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January 17, 2013

Phase I and II Environmental Site Assessment
383 - 385 Washington Street and 0 Storrs Avenue
Braintree, Massachusetts
E&E File ECLP-0405



Building Improvements looking northwest.



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January 17, 2013

Mr. Michael Holland
Mr. Paul Holland
Holland Development, LLC.
512 Albany Street, Suite 200
Boston, MA 02118

Re: Phase I and II Environmental Site Assessment
383 - 385 Washington Street and 0 Storrs Avenue
Braintree, Massachusetts
E&E File ECLP-0405

Mr. Holland and Mr. Holland:

Environmental & Energy Solutions, Inc. (**E&E**) is pleased to present this Phase I and II Environmental Site Assessment for property referenced as 383 - 385 Washington Street and 0 Storrs Avenue, Braintree, Massachusetts (the site).

E&E appreciates the opportunity to assist you with this transaction. Feel free to schedule a debriefing meeting, which may be conducted at your office, by telephone, or by WebEx*.

Sincerely,

Environmental & Energy Solutions, Inc.

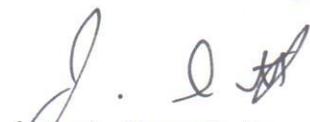

Joseph Dorsett, Jr.
President

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1.0 EXECUTIVE SUMMARY

1.1 Purpose

Environmental & Energy Solutions, Inc. (E&E) has conducted a Phase I and II Environmental Site Assessment at property referenced as 383 - 385 Washington Street and 0 Storrs Avenue, Braintree, Massachusetts (the site). There are five purposes of this assessment. First, provide an objective third party opinion as to the environmental status or condition of the site. Second, identify recognized environmental conditions, if any. Recognized environmental condition means the presence or likely presence of any hazardous substances or petroleum products on the site under conditions that indicate an existing release, past release, or material threat of release. Third, recommend additional testing or investigation warranted by the findings of the assessment, and provide cost estimates for such recommendations. Fourth, gather preliminary information regarding the compliance of the site with applicable environmental laws, regulations and permits. Fifth, qualify the client for Landowner Liability Protection offered by the Small Business Relief and Brownfields Revitalization Act of 2001.

1.2 Scope Of Services & Methodology

This Phase I and II Environmental Site Assessment was completed consistent with professional practices established in the field of environmental science, the ASTM International Phase I Environmental Assessment Process ASTM E 1527-05, United States Environmental Protection Agency 40 Code of Federal Regulation 312 Standards & Practices for All Appropriate Inquires, United States Small Business Administration Standard Operating Procedure SOP 50 10 (5) (c) pursuant to Part 120 of Title 13 of the Code of Federal Regulations, ASTM International Standard Practice for Phase II Environmental Site Assessment Process ASTM E 1903, MADEP Policy WSC-310-91 Standard References For Monitoring Wells, Massachusetts General Laws Chapter 21E, and 310 Code of Massachusetts Regulation 40.0000 The Massachusetts Contingency Plan.

This assessment was completed such that the client may qualify for protections pursuant to United States Environmental Protection Agency 40 Code of Federal Regulation 312 Standards & Practices for All Appropriate Inquires. As such, All Appropriate Inquiries were developed and performed. See Appendix F for details.

1.3 Environmental Professional Conducting The Assessment

The assessment was conducted by Joseph Dorsett, Jr.; President, Environmental & Energy Solutions, Inc. Mr. Dorsett meets the definition of "Environmental Professional" pursuant to United States Environmental Protection Agency 40 Code of Federal Regulation 312 Standards & Practices for All Appropriate Inquires. See Appendix G for details.

1.4 Primary Findings

The primary findings of this assessment are:

- 1.4.1** The site is comprised of a two land parcels referred to as 383 – 385 Washington Street, and 0 Storrs Avenue, Braintree, Massachusetts. The parcels have an area of 1.750 acres and 0.659 acres respectively.
- 1.4.2** 383 – 385 Washington Street is improved with a 9,937 gross square foot commercial use office warehouse building constructed in 1950, a 3,200 gross square foot commercial use warehouse use accessory building constructed in 1970, and a second 3,200 gross square foot commercial use warehouse use accessory building constructed in 1970. 0 Storrs Avenue is currently unimproved. 0 Storrs Avenue was historically improved with a residential dwelling.
- 1.4.3** 383 – 385 Washington Street has a history of automotive use since 1985 including two automobile collision repair shops. 383 – 385 Washington Street was occupied by a plumbing supply warehouse from 1950 to 1985. 0 Storrs Avenue is currently utilized as an automobile parking lot. 0 Storrs Avenue has a history of residential use dating back to before the turn of the 20th century. The site is currently occupied for office-warehouse use by a general contractor, Holland Development, LLC.
- 1.4.4** There is no current use, storage and generation of oil and hazardous materials associated with current site activities.
- 1.4.5** The two floor drains located in the office warehouse building improvement and one in each accessory building have been closed. The floor drain located in the office warehouse northwest wash bay is connected to the Massachusetts Water Resources Authority sanitary waste disposal system and includes an oil water separator.

- 1.4.6** The two 275-gallon capacity #2 fuel oil Aboveground Storage Tanks historically located in the office warehouse space and the 275-gallon capacity #2 fuel oil Aboveground Storage Tank historically located in each accessory building have been closed. The 1,000-gallon capacity propane Aboveground Storage Tank historically located inside a fenced enclosure on the south portion of the site has been closed.
- 1.4.7** There is a history of Underground Storage Tanks at 383 – 385 Washington Street including a 275-gallon capacity #2 fuel oil tank, a 2,000-gallon capacity gasoline tank and a 400-gallon capacity #2 fuel oil tank. These three tanks were closed in October 1997. The 275-gallon capacity and 2,000-gallon capacity tanks were excavated and removed from the site. The 400-gallon capacity tank was closed in place for it is beneath the building footprint. As a result of these tank closure activities the site became the subject of regulatory action pursuant to Massachusetts General Laws Chapter 21E and 310 Code of Massachusetts Regulation 40.0000. The 275-gallon capacity and 2,000-gallon capacity tanks were found to be leaking.
- 1.4.8** Immediate Response Action activities, conducted on the site during October 1997 Underground Storage Tank Closures, included excavation, transport and disposal of 20 tons contaminated soil from the 275-gallon capacity #2 fuel oil Underground Storage Tank locus. In addition, assessment activities were conducted in October 1997 through December 1999, which demonstrated a Condition of No Significant Risk To Human Health and the Environmental existed on the site. A Response Action Outcome Statement, underpinned by a Method 3 Human Health Risk Characterization, was filed with the MADEP in February 2000. The Response Action Outcome Statement was successfully audited by the MADEP with out exception.

- 1.4.9** The site vicinity is characterized as densely populated mixed residential, commercial and industrial use. The site is located in an area of Braintree developed for mixed use before the turn of the 20th century.
- 1.4.10** 179 environmental records were identified within ASTM and AAI search radii criteria. There are 68 environmental records for properties located within 0.25 miles of the site. Five such properties have a likely hydraulic connection to the site. They include a dry cleaning establishment, two automobile filling stations, a dental office and a telephone company switch station.
- 1.4.11** Based upon the findings of this Phase I Environmental Site Assessment, a Phase II Environmental Site Assessment was commissioned. This assessment included subsurface exploration, sampling and analyses. Ten historic subsurface explorations, associated with the February 2000 Response Action Outcome Statement, were evaluated as part of this assessment. This included recovery, sampling and analyses of four existing ground water monitoring wells. Two additional ground water monitoring wells were advanced

1.5 Conclusion

Soil and ground water analyte concentrations on the site do not exceed applicable MADEP Reporting Concentrations. Subsequently, findings of this Phase II Environmental Site Assessment do not constitute an MADEP Reporting Condition pursuant to Massachusetts General Laws Chapter 21E and 310 Code of Massachusetts Regulation 40.0000.

1.6 Recommendations

There are no recommendations for additional assessment activities at this time.