

March 24, 2010
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Prepared For:

Town of Acton
472 Main Street
Acton, Massachusetts 01720

Attn: Mr. Roland Bartl

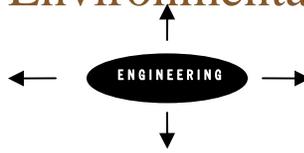
**Phase I Environmental Site Assessment
Caouette Property
2 Stow Street/90 Martin Street
Acton, Massachusetts**

Prepared By:

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Environmental Safety Health Geotechnical

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Mr. Roland Bartl
Planning Director
Town of Acton
472 Main Street
Acton, Massachusetts 01720

Re: Phase I Environmental Site Assessment
Caouette Property
2 Stow Street/90 Martin Street
Acton, Massachusetts

Dear Mr. Bartl:

Attached is our Phase I Environmental Site Assessment (ESA) for the above referenced property. Our Phase I ESA was performed in accordance with ASTM Standard Practice E1527-05 (the "all appropriate inquiry" standard) and our proposal to you dated February 26, 2010.

Should you have any questions regarding the report, please do not hesitate to call.

Very truly yours,
O'Reilly, Talbot & Okun Associates, Inc.

Bruce Nickelsen, LSP
Associate

Andrew Rolinger
Senior Project Scientist

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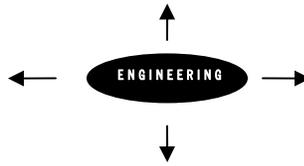
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1.0 SUMMARY

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of the property located at 2 Stow Street & 90 Martin Street in Acton, Massachusetts.

Based on historical industrial uses of the northeastern portion of the Site from 1892 through 1917, soils and groundwater in that vicinity may have been adversely impacted. We would consider the past presence of industrial facilities at the Site to be a Recognized Environmental Condition (REC) under the ASTM Standard. In order to evaluate possible impacts to Site soil and/or groundwater caused by former operations, a subsurface exploration program would need to be performed in the vicinity of the former on-site factory buildings.

2.0 INTRODUCTION

2.1 PURPOSE

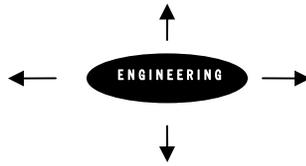
This report presents the results of a Phase I Environmental Site Assessment (ESA) performed at two adjoining properties located at 2 Stow Street & 90 Martin Street (comprising approximately 15.7 acres total) in Acton, Massachusetts. This Phase I ESA was performed in accordance with ASTM Standard Practice E1527-05 (the “all appropriate inquiry” standard). This work was performed at the request of Mr. Roland Bartl, Planning Director for the Town of Acton.

The purpose of our Phase I ESA was to evaluate the Site history and current conditions to identify past or current Recognized Environmental Conditions (RECs) at the Site. The ASTM Standard Practice defines "Recognized Environmental Conditions" as the presence or likely presence of any hazardous substances or petroleum products on the subject Site under conditions that indicate an existing release, past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be de minimis are not Recognized Environmental Conditions.

In addition, the ASTM Standard requires that historical RECs (HRECs) and known or suspected environmental conditions be identified in the Phase I assessment report. The Standard defines HRECs as environmental conditions “which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently.”

2.2 DETAILED SCOPE OF SERVICES

To meet this objective the following tasks were undertaken:



- A Records Review of Standard Environmental Records Sources;
- A Review of Site history
- A Site reconnaissance;
- Interviews with the Key Site Managers;
- Interviews with Local Government Officials; and
- Evaluation and report preparation.

2.3 SIGNIFICANT ASSUMPTIONS

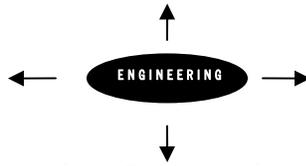
In performing this ESA, OTO has relied upon information provided by the Key Site Manager(s). As defined in the ASTM standard, the Key Site Manager is the person or persons identified by the owner or operator of a property as having good knowledge of the uses and physical characteristics of the property. In this case, Ms. Mary Ann Caouette (current owner of the two properties) and Mr. Paul Simeone (owner of Stonefield Farm, the primary Site occupant) were identified as Key Site Managers.

OTO has performed the environmental record searches in accordance with current ASTM and industry practice. The data, findings, and conclusions presented in this Phase I ESA are based upon a detailed search, review, and analysis of the documents and interviews as well as observations made during the Site reconnaissance. Conclusions reached regarding the conditions of the Site do not represent a warranty that all areas within the Site are of a similar quality as may be inferred from observable Site conditions and available Site history. As stated in the ASTM standard, no ESA can wholly eliminate uncertainty regarding potential environmental conditions in connection with the Site. OTO's evaluation and analysis are intended to reduce, not eliminate, the potential for conditions that result in environmental risk for the end user of this Phase I ESA.

2.4 LIMITATIONS AND EXCEPTIONS

Our report has been performed subject to the following limitations:

1. The observations presented in this report were made under the conditions described herein. The conclusions presented are based solely upon the services described, and not on scientific tasks or procedures beyond the scope of the project. The work described in this report was carried out in accordance with the contract Terms and Conditions.
2. In preparing the report O'Reilly, Talbot, Okun & Associates, Inc. relied on certain information provided by federal, state and local officials and other parties referenced herein, and on information contained in the files of state or local regulatory agencies at the time of the file review. Although there may have been some degree of overlap in the information provided by these sources, O'Reilly, Talbot, Okun & Associates, Inc. did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment.



3. Observations were made of the Site and of the structures on the Site as indicated within the report. Where access to portions of the Site or to structures on the Site was unavailable or limited, we render no opinion as to the presence of hazardous materials or oil, or to the presence of indirect information relating to hazardous materials or oil in that portion of the Site. In addition, we render no opinion as to the presence of hazardous materials or oil, where direct observations of portions of the Site were obstructed by objects or coverings on or over these surfaces.
4. The purpose of this Report was to assess the physical characteristics of the Site with respect to the presence of hazardous material or oil in soil or groundwater at the Site. No specific attempt was made to check on the compliance of present or past owners or operators of the Site with federal, state, or local laws and regulations, environmental or otherwise.

This report has been prepared in accordance with the ASTM E1527-05, Standard Practice for Phase I Environmental Site Assessment standard with the following exception:

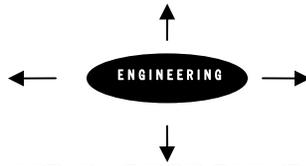
OTO did not conduct or review, title or lien searches for the Site. However, this limitation is not considered a significant data failure relative to our ability to observe the representative use, activity, and features of the Site or adjoining properties. Relative to the title, review of the Massachusetts Department of Environmental Protection (DEP) on-line list of Sites with Activity and Use Limitations (AULs) did not list any AULs at the 2 Stow Street or 90 Martin Street addresses which contains the Site.

2.5 SPECIAL TERMS AND CONDITIONS

The Terms and Conditions under which this work has been performed are included in the proposal from OTO to the Town of Acton dated February 26, 2010, a copy of which are provided in Appendix A.

2.6 USER RELIANCE

This report documents the Phase I ESA of the Site performed by OTO at the request of the Town of Acton, and in accordance with ASTM 1527-05. The findings, opinions, and conclusions of this Phase I ESA are for the confidential and exclusive use of the Town of Acton. Reliance on this report for any use or by parties other than specifically stated is prohibited without the express written consent of OTO and such use is at the sole risk of the user.



3.0 SITE DESCRIPTION AND BACKGROUND

3.1 LOCATION AND LEGAL DESCRIPTION

A Site Locus based on the current United States Geological Survey (USGS) topographic map of the Maynard, Massachusetts Quadrangle (1:25,000 scale), dated 1987, is attached as Figure 1. A Site Plan is provided as Figure 2.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Site is comprised of two adjoining parcels located at 2 Stow Street (Assessors Property ID H2A-62) and 90 Martin Street (Assessors Property ID H2-95). The 2 Stow Street parcel comprises approximately 7.5 acres and is undeveloped farmland. The 90 Martin Street parcel comprises approximately 3 acres and contains a residence, garage, and farmland. The balance of the Site subject to this assessment is the Mill Pond and the Fort Pond Brook (5.2 acres of open water), which separates the two aforementioned parcels.

The residence located at 90 Martin Street is a single story ranch (approximately 1,000 square feet in size) with a full basement and an attached garage. Assessors records do not indicate a construction date of the residence. The building is heated with a fuel oil fired furnace located in the basement. A 275-gallon fuel oil above ground storage tank is located in the basement. The Site is attached to public water, and has a private septic system. A second garage is located approximately 300 feet to the northeast of the residence. According to Ms. Caouette, this garage was constructed by her father around 1963. The garage has one story and is of slab-on-grade construction. The garage is heated by a wood burning stove, and does not have water or electricity connections. Photographs of the Site are attached in Appendix B.

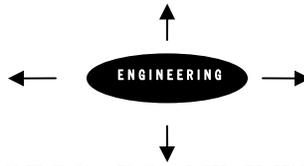
Site elevation ranges from approximately 195 feet to 210 feet above mean sea level (MSL). Topography varies throughout the Site, but generally slopes downwards towards the Mill Pond centrally located on the Site. Topography is shown on the locus map (Figure 1). We would anticipate groundwater to flow towards the Mill Pond. We did not conduct subsurface investigations to confirm groundwater flow direction. Site precipitation would likely run-off into catchbasins located in adjacent streets, or into the Mill Pond, or infiltrate into the ground.

3.3 CURRENT USE OF THE SITE

Most of the Site is currently farmland used by the nearby Stonefield Farm (which is located to the west of the Site across Martin Street). The portion of the Site proximate to Martin Street is a single family residence.

3.4 PREVIOUS ENVIRONMENTAL ASSESSMENTS

Ms. Caouette was unaware of any previous assessments of the Site.



3.5 DESCRIPTIONS OF ROADS AND IMPROVEMENTS

As shown on Figure 2, the Site can be accessed by Martin Street or Stow Street. Both roads are paved. The 90 Martin Street parcel has a paved driveway.

3.6 CURRENT USES OF ADJOINING PROPERTIES

During the Site visit, a visual survey was conducted of surrounding land use. Abutting properties to the Site consist of: residential properties followed by Stow Street and Maple Street to the north; the former B&M railroad tracks followed by a continuation of the Mill Pond to the east; residential properties to the south; and residential properties followed by Martin Street followed by Stonefield Farm to the west.

3.7 SITE HISTORY

Our review of Site history has been conducted based on review of the available standard historical sources and other historical sources, as identified in the ASTM E1527-05 standard, section 8.3.4. These sources included the following:

1. Conversations with Key Site Managers Ms. Mary Ann Caouette, the current owner of the Site, and Mr. Paul Simeone, Ms. Caouette's cousin and owner of Stonefield Farm, primary Site occupant;
2. Records available at the Town of Acton Assessors office;
3. Historic Sanborn Fire Insurance Maps dated 1916, 1929, and 1945;
4. Information available at the Town of Action Historical Commission and public library.

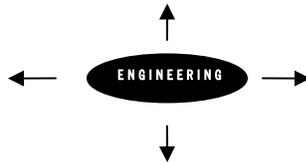
Key Site Managers and Assessors Department Records

Ms. Caouette indicated that her father purchased the residence at 90 Martin Street in 1956. The exact construction date of the residence is not clear, but Ms. Caouette indicated that the residence was not constructed long before her father purchased the property. Prior to the construction of the residence, Ms. Caouette indicated the land was a cow pasture. In 1963, Ms. Caouette indicated her father constructed the garage proximate to the Mill Pond. The remaining portion of the property (the 2 Stow Street parcel) was purchased by Ms. Caouette's father in 1965.

Mr. Paul Simeone (owner of Stonefield Farm which uses the Site for farming) is Ms Caouette's cousin and is also familiar with the history of the Site. Mr. Simeone indicated that the garage proximate to Mill Pond was constructed over an old ice house which was destroyed in a fire.

Fire Insurance Maps

We reviewed historical Sanborn Fire Insurance maps for the Site and vicinity, available online through the Berkshire Athenaeum in Pittsfield, Massachusetts. Maps from years 1916, 1929, and 1945 were reviewed.



On the 1916 map, the eastern portion of the 2 Stow Street parcel is depicted. The Boston & Maine Railroad is shown bordering the Site to the east, and the Moore & Burgess Webbing Company is shown onsite. This facility consisted of three buildings; two are labeled “weaving”, and one is labeled “storage of farm products”. A coal pile is depicted onsite between the webbing facility and the railroad tracks. A railroad locomotive house and a turntable (roundhouse) is depicted to the north of Moore & Burgess Webbing Company, but they are likely located offsite on land then owned by the railroad. The 1916 map also depicts the former ice house described by Mr. Simeone on the 90 Martin Street parcel. The ice house is labeled “Whitney & Hastings Ice House” and is shown on the west side of the Mill Pond.

The 1929 map depicts the Moore & Burgess Webbing Co., but the map indicates the facility is vacant. The ice house is also depicted, but is labeled “Strout’s Ice House”. On the 1945 map, Moore & Burgess Webbing Co. and the ice house are no longer pictured. The locomotive House and the turntable are still depicted to the east of the 2 Stow Street parcel.

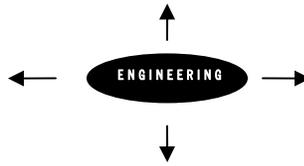
Town of Acton

According to a document available at the Town of Acton Historical Commission, the Moore & Burgess Webbing Co. buildings were constructed in 1892 by the Morocco Factory, the original occupants. The Morocco Factory produced high grade soft leathers for footwear and other uses. Following the Morocco Factory, the facility was occupied by an ice cream pail manufacturer. The Moore & Burgess Company (a fabric strip manufacturer) occupied the facility from 1908 through 1917. The buildings remained vacant until around 1930, when they were demolished.

The information provided on the Sanborn Fire Insurance maps has been used to approximately locate the former Moore & Burgess Webbing and Morocco Factory buildings on Figure 2. Observations of foundation stones during our Site visit (Section 6.2) confirm the approximate locations as shown. On-line information indicates that “Morocco leather” was typically red, both strong and pliable and could have been used in book binding and purses. In addition to vegetable tanning, the possible use of chromium in the tanning method is mentioned.

4.0 USER PROVIDED INFORMATION

Copies of the user questionnaire (as identified in the ASTM E1527-05 standard) were completed by Mr. Roland Bartl, Planning Director for the Town of Acton; Mr. Doug Halley, Health Director for the Town of Acton; Mr. Brian McMullen, Assistant Assessor for the Town of Acton; Mr. Frank Ramsbottom, Building Commissioner for the Town of Acton; and Mr. Tom Tidman, Natural Resources for the Town of Acton. Copies of the completed questionnaires are attached in Appendix C. The answers to the user questionnaire have, where appropriate, been incorporated into the text of this report.



5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORDS SOURCES

The Standard Environmental Records Sources identified in the ASTM Standard were reviewed for the Site and vicinity using a FirstSearch Technology Corporation (FirstSearch) database search. A copy of the records reviewed by FirstSearch and the radius for which the search was conducted is summarized below in Table 1. The radius searched for these databases meets or exceeds the radius required in the ASTM standard. A copy of the FirstSearch report is attached in Appendix D.

According to the FirstSearch report, there were no CERCLIS, NPL, RCRA CORRACTS facilities, RCRA TSD facilities, Federal/State/Tribal Institutional/Engineering Controls, ERNS listings, or landfills for the Site or within the search radii referenced in the FirstSearch report.

A RCRA generator of hazardous waste was identified at 30 Stow Street (Mitranos Removal Services and Acton Collision Center), which is approximately 200 feet to the northwest of the Site.

A total of 11 releases and/or regulatory data listings were identified within one mile of the subject Site and two Leaking Underground Storage Tanks (LUST) listings were identified within a 1/2 mile. Based on the distance of these releases to the subject site, none of the area listings are expected to impact Site soil and/or groundwater quality.

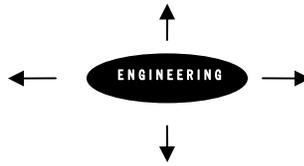


Table 1
Standard Environmental Records Sources

Lists	Appropriate Minimum Search Radius (miles)
Federal NPL site list	1.0
Federal Delisted NPL site list	0.5
Federal CERCLIS list	0.5
Federal CERCLIS NFRAP site list	0.5
Federal RCRA CORRACTS facilities list	1.0
Federal RCRA non-CORRACTS TSD facilities list	0.5
Federal RCRA generators list	0.05
Federal Inst/Eng Controls	0.05
Federal ERNS list	0.05
GW Classification	Target Property
State and Tribal hazardous waste sites	1.0
State and Tribal landfills or solid waste disposal sites	0.5
State and Tribal LUST/LAST	0.5
State and Tribal registered storage tank list	0.05
State and Tribal institutional controls	0.05
State and Tribal voluntary cleanup sites	0.5
State and Tribal Brownfield sites	0.5

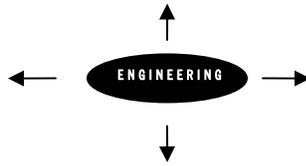
5.2 ADDITIONAL ENVIRONMENTAL RECORDS SOURCES

The Massachusetts Department of Environmental Protection (DEP) on-line priority resource (21E) GIS map of the Site and vicinity was reviewed. A Zone II aquifer is located near the southern portion of the 90 Martin Street parcel. Portions of this property proximate to the residence (southwesternmost tip) may lie within the Zone II.

The Massachusetts Contingency Plan (MCP) has established reporting classifications for potential releases to soil and groundwater. Groundwater located within current or potential drinking water source areas is classified as RCGW-1. Current drinking water source areas are defined as areas:

- Within a Zone II or Interim Wellhead Protection Area for a public water supply;
- Within the Zone A of a Class A surface water body used as a public water supply; or
- Within 500 feet of a private water supply well.

Potential drinking water source areas are defined as areas:



- 500 feet or more from a public water supply line;
- Within an area designated by a municipality specifically for the protection of groundwater quality; or
- Within a Potentially Productive Aquifer (PPA) that has not been excluded as a Non-Potential Drinking Water Source Area (NPDWSA).

Based on our review of the relevant priority resource GIS mapping, the southwesternmost tip of the 90 Martin Street parcel may lie within a current or potential drinking water source area. Conversations with Mr. Doug Halley of the Acton Health Department indicate that there are no known drinking water wells within 500 feet of the Site. Based on this information, the applicable Site groundwater classification would likely be RCGW-2 for the entire 2 Stow Street parcel and most of the 90 Martin Street parcel. Southern portions of the 90 Martin Street parcel proximate to the residence may be classified RCGW-1 if they lie within the mapped Zone II.

Soil located within 500 feet of residential property, residentially zoned property or within 500 feet of a school, playground, recreational area or park or within a current or potential drinking water source area is classified as RCS-1. All other areas are classified as RCS-2. A residential property is located on the southern portion of the Site, and residential properties abut both Site parcels on all sides. As such, Site soils are classified as RCS-1.

Applicable Site soil and groundwater classifications should be revisited in the future if exceedances of any reporting standard are detected.

No other Additional Environmental Records Sources were reviewed.

5.3 PHYSICAL SETTING SOURCES

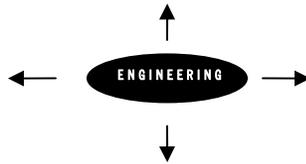
The United States Geological Survey (USGS) topographic map of the Maynard, Massachusetts Quadrangle (1:25,000 scale), dated 1987 was reviewed and used to prepare the Site Locus (Figure 1). Though this map does not show any structures at the Site; larger buildings in the Site vicinity are depicted as of 1987.

The USGS map of the Site vicinity is the only physical setting source required to be reviewed by the ASTM Standard. No other physical setting sources were reviewed.

5.4 HISTORICAL USE INFORMATION ON THE SITE AND ADJOINING PROPERTY

Historical Use information on the Site was summarized in Section 3.7.

The ASTM standard indicates that past uses of adjoining properties and current and past uses of properties in the surrounding area shall be identified to the extent these uses are identified during the Site visit and record review to the extent they are likely to indicate a Recognized



Environmental Condition (REC) associated with the Site. As indicated in Section 3.7, the northeastern portion of the Site was occupied by various industrial operations from 1892 through 1917, including the former Morocco Factory and Moore & Burgess Webbing Co. factory buildings (on-site), and a former railroad locomotive house and turntable (roundhouse) off-site. These operations may have adversely impacted soils and groundwater in the vicinity of the former buildings. We consider the past presence of industrial facilities at the Site to be a REC under the ASTM Standard.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

The Site Reconnaissance was performed on March 4, 2010. The Key Site Managers accompanied OTO on the Site visit. No significant limiting conditions were present during the reconnaissance.

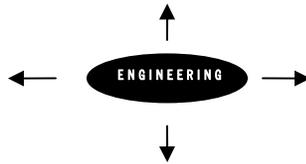
6.2 SITE SETTING AND OBSERVATIONS

As discussed in Section 3.2, the southern parcel (90 Martin Street) comprises approximately 3 acres and contains a residence, garage, and farmland. The residence is a single story ranch with a full basement and an attached garage. The building is heated with a 275-gallon fuel oil above ground storage tank is located in the basement. Ms. Caouette indicated that the tank is likely as old as the house (greater than 50 years). The associated furnace is approximately 5 years old. The fuel feed line from the tank to the furnace runs beneath the concrete floor and is lined with plastic. A sump was located in the northeast corner of the basement.

A storage garage is located approximately 300 feet to the northeast of the residence. Two large fields used to grow various vegetables are located between the house and the garage. The garage has one story and is of slab-on-grade construction. The garage is heated by a wood burning stove, and does not have water or electricity connections. The garage is currently used to store several old automobiles. The garage is not currently used by Stonefield Farm, which farms the aforementioned fields, but the garage was formerly used for farm equipment storage by Ms. Cauoette's father. The garage contained small amounts of gasoline and lubricating oils (less than 5 gallons) presumably used for the automobiles.

A partially exposed metal pipe was observed running between the garage and the vegetable fields. Mr. Simeone indicated that this was an old irrigation line that is no longer used. Several pieces of old farm equipment were observed next to the garage, proximate to the pond. A rusty overturned 55-gallon metal drum was also observed between the garage and the pond. Mr. Simeone indicated that this was formerly used to capture rainwater and was not used to store anything else.

The 90 Martin Street property is connected to the 2 Stow Street property by a bridge that runs across the Fort Pond Brook. The 2 Stow Street property (7.5 acres) is used exclusively by



Stonefield Farm for growing various vegetables. According to Mr. Simeone, Stonefield Farm uses fertilizers and pesticides in their vegetable growing operations. Solid pelletized fertilizers are applied directly to the soil (under a plastic sheet cover) at the beginning of the growing season. Liquid fertilizers are applied throughout the growing season through a network of irrigation tubing. Liquid fertilizers are mixed and fed into the irrigation network using a portable feed system.

Pesticides are applied to crops using an integrated pest management (IPM) approach. The IPM approach involves active pest monitoring, prevention, and the controlled application of targeted pesticides, rather than a widespread application of a broad-spectrum of pesticides. Mr. Simeone indicated that Stonefield Farm's pesticide application is performed in accordance with the manufacturer's instructions and is regulated under the Massachusetts Department of Agricultural Resources; only approved pesticides are used at the Site.

Remnants of the old Morocco Factory (described in Section 3.7) were observed in a wooded area on the eastern portion of the 2 Stow Street parcel (Figure 2). The western portion of the former building footprint is now used for farming and no longer visible. Old stone and brick foundations were present up to the abandoned railroad tracks (eastern limit of Site).

Our Site visit was performed following guidelines presented in Section 9.0 of ASTM Standard E1527-05. The following observations are presented as outlined in the ASTM Standard.

6.2.1 Hazardous Substances and Petroleum Products

With the exception of a few commercial sized-containers of gasoline and oil in the garage behind the 90 Martin Street residence, no storage of hazardous substances was observed.

6.2.2 Storage Tanks

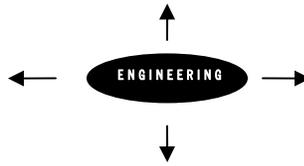
A 250-gallon aboveground storage tank was observed in the northeast corner of the basement of the 90 Martin Street residence.

6.2.3 Odors

No strong, pungent or noxious odors were observed at the Site during our Site reconnaissance.

6.2.4 Pools of Liquid

With the obvious exception of the Mill Pond located in the middle of the Site, no pools of standing water or liquids were observed at the Site during our Site reconnaissance.



6.2.5 Drums

As discussed above, a rusty overturned 55-gallon metal drum was observed between the garage and the pond. Mr. Simeone indicated that this was formerly used to capture rainwater and was not used to store anything else.

6.2.6 Hazardous Substances and Petroleum Products Containers

Hazardous substance containers observed at the Site are described in Section 6.2.1.

6.2.7 Unidentified Substance Containers

No unidentified substance containers were observed at the Site during our Site reconnaissance.

6.2.8 PCBs

Materials which may contain PCBs (fluorescent light ballasts, electrical transformers) were not observed at the Site.

6.2.9 Interior Observations

Interior observations are described in Section 6.2. No other relevant interior observations were made.

6.2.10 Exterior Observations - Pits, Ponds or Lagoons

Mill Pond is located in the middle of the Site.

6.2.11 Exterior Observations - Stained Soil or Pavement

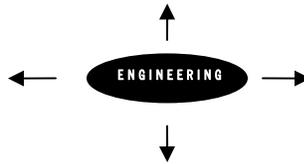
No stained soil or pavement was observed at the Site or immediately abutting property during our Site reconnaissance.

6.2.12 Exterior Observations - Stressed Vegetation

No stressed vegetation was observed at the Site or immediately abutting property during our Site reconnaissance.

6.2.13 Exterior Observations - Solid Waste

Solid waste disposal was not observed at the Site.



6.2.14 Exterior Observations - Waste Water

Waste water or other liquid was not observed discharging to ditches, drains or streams during our Site visit.

6.2.15 Exterior Observations - Wells

No monitoring wells were observed at the Site. No drinking water or irrigation wells are known to be present onsite or within 500 feet of the property.

6.2.16 Exterior Observations - Septic Systems

The residence located at 90 Martin Street has a private septic system. Records available at the Town of Acton Health Department indicate that residential properties surrounding the Site are serviced by private septic systems.

7.0 INTERVIEWS

7.1 INTERVIEWS WITH OWNERS/OCCUPANTS/SITE MANAGER

A Key Site Manager interview has been performed and the collected information incorporated, where appropriate, into the text of this report.

7.2 INTERVIEWS WITH LOCAL GOVERNMENT AGENCIES

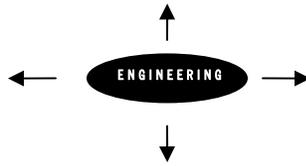
OTO visited the Acton Health, Fire, and Assessing Departments. Most of the information collected at these agencies has been incorporated into earlier sections of this report. Information collected from the Health and Fire Department not previously reviewed is presented below.

7.2.1 Health Department

Mr. Doug Halley of the Acton Health Department indicated that there are no known drinking water wells within 500 feet of the Site. Records available at the Town of Acton Health Department include only septic pump records for the 90 Martin Street property; a file was not available for the 2 Stow Street parcel.

7.2.2 Fire Department

Records containing underground storage tank (UST) information were reviewed at the Acton Fire Prevention Office. The files reviewed did not contain records of current or past/removed USTs at the subject Site or on abutting properties on Martin, Stow, or Maple Streets.



8.0 FINDINGS

A Phase I Environmental Site Assessment of two adjoining properties (2 Stow Street & 90 Martin Street) in Acton, Massachusetts has been conducted by O'Reilly, Talbot & Okun Associates, Inc. (OTO). This report has been prepared in conformance with the ASTM Standard E1527-05. The assessment consisted of: a records review; a Site and area reconnaissance; interviews with Site representatives; a review of regulatory agency file information; interviews with local government officials; and preparation of this report. A summary of our findings and conclusions is presented below.

Description and Setting

The Site is located at 2 Stow Street & 90 Martin Street in Acton, Massachusetts and comprises approximately 15.7 total acres of land. The 2 Stow Street parcel comprises approximately 7.5 acres and is undeveloped farmland. The 90 Martin Street parcel comprises approximately 3 acres and contains a residence, garage, and farmland. The balance of the Site subject to this assessment is the Mill Pond and the Fort Pond Brook (5.2 acres of open water), which separates the two aforementioned parcels. The residence located at 90 Martin Street is a single story ranch (approximately 1,000 square feet in size) with a full basement and an attached garage. The building is heated with a fuel oil fired furnace located in the basement. A 275-gallon fuel oil above ground storage tank is located in the basement. The Site is attached to public water, and has a private septic system. Because topography varies throughout the Site, we would anticipate groundwater to flow towards the Mill Pond.

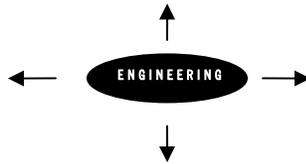
Regulatory File Information

The Standard Environmental Records Sources identified in the ASTM Standard were reviewed for the Site and vicinity using a FirstSearch Technology Corporation (FirstSearch) database search. No listings were found for the subject Site. According to the FirstSearch report, there were no CERCLIS, NPL, RCRA CORRACTS facilities, RCRA TSD facilities, Federal/State/Tribal Institutional/Engineering Controls, ERNS listings, or landfills for the Site or within the search radii referenced in the FirstSearch report.

A RCRA generator of hazardous waste was identified at 30 Stow Street (Mitranos Removal Services and Acton Collision Center), which is approximately 200 feet to the northwest of the Site.

A total of 11 releases and/or regulatory data listings were identified within one mile of the subject Site and 2 Leaking Underground Storage Tanks (LUST) listings were identified within a ½ mile. Based on the distance of these releases to the subject site, none of the area listings are expected to impact Site soil and/or groundwater quality.

Based on our review of the relevant priority resource GIS mapping, the southwesternmost tip of the 90 Martin Street parcel may lie within a current or potential drinking water source area. Based on this information, the applicable Site groundwater classification would likely be RCGW-



2 for the entire 2 Stow Street parcel and most of the 90 Martin Street parcel. Southern portions of the 90 Martin Street parcel proximate to the residence may be RCGW-1 if they lie within the mapped Zone II.

Soil located within 500 feet of residential property, residentially zoned property or within 500 feet of a school, playground, recreational area or park or within a current or potential drinking water source area is classified as RCS-1. All other areas are classified as RCS-2. A residential property is located on the southern portion of the Site, and residential properties abut both Site parcels on all sides. As such, Site soils are classified as RCS-1.

Applicable Site soil and groundwater classifications should be revisited in the future if exceedances of any reporting standard are detected.

History and Operations

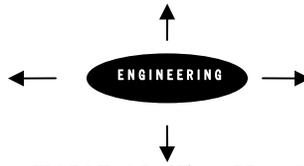
The Site has been owned by Ms. Caouette's family since the 1950s-1960s. Non-residential portions of the Site have been used as farmland since that time.

The Morocco Factory, producers of high grade soft leathers for footwear and other uses, constructed an industrial facility on the northeastern portion of the Site in 1892. On-line information indicates that "Morocco leather" was typically red, both strong and pliable and could have been used in book binding and purses. In addition to vegetable tanning, the possible use of chromium in the tanning method is mentioned. Following the Morocco Factory, the facility was occupied by an ice cream pail manufacturer. The Moore & Burgess Company (a fabric strip manufacturer) occupied the facility from 1908 through 1917. The buildings remained vacant until around 1930, when they were demolished. A former locomotive house and turntable (or roundhouse) building were located off-site, adjacent to the factory buildings.

Fertilizers and pesticides are used at portions of the Site used for farming. The operator of the farm indicated that these are applied in accordance with the manufacturer's instructions and regulated by the Massachusetts Department of Agricultural Resources. He indicated that only approved pesticides are used at the Site. The Massachusetts Contingency Plan (310 CMR 40.0317(8)(c)) indicates that releases of hazardous materials indicated by residues in the environment resulting from the application of pesticides in a manner consistent with their labeling is exempt from reporting. We have found no information to indicate application of pesticides at the Site other than in a manner consistent with this exemption and have therefore not identified the use of herbicides and pesticides at the Site as a REC. However, we cannot rule out the possibility that detectable concentrations of pesticides may be present in Site soil and groundwater.

Site Reconnaissance

A Site visit was performed by Mr. Andrew Rolinger of O'Reilly, Talbot & Okun Associates, Inc. (OTO) on March 4, 2010. Our Site visit was performed following guidelines identified in



Section 9.0 of ASTM Standard E1527-05. The Key Site Managers accompanied OTO on the Site visit. No Recognized Environmental Conditions were observed during the Site visit.

9.0 OPINION AND CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of the properties located at 2 Stow Street & 90 Martin Street in Acton, Massachusetts. Any exceptions to, or deletions from this practice are described in Sections 2.4 and 10.0 of this report.

Based on historical industrial uses of the northeastern portion of the Site from 1892 through 1917, soils and groundwater in that vicinity may have been adversely impacted. We would consider the past presence of industrial facilities at the Site to be a REC under the ASTM Standard. In order to evaluate possible impacts to Site soil and/or groundwater caused by former operations, a subsurface exploration program would need to be performed in the vicinity of the former on-site factory buildings.

10.0 DEVIATIONS

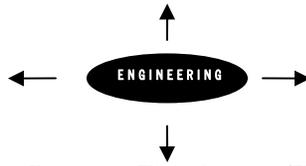
We are not aware of significant deletions or deviations from the ASTM E1527-05 practice used to prepare this report.

11.0 ADDITIONAL SERVICES

No additional services outside of the ASTM E1527-05 practice have been performed in completing this Phase I environmental site assessment.

12.0 REFERENCES

1. Key Site Managers Ms. Mary Ann Caouette, the current owner of the Site, and Mr. Paul Simeone, Ms. Caouette's cousin and owner of Stonefield Farm, primary Site occupant, 3/4/10;
2. Town of Acton Fire Department Records, Fire Prevention Office at Fire Department, 3/4/10;
3. Town of Acton Public Library, 3/4/10;
4. Mr. Doug Halley, Acton Health Department, 3/12/10;
5. Acton Assessors Department clerk, 3/4/10;
6. Acton Health Department, 3/4/10;
7. United States Geological Survey (USGS) topographic map of the Maynard, Massachusetts Quadrangle (1:25,000 scale), dated 1987; and



8. Environmental FirstSearch Report, FirstSearch Technology Corp. Caouette Property, 90 Martin Street, Acton, MA, 3/1/10

13.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

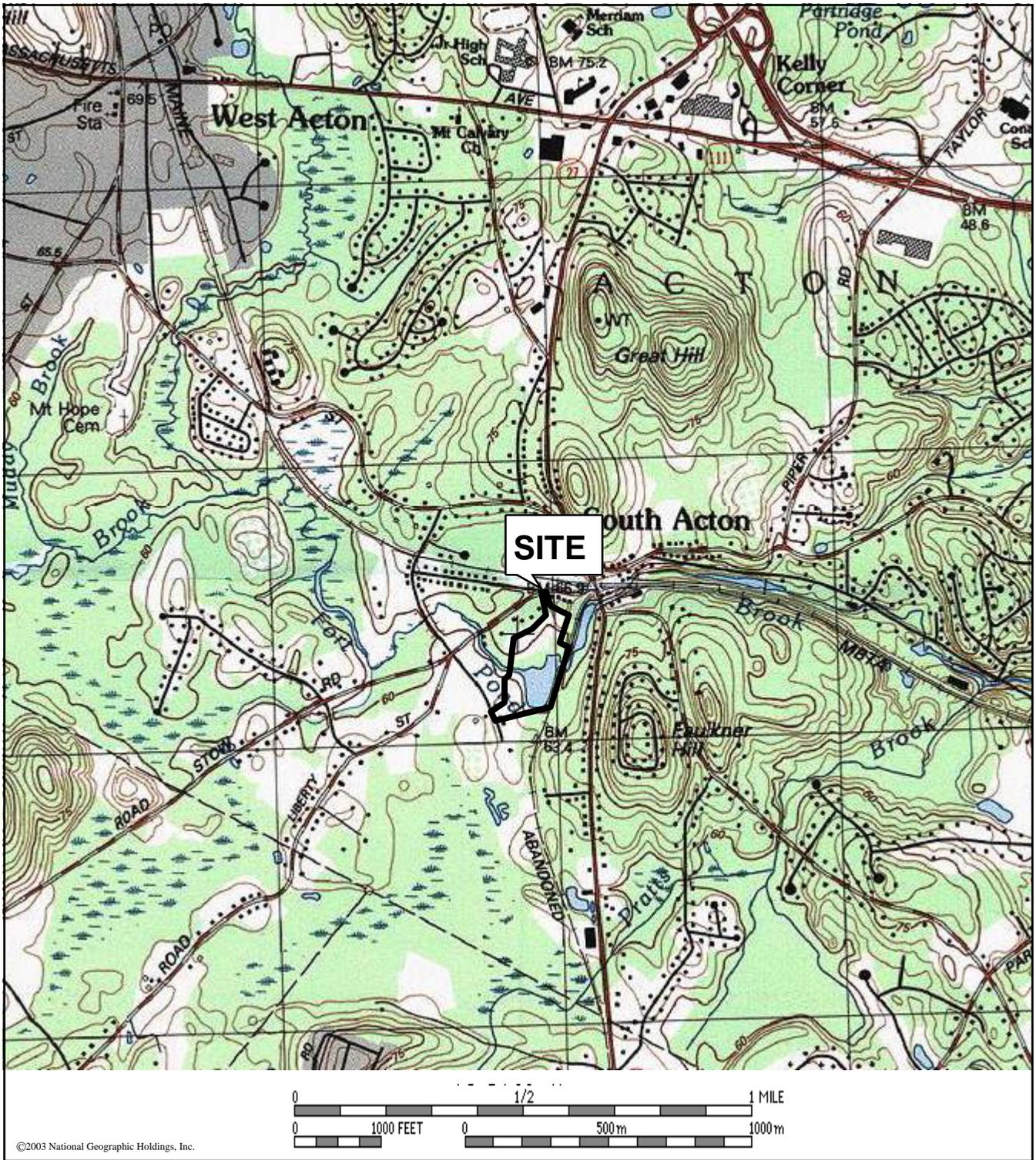
Bruce H. Nickelsen and Andrew P. Rolinger declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Part 312.10 of 40 CFR. We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Geologist Bruce Nickelsen is an Associate at OTO and has been conducting environmental assessments and managing remediation projects since 1986. His work frequently includes hydrogeological and remedial characterizations. Mr. Nicklesen has consulted on more than 100 projects in New England, the Mid-Atlantic, Southern and the Midwestern portions of the United States. He also has conducted many pre-transaction environmental assessments on commercial, industrial and residential properties. Mr. Nickelsen has been a Licensed Site Professional (LSP) in Massachusetts since the inception of the privatized system in 1994. He received his Bachelors degree in Geology from Dartmouth College in 1979 and a Masters degree in Geology from SUNY Binghamton in 1983.

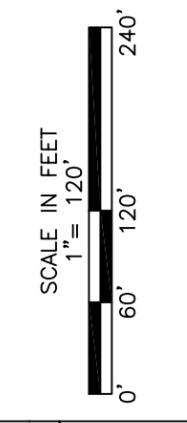
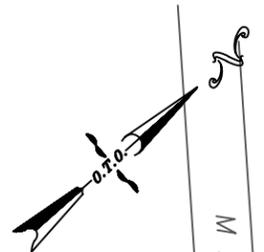
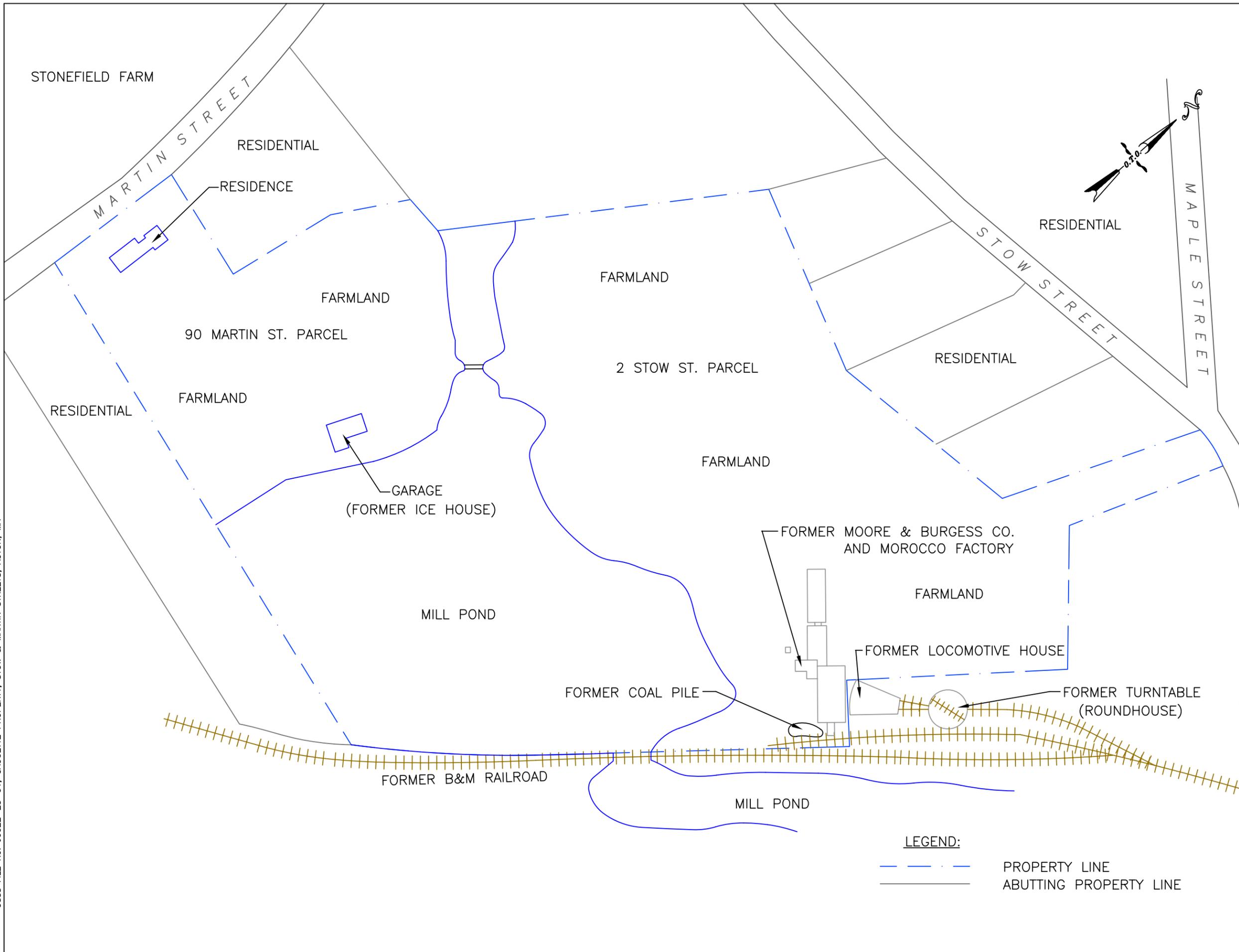
Andrew Rolinger has conducted over 200 Phase I and Phase II Environmental Site Assessments since 2000 for a variety of industrial, commercial, residential, and agricultural properties in Massachusetts, Connecticut, Oregon, and Washington. Mr. Rolinger has extensive experience in soil, groundwater, and drinking water sampling at federal Brownfields redevelopment sites, automobile service stations, dry cleaning establishments, and residential properties. He received his Bachelors degree in Environmental Science in 1999.

FIGURES



<p>O'Reilly, Talbot & Okun [ASSOCIATES]</p> <p>↑ ENGINEERING ↓</p>	<p>2 Stow Street & 90 Martin Street Properties Acton, Massachusetts</p>
	<p>SITE LOCUS</p> <p>March, 2010 Figure 1</p>

Cadd FILE No. J0022-23-01, CAQUETTE PROPERTY, STOW & MARTIN STREETS, ACTON, MA



DESIGNED BY: BHN
 CHECKED BY: BHN
 DRAWN BY: APR
 DATE: MARCH 2010

CAQUETTE PROPERTY
 90 MARTIN & 2 STOW STREETS
 ACTON, MASSACHUSETTS

SITE PLAN

PROJECT No.
0022-23-01
 FIGURE No.
2

APPENDIX A

TERMS & CONDITIONS OF ENGAGEMENT

THESE TERMS AND CONDITIONS AND THE "PROPOSAL" DATED FEBRUARY 26, 2010, SUBMITTED BY O'REILLY, TALBOT & OKUN ASSOCIATES, INC. ("COMPANY") TO THE TOWN OF ACTON, MA ("CLIENT"), MAKE UP THE "AGREEMENT" BETWEEN CLIENT AND THE COMPANY.

1. SERVICES AND STANDARD OF CARE: THE SERVICES REFERENCED IN OUR PROPOSAL DATED FEBRUARY 26, 2010 WILL BE PERFORMED FOR THE EXCLUSIVE USE OF CLIENT. SERVICES PERFORMED BY COMPANY UNDER THIS AGREEMENT WILL BE CONDUCTED IN A MANNER CONSISTENT WITH THAT LEVEL OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE PROFESSION CURRENTLY PRACTICING IN THE SAME LOCALITY UNDER SIMILAR CONDITIONS. NO OTHER REPRESENTATION, EXPRESSED, OR IMPLIED, AND NO WARRANTY OR GUARANTY IS INCLUDED OR INTENDED IN THIS AGREEMENT, OR IN ANY REPORT, OPINION, DOCUMENT, OR OTHERWISE.
2. GOVERNING LAW; SEVERABILITY: THIS AGREEMENT SHALL BE GOVERNED AND ENFORCEABLE IN ACCORDANCE WITH THE LAWS OF MASSACHUSETTS. ANY ELEMENT OF THIS AGREEMENT LATER HELD TO VIOLATE A LAW OR REGULATION SHALL BE DEEMED VOID, AND ALL REMAINING PROVISIONS SHALL CONTINUE IN FORCE.
3. ASSIGNMENT: NEITHER PARTY TO THIS AGREEMENT SHALL ASSIGN ITS DUTIES AND OBLIGATIONS HEREUNDER WITHOUT PRIOR WRITTEN CONSENT OF THE OTHER PARTY, EXCEPT THAT COMPANY MAY USE THE SERVICES OF PERSONS AND ENTITIES NOT IN ITS EMPLOY, WHEN IT IS NECESSARY OR COMPANY DEEMS APPROPRIATE. SUCH PERSONS AND ENTITIES MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO; SURVEYORS, SPECIALTY CONSULTANTS, DRILLING CONTRACTORS, AND TESTING LABORATORIES.
4. TERMINATION: CLIENT MAY TERMINATE THIS AGREEMENT WITHOUT PENALTY UPON SEVEN (7) CALENDAR DAYS WRITTEN NOTICE TO COMPANY, PROVIDED, THAT CLIENT SHALL BE OBLIGATED PURSUANT TO THE TERMS HEREOF FOR ALL SERVICES PERFORMED AND OBLIGATIONS INCURRED BY COMPANY ON CLIENT'S BEHALF AS OF THE EFFECTIVE DATE OF TERMINATION. SUCH SERVICES SHALL INCLUDE THOSE RENDERED UP TO THE DATE OF TERMINATION, AS WELL AS THOSE REASONABLE COSTS ASSOCIATED WITH THE TERMINATION ITSELF, SUCH AS DEMOBILIZATION. COMPANY MAY TERMINATE THIS AGREEMENT UPON SEVEN (7) CALENDAR DAYS WRITTEN NOTICE TO CLIENT OF NON-PAYMENT OF INVOICES WITHIN THE THIRTY (30) DAY PERIOD DESCRIBED IN ARTICLE 5 OF THIS AGREEMENT. IN THE EVENT OF TERMINATION FOR NON-PAYMENT OF INVOICES, CLIENT WILL BE RESPONSIBLE FOR ALL REASONABLE TERMINATION COSTS INCURRED BY COMPANY.
5. PAYMENT: PAYMENT IS DUE UPON INVOICE PRESENTATION AND NO LATER THAN THIRTY (30) DAYS FROM INVOICE DATE. THE UNPAID BALANCE AFTER 30 DAYS WILL BE SUBJECT TO A FINANCE CHARGE OF 1-1/2 PERCENT PER MONTH, OR THE MAXIMUM LAWFUL ANNUAL INTEREST RATE, WHICHEVER IS LESS. ANY OBJECTION TO AN INVOICE MUST BE MADE BY CLIENT, IN WRITING, WITHIN 10 DAYS OF THE MAILING DATE OF INVOICE OR THE OBJECTION WILL BE WAIVED. THE UNPAID BALANCE AFTER 90 DAYS WILL BE SUBJECT TO COLLECTION CHARGES WHICH WILL

INCLUDE REASONABLE ATTORNEY'S FEES, COURT COSTS, COMPANY EXPENSES AND PROFESSIONAL TIME AT STANDARD RATES SPENT IN CONNECTION WITH A COLLECTION ACTION.

6. ESCALATION: IF THE SERVICES DESCRIBED IN THE PROPOSAL REQUIRE LONGER THAN 12 MONTHS TO COMPLETE, THEN THE COMPANY SHALL HAVE THE OPTION TO INCREASE THE PROJECT FEE SO AS TO COMPENSATE FOR ITS INCREASED COSTS DURING THE TERM OF THE PROJECT ON OR AFTER THE PROPOSAL'S ANNIVERSARY DATE. THE INCREASE IN FEE WILL BE AFFECTED BY THE SUBSTITUTION OF THE COMPANY'S THEN CURRENT STANDARD FEE SCHEDULE IN PLACE OF THE FEE SCHEDULE ORIGINALLY INCLUDED WITH THE PROPOSAL. ONLY THE PREVIOUSLY UNBILLED PORTION OF THE FEE WILL BE MODIFIED BY THE ESCALATION. THE COMPANY'S OPTION UNDER THIS SECTION MAY BE EXERCISED ON EACH SUBSEQUENT ANNIVERSARY OF THE PROPOSAL DATE UNTIL THE APPLICABLE SERVICES ARE COMPLETED.
7. RIGHT OF ENTRY: CLIENT SHALL PROVIDE TO COMPANY, AND ITS SUBCONTRACTORS, ACCESS TO ANY SITE NECESSARY TO PERFORM THE SCOPE OF SERVICES INCLUDED HEREUNDER. CLIENT UNDERSTANDS THAT CERTAIN TASKS, SUCH AS FIELD EXPLORATIONS, MAY CAUSE DAMAGE. THE COMPANY SHALL BE RESPONSIBLE FOR SUCH DAMAGE TO THE EXTENT CAUSED BY OUR NEGLIGENT ACTS.
8. UNDERGROUND STRUCTURES: IF SUBSURFACE EXPLORATIONS ARE PERFORMED, COMPANY WILL CONTACT THE APPROPRIATE GOVERNMENT OR PRIVATE AGENCY WHICH LOCATES SUBSURFACE UTILITIES. CLIENT WILL PROVIDE COMPANY WITH ALL PLANS AND OTHER INFORMATION IN CLIENT'S POSSESSION OR CONTROL CONCERNING SITE UNDERGROUND STRUCTURES. ON SITES NOT OWNED BY CLIENT, WE WILL REQUEST UTILITY LOCATIONS AND OTHER PLANS FROM THE SITE OWNER OR OTHER PERSON(S) DESIGNATED BY CLIENT. CLIENT AGREES TO ACCEPT THE RISKS OF DAMAGE AND LOSS ASSOCIATED WITH REPAIR OR RESTORATION OF ANY IMPROVEMENTS NOT LOCATED ON PLANS AND OR IDENTIFIED IN INFORMATION PROVIDED TO COMPANY.
9. SAMPLES/MANIFEST: UNLESS OTHERWISE REQUESTED IN WRITING, COMPANY MAY DISPOSE OF ALL SOIL, ROCK, WATER AND ALL OTHER SAMPLES THIRTY (30) DAYS AFTER COMPANY SUBMITS ITS FINAL REPORT FOR THE SERVICES DESCRIBED IN THIS AGREEMENT. UNLESS OTHERWISE INDICATED, COSTS ASSOCIATED WITH TESTING, STORAGE AND DISPOSAL OF ANY SAMPLES WHICH COULD BE CONSIDERED HAZARDOUS UNDER STATE OR FEDERAL LAW OR REGULATIONS HAVE NOT BEEN INCLUDED IN COST ESTIMATES PROVIDED TO CLIENT. ARRANGEMENTS FOR TRANSPORT, TREATMENT, STORAGE, AND DISPOSAL (INCLUDING SAMPLES NOT SO REMOVED), WILL BE MADE BY CLIENT, AT CLIENT'S EXPENSE.
10. FIELD OBSERVATION SERVICES: COMPANY'S SERVICES WILL NOT INCLUDE THE DIRECTION OR SUPERVISION OF A CONTRACTOR OR SUBCONTRACTOR OTHER THAN THOSE CONTRACTED DIRECTLY BY COMPANY. OUR SERVICES DO NOT INCLUDE RESPONSIBILITY FOR HEALTH AND SAFETY PRACTICES PERFORMED BY OTHERS ON THE SITE.

11. OWNERSHIP OF DOCUMENTS: ALL REPORTS, BORING LOGS, FIELD DATA, FIELD NOTES, LABORATORY TEST DATA, CALCULATIONS, ESTIMATES, AND OTHER DOCUMENTS PREPARED BY COMPANY AS INSTRUMENTS OF SERVICE SHALL REMAIN THE SOLE PROPERTY OF COMPANY. COMPANY SHALL RETAIN RECORDS FOR A PERIOD OF THREE YEARS. AT CLIENT'S REQUEST, COMPANY WILL PROVIDE REASONABLE ACCESS OR COPIES OF SUCH DOCUMENTS. REPRODUCTION COSTS WILL BE AT CLIENT'S EXPENSE.
12. DISCLOSURE OF INFORMATION: CLIENT WILL INFORM COMPANY OF ALL INFORMATION IN CLIENT'S POSSESSION OR CONTROL RELEVANT TO THE PERFORMANCE OF COMPANY'S SERVICES. THIS INFORMATION INCLUDES, BUT IS NOT LIMITED TO ALL PRIOR SITE REPORTS, WASTE DISPOSAL MANIFESTS, PERMITS, AND ANALYTICAL DATA. CLIENT WILL INDEMNIFY, DEFEND, AND HOLD COMPANY HARMLESS OF AND FROM ALL LOSS OR DAMAGE RESULTING FROM ANY CLAIM THAT ARISES, IN WHOLE OR IN PART, AS A RESULT OF INFORMATION CLIENT FAILS TO DISCLOSE TO COMPANY.
13. THIRD PARTY RIGHTS: UNLESS OTHERWISE SPECIFIED IN THE AGREEMENT, THE AGREEMENT SHALL NOT CREATE ANY RIGHTS OR BENEFITS TO PARTIES OTHER THAN CLIENT AND COMPANY.
14. LIMITATION OF PROFESSIONAL LIABILITY: CLIENT AGREES TO LIMIT COMPANY'S LIABILITY TO CLIENT AND ALL THIRD PARTIES ARISING FROM COMPANY'S PROFESSIONAL ACTS, ERRORS, AND OMISSIONS, SUCH THAT THE AGGREGATE LIABILITY OF COMPANY AND ITS EMPLOYEES, AND PERSONS OR ENTITIES ACTING ON COMPANY'S BEHALF SHALL NOT EXCEED \$ 50,000 OR COMPANY'S TOTAL FEE FOR SERVICES UNDER THIS AGREEMENT, WHICHEVER IS GREATER. COMPANY MAY, UPON CLIENT'S WRITTEN REQUEST, AGREE TO INCREASE THE ABOVE LIMIT OF COMPANY'S PROFESSIONAL LIABILITY IN CONSIDERATION OF PAYMENT BY CLIENT OF ADDITIONAL MONETARY AND OTHER CONSIDERATION.
15. LICENSED SITE PROFESSIONAL SERVICES: IN CONDUCTING CERTAIN ENVIRONMENTAL SERVICES, COMPANY EMPLOYEES MAY ACT IN THEIR CAPACITY AS REGISTERED LICENSED SITE PROFESSIONALS (LSPs), IN ACCORDANCE WITH THE MASSACHUSETTS CONTINGENCY PLAN (MCP). CLIENT ACKNOWLEDGES THAT IN PERFORMING THESE SERVICES THE COMPANY, THROUGH ITS LSPs, IS BOUND BY STATE LAW TO MEET THE REQUIREMENTS OF THE MCP. CLIENT FURTHER ACKNOWLEDGES THAT THE COMPANY'S DUTY TO COMPLY WITH STATE LAW MAY IN SOME INSTANCES CONFLICT WITH CLIENT INTERESTS; IN THESE CASES THE COMPANY WILL SEEK TO COMPLY WITH THE LAW.

THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) CONDUCTS RANDOM AND TARGETED COMPLIANCE AUDITS OF RESPONSE ACTIONS UNDER THE MCP, AND IN ADDITION INTENDS TO AUDIT ALL RESPONSE ACTIONS WHICH INCLUDE ACTIVITY AND USE LIMITATIONS (AULS). CLIENT ACKNOWLEDGES THAT CLIENT IS RESPONSIBLE FOR ALL COSTS ARISING OUT OF COMPANY'S ACTIONS TO COMPLY WITH DEP REQUESTS DURING AN AUDIT, INCLUDING COMPANY'S FEES FOR TIME AND MATERIALS USED IN PREPARING RESPONSES. THESE COSTS ARE NOT INCLUDED IN COMPANY'S CURRENT BUDGET FOR THIS PROPOSAL, UNLESS THE PROPOSAL SPECIFICALLY STATES OTHERWISE.

APPENDIX B



View of Rear of Site Residence (90 Martin St.) towards West



View of Storage Garage (next to Mill Pond) towards North



Old Farming Equipment next to Mill Pond



Remnants of Former Morocco Factory/Moore & Burgess Webbing Co.



Remnants (walls/foundations) of Former Morocco Factory/Moore & Burgess Webbing Co.



View of 2 Stow Street Farm Fields (towards the West)

APPENDIX C

ASTM E1527-05 User Questionnaire

Site Name and Address: 2 Stow Street &
90 Martin Street
Acton, MA 01720
(Acton Town Atlas Map H-2A/62
Map H2 /95

Owner: Mary Ann Caouette, Francis Simeone, John E. Simeone
Trustees of the Simeone Irrevocable Trust u/t/d

Occupant: Antoinette Simeone
Contact: Mary Ann Caouette, 978-263-5031

Form Completed By: Date: Brian McMullen, Assistant Assessor

Representing: Town of Acton, prospective purchaser

In order to qualify for one of the landowner liability protections (LLPs) offered by the Small Business Liability Relief and Brownfield Revitalization Act of 2001 (the "Brownfields Amendments") the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

- (1.) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

No

- (2.) Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local laws?

MGL Chapter 61A

- (3.) As the user of this ESA do you have specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

N/A

(4.) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

?????

(5.) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:

N/A

- Do you know of past uses of the property?

No

- Do you know of specific chemicals that are or once were present at the property?

No

- Do you know of spills or other chemical releases that have taken place at the property?

No

- Do you know of any environmental cleanups that have taken place at the property?

No

(6.) As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

N/A

ASTM E1527-05 User Questionnaire

Site Name and Address: 2 Stow Street &
 90 Martin Street
 Acton, MA 01720
 (Acton Town Atlas Map H-2A/62
 Map H2 /95

Owner: Mary Ann Caouette, Francis Simeone, John E. Simeone
 Trustees of the Simeone Irrevocable Trust u/t/d

Occupant: Antoinette Simeone
 Contact: Mary Ann Caouette, 978-263-5031

Form Completed By: Date: Doug Halley, Health Director

Representing: Town of Acton, prospective purchaser

In order to qualify for one of the landowner liability protections (LLPs) offered by the Small Business Liability Relief and Brownfield Revitalization Act of 2001 (the "Brownfields Amendments") the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

- (1.) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

The Health Department records for the above mentioned properties do not contain any information indicating environmental cleanup liens.

- (2.) Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local laws?

The Health Department records for the above mentioned properties do not contain any information indicating Activity and Use Limitations.

- (3.) As the user of this ESA do you have specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

The Health Department does not have specialized knowledge or experience related to the above mentioned properties or nearby properties.

- (4.) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

The Health Department does not have specialized knowledge or experience regarding the fair market value of any property nor is it aware of the proposed purchase price. Health Department records do not contain any information regarding contamination known or believed to be present on the property.

- (5.) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:

- Do you know of past uses of the property?

The Health Department records for the above mentioned property do not contain any information regarding past uses of the property.

- Do you know of specific chemicals that are or once were present at the property?

The Health Department records for the above mentioned properties do not contain any information regarding specific chemicals that are or once were present.

- Do you know of spills or other chemical releases that have taken place at the property?

The Health Department records for the above mentioned properties do not contain any information regarding known spills or chemical releases that have taken place.

- Do you know of any environmental cleanups that have taken place at the property?

The Health Department records for the above mentioned properties do not contain any information regarding environmental cleanups that have taken place.

- (6.) As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

The Health Department records for the above mentioned properties do not contain any information regarding obvious indicators that point to the presence or likely presence of contamination.

ASTM E1527-05 User Questionnaire

Site Name and Address: 2 Stow Street &
 90 Martin Street
 Acton, MA 01720
 (Acton Town Atlas Map H-2A/62
 Map H2 /95

Owner: Mary Ann Caouette, Francis Simeone, John E. Simeone
 Trustees of the Simeone Irrevocable Trust u/t/d

Occupant: Antoinette Simeone
 Contact: Mary Ann Caouette, 978-263-5031

Form Completed By: Date: Roland Bartl, Planning Director

Representing: Town of Acton, prospective purchaser

In order to qualify for one of the landowner liability protections (LLPs) offered by the Small Business Liability Relief and Brownfield Revitalization Act of 2001 (the "Brownfields Amendments") the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

- (1.) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

No

- (2.) Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local laws?

No

- (3.) As the user of this ESA do you have specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

- (4.) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

The proposed purchase price is \$1,000,000. The asking price under the M.G.L. Ch.61A notice of right of refusal to the Town was \$1,200,000. The Town's appraiser is in the same ball park.

- (5.) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:

- Do you know of past uses of the property?

Apparently there was a leather factory on a portion of the property, later continued as a textile factory before abandonment sometime in the late 1920s or early 1930s.

Since then, probably in continued agricultural use.

- Do you know of specific chemicals that are or once were present at the property?

No

- Do you know of spills or other chemical releases that have taken place at the property?

No

- Do you know of any environmental cleanups that have taken place at the property?

No

- (6.) As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No

**ASTM E1527-05
User Questionnaire**

*Tom Tidman
Nat. Resources
Div.*

Site Name and Address: 2 Stow Street &
90 Martin Street
Acton, MA 01720
(Acton Town Atlas Map H-2A/61
Map H2 /95

Owner: Mary Ann Caouette, Francis Simeone, John E. Simeone
Trustees of the Simeone Irrevocable Trust u/t/d

Occupant: Antoinette Simeone
Contact: Mary Ann Caouette, 978-263-5031

Form Completed By: Date: ~~Roland Bartl, Planning Director~~

Representing: Town of Acton, prospective purchaser

In order to qualify for one of the landowner liability protections (LLPs) offered by the Small Business Liability Relief and Brownfield Revitalization Act of 2001 (the "Brownfields Amendments") the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

- (1.) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

No.

- (2.) Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local laws?

No.

- (3.) As the user of this ESA do you have specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No.

- (4.) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

fair market value - yes

- (5.) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:

No

- Do you know of past uses of the property?

Only that this has been a farm for many years.

- Do you know of specific chemicals that are or once were present at the property?

No.

- Do you know of spills or other chemical releases that have taken place at the property?

No.

- Do you know of any environmental cleanups that have taken place at the property?

No.

- (6.) As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No.

APPENDIX D

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

90 MARTIN ST

ACTON MA 01720

Job Number: 0022-23-01

PREPARED FOR:

O Reilly, Talbot, and Okun Associates

19 West Main Street

Westborough, MA 01581

03-01-10



Tel: (781) 551-0470

Fax: (781) 551-0471

Environmental FirstSearch Search Summary Report

Target Site: 90 MARTIN ST
ACTON MA 01720

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	02-23-10	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	02-23-10	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-29-10	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-29-10	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	01-13-10	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	01-13-10	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	12-11-09	0.25	0	4	1	-	-	14	19
Federal IC / EC	Y	01-19-10	0.50	0	0	0	0	-	0	0
ERNS	Y	02-08-10	0.25	0	0	0	-	-	9	9
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	02-05-10	1.00	0	0	0	4	2	0	6
State Spills 90	Y	02-05-10	0.25	0	2	3	-	-	7	12
State/Tribal SWL	Y	04-01-09	0.50	0	0	0	0	-	2	2
State/Tribal LUST	Y	02-05-10	0.50	0	0	0	2	-	1	3
State/Tribal UST/AST	Y	02-05-10	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	12-15-09	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
- TOTALS -				0	6	4	6	2	34	52

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 03-01-10
Requestor Name: Andy Rolinger
Standard: AAI

Search Type: AREA
 0.03 sq mile(s)
Job Number: 0022-23-01

Target Site: 90 MARTIN ST
 ACTON MA 01720

Demographics

Sites: 52	Non-Geocoded: 34	Population: 1720
Radon: 0.3 - 4.9 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-71.457427	-71:27:27	Easting: 297934.874
Latitude:	42.457519	42:27:27	Northing: 4703287.952
			Zone: 19

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
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Online Topos	No																																		

Environmental FirstSearch Sites Summary Report

Target Property: 90 MARTIN ST
ACTON MA 01720

JOB: 0022-23-01

TOTAL: 52 **GEOCODED:** 18 **NON GEOCODED:** 34 **SELECTED:** 6

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
1	RCRAGN	MITRANOS REMOVAL SERVICES MV9782662620/VQG-MA	30 STOW ST ACTON MA 01720	0.06 NW	1
1	RCRAGN	ACTON COLLISION CENTER MAD981066160/VGN	30 STOW ST ACTON MA 01720	0.06 NW	1
2	RCRAGN	NUTTINGS BODY and FRAME CO MAD067738963/VGN	130 MAIN ST ACTON MA 01720	0.11 NE	2
4	RCRAGN	WAITECO MACHINE MV5088971520/VSQG-FED	4 HIGH ST ACTON MA 01720	0.11 NE	2
4	SPILLS	FORMER AST REMOVAL C93-0226/CLOSED	4 HIGH ST. ACTON MA 01720	0.11 NE	3
10	SPILLS	MOTOR VEHICLE ACCIDENT 2-0012228/RAO	140 MAIN ST ACTON MA 01720	0.12 NE	4
8	SPILLS	AMTRAK-CONRAIL RAILWAY RELEASE 2-0014673/RAO	CENTRAL ST AND MAIN ST ACTON MA 01720	0.13 NE	N/A
3	RCRAGN	SCHOOL ST GARAGE MV9782637393/VSQG-FED	27 SCHOOL ST ACTON MA 01720	0.15 NE	N/A
9	SPILLS	LEAKING MALATHION DRUM C90-0719/CLOSED	145 MAIN ST. ACTON MA 01720	0.16 NE	N/A
11	SPILLS	TRANSFORMER PMH 11402 2-0011030/RAO	NYLANDER WAY ACTON MA 01720	0.25 NE	N/A
5	LUST	CONCORD OIL CO 2-0013132/RAONR	68 CENTRAL ST ACTON MA 01720	0.39 NW	N/A
5	LUST	CONCORD OIL CO 2-0012850/RAO	68 CENTRAL ST ACTON MA 01720	0.39 NW	N/A
5	STATE	CONCORD OIL CO FACILITY 2-0014428/RAO	68 CENTRAL ST ACTON MA 01720	0.39 NW	N/A
5	STATE	CONCORD OIL CO FACILITY 2-0014429/RAONR	68 CENTRAL ST ACTON MA 01720	0.39 NW	N/A
5	STATE	CONCORD OIL CO 2-0013132/RAONR	68 CENTRAL ST ACTON MA 01720	0.39 NW	N/A
5	STATE	CONCORD OIL CO 2-0012850/TIERII	68 CENTRAL ST ACTON MA 01720	0.39 NW	N/A
7	STATE	MOBIL STATION 01 232 2-0000747/RAO	204 MAIN ST ACTON MA 01720	0.57 NE	N/A
6	STATE	GASOLINE STATION FMR 2-0001073/RAO	131 ACTON RD ACTON MA 01720	0.75 SE	N/A

Environmental FirstSearch Sites Summary Report

Target Property: 90 MARTIN ST
ACTON MA 01720

JOB: 0022-23-01

TOTAL: 52 **GEOCODED:** 18 **NON GEOCODED:** 34 **SELECTED:** 6

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
	ERNS	UNKNOWN 424341/UNKNOWN (EPA REGIONS)	KNOX TRAIL BEHIND GREENO LA ACTON MA 01720	NON GC	N/A
	ERNS	BOSTON EDISON 228633/FIXED FACILITY	ORCHARD RD ACTON MA 01720	NON GC	N/A
	ERNS	ENVIRONMENTAL TECH., SERV 470836/FIXED FACILITY	BOC SITE ACTON MA 01720	NON GC	N/A
	ERNS	MILLIPORE 425709/FIXED FACILITY	MILLIPORE ACTON MA 01720	NON GC	N/A
	ERNS	PRIVATE CITIZEN 425184/FIXED FACILITY	ELSIE AVENUE ACTON MA 01720	NON GC	N/A
	ERNS		ELSIE AVE. ACTON MA 01720	NON GC	N/A
	ERNS		D31052/FIX FAC	NON GC	N/A
	ERNS		H40244/FIX FAC	NON GC	N/A
	ERNS		I21444/UNKNOWN	NON GC	N/A
	ERNS	POSSIBLY-COMMONWEALTH GAS 250499	MERIAM BUILDING ACTON MA 01720	NON GC	N/A
	LUST	MERSEREAU FAMILT PARTNERSHIP 2-0017258/RAO	61 GREAT RD ACTON MA 01720	NON GC	N/A
	RCRAGN	ACTON WASTEWATER TREATMENT FACILIT MV9788978211/VQG-MA	20 ADAMS ST ACTON MA 01720	NON GC	N/A
	RCRAGN	NORTHWEST EXCAVATING INC MV9782644223/VQG-MA	MEYER RD ACTON MA 01720	NON GC	N/A
	RCRAGN	ACTON MEDICAL ASSOCIATES MV9782631131/VSQG-FED	321 MAIN ST ACTON MA 01720	NON GC	N/A
	RCRAGN	SHEPHERD VETERINARY CLINIC MV5082630995/VSQG-FED	15 CODMAN HILL RD ACTON MA 01720	NON GC	N/A
	RCRAGN	KOPELMAN FAMILY CHIROPRACTIC MV9782630008/VSQG-FED	411 MASSACHUSETTS AVE ACTON MA 01720	NON GC	N/A
	RCRAGN	THOUGHTFORMS CORP MV9782640640/VSQG-FED	543 MASSACHUSETTS AVE ACTON MA 01720	NON GC	N/A
	RCRAGN	DR LILY ZHANG DMD MV9782661288/VSQG-FED	411 MASSACHUSETTS AVE STE 2 ACTON MA 01720	NON GC	N/A
	RCRAGN	RADIUS MEDICAL TECHNOLOGIES MV9782634466/VSQG-FED	15 CRAIG RD ACTON MA 01720	NON GC	N/A
	RCRAGN	QUAIL RIDGE COUNTRY CLUB MV9782640399/VSQG-FED	354C GREAT RD ACTON MA 01720	NON GC	N/A
	RCRAGN	PHOENIX CONTROLS CORPORATION MV9787953452/VSQG-FED	75 DISCOVERY WAY ACTON MA 01720	NON GC	N/A

Environmental FirstSearch Sites Summary Report

Target Property: 90 MARTIN ST
ACTON MA 01720

JOB: 0022-23-01

TOTAL: 52 **GEOCODED:** 18 **NON GEOCODED:** 34 **SELECTED:** 6

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
	RCRAGN	MILTON ROY MV5082639800/VSQG-FED	8 POST OFFICE SQ ACTON MA 01720	NON GC	N/A
	RCRAGN	JAMES FENTON and SONS GEN CONTRACT MV9782669751/VSQG-FED	25 WESTFORD LN ACTON MA 01720	NON GC	N/A
	RCRAGN	JAMES A CAISSE CONST INC MV9782630899/VQG-MA	MAIN ST ACTON MA 01720	NON GC	N/A
	RCRAGN	GREAT ROAD VETERINARY HOSPITAL MV9782630553/VSQG-FED	272 GREAT RD ACTON MA 01720	NON GC	N/A
	SPILLS	MERSEREAU FAMILT PARTNERSHIP 2-0017258/RAO	61 GREAT RD ACTON MA 01720	NON GC	N/A
	SPILLS	NSTAR ELECTRIC AND GAS 2-0016648/UNCLSS	SUMMER ST POLE 55-23 ACTON MA 01720	NON GC	N/A
	SPILLS	TRANSFORMER RELEASE 2-0014446/RAO	OAKWOOD ST POLE 142 10 ACTON MA 01720	NON GC	N/A
	SPILLS	VEHICLE FUEL TANK C91-0196/CLOSED	18 CANTOR ST ACTON MA 01720	NON GC	N/A
	SPILLS	W.R. GRACE C90-0282/CLOSED	LIBERTY AVE ACTON MA 01720	NON GC	N/A
	SPILLS	WAMPATUCK STATE PARK C91-0599/CLOSED	WAMPATUCK STATE PARK ACTON MA 01720	NON GC	N/A
	SPILLS	BOSTON EDISON MANHOLE C90-0172/CLOSED	POWDER MILL LN. ACTON MA 01720	NON GC	N/A
	SWL	UNCONFIRMED SITE EP0002.004/INACTIVE	LAWSBROOK RD ACTON MA 01720	NON GC	N/A
	SWL	UNCONFIRMED SITE EP0002.002/INACTIVE	STOW ST/S ACTON RD ACTON MA 01720	NON GC	N/A
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-01720	UNKNOWN MA 01720	NON GC	N/A

***Environmental FirstSearch
Site Detail Report***

Target Property: 90 MARTIN ST
ACTON MA 01720

JOB: 0022-23-01

RCRA GENERATOR SITE			
SEARCH ID: 2	DIST/DIR: 0.06 NW	MAP ID: 1	
NAME: MITRANOS REMOVAL SERVICES	REV: 1/1/07		
ADDRESS: 30 STOW ST ACTON MA 01720	ID1: MV9782662620		
	ID2: MA HAZ WASTE GENERATOR		
CONTACT:	STATUS: VQG-MA		
	PHONE:		
 <u>SITE INFORMATION</u>			
MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WASTE PREVENTION - HAZARDOUS WASTE GENERATOR			
VQG-MA= Very Small Quantity Generator of hazardous waste or waste oil (Less than 220 pounds or 27 gallons/month)			
SQN-MA = Small Quantity Generator of waste oil (220 to 2,200 ponds or 27 to 270 gallons/month)			

RCRA GENERATOR SITE					
SEARCH ID: 1	DIST/DIR: 0.06 NW	MAP ID: 1			
NAME: ACTON COLLISION CENTER	REV: 1/13/10				
ADDRESS: 30 STOW ST ACTON MA 01720	ID1: MAD981066160				
	ID2:				
CONTACT:	STATUS: VGN				
	PHONE:				
 <u>CT MANIFEST INFORMATION</u>					
<u>MANIFEST ID</u>	<u>SHIPPED</u>	<u>TSD ID</u>	<u>TRANS ID</u>	<u>QTY</u>	<u>MATERIAL</u>
MAC435246	01/02/1990	CTD072138969	ILD099202681	0020 G	WASTE LIQUID NOS

Environmental FirstSearch
Street Name Report for Streets within 1 Mile(s) of Target Property

Target Property: 90 MARTIN ST
 ACTON MA 01720

JOB: 0022-23-01

Street Name	Dist/Dir	Street Name	Dist/Dir
Abel Jones Pl	0.22 NE	Loring Ave	0.96 SW
Acton St	0.78 SE	Lothrop Rd	0.63 NW
Albertine Dr	0.36 SE	Macgregor Way	0.81 NE
Anders Way	0.86 NE	Main St	0.07 NE
Apple Valley Dr	0.39 SW	Maple St	0.00 --
Audubon Dr	0.29 SE	Martin St	0.01 SW
Beverly Rd	0.78 NE	Merriam Ln	0.82 SE
Billings St	0.67 NW	Nadine Rd	0.91 NE
Brewster Ln	0.41 SE	Nash Rd	0.76 NW
Broadview Rd	0.62 SE	Nick Ln	0.96 SW
Brown St	0.67 SE	Nylander Way	0.11 NE
Brucewood Rd	0.91 NE	Oakwood Rd	0.86 NE
Carlton Dr	0.91 SE	Olde Surrey Dr	0.91 NE
Central St	0.13 NE	Overlook Dr	0.58 NW
Chadwick St	0.62 NE	Parmley Dr	0.56 SE
Conant St	0.40 SE	Paul Rd	0.73 SW
Country Club Rd	0.59 SE	Pine St	0.28 SE
Crestwood Ln	0.89 NW	Pinewood Rd	0.97 NE
Doris Rd	0.83 NE	Piper Ln	0.45 NE
Downey Rd	0.76 NW	Piper Rd	0.51 NE
Durant Ave	0.95 SW	Prescott Rd	0.58 NW
Durkee Rd	0.86 NW	Prospect St	0.20 NW
Fairway Rd	0.61 SE	Puritan Rd	0.97 SE
Farley Ln	0.26 SE	Putter Dr	0.94 SE
Farm Rd	0.91 SW	Railroad St	0.04 NW
Farmstead Way	1.00 NE	Red Acre Rd	0.52 SW
Faulkner Hill Rd	0.18 SE	Rice Rd	0.76 SW
Fletcher Ct	0.15 SE	River St	0.18 NE
Flint Rd	0.80 NW	Robbins St	0.29 SW
Fox Hill Rd	0.96 NE	Robert Rd	0.90 SE
Francine Rd	0.80 NE	Rockland Ave	0.67 SW
Garden Way	1.00 SW	S Acton Rd	0.69 SW
George Rd	0.75 SW	School St	0.10 NE
Gerald Cir	1.00 SE	Silver Hill Rd	0.78 SE
Giaconda Ave	0.96 NE	Spencer Rd	0.89 NW
Guyer Rd	0.99 SW	St James Cir	0.78 NW
Haley Ln	0.64 SE	Stow St	0.00 --
Hatch Rd	0.65 SE	Sylvia St	0.21 SE
Hazelwood Rd	0.92 SW	Torrington Ln	0.65 NW
Hennessey Dr	0.69 NW	Tupelo Way	0.40 NW
Heron View Rd	0.41 NW	Tuttle Dr	0.63 NW
High St	0.07 NE	Valley Rd	0.65 SE
Hillcrest Dr	0.93 NE	Vanderbelt Rd	0.66 NE
Jethro St	0.99 SE	Wayside Ln	0.69 NW
Kelley Rd	0.78 NE	Whitney Ave	1.00 SE
Laurel Ct	0.64 NE	Wilder St	1.00 SE
Liberty St	0.10 NW		
Lilac Ct	0.58 NE		

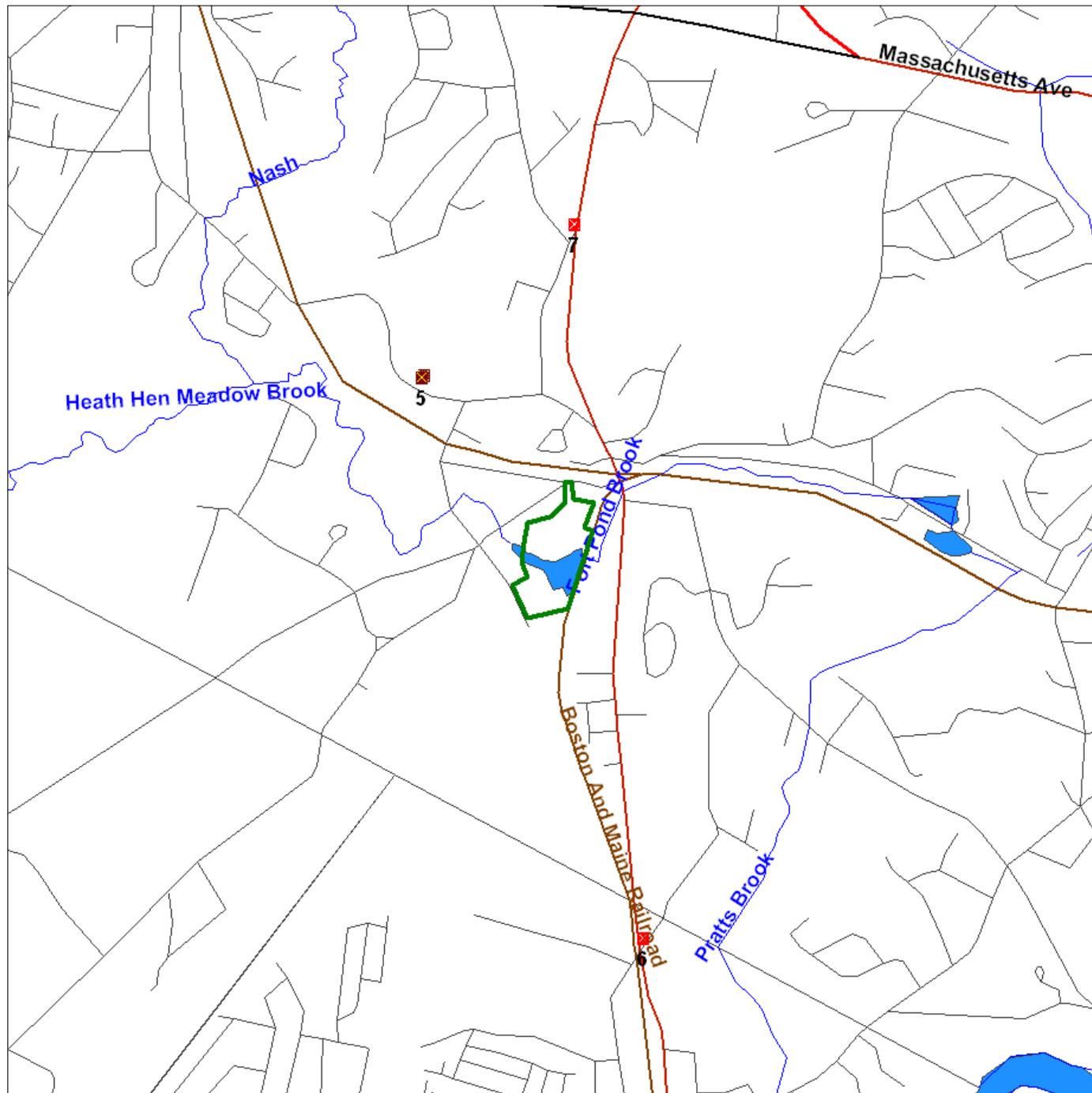


Environmental FirstSearch

1 Mile Radius from Area
ASTM Map: NPL, RCRA COR, STATE Sites



90 MARTIN ST, ACTON MA 01720



Source: 2005 U.S. Census TIGER Files

Area Polygon	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	

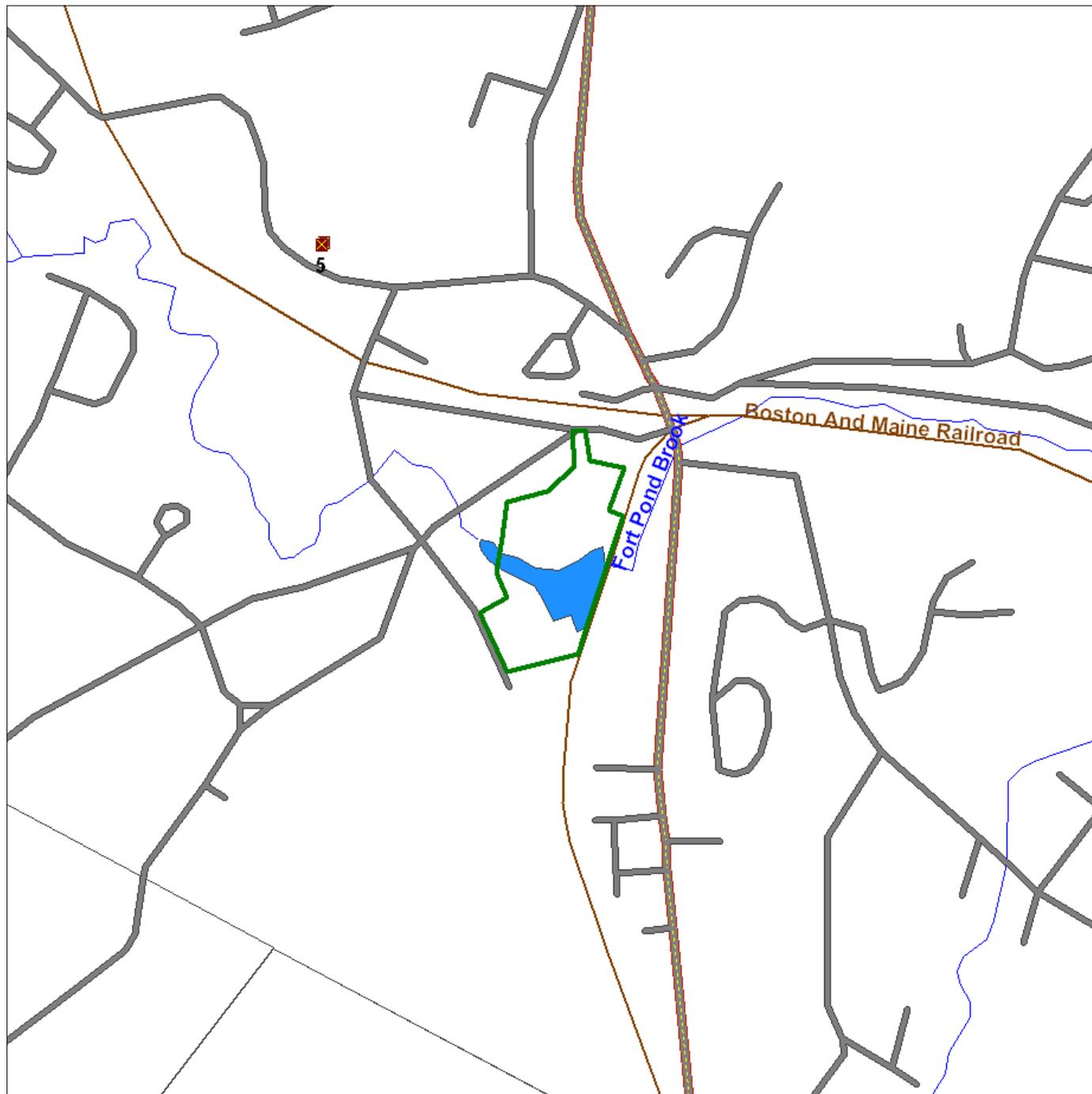


Environmental FirstSearch

.5 Mile Radius from Area
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



90 MARTIN ST, ACTON MA 01720



Source: 2005 U.S. Census TIGER Files

Area Polygon	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	

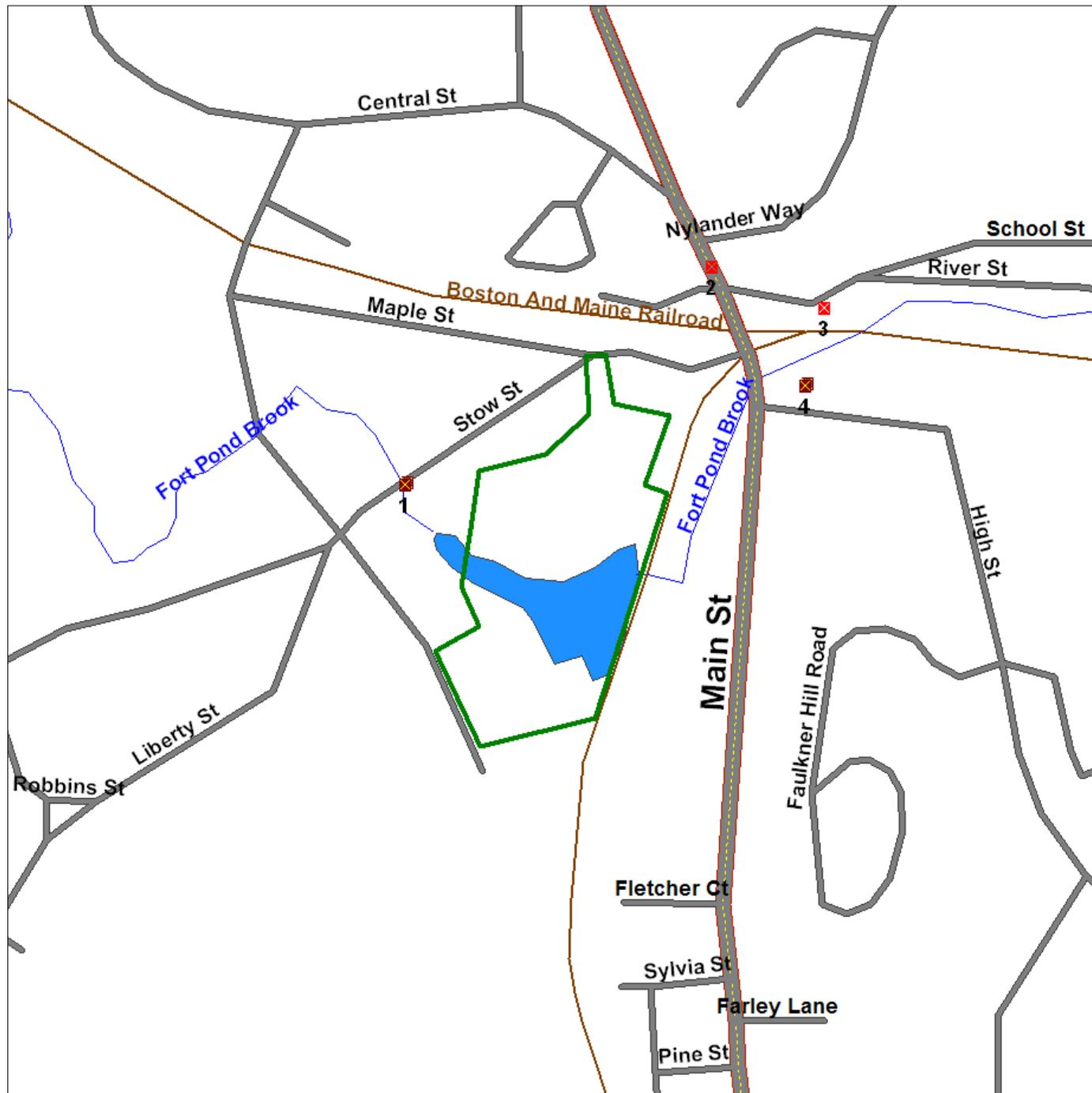


Environmental FirstSearch

.25 Mile Radius from Area
ASTM Map: RCRA GEN, ERNS, UST



90 MARTIN ST, ACTON MA 01720



Source: 2005 U.S. Census TIGER Files

Area Polygon	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	

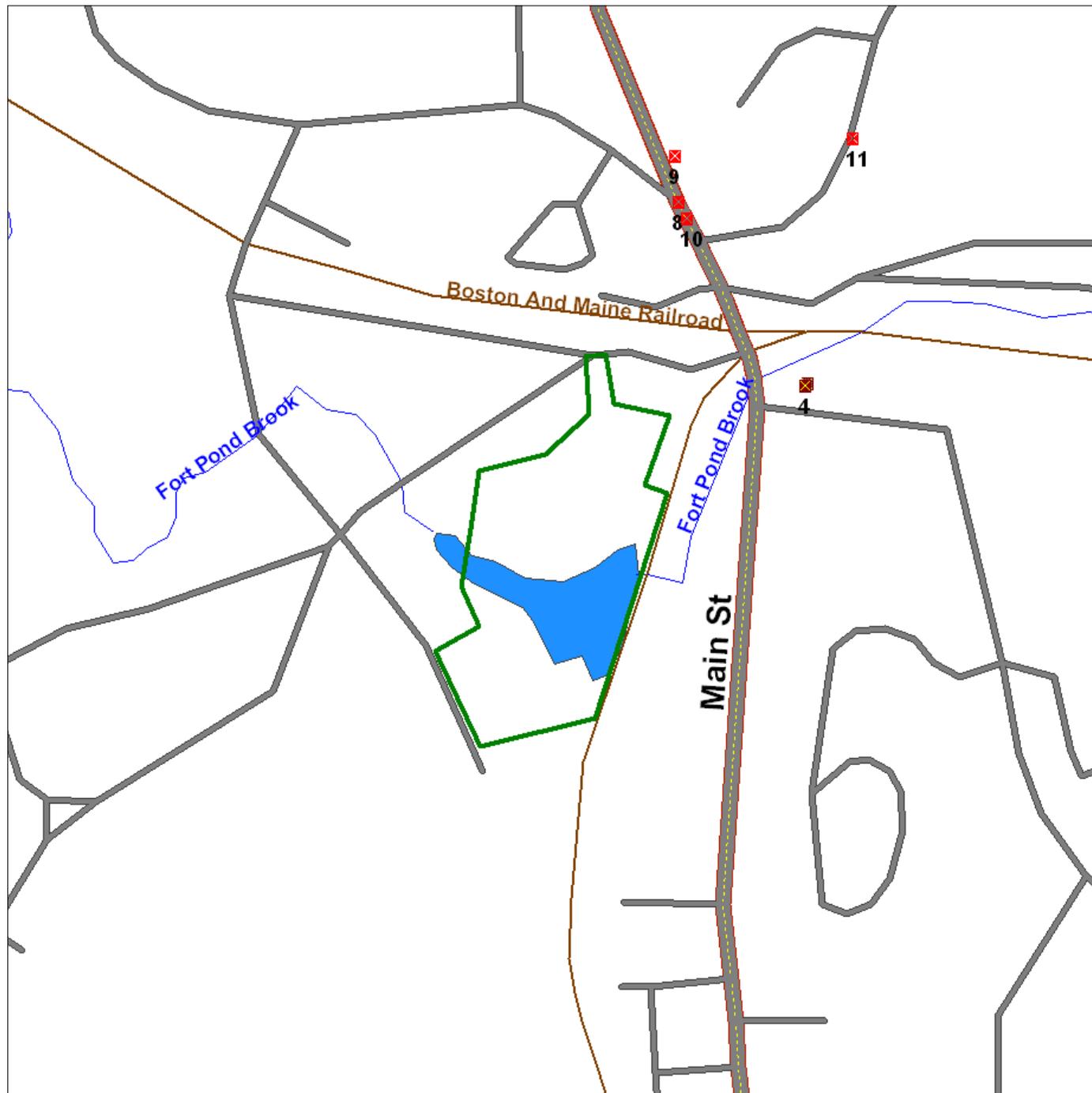


Environmental FirstSearch

.25 Mile Radius from Area
Non-ASTM Map: Spills 90



90 MARTIN ST, ACTON MA 01720



Source: 2005 U.S. Census TIGER Files

Area Polygon	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
National Historic Sites and Landmark Sites	
Railroads	