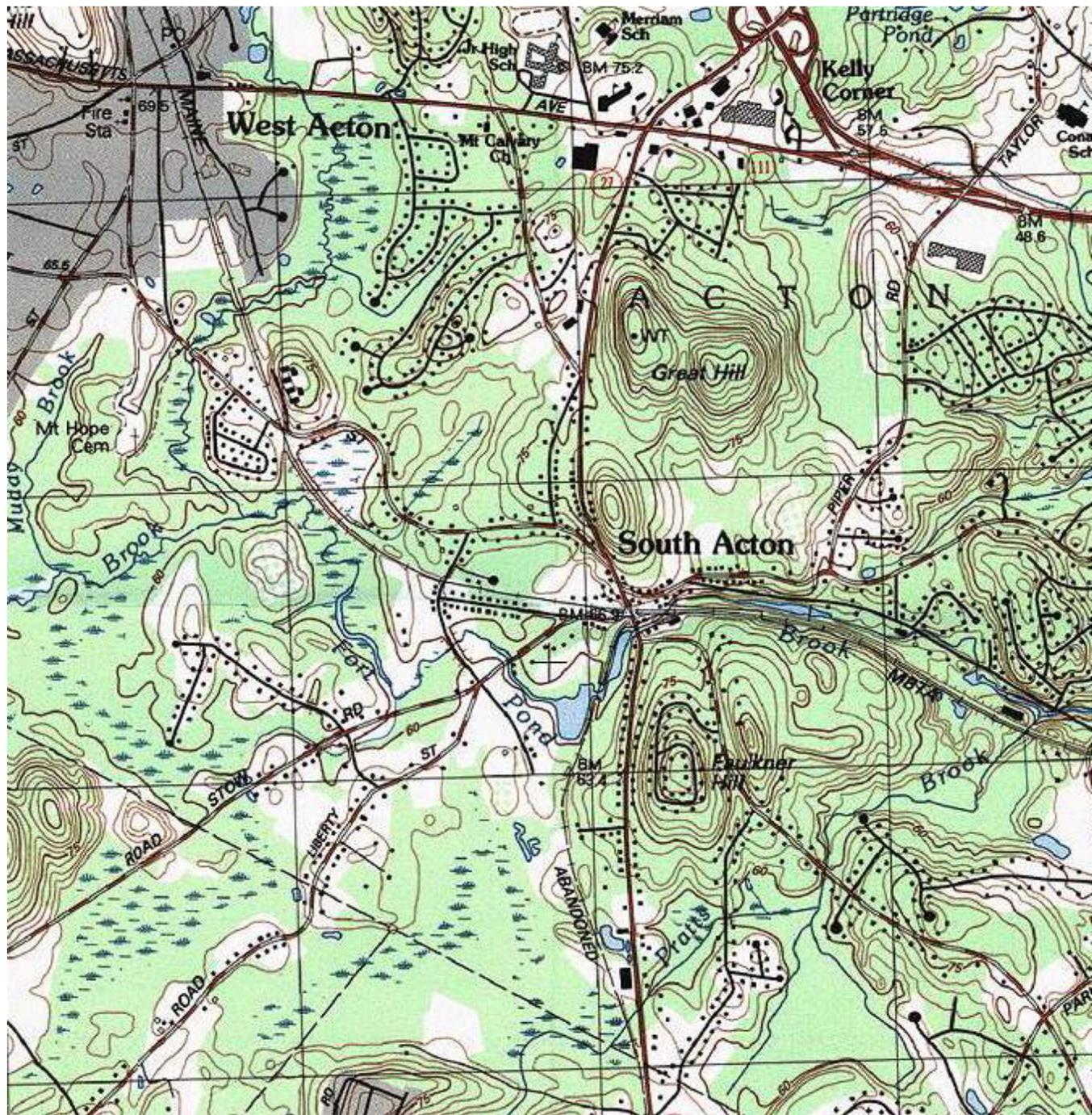


2 Stow Street & 90 Martin Street, Acton, MA

Environmental Condition Summary



Environmental Assessment Process (Phase 1)

- ASTM Practice E1527-05
- Standardizes the Environmental Site Assessment method across the environmental consulting practice.
- First Step – consulting historical records to identify past property uses:
 - State and municipal files;
 - Sanborn Insurance maps; and
 - Other sources (e.g. historical societies and libraries).

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

Current or Potential Drinking Water Supplies

- 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).

SITE RECONNAISSANCE

- We put our feet on the ground and look.





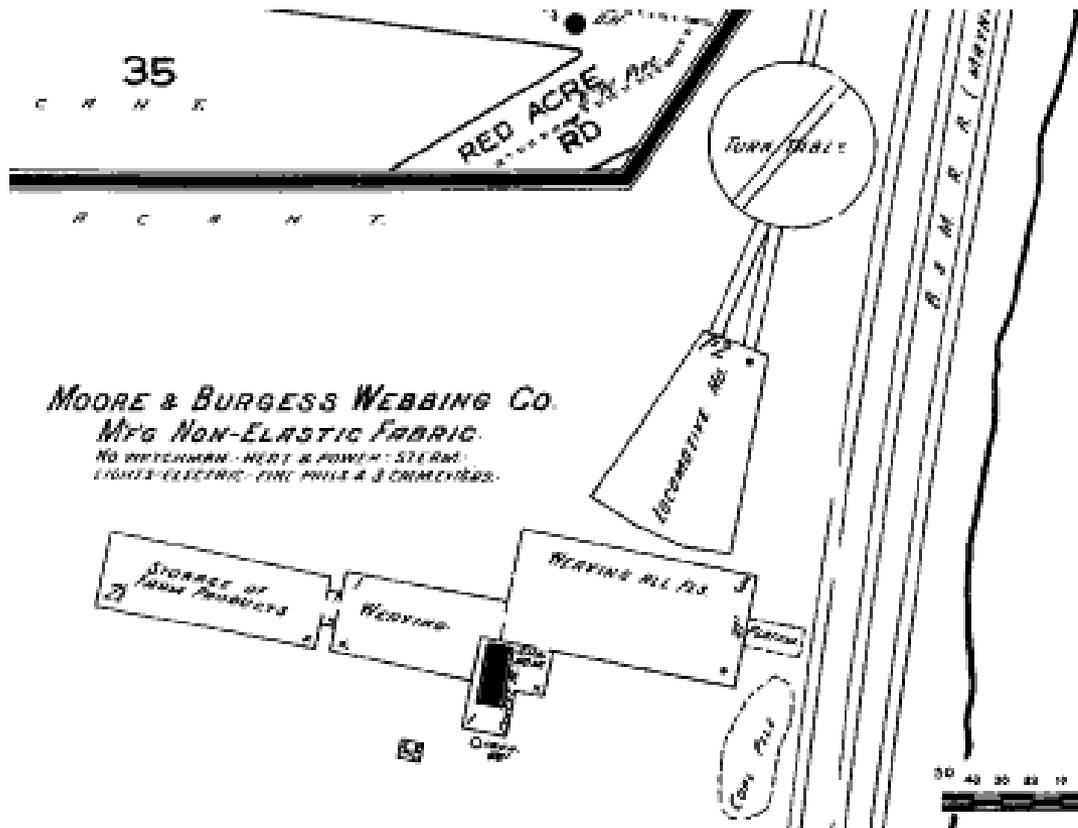
Recognized Environmental Conditions (RECs)

- Overall objective is to identify RECs, defined as:
- The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.



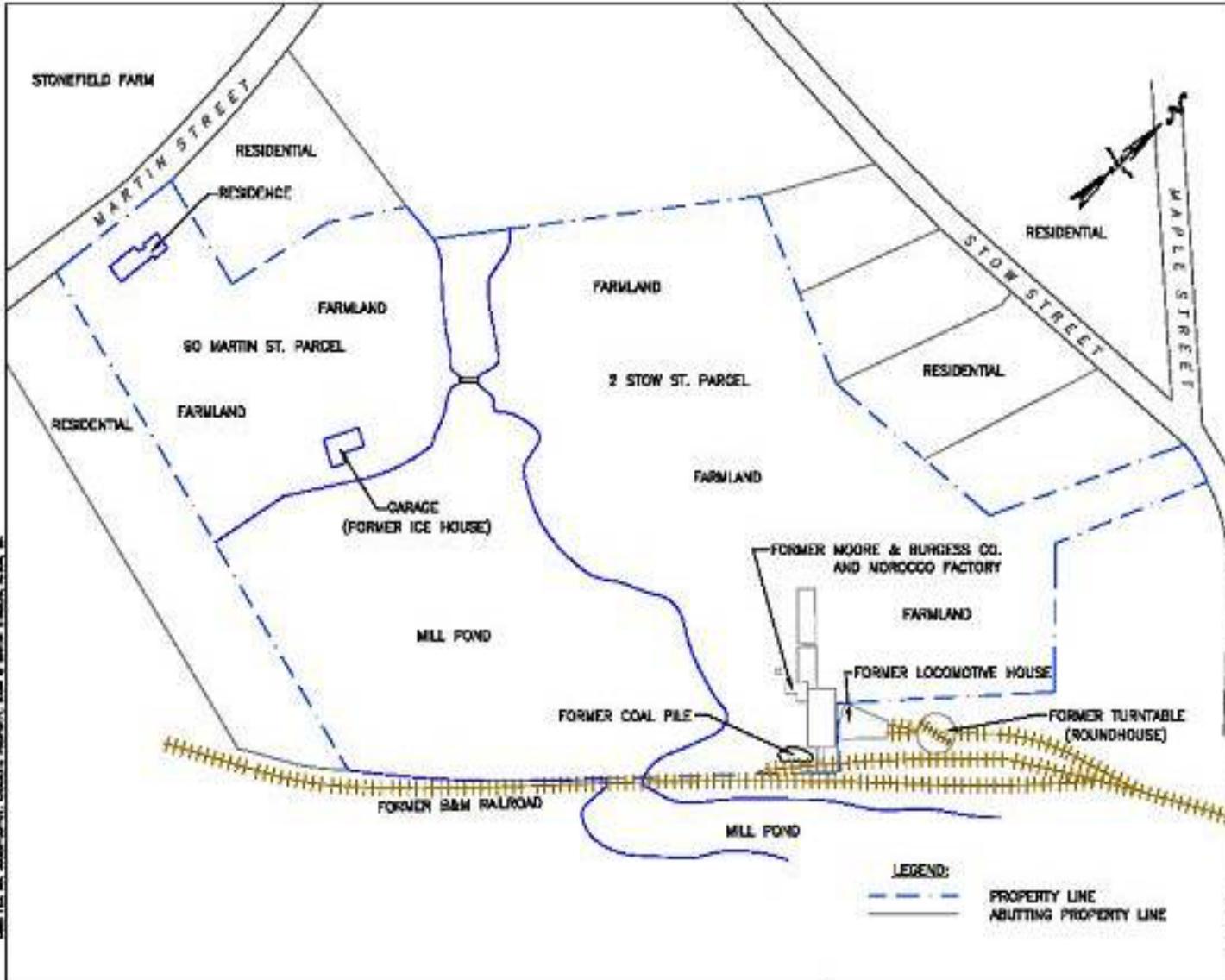
What did we find?

- Total property is 15.7 acres:
 - 2 Stow St. 7.5 acres undeveloped farm land;
 - 90 Martin St. 3 acres residence, garage and farm land; and
 - 5.2 acres Mill Pond and Fort Pond Brook.
- Area is not a current or potential water supply area.
- Pesticides at farm used in accordance with IPM.
- The eastern portion of the property has an industrial history.



MOORE & BURGESS WEBBING CO.
MG Non-ELASTIC FABRIC.
 NO WEIGHMAN - HEAT & POWER - STEAM
 LIGHTS - ELECTRIC - FIRE PAILS & CHIMNEYS.

SCALE 1/4" = 40'-0" (SEE SHEET 0022-23-01) CONSULT PROJECT, 1000 N. WATER STREET, ACTON, MA



LEGEND:
 - - - - - PROPERTY LINE
 _____ ABUTTING PROPERTY LINE

DATE: 07/14/14
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 07/14/14

SCALE IN FEET
 1" = 120'
 0' 60' 120' 240'

**CAOJETTE PROPERTY
 90 MARTIN & 2 STOW STREETS
 ACTON, MASSACHUSETTS**

SITE PLAN

PROJECT No.
 0022-23-01

FIGURE No.
 2

Assessing the Recognized Environmental Condition (Phase 2)

- Based on the finding of past industrial use, we recommended that a Phase 2 environmental investigation be undertaken to assess whether the past use of the property caused a release of oil or hazardous material.
- Phase 2 was to include testing of soil, groundwater and sediments from around the Mill Pond.

Findings from Phase 2

- Groundwater was relatively free of contamination with only low concentrations (0.012 mg/l) of naphthalene in monitoring MW-4; well below state standards GW-1 = 0.140 mg/l; GW-2 = 1.00 mg/l).
- Low concentrations of fluorene (a PAH) and lead were found in pond sediments at levels slightly above screening criteria.

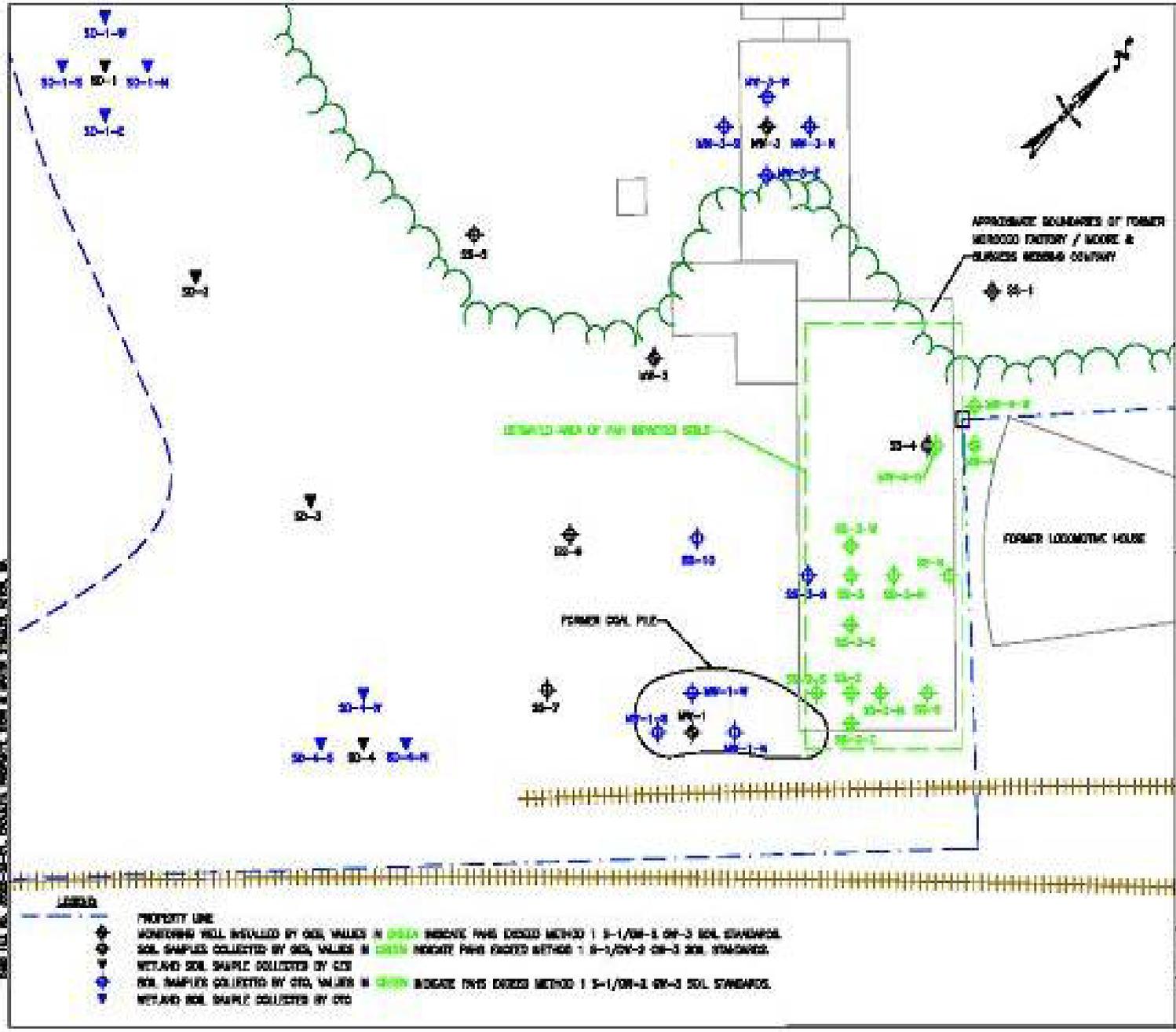
Findings from Phase 2 (cont.)

- In shallow soil (0-2 foot depth) concentrations of arsenic, lead, PAHs and chromium were found above MassDEP Reportable concentrations.
- It was recommended that an additional phase of testing be undertaken to better define the extent of the concentrations discovered.

Phase 3 Testing

- In some areas, the PAHs are due to coal, coal ash and wood ash.
- In other locations coal tar is also present in surficial soils and likely contributes to the PAH concentrations.
- The detected chromium was found to be in the low toxicity +3 valence state, and is therefore not of further concern.
- Lead and arsenic concentrations are variable with a number of detections greater than MassDEP reportable concentrations.
- Arsenic is present in three locations at concentrations equal to or greater than DEP's Imminent Hazard default level of 40 mg/kg.

DATE: JUL 26, 2022 08:30, CONSULT REPORT FOR B. WATTS, JUNIOR, PERM. NO.



LEGEND

- ◆ MONITORING WELL INSTALLED BY O&A, VALUES IN GREEN INDICATE THIS EXCEEDS METHOD 1 5-1/8"-2 OR-3 SOIL STANDARDS.
- ◆ SOIL SAMPLES COLLECTED BY O&A, VALUES IN GREEN INDICATE THIS EXCEEDS METHOD 1 5-1/8"-2 OR-3 SOIL STANDARDS.
- ◆ WETLAND SOIL SAMPLE COLLECTED BY O&A
- ◆ SOIL SAMPLES COLLECTED BY O&A, VALUES IN GREEN INDICATE THIS EXCEEDS METHOD 1 5-1/8"-2 OR-3 SOIL STANDARDS.
- ◆ WETLAND SOIL SAMPLE COLLECTED BY O&A

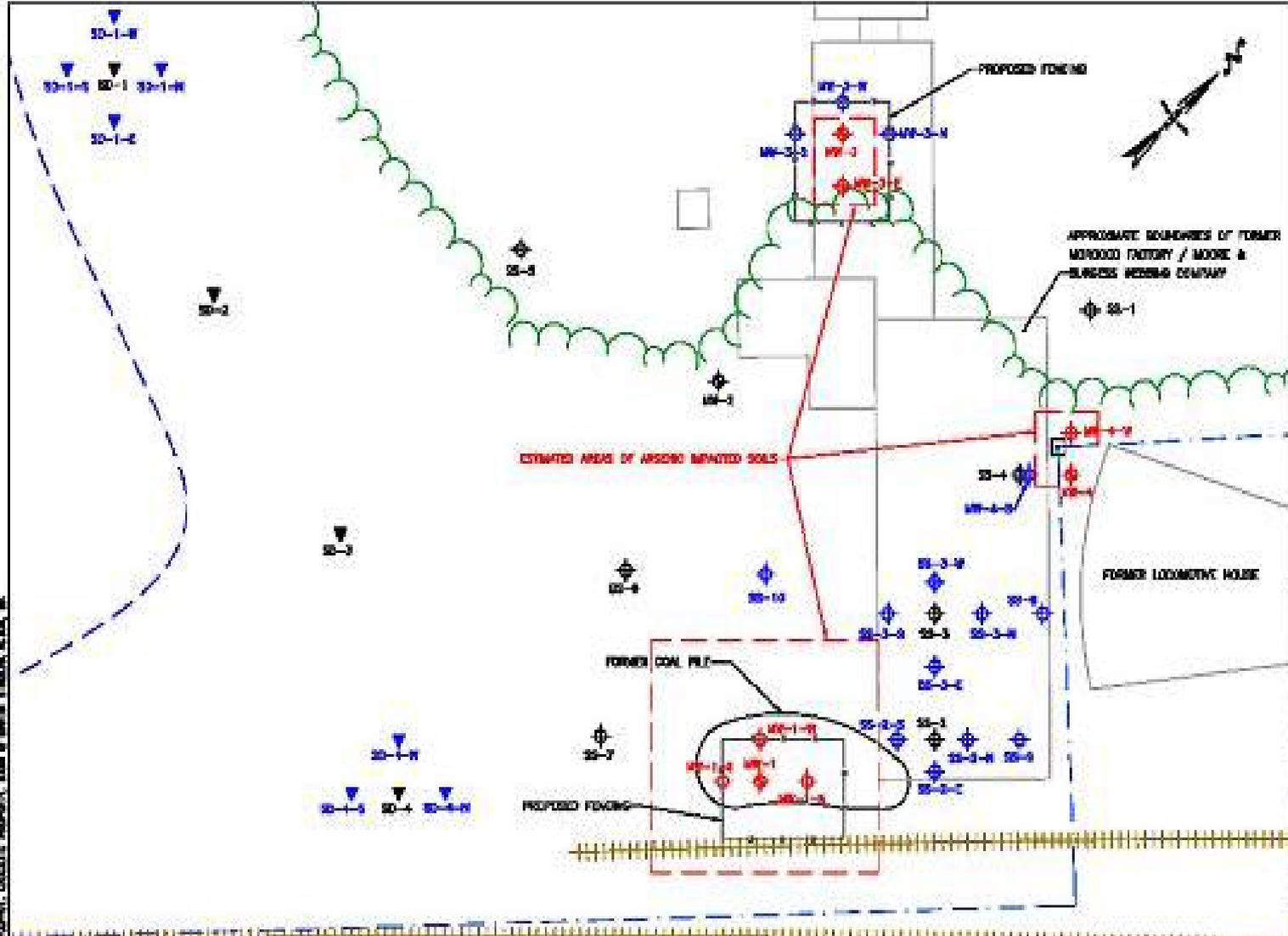
**CAQUETTE PROPERTY
90 MARTIN & 2 STOW STREETS
ACTION, MASSACHUSETTS
EXCEEDANCES OF METHOD 1
SOIL STANDARDS (PAGES)**

**PROJECT NO:
0022-25-01
PAGE NO:
3**



SCHEMATIC BY: BWA
CHECKED BY: BWA
DATE: MARCH 2010

SCALE 1/8" = 10'-0" (SEE SHEET 0022-23-01) CONSULT PROPERTY, DEED & RECORD DRAWINGS, ACTON, MA.



LEGEND:

- PROPERTY LINE
- ◆ MONITORING WELL INSTALLED BY GEL, VALUES IN RED INDICATE ARSENIC EXCEEDS METHOD 1 5-1/2/89-2 OR-3 SOIL STANDARDS.
- ◆ SOIL SAMPLES COLLECTED BY GEL, VALUES IN RED INDICATE ARSENIC EXCEEDS METHOD 1 5-1/2/89-2 OR-3 SOIL STANDARDS.
- ◆ WETLAND SOIL SAMPLE COLLECTED BY GEL
- ◆ SOIL SAMPLES COLLECTED BY GTO, VALUES IN RED INDICATE ARSENIC EXCEEDS METHOD 1 5-1/2/89-2 OR-3 SOIL STANDARDS.
- ◆ WETLAND SOIL SAMPLE COLLECTED BY GTO

CAQUETTE PROPERTY
 90 MARTIN & 2 STOW STREETS
 ACTON, MASSACHUSETTS

EXCEEDANCES OF METHOD 1
 SOIL STANDARDS (ARSENIC)

PROJECT NO.
 0022-23-01

PAGE 5
 4



DRAWING BY: JAW
 CHECKED BY: JAW
 DATE: MARCH 2010

Phase 3 Testing (cont.)

- You may have heard some discussion about the coal, coal ash and wood ash exemption and that really ended up not coming into play.
- Sediment concentrations were quite low and in our opinion do not pose ecological risk.
- Temporary fencing is already in place around the areas known to have elevated arsenic concentrations, these can be extended if necessary.

Possible Next Steps

- Two alternatives for reducing Site risk:
 - Securing the contaminated soil in-place; and
 - Removing the contaminated soil from the property and disposing of it in a permitted off-site facility.
- To make the decision of which is best requires looking at the cost to implement, the damage that may be done during implementation and other factors.

Securing Contaminated Soil On-Site

- Would involve grubbing out the indigenous shrubs, placing a geotextile layer and then between 10-24 inches of clean soil on top with re-vegetation.
- An Activity and Use Limitation (and AUL) would be used to advise future land users that the soils beneath the geotextile was contaminated and that it should not be removed. Passive recreation use would be allowed.
- Other land uses which did not damage the soil cover and geotextile would also be allowed.
- The cost of this option would be approximately \$50,000.
- This option would maintain the overall integrity of the existing forest environment.

Removing the Contaminated Soil

- After permitting, the first step would be to remove all of the trees, shrubs, remaining foundations and then build a temporary road into the area.
- Contaminated soil would be excavated and transported as a non-hazardous material to a permitted facility.
- Clean soil would be brought in, the area would be re-graded and re-vegetated.
- Estimated cost would be \$100,000; with this cost to be firmed-up based on testing now underway.