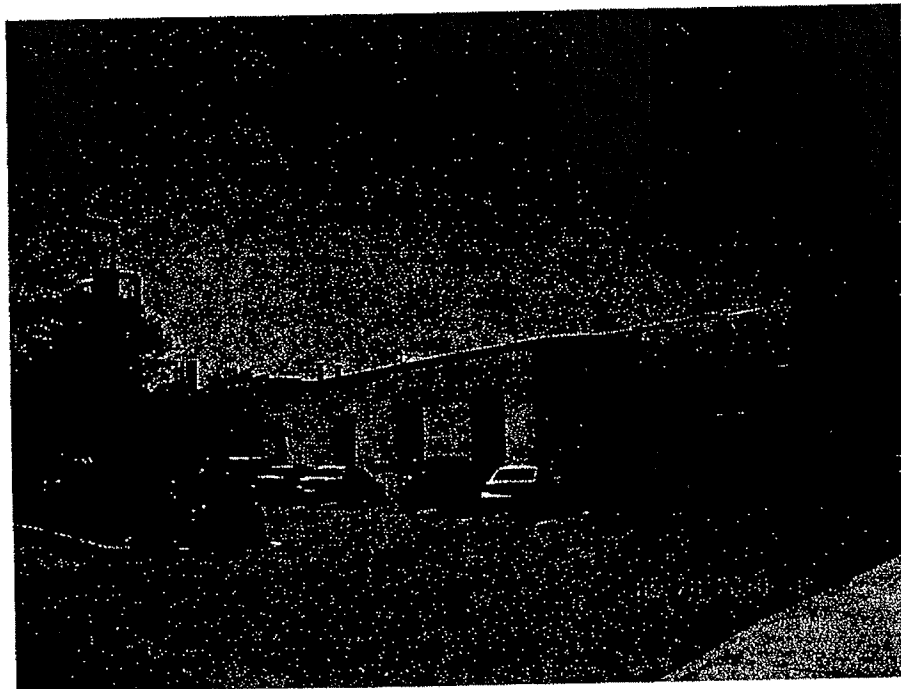


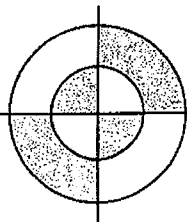
Prepared For:
Mr. Stuart Rothman
First Cambridge Realty Corp.
907 Massachusetts Avenue
Cambridge, MA 02139

May 25, 2010

ASTM Transaction Screen
26 Weston Avenue
Somerville, MA
IES Project #710-1846

Prepared By:
IES, Inc.
5 Middlesex Avenue
Somerville, MA 02145
617-623-8880





IES, INC.

ENVIRONMENTAL CONSULTANTS

Established 1986

5 Middlesex Avenue • Suite 307
Somerville, MA 02145

617-623-8880 • Fax: 617-629-2920

WWW.IESINC-ENVIRONMENTAL.COM

IESINC@AOL.COM

Direct Dial Numbers

David P. Borans: (617) 776-8549
Daniel G. Jaffe: (617) 776-2715

Kerry R. Asetta: (617) 776-0578
John Beck: (617) 623-9813
David Brincheiro: (617) 776-1950
Christopher D. Buchanan: (617) 623-5168
Mary Oliveira: (617) 623-8881
Melissa Randolph: (617) 776-0829
Ligia Rivera: (617) 623-8882
Kevin W. Taylor: (860) 644-1579

May 25, 2010

Mr. Stuart Rothman
First Cambridge Realty Corp.
907 Massachusetts Avenue
Cambridge, MA 02139

Re: ASTM Screen/Limited Assessment
26 Weston Avenue
Somerville, MA

Dear Mr. Rothman:

As per your request, the following report has been prepared relative to the current environmental conditions at the above referenced property. Research was conducted according to the Scope of Work authorized by you. Please note that the work performed to date is intended to serve only as an initial "screening" for potential environmental risks. It should not be construed to be, or substituted for, a "Phase I-Initial Site Investigation Report", as defined by the Massachusetts Contingency Plan. Please note that all inspections performed have been of a visual nature and are therefore limited in extent and accuracy. The report reflects only a preliminary and cursory review of the initial facts obtained, and no definitive determination of the status of the site, relative to M.G.L. Chapter 21E, can be realized at this juncture.

SCOPE OF WORK

A. Site Visit

On May 20, 2010 a visual inspection was conducted of the property. The inspection included the majority of the interior of the one and two-story commercial building, as well as the exterior portions of the property. It is noted that the woodworking shop on the northwest corner of the building was not accessible for inspection at the time of this investigation.

According to the USGS Boston South, MA Quadrangle Map, the site is situated approximately 23 meters (75 feet) above mean sea level, as shown in **Figure 1, Appendix "A"** of this Report. The site is identified by the City of Somerville Assessor's Department as Map #9, Block C, Lot #'s 10 and 11, as shown in **Figure 2, Appendix "A"** of this report.

The subject site consists of two, contiguous, relatively flat, irregular-shaped parcels of land, located on Weston Avenue in the City of Somerville, MA. The site is

Connecticut: 72 Country View Drive • South Windsor, CT 06074 • (860) 644-1579
Florida: 412 Cardiff Road • Venice, FL 34293 • (941) 493-7167
Maine: 7 Camp Road • West Newfield, ME 04095 • (207) 636-2034



located in a mixed residential and commercial section of Somerville, approximately 850 feet to the north of the City of Cambridge boundary line. The nearest body of surface water is the Alewife Brook, which is located approximately 0.3 miles to the west of the subject site.

The subject site is occupied by a one and two-story, concrete-block structure (see Photographs #1 and #2 in **Appendix "A"**), which is utilized as multi-tenant commercial building. Current tenants of the site include a building hardware supply company (Raybern Company of Massachusetts); a woodworking shop (Axis Woodworking), and a vacant unit most recently occupied by an instrument manufacturer (The Indikon Company). "Raybern" has occupied the site building since 1994; "Axis" has occupied the site since at least the late 1990's, and "Indikon" vacated the building approximately six months ago.

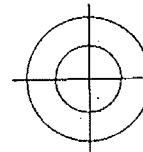
The site building was constructed in the 1930's for commercial use, and previous tenants included a building materials business (Builders Specialty & Hardware Company). Prior to the construction of the existing building, the site was occupied by an automotive repair garage and "auto stalls" in the early 1930's, and was vacant in 1900.

The building at the site is currently heated with natural gas, and the property is serviced with municipal sewer and water.

The interior inspection of the site building consisted of the majority of the building, except for the woodworking shop on the northeastern side of the property. The basement of the building occupies a small portion of the building, and is situated under the western portion of the structure. At the time of the site inspection, the basement was nearly empty (see Photograph #3 in **Appendix "A"**), and items remaining included electrical meters, a 1-gallon bottle of glass cleaner, and a hydraulic lift to provide access to a loading dock. There was no oil staining, floor drains, or sumps observed in the basement at the time of the site inspection.

The center of the building and the second floor consists of mostly vacant space formerly occupied by "Indikon". The former offices and storage areas in this portion of the building were mostly empty, although items remained in the machine shop. In addition to the machines formerly utilized for instrument manufacturing by Indikon (see Photograph #4 in **Appendix "A"**), oil and hazardous materials storage in this room included several small containers (1-gallon or less) of lubricating oil (WD-40), machine oil, machine cleaner, and paint. These containers appeared to be in good condition, with no evidence of leaks or spills.

Adjacent to the machine shop is a mostly empty room containing what appears to be a fume hood, with staining on the concrete floor beneath the hood (see Photograph #5 in **Appendix "A"**). However, it is noted that the staining appears to be limited, with no floor drains, sumps, or other migration pathways observed in this room.



I E S, INC.

Due to the presence of oil staining inside the building at the site, Questions #12a and #12b of the ASTM Transaction Screen Questionnaire are answered in the affirmative.

The second floor of the building consists of empty carpeted offices and restrooms formerly utilized by Indikon, and no oil or hazardous materials storage was observed in these areas.

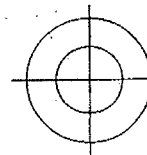
The western side of the site building is utilized by "Raybern" for the display and storage of building hardware, such as doorknobs, cabinet hardware, and similar items. A boiler room is present on the northern side of this portion of the building, which contains three, natural gas-fired furnaces. No oil or hazardous materials storage was observed in this portion of the building, and no oil staining was noted at the time of the site inspection.

The eastern side of the building is utilized as a storage warehouse by "Raybern" and contains building supplies ready for shipment. In addition to the building hardware supplies, items observed in this portion of the building included a van, a forklift, and a storage room. A Raybern employee indicated that the storage room was formerly utilized for the storage of several 10-gallon containers of adhesive, which are no longer present at the site. Existing storage in that room was limited to a 5-gallon pail of paint and a 5-gallon container of "corrosive/flammable liquid", both of which appeared to be in good condition, with no evidence of leaks or spills. No staining was observed on the concrete floor of the storage room, and no floor drains, sumps, or other migration pathways were noted at the time of the site inspection.

Finally, as previously noted, the woodworking shop on the northern end of the site was not accessible for inspection. However, it is anticipated that small quantity containers of paint, stain, and thinners are utilized by this business; and a sawdust silo is located on the roof of this portion of the building.

The exterior inspection of the property revealed that the site building occupies approximately 80 percent of the 26,562 square foot area of the subject site, and the majority of the remaining area consists of asphalt paving around the perimeter of the building, including a parking lot to the north. Vegetation at the site is limited to a small area of grass and weeds to the southeast of the building, and small areas of plantings to the north of the building, adjacent to the woodworking business.

The site is serviced by municipal water and sewer, and natural gas. No electrical transformers were observed during the inspection of the property. There was no evidence of any above ground tanks, existing underground storage tanks (i.e. fill and vent pipes), 55-gallon drums, stressed vegetation, or obvious disposal of hazardous materials, on the exterior portions of the property. There was also no oil staining or stressed vegetation observed at the site during the inspection.



IES, INC.

There was no evidence of surface water at the site. Based on the topography of the surrounding area, the direction of groundwater flow is assumed to be to the west, based on the proximity of the nearby Alewife Brook, and following the local topography. However, actual groundwater flow has not been determined and local variations may exist.

B. Limited Asbestos Inspection

A visual inspection of the premises was made for asbestos containing materials (ACM). The inspection was performed by IES personnel and is not intended to serve as or to be substituted for a certified asbestos inspection as performed by a licensed asbestos inspector. IES recommends that a certified asbestos inspection be conducted if a definitive determination regarding the existence of asbestos is desired.

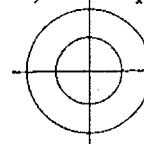
The inspection for asbestos included observations of the visible overhead piping in the boiler room and the visible piping throughout the accessible areas of the basement of the site building. The inspection revealed the presence of fiberglass insulation on the overhead piping in a storage room, while no insulation was observed on the boilers or elsewhere in the site building. In summary, no suspect ACM pipe insulation was identified during this investigation.

Please note that the possibility exists that a variety of non-friable interior and exterior building construction materials may contain asbestos. These materials commonly include floor and ceiling coverings, caulking and joint compound, adhesives, shingles, and their building components. Although these materials do not present a problem when maintained in good condition, special ACM sampling, removal and disposal arrangements may be necessary if these materials deteriorate or if building construction or renovation activities are anticipated. The possibility of asbestos being contained in these materials has not been addressed as part of this study.

C. Observations of Surrounding Area

An attempt was made to note obvious indicators of possible storage and/or disposal of oil and hazardous materials within 200 feet of the subject site. Visual observations of nearby properties were made from the subject site and nearby public properties (i.e. streets, parks, etc.). No attempt was made to gain entrance to any nearby private properties; nor was any attempt made to interview nearby property owners or operators.

The site is abutted to the southwest and northwest by Weston Avenue (see Photographs #6 and #7 in **Appendix "A"**); to the northeast by a bank (Middlesex Federal Savings) at 1196 Broadway and an apartment building at 1188 Broadway; and to the southeast by a dwellings at 11, 13, 15, 19, and 21 Clarendon Avenue. The area located further to the southwest of the site, across Weston Avenue, is occupied by a residential condominium complex at 19-43 Weston Avenue; and the area located further to the northwest of the site, across Weston Avenue, is occupied by a



IES, INC.

multi-unit residential apartment building for the elderly (Weston Manor) at 15 Weston Avenue.

Clarendon Avenue is located approximately 55 feet to the southeast of the site, beyond the abutting dwellings, and the area across Clarendon Avenue is occupied by dwellings and an automotive repair garage (Arco Tire & Service Center) at 16 Clarendon Avenue. In addition Broadway is located approximately 140 feet to the north of the site, beyond the abutting dwelling and apartment building. A church (St. James Episcopal Church) is located approximately 50 feet to the northeast of the site at 1170 Broadway; and a dry cleaner (Hawk Cleaners) is located approximately 200 feet to the northeast of the site at 1164 Broadway.

No industrial properties, gasoline stations, automotive repair facilities, commercial printers, or fuel depots were identified in the immediate vicinity of the subject site.

D. Historical Research (In-House)

In-House historical research was conducted as outlined in the approved Scope of Work for this project. The address ranges consulted included the following:

1. 1-100 Weston Avenue, Somerville, MA
2. 1-100 Clarendon Avenue, Somerville, MA
3. 1150-1250 Broadway, Somerville, MA

The information derived from the various sources is itemized as follows:

1. **DEP's 1993 "List of Confirmed Disposal Sites and Locations to Be Investigated" and April 1995 Addendum; and Standard Release Report (updated to May 7, 2010).**

The subject site is not included on the DEP's Transition List. However, there were a total of twenty-three (23) properties located within 0.5 miles of the subject site included on the DEP's "1993 Transition List of Confirmed Disposal Sites and Locations to be Investigated" including the April 1995 "Final Addendum". The DEP listed Disposal Sites located within 0.30 miles of the subject site are summarized as follows:

RTN 3-20486: 19 Weston Avenue, Somerville, MA (Clarendon Avenue)

This property adjoins the subject site to the south, across Weston Avenue, and was reported to the DEP as a "120-Day" notification condition on February 22, 2001 due to the presence of elevated levels of Lead (up to 10,700 mg/kg) in the soil. Due to this release, response actions were conducted by IES (Project No. 700-478), which resulted in the submittal of a Class A-3 "Response Action Outcome" (RAO) Statement, which utilized the implementation of an "Activity & Use Limitation" (AUL) to maintain a condition of "No Significant Risk". Due to the "RAO" status, this DEP



Disposal Site is not considered to pose a significant environmental threat to the subject site at this time.

RTN 3-2020: 1284 Broadway, Somerville, MA (Mobil Station)

This property is located approximately 0.15 miles to the northwest of the subject site, and was listed as a "Location to be Investigated" (LTBI) on April 15, 1989 due to a release of gasoline and an unknown chemical. This property is currently listed as being in "Remedy Operating Status" (REMOPS), and due to the distance, this Disposal Site is not considered to pose a significant environmental threat to the subject site at this time.

The remainder of the nearby DEP Disposal Sites are located ≥ 0.34 miles from the site, and due to the distance and/or status, they are also not considered to pose a significant environmental threat to the subject site at this time.

In addition, there were no Priority (Tier 1A) listed Disposal Sites identified within 1.0 miles of the subject site.

Due to the fact that twenty-three (23) DEP Disposal Sites are located within 0.5 miles of the subject site, **Question #21** of the **ASTM Transaction Questionnaire** is answered in the **affirmative**.

Neither the subject site nor any of the abutting properties are listed as the location of a Disposal Site with a Class A-4 or Class B-3 Response Action Outcome (RAO) Statement. Therefore, there are no "Engineered Barriers" present at the site or abutting properties.

Due to the fact that only limited information was available on these properties, and a DEP file review was not within the Scope of Work, the potential threat posed by these documented releases could not be conclusively determined at this time.

2. Massachusetts Spills Database, and DEP's "Standard Release Report" (updated to May 7, 2010).

The subject site is not listed as the location of a UST-related spill. However, there were a total of thirty (30) spills and/or recent releases, originating from leaking underground tanks (LUST), documented within a 0.5-mile radius of the site. The LUST Sites identified within 0.25 miles of the site are summarized in the following Table 1:

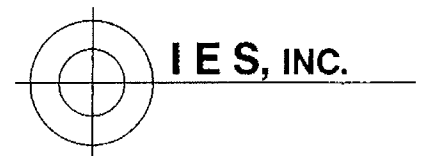


Table 1
Summary of Nearby UST Spills/Releases

Name/ Address	Material/ Quantity	Date/ Spill #	Source	Distance/ Direction
VFW Post (former) 1194 Broadway	#2 Fuel Oil 143 ppmv	3/23/06 3-25754	"72-Hour" Spill	Abutter/ North
N/A 1285 Broadway	Gasoline 200 ppmv	12/22/98 3-17362	"72-Hour" Spill	0.15 miles/ Northwest

The UST-related spill at the northerly abutting property at 1194 Broadway (which has since been developed for use as a residential condominium building) was reported to the DEP as a "72-Hour" notification condition on March 23, 2006 due to a release of Volatile Organic Compounds (VOC's) and oil (143 ppmv). An "Immediate Response Action" (IRA) was conducted to address this release, and a "Response Action Outcome" (RAO) Statement was received by the DEP on October 31, 2006. Due to the "RAO" Status, this UST-related spill is not considered to pose a significant environmental threat to the subject site at this time. However, it is noted that since a file review was not performed at the DEP as part of this investigation, the adequacy of the RAO Statement could not be confirmed.

Due to the distance (0.15 miles), the remaining UST-related spill listed in Table 1 is also not considered to pose a significant environmental threat to the subject site at this time.

The remaining UST-related spills are located ≥ 0.26 miles from the site, and due to the distance and/or status, are also not considered to pose a significant environmental threat to the subject site at this time.

Due to the fact that thirty (30) spills and/or recent releases, originating from underground tanks, were noted within a 0.5-mile radius of the site, **Question #21** of the **ASTM Transaction Questionnaire** is answered in the **affirmative**.

There were no spills originating from sources other than UST's identified at the site. However, there were a total of six (6) spills, originating from sources other than underground storage tanks, identified within 0.15 miles of the subject site, which have not been previously discussed, and are summarized in the following Table 2:

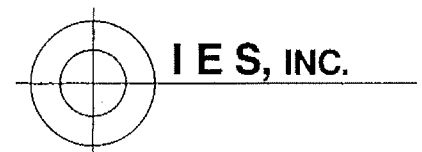


Table 2
Summary of Nearby Non-UST Spills/Releases

Name/ Address	Material/ Quantity	Date/ Spill #	Source	Distance/ Direction
N/A 15 Weston Avenue	Diesel Fuel 100 gallons	9/19/06 3-26235	Emergency Generator	Adjoining/ West
N/A 38 Clarendon Ave.	Unknown 1-10 drums	4/30/92 N92-0545	Abandoned Drums	0.06 miles/ Southeast
Substation 469 45 Endicott Street	Oil 35 gallons	9/28/94 3-11656	Transformer Spill	0.06 miles/ Southwest
American Finish 1110 Broadway	Unknown None	11/22/88 N88-1851	Dumping	0.13 miles/ Southeast
Teele Square Auto 1285 Broadway	VOCs – 64.5 mg/l NAPL – 1.25"	11/22/02 3-22345	"72-Hour" Spill	0.15 miles/ Northwest
Near Victoria St. 1284 Broadway	Gasoline 2,500-3,000 gals.	4/8/81 N81-5087	Not Specified	0.15 miles/ Northwest
Notes: VOC's = Volatile Organic Compounds NAPL = Non-Aqueous Phase Liquid				

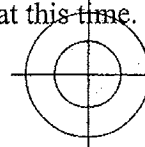
"Response Action Outcome" (RAO) Statements have been received by the DEP for the spills at 15 Weston Avenue (RTN 3-26235) and 45 Endicott Street (RTN 3-11656), and therefore, they are not considered to pose a significant environmental threat to the subject site at this time. However, it is noted that since a file review was not performed at the DEP as part of this investigation, the adequacy of the RAO Statements could not be confirmed.

Due to the minor nature and the time that has elapsed (over 18 years), the spills at 38 Clarendon Avenue (N92-0545) and 1110 Broadway (N88-1851) are not considered to pose a significant environmental threat to the subject site at this time. Finally, due to the distance (0.15 miles), the remainder of the DEP listed spills in Table 2 are also not considered to pose a significant environmental threat to the subject site at this time.

The remainder of the nearby non-UST spills are located ≥ 0.12 miles from the site, and due to the distance, status, and/or minor nature, they are not considered to pose a significant environmental threat to the subject site at this time.

3. Federal Brownfield Sites (updated to April 19, 2010)

The subject site is not included on the Federal Brownfield list, and none of the adjoining properties are listed. However, there was one (1) Federal Brownfield site identified within 0.5 miles of the subject site. The nearby Brownfield site is "M.W. Carr" at 63 Gorham Street (ID #'s 54062912-3 and 12914), which is located approximately 0.40 miles to the southeast of the subject site. However, due to the distance, this facility is not considered to pose a significant environmental threat to the subject site at this time.



IES, INC.

Due to the fact that a Brownfield Site is located within a 0.5-mile radius of the site, **Question #21** of the **ASTM Transaction Questionnaire** is answered in the **affirmative**.

4. Solid Waste/Landfill Facilities.

A review of the Active Solid Waste Landfill List (updated to April 1, 2009) for Massachusetts revealed that there was one (1) Solid Waste Landfill (SWL's) identified within 0.5 miles of the subject site. The nearby SWL is the "Harvey Street Sludge Landfill" (SG0049.002) on Harvey Street in Cambridge, which is located approximately 0.50 miles to the southwest of the subject site. However, due to the distance, this facility is not considered to pose a significant environmental threat to the subject site at this time.

Due to the fact that a Solid Waste Landfill (SWL) is located within a 0.5-mile radius of the site, **Question #21** of the **ASTM Transaction Questionnaire** is answered in the **affirmative**.

5. RCRA non-CORRACTS TSD Facilities; RCRA CORRACTS Facilities; "Licensed RCRA Hazardous Waste Generators" (updated to February 16, 2010).

The subject site is not listed, and there were no RCRA CORRACTS facilities located within a 1.0 mile radius of the subject site. In addition, there were no non-CORRACTS TSD facilities identified within 0.5 miles of the site.

A former business at the subject site (Indikon Company) is included on the EPA's RCRA Hazardous Waste Generators Database (MAC300011160), however, none of the adjoining properties are listed.

Due to the fact that a RCRA licensed hazardous waste generators is located at the subject site, **Question #21** of the **ASTM Transaction Questionnaire** is answered in the **affirmative**.

There were also a total of five (5) additional RCRA Generators documented within a 0.25-mile radius of the site, which are summarized in the following Table 3:

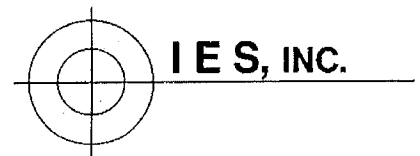


Table 3
Summary of Nearby RCRA Generators

Name/ Address	Facility ID/ Status	Distance/ Direction
Indikon Company 26 Weston Avenue	MAC300011160 VGN	Subject Site
A-1 Auto Repair, Inc. 18 Clarendon Avenue	MAD045900073 NLR	100 feet/ East
Charles H. Stewart & Company 6 Clarendon Avenue	MAD045901766 NLR	200 feet/ Northeast
Hawk Cleaners 1164 Broadway	MAD072391063 NLR	200 feet/ Northeast
Metaplastics, Inc. 12 Newbury Street	MAD057825739 VGN/NLR	0.10 miles/ Southeast
Lina Alaswad, DMD, PC 1133 Broadway	MV6176253636 VSQG-FED	0.11 miles/ Southeast
Notes: NLR = No Longer Regulated VGN = Very Small Quantity Generator (<100 kg/month) VSQG-FED = Very Small Quantity Generator (<220 lbs./month and no acutely hazardous waste)		

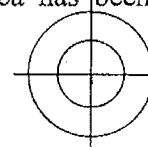
Due to the proximity, the RCRA licensed hazardous waste generators at the subject site (MAC300011160) as well as at 6 and 18 Clarendon Street (MAD045901766 and MAD045900073, respectively) and 1164 Broadway (MAD072391063) may pose a potential environmental threat to the subject site at this time. However, it is noted that no violations have been identified at any of these facilities.

Due to the distance (≥ 0.10 miles) and the absence of any documented violations, the remainder of the RCRA licensed hazardous waste generators listed in Table 3 are not considered to pose a significant environmental threat to the subject site at this time.

6. "Emergency Response Notification System" (ERNS), updated to April 29, 2010.

The subject site is not included on the ERNS database. However, there were three (3) ERNS listings identified within 0.25 miles of the subject site, all at the property at 45 Endicott Street, which is located approximately 0.06 miles to the southwest of the subject site.

The ERNS listings all refer to the same incident at the "Boston Edison" facility at 45 Endicott Street (ID #'s 395672, 426552, and D41779), which was reported on September 28, 1994 due to a release of 15 gallons of PCB-containing oil from a transformer, which caught fire. However, ERNS records indicate that the "release was contained", and the "area has been diked".



IES, INC.

Therefore, due to the apparently limited nature and the time that has elapsed (over 15 years), these nearby ERNS listings are not considered to pose a significant environmental threat to the subject site at this time.

7. "USEPA Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), updated to April 29, 2010.

The site is not listed on the CERCLIS database, and neither the subject site nor any of the adjoining properties are listed as CERCLIS "NFRAP" (No Further Response Actions Planned) sites. However, there was one (1) CERCLIS listed site identified within 0.5 miles of the subject site.

The nearby CERCLIS site is the "Craig Supply Company (former)" facility (MAD00791608) at 95 Elmwood Street in Cambridge, which is located approximately 0.36 miles to the southeast of the subject site. This property is listed with the USEPA as "No Further Response Actions Planned" (NFRAP). Therefore, due to the distance and the "NFRAP" status, this CERCLIS listed property is not considered to pose a significant environmental threat to the subject site at this time.

Due to the presence of a CERCLIS listed property located within 0.5 miles of the subject site, **Question #21** of the **ASTM Transaction Questionnaire** is answered in the **affirmative**.

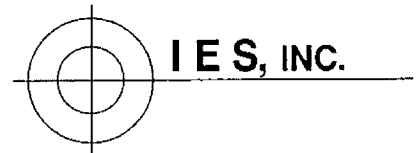
8. EPA "National Priority List" (NPL) For Region I (New England)", updated to February 23, 2010.

The site was not included on the EPA's National Priority List (NPL), and no NPL Delisted/Deleted properties were identified within a 0.5-mile radius of the subject site. In addition, there were no NPL listed properties identified within 1.0 miles of the subject site.

9. "Federal Institutional Control/Engineering Control Registries".

A review of the Federal Institutional Control/Engineering Control Registries (IC/EC) database (updated to May 7, 2010) indicated that the subject site is not included on this list. However, Institutional Controls in the form of "Activity & Use Limitations" (AUL's) have been implemented at the southerly adjoining property at 19 Weston Avenue (RTN 3-20486) and at 1 Matignon Road in Cambridge (RTN 3-26318).

"Response Action Outcome" (RAO) Statements have been received by the DEP for each of these properties, with the AUL's implemented to maintain a condition of "No Significant Risk". Therefore, due to the "RAO" status, these EC/IC facilities are not considered to pose a significant environmental threat to the subject site at this time.



Finally, neither the subject site nor any of the abutting properties are listed as the location of a Disposal Site with a Class A-4 or Class B-3 Response Action Outcome (RAO) Statement. Therefore, there are no "Engineered Barriers" present at the site or abutting properties.

10. "Sanborn Atlases of Somerville" (dated 1900, 1934, 1950, and 1989).

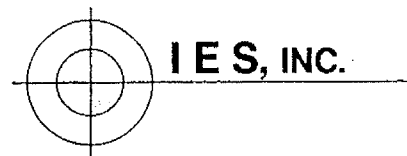
Sanborn Atlases of Somerville were reviewed as per the ASTM Transaction Screen Questionnaire. According to the 1900 atlas, the site was vacant, and dwellings were located to the east at 13, 15, 17, and 19 Clarendon Avenue; and the "Lincoln Primary School", and a dwelling with an associated stable and hen house were located to the north. In addition, a pond and the "Old Stone Quarry" were depicted to the south of the site, across Weston Avenue at that time.

According to the 1934 atlas, the site was occupied by two small buildings utilized for "auto repair", and four additional buildings utilized as 10-car "auto stalls". A gasoline UST is depicted on the southern side of the site, according to the 1934 Sanborn Atlas. The area to the east was occupied by dwellings along Clarendon Street; the "Lincoln Primary School" and dwellings were located to the north; the area to the south, across Weston Avenue, was vacant; and the area to the west of the site, across Weston Avenue, was occupied by an "auto repair and paint shop" and "auto stalls" (9-15 Weston Avenue) in 1934. A gasoline UST was also depicted at the adjoining property at 15 Weston Avenue, according to the 1934 Sanborn Atlas.

According to the 1950 Sanborn Atlas, the site was occupied by the "Builder's Specialty & Hardware Company", and included storage areas for building materials, lumber, hardware, and paint, along with a woodworking area. A gasoline UST remained on the southern end of the site; and the storage of "fuel oil" is depicted on the northern side of the building, although the map does not specify if the tank was underground or above ground.

The 1950 atlas also indicated that the area across Weston Avenue to the west of the site was occupied by a dry cleaner (9 Weston Avenue), and the aforementioned "auto repair and paint shop" and associated gasoline UST remained at 15 Weston Avenue.

Finally, according to the 1989 Sanborn Atlas, the site usage remained the same as that described in 1950, although it is noted that the aforementioned on-site gasoline UST is not depicted on that atlas. The aforementioned dwellings remained to the east of the site, on Clarendon Avenue, and the northerly abutting property was occupied by a "VFW Post", which was built in 1957.



Due to evidence of the past use of the subject site and adjoining property for automotive repair and the past use of an adjoining property as a dry cleaner, which are considered uses "likely to lead to contamination of the property" **Questions #4a, #4b, and #22 of the ASTM Transaction Questionnaire** are answered in the **affirmative**. In addition, due to evidence of a former gasoline UST at the site, **Question #10b of the ASTM Transaction Questionnaire** is also answered in the **affirmative**.

11. Massachusetts State registered Underground Storage Tank List (May 7, 2010).

A review of the Massachusetts State Registered Underground Storage Tank list revealed that the subject site is not listed, and none of the adjoining properties are listed. However, there was one (1) State Registered UST facility identified within 0.25 miles of the subject site. The nearby UST facility is "Broadway Petroleum" (ID #0-010923), which is located approximately 0.15 miles to the northwest of the subject site. Documented underground storage at this property consists of two, 4,000-gallon gasoline UST's and a 550-gallon waste oil UST, which have been removed; and a 4,000-gallon diesel UST, a 6,000-gallon gasoline UST, and an 8,000-gallon gasoline UST, which are currently in use.

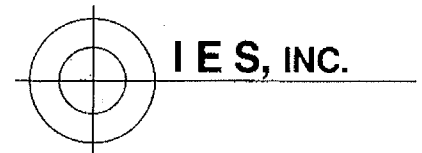
Due to the distance, this State Registered UST facility is not considered to pose a significant environmental threat to the subject site at this time.

A limited review of City of Somerville Fire Department records for the subject site revealed that a permit was issued on December 1, 1998 for the removal of a 1,000-gallon fuel oil UST, which was installed in 1946. There was no record of any confirmatory testing conducted at the time of the tank removal program. There were no permits available regarding the aforementioned on-site gasoline UST depicted in the Sanborn Atlases.

It should also be noted that this is not a complete list of all underground storage tanks in the area, and a review of the Somerville Fire Department records is recommended for a more conclusive determination regarding underground tanks.

12. "IES, Inc. DataBase": Surrounding Property Review

IES previously completed an "ASTM Screen/Limited Assessment" report for the subject site (26 Weston Avenue) and the southerly adjoining property at 19-43 Weston Avenue (formerly referred to as 62 Weston Avenue) in March of 1999 (Project No. 499-120). At the time of the 1999 investigation, the site building was occupied by a measurement instrument manufacturer (The Indikon Company), a building contractor specialty supply business (Raybern Co.), and a woodworking shop (Axis).



Existing potential on-site threats of contamination identified during the 1999 investigation included the storage of stains, paints, thinners, adhesives and solvents packaged for retail sale at Raybern Co. In addition, wood finishing supplies were stored in gallon-sized, and smaller containers in a woodworking area (Axis); and isopropyl alcohol and Methyl Ethyl Ketone were stored in 5-gallon containers in a metal cabinet at the Indikon Company.

Due to evidence of past chemical storage at the site of greater than 50 gallons in the aggregate, **Question #5b** of the **ASTM Transaction Screen Questionnaire** is answered in the affirmative.

Past potential on-site threats of contamination included the evidence of former underground storage was noted to the north of the building, in the form of a sand filled concrete-block vault, which is partly below grade. It is noted that the presence of fuel oil storage at this location is depicted on Sanborn Atlases dated 1934 and 1950. Finally, potential on-site sources of contamination identified during the 1999 investigation also included the previous automotive repair facility at the site.

Potential off-site threats of contamination identified during the 1999 investigation included the DEP listed spills/releases documented at 1284 Broadway (N81-5087, 3-17020 and 3-2020), which is located 0.15 miles to the northwest of the site. Potential off-site threats of contamination also included three nearby RCRA Hazardous Waste Generators were identified within 300 feet of the subject site.

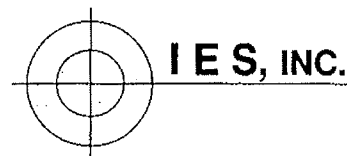
In summary, the 1999 report indicated that the subject site was classified as "High Risk" due to the prior use of the site for automotive repair, and the former fuel oil UST; as well as "the presence of nearby RCRA Generators, as well as the former use of the adjoining properties for automotive repair and auto body repair, and dry cleaning".

E. Informal Interviews

A copy of the **ASTM Transaction Screen Questionnaire** was submitted to Mr. Terry Morris to supply to the site owner. However, the questionnaire was not returned to IES in time for inclusion in this report. A copy of this questionnaire can be found in **Attachment "B"** of this Report.

F. UFFI Determination

An inspection for Urea Formaldehyde Foam Insulation (UFFI) included observations of visible areas of the exterior walls of the site building. At the time of the site inspection, no UFFI was observed on the exposed exterior walls of the site building.



G. Elevators

There are no elevators present at the subject site.

H. Report Summary

Please note that this inspection was of a visual nature, thus limiting its extent and accuracy. The report therefore only reflects a preliminary and cursory view of the property relative to environmental concerns. Based on the information derived as part of this investigation, no definitive determination, regarding the status of the site relative to M.G.L., Chapter 21E, can be made.

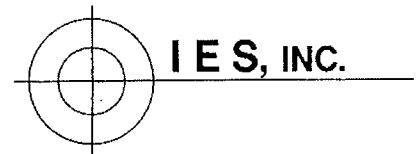
The subject site contains a total area of 26,562 square feet and is occupied a one and two-story, concrete-block structure whose current tenants include a building hardware supply company (Raybern Company of Massachusetts); a woodworking shop (Axis Woodworking); and a vacant unit most recently occupied by an instrument manufacturer (The Indikon Company). The site building was constructed in the 1930's for commercial use, and previous tenants included building materials businesses (Builders Specialty & Hardware Company). Prior to the construction of the existing building, the site was occupied by an automotive repair garage and "auto stalls" in the early 1930's, and was vacant in 1900.

Due to the relatively minor quantities and good condition of the existing above ground storage of oil and hazardous materials at the site, no significant existing potential on-site threats of contamination were identified during the course of this investigation.

However, past potential on-site threats of contamination include the fact that a former business at the site (Indikon) is listed as a RCRA generator (MAC300011160). Past potential on-site threats of contamination also include evidence of a former gasoline UST and a former fuel oil UST at the site, as depicted in Sanborn Insurance Atlases, as well as the site's past use as an automotive repair garage, as indicated in Sanborn Atlases.

Potential off-site threats of contamination include the DEP listed spills/releases at the adjoining properties at 15 and 19 Weston Avenue (RTN's 3-26235 and 3-20486, respectively) and 1194 Broadway (RTN 3-25754). However, it is noted that "RAO" Statements have been received by the DEP for each of these releases. Potential off-site threats of contamination also include the RCRA generators identified within 200 feet of the subject site at 6 and 18 Clarendon Street (MAD045901766 and MAD045900073, respectively) and 1164 Broadway (MAD072391063). However, it is noted that no violations have been documented at any of these facilities.

Potential off-site threats of contamination also include the use of the westerly adjoining property across Weston Avenue as an "auto repair and paint shop" with a



gasoline UST, as depicted on 1934 and 1950 Sanborn Atlases; and a dry cleaner depicted across Weston Avenue from the site, as shown on a 1950 Sanborn Atlas.

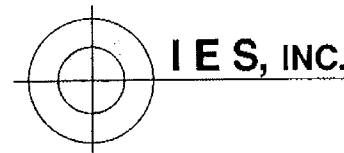
Due to the distance and/or status, the remainder of the nearby DEP Disposal Sites, spills/releases, RCRA generators, CERCLIS Site, Solid Waste Landfill, ERNS incidents, and State Registered UST Facility are not considered to pose a significant environmental threat to the subject site at this time.

Coupled with the above, and based on the "affirmative" answer to **Questions #4a, #4b, #5b, #10b, #21, and #22** of the **ASTM Transaction Screen Questionnaire** (See Attachment "B"), **Further Inquiry is necessary** to determine that "Appropriate Inquiry" has been satisfied in accordance with ASTM Practice E-1528-06 and to resolve the aforementioned questions, and/or to determine if a Phase I-Initial Site Investigation Report is warranted.

In accordance with ASTM Practice E 1528-06 Further Inquiry is necessary, and due to the potential on-site and off-site threats of contamination identified during this investigation, primarily the former on-site gasoline and fuel oil UST's, the site is considered a **"High Environmental Risk"** (see **Attachment "AAA"**) regarding soil and/or groundwater contamination. Similarly, due to the on-site threats of contamination identified during this investigation, it is our opinion that in accordance with IES's **"Cleanup Risk Rating"**, which is depicted in **Attachment "AA"** immediately following this Summary, IES would classify the subject site as a **"High Cleanup Risk"**.

The following summarizes the potential and/or existing environmental threats and/or releases:

- a. Existing above ground storage at the site includes a 5-gallon pail of paint and a 5-gallon container of "corrosive/flammable liquid", along with smaller quantity containers (1-gallon or less) of lubricating oil (WD-40), machine oil, machine cleaner, and paint; and presumably paint, stain, and thinner in the woodworking unit, which was not accessible for inspection.
- b. A former business at the site (Indikon) is listed as a RCRA licensed hazardous waste generator (MAC300011160).
- c. Sanborn Insurance Atlases depict former gasoline and fuel oil UST's at the site, and also indicate the site's past usage as an automotive repair garage. The fuel oil UST was removed in 1998, however, there is no documentation regarding the removal of the gasoline UST.
- d. DEP listed spills/releases were identified at the adjoining properties at 15 and 19 Weston Avenue (RTN's 3-26235 and 3-20486, respectively) and 1194 Broadway (RTN 3-25754).



- e. RCRA generators were identified within 200 feet of the subject site at 6 and 18 Clarendon Street (MAD045901766 and MAD045900073, respectively) and 1164 Broadway (MAD072391063).
- f. Sanborn Insurance Atlases dated 1934 and 1950 indicate that the area to the west of the site, across Weston Avenue was formerly occupied by an "auto repair and paint shop" with a gasoline UST present at 15 Weston Avenue; and a dry cleaner at 9 Weston Avenue.

Please note that if any contamination is detected at the site that originates from an off-site source, the site owner has the option to file a "Downgradient Property Status Submittal" pursuant to 310 CMR 40.0180. According to 310 CMR 40.0184(1), "any person who establishes and maintains Downgradient Property Status....shall not be subject to the deadlines for Tier Classification and Comprehensive Response Actions" and applicable fees.

This summary in no way supercedes the potential and/or existing environmental threats and/or releases that appear on the previous pages, and should only be used as a cursory guide.

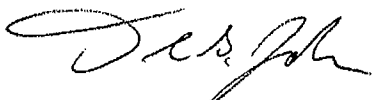
Any omission in this summary does not negate any potential and/or existing environmental threats and/or releases that appear on the previous pages.

Optional Services


- 1. **Lead Paint Analysis:** Lead Paint Testing was not included within the Scope of Work for this Project.
- 2. **Radon Testing:** Radon Testing was not included within the Scope of Work for this Project.
- 3. **Drinking Water Testing:** Drinking Water Testing was not included within the Scope of Work for this Project.
- 4. **Public Record Review:** A Review of Public Records was not included within the Scope of Work for this Project.

Thank you for allowing IES to be of service to you!

Respectfully submitted,
IES, Inc.


Daniel G. Jaffe
President

Reviewed by:


Melissa Alvarado
Project Manager

