5.2 Uses and Conditions of Surrounding Properties

The Site is located in an area primarily developed as commercial, residential and industrial properties. The Site is bordered by Inner Belt Road and Washington Street to the west and north, respectively. Crescent Street borders the Lot 1A portion of the Site to the east and commercial property owned by Paradigm Direct Roland LLC borders the remainder of the site to the East. Massachusetts Bay Transit Authority (MBTA) property and railroad tracks border the Site to the south beyond which is an industrial park. Across Inner Belt Road to the west is a Holiday Inn Hotel and commercial office space. Across Washington Street to the north and Crescent Street to the east are various commercial properties including an auto repair facility.

6.0 INTERVIEWS

On October 10, 2017 in connection with this Phase I ESA, Roux Associates conducted an interview with a representative of Paradigm Properties LLC (Robert Sheehan, Building Engineer), the current owner of the Lot 4 (56 Roland Street) and Lot 1A portions of the Site. Mr. Sheehan stated that he has been employed at the Site by Paradigm Properties LLC since 2013. Responses to the interview questions are provided throughout this report as appropriate. A summary of Mr. Sheehan's responses is provided below:

- Mr. Sheehan indicated that he has no knowledge of any releases of hazardous substances and/or petroleum products that occurred at the Site.
- Mr. Sheehan indicated that he had knowledge of industrial use on adjoining properties.
- Mr. Sheehan reported that a soil stockpile located off the west site of the Lot 4 building was top soil from a neighboring Paradigm property.
- Mr. Sheehan indicated he had no knowledge of ASTs or USTs on the Lot 4 or Lot 1A portions of the Site.

Roux Associates also conducted an interview on October 10, 2017 with a representative of Somerville City Club (Don Johnson, Manager), the current owner of the Lot 1 (20 Inner Belt Road) portion of the Site. Mr. Johnson stated that he had been associated with the Somerville City Club for 25 years and has been the Manager for two years, and stated that he is familiar with the Site and operations. Information obtained during these interviews are provided in **Section 6.0** and elsewhere in this report, as appropriate. A summary of Mr. Johnson's responses is provided below:

- Mr. Johnson indicated that he has no knowledge of any releases of hazardous substances and/or petroleum products that occurred at the Site.
- Mr. Johnson indicated that he has no knowledge of the installation date or condition of the on-Site UST but that it was still in service and used for heating oil at the Site.

7.0 EVALUATION AND CONCLUSIONS

Summary

At the request of CPC-T Innerbelt, LLC (CPC-T Innerbelt), Roux Associates, Inc. (Roux Associates) completed a Phase I Environmental Site Assessment (Phase I ESA) for an assemblage of six lots located in Somerville and Charlestown, Massachusetts (“the Site” or “the Subject Properties”). The Phase I ESA was performed in accordance with ASTM International Standard Practice E1527-13²⁰ and included reviews of reasonably ascertainable information from standard environmental and historical record sources, a Site reconnaissance, and interviews with persons familiar with the Site. The purpose of the Phase I ESA was to evaluate whether or not recognized environmental conditions exist in, on, or at the Site. The Phase I ESA findings are summarized below, followed by our conclusions based on the findings of the Phase I ESA:

- The Site consists six lots of land. Five of the lots are located in the city of Somerville (Lots 1, 1A, 2, 3 and 4) and one of the lots (Lot 0202123000) is located in the city of Boston (Charlestown). The Site contains two buildings, one on Lot 1 and one on Lot 4. Lot 1 is currently owned by the Somerville City Club and the building is used as a bar and banquet hall space. Lot 4 contains one building that is currently used as office space for Piaggio Fast Forward, a company involved in the design of high tech robotic systems. The remainder of Lots 1 and 4 are used for automobile parking. Lot 1A and Lot 0202123000 are used as parking lots and Lots 2 and 3 are sewer and/or drainage easements.
- Historically, much of the Site was previously used for bulk storage of petroleum products or manufacturing. Specifically, prior use research indicates the Underhay Oil Company occupied the Lot 4 portion of the Site from sometime between 1900 until sometime between 1927 and 1933. The Masury Young Company operated a soap and oil factory on Lot 1 and the southern portion of Lot 1A from sometime before 1933 until sometime before 1978. In addition, Gulf Refining Company was located directly west of Lot 1 and the southern portion of Lot 1A of the Site (adjacent to the Masury Young Company soap and oil factory) from sometime before 1933 till at least 1950.
- No recognized environmental conditions (RECs) or historical recognized environmental conditions (HRECs) were identified during this Phase I ESA.
- One controlled recognized environmental condition (CREC) was identified during this Phase I ESA.

²⁰ Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

- A Class B-2 Response Action Outcome (RAO)²¹ was achieved for a portion of the Site (Lots 1A, 2, 3,4 and 0202123000) based on the results of a site-specific risk assessment and the recordation of an Activity and Use Limitation (AUL). Based upon the results of the risk assessment, the Class B-2 RAO was determined to be appropriate for the Site for the following reasons: 1) remedial actions were not conducted; and 2) a level of No Significant risk exists, contingent upon the AUL that was implemented to restrict exposure to oil and hazardous materials that remain in soils at the Site. As noted, with the exception of the Lot 1, the AUL applies to the entire Site. The AUL permits Site activities associated with commercial, retail and industrial use but prohibits residential use as well as use as a recreation area, playground, playing field, school use (preschool, kindergarten and grades one to twelve), daycare for children up to age sixteen or the cultivation of vegetables or fruits for human consumption. Additionally, excavation, landscaping or other disturbance of site soil or the permanent alteration of structures, paving, or landscaping from the ground surface or beneath pavement down to a depth of fifteen feet below ground surface are prohibited. In addition, to maintain a level of No Significant Risk at the Property, all areas subject to the AUL shall be either paved, or covered with a building, or landscaped in a manner that discourages/restricts access to the underlying soil to a depth of fifteen feet below ground surface; and the paved areas, landscaping and building foundation(s) shall be maintained in good repair so as to render underlying soil inaccessible. Also, the fencing located on an adjacent property (56 Roland Street) that reportedly limits access to the surface soil at the rear of this adjacent property shall be maintained in good repair or if the fencing is to be removed, the area shall be paved or a minimum of three feet of clean fill shall be placed above it to limit access. (Note that as shown on Figure 2, only a portion of 56 Roland Street property was assessed as part of the Phase I ESA.)
- Two data gaps were identified during this Phase I ESA.
 - The Somerville Fire Department did not have any records on file for the Subject Properties. However, during Site reconnaissance activities at the Somerville City Club (Lot 1), an underground storage tank (UST) reportedly used to store heating oil was identified adjacent to the southeast corner of the existing building (See Figure 2). During the interview with Don Johnson, the representative for the Somerville City Club, Mr. Johnson confirmed that the UST was still in use but could not provide any additional information or documentation on the UST. The inability to identify the size, construction, age or condition of the UST constitutes a data gap.

²¹ A Class B-2 RAO is defined as a site where remedial actions have not been conducted because a level of No Significant Risk exists, but that level is contingent upon one or more Activity and use Limitations (AULs) that have been implemented.

- Prior land use research indicates historical use including bulk storage of petroleum products and manufacturing in and around the Lot 1 (Somerville City Club) portion of the Site. However, the inability to obtain information regarding releases of oil and hazardous materials that may have occurred on Lot 1 constitutes a data gap.

Conclusions

Roux Associates performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the Site, which consists of an assemblage of six lots located in Somerville and Boston (Charlestown), Massachusetts. Any exceptions to, or deletions from, this practice are described herein. This Phase I ESA has revealed evidence of a controlled recognized environmental conditions in connection with the Site and data gaps related to an existing UST on Lot 1 at the Site and prior uses of portions of the Site that included oil storage and manufacturing.

8.0 ASSUMPTIONS AND LIMITATIONS

The Phase I ESA described herein was conducted by Roux Associates in accordance with ASTM Standard Practice E1527-13, which is consistent with the regulatory requirements for conducting all appropriate inquiries as set forth in the AAI Rule (40 CFR Part 312, December 30, 2013). Specifically, EPA describes the intent of the AAI Rule in the following overview:

In today's Final Rule, EPA is recognizing the newly issued ASTM E1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," as compliant with the All Appropriate Inquiries Rule. In EPA's view, the new ASTM E1527-13 provides an improved process for parties who choose to undertake all appropriate inquiries.

It is Roux Associates' understanding that this Phase I ESA was requested by CPC-T Innerbelt, LLC, so that CPC-T Innerbelt, LLC may qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). One of the requirements that a person acquiring real property must meet in order to qualify for one of these limitations on liability under CERCLA is to perform all appropriate inquiries in conformance with the AAI Rule (or the ASTM Standard Practice E1527-13) prior to acquisition of the property. CPC-T Innerbelt, LLC has acknowledged that, under the AAI Rule, Roux Associates' performance of the Phase I ESA described herein will not alone result in requested CPC-T Innerbelt, LLC satisfying all of the requirements of the AAI Rule and provide a defense to CERCLA liability. Further, CPC-T Innerbelt, LLC has acknowledged that the AAI Rule requires that CPC-T Innerbelt, LLC undertake certain additional inquiries to satisfy the CERCLA AAI requirements. **ACCORDINGLY, ROUX ASSOCIATES MAKES NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED, REGARDING THIS PHASE I ESA, INCLUDING WITHOUT LIMITATION, ANY WARRANTY THAT THIS PHASE I ESA WILL IN FACT QUALIFY CLIENT FOR A DEFENSE TO CERCLA LIABILITY.**

Roux Associates has performed this Phase I ESA in a professional manner using that degree of skill and care exercised for similar projects under similar conditions by reputable and competent environmental consultants. Professional judgments expressed herein are based on the facts currently available to Roux Associates.

The AAI Rule requires that conclusions stated herein represent the application of a variety of engineering and technical disciplines to material facts and conditions associated with the Site. As such, these conclusions are based on subjective interpretations and the exercise of discretion. Many of these facts and conditions are subject to change over time. Accordingly, the conclusions must be considered within this context.

CPC-T Innerbelt, LLC has agreed that Roux Associates shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the Phase I ESA was performed. To the extent practicable, Roux Associates has identified data gaps, and has evaluated the potential significance of such data gaps.

It should be noted that Roux Associates has not collected any soil and/or groundwater samples on the Site and is relying on information presented by others, often in preliminary, draft, or verbal form. By referencing this information, Roux Associates does not accept responsibility for the accuracy of the underlying data or documentation.

This Phase I ESA Report should not be considered a legal interpretation of existing environmental laws and regulations. The Phase I ESA was conducted with a reasonable degree of inquiry to identify recognized environmental conditions, but uncertainty is not eliminated. No Phase I ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. The Phase I ESA process is intended to reduce, but not eliminate, the uncertainty involved with identifying recognized environmental conditions.

This Phase I ESA Report is not an appraisal or value judgment of the Site. CPC-T Innerbelt, LLC has agreed that Roux Associates shall not be liable for any use of the Phase I ESA Report as an appraisal or value judgment of the Site.

The Phase I ESA Report has been prepared for the exclusive use of CPC-T Innerbelt, LLC for specific application to the Site. CPC-T Innerbelt, LLC has agreed that any third-party use of this Phase I ESA Report is CPC-T Innerbelt, LLC's sole responsibility.

Respectfully submitted,
ROUX ASSOCIATES, INC.



Mitchell A. Wiest
Principal Hydrogeologist

“I declare that, to the best of our professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

FIGURES

T:\PROJECTS\CRITERION DEV. PARTNERS CARE OF LOCKE LORD LLP\SOMERVILLE\PROPOSAL\FIGURES FOR PROPOSAL\CADD FILES\SITE PLAN.DWG

WASHINGTON STREET

CRESCENT STREET

ROLAND STREET

LOT 202123000

LOT 4

56 ROLAND ST.

LOT 2

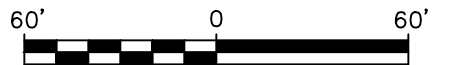
LOT 3

LOT 1A

LOT 1

INNERBELT ROAD

NEW WASHINGTON STREET



LEGEND

- | | | | |
|----------|---|----|-------------------|
| ● RX-10 | SOIL BORING ADVANCED BY ROUX ASSOCIATES (10/2017) | Ⓢ | SEWER MANHOLE |
| ⊕ RX-1 | TEMP. MONITORING WELL ADVANCED BY ROUX ASSOCIATES (10/2017) | ⓔ | ELECTRIC MANHOLE |
| ● B-35 | SOIL BORING ADVANCED BY ENSR | Ⓣ | TELEPHONE MANHOLE |
| ● SB-6 | SOIL BORING ADVANCED BY ATEC | Ⓞ | MANHOLE |
| ⊕ GP-9 | GEOPROBE POINT ADVANCED BY VHB | ⊙ | WATER GATE |
| ⊕ GP-13 | GEOPROBE POINT ADVANCED BY ENSR | HH | HAND HOLE |
| ● SURF-1 | SURFACE SOIL SAMPLE | ☆ | LIGHT POLE |
| | | Ⓢ | DRAIN MANHOLE |

- | | |
|-----|-----------------------|
| EOP | EDGE OF PAVEMENT |
| CC | CONCRETE CURB |
| VGC | VERTICAL GRANITE CURB |
| SGE | SLOPED GRANITE EDGE |
| BB | BITUMINOUS BERM |
| BC | BITUMINOUS CURB |
| | GUARD RAIL |
| | CHAIN LINK FENCE |
| | FIRE HYDRANT |
| | CATCH BASIN |

- | | |
|---|--------------------------------------|
| | SUBJECT PROPERTY BOUND. |
| | CITY LOT BOUNDARY |
| | DRAINAGE LINE |
| | SEWER LINE |
| E | UNDERGROUND ELECTRIC |
| T | TELEPHONE LINE |
| G | GAS LINE |
| W | WATER LINE |
| | BOSTON - SOMERVILLE CITY LIMIT |
| | ACTIVITY AND USE LIMITATION BOUNDARY |

SOURCE

ROBER SURVEY ENTITLED ALTA/ACSM LAND TITLE SURVEY, DATED OCTOBER 17, 2013
SKW II REAL ESTATE L.P. ENSR, INC. "RESPONSE ACTION OUTCOME (RAO) AND METHOD 3 RISK CHARACTERIZATION REPORT, RTNS 3-15887, 3-15888 AND 3-15904", DATED JANUARY 1998

Title:

SITE PLAN

SIX LOT ASSEMBLAGE
INNER BELT ROAD, SOMERVILLE, MA

Prepared For:

CPC-T INNERBELT, LLC.

ROUX
ROUX ASSOCIATES, INC.
Environmental Consulting
& Management

Compiled by: ER	Date: 10/26/2017
Prepared by: MV	Scale: AS SHOWN
Project Mgr: ER	Project:
File: SITE PLAN.DWG	

FIGURE

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