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A TETRA TECH COMPANY

January 28, 2004

Carlisle Conservation Foundation, Inc.
c/o Mr. Greg D. Peterson, Esq.
Piper Rudnick, LLP
One International Place
Boston, MA 02110

**Re: Phase I Environmental Site Assessment
45.23-Acre Parcel
(Benfield Parcel A)
South Street
Carlisle, Massachusetts 01741**

Dear Mr. Peterson:

Rizzo Associates, Inc. is pleased to submit this Phase I Environmental Site Assessment report for a 45.23-acre parcel (Benfield Parcel A) located off South Street in Carlisle, Massachusetts (the Site). This investigation included a review of the Site history, a Site reconnaissance visit, and a review of local and regulatory files pertaining to the Site and surrounding area. This report consists of two parts: a summary which presents a narrative of our findings and recommendations, followed by a detailed description of the research conducted.

We specifically acknowledge and agree that this Site Assessment will also be delivered to the Town of Carlisle, Massachusetts, in connection with potential acquisition of Benfield Parcel A., and that the Town of Carlisle is also entitled to rely on this Site Assessment subject to the Terms & Conditions under which the report was prepared and the Limitations presented herein.

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

Very truly yours,


Paula Rotenberg
Environmental Scientist



Raymond C. Johnson, P.G., L.S.P.
Senior Vice President

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Summary of Findings

Site Description

The Site consists of a 45.23-acre parcel of undeveloped land located off South Street in Carlisle, Massachusetts (Figure 1). The Site is covered by open fields, woods, heavy brush and wetland areas. The Site contains two open fields; one on the northwest border abutting South Street, and the other in the central portion of the property. The southern portion of the Site, bordering Spencer Brook consists mainly of wetlands. There are no utilities currently on the Site; however, electric and telephone services are available along South Street. Potable water to area residences is supplied by private wells and sewage is disposed of by on-site septic systems. According to records maintained by the Town of Carlisle Assessor's Office, the property is currently owned by The Trustees of South Street Nominee Trust, c/o Choate Hall & Stewart. The site is presently zoned Residence B.

Based on a review of the current 1987 "Billerica, MA" USGS topographic map (Figure 1), and observations during the Site visit, the topography of the Site gradually slopes down to the south toward Spencer Brook at a vertical distance of 60 feet over a horizontal distance of approximately 1,200 feet. There is a slight depression in the central portion of the Site. The Site appears to range in elevation from approximately 45 to 63 meters above the National Geodetic Vertical Datum (NGVD). Parts of the western and southern portions of the Site consist of wetlands which flow into Spencer Brook, which forms the southern Site border. Based on topography and proximity to surface water features, the anticipated local direction of groundwater flow is to the south and southeast toward Spencer Brook. However, local variations in the groundwater flow direction across the Site are likely due to the presence of wetlands and surface water features throughout the western and southern areas of the Site. The regional groundwater is anticipated to flow toward Spencer Brook and surrounding wetlands, which form a local topographic depression.

The general Site vicinity consists of wetlands, wooded and residential properties. The adjoining property consists of residences to the north and east; South Street, abutted by residences and wooded land to the west; Spencer Brook and undeveloped Conservation Foundation Land to the south; and residences to the southeast (Figure 2).

Site History

The Site history was constructed based on municipal records research, interviews, review of topographic maps, atlases and aerial photographs. No Sanborn map coverage was available for the Site.

Prior to 1875, the Site appeared on the historic atlas as undeveloped land. The c.1930 aerial photograph showed fields on the western Site border abutting South Street, and on the southeastern part of the Site. The remainder of the Site was shown as wooded and brush covered. According to the Town of Carlisle Assessor's Office, the property has been in the ownership of the Benfield family since at least 1953. The Site was previously classified as forest land under provisions of Massachusetts General Laws Chapter 61. Historic usage of the Site included selective logging and mowed fields. Property ownership was transferred to the Trustees of South Street Nominee Trust (a Benfield Trust) in 2001. At the time of the Site visit, the Site was undeveloped, wooded and covered with heavy brush, with the exception of two open fields. The southern portion of the site that borders Spencer Brook consists mainly of wetlands.

Site Reconnaissance

A Site visit was conducted by Rizzo Associates personnel on December 18, 2003. The purpose of the Site visit was to look for surficial evidence of the use, storage, or release of oil or hazardous material at the Site. The reconnaissance findings are detailed in the report. No evidence of oil or hazardous material use, storage or releases was observed during the Site visit.

Review of Regulatory Records

A review of the available federal, state, and local regulatory records was conducted to determine if reports of oil and/or hazardous material releases have been documented at or near the Site. The federal and state records were reviewed using FirstSearch Technology's on-line computer database system on January 19, 2004. Review of local files was conducted from January 20 through January 23, 2004.

Site: The Site is not listed in the federal and state regulatory records reviewed. Local records indicated that the Site had not been previously developed. Files at the Carlisle Board of Health contained requests by the Site owner, dated October 2003, to conduct percolation and deep hole tests for possible residential development. Board of Health staff indicated that the tests had been conducted and observed by Board of Health representatives, but the results had not yet been received. Rizzo Associates contacted the Chief of the Carlisle Fire Department to inquire about the

use or storage of petroleum products, hazardous materials or potential environmental concerns at the Site. Chief David Flannery indicated that he is not aware of environmental concerns relative to the Site, identified no records of the storage of petroleum or hazardous materials at the Site and had no reports of releases of oil and hazardous materials on the Site or surrounding properties.

Abutting/Surrounding Properties: A review of federal, state and local databases for nearby properties identified storage or releases of oil and/or hazardous material at properties in the vicinity of the Site as summarized below:

One **State site** within a 1.0 mile radius of the site was identified by the FirstSearch report, and is discussed within the body of the report. Based on the distance, intervening topography and location on the opposite side of a stream, the identified State site is not expected to impact subsurface conditions at the Site.

Two **State wells** were identified within 0.5 miles of the Site by the FirstSearch report. Potable water in the Town of Carlisle is supplied by private wells.

Conclusions and Recommendations

- We have performed a Level I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the 45.23-Acre Parcel located off South Street in Carlisle, Massachusetts, the property. Any exceptions to, or deletions from, this practice are described within this report. This assessment has revealed no recognized environmental conditions in connection with the Site.

Based on the research and information reviewed, we did not identify information to suggest that any release or threats of release of oil and/or hazardous materials at, from or in the vicinity of the Site. No data was identified which would warrant additional site investigations. Therefore, no further action is recommended at this time.

Purpose and Limitations

Purpose

Rizzo Associates, Inc. conducted this investigation in general conformance with the ASTM Standard Practice E 1527-00 Standard Practice for Environmental Site

Assessments: Phase I Environmental Site Assessment Process, which was originally adopted in May 1993 for the purpose of providing a standard investigative approach that would be sufficient to provide "appropriate inquiry into the previous ownership and uses of the properties consistent with good commercial or customary practice."

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

Limitations

This report is subject to the limitations outlined in Appendix A. This study and report have been prepared on behalf of and for the exclusive use of the Carlisle Conservation Foundation, Inc. and the Town of Carlisle, Massachusetts solely for use in an environmental evaluation of the Site. This report and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the prior written consent of Rizzo Associates. However, Rizzo Associates acknowledges and agrees that, subject to the terms and conditions of our contract provided in Appendix A, the report may be conveyed to the client's attorney, lender, title insurer, regulatory agencies, and potential purchasers associated with the proximate purchase or refinancing of the Site by our client. Rizzo Associates would be pleased to discuss the conditions of dissemination of the report to additional parties associated with the transaction. The report has been prepared in accordance with the Terms and Conditions set forth in our contract dated January 9, 2004. All uses of this report are subject to, and deemed acceptance of, the conditions and restrictions contained therein. No other warranty, express or implied, is made.

Exceptions to the ASTM Standard

The only exception to the ASTM Standard relative to this investigation is the following:

- The User responded on behalf of the Key Site Manager and Owner regarding their knowledge of the availability of existing environmental reports or documents relating to the Site and their knowledge of regulatory, administrative or legal notices or proceedings relating to hazardous substances or petroleum products at the Site.

I.0 Site Description and Interviews

Site Description

Property Use: The Site consists of a 45.23-acre parcel of undeveloped land located off South Street in Carlisle, Massachusetts (Figure 1). The Site is covered by open fields, woods, heavy brush and wetland areas. The site contains two open fields; one on the northwest border off South Street, and the other in the central portion of the site. The southern portion of the site that borders Spencer Brook consists mainly of wetlands.

Location

Site Address: 45.23-Acre Parcel (off South Street)
Carlisle, Massachusetts

Assessor Designation: Map 5, Parcel 7

Zoning Designation: Residence B

Ownership

Site Owner: Trustees of South Street Nominee Trust
c/o Choate Hall & Stewart

Site Owner's Address: 53 State Street
Boston, Massachusetts 02201

User Provided Information

The User of the report is the Carlisle Conservation Foundation, Inc, with Mr. Greg D. Peterson of Piper Rudnick, LLP representing the organization. The User has informed Rizzo Associates, Inc. that it has no knowledge of environmental liens or activity or use limitations, specialized knowledge of recognized environmental conditions, or actual knowledge that the price of the property is significantly less than the price of comparable properties.

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

Interviews with Owner, Key Site Manager and User

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

User: Carlisle Conservation Foundation, Inc.

Key Site Manager and Owner: TRS South Street Nominee Trust
c/o Choate Hall & Stewart

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

2.0 Physical Setting

*A current USGS 7.5 minute topographic map showing the area on which the property is located shall be reviewed, provided it is **reasonably ascertainable**. It is the only **standard physical setting source** and the only physical setting source that is required to be obtained. One or more additional sources may be obtained in the discretion of the environmental professional. (ASTM Standard E 1527-00)*

Topography

General Topography: Based on a review of the current 1987 "Billerica, MA" USGS topographic map (Figure 1), and observations during the Site visit, the topography of the Site gradually slopes down to the south toward Spencer Brook at a vertical distance of 60 feet over a horizontal distance of approximately 1,200 feet. There is a slight depression in the central portion of the Site.

Elevation: The Site appears to range in elevation from approximately 45 to 63 meters above the National Geodetic Vertical Datum (NGVD).

Nearest Surface Water Feature: Southern portions of the Site consist of wetlands which flow into Spencer Brook, which forms the

southern Site border. Several small unnamed tributaries flow into Spencer Brook from the vicinity of the Site.

Geology

Bedrock Geology: According to the Bedrock Geologic Map of Massachusetts, the Site lies within the Nashoba Formation, which consists of sillimanite schist and gneiss, amphibolite, biotite gneiss, calc-silicate gneiss and marble.

Groundwater

Expected Depth to Groundwater: The depth to groundwater is unknown. However, based on topography and surface water features in the general area it is expected to be within 5 to 10 feet below the ground surface.

Expected Groundwater Flow Direction: Based on a topographic map of the Site and observations during the Site reconnaissance, the local direction of groundwater flow is expected to be to the south toward Spencer Brook. However, local variations in the groundwater flow direction across the Site are likely due to the presence of wetlands and surface water features throughout the western and southern areas of the Site. The regional groundwater is anticipated to flow toward Spencer Brook and surrounding wetlands, which form a local topographic depression.

3.0 Site Visit Observations

*On a visit to the property the environmental professional shall **visually and physically observe** the property and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles. The periphery of the property shall be **visually and physically observed**, as well as the periphery of all structures on the property... On the interior of structures on the property, accessible common areas expected to be used by occupants or the public, maintenance and repair areas... and a representative sample of occupant spaces, should be **visually and physically observed**. (ASTM Standard E1527-00)*

A Site visit was conducted by Rizzo Associates personnel on December 18, 2003. The Site was observed to consist primarily of open field and woodlands, with remnants of stone walls observed both on and near the perimeter of the property. The topography is gently rolling, and generally slopes to the south and west, toward an unnamed stream and Spencer Brook. Evidence of percolation tests were observed at several locations in the north-central portion of the property, including localized excavations

and four-inch diameter PVC piping extending above the ground surface. The property is abutted to the northwest by South Street, to the south and southeast by Spencer Brook, and to the north, south and west by private residences and wooded land. Limited wet areas were observed in portions of the Site, with more extensive wetlands along Spencer Brook. No evidence of dumping, stressed vegetation, debris or other indications of a potential release of oil and hazardous materials was observed during the Site visit.

Building Description

No structures are currently located on the Site. The Site is not serviced by utilities, but electric and telephone services available along South Street. Residences in the Site area are served by private wells and on-site septic systems.

Hazardous Substances and Petroleum Storage

Hazardous substance or petroleum drums or containers \geq 5 gallons capacity? Yes No NA

Hazardous substance or petroleum containers \leq 5 gallons capacity? Yes No NA

No evidence of hazardous substances or petroleum storage was identified on the Site during the Site reconnaissance visit.

Evidence of Storage Tanks

Aboveground storage tanks? Yes No NA

Underground storage tanks? Yes No NA

Vent pipes? Yes No NA

Fill pipes? Yes No NA

Access ports? Yes No NA

No evidence of storage tanks was identified on the property during the Site reconnaissance.

Solid Waste Disposal

Evidence of dumping or filling suggesting trash
or solid waste disposal? **Yes No NA**

No evidence of solid waste disposal was identified on the property during the Site reconnaissance.

Indications of PCBs

Electrical or hydraulic equipment known or
likely to contain PCBs? **Yes No NA**

No indications of PCBs were observed on the property during Site reconnaissance.

Visible Staining and Odors

Stains or corrosion Stressed vegetation
 Stained soil or pavement Strong, pungent, or noxious odors

Rizzo Associates personnel observed no visible stains or corrosion, stained soil or pavement, stressed vegetation or strong odors during the Site visit.

Water and Wastewater

Standing surface water, pools of liquid Dry wells
 Floor drains Pits, ponds, lagoons
 Drains, ditches or streams Wells
 Sumps Septic systems, cess pools

Partially frozen surface water was observed on the property in connection with Site wetlands. Spencer Brook forms the southern boundary of the Site. No evidence of floor drains, ditches, sumps, dry wells, lagoons, septic systems, pits or cesspools was identified during the Site visit.

4.0 Site History

*The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to **recognized environmental conditions** in connection with the property. All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier.*
(ASTM Standard E1527-00)

Site History

The Site history was constructed based on municipal records research, interviews, review of topographic maps, atlases and aerial photographs. Historical atlases dated 1875 and 1937 were obtained and reviewed at the Gleason Public Library in Carlisle. Aerial photographs dated circa 1930 were reviewed from the Gleason Public Library. The 1995 and 2001 aerial photographs were obtained and reviewed from the Terraserver.com and Massachusetts GIS websites, respectively. Historical USGS topographic maps "Lowell, MA" dated 1886, 1893 and 1935, and "Westford, MA" dated 1941, 1946 and 1950 were reviewed to determine the past uses of the property and surrounding area. No Sanborn map coverage was available for the Site.

The Site appeared on the 1875 atlas as undeveloped land. Wetlands bordered both sides of the Spencer Brook, and no structures were indicated. The c.1930 aerial photograph showed fields on the northwest Site border adjacent to South Street, and on the southeastern part of the Site. The remainder of the Site was shown as wooded and brush covered. According to the Town of Carlisle Assessor's Office, the property has been owned by the Benfield family since at least 1953. According to the Carlisle Assessor, until recently the Site was classified as forest land under provisions of Massachusetts General Laws Chapter 61. This classification provides tax benefits to the Site owner, but also places a deed restriction on the land. The Carlisle Building inspector stated that no structures were previously built on the property; the Site was mainly selectively logged and used as fields. Property ownership was transferred to the Trustees of South Street Nominee Trust (a Benfield Trust) in 2001. At the time of the Site visit, the Site was wooded and covered with heavy brush, with the exception of two open fields. The southern portion of the Site that borders Spencer Brook consists mainly of wetlands.

5.0 Adjoining Properties

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

Current and Past Uses of Adjoining Properties

	Address	Current Use	Past Use(s)
North	491-545 South Street	Residential	Wooded
	480-548 South Street		Residential

	Address	Current Use	Past Use(s)
South	Off South Street	Conservation Land	Wooded/Wetlands
	Off South Street	Residential	Residential, Farmland
East	Off South Street	Conservation Land	Wooded/Wetlands
	101-136 Hartwell Road	Residential	
West	681 South Street	Residential, Wooded	Residential, Wooded
	967 South Street		

General Uses of the Surrounding Properties

The current and historic uses of the surrounding properties were developed based on municipal records research, interviews, review of topographic maps, atlases and aerial photographs. No Sanborn map coverage was available for the surrounding properties.

The general site vicinity consists of wetlands, wooded and residential properties. The adjoining property consists of residences to the north, and east; South Street, followed by residences and woods to the west; Spencer Brook and undeveloped Conservation Foundation Land to the south; and residences to the southeast (Figure 2).

6.0 Regulatory Review

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the property. Some records to be reviewed pertain not just to the property but also pertain to properties within an additional approximate minimum search distance in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. Government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government makes the information available to the public. (ASTM Standard E1527-00)

A review of standard state and federal environmental record sources pertaining to the Site and surrounding area was conducted using FirstSearch Technology Corporation's Environmental FirstSearch on-line database service. The search was conducted on January 19, 2004, using the minimum search distances recommended in the ASTM Standard. The local regulatory review included reviewing files at the Fire Department, Town Clerk's Office, Public Works Department, Planning Department, Building Inspection Department, Conservation Commission and the Board of Health. Local research was conducted from January 20 through January 23, 2004. The findings of the FirstSearch review and the local regulatory review are summarized below. All of the below-listed databases were searched. A check in the boxes below indicates that the Site or a property

within the minimum search distance recommended by the ASTM Standard was identified on the specified database. The complete FirstSearch report is in Appendix B.

Regulatory Agencies Listing the Site

- | <u>Federal</u> | <u>State</u> | <u>Local</u> |
|---------------------------------------------------|-----------------------------------------|------------------------------------------|
| <input type="checkbox"/> NPL | <input type="checkbox"/> Sites | <input type="checkbox"/> Registered USTs |
| <input type="checkbox"/> CERCLIS | <input type="checkbox"/> Spills | <input type="checkbox"/> Spills |
| <input type="checkbox"/> CERCLIS NFRAP | <input type="checkbox"/> Registered UST | <input type="checkbox"/> Other |
| <input type="checkbox"/> RCRA CORRACTS | <input type="checkbox"/> SWL | |
| <input type="checkbox"/> RCRA non-CORRACTS
TSD | <input type="checkbox"/> PWS | |
| <input type="checkbox"/> RCRA | | |
| <input type="checkbox"/> ERNS | | |

Federal databases: The Site was not identified in the federal databases reviewed.

State databases: The Site is not listed in the state databases reviewed.

Local records: The Carlisle Building Inspector stated that the Site has never been developed with structures, and was unaware of any environmental concerns in connection with the Site. Files at the Carlisle Board of Health contained requests by the Site owner, dated October, 2003, to conduct percolation and deep hole tests for possible residential development. Board of Health staff indicated that the tests had been conducted and observed to percolate by Board of Health representatives, but the results had not yet been received. Fire Chief David Flannery indicated that he is not aware of environmental concerns relative to the Site, identified no records of the storage of petroleum or hazardous materials at the Site and had no reports of releases of oil and hazardous materials on the Site or surrounding properties.

Regulatory Agencies Listing Abutting/Surrounding Properties

Federal	State	Local
<input type="checkbox"/> NPL (1.0 mile)	<input checked="" type="checkbox"/> Sites (1.0 mile)	<input type="checkbox"/> Registered USTs
<input type="checkbox"/> CERCLIS (0.5 mile)	<input type="checkbox"/> Spills (adjoining properties)	<input type="checkbox"/> Spills
<input type="checkbox"/> CERCLIS NFRAP (adjoining properties)	<input type="checkbox"/> Registered UST (adjoining properties)	<input type="checkbox"/> Other
<input type="checkbox"/> RCRA CORRACTS (1.0 mile)	<input type="checkbox"/> SWL (0.5 mile)	
<input type="checkbox"/> RCRA TSD (0.5 mile)	<input checked="" type="checkbox"/> PWS (0.5 mile)	
<input type="checkbox"/> RCRA Generators (adjoining properties)		

Federal Databases: No properties within the search radii were identified in the federal databases as indicated on the FirstSearch Report.

State Databases: Properties identified within the search radii were identified in the State databases as indicated on the FirstSearch Report, as described below.

State Sites: There is one State Site located within 1.0 mile of the Site, as identified by the FirstSearch report, as described below.

Site Name, Address	Site No.	Regulatory Information	Distance, Direction, Topographic Gradient
Middlesex School 1400 Lowell Street, Concord, MA.	3-13402	Release of #6 fuel oil to soil; Tier II Classified; Phase II report submitted to DEP on 4/5/2000.	Approximately 0.81 mi southeast, on opposite side of Spencer Brook

Based on the distance, substance released (#6 Fuel Oil), intervening topography and presence of Spencer Brook, the identified State site is not expected to impact subsurface conditions at the Site.

Potable Water Sources: Potable water in the Town of Carlisle is supplied by private wells. Two state wells were identified within 0.5 miles of the Site by the FirstSearch report. The Assurance Technology Corp. well was listed as a non-community, non-transient well.

Local Records: Fire Chief David Flannery indicated that he is not aware of environmental concerns relative to the Site, identified no records of the storage of petroleum or hazardous materials at the Site and had no reports of releases of oil and hazardous materials on the Site or surrounding properties.

7.0 References

Assessor's Office. Town of Carlisle. File review and conversation with Assessor. January 22, 2004.

Building Department. Town of Carlisle. Conversation with Mr. Robert Koning. No Records. January 8, 2004.

Clerk's Office. Town of Carlisle. No Records. January 22, 2004.

Conservation Commission. Town of Carlisle. File review and conversation with Ms. Sylvia Willard. December 30, 2003.

Fire Department, Town of Carlisle. Conversation with Fire Chief David Flannery. January 23, 2004.

Gleason Public Library in Carlisle. Review of historic atlases, maps and aerial photographs. January 22, 2004.

Board of Health. Town of Carlisle. File review and conversation with Board of Health Staff. January 22, 2004.

Planning Board. Town of Carlisle. No Records. January 22, 2004.

Department of Public Works. Town of Carlisle. No Records. January 20, 2004.

Massachusetts Department of Environmental Protection. *Public Water Supply List*. November 25, 2003.

Massachusetts Department of Environmental Protection. *Spills Database*. Spills-1990: December 19, 2003, Spills-1980: March 10, 1998.

Massachusetts Department of Environmental Protection. *State Sites Database*. December 19, 2003.

Massachusetts Department of Public Safety. *List of Registered Underground Storage Tanks*. October 1, 2003.

United States Environmental Protection Agency. *CERCLIS List*. Washington D.C. December 8, 2003.

United States Environmental Protection Agency. *CERCLIS NFRAP List*. Washington D.C. December 8, 2003.

United States Environmental Protection Agency. *Emergency Response Notification System (EPNS) List*. December 31, 2002.

United States Environmental Protection Agency. *National Priorities List (Superfund Sites)*. Washington D.C. September 9, 2003.

United States Environmental Protection Agency. *Resource Conservation and Recovery Act Generators and Transporters List*. Washington D.C. September 9, 2003.

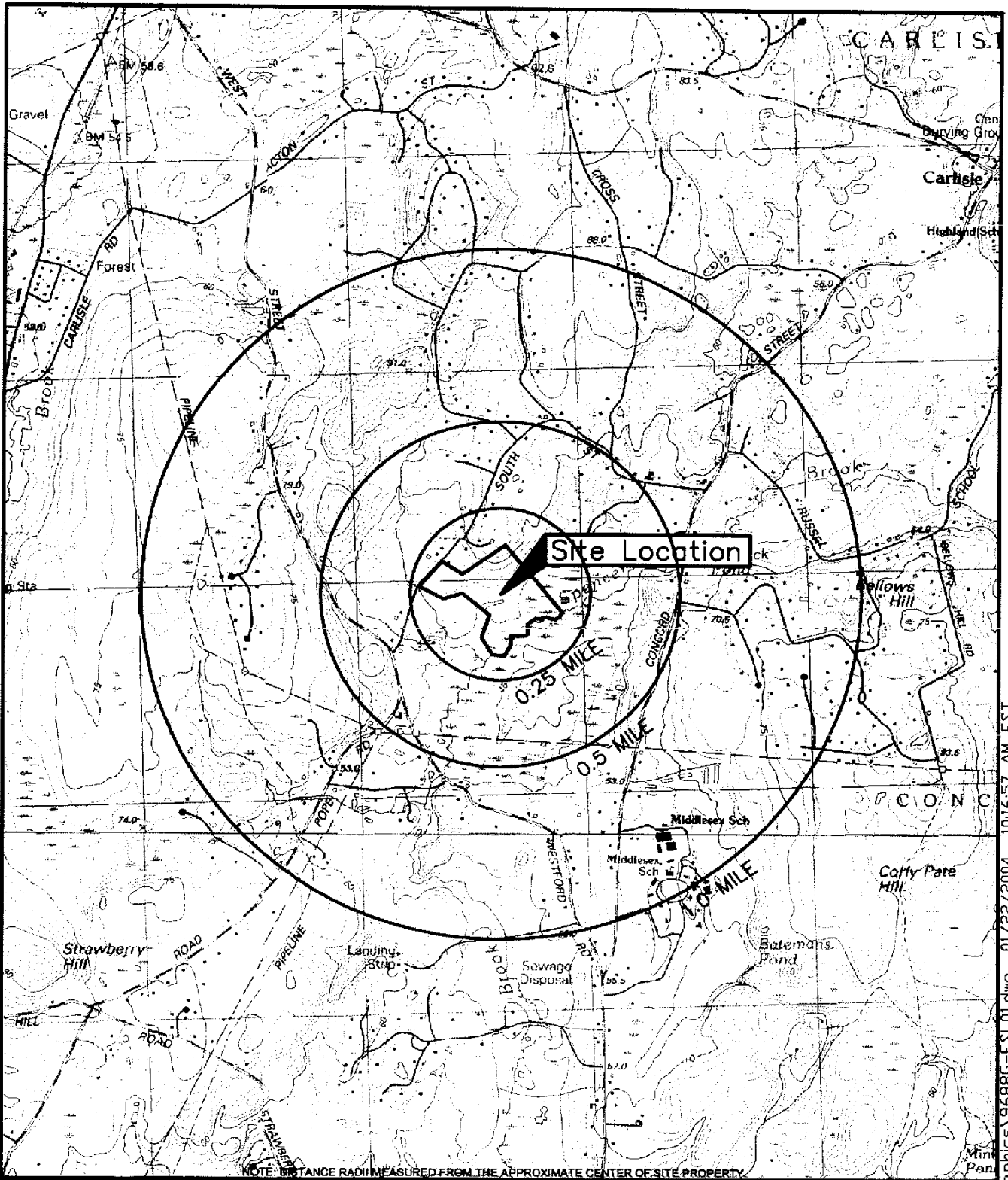
United States Environmental Protection Agency. *RCRA CORRACTS Facilities List*. Washington D.C. September 9, 2003.

United States Environmental Protection Agency. *RCRA non-CORRACTS TSD Facilities List*. Washington D.C. September 9, 2003.

United States Geological Survey. *Bedrock Geologic Map of Massachusetts*, E-an Zen, editor. 1983.

United States Geological Survey. *Topographic map of Billerica Quadrangle, Massachusetts*, 1987.

University of New Hampshire Library, Government Documents Department. *Historic USGS Maps of New England and New York*. Accessed January 22, 2004. <http://docs.unh.edu/nhtopos/nhtopos.htm>



NOTE: DISTANCE RADI MEASURED FROM THE APPROXIMATE CENTER OF SITE PROPERTY.

Project No. 9688.01

RIZZO ASSOCIATES
A TETRA TECH COMPANY



Information obtained from
USGS Map of Billerica, Massachusetts
Quadrangle dated 1987,
USGS Map of Westford, Massachusetts
Quadrangle dated 1987,

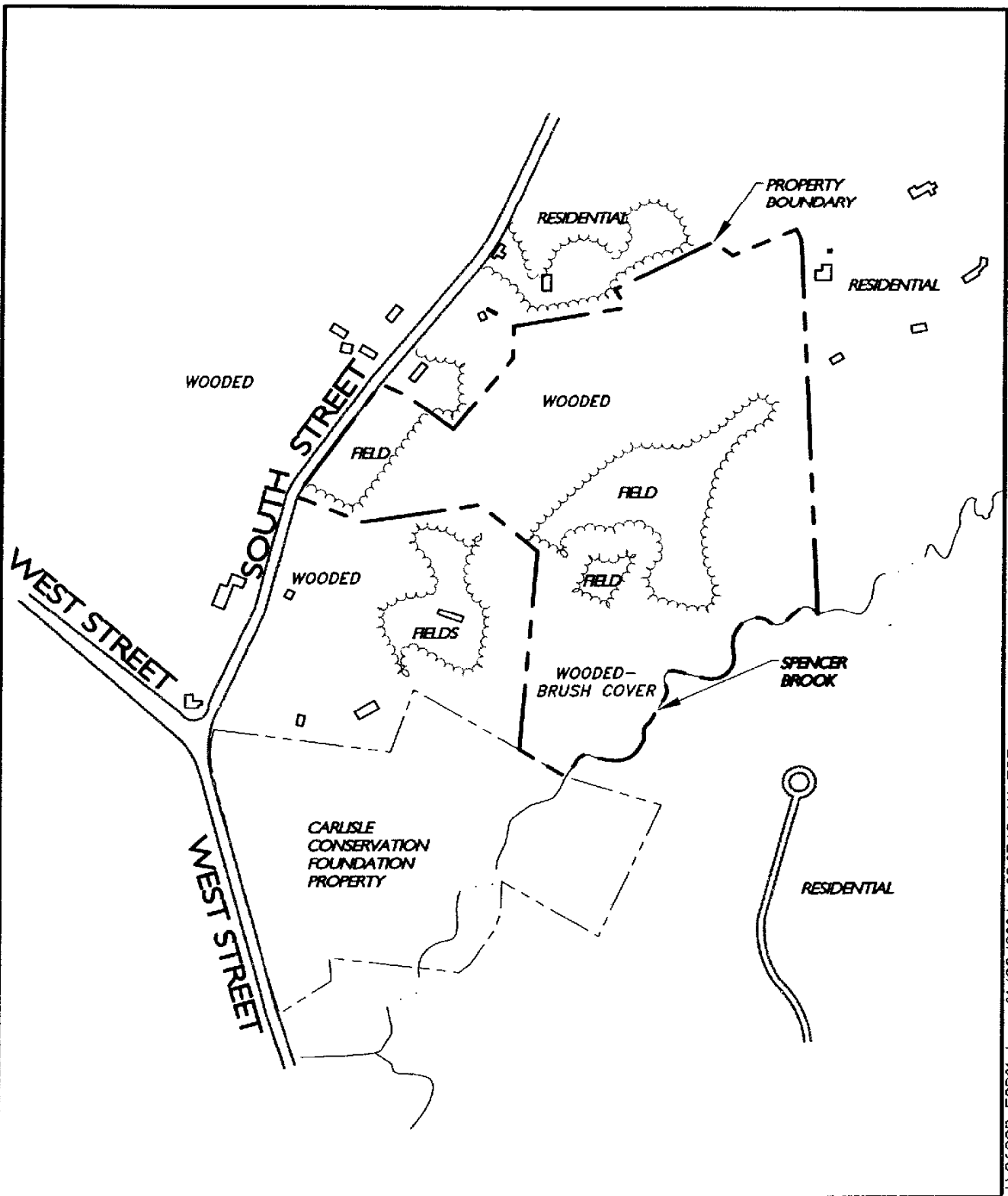
Map 5, Parcel 7, Off South Street
Carlisle, Massachusetts

Site Locus Plan

USGS Map of Maynard, Massachusetts
Quadrangle dated 1987 and
USGS Map of Concord, Massachusetts
Quadrangle dated 1987

Figure
1

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9688P-ESP01.dwg

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Base Map:
Carlisle Assessors Map
Dated January 2003

Map 5, Parcel 7,
Off South Street
Carlisle, Massachusetts

Site and Adjacent
Properties

Figure
2

J:\Project\9688\Plot\9688P-ESP01.dwg 01/23/2004 09:07:15 AM EST

Appendix A
Limitations and Firm Qualifications

Appendix A: Limitations and Firm Qualifications

1. The observations described in this report were made under the conditions stated therein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by Client. The work described in this report was carried out in accordance with the Terms and Conditions in our contract.
2. In preparing this report, Rizzo Associates has relied on certain information provided by state and local officials and other parties referenced therein, and on information contained in the files of state and/or local agencies available to Rizzo Associates at the time of the site assessment. Although there may have been some degree of overlap in the information provided by these various sources, Rizzo Associates did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment.
3. Observations were made of the Site and of 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, Rizzo Associates renders no opinion as to the presence of hazardous materials or oil, or to the presence of indirect evidence relating to hazardous material or oil, in that portion of the Site or structure. In addition, Rizzo Associates renders no opinion as to the presence of hazardous material or oil, or the presence of indirect evidence relating to hazardous material or oil, where direct observation of the interior walls, floor, or ceiling of a structure on a Site was obstructed by objects or coverings on or over these surfaces.
4. Rizzo Associates did not perform testing or analyses to determine the presence or concentration of asbestos at the Site or in the environment at the Site.
5. It is ENGINEER's understanding that the purpose of this report is to assess the physical characteristics of the subject Site with respect to the presence on the Site of hazardous material or oil. This stated purpose has been a significant factor in determining the scope and level of services provided for in the Agreement. Should the purpose for which the Report is to be used or the proposed use

of the site(s) change, this Report is no longer valid and use of this Report by CLIENT or others without ENGINEER's review and written authorization shall be at the user's sole risk. Should ENGINEER be required to review the Report after its date of submission, ENGINEER shall be entitled to additional compensation at then existing rates or such other terms as agreed between ENGINEER and the CLIENT.

6. The conclusions and recommendations contained in this report are based in part, where noted, upon the data obtained from a limited number of soil samples obtained from widely spaced subsurface explorations. The nature and extent of variations between these explorations may not become evident until further exploration. If variations or other latent conditions then appear evident, it will be necessary to reevaluate the conclusions and recommendations of this report.
7. Any water level readings made in test pits, borings, and/or observation wells were made at the times and under the conditions stated on the report. However, it must be noted that fluctuations in the level of groundwater may occur due to variations in rainfall and other factors different from those prevailing at the time measurements were made.
8. Except as noted within the text of the report, no quantitative laboratory testing was performed as part of the site assessment. Where such analyses have been conducted by an outside laboratory, Rizzo Associates has relied upon the data provided and has not conducted an independent evaluation of the reliability of these data.
9. The conclusions and recommendations contained in this report are based in part, where noted, upon various types of chemical data and are contingent upon their validity. These data have been reviewed and interpretations made in the report. As indicated within the report, some of these data may be preliminary screening level data and should be confirmed with quantitative analyses if more specific information is necessary. Moreover, it should be noted that variations in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time, and other factors. Should additional chemical data become available in the future, these data should be reviewed, and

the conclusions and recommendations presented herein modified accordingly.

10. Chemical analyses have been performed for specific constituents during the course of this site assessment, as described in the text. However, it should be noted that additional chemical constituents not searched for during the current study may be present in soil and/or groundwater at the Site.
11. This Report was prepared for the exclusive use of the CLIENT. No other party is entitled to rely on the conclusions, observations, specifications, or data contained therein without the express written consent of ENGINEER.
12. The observations and conclusions described in this Report are based solely on the Scope of Services provided pursuant to the Agreement. ENGINEER has not performed any additional observations, investigations, studies, or testing not specifically stated therein. ENGINEER shall not be liable for the existence of any condition, the discovery of which required the performance of services not authorized under the Agreement.
13. The passage of time may result in significant changes in technology, economic conditions, or site variations that would render the Report inaccurate. Accordingly, neither the CLIENT, nor any other party, shall rely on the information or conclusions contained in this Report after six months from its date of submission without the express written consent of ENGINEER. Reliance on the Report after such period of time shall be at the user's sole risk. Should ENGINEER be required to review the Report after six months from its date of submission, ENGINEER shall be entitled to additional compensation at then existing rates or such other terms as may be agreed upon between ENGINEER and the CLIENT.
14. ENGINEER has endeavored to perform its services based upon engineering practices accepted at the time they were performed. ENGINEER makes no other representations, express or implied, regarding the information, data, analysis, calculations, and conclusions contained herein.

15. The services provided by ENGINEER do not include legal advice. Legal counsel should be consulted regarding interpretation of applicable and relevant federal, state, and local statutes and regulations and other legal matters.

Firm Qualifications

Rizzo Associates, Inc. a Tetra Tech company is a leading engineering and environmental consulting firm. Our full-time staff of over 175 includes engineers and environmental scientists who specialize in hazardous waste site assessment and remediation management; environmental impact analysis; environmental permitting; water; wastewater; stormwater management and drainage facility design; transportation design and traffic impact analysis; and surveying.

Our staff includes technical experts in a variety of specialized disciplines, including environmental and chemical engineers, geologists, hydrogeologists, biologists, wetlands experts, environmental planners, traffic and highway engineers, civil engineers, water and wastewater specialists, public health and risk management specialists, and OSHA-trained survey crews. In addition, through our affiliation with Tetra Tech we have access to experienced staff in all technical disciplines at locations nationwide.

One aspect of our business, assessment, remediation, and compliance, provides four primary services: site assessment, remedial design and implementation, regulatory compliance, and litigation support. These services are all linked by the common thread of environmental liability; that is, how to identify, avoid, prevent, manage, or correct conditions that have potential to result in harm to human health or the environment, or present a conflict with environmental regulations. Our company is uniquely suited to assist in identifying, and managing environmental problems.

We routinely conduct site assessments and environmental audits throughout the country for industrial, commercial development, government, legal, and banking clients. We conduct soil gas surveys using state-of-the-art techniques and are experienced in the use of geophysical exploration methods. We have successfully completed remedial action projects using a range of technologies such as soil venting, vapor extraction, air stripping, air sparging, soil stabilization/solidification, and on-site low temperature thermal extraction. Our combination of experience in assessments and audits, remediation, and litigation support

provides the client with the breadth that is essential for developing practical and effective solutions to environmental problems.

Our firm is active in national, regional, and state professional associations. Rizzo Associates is intimately familiar with the Massachusetts Contingency Plan (MCP) regulations, and our staff includes seven Licensed Site Professionals. The backgrounds and qualifications of Rizzo Associates' staff assigned to these type of projects is presented below.

- **Raymond C. Johnson, P.G., L.S.P.** is a Senior Vice President at Rizzo Associates and the Director of the Remediation, Assessment and Compliance Division, responsible for projects related to the assessment and remediation of soil and groundwater contamination. He has conducted numerous projects involving contamination by petroleum hydrocarbons, volatile organic compounds, and heavy metals. He has experience in the design of groundwater monitoring well networks and groundwater recovery systems, and has applied groundwater modeling techniques to the optimization of these systems. He has participated in the design and installation of groundwater pump and treat systems and has managed projects related to the assessment and remediation of contaminated public water supply wells. He has a B.S. in Geology from Allegheny College (1979), an M.B.A. from Clark University (1992), and has taken Civil Engineering courses at Northeastern University. He is a member of the National Ground Water Association, and Mr. Johnson is a Certified Professional Geologist and Licensed Site Professional in Massachusetts. He is OSHA HAZWOPER certified and has been practicing in the environmental field since 1979.

- **Paula A. Rotenberg** is an Environmental Scientist at Rizzo Associates responsible for Phase I environmental site assessments for residential, commercial, and industrial properties. Site assessments require the collection of data from interviews, public records, maps, and other data sources. Her experience in subsurface investigations includes supervision of soil boring advancement, monitoring well installation, and collection of soil, sediment, and groundwater samples. Ms. Rotenberg holds a B.S. in Earth Science from McMaster University (1999) and an M.S. in Environmental Soil Science from Penn State University (2002). She is OSHA HAZWOPER certified.

Appendix B

**DataMap Technology Corporation
Environmental FirstSearch Report**

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

TARGET PROPERTY:

SOUTH ST

CARLISLE MA 01741

Job Number: 9688-01

PREPARED FOR:

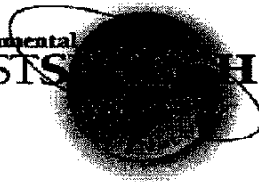
Rizzo Associates

1 Grant Street

Framingham, MA 01071

01-19-04

Environmental
FIRSTSEARCH



Tel: (781) 320-3720

Fax: (781) 320-3715

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Environmental FirstSearch Search Summary Report

Target Site: SOUTH ST
CARLISLE MA 01741

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-09-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	12-08-03	0.50	0	0	0	0	-	0	0
NFRAP	Y	12-08-03	0.15	0	0	0	-	-	0	0
RCRA TSD	Y	09-09-03	0.50	0	0	0	0	-	0	0
RCRA COR	Y	09-09-03	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	09-09-03	0.15	0	0	0	-	-	0	0
RCRA NLR	N	09-09-03	0.25	-	-	-	-	-	-	-
ERNS	Y	12-31-02	0.15	0	0	0	-	-	3	3
NPDES	N	10-20-03	0.25	-	-	-	-	-	-	-
FINDS	N	07-16-98	0.25	-	-	-	-	-	-	-
TRIS	N	09-26-03	0.25	-	-	-	-	-	-	-
State Sites	Y	12-19-03	1.00	0	0	0	0	1	1	2
Spills-1990	Y	12-19-03	0.50	0	0	0	0	-	4	4
Spills-1980	Y	03-10-98	0.25	0	0	0	-	-	3	3
SWL	Y	07-02-03	0.50	0	0	0	0	-	0	0
Permits	N	NA	0.25	-	-	-	-	-	-	-
Other	N	NA	0.25	-	-	-	-	-	-	-
REG UST/AST	Y	10-01-03	0.25	0	0	0	-	-	0	0
Leaking UST	Y	NA	0.50	0	0	0	0	-	0	0
State Wells	Y	11-25-03	0.50	0	0	0	2	-	0	2
Aquifers	Y	01-20-99	0.50	0	0	0	0	-	0	0
ACEC	N	01-20-99	0.50	-	-	-	-	-	-	-
Wetlands	N	11-20-00	0.50	-	-	-	-	-	-	-
Floodplains	N	05-13-98	0.50	-	-	-	-	-	-	-
Nuclear Permits	N	04-30-99	0.50	-	-	-	-	-	-	-
Historic/Landmark	N	09-01-02	0.50	-	-	-	-	-	-	-
Federal Land Use	N	06-17-98	0.50	-	-	-	-	-	-	-
Federal Wells	N	05-19-03	0.50	-	-	-	-	-	-	-
Releases(Air/Water)	N	12-31-01	0.25	-	-	-	-	-	-	-
HMIRS	N	03-31-03	0.25	-	-	-	-	-	-	-
NCDB	N	05-23-03	0.25	-	-	-	-	-	-	-
PADS	N	09-01-03	0.25	-	-	-	-	-	-	-
Federal Other	N	NA	0.25	-	-	-	-	-	-	-
Misc	N	NA	0.25	-	-	-	-	-	-	-
Towers	N	08-16-01	0.25	-	-	-	-	-	-	-
Soils	N	03-18-97	0.25	-	-	-	-	-	-	-
Receptors	Y	01-01-95	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	0	2	1	11	14

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: 01-19-04
Requestor Name: Paula Rotenberg
Standard: ASTM

Search Type: COORD
Job Number: 9688-01

**TARGET ADDRESS: SOUTH ST
 CARLISLE MA 01741**

Demographics

Sites: 14	Non-Geocoded: 11	Population: 703
Radon: 3.4 - 7.2 PCVL		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-71.377237	-71:22:38	Easting:	304695.073
Latitude:	42.510875	42:30:39	Northing:	4709024.975
			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>Yes</td> <td>01-19-04</td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Topographical Maps</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search</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	Yes	01-19-04	Aerial Photographs	No		Topographical Maps	No		City Directories	No		Title Search	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
Sanborns	Yes	01-19-04																																	
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Topographical Maps	No																																		
City Directories	No																																		
Title Search	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

**Environmental FirstSearch
Sites Summary Report**

TARGET SITE: SOUTH ST
CARLISLE MA 01741

JOB: 9688-01

TOTAL: 14 **GEOCODED:** 3 **NON GEOCODED:** 11 **SELECTED:** 3

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
3	PWS	MA IWPA MAIWPA-0104-263	MA	0.39 NE	3
2	PWS	ASSURANCE TECHNOLOGY CORP. MAPWS-0104-1246/NTNC	CARLISLE MA	0.48 NE	2
1	STATE	NO LOCATION AID 3-0013402/TIER 2	1400 LOWELL ST CONCORD MA 01742	0.81 SE	1

**Environmental FirstSearch
Sites Summary Report**

TARGET SITE: SOUTH ST
CARLISLE MA 01741

JOB: 9688-01

TOTAL: 14 **GEOCODED:** 3 **NON GEOCODED:** 11 **SELECTED:** 3

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
14	SPILLS80	N88-0732	LOWELL ST CARLISLE MA 01741	NON GC	
13	SPILLS80	N85-0395	CENTER OF TOWN FIRE STATION CARLISLE MA 01741	NON GC	
12	SPILLS80	N85-0310	CROSS ST. CARLISLE MA 01741	NON GC	
6	ERNS	H41121/UNKNOWN	UNKNOWN CARLISLE MA 01741	NON GC	
8	SPILLS	DPW YARD 3-0017300/RAO	LOWELL ST CARLISLE MA 01741	NON GC	
7	STATE	DPW YARD 3-0017300/TIER 1C	LOWELL ST CARLISLE MA 01741	NON GC	
10	SPILLS	NO LOCATION AID 3-0022068/RAO	224 SOUTH ST CARLISLE MA 01741	NON GC	
9	SPILLS	NO LOCATION AID 3-0019442/RAO	BEDFORD ST CARLISLE MA 01741	NON GC	
4	ERNS	PRIVATE CITIZEN 373758/UNKNOWN (NRC)	WETLAND, A CRANBERRY BOG. CURV CARLISLE MA 01741	NON GC	
11	SPILLS	TOWN OF CARLISLE 3-0017912/RAONR	LOWELL ST CARLISLE MA 01741	NON GC	
5	ERNS	UNKNOWN 374092/UNKNOWN (NRC)	WETLAND, A CRANBERRY BOG. CURV CARLISLE MA 01741	NON GC	

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: SOUTH ST
CARLISLE MA 01741

JOB: 9688-01

STATE WELLS SITE		
SEARCH ID: 3	DIST/DIR: 0.39 NE	MAP ID: 3
NAME: MA IWPA	REV: 11/25/03	
ADDRESS: MA	ID1: MAIWPA-0104-263	
	ID2:	
CONTACT:	STATUS:	
	PHONE:	
SHAPE_AREA:	81483.73	
SHAPE_LEN:	1028.17	
INSIDE:	Within IWPA	

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: SOUTH ST
CARLISLE MA 01741

JOB: 9688-01

STATE WELLS SITE		
SEARCH ID: 2	DIST/DIR: 0.48 NE	MAP ID: 2
NAME: ASSURANCE TECHNOLOGY CORP.	REV: 11/25/03	
ADDRESS: CARLISLE MA	ID1: MAPWS-0104-1246	
MIDDLESEX	ID2: 3051011-01G	
CONTACT:	STATUS: NTNC	
	PHONE:	
OBJECT ID: 42446		
ZONE II NUMBER: 0		
SOURCE ID: 3051011-01G		
SITE NAME: ASSURANCE TECHNOLOGY CORP.		
TOWN: CARLISLE		
TYPE: NON-COMMUNITY, NON-TRANSIENT WELL		
OBJECT ID: 42446		
ZONE II NUMBER: 0		
SOURCE ID: 3051011-01G		
DEP PUBLIC WATER SUPPLIER:		
BASIN ID: 14		
WATER SUPPLY TYPE: NON-COMMUNITY, NON-TRANSIENT WELL		
QUAD NAME: BILLERICA		
SOURCE CHECK: GPS		
GPM: 0		

Environmental FirstSearch Site Detail Report

TARGET SITE: SOUTH ST
CARLISLE MA 01741

JOB: 9688-01

STATE SITE	
SEARCH ID: 1	DIST/DIR: 0.81 SE
MAP ID: 1	
NAME: NO LOCATION AID	REV: 8/1/01
ADDRESS: 1400 LOWELL ST	ID1: 3-0013402
CONCORD MA 01742	ID2:
CONTACT:	STATUS: TIER 2
	PHONE:
 <u>SITE INFORMATION</u>	
LTBI:	CONFIRMED:
DELETED:	REMOVED:
CATEGORY: 120 DY	21E STATUS: TIER 2
DATE: 2/1/96	21E DATE: 2/7/97
PHASE: PHASE II	HAZMAT TYPE: OIL
RAO CLASS:	
LOCATION TYPE:	
SOURCE:	
SITE DESCRIPTION:	RELEASE TO SOIL;
OTHER CONTAMINATION:	
OTHER RELEASES:	#6 FUEL OIL
OTHER PROBLEMS:	
OTHER TYPE OF SITE:	
 <u>CHEMICALS</u>	
FUEL OIL #6 18000 PPM	
 <u>SITE ACTIONS</u>	
TS DATE:	2/7/1997
AUL RESTRICTION:	
LSP:	JAMES LUKER
RA STATUS:	TRANSMITTAL RECEIVED
RAS TYPE:	TCLASS: TIER CLASSIFICATION
RAO CLASS:	
 TS DATE: 2/7/1997	
AUL RESTRICTION:	
LSP:	
RA STATUS:	RELATED TO A TRANSITION SITE (NOT TIER CLASSIFIED)
RAS TYPE:	FEND
RAO CLASS:	
 ACT DATE: 04/05/2000	
ACT USE LIMITATION:	

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: SOUTH ST
CARLISLE MA 01741

JOB: 9688-01

STATE SITE		
SEARCH ID: 1	DIST/DIR: 0.81 SE	MAP ID: 1
NAME: NO LOCATION AID	REV: 8/1/01	
ADDRESS: 1400 LOWELL ST CONCORD MA 01742	ID1: 3-0013402	
	ID2:	
CONTACT:	STATUS: TIER 2	
	PHONE:	
LSP: JAMES LUKER		
ACT STATUS: SCOPE OF WORK RECEIVED		
ACT TYPE: PHASEII: PHASE II		
RAO TYPE:		
ACT DATE: 02/07/1997		
ACT USE LIMITATION:		
LSP: JAMES LUKER		
ACT STATUS: COMPLETION STATEMENT RECEIVED		
ACT TYPE: PHASEI: PHASE I		
RAO TYPE:		
ACT DATE: 02/07/1997		
ACT USE LIMITATION:		
LSP: JAMES LUKER		
ACT STATUS: TIER 2 CLASSIFICATION		
ACT TYPE: TCLASS: TIER CLASSIFICATION		
RAO TYPE:		

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: SOUTH ST
CARLISLE MA 01741

JOB: 9688-01

STATE WELLS SITE			
SEARCH ID: 3	DIST/DIR: 0.39 NE	MAP ID: 3	
NAME: MA IWPA		REV: 11/25/03	
ADDRESS: MA		ID1: MAIWPA-0104-263	
		ID2:	
CONTACT:		STATUS:	
		PHONE:	
SHAPE_AREA:	81483.73		
SHAPE_LEN:	1028.17		
INSIDE:	Within IWPA		

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: SOUTH ST
CARLISLE MA 01741

JOB: 9688-01

STATE WELLS SITE		
SEARCH ID: 2	DIST/DIR: 0.48 NE	MAP ID: 2
NAME: ASSURANCE TECHNOLOGY CORP.	REV: 11/25/03	
ADDRESS: CARLISLE MA MIDDLESEX	ID1: MAPWS-0104-1246	
CONTACT:	ID2: 3051011-01G	
	STATUS: NTNC	
	PHONE:	
OBJECT ID: 42446		
ZONE II NUMBER: 0		
SOURCE ID: 3051011-01G		
SITE NAME: ASSURANCE TECHNOLOGY CORP.		
TOWN: CARLISLE		
TYPE: NON-COMMUNITY, NON-TRANSIENT WELL		
OBJECT ID: 42446		
ZONE II NUMBER: 0		
SOURCE ID: 3051011-01G		
DEF PUBLIC WATER SUPPLIER:		
BASIN ID: 14		
WATER SUPPLY TYPE: NON-COMMUNITY, NON-TRANSIENT WELL		
QUAD NAME: BILLERICA		
SOURCE CHECK: GPS		
GPM: 0		

Environmental FirstSearch
Site Detail Report

TARGET SITE: SOUTH ST
CARLISLE MA 01741

JOB: 9688-01

STATE SITE

SEARCH ID: 1 **DIST/DIR:** 0.81 SE **MAP ID:** 1

NAME: NO LOCATION AID	REV: 8/1/01
ADDRESS: 1400 LOWELL ST	ID1: 3-0013402
CONCORD MA 01742	ID2:
CONTACT:	STATUS: TIER 2
	PHONE:

SITE INFORMATION

LTBI:		CONFIRMED:	
DELETED:		REMOVED:	
CATEGORY: 120 DY		21E STATUS: TIER 2	
DATE: 2/1/96		21E DATE: 2/7/97	
PHASE: PHASE II		HAZMAT TYPE: OIL	

RAO CLASS:

LOCATION TYPE:
SOURCE:
SITE DESCRIPTION: RELEASE TO SOIL;

OTHER CONTAMINATION:
OTHER RELEASES: #6 FUEL OIL
OTHER PROBLEMS:
OTHER TYPE OF SITE:

CHEMICALS

FUEL OIL #6 18000 PPM

SITE ACTIONS

TS DATE: 2/7/1997
AUL RESTRICTION:
LSP: JAMES LUKER
RA STATUS: TRANSMITTAL RECEIVED
RAS TYPE: TCLASS: TIER CLASSIFICATION
RAO CLASS:

TS DATE: 2/7/1997
AUL RESTRICTION:
LSP:
RA STATUS: RELATED TO A TRANSITION SITE (NOT TIER CLASSIFIED)
RAS TYPE: FEND
RAO CLASS:

ACT DATE: 04/05/2000
ACT USE LIMITATION:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: SOUTH ST
CARLISLE MA 01741

JOB: 9688-01

STATE SITE		
SEARCH ID: 1	DIST/DIR: 0.81 SE	MAP ID: 1
NAME: NO LOCATION AID	REV: 8/1/01	
ADDRESS: 1400 LOWELL ST CONCORD MA 01742	ID1: 3-0013402	
	ID2:	
CONTACT:	STATUS: TIER 2	
	PHONE:	
LSP: JAMES LUKER		
ACT STATUS: SCOPE OF WORK RECEIVED		
ACT TYPE: PHASEII: PHASE II		
RAO TYPE:		
ACT DATE: 02/07/1997		
ACT USE LIMITATION:		
LSP: JAMES LUKER		
ACT STATUS: COMPLETION STATEMENT RECEIVED		
ACT TYPE: PHASEI: PHASE I		
RAO TYPE:		
ACT DATE: 02/07/1997		
ACT USE LIMITATION:		
LSP: JAMES LUKER		
ACT STATUS: TIER 2 CLASSIFICATION		
ACT TYPE: TCLASS: TIER CLASSIFICATION		
RAO TYPE:		

**Environmental FirstSearch
Federal Databases and Sources**

ASTM Databases:

CERCLIS: *Comprehensive Environmental Response Compensation and Liability Information System.* The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

ERNS: *Emergency Response Notification System.* The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001 has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: *The Facility Index System.* The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: *National Priority List.* The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: *Resource Conservation and Recovery Information System.* The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.* The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

RCRA COR: *Resource Conservation and Recovery Information System Corrective Action Sites.* The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: *Resource Conservation and Recovery Information System Large and Small Quantity Generators.* The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated.* The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

Non-ASTM Databases:

HMIRS: Hazardous Materials Incident Response System: This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: National Compliance Database. This EPA database contains information relating to TSCA (Toxic Substances Control Act) and FTTS which provides support for the national pesticides and toxics program.

Updated quarterly

NPDES: National Pollution Discharge Elimination System. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: National Radon Database. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

RELEASES: Air and Surface Water Releases. A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological

the annual frequency of flooding. Source: United States Geographical Survey (USGS)

Updated quarterly

TRIS: Toxic Release Inventory System. The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

**Environmental FirstSearch
Massachusetts Databases and Sources**

1. **State Sites:** Confirmed Disposal Sites and Locations To Be Investigated. The Department of Environmental Protection Agency database of confirmed, LTBI, waiver, deleted and reserved sites maintained by the Bureau of Waste Site Cleanup.

Updated immediately upon release.

2. **Spills:** The Department of Environmental Protection Agency database of emergency response actions and spill releases maintained by the Bureau of Waste Site Cleanup.

Updated immediately upon release.

3. **Landfills:** The Department of Environmental Protection Agency database of active solid waste landfill facilities maintained by the Division of Solid Waste Management.

Updated annually.

4. **UST:** Underground Storage Tanks. The Department of Public Safety/Office of the Fire Marshall's database of registered underground storage tanks.

Updated semi-annually.

5. **PWS:** The Department of Environmental Protection Agency's database of public water supply well locations maintained by the Division of Water Supply and MassGIS.

Updated semi-annually.

6. **Aquifers:** The Executive Office of Environmental Affairs GIS database of high, medium and low yield aquifers, EPA sole source aquifers, known zone II boundaries for public water supplies and surface water.

Updated annually.

7. **ACEC:** Areas of Critical Environmental Concern. The Executive Office of Environmental Affairs GIS database of legislated ACECs, protected open spaces, estimated habitats of endangered species and vernal pools.

Updated annually.

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: SOUTH ST
CARLISLE MA 01741

JOB: 9688-01

Street Name	Dist/Dir	Street Name	Dist/Dir
Fifty Acre Way	0.22 NE		
South St	0.16 NW		



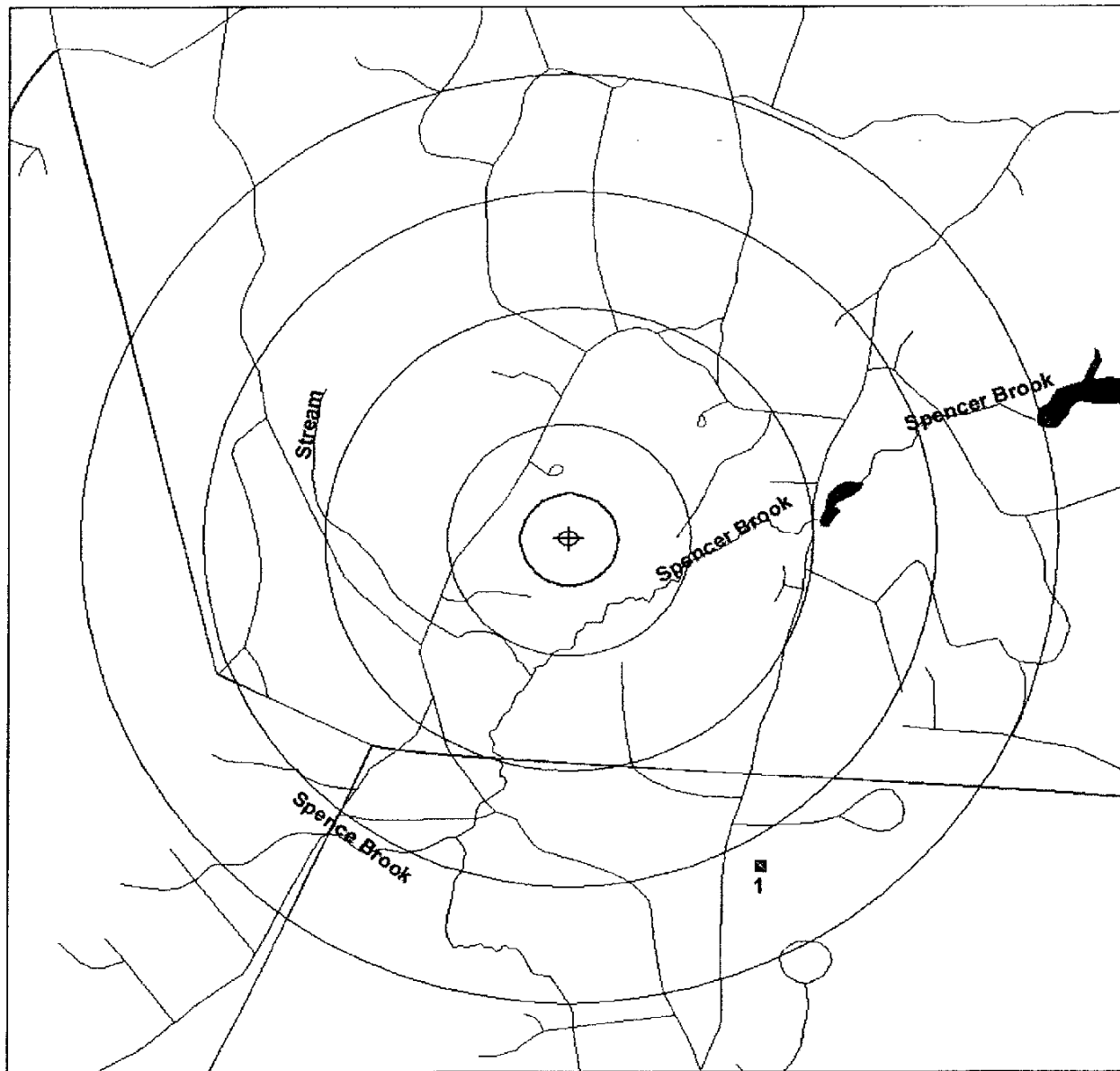
Environmental FirstSearch

1 Mile Radius
ASTM Map: NPL, RCRACOR, STATE Sites

Environmental
FIRSTSEARCH



SOUTH ST, CARLISLE MA 01741



Source: 1999 U.S. Census TIGER Files

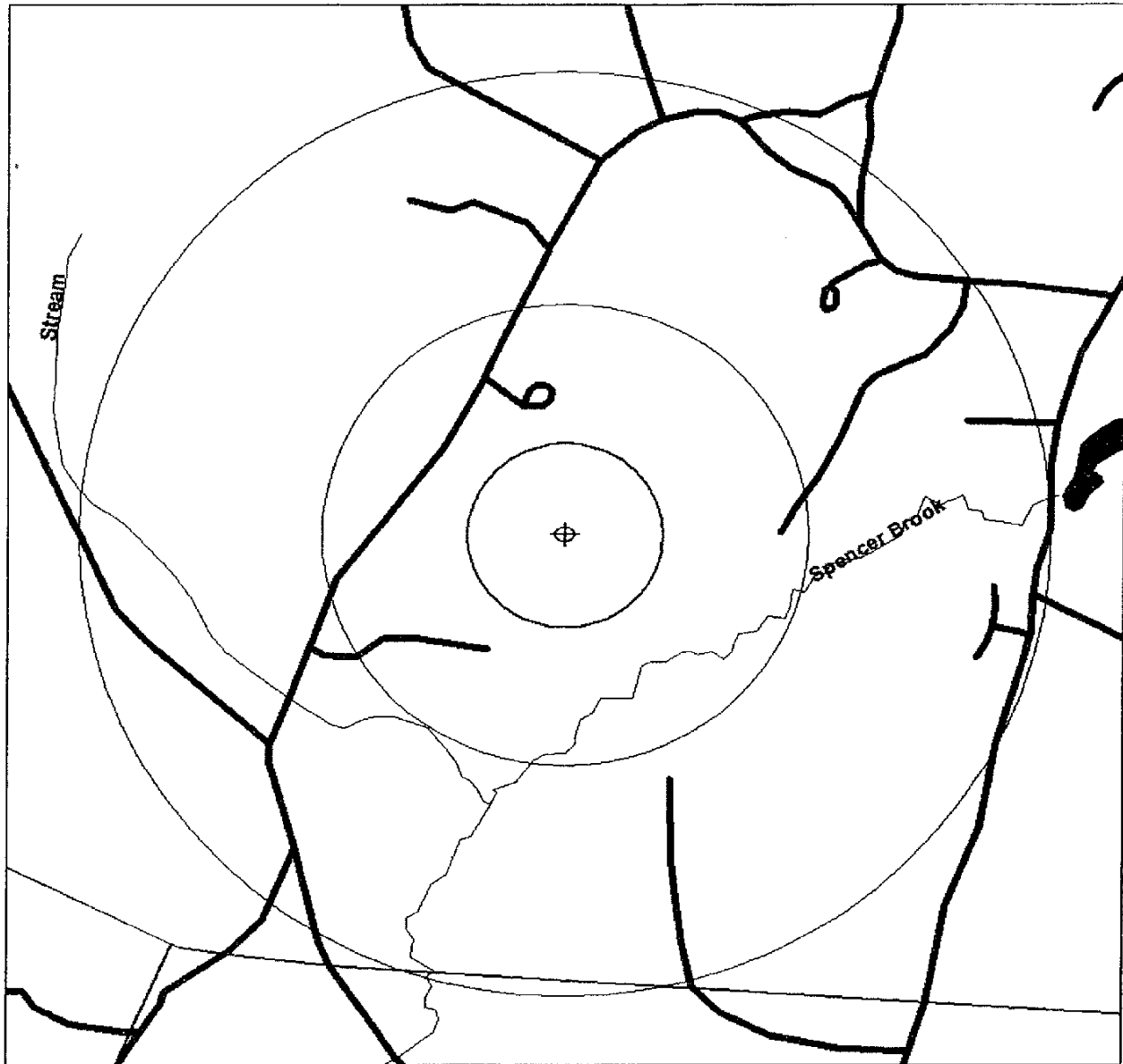
- Target Site (Latitude: 42.510875 Longitude: -71.377237)
 - Identified Site, Multiple Sites, Receptor
 - NPL, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch
.5 Mile Radius
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



SOUTH ST, CARLISLE MA 01741



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 42.510875 Longitude: -71.377237)
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



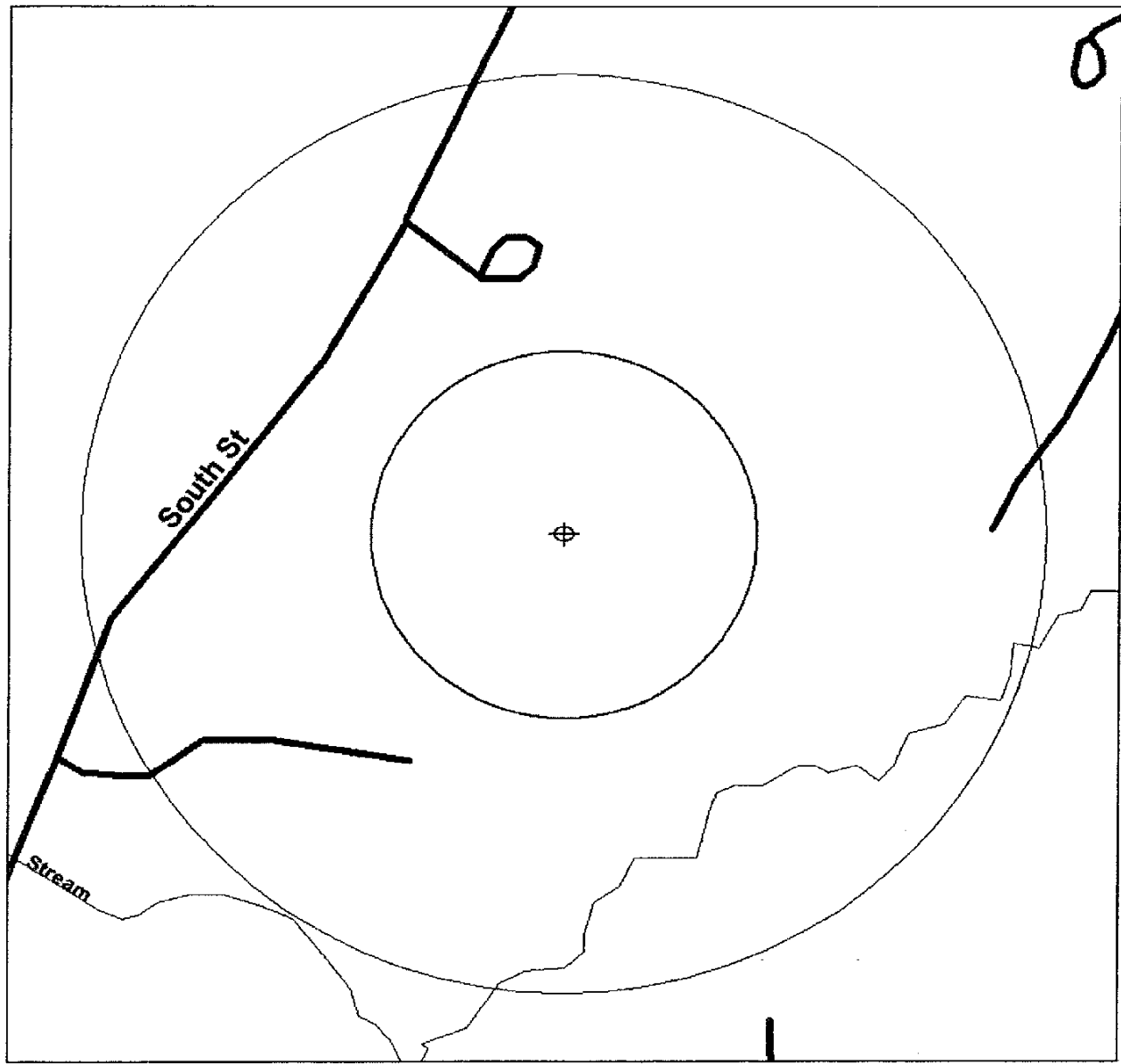
Environmental FirstSearch

.25 Mile Radius







ASTM Map: RCRA GEN, ERNS, UST



SOUTH ST, CARLISLE MA 01741



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 42.510875 Longitude: -71.377237) 
 - Identified Site, Multiple Sites, Receptor   
 - NPL, Solid Waste Landfill (SWL) or Hazardous Waste 
 - Railroads 
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch
 .5 Mile Radius
 State Wells Sites

Environmental
FIRSTSEARCH

SOUTH ST, CARLISLE MA 01741



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 42.510875 Longitude: -71.377237)
 - Identified Site, Multiple Sites, Receptor
 - NPL, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Public Water Supply, DEP Zone II Boundaries





Sanborn® Map Report

Ship To: Ms. Beth Christensen
First Search Technology
450 Washington Street
Dedham, MA 02026

Order Date: 1/20/2004 **Completion Date:** 1/21/2004

Inquiry #: 1115456.16s

P.O. #: na

Site Name: Off South St

Address: South St

City/State: Carlisle, MA 01741

Cross Streets: 1000 ft NE of Int of S St W

Customer Project: na
1012696EDR 781-320-3720

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

NOTE: The reseller MUST deliver this report in its entirety to its client.

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Appendix C
**Questionnaires Completed by User, Key Site
Manager and Owner**

Site Address: **Off South Street
Carlisle, Massachusetts 01741**

Rizzo Project No: **9688-01**

ASTM 1527-00 Section 5: Information Provided by User

"User's Responsibilities. The purpose of this section is to describe tasks that will help identify the possibility of recognized environmental conditions in connection with the property. These tasks do not require the technical expertise of an environmental professional and are generally not performed by environmental professionals performing Phase I Environmental Site Assessments." ASTM 1527-00

Have you checked, or engaged a title company or title professional to check reasonably ascertainable recorded land title records for environmental liens or activity and use limitations currently recorded against the property?

Yes No

Do you know of any environmental liens or activity and use limitations currently or formerly recorded against the property?

Yes No

Do you have any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property?

Yes No

If this is a transaction involving the purchase of a parcel of commercial real estate, do you have actual knowledge that the purchase price of the property is significantly less than the purchase price of comparable properties?

Yes No

If yes, identify an explanation for the lower price and provide a written record of such explanation.

What is the purpose for the environmental site assessment?

Purchase of property Refinancing of property Sale of property

Other _____

(If the User does not identify the purpose of the study, the ASTM standard assumes that the purpose of the study is to qualify for the innocent landowner defense to CERCLA liability.)

User Name: Carlisle Conservation Foundation, Inc., prospective purchase

Address: P.O. Box 300 Carlisle, MA 01741

User Signature: Bill [Signature] Director CCF, Inc. Date 1/21/04

Site Address: **Off South Street
Carlisle, Massachusetts 01741**

Rizzo Project No: **9688-01**

Questions for Property Owner, Key Site Manager, and User

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

ASTM E-1527-00, Section 9.9

Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? Yes No

Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? Yes No

Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? Yes No

ASTM E-1527, Section 9.8

Are you aware if any of the documents listed below exists and if so, whether copies can and will be provided to Rizzo Associates?

	Document Exists	Copy will be provided
Environmental site assessment reports	<input type="checkbox"/>	<input type="checkbox"/>
Environmental audit reports	<input type="checkbox"/>	<input type="checkbox"/>
Environmental permits (such as solid waste disposal permits, hazardous waste disposal permits, NPDES permits, wastewater permits)	<input type="checkbox"/>	<input type="checkbox"/>
Registrations for underground and aboveground storage tanks	<input type="checkbox"/>	<input type="checkbox"/>
Material safety data sheets	<input type="checkbox"/>	<input type="checkbox"/>
Community-right-to-know plan	<input type="checkbox"/>	<input type="checkbox"/>
Safety plans; preparedness and prevention plans; spill prevention, countermeasure	<input type="checkbox"/>	<input type="checkbox"/>

	Document Exists	Copy will be provided
and control plans, etc.		
Reports regarding hydrogeologic conditions on the property or surrounding area *	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous waste generator notices or reports	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical studies	<input type="checkbox"/>	<input type="checkbox"/>

This form was completed by:

Property Owner Key Site Manager User

Name: Carlisle Conservation Foundation, Inc., by Greg Peterson
a Director

Address: P.O. Box 300 Carlisle, MA 01741

Signature: By: [Signature], as a Director Date: 1/21/04
of CCF, Inc.

P:\9000\9688\4\trs\Questionnaire for User, Owner and Key Site Manager.doc

* Perc Tests were conducted on portions of the property in preparation for residential development. No environmental issues or conditions noted. Observed perc test results on file with local Board of Health.