

A. J. BELL & SON COMPANY

Mr. Charles I. McKenzie
Hamlen & Company, Inc.
54 Canal Street
Boston, MA 02114

Dear Mr. McKenzie:

Rizzo Associates, Inc. is pleased to submit this Level I Environmental Site Assessment for the properties located at 21 and 43 Third Avenue and 57-59 and 61 Inner Belt Road in Somerville, Massachusetts (the Site). This investigation included a review of the Site history, a Site reconnaissance visit, and a review of local and regulatory files pertaining to the Site and surrounding area. This report consists of two parts: a summary which presents a narrative of our findings and recommendations, followed by a detailed description of the research conducted.

We appreciate the opportunity to provide these services to you. Please contact us if you have any questions regarding this project.

Very truly yours,

Hawani Berhanu
Environmental Scientist

Janina A. Curtis, L.S.P.
Senior Project Manager

Summary of Findings

Site Description

The Site consists of four commercial parcels of land with a total area of approximately 9.4 acres located at 21 and 43 Third Avenue and 57-59 and 61 Inner Belt Road in Somerville, Massachusetts. The Site locus is shown on Figure 1. The Site is located in a commercial/industrial area of Somerville. The Site and adjacent properties are depicted on Figure 2.

The 57-59 Inner Belt Road parcel is approximately 2.1 acres and is improved by an approximately 51,214 square foot single-story masonry building with a mezzanine used as an office space and warehouse. The building is currently occupied by Middle Atlantic Warehouse Distributor, Inc., an auto parts wholesaler and One Source Cleaning Company. The area of this building formerly occupied by Shea Brothers Printing was observed to be vacant at the time of the Site visit.

The 61 Inner Belt Road portion of the Site is an approximately 2.11 parcel of land improved with a single-story masonry building totaling approximately 24,386 square feet. This building is utilized as an office space and warehouse by an environmental remediation and transport company known as Triumvirate Environmental.

The portion of the Site identified as 21 Third Avenue is approximately 2.3 acres in size and consists of an approximately 31,857 square foot single-story masonry and concrete building used by Verizon as a dispatch/garage facility. This parcel is also improved by a storage shed located to the northeast of the main building.

The 43 Third Avenue portion of the Site is approximately 2.85 acres in size and is improved by a 56,000 square foot single-story masonry structure with a mezzanine. This building is used by United Parcel Service (UPS) as a package distribution and dispatch center.

The Site area surrounding the buildings is mainly paved. The Site buildings are connected to municipal sewer and water service and are heated using natural gas.

According to records maintained by the City of Somerville Assessor's Office, the Site is currently owned by Inner Belt Industrial Center (IBIC) Realty Trust. The Site is zoned IA -- Industrial.

Based on a review of the topographic map and observations made during the Site visit, the topography of the Site generally level and is located at an elevation of approximately 3 meters (9.8 feet) above the National Geodetic Vertical Datum (NGVD).

Site History

Historical information was collected from Site interviews, Sanborn maps, and municipal records research. Sanborn maps were available for 1933, 1950, 1989 and 1991. The 1933 and 1950 Sanborn maps depict a woodworking mill in the 57-59 and 61 Inner Belt Road portion of the Site. The areas currently occupied by the portions of the Site identified as 21 and 43 Third Avenue are depicted as vacant on the 1933 and 1950 Sanborn maps. These maps also show railroad tracks associated with the Boston and Maine Rail Road in the immediate vicinity of the Site. The 1989 and 1991 Sanborn Maps show the Site and the immediate vicinity similar to current conditions. These maps note that 61 Inner Belt Road was occupied by New England Telephone Company. The 1989 map shows the building located at 43 Third Avenue to be vacant. The 1991 map shows this building was occupied by UPS. Assessor's tax cards listed the original date of construction of the Site building located on the 57-59 Inner Belt Road portion of the Site as 1968. The Assessor's records indicate that the remaining three Site buildings were originally constructed in 1970.

Site Reconnaissance

A Site visit was conducted on November 30, 2004. Mr. Steve Walsh accompanied Rizzo Associates personnel during the Site visit. The purpose of the Site visit was to look for surficial evidence of the use, storage, or release of oil or hazardous material at the Site. The reconnaissance findings are detailed in the report.

Review of Regulatory Records

A review of standard federal and state environmental record sources pertaining to the Site and surrounding area was conducted using DataMap Technology Corporation's Environmental FirstSearch on-line database service on December 1, 2004. The DataMap search was conducted using the minimum search distances recommended in the ASTM Standard. Review of local files was conducted from December 9 through 28, 2004.

Site: The Site is listed under the federal, state and local databases reviewed. These listings are described in Section 6.0. As discussed in

Section 6.0, of the two DEP Release Tracking Numbers (RTNs) associated with the Site, RTN 3-24054 assigned to a release of hydraulic oil that occurred within the Verizon garage facility in July 2004 is currently undergoing investigation. Remedial actions are being planned and implemented under the supervision of a Licensed Site Professional (LSP) in order to bring the release to regulatory closure under the Massachusetts Contingency Plan (MCP). In addition, the Spills database documented four releases between 1985 and 1993, all of which have been brought to regulatory closure.

Abutting/Surrounding Properties: A review of federal, state and local databases for nearby properties identified releases of oil and/or hazardous material at properties within the ASTM specified search radii of the Site. These listings are described in detail in Section 6.0 of this report. Based on their location with respect to the Site, their regulatory status and/or distance from the Site, releases at these properties are not expected to significantly impact subsurface conditions at the Site.

Findings and Opinions

The following summarizes known or suspect environmental conditions associated with the property, including recognized environmental conditions (RECs), historical RECs, and *de minimis* conditions.

- Several containers including janitorial supplies and automotive fluids containing OHM were observed within the Site buildings in *de minimis* quantities. No spills or staining were observed in relation to these containers in the areas observed.
- Four 55-gallon drums that contain automotive fluids (anti-freeze, washer fluid, transmission fluid and motor oil) were observed inside the Verizon service bay. A self-contained parts washer was also observed in this area.
- Three 55-gallon drums containing spent anti-freeze, windshield washer fluid and waste oil filters, and a self-contained parts washer were observed inside the UPS vehicle service area. In addition, several 55-gallon drums used for the storage of "non-regulated waste" and several 50 pound boxes of ice melter were observed within the UPS facility. These drums are reportedly used to temporarily store unknown spilled contents from packages handled within the facility.
- Several 55-gallon drums containing automotive fluids, bleach, and oily debris were observed in the satellite accumulation area located within the Triunvirate facility. The drums were observed to be stored on a

spill deck. No stains or spills were observed in the vicinity of these drums. Several commercial size tanks of acetylene, propane and nitrogen were observed in two caged in areas located outdoors adjacent to the eastern side of the building occupied by Triumvirate (61 Inner Belt Road).

- Several empty containers of nitrogen, helium and propane tanks were observed within the storage shed located in the northeastern portion of the 21 Third Avenue parcel.
- Three flammables storage cabinets which contained spray paint, degreasers and other solvents were observed within the building occupied by Triumvirate. One flammables storage cabinet which contained automotive fluids such as starter fluids and power steering fluids was observed within the UPS facility. No evidence of spills or staining was observed near the flammable cabinets.
- A 350-gallon dual compartment motor oil/waste oil (200-gallon/150-gallon) aboveground tank (AST) was observed in the service bay of the Verizon building. The AST was observed to be situated within a concrete spill guard. The fill and vent pipes associated with the AST are located adjacent to the northeastern exterior wall of the service bay. No evidence of staining or spills was observed in these areas.

Three approximately 375-gallon ASTs were observed inside the service bay area of the UPS facility. Some staining was observed on the concrete floor in the vicinity of the ASTs. However, the concrete floor was observed to be uncompromised; therefore, it is unlikely for potential OHM releases to enter and affect the surrounding environment. The fill and vent pipes associated with the ASTs are located along the exterior wall of the service bay. No stains or spills were noted in these areas.

- Evidence of minor dumping of trash was observed surrounding a large roll off dumpster located on the northeastern portion of the 21 Third Avenue parcel. The dumpster was situated on pavement. No evidence of OHM spills or stains was observed in this area.
- Two pad-mounted and three pole-mounted transformers were observed at the Site. No labeling was observed on the transformers which indicate whether the transformers contain PCBs. In addition, two transformers were observed in the electrical/equipment room located within the UPS facility. No leakage or staining was observed in association with the transformers. A hydraulic vehicle lift and the associated hydraulic oil storage container were observed within the Verizon service bay. No spills or stains were noted in this area.

- The regulatory databases reviewed indicated several listings for the Site. These listings are described in Section 6.0. As discussed in Section 6.0, of the two RTNs associated with the Site, RTN 3-24054 assigned to a release of hydraulic oil that occurred within the Verizon garage facility is currently undergoing investigation. Verizon has been identified as the Responsible Party, and has retained an LSP to implement the response action in order to bring the release to regulatory closure under the MCP. In addition, the Spills database documented four releases between 1985 and 1993, all of which have been brought to regulatory closure.
- A review of federal, state and local databases for nearby properties identified releases of oil and/or hazardous material at properties within the ASTM specified search radii of the Site. These listings are described in detail in Section 6.0 of this report. Based on their location with respect to the Site, their regulatory status and/or distance from the Site, releases at these properties are not expected to significantly impact subsurface conditions at the Site.

Conclusions and Recommendations

We have performed a Level I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 21 and 43 Third Avenue and 57-59 and 61 Inner Belt Road in Somerville, Massachusetts, the property. Any exceptions to, or deletions from, this practice are described in Exceptions to the ASTM Standard Section of this report. Based on the results of the study, we found no evidence of recognized environmental conditions, as defined by the ASTM, in connection with the property except for the following:

DEP assigned Release Tracking Number 3-24054 to a release of hydraulic oil that occurred within the Verizon garage facility at 21 Third Avenue in July 2004. The release resulted from a leaking hydraulic lift. Verizon retained the environmental consulting firm Jacques Whitford, Inc. as its LSP to carry out investigations and response action. On behalf of Verizon, a Release Notification Form and Immediate Response Action Plan were submitted to DEP. The leaking hydraulic lift and adjacent impacted oily soils were excavated and disposed off-site. Subsequently, groundwater monitoring wells were installed inside and outside of the building. The results of groundwater sampling and analysis were not available at the time of this report.

The release notification to DEP identified Verizon as the Responsible Party under the MCP regulations. In submitting the Immediate

Response Action Plan to DEP, Verizon certified that they would carry out response action required by the MCP regulations. Based on discussions with Mr. William Irwin, Environmental Manager for Verizon, and documents that Rizzo Associates has reviewed, thus far the timing and response actions appear to be in general conformance with the MCP regulations. Although the release at 21 Third Avenue identified as RTN 3-24054 has not achieved regulatory closure, the record shows that Verizon has accepted responsibility for the release, and that remedial actions are being planned and implemented under the supervision of a LSP in compliance with the MCP regulations.

It is our opinion that no further investigation of the Site is warranted at this time for purposes of the Environmental Site Assessment. It is recommended that the response actions at 21 Third Avenue be periodically reviewed to ensure that MCP regulatory deadlines and milestones are met.

Purpose and Limitations

Purpose

Rizzo Associates, Inc. conducted this investigation in general conformance with the ASTM Standard Practice E 1527-90 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, which was originally adopted in May 1993 for the purpose of providing a standard investigative approach that would be sufficient to provide "appropriate inquiry into the previous ownership and uses of the properties consistent with good commercial or customary practice."

Rizzo Associates, Inc. evaluated the Site for evidence of Recognized Environmental Conditions, which are defined by ASTM 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 hazardous substances or petroleum products into structures, soils, groundwater, surface water, or sediments on the property. For the purposes of this assessment, hazardous substances and petroleum products include materials as defined by the Massachusetts Oil and Hazardous Materials Release Prevention and Response Act, Massachusetts General Law, chapter 21E. The objective of the Level I study was to render an opinion as to whether surficial or historical evidence indicates the presence of Recognized Environmental Conditions.

Limitations

This report is subject to the limitations outlined in Appendix A. This study and report have been prepared on behalf of and for the exclusive use of

Hamlen & Company, Inc. solely for use in an environmental evaluation of the Site. This report and the findings contained herein 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 Rizzo Associates. However, Rizzo Associates acknowledges and agrees that, subject to the terms and conditions of our contract provided in Appendix A, the report may be conveyed to the client's attorney, lender, title insurer, regulatory agencies, and potential purchasers associated with the proximate purchase or refinancing of the Site by our client. Rizzo Associates would be pleased to discuss the conditions of dissemination of the report to additional parties associated with the transaction. The report has been prepared in accordance with the Terms and Conditions set forth in our contract dated November 15, 2004. 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.

Exceptions to the ASTM Standard

No exceptions to the ASTM Standard were noted during this investigation

I.0 Site Description and Interviews

Site Description

Property Use: Commercial

Location

Site Address: 21 and 43 Third Avenue, and 57-59 and 61
Inner Belt Road
Somerville, Massachusetts

Assessor Designation: Map 110, Block B, Lot 2 (21 Third Avenue)
Map 110, Block B, Lot 3 (43 Third Avenue)
Map 111, Block A, Lot 9(57-59 Inner Belt
Road)
Map 111, Block A, Lot 10(61 Inner Belt
Road)

Zoning Designation: IA -- Industrial

Ownership

Site Owner: Inner Belt Industrial Center Realty Trust

Site Owner's Address: c/o Hamlen & Company
54 Canal Street
Boston, MA 02114

User Provided Information

The User of the report is Hamlen & Company, Inc. represented by Mr. Charles McKenzie. The User has informed Rizzo Associates, Inc. that he has no knowledge of environmental liens or activity or use limitations, or actual knowledge that the price of the property is significantly less than the price of comparable properties.

The User of the study has informed us that the purpose of the ASTM environmental site assessment is refinancing of the Site.

Interviews with Owner, Key Site Manager and User

"The property owner, key Site manager (if any, is identified), and User (if different from the property owner) shall be asked these questions prior to the Site visit." ASTM Standard E 1527-00

User: Mr. Charles McKenzie, Hamlen & Company, Inc.

Owner/Key Site Manager: Mr. Charles McKenzie, Hamlen & Company, Inc.

The Property Owner/Key Site Manager/User of the report was sent questionnaires regarding his knowledge of the topics discussed in ASTM E 1527-00 Sections 9.8 and 9.9. Section 9.8 refers to the availability of existing environmental reports or documents relating to the Site. Section 9.9 queries knowledge of regulatory, administrative or legal notices or proceedings relating to hazardous substances or petroleum products at the property. The completed questionnaires are presented in Appendix B.

2.0 Physical Setting

A current USGS 7.5 minute topographic map showing the area on which the property is located shall be reviewed, provided it is reasonably ascertainable. It is the only standard physical setting source and the only physical setting source that is required

to be obtained. One or more additional sources may be obtained in the discretion of the environmental professional. (ASTM Standard E 1527-06)

Topography

General Topography: The general location of the Site on a topographic map is shown on Figure 1. Based on a review of the topographic map and observations made during the Site visit, the topography of the Site generally level.

Elevation: Based on a review of a topographic map, the Site is located at an elevation of approximately 3 meters (9.8 feet) above the National Geodetic Vertical Datum.

Nearest Surface Water Feature: Based on a review of a topographic map, the closest surface water feature to the Site is the Mystic River located approximately 3,300 feet to the north northeast of the Site.

Geology

Bedrock Geology: According to the Bedrock Geology Map of Massachusetts, bedrock at the Site is mapped as Cambridge Argillite (Proterozoic Z to earliest Paleozoic), which consists of gray argillite and minor quartzite, rare sandstone, conglomerate and acritarchs.

Groundwater

Expected Depth to Groundwater: The depth to groundwater at the Site is unknown, but is expected to be within 15 feet of the ground surface.

Expected Groundwater Flow Direction: Based on a review of a topographic map, groundwater flow direction in the vicinity of the Site is anticipated to mimic the topography and flow to the north/northeast towards the Mystic River. However, utilities, foundations and other subsurface features may influence the local groundwater flow direction.

3.0 Site Visit Observations

On a visit to the property the environmental professional shall visually and physically observe the property and any structures located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles. The periphery of the property shall be visually and physically observed, as well as the periphery of all structures on the property. On the interior of structures on the property, accessible

common areas expected to be used by occupants or the public, maintenance and repair areas ... and a representative sample of occupant spaces, should be visually and physically observed (ASTM Standard E1527-00)

A Site visit was conducted on November 17, 2004. Mr. Steve Walsh of Hamlen & Company, Inc., accompanied Rizzo Associates personnel during a portion of the Site visit.

Building Description

Building	Date Constructed	Utilities	Heated/Cooled
57-59 Inner Belt Road	1968	Municipal water and sewer, telephone, and electricity	Natural gas
61 Inner Belt Road	1970	Municipal water and sewer, telephone, and electricity	Natural gas
21 Third Avenue	1970	Municipal water and sewer, telephone, and electricity	Natural gas
43 Third Avenue	1970	Municipal water and sewer, telephone, electricity	Natural gas

The locations of the buildings are shown on Figure 2.

The 57-59 Inner Belt Road parcel is approximately 2.1 acres and is improved by an approximately 51,214 square foot single-story masonry building with a mezzanine used as an office space and warehouse. The building is currently occupied by Middle Atlantic Warehouse Distributor, Inc., an auto parts wholesaler and One Source Cleaning Company. The area of this building formerly occupied by Shea Brothers Printing was observed to be vacant at the time of the Site visit.

The 61 Inner Belt Road portion of the Site is an approximately 2.11 parcel of land improved with a single-story masonry building totaling approximately 24,386 square feet. This building is utilized as an office space and warehouse by an environmental remediation and transport company known as Triumvirate Environmental.

The portion of the Site identified as 21 Third Avenue is approximately 2.3 acres in size and consists of an approximately 31,857 square feet single-story masonry and concrete building used by Verizon as a dispatch/garage facility. This parcel is also improved by a storage shed located to the northeast of the main building.

The 43 Third Avenue portion of the Site is approximately 2.85 acres in size and is improved by a 56,000 square foot single-story masonry structure with a mezzanine. It should be noted that the Assessor's field card for this parcel appears to erroneously state the size of the building as 45,000 square feet. This building is used by UPS as a package distribution and dispatch center. The Site area surrounding the buildings is mainly paved.

Utilities serving the Site include municipal water and sewer, natural gas, telephone, and electricity; the Site buildings are heated using natural gas heat.

Hazardous Substances and Petroleum Storage

Hazardous substance or petroleum drums or
containers > 5 gallons capacity? Yes No NA
☒ ☐ ☐

- Four 55-gallon drums that contain automotive fluids (anti-freeze, washer fluid, transmission fluid and motor oil) were observed inside the Verizon service bay. A self-contained parts washer was also observed in this area.
- Three 55-gallon drums containing spent anti-freeze, windshield washer fluid and waste oil filters, a self-contained parts washer were observed inside the UPS vehicle service area. In addition, several 55-gallon drums used for the storage of "non-regulated waste" and several 50 pound boxes of ice melter were observed within the UPS facility. These drums are reportedly used to temporarily store unknown spilled contents from packages handled within the facility.
- Several 55-gallon drums containing automotive fluids, bleach, and oily debris were observed in the satellite accumulation area located within the Triumvirate facility. The drums were observed to be stored on a spill deck. No stains or spills were observed in the vicinity of these drums. Several commercial size tanks of acetylene, propane and nitrogen were observed in two caged in areas located outdoors adjacent to the eastern side of the building occupied by Triumvirate (61 Inner Belt Road).
- Several empty containers of nitrogen, helium and propane tanks were observed within the storage shed located in the northeastern portion of the 21 Third Avenue parcel.

- Three flammable storage cabinets were observed within the building occupied by Triumvirate which contained spray paint, degreasers and other solvents. One flammable storage cabinet was observed within the UPS facility which contained automotive fluids such as starter fluids and power steering fluids. No evidence of spills or staining was observed near the flammable storage cabinets.

Hazardous substance or petroleum containers
 < 5 gallons capacity? Yes No NA
☒ ☐ ☐

Several containers less than 5 gallons containing OHM, including janitorial supplies and automotive fluids, were observed within the Site buildings in *de minimus* quantities. No spills or staining was observed in relation to these containers in the areas observed.

Evidence of Storage Tanks

Aboveground storage tanks?	Yes No NA
	☒ ☐ ☐
Underground storage tanks?	Yes No NA
	☐ ☒ ☐
Vent pipes?	Yes No NA
	☒ ☐ ☐
Fill pipes?	Yes No NA
	☒ ☐ ☐
Access ports?	Yes No NA
	☐ ☒ ☐

A 350-gallon dual compartment motor oil/waste oil (200-gallon/150-gallon) AST was observed in the service bay of the Verizon building. The AST was observed to be situated within a concrete spill guard. The fill and vent pipes associated with the AST are located adjacent to the northeastern exterior wall of the service bay. No evidence of staining or spills was observed in these areas.

Three approximately 275-gallon ASTs were observed inside the service bay area of the UPS facility. Some staining was observed on the concrete floor in the vicinity of the ASTs. However, the concrete floor was observed to be uncompromised; therefore, it is unlikely for potential OHM releases to enter and affect the surrounding environment. The fill and vent pipes associated with the ASTs are located along the exterior wall of the service bay. No stains or spills were noted in these areas.

Solid Waste Disposal

Evidence of dumping or filling suggesting trash
or solid waste disposal?

Yes No NA
☒ ☐ ☐

Several dumpsters were observed at the Site during the reconnaissance visit. All the dumpsters were labeled indicating the name of the waste disposal facilities contracted for waste removal. All the dumpsters are situated on paved surface. Evidence of minor dumping of trash was observed surrounding a large roll off dumpster located on the northern portion of the 21 Third Avenue parcel. No evidence of spills or stains was observed in the vicinity of the dumpsters.

Indications of PCBs

Electrical or hydraulic equipment known or
likely to contain PCBs?

Yes No NA
☐ ☐ ☐

Two pad-mounted and three pole-mounted transformers were observed at the Site. No labeling was observed on the transformers which indicated whether the transformers contain PCBs. In addition, two transformers were observed in the electrical equipment room located within the UPS facility. No leakage or staining was observed in association with the

Level I Environmental Site Assessment
21 and 43 Third Avenue
57-59 and 61 Inner Belt Road,
Somerville, Massachusetts
Page 13

☐ Sumps

☐ Septic systems, cess pools

Several floor drains were observed within the Site buildings. No staining was observed in and around these drains. These drains reportedly discharge to the municipal sewer. No evidence of dry wells, ditches, ponds, lagoons, septic systems, pits, standing surface water, streams, pools of liquid or cesspools was identified during the Site visit.

4.0 Site History

*The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to **recognized environmental conditions** in connection with the property. All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1900, whichever is earlier. (ASTM Standard E1527-00)*

Site History

Historical information was collected from Site interviews, Sanborn maps, and municipal records research. Sanborn maps were available for 1933, 1950, 1989 and 1991. The 1933 and 1950 Sanborn maps depict a woodworking mill in the 57-59 and 61 Inner Belt Road portion of the Site. The areas currently occupied by the portions of the Site identified as 21 and 43 Third Avenue are depicted as vacant on the 1933 and 1950 Sanborn maps. These maps also show railroad tracks associated with the Boston and Maine Rail Road in the immediate vicinity of the Site. The 1989 and 1991 Sanborn Maps show the Site and the immediate vicinity similar to current conditions. These maps note that 61 Inner Belt Road was occupied by New England Telephone Company. The 1989 map shows the building located at 43 Third Avenue to be vacant. The 1991 map shows this building was occupied by UPS. Assessor's tax cards listed the original date of construction of the Site building located on the 57-59 Inner Belt Road portion of the Site as 1968. The Assessor's records indicate that the remaining three Site buildings were originally constructed in 1970.

5.0 Adjoining Properties

*To the extent that indications of current and past uses of adjoining properties are **visually or physically observed** on the site visit, or are identified in the interviews or record review, they shall be identified in the report if they are likely to indicate **recognized environmental conditions** in connection with the adjoining properties or the property. (ASTM Standard E1527-00)*

Current and Past Uses of Adjoining Properties

	Address	Current Use	Past Use(s)
57-59 & 61 Inner Belt Road			
North	-	Railroad Right-of-Way	Same
South	121 Inner Belt Road	Commercial	Same, vacant
	65 Inner Belt Road	Commercial	Same, vacant
East	Inner Belt Road	Roadway	Same
	52 Inner Belt Road	Church	Commercial, vacant
West	121 Inner Belt Road	Commercial	Same, vacant, railroad
	191 Inner Belt Road	Commercial	Same, vacant
21 & 43 Third Avenue			
North	-	Railroad Right-of-Way	Same
South	Third Avenue	Roadway	Same, vacant
	70 Inner Belt Road	Commercial	Same, vacant, railroad
	44 Third Avenue	Commercial	Same, vacant, railroad
East	-	Railroad Right-of-Way	Same
West	50 Inner Belt Road	Commercial	Same, vacant

General Uses of the Surrounding Properties

In general the land used in the immediate vicinity of the Site is commercial/industrial in nature. A railroad right-of-way is located to the north of all the parcels that make up the Site and to the east of the 43 Third Avenue portion of the Site. The 57-59 and 61 Inner Belt Road portion of the Site is abutted to the south and west by commercial properties and to the east by Inner Belt Road. The 21 and 43 Third Avenue portion of the Site is abutted to the south by Third Avenue and commercial parcels and to the west by the former Arrow Paper Corporation which reportedly is currently used as a church.

6.0 Regulatory Review

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the property. Some records to be reviewed pertain not just to the property but also pertain to properties within an additional approximate minimum search distance in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products.

Government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government makes the information available to the public. ASTM Standard E1527-00b

A review of standard state and federal environmental record sources pertaining to the Site and surrounding area was conducted using DataMap Technology Corporation's Environmental FirstSearch on-line database service. The DataMap search was conducted on December 1, 2004, using the minimum search distances recommended in the ASTM Standard. The local regulatory review included reviewing files and/or conducting interviews with local officials at the Assessor's Office, Department of Public Works, City Clerk's Office, Fire Prevention Office and the Board of Health. Local research was conducted December 10 through 28, 2004. The findings of the DataMap review and the local regulatory review are summarized below. All of the below-listed databases were searched. A check in the boxes below indicates that the Site or a property within the minimum search distance recommended by the ASTM Standard was identified on the specified database. The complete DataMap search report is in Appendix C.

Regulatory Agencies Listing the Site

Federal	State	Local
☐ NPL	☒ Sites	☒ Registered USTs
☐ CERCLIS	☒ Spills	☐ Spills
☐ CERCLIS NFRAP	☒ Registered UST	☐ Other
☐ RCRA CORRACTS	☐ SWL	
☐ RCRA non-CORRACTS TSD	☐ PWS	
☒ RCRA		
☒ ERNS		

Federal databases: According to the DataMap report, the Site is listed in the Resource Conservation and Recovery Act (RCRA) Generator and Emergency Response Notification Site (ERNS) databases as described below:

RCRA Generator: The database notes that Verizon at 21 Third Avenue is a conditionally exempt Very Small Quantity Generator, which indicates that the facility generates less than 100 kilograms of hazardous waste per month. No violations are noted in the report. The database also indicates that the company identified as Triumvirate Environmental, Inc., which currently occupies the 61 Inner Belt Road portion of the Site, is a Small

Quantity RCRA Generator. This facility produces 100 to 1,000 kilograms of hazardous waste per month. No violations are noted in the report.

ERNS: The DataMap report indicates that the UPS facility (43 Third Avenue) is listed twice in the ERNS database. The database identifies this property as a "Fixed Facility". The first ERNS database listing was due to a report of an unknown amount of "various types of hazardous waste" from packages and buckets labeled as hazardous waste that had been broken open and left on the ground. This was reported on August 21, 1993. The ERNS listing notes that no corrective actions were taken in association with this incident. The second ERNS listing for the UPS facility was due to a report of an unknown amount of "various types of hazardous waste" from packages and buckets labeled as hazardous materials on August 21, 1993. The caller worked at the facility and noted that the condition had been ongoing for several weeks. It appears that both of the ERNS listings discussed above are associated with the same release. The EPA reported the condition to the DEP and it was assigned state spill #N-931126. The DEP database notes that the case is closed.

According to the DataMap report, the 21 Third Avenue portion of the Site is listed in the ERNS database due to a release of an unknown amount of benzene, toluene, ethylbenzene and xylene (BTEX) on November 12, 1992. It is our interpretation that equipment associated with an underground storage tank (UST) and/or a groundwater pump/treat system malfunctioned and that these constituents entered a storm drain without a permit. The database notes that the DEP issued a National Pollutant Discharge Elimination System (NPDES) permit exclusion to address the incident. Based on the date of the ERNS report, it appears that this was related to the removal of a UST that was taking place in November, 1992 and is further described below.

State databases: The Site was identified in the State Sites, State Spills Sites and Registered Underground Storage Tanks databases as described below.

State Sites: According to the DataMap report, the 21 Third Avenue portion of the Site currently occupied by Verizon (formerly known as New England Telephone and NYNEX) is listed as a State Site. The facility is used as a vehicle repair and parking garage. This facility was listed as a Location To Be Investigated (LTBI) on July 15, 1993 due to several reported releases of gasoline and waste oil from a UST(s). These releases are also listed in the State Spills database, and were collectively cross-referenced to RTN 3-4347 by DEP. The DataMap report indicates that a

Class A2 Response Action Outcome (RAO) Statement was submitted for RTN 3-4347 on September 29, 1997. A Class A2 RAO indicates that a permanent solution has been achieved for the release and contamination has not been reduced to background.

Spill Sites: According to the DataMap report, the 21 Third Avenue portion of the Site has four additional State Spills database listings. According to the State Spills database, a release of five gallons of gasoline occurred at 21 Third Avenue on May 12, 1985. The source of this release is not documented in the database. The DEP assigned spill number N85-0341 to this release. Although the DataMap report does not indicate the regulatory status of this release, DEP's online downloadable database of listed sites indicates that this release has achieved regulatory closure. The second State Spills database listing for the 21 Third Avenue parcel was due to a reported release of an unknown amount of gasoline from a UST on November 6, 1992. The DEP assigned spill number N92-1468, and this release is cross-referenced to RTN 3-4347 in the State Sites database. The DataMap report notes that this release has achieved regulatory closure. The third State Spills database listing for this property was due to a release of an unknown amount of an unspecified material during a UST removal. The release occurred on November 17, 1992 and was reported to the DEP on the same day. The DEP assigned spill number N92-1521. This release is also cross-referenced to RTN 3-4347 in the State Sites database. According to the DataMap report, this release has achieved regulatory closure.

The Verizon garage facility at 21 Third Avenue is also listed in the State Spills database due to a release of 30 gallons of petroleum based oil (hydraulic oil) from a pipe. A release notification was submitted to the DEP on September 17, 2004. The DEP assigned RTN 3-24054 to this release. The DataMap report notes that the status of this release is "Unclassified", which indicates that the release has not reached its Tier Classification deadline (one year after it was reported), an RAO Statement, Downgradient Property Status (DPS) Submittal, or Tier Classification Submittal has not been received by the DEP. According to Mr. William Irwin, Environmental Manager at Verizon, Jacques Whitford Company, Inc. (Jacques Whitford) of Portsmouth, New Hampshire is currently conducting site investigations and implementing remedial actions in order to bring regulatory closure to this release. A copy of the Immediate Response Action Plan (September 17, 2004) prepared for this release by Jacques Whitford and submitted to the DEP is included in Appendix D.

Registered USTs: According to the DataMap report, the 21 Third Avenue portion of the Site has four listings in the Registered USTs database. The first listing indicates that two bare steel gasoline and fuel oil USTs (500-10,000 gallons) were registered to New England Telephone. The DataMap report indicates that this database listing was last revised on June 22, 1993. The second Registered USTs database listing indicates two USTs (350-10,000 gallons) that were installed in October 1988 were registered to NYNEX at this property and a 10,000-gallon UST which was installed in October 1966 has been removed from the property. The removal date of the UST is not documented in the DataMap report. The database generally states that the USTs are made from bare steel and fiberglass and were used to store gasoline and waste oil. The third listing indicates that a 500 and 5,000 gallon steel gasoline USTs and a 500-gallon steel waste oil UST were removed from the property occupied by NYNEX. The installation and removal dates of these USTs are not documented in the DataMap report. It should be noted that the address of the property appears to have been erroneously listed as "63 Third Street" in the Registered USTs database. The fourth listing for 21 Third Avenue indicates that a 10,000-gallon single-wall steel UST and a 10,000-gallon reinforced double-wall UST were removed. The installation and removal dates of these USTs are not specified in the DataMap report.

Local Records:

Fire Department

The Somerville Fire Department found no record of above ground or underground oil and/or hazardous material (OHM) storage or releases of OHM at the Site except for the following:

- **21 Third Avenue:** According to records provided by Lieutenant Vincent McLaughlin of the Somerville Fire Department, two 500-gallon USTs (waste oil and gasoline) were removed from the Site on November 17, 1992. The records also indicate that a 10,000-gallon gasoline UST was removed from the Site on November 18, 1992. The installation dates of these USTs are not noted in the records reviewed. In addition, the records note that a 10,000-gallon gasoline UST that was installed at the Site in 1992 was removed on August 29, 2001.

A record of the 350-gallon waste oil ATF currently located at the 21 Third Avenue portion of the Site was noted in the records reviewed. A Hazardous Spills and Leaks report pertaining to N92-1468 (RTN 3-4347) discussed above was also reviewed.

- **43 Third Avenue:** The Fire Department records indicate that a 6,000-gallon "sodium solvent" UST was removed from the UPS facility on

August 9, 1988. The installation date of this UST is not indicated in the records provided by the Fire Department. No records of a release of OHM associated with the tank removal were identified in the records reviewed. The records reviewed indicate that the UPS facility currently holds permits for above ground OHM storage (three 275-gallons ASTs and three 55-gallon drums for waste oil, anti-freeze and motor oil) and flammables storage.

Board of Health

According to records provided by Mr. Harry Vaughan, Senior Sanitary Inspector for the Somerville Board of Health, there are no documented releases of OHM for the Site except for the following:

- **21 Third Avenue:** A Release Abatement Measure Plan and a Notification of Implementation of Release Abatement Measure, Availability of Phase I Report and Tier Classification prepared by Handex of New England, Inc. (Handex) dated April 28, 1997, associated with RTN 3-4347 were reviewed in the Board of Health files. A notice of document availability associated with the RAO Statement for RTN 3-4347 prepared by Handex dated September 26, 1997 was also identified in the records reviewed. Documentation provided by the Somerville Board of Health is included in Appendix D.

City Clerk

Records provided by Ms. Jo-Ann DePrizio of the Somerville City Clerk's office indicate historical and current storage and use of OHM at the Site. Documentation provided by Ms. DePrizio is included in Appendix D.

Regulatory Agencies Listing Abutting/Surrounding Properties

Federal	State	Local
☐ NPL (1.0 mile)	☒ Sites (1.0 mile)	☒ Registered UST's
☐ CERCLIS (0.5 mile)	☒ Spills (adjoining properties)	☐ Spills
☐ CERCLIS NFRAP (adjoining properties)	☐ Registered UST (adjoining properties)	☐ Other
☐ RCRA CORRACTS (1.0 mile)	☒ SWL (0.5 mile)	
☐ RCRA non-CORRACTS TSD (0.5 mile)	☐ PWS	
☒ RCRA Generators (adjoining properties)		

Federal Databases: According to the federal databases reviewed, there are no National Priority List (NPL), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), RCRA Treatment, Storage and Disposal (TSD) properties, RCRA CORRACTS or RCRA non-CORRACTS properties within the ASTM specified radii from the Site.

RCRA Generator: The database indicates that the Sweetheart Plastics Company at 30 Inner Belt Road, which is located north of 21 and 43 Third Avenue across from the railroad ROW, is a Small Quantity RCRA Generator. The facility generates 100 to 1,000 kilograms of hazardous waste per month. The database notes a total of 11 violations from 1993 to 1998. However, all the recorded violations have been resolved.

State Databases: According to the state databases reviewed, there are no Public Water Supplies (PWS) or Registered USTs within the ASTM specified radii from the Site.

State Sites: According to the DataMap report, there are 166 State Sites within 1.0 mile of the Site. Three of the State Site listings are located in close proximity to the Site, as described below:

- **50 Inner Belt Road:** This property abuts the 21 Third Avenue portion of the Site to the west and is located to the east of the 57-59 Inner Belt Road portion of the Site. According to the DataMap report, this property is listed as a State Site due to the discovery of reportable concentrations of TPH and an unspecified chemical in soil. The DEP assigned RTN 3-20300 to this release. This incident is also listed in the Spills database. A Utility Related Abatement Measure (URAM) was performed, and a URAM Completion Statement submitted to DEP by the LSP on May 7, 2001. The DataMap report indicates that this release has a Tier 1D status. A Tier 1D status is assigned to a release where the responsible party fails to provide a required submittal to the DEP by a specified deadline. This property is located in the expected cross-gradient direction from the Site. Therefore, releases on this property are not expected to significantly impact subsurface conditions at the Site.
- **41 Inner Belt Road:** This property is located north of the 57-59 Inner Belt Road portion of the Site, across from the railroad right-of-way. This property was listed in the State Sites database due to a release of 100 gallons of diesel fuel from a saddle tank of a vehicle which triggered a two-hour reporting condition. The release occurred on February 2, 2001. The DEP assigned RTN 3-20363 to this release.

This release is also listed in the State Spills database. According to the DataMap report, a Class A1 RAO Statement was submitted for this release on April 2, 2001. A Class A1 RAO indicates that a permanent solution has been achieved for the release and contamination has been reduced to background or a threat of a release has been eliminated.

- **30 Inner Belt Road:** According to the DataMap report, this property occupied by Sweetheart Cup Company (aka Sweetheart Plastics) was listed as a LTBI on July 15, 1991 due to a release of an unspecified amount of an unknown chemical from a UST. The DEP assigned RTN 3-3626 to this release, which is also listed in the State Spills database. According to the DataMap report, soil was impacted by the release and there was a threat to groundwater. The release was assigned a status of Pending No Further Action (PENNFA), which indicates that a document was submitted to the DEP asserting that a site assessment had determined that no further action was required and these submittals are considered pending until the DEP audits them.

This property has three additional listings in the State Spills database as described below:

N91-0457: A release of an unspecified amount of Number 4 fuel oil during a UST removal occurred at the facility on April 4, 1991. The release was reported to the DEP the same day. This spill is cross referenced to State Site RTN 3-3626 described above. The DataMap report indicates that this release has achieved regulatory closure.

RTN 3-10350: This RTN is associated with a release of 53 pounds of difluoroethane at the facility from an AST. The database indicates that a Class B1 RAO Statement has been submitted to the DEP for this release. A Class B1 RAO indicates that remedial actions have not been conducted because a level of no significant risk exists.

RTN 3-10325: According to the DataMap report, this RTN pertains to a release of 3,000 pounds of difluoroethane and 3,000 pounds of 1,1-dichloro-1,1-difluoroethane from a pipe at the facility. A Class B1 RAO Statement has been submitted to the DEP for this release. Therefore, the release has achieved regulatory closure.

Based on the direction of the above discussed properties from the Site and/or the regulatory status of the releases, releases on these properties are not expected to impact the subsurface conditions at the Site.

Solid Waste Landfills (SWL): According to the DataMap report there are two SWL listings within one-half mile radius of the Site. These listings

are the Somerville Incinerator and the Somerville Transfer Station located approximately 0.37 miles southwest of the Site at 10 Poplar Street. The Somerville Incinerator is currently inactive. This facility was in operation from 1961 until 1974. No violations are noted in the DataMap report in association with this facility. The Somerville Transfer Station is currently active and has been in operation since 1974. No violations are noted in the database in association with the transfer station.

Interviews with Local Government Officials

The objective of interviews with local government officials is to obtain information indicating recognized environmental conditions in connection with the property. A reasonable attempt shall be made to interview at least one staff member at any one of the following types of local government agencies: local fire department that services the property; local health agency; or local agency or local/regional office of state agency having jurisdiction over hazardous waste disposal or other environmental matters in the area in which the property is located. ASTM standard E 1127-96b. Many government agencies do not grant interviews, but respond to written requests for information for performing file searches of their records.

Fire Department

According to records provided by Lieutenant Vincent McLaughlin of the Somerville Fire Department, he found no records pertaining to the use or storage of OWM or potential environmental concerns for adjoining properties except for the following:

- **30 Inner Belt Road:** The Fire Department records indicate that a 13,200-gallon heating oil UST was removed from this property on April 4, 1991 and a 6,500-gallon difluoroethane AST that was installed at the property in 1993 was removed in 2002. The installation date of the UST was not indicated in the records reviewed.

Health Department

According to records provided by Mr. Harry Vaughan, Senior Sanitary Inspector for the Somerville Board of Health, he found no documented releases of OWM for adjoining properties.

City Clerk

Records provided by Ms. Jo-Ann DePrizio of the Somerville City Clerk's office indicate that a 7,500-gallon fuel oil AST associated with an emergency generator is located on the property (70 Inner Belt Road) which abuts the 21 Third Avenue portion of the Site on the southerly side of Third Avenue.

7.0 References

Assessor's Office. City of Somerville. File review. December 9, 2004.

Board of Health. City of Somerville. File review. December 9, 2004.

Clerk's Office. City of Somerville. Request for information. December 9, 2004.

Cyn Environmental Services. *Limited Removal Action Report, 121 Inner Belt Road, Somerville, Massachusetts*. August 28, 2003.

Department of Public Works. City of Somerville. File review/information request. December 9, 2004.

Environmental Data Resources, Inc. Sanborn Maps. 1933, 1950, 1989 and 1991.

Fire Department. City of Somerville. Request for information. December 6, 2004.

Handex of New England, Inc. *Release Abatement Measure Plan, NYNEX Leased Garage, 21 Third Avenue, Somerville, Massachusetts 02154, RTN 3-4347*. April 28, 1997.

Irwin, William. Environmental Manager. Verizon. Telephone communication. December 2004.

Jacques Whitford Company, Inc. *Immediate Response Action Plan: Release of Hydraulic Oil from a Hydraulic Vehicle Lift, Verizon Garage Facility, 21 Third Avenue, Somerville, Massachusetts, DEP Release Tracking Number: 3-24054*. September 17, 2004.

Mahoney, David. Foreman. Verizon. Personal and telephone communication. November 30, 2004 through January 3, 2005.

Massachusetts Department of Environmental Protection. *Active and Inactive Landfill List*. January 2, 2004.

Massachusetts Department of Environmental Protection. *List of Confirmed Disposal Sites and Locations to Be Investigated*. October 25, 2004.

Massachusetts Department of Environmental Protection. Listed Sites.
<http://www.state.ma.us/dep/buse/regs/down.htm> December 2004.

Massachusetts Department of Environmental Protection. *Public Water Supply List*. August 19, 2004.

Massachusetts Department of Environmental Protection. Spills Database. Spills-1980: March 10, 1998. Spills-1990: October 25, 2004.

Massachusetts Department of Public Safety. *List of Registered Underground Storage Tanks*. July 1, 2004.

SLA Environmental Services, Ltd. *Phase I Environmental Site Assessment, Inner Belt Industrial Center, 21 & 43 Third Avenue; 59 & 61 Inner Belt Road, Somerville, Massachusetts, ESD ID. No. 61739*. September 16, 1997.

United States Environmental Protection Agency. *CERCLIS List*. Washington D.C. September 13, 2004.

United States Environmental Protection Agency. *CERCLIS NFRAP List*. Washington D.C. September 13, 2004.

United States Environmental Protection Agency. *Emergency Response Notification System (ERNS) List*. December 31, 2003.

United States Environmental Protection Agency. *National Priorities List (Superfund Sites)*. Washington D.C. September 12, 2004.

United States Environmental Protection Agency. *Resource Conservation and Recovery Act Generators and Transporters List*. Washington D.C. September 12, 2004.

United States Environmental Protection Agency. *RCRA CORRACTS Facilities List*. Washington D.C. September 12, 2004.

United States Environmental Protection Agency. *RCRA non-CORRACTS TSD Facilities List*. Washington D.C. September 12, 2004.

United States Geological Survey. Bedrock Geology map of Massachusetts. E-an Zen, editor. 1983

United States Geological Survey. Topographic map of Boston North Quadrangle, Massachusetts. 1985.