

Phase I Environmental Site Assessment of 0 & 51 - 55 Summer Street Walpole, Massachusetts

Prepared for: Mr. David Hale Omni Properties, LLC 6 Liberty Way, Suite 203 Westford, Massachusetts 01886

ENSTRAT Project Number 2019-51

June 10, 2019



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Mr. David Hale Omni Properties, LLC 6 Liberty Way, Suite 203 Westford, Massachusetts 01886

Subject: Phase I Environmental Site Assessment

0 & 51 - 55 Summer Street, Walpole, Massachusetts

Dear Mr. Hale:

As requested, ENSTRAT, Inc. is submitting the following Phase I Environmental Site Assessment report for the property located at 0 & 51 - 55 Summer Street in Walpole, Massachusetts (the Site). Refer to Section 7.0 of this report for the summary of findings.

Thank you for the opportunity to provide environmental services on your behalf. Please feel free to call if you have any questions regarding this report.

Sincerely,

ENSTRAT, Inc.

Thomas P. Luby, P.S., I

Principal / Technical Manager



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1.0 Introduction

At the request of Omni Properties, LLC, the Client/User, ENSTRAT, Inc. (ENSTRAT) has performed a Phase I Environmental Site Assessment (ESA) of the property at 0 & 51 - 55 Summer Street in Walpole, Massachusetts (the Site), as set forth in the contract dated May 22, 2019.

1.1 Purpose

The purpose of the Phase I ESA is to define good commercial and customary practice in the United States of America for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, the Phase I ESA is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability that is the practice that constitutes all appropriate inquires into the previous ownership and uses of the property consistent with good commercial and customary practice. Controlled substances are not included within the scope of this standard.

A User or person conducting a Phase I ESA as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) must include controlled substances as defined in the Controlled Substances Act (21 U.S.C. §802) within the scope of the Phase I ESA investigations to the extent directed in the terms and conditions of the specific grant or cooperative agreement. This project is not subject to an EPA Brownfields Assessment and Characterization Grant. As such, controlled substances have not been evaluated as part of this Phase I ESA.

1.2 Scope of Work

The scope of work for this assessment was in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice (practice) for Environmental Site Assessments: Phase I ESA Process (ASTM Designation: E 1527-13). Deviations, deletions, or exceptions (if any) from this practice are discussed hereafter in this report.



In defining a standard of good commercial and customary practice for conducting an ESA of property, the goal of the processes established by this practice is to identify RECs. The term REC(s), according to ASTM E 1527-13 means "the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: 1) due to release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment." De minimis conditions are not RECs.

ASTM E 1527-13 defines a "controlled REC" (CREC) as "a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example property use restrictions, activity and use limitations [AUL(s)], institutional controls, or engineering controls). A condition considered by the EP to be a CREC shall be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions and findings sections of the Phase I ESA. A condition identified as a CREC does not imply that the EP has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented."

ASTM E 1527-13 defines an "historical REC" (HREC) as "a past release of hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example property use restrictions, AULs, institutional controls, or engineering controls). Before calling the past release a HREC, the Environmental Professional must determine whether the past release is a REC at the time of the Phase I ESA is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC. "

A "de minimis condition" is a condition that generally does not represent 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* conditions are not recognized environmental conditions nor controlled recognized environmental conditions. This assessment included a Site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies, as available.

For the purposes of preparing this Phase I ESA, the terms migrate or migration refer to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface. Vapor migration in the subsurface is described in Guide E2600; however, nothing in this practice for a Phase I ESA should be construed to require application of the Guide E2600 standard to achieve compliance with all appropriate inquiries (AAI). An evaluation was not conducted, pursuant to Guide E2600, as part of the scope of services unless otherwise noted herein this report.

ASTM E 1527-13 defines a "business environmental risk" as "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice". The scope of this report does not include an evaluation of environmental business risk.

Pursuant to ASTM E 1527-13, it is the User's responsibility to provide information for the Site regarding Environmental Lien(s) and to conduct or provide a current title search including any AUL(s). The scope of services herein includes a review of all information and documentation provided by the User during the course of preparing this report, but does not include research for Environmental Liens or AULs unless otherwise noted.

1.3 Significant Assumptions

While this report provides an overview of RECs, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and opinions regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.



1.4 Limitations and Exceptions

The report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-13, and contains all of the limitations inherent in these methodologies as well as the limitations discussed in the Scope of Services (Section 1.2) of this report. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

1.5 Specific Limitations

The conclusions of this report are based, in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the Site in locations not specifically investigated. Should such an event occur, ENSTRAT, Inc. must be notified in order that we may determine if modifications to our conclusions or opinion are necessary.

The services performed and outlined in this report were based, in part, upon visual observations of the Site and attendant structures. Our opinion cannot be extended to portions of the Site that were unavailable for direct observation, or otherwise were reasonably beyond the control of ENSTRAT, Inc.

The objective of this report was to assess environmental conditions at the Site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial and federal government laws and regulations was not included in our contract for services.

Our observations relating to the condition of environmental media at the Site are described in this report. This practice does not include testing or sampling of materials (for example soil, water, air, building materials, etc.). It should be noted that compounds or materials other than those described could be present in the Site environment.



1.6 User Reliance

This report may be distributed and relied upon by Client, its successors and assigns. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of ENSTRAT, Inc.

2.0 Site Information

2.1 Location and Legal Description

Assessor's Information......Map 52, Lots 59 and 60.

Current Site Owner:.....George Cofsky.

Site Area:31.93 acres.

Property Shape:Irregular.

Legal Description:51-55 Summer Street: Deed Book 34,261, Page 303 and 0 Summer Street: Deed Book 8,198, Page 119 on

record at the Norfolk County Registry of Deeds.

2.2 Site and Vicinity General Characteristics

Zoning:....Limited Manufacturing.

Wetlands/Surface

Water Bodies:......Wetlands and an unnamed stream are situated along the northern portions of the Site and additional

wetlands are located along the central portion of the



Site based on a review of the USGS topographic map or MassGIS data.

Flood Insurance Rate Map:	The Site is situated in a Zone X: Areas of minimal risk of flooding. (FIRM 25021C0332E dated July 17, 2012).
Estimated Groundwater Flow Direction:	The inferred groundwater flow direction is generally to the northeast.
Groundwater Protection Area:	According to available DEP Priority Resource maps, the Site is situated in an EPA designated Sole Source Aquifer, but is not situated within a Zone II groundwater protection area, or a Potentially Productive Aquifer. Therefore, groundwater classification is considered GW-2 for reporting purposes established by the Massachusetts Department of Environmental Protection (DEP) According to available records and listings, private water supply wells are not listed within 500 feet of portions of the Site.
2.3 Current Use(s) of the Site	
Site Use:	Undeveloped cleared land, wetlands, and wooded land.
Current Occupants:	None.
2.4 Structures, Roads, Other l	Improvements on the Site
Improvements:	None.
Restrictions/Easements:	None noted.
Frontage Roads:	Summer Street to the south.



Along Summer Street

Turking areas.						
Building Heating / Cooling:	Not applicable.					
Utilities:	Not applicable.					
2.5 Current Uses of Adjoinir	ng Properties					
The current adjoining property uses are:						
North:	Wetlands and undeveloped wooded land.					
South:	Beyond Summer Street are residences.					
East:	Railroad tracks, beyond which is a commercial building.					
West:	Undeveloped wooded land, wetlands, and residences.					

3.0 User Provided Information

ENSTRAT sent requests to the User, Client, Site occupant and/or representative for disclosure of information as required per the ASTM Standard. All information provided by the User, Client, or Site occupant and/or representative in response to these requests is provided herein or in the Appendices (also see Interview Documentation). ENSTRAT can only provide representations or conclusions based upon the information that was provided to ENSTRAT during the preparation of this report and in response to this request.

3.1 Title Records

Parking areas:

Title records were not provided to ENSTRAT. Research was not conducted by ENSTRAT nor was a company or professional engaged to review recorded land title records and lien records for the Site as part of the scope of work herein.



3.2 Environmental Liens or Activity and Use Limitations

A review of available records and information provided by or obtained from available sources did not reveal environmental liens or Activity and Use Limitations (AULs) on the Site.

3.3 Specialized Knowledge

Specialized knowledge was not available that is material to RECs in connection with the Site.

3.4 Commonly Known or Reasonably Ascertainable Information

The Client or Site representatives indicated that they are not aware of the following information for the Site or nearby properties:

The past uses; specific hazardous substances or petroleum products that are present or once were present; spills or other release of hazardous substances or petroleum products that have taken place; previous environmental Site assessments; or environmental cleanups that have taken place.

3.5 Valuation Reduction for Environmental Issues

A current appraisal was not provided to ENSTRAT for the Site. Other available information does not suggest a valuation reduction for the purchase price of the Site due to environmental issues. The Client or Site representatives do not believe that the purchase price paid for the Site is less than the reasonable or fair market value of the Site.

3.6 Owner, Property Manager, and Occupant Information

George Cofsky is the owner of the Site. Mr. Cofsky provided access to the Site, information regarding the Site, and completed the AAI questionnaire.

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3.7 Reason for Performing Phase I

Mr. Hale, indicated the purpose of the Phase I is to identify RECs, as indicated in Section 1.0., prior to a real estate transaction.

4.0 Records Review

The purpose of the records review was to evaluate available information for RECs in connection with the Site. Some records reviewed pertain not only to the Site, but also 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. Unless stated otherwise the approximate minimum search distances used below were as specified in the ASTM Standard 1527-13.

Information regarding the use, storage, release, generation, or disposal of hazardous substances or petroleum products at properties abutting or upgradient of the Site is significant as releases from these properties may affect the soil, groundwater, or surface water conditions at the Site.

4.1 Standard Environmental Records

ENSTRAT conducted research of the Standard Environmental Records Sources pursuant to Section 8.2.1 of the Standard and subject to the conditions of Sections 8.1.1 through 8.1.7 of the Standard. ENSTRAT utilized the FirstSearch Technology Corporation "Environmental FirstSearchtm Report" (see Appendices) to review available environmental database records for possible RECs. A copy of the Environmental FirstSearch report reviewed for this project, including Sources of Information and protocol areas, is included in the Appendices. Due to discrepancies in the location of some facilities in the databases, arising from incorrect or incomplete addresses, it may not be possible to map or geo-code some of the listed facilities.

According to the Environmental FirstSearch Report, the Site is not listed on databases maintained by the EPA, DEP or other state and regulatory environmental databases. A review of the environmental database identified properties within the ASTM protocol areas as summarized in the Table in the Appendices. Properties were identified within



the ASTM protocol areas (specifically, at the northeasterly abutting property 100 Neponset Street); however, based upon either their proximity, their relationship to the Site with respect to inferred groundwater flow direction, or the response actions completed, conditions at these properties are not expected to impact soil, groundwater, or surface water conditions on the Site.

4.2 Additional Environmental Record Sources

Additional Environmental Record Resources were researched and reviewed to enhance and supplement the Standard Environmental Record Sources, when considered necessary by ENSTRAT and pursuant to Section 8.2.2 of the Standard.

ENSTRAT conducted a review of available environmental records at municipal offices. Significant information or additional records were not identified at municipal offices other than discussed herein.

Fire Department

Available information provided at the Walpole Fire Department included the removal of three 275-gallon ASTs from the former house and shed in May 2013.

Building Department

According to Building Department officials a natural gas explosion occurred in May 2013 at the former multi-family residence. All structures at the property were razed in June 2013.

Assessor's Office

Available information provided at the Walpole Assessor's Office included the current field cards. Information concerning former buildings was not provided.

4.3 Physical Setting Source(s)

ENSTRAT reviewed the USGS Topographic Map to provide physical setting information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of the Site. Other physical setting sources may also be reviewed in cases where conditions have been identified in which hazardous substances or petroleum products are likely or have a potential to migrate into groundwater, soil or surface



water in order to assess the impact of such migration on RECs in connection with the Site. These discretionary sources may include USGS groundwater maps, bedrock geology maps, soil maps or other physical setting sources that are reasonably credible and ascertainable.

The Site is situated in the southern portion of Walpole. According to the USGS Topographic Map, the Site topography is generally flat (see Figure 1 in the Appendices). The inferred groundwater flow direction is northerly. According to the Bedrock Geologic Map of Massachusetts (Rodgers 1985), the underlying bedrock is the Sharon Syenite which consists of medium-gray, fine- to coarse-grained intrusive igneous rock.

4.4 Historical Use Information for the Site

The objective of consulting historical sources is to develop a history of the previous uses of the Site (including previous heating sources, if any), in order to evaluate the likelihood of past uses having led to RECs and the potential of such uses to affect the Site. The standard historical sources include information from aerial photographs, fire insurance maps, property tax files, recorded land title records, historical USGS topographic maps, local street directories, local building and zoning department or land use records, previous owners of the Site, if available, available previous environmental reports, and other sources as discussed in the ASTM Standard to the extent these records are reasonably ascertainable. A variety or sources provided the basis for the historical use information as discussed below.

Historical Sanborn Fire Insurance Maps were not available for the Site and surrounding area. Aerial photographs reviewed between 1952 and 1961 depict a large residence along Summer Street and at least thirty additional buildings along the central, northern, and eastern portion of the Site. Access roads are also depicted along the central and eastern portion of the Site. Remaining areas consist of undeveloped wooded land. An aerial photograph dated 1970 no longer depicts the buildings along the northern and central portion of the Site. Aerial photographs reviewed between 1975 and 1985 depict the former residence and several sheds surrounding the residence; no other structures are present. The locations of the former buildings appear to be wooded land. Aerial photographs reviewed between 1995 and 2008 depict the former residence and remaining areas consist of undeveloped wooded land. Aerial photographs reviewed between 2014 and 2018 depict current Site conditions. City directories reviewed



between 1984 and 1988 list residential tenants. Directories reviewed between 1992 and 2000 do not have a listing for the Site address. Directories reviewed between 2005 and 2014 list a commercial business (SoldOut Events 4U, Inc.).

According to historical information and information provided by Mr. Cofsky, the former residential building along Summer Street was constructed in the early 1900s. The northern portions of the Site, including the multitude of smaller buildings were utilized a part of a pig farm which operated on-Site prior to 1970. The majority of these buildings were razed prior to the 1970. The Site was then utilized solely for residential purposes from 1970 to circa 2013 when the residential structure was razed. The Site has consisted of vacant cleared and wooded land since 2013.

4.5 Historical Use Information on Adjoining Properties

The objective of consulting historical sources is to develop a history of the previous uses of surrounding properties in order to help identify the likelihood of past uses having led to RECs in connection with the Site. Historical use information describing the surrounding properties was obtained from historical street directories, historical aerial photographs, street directories, and municipal information.

South

According to historical topographic maps, municipal information, and aerial photographs, the area south of the Site beyond Summer Street has been utilized for residential purposes since at least the early 1900s.

West

According to historical topographic maps, municipal information, and aerial photographs, the area west of the Site has consisted of undeveloped wooded land and residences since at least the early 1900s.

North

According to historical topographic maps, municipal information, and aerial photographs, the area north of the Site has consisted of undeveloped wooded land and wetlands since at least the early 1900s. It should be noted that based on available information, the northerly abutting property is part of a larger parcel which included a manufacturing facility that operated from the early 1900s to the mid 2000s east of the



railroad tracks (northeast of the Site). Aerial photographs depict a portion of this parcel as cleared land in the early 1950s and 1960s with access roads present from the manufacturing facility.

East

According to historical topographic maps, municipal information, and aerial photographs, the area east of the Site beyond the railroad tracks has been utilized for commercial/industrial purposes since at least the early 1940s.

5.0 Site Reconnaissance

The purpose of the Site reconnaissance is to obtain information to evaluate the likelihood of identifying RECs in connection with the Site pursuant to Section 9.0 of the Standard.

A visual evaluation of the Site was conducted on May 31, 2019. Mr. David Hale, prospective buyer, provided access and Mr. George Cofsky, owner, provided information regarding the Site. Access was obtained to the entire Site aside from wetland areas and weather conditions did not hinder the evaluation. The exterior of adjoining properties was visually evaluated for any RECs.

The evaluation of the Site included a visual assessment for the presence of buildings, parking areas, electrical/hydraulic equipment or transformers which may contain polychlorinated biphenyls (PCBs); monitoring wells; potable water supplies; usage, storage, or disposal of hazardous substances or petroleum products; unidentified substance containers; ASTs or USTs; significant stains, odors, pools of liquid, sheens, or stressed vegetation; rock outcrops; filling or excavations; ditches, pits, dry wells, ponds, or lagoons; floor drains or sumps; septic systems; solid waste disposal; fences, or high tension electric wires. Other than observations described hereafter, the previously listed items were not identified at the Site.

5.1 General Site Setting

Current Use(s) of the Site

The Site is currently vacant cleared land and undeveloped wooded land and wetlands.



Current Use(s) of Adjoining Properties

RECs or suspect conditions that could affect soil and groundwater were not observed at the abutting properties during the Site visit.

Past Use(s) of the Site

Indications of past uses of the Site were not observed during the Site visit. The foundations of former buildings and paved driveways were observed on the southern portion of the Site. Older foundations and piles of concrete block were observed in the central portion of the Site

Past Use(s) of Adjoining Properties

Past uses of adjoining properties were not observed during the Site visit.

5.2 Interior and Exterior Observations

Heating/Cooling

Not applicable.

Storage Tanks

Determining the presence of ASTs and USTs is considered essential in evaluating potential contamination sources. Visual inspection and the review of tank registration records are used to determine the possible existence of past and present storage tanks in the area of the subject Site. It must be noted however, that the absence of certain Site conditions or lack of records may restrict or prevent the determination of the number and contents of storage tanks on the subject Site. Evidence of present on-Site of USTs (vent pipes, fill pipes or access-ways) or ASTs were not noted during the visual evaluation of the Site.

Odors

ENSTRAT did not observe suspect strong, pungent, or noxious odors during the Site visit.

Pools of Liquid



Standing surface water (other than wetlands or water ways), pools or sumps containing liquids that are likely to be associated with RECs were not observed or identified during the Site visit.

Drums or Containers

ENSTRAT did not observe drums or containers of unidentified substances, hazardous substances, or petroleum products stored or used in connection with the current or past usage during the Site visit.

Stains or Corrosion

Not applicable.

Polychlorinated biphenyls (PCBs)

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common. PCBs in electrical equipment are controlled by United States EPA regulation 40 CFR, Part 761. According to this regulation there are three categories for classifying electrical equipment; less than 50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and greater than 500 ppm is considered "PCB". None were observed.

Pits, Ponds, or Lagoons

ENSTRAT personnel did not observe pits, ponds, or lagoons.

Stained Soil or Pavement

Staining of soil was not observed.

Stressed Vegetation

Stressed vegetation (or areas lacking vegetation for unknown reasons other than lack of water, and foot or vehicle traffic) was not observed.

Solid Waste

Solid waste receptacles were not observed on-Site.

Waste Water

Waste water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has conveyed sewage, or (3) is directly related to manufacturing, processing,

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or raw materials storage areas at an industrial plant was not observed. Wastewater does not include water originating on or passing through or adjacent to a site, such as storm water flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

Storm Water, Drains and Sumps

Other liquid including storm water, discharges into a drain, catch basins, floor drain, sump, ditch/swale, underground injection system or stream on the Site or adjacent to the subject property was not observed.

Wells

Private water supply wells are reportedly not situated on-Site. Dry wells, irrigation wells, monitoring wells, injection wells, abandoned wells, or other wells were not identified.

Septic Systems

Not applicable.

Other

Other sources of potential or suspect RECs were not observed.

6.0 Interviews

The purpose of interviews is to obtain information indicating RECs in connection with the Site.

6.1 Interviews with Past and Present Owners and Occupants

On June 3, 2019, Mr. George Cofsky, owner provided information regarding the history of the property. Mr. Cofsky also completed the AAI questionnaire.

6.2 Interviews with State and/or Local Government Officials

State and local governmental officials that were available for interview during this project did not provide or are not aware of specific knowledge of the Site.

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7.0 Evaluation

7.1 Summary of Findings

ENSTRAT has conducted a Phase I Environmental Site Assessment of the property located at 0 & 51 - 55 Summer Street, Walpole, Massachusetts (the Site). After completing the Phase I Environmental Site Assessment, the following information is presented.

Site

- The Site is situated on the northern side of Summer Street and consists of 31.93 acres of undeveloped cleared land, wetlands, and wooded land. The foundations of former buildings and paved driveways were observed on the southern portion of the Site.
- According to historical information and information provided by Mr. Cofsky, the
 former residential building along Summer Street was constructed in the early 1900s.
 The northern portions of the Site, including a multitude of smaller buildings were
 utilized a part of a pig farm which operated on-Site prior to 1970. The majority of
 these buildings were razed prior to the 1970. The Site was utilized for residential
 purposes from 1970 to circa 2013 when the residential structure was razed. The Site
 has consisted of vacant cleared and wooded land since 2013.
- According to the Environmental FirstSearch Report, the Site is not listed on databases maintained by the EPA, DEP or other state and regulatory environmental databases. Available information provided at the Walpole Fire Department included the removal of three 275-gallon ASTs were removed from the former house and shed in May 2013.
- During the Site walkthrough ENSTRAT personnel observed an asphalt driveway and building foundations along Summer Street. Older foundations and piles of concrete block were observed in the central portion of the Site. Remaining areas of the Site consisted of undeveloped wetlands and wooded land.



Off-Site

Properties surrounding the Site include undeveloped wooded land, wetlands, a commercial building, and residences. Significant RECs, HRECs and/or CRECs were not identified at these off-Site properties.

7.2 Conclusions

ENSTRAT has performed a Phase I Environmental Site Assessment of 0 & 51 - 55 Summer Street in Walpole, Massachusetts in conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in this report.

Site

The on-Site RECs, HRECs, or CRECs that may be indicative of releases or threatened releases of hazardous substances to soil, groundwater or surface water include the following:

Based upon the research and observations outlined herein, significant RECs, HRECs, or CRECs were not identified in connection with the Site.

The following de minimis conditions were identified on-Site:

• De minimis conditions were not identified on the Site.

Off-Site

The significant off-Site RECs of known, suspect, current and/or historical RECs that may be indicative of releases or threatened releases of hazardous substances to soil, groundwater or surface water include the following:

 This assessment has not revealed evidence of significant RECs, HRECs, or CRECs in connection with off-Site properties.

7.3 Deletions and Data Gaps

This Section and the Scope of Services in Section 1.2 provide deletions and data gaps, if any, from the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13).



The following data gaps were identified during research of available information for the Site:

• Significant data gaps were not identified.

The following data gaps were identified during research of available information for off-Site properties:

• The northerly abutting property is part of a larger parcel which included a manufacturing facility located northeast of the Site. While known operations were not conducted on this parcel; aerial photographs depict portions of the area were cleared and a gravel road from the manufacturing property to this parcel is present during the 1950s and 1960s. The manufacturing facility has a multitude of releases and spills associated with historic operations. Given the known releases and spills related to the manufacturing facility, the unknown but potential use of this adjacent parcel and its proximity to the Site is considered a data gap.

The Site is not considered an abandoned property where there is evidence of potential unauthorized uses or evidence of uncontrolled access; therefore, interviews were not conducted with neighboring or nearby property owners and occupants to obtain additional information for the Site or surrounding properties.

The scope of services herein did not include research of title records or recorded or registered environmental cleanup records other than recorded with the environmental regulatory authorities.

Real estate title records, title searches, or real estate appraisals were not provided to ENSTRAT during this investigation.

This report is not being conducted as part of an EPA Brownfields Assessment grant and may not include inquiries that include pollutants, contaminants, petroleum and petroleum products, and the controlled substances in the scope of the inquiry as required by their cooperative agreement with EPA.



7.4 Opinion

ENSTRAT cannot provide representations concerning soil or groundwater quality at the Site considering the scope of this project did not include subsurface evaluation or laboratory analyses.

Based on the research and observations outlined herein, significant on-Site and off-site RECs, HRECs, or CRECs that could affect soil and/or groundwater conditions at the Site were not identified. However, a data gap regarding the historical use of the northern abutting property was observed. The northerly abutting property is part of a larger parcel which included a manufacturing facility located northeast of the Site. While known operations were not conducted on this parcel; aerial photographs depict portions of the area were cleared and a gravel road from the manufacturing property to this parcel is present during the 1950s and 1960s. The manufacturing facility has a multitude of releases and spills associated with historical operations. Given the known releases and spills related to the manufacturing facility, the unknown but potential use of this adjacent parcel and its proximity to the Site is considered a data gap. However, this adjacent parcel appears to be situated downgradient of the Site and an apparent connection between the Site and this parcel was not found.

Recommendations are not required by ASTM E 1527-13 but are an additional service that may be useful in the user's analysis of CERCLA liability protection or business environmental risk.

8.0 Non-Scope Services

Non-scope services were not requested.

9.0 Sources of Information

Municipal

- Records at the Walpole Fire Department, May 2019.
- Records at the Walpole Assessor's Office, May 2019.
- Records at the Walpole Clerk's Office, May 2019.
- Records at the Walpole Board of Health, May 2019.



- Records at the Walpole Building Department, May 2019.
- Records at the Walpole Conservation Department, May 2019.

State and Federal

- American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13).
- United States Geological Survey, Topographic Maps.
- Sanborn Fire Insurance Maps.
- EDR "Environmental FirstSearchtm Report."
- Flood Rate Insurance Map (FIRM) 25021C0332E dated July 17, 2012.
- DEP Priority Resource Map.
- The Site is not located in a listed tribal area.

Owner/Operator

- Mr. David Hale, prospective buyer.
- Mr. George Cofsky, owner.

10.0 Signatures and Qualifications of Environmental Professionals

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. 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. The qualifications of the environmental professional(s) and personnel conducting the Site reconnaissance and interviews will be provided upon request.

Environmental Scientist

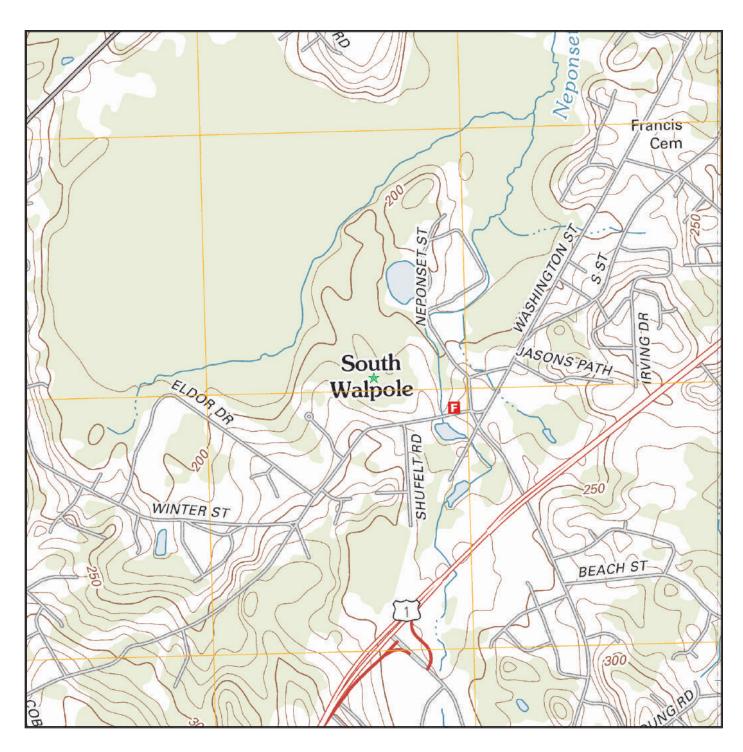
Thomas P. Luby,

Principal / Technical Manager



Figures

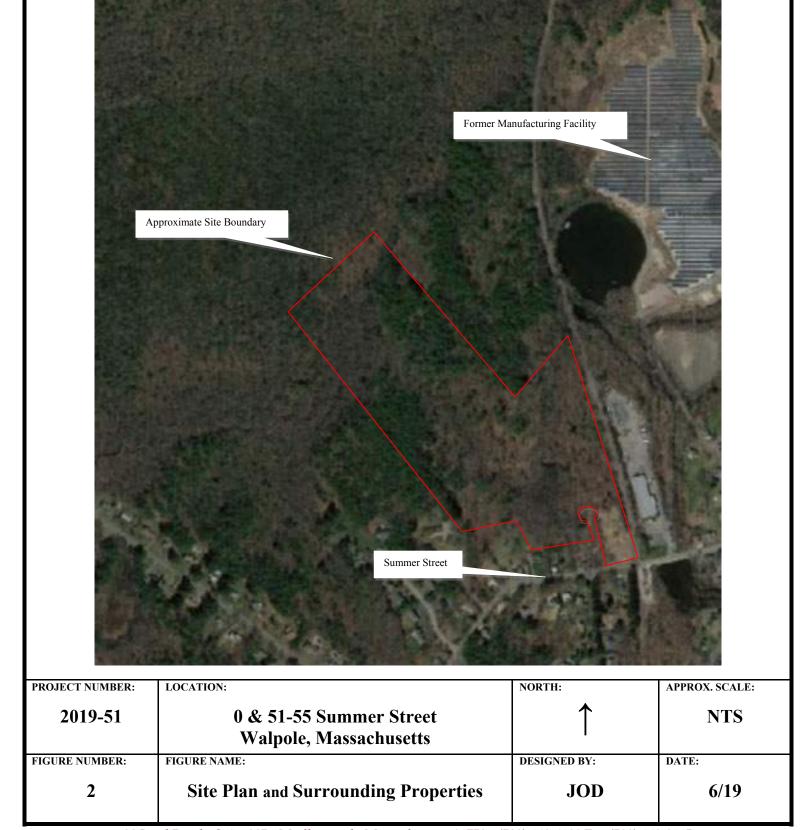
51-55 SUMMER STREET SOUTH WALPOLE, MA 02071



Map Image Position: TP
Map Reference Code & Name: 5645768 Wrentham
Map State(s): MA
Version Date: 2012
Map Image Position: SE
Map Reference Code & Name: 5645762 Mansfield
Map State(s): MA
Version Date: 2012

Version Date: 2012







Photographs





<u>Site</u>



<u>Site</u>

ENSTRATEGIC ENVIRONMENTAL SERVICES



<u>Site</u>



Site



Research Documentation

51-55 Summer Street

51-55 Summer Street South Walpole, MA 02071

Inquiry Number: 5666493.10

May 30, 2019

The EDR Aerial Photo Decade Package



EDR Aerial Photo Decade Package

05/30/19

Site Name: Client Name:

51-55 Summer Street Enstrat 51-55 Summer Street 28 Lord Rd

South Walpole, MA 02071 Marlborough, MA 01752 EDR Inquiry # 5666493.10 Contact: James Odriscoll



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	Source
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2008	1"=500'	Flight Year: 2008	USDA/NAIP
1995	1"=500'	Acquisition Date: March 29, 1995	USGS/DOQQ
1985	1"=500'	Flight Date: April 17, 1985	USDA
1975	1"=500'	Flight Date: July 23, 1975	USDA
1970	1"=500'	Flight Date: October 06, 1970	USDA
1969	1"=1000'	Flight Date: September 13, 1969	USGS
1961	1"=500'	Flight Date: March 31, 1961	USGS
1952	1"=500'	Flight Date: July 07, 1952	USDA

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

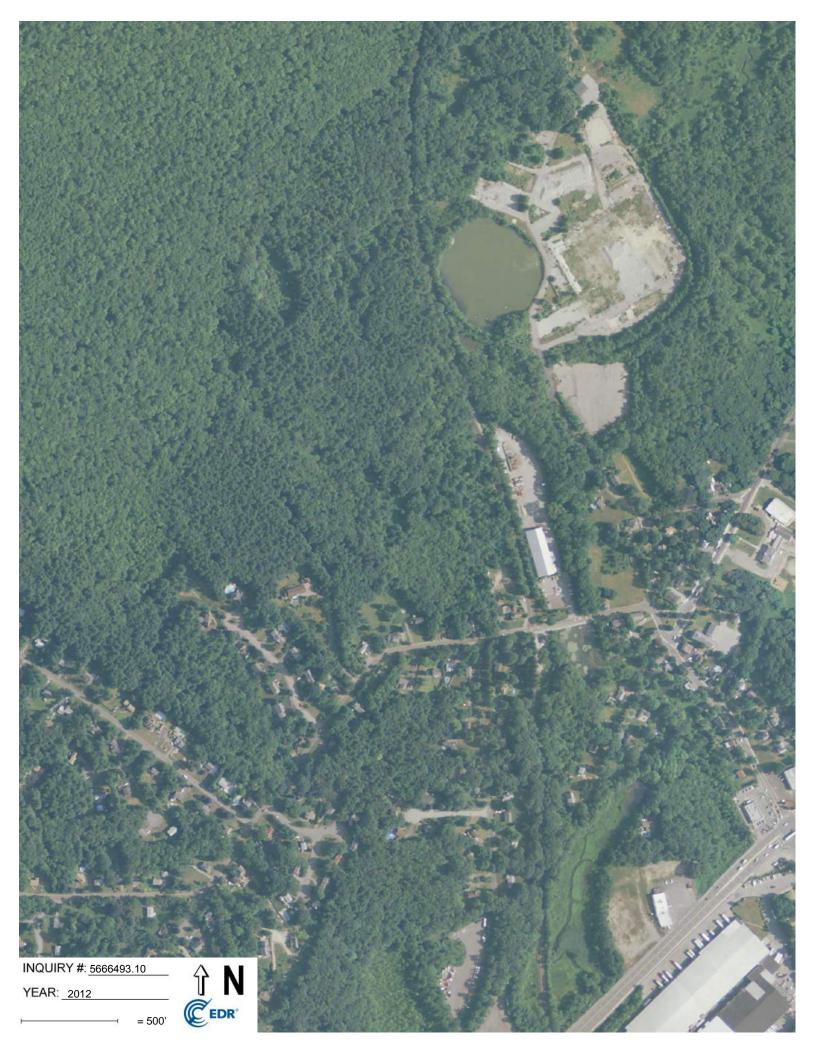
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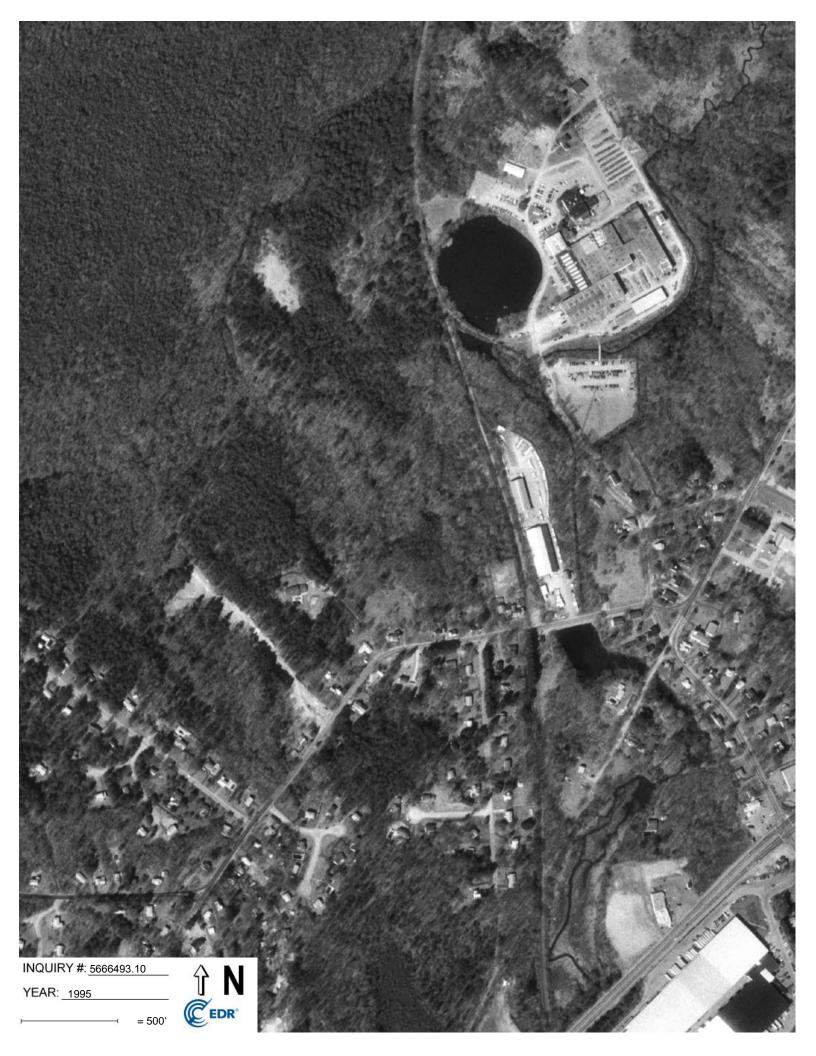
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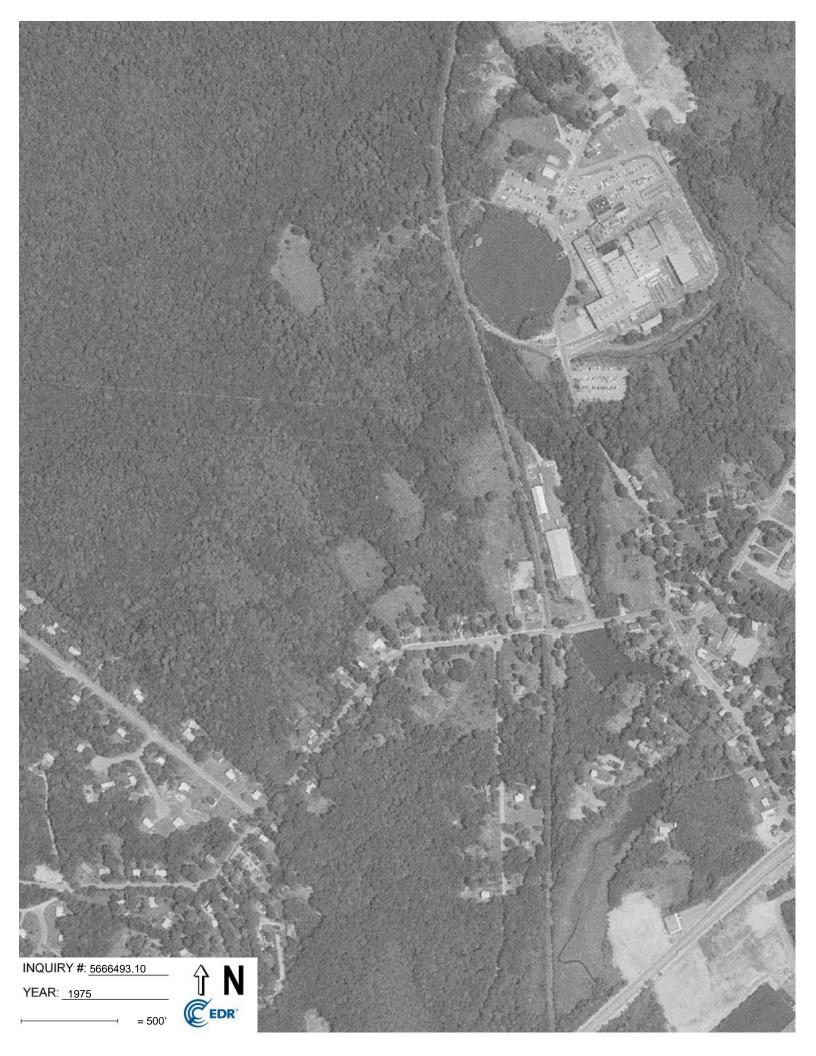




















51-55 Summer Street51-55 Summer StreetSouth Walpole, MA 02071

Inquiry Number: 5666493.4

May 29, 2019

EDR Historical Topo Map Report

with QuadMatch™



EDR Historical Topo Map Report

05/29/19

Site Name: Client Name:

51-55 Summer Street Enstrat 51-55 Summer Street 28 Lord Rd

South Walpole, MA 02071 Marlborough, MA 01752 EDR Inquiry # 5666493.4 Contact: James Odriscoll



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Enstrat were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		Coordinates:	
P.O.#	NA	Latitude:	42.106134 42° 6' 22" North
Project:	2019-51	Longitude:	-71.265943 -71° 15' 57" West
-		UTM Zone:	Zone 19 North
		UTM X Meters:	312647.14
		UTM Y Meters:	4664045.00
		Elevation:	209.87' above sea level

Maps Provided:

2012	1943
1987	1940, 1941
1985	1919
1979	1915
1964	1893
1947	1889
1946	
1945, 1946	

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This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



Norwood 2012 7.5-minute, 24000



Medfield 2012 7.5-minute, 24000



Mansfield 2012 7.5-minute, 24000



Wrentham 2012 7.5-minute, 24000

1987 Source Sheets



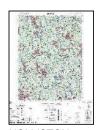
Brockton 1987 7.5-minute, 25000 Aerial Photo Revised 1980



Franklin 1987 7.5-minute, 25000 Aerial Photo Revised 1981



Medfield 1987 7.5-minute, 25000 Aerial Photo Revised 1981



HOLLISTON 1985 15-minute, 50000



BROCKTON 1985 15-minute, 50000

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1979 Source Sheets



Mansfield 1979 7.5-minute, 25000 Aerial Photo Revised 1977



Wrentham 1979 7.5-minute, 25000 Aerial Photo Revised 1977



Norwood 1979 7.5-minute, 25000 Aerial Photo Revised 1977



MEDFIELD 1979 7.5-minute, 25000 Photo Revised 1979

1964 Source Sheets



Wrentham 1964 7.5-minute, 24000



Mansfield 1964 7.5-minute, 24000

1947 Source Sheets



WRENTHAM 1947 7.5-minute, 25000



Norwood 1947 7.5-minute, 25000 Aerial Photo Revised 1935



Norwood 1946 7.5-minute, 31680



Mansfield 1946 7.5-minute, 31680



Wrentham 1946 7.5-minute, 31680



Medfield 1946 7.5-minute, 31680

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1945, 1946 Source Sheets



Medfield 1945 7.5-minute, 24000



Wrentham 1945 7.5-minute, 24000

1943 Source Sheets



Boston 1943 30-minute, 125000 Aerial Photo Revised 1939

1940, 1941 Source Sheets



Medfield 1940 7.5-minute, 31680



Wrentham 1940 7.5-minute, 31680



Mansfield 1941 7.5-minute, 31680



Norwood 1941 7.5-minute, 31680



Dedham 1919 15-minute, 62500



Franklin 1919 15-minute, 62500

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1915 Source Sheets



FRANKLIN 1915 15-minute, 62500



DEDHAM 1915 15-minute, 62500

1893 Source Sheets



Franklin 1893 15-minute, 62500

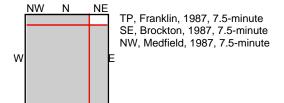


Franklin 1889 15-minute, 62500

Enstrat

CLIENT:

This report includes information from the following map sheet(s).



0.25 0.5 0 Miles

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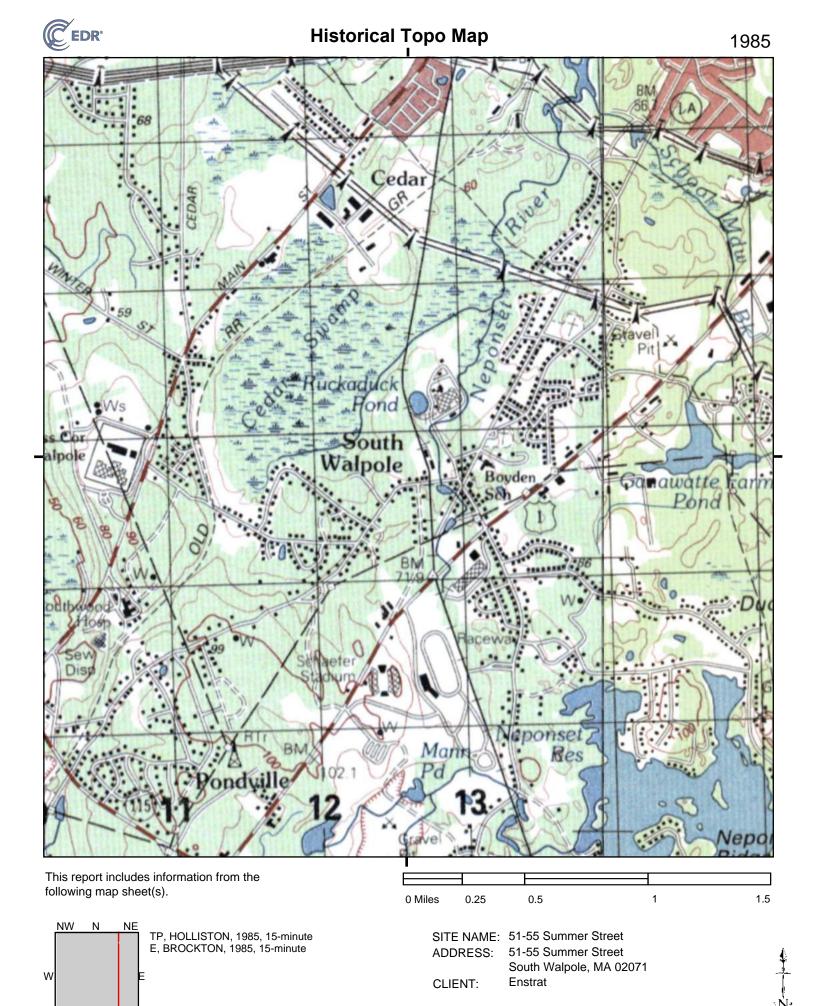
South Walpole, MA 02071

Enstrat CLIENT:

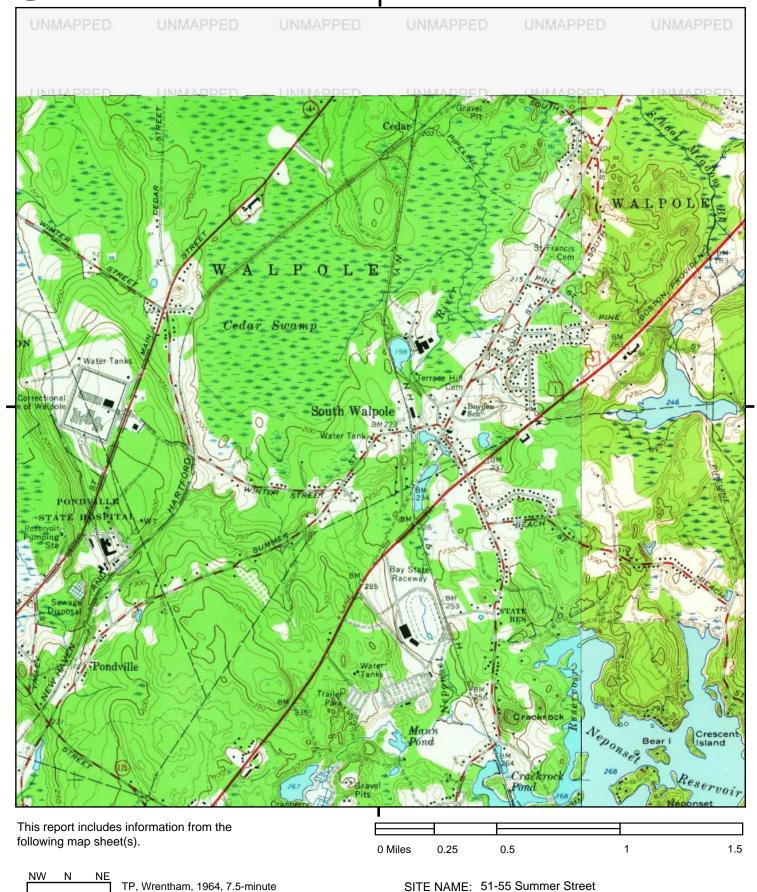


1.5

page 8







SE, Mansfield, 1964, 7.5-minute

W

5666493 - 4

51-55 Summer Street

Enstrat

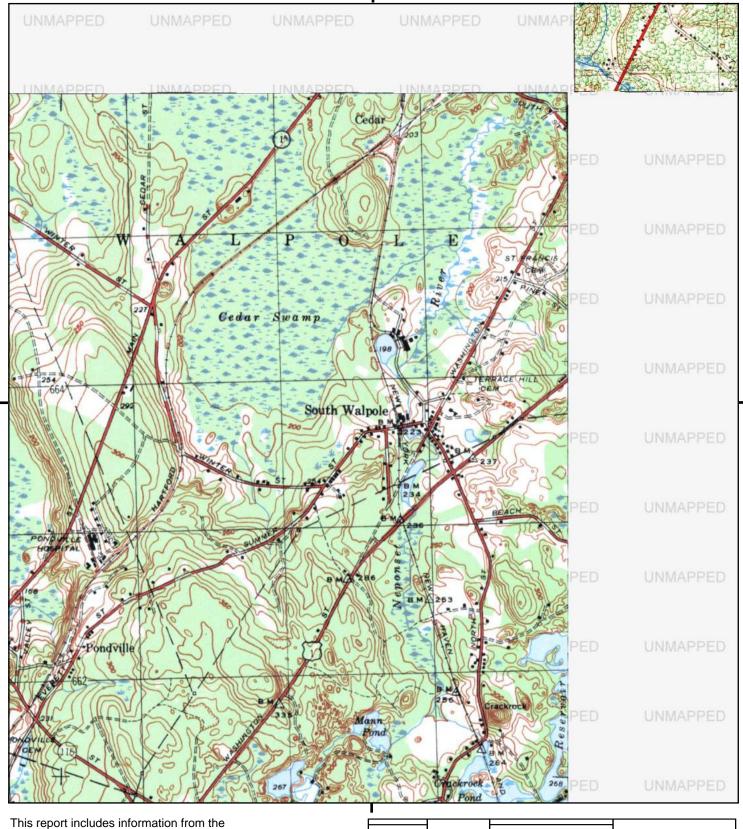
South Walpole, MA 02071

ADDRESS:

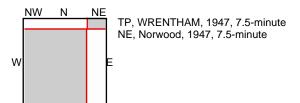
CLIENT:

page 11





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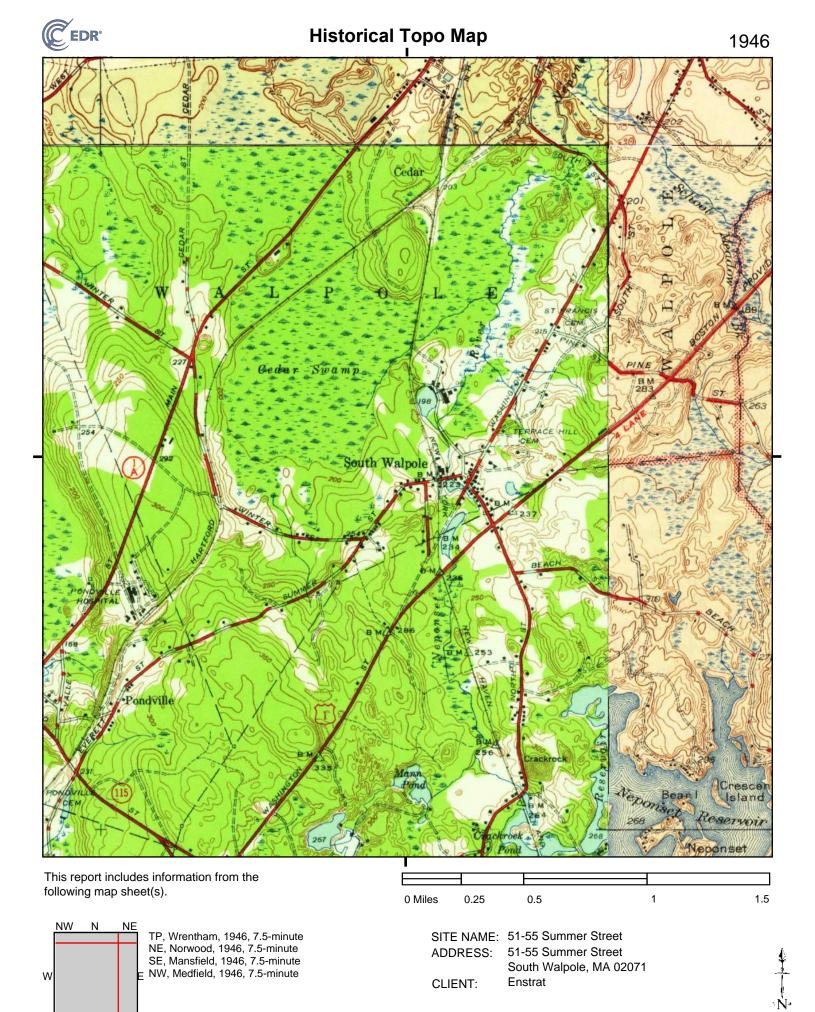
0 Miles 0.25 0.5 1 1.5

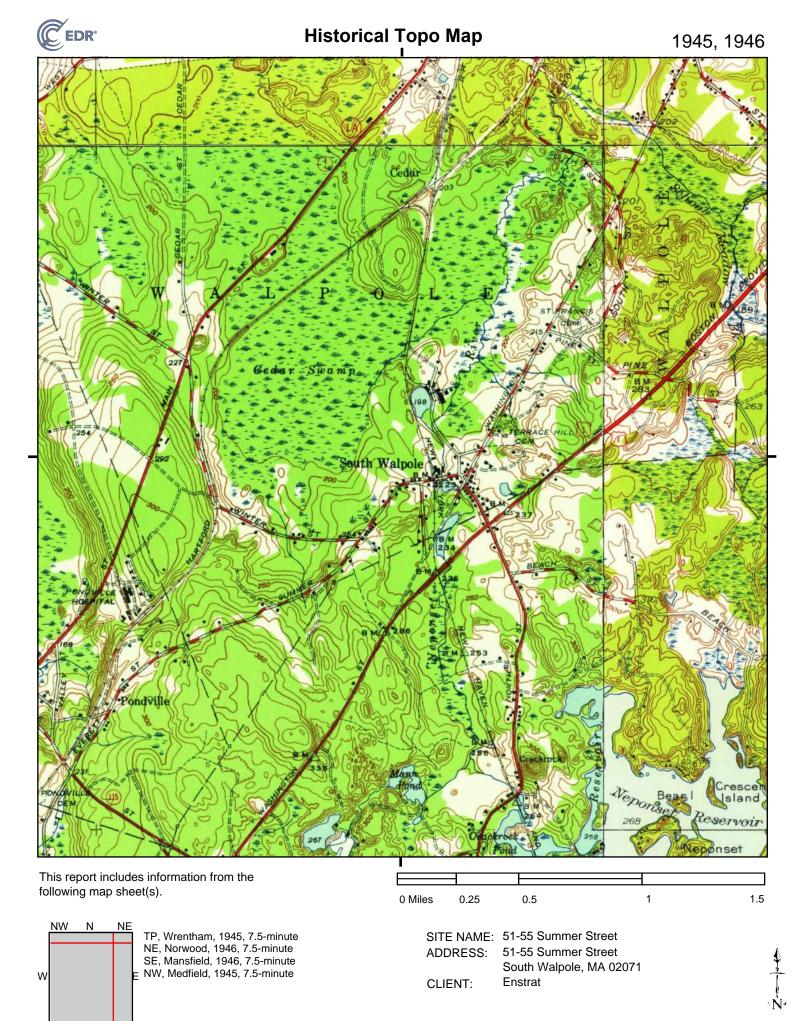
SITE NAME: 51-55 Summer Street
ADDRESS: 51-55 Summer Street
South Walnale, MA 0205

South Walpole, MA 02071

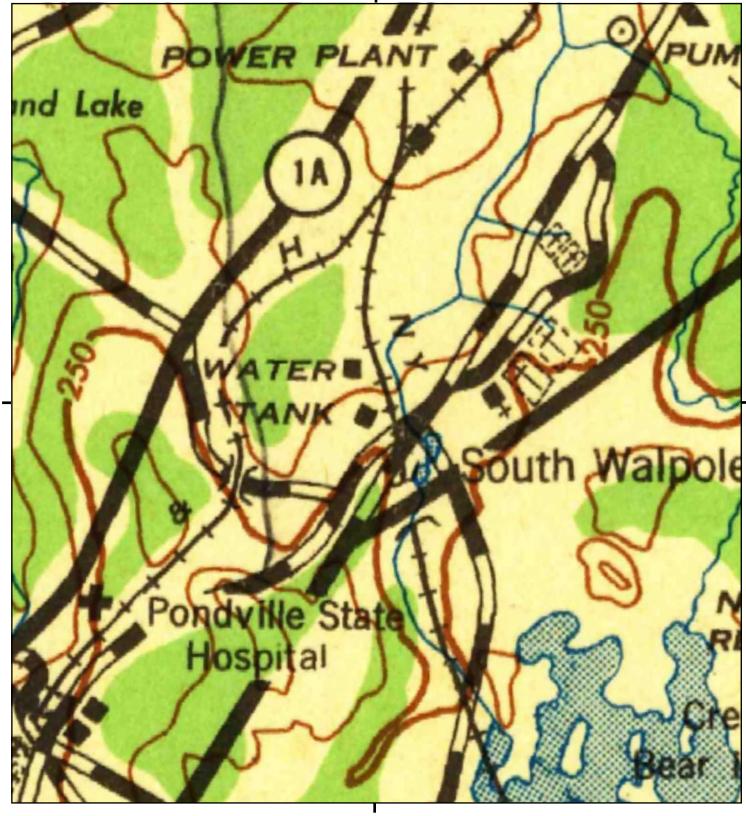
CLIENT: Enstrat



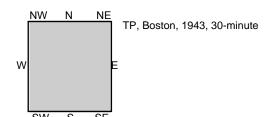








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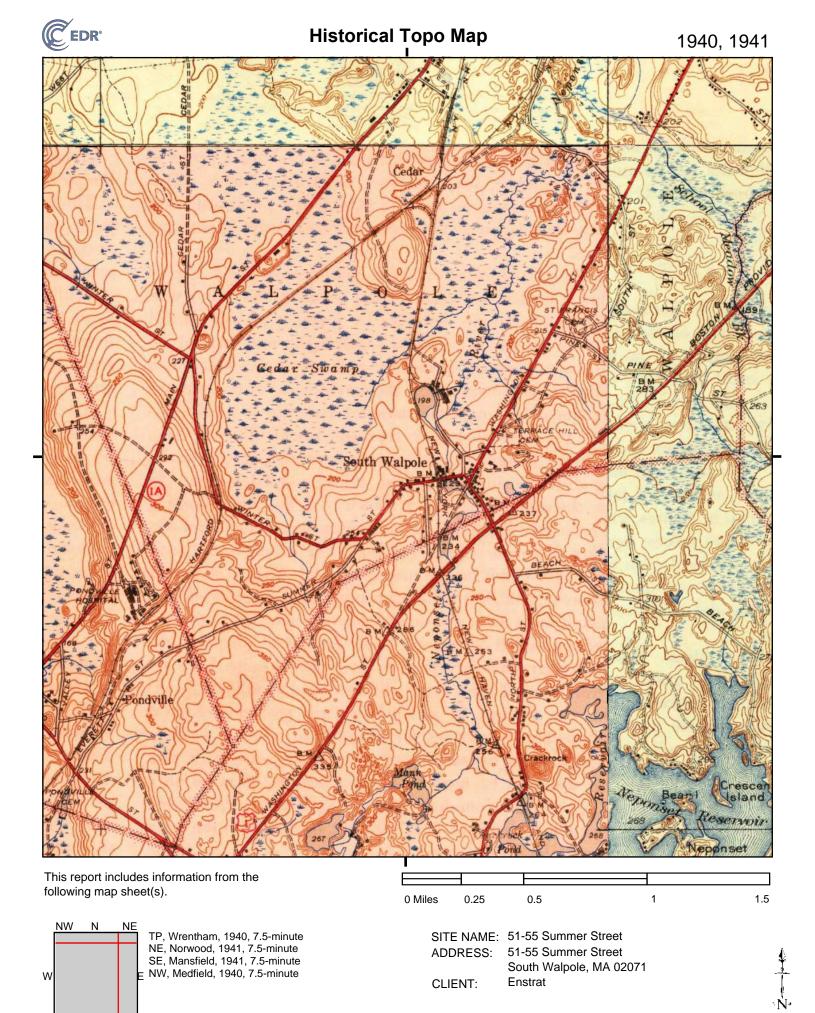


SITE NAME: 51-55 Summer Street
ADDRESS: 51-55 Summer Street

South Walpole, MA 02071

CLIENT: Enstrat





5666493 - 4 page 16

TP, Franklin, 1919, 15-minute E, Dedham, 1919, 15-minute

following map sheet(s).

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0.5

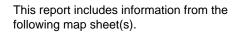
South Walpole, MA 02071

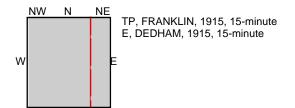
Enstrat CLIENT:

0.25

0 Miles

1.5



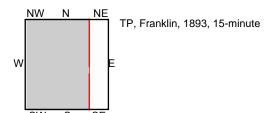


0 Miles 0.25 0.5 1 1.5

SITE NAME: 51-55 Summer Street
ADDRESS: 51-55 Summer Street

South Walpole, MA 02071

CLIENT: Enstrat



following map sheet(s).

SITE NAME: 51-55 Summer Street 51-55 Summer Street ADDRESS:

0.5

South Walpole, MA 02071

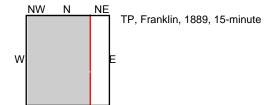
Enstrat CLIENT:

0.25

0 Miles

1.5

This report includes information from the following map sheet(s).



0 Miles 0.25 0.5 1.5

SITE NAME: 51-55 Summer Street 51-55 Summer Street ADDRESS:

South Walpole, MA 02071

Enstrat CLIENT:

WE, ELIN ADAMS, also known as Helen Adams, and MARY B. ADAMS, both

of Walpole, Norfolk William J. Cofeky County, Missachusetts, Coorge M. Cofeky, Jr., ROBERT COFSKY and Address, as they are trustees of being antopic for consideration paid grant to/G. R. W. REALITY TRUST, under a declaration of Trust recorded in Norfolk County Registry of Deeds, Book 4641, Page 189, dated December 23, 1969,

of Norwood, Norfolk County,

with guittlatm coprnants

the land in Walpole, Norfolk County, being shown as parcel B, Owner Mary E. Adams, shown on said plan subdivides about Cofsky, dated October, 1969, Bay Colony Surveying Co., Foxboro, Mass., recorded in Norfolk County Plan Book 226, No. 960, bounded and described according to said plan as follows:

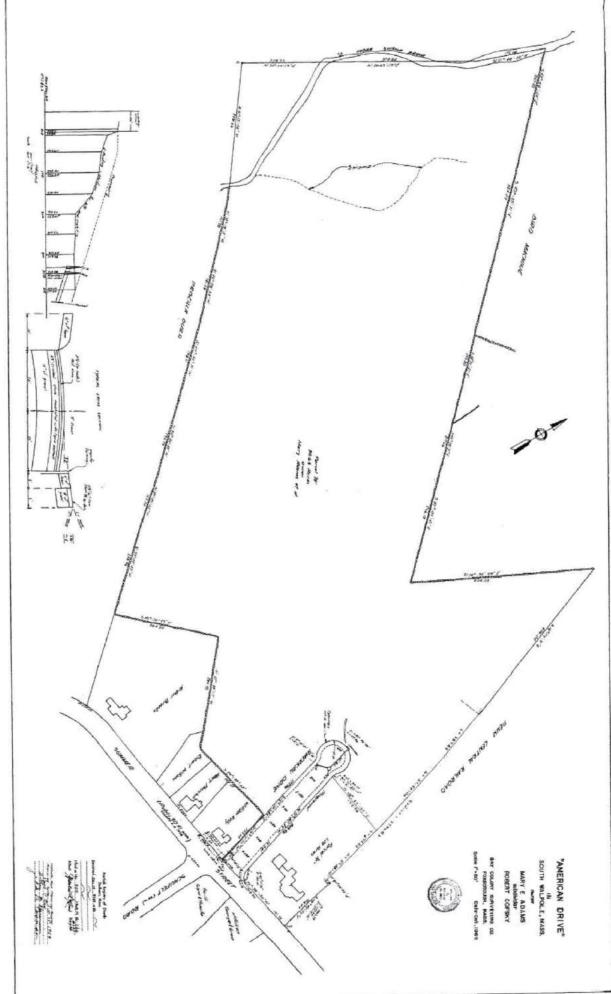
by land of William Kelley as shown on said plan one hundred fifty-three and 03/100 (153.03) feet; by land of said William Kelley, Henry Thurston and Robert Williams, as shown on said plan, two hundred twenty-two and 57/100 (222.57) feet; by land of said Robert Williams and Arthur Brooks as shown on said plan two hundred sighty-four and 73/100 (284.73); by land of said Arthur Brooks as shown on said plan two hundred sixty-four and 20/100 (264.30) feet; by land of Priscilla Guild as shown on said plan, by seven courses, one thousand four hundred one and WESTERLY SOUTHEASTERLY SOUTHWESTERLY BOUTHEASTERLY SOUTHWESTERLY by seven courses, one thousand four hundred one and 10/100 (1,401.10) feet; 10/100 (1,401.10) feet; by land of owners unknown as indicated on said plan by three courses, agregating seven hundred fifty-eight and 28/100 (758.28) feet; by land of Bird Machine as shown on said plan by five courses, agregating one thousand three hundred seventy-four and 14/100 (1,374.14) feet; by said Bird Machine four hundred fifty-four and 03/100 (454.03); by land of Penn Control Palitand NORTHWESTERLY NORTHEASTERLY NORTHWESTERLY by land of Penn Central Railroad as shown on said plan by two courses agregating eight hundred forty-three and 83/100 (843.83) feet; NORTHEASTERLY by Parcel A as shown on said plan, one hundred seventy-five and 94/100 (175.94) feet; SOUTHEASTERLY' by Parcel as shown on said plan, three hundred eight

and 46/100 (308.46) feet; on a curved line forming the junction of Parcel A and American Drive as shown on said plan, forty-four and 60/100 (44.60) feet; and by Summer Street, eighty-eight (88.00) feet, more or

The grantors expressly reserve the right to use American Drive for the purposes for which ways are commonly used in the Town of Walpole for the benefit of Parcel A.

For our title, see Norfolk Registry of Deeds, Book 4309, Page 470 and Norfolk Registry of Deeds, Book 2759, Page 393.

Consideration being \$65,000.00.



ORIGINAL ON FILE Filed

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selesceto salet genner all nights mix mance by the contests sand other interests thereix

Thiness OUX hand a sod seed whise 42 Untravertomorek word litery Badons

Elin Adams,

The Commonwealth of Massachunetta

Norfolk H

February 4)

1970

Then personally appeared the above named

Elin Adams and Mary B. Adams

and acknowledged the foregoing instrument to be

their free act and fleed, before me 12.

My Commission expires

7/23/

9 73

Recorded Peb. 4, 1970 at 3h.25m.P.M.

51-55 Summer Street

51-55 Summer Street South Walpole, MA 02071

Inquiry Number: 5666493.11

May 30, 2019

The EDR-City Directory Image Report



TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.Please contact EDR at 1-800-352-0050 with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	Target Street	Cross Street	<u>Source</u>
2014	$\overline{\checkmark}$		EDR Digital Archive
2010	$\overline{\checkmark}$		EDR Digital Archive
2005	$\overline{\checkmark}$		EDR Digital Archive
2000	$\overline{\checkmark}$		EDR Digital Archive
1995	$\overline{\checkmark}$		EDR Digital Archive
1992	$\overline{\checkmark}$		EDR Digital Archive
1988	$\overline{\mathbf{V}}$		Cole Criss-Cross Directory
1984			Cole Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

51-55 Summer Street South Walpole, MA 02071

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
SUMMER ST		
2014	pg A1	EDR Digital Archive
2010	pg A2	EDR Digital Archive
2005	pg A3	EDR Digital Archive
2000	pg A4	EDR Digital Archive
1995	pg A5	EDR Digital Archive
1992	pg A6	EDR Digital Archive
1988	pg A7	Cole Criss-Cross Directory
1984	pg A8	Cole Criss-Cross Directory

5666493-11 Page 2

FINDINGS

CROSS STREETS

<u>Year</u>	CD Image	<u>Source</u>	
COMMON ST	:		
2014	-	EDR Digital Archive	Street not listed in Source
2010	-	EDR Digital Archive	Street not listed in Source
2005	-	EDR Digital Archive	Street not listed in Source
2000	-	EDR Digital Archive	Street not listed in Source
1995	-	EDR Digital Archive	Street not listed in Source
1992	-	EDR Digital Archive	Street not listed in Source
1988	-	Cole Criss-Cross Directory	Street not listed in Source
1984	-	Cole Criss-Cross Directory	Street not listed in Source

5666493-11 Page 3



SUMMER ST 2014

	SUMMER ST	2014
44	LINITED STATES DOSTAL SERVICE	
44 49	UNITED STATES POSTAL SERVICE CAMPUS OF CARING INC	
49	CHARLES SORBLOM	
	FOLEY D LANDSCAPE INC	
53	SOLDOUT EVENTS 4U INC	
79	OCCUPANT UNKNOWN,	
80	ZITOLI, JOHN F	
84	CAMPAGNA, ERIC J	
86	OBER, MARK S	
87	ARSON ELECTRIC	
07	OCCUPANT UNKNOWN,	
89	BEZANSON, JOSH M	
91	MULLER, VICTOR J	
96	UPHAM, MICHAEL L	
98	OCCUPANT UNKNOWN,	
106	MARSHALL, J	
111	FITZGERALD, DERRICK	
130	FOLEY, DORIS M	
131	FEINGOLD, JEFFREY M	
135	WITHAM, JAMES F	
139	BOWERS, KATHRYN P	
160	CISTERNELLI, ANTHONY R	
	FTNJ INC	

SUMMER ST 2010

21	WEYERHAEUSER COMPANY
43	AWG FITTINGS LLC
44	UNITED STATES POSTAL SERVICE
49	CAMPUS OF CARING INC
	COURTLIN PROPERTIES LLC
	DHCC MANAGEMENT CORP
	DOLPHIN PROPERTIES LLC
	FOLEY D LANDSCAPE INC
53	SOLDOUT EVENTS 4U INC
79	DOMINEAU, SETH W
80	ZITOLI, JOHN F
84	CARLSON, KATHLEEN E
86	KELLY, MARION M
87	PARDEY, DORIS
89	PAIGE, JOSH
91	MULLER, VICTOR J
93	MONTEIRO, DONNA R
96	UPHAM, MICHAEL L
111	SUMNER, CATHERINE M
131	FEINGOLD, JEFFREY M
	TAX POINT ADVISORS
135	WITHAM, JAMES F
139	BOWERS, KATHRYN P
160	DONNELLAN, MARK N
	FTNJ INC

SUMMER ST 2005

21	WEYERHAEUSER COMPANY
44	UNITED STATES POSTAL SERVICE
49	FOLEY D LANDSCAPE INC
53	SOLDOUT EVENTS 4U INC
79	DOMINEAU, SETH W
84	CARLSON, CORY
86	KELLY, MARION M
89	GINIVAN, RYAN D
93	MONTEIRO, DONNA R
96	UPHAM, MICHAEL J
99	BALDUF, MORTON F
111	SHEEHAN, WILFRED J
130	FOLEY, DORIS M
131	FEINGOLD, JEFFREY M
135	WITHAM, JAMES F
139	BOWERS, KATHRYN P
160	DONNELLAN, MARK N

SUMMER ST 2000

21	WEYERHAEUSER COMPANY
44	UNITED STATES POSTAL SERVICE
80	ZITOLI, DOROTHY
84	SCARDOCCI, S
86	BARSS, JAMES A
87	SPURRELL, JOHN
93	MONTEIRO, D
96	UPHAM, MICHAEL J
99	BALDUF, MORTON
106	MORRISSEY, WILLIAM M
111	SHEEHAN, WILFRED
131	BANDER, HOLLY S
135	WITHAM, JAMES F
	44 80 84 86 87 93 96 99 106 111

SUMMER ST 1995

44	UNITED STATES POSTAL SERVICE
80	TASHJIAN, MICHAEL
84	SCARDOCCI, SEBASTIAN, III
87	WALSH, M
89	GALLAGHER, ROBT & KELLY ANN
93	FOLLETT, J & CHIP
	FOLLETT, PAUL V & LINDA M
	MONTEIRO, D
96	CALLAHAN, KIMBERLY
	UPHAM, MICHAEL J
99	BALDUF, MORTON
106	MORRISSEY, WM M
111	SHEEHAN, WILFRED
131	DEVEAU, S W
160	DONNELLAN, MARK & KAREN

SUMMER ST 1992

44	POSTMASTER	
87	PIMENTAL, M	
93	MONTEIRO, D	
106	MORRISSEY, WM M	
111	SHEEHAN, WILFRED	
160	DONNELLAN, MARK & KAREN	

SUMMER ST 1988

• SU	IMMER ST	TO SECTION
	South Walp	ole
	RR 2	02071
0	1- 599 C14	111 \$BD12
10	Lynne Allen	07 008-5447
12	Edward A Dangelo	79 668 2299
20	current A bungero .	NP
21 1	P F OConnor Inc .	82 668-8900
50	Randy Bendas	п 660-1764
	Kathryn Walsh	# 660-1764
51		NP
53	Mrs Ellen Adams	64 668-2709
	Suga Wei Kunna	96 668 5065
61	Irmina M Sariol	86 668-1649
63	Mrs Dorothy Kelley	56 668-1433
65	ma borothy mency .	NP
71	Henry P Thurston .	65 668-2746
75	Randy Bendas Kathryn Walsh Mrs Ellen Adams Maryellen Nixon Suen Wei-Kuang Irmina M Sariol Mrs Dorothy Kelley Henry P Thurston James C Brennan Dana H Clay Peter J Bates	74 668-3297
84	Dana H Clay	H 668-4808
86 87	M Dimental	82 668 851
89	Robert Gallagher	87 660-139
93	D Monteiro Follett	68 668-6330
	Dana H Clay Peter J Bates M Pimental Robert Gallagher D Monteiro Follett D Monteiro Follett Morton Balduf Morton Balduf Wm M Morrissey	81 668-788
96		NP
99	Morton Balduf	87 668-5173
100	Morton Balduf	87 668-5187
106	Wm M Morrissey Wilfred Sheehan	56 668 0924
130	willen Sneeman	NP 000-0021
131	Robert Deveau	80 668-5354
135	Robert Deveau	NP
160	Mark Donnellan Brian Clinton	85 668-4402
172	Brian Clinton	85 668-4045
174		
175	Inffrage V Missabile	92 669 510
176 178	Evaline Exekiel	86 668 875
176	K P Bowers K P Bowers Jeffrey V Mirabile Evaline Ezekiel James V Ezekiel James V Ezekiel Jr Clifford O Young Vaughn Allan Edward F Burns William C Geffin	68 668-9656
179	Clifford O Young	67 668-938
180	Vaughn Allan	61 668-387
N. S.	Edward F Burns	70 668-755
182	William C Griffin	/4 558-771
REAR 184	leahelle M Ellie	68 669 000
188		. 80 668 - 506
189		NP 000-300
190	INITION IN THUNESTED IN	00 000-00/
194	Thomas Morani	79 668-1486
209	Stanley Dziejma	57 668-387
2207	K&M Remodeling .	д 560-198
230	Kevin Thomas G Franklin Fish	- 668-7521 - 61 668-238
240	Edward L Kern	86 668-178
241	Russell J Czyryca .	. 65 668-638
260	Taras Galonzka	д 668-546
290	David Mucciarone .	84 668-1407
295	Robert H Houghton	61 668-203
301	Neil Powers	76 668-7574
319	Stephen Connors	85 668-4049
323 327	John Reilly Chris OBrien	# 668-1847 86 668-1857
321	James D ORrien	86 668-477
330	James D OBrien	NP
335	Robt T Commerford	68 668-284
395	John Honohan	60 668-2240
477	G H Dalton Jr	60 668-234
497 515	Albert H Jones	71 668-296
529	Paula Heffernan Spyro Volicas	85 668-8993 87 660-1043
535	Hans A Voginauer .	61 668-955
540	Louis Albert	86 668-683
NO #	Charles A Keefe	70 668-215
NO #1	69 RESIDENCE	79 668-228
11-11-		
9 SU	MMIT AVE	02081

Cole Criss-Cross Directory

SUMMER ST 1984

197 1980 MILPURD 1961		SUMMER	31 1 3 04
STONE ST IND PK 2081 1	1000	3/ F 3F 1985 MILI	ORD SYCAMORE LN
STONE ST IND PK 2081 1	44	157 Joseph Thompson 78 668 - 7061 169 Winslow G Keyes 78 668 - 1192	106 W M Morrissey 63 668 - 2248 111 Wilfred Sheehan 56 668 - 0826
STONE ST IND PK 2081 1		175 Melvin W Tucker	130 NP 131 Robert Deveau
STONE ST IND PK 2081 1	29	192 201 Richard W Dugdale 58 668 - 3887	135 NP 160 Mark Donnellan II 668 - 4402
STONE ST IND PK 2081 1	29	208 John F Sheehan 82 668 - 2227 216 Timothy J Walsh 66 668 - 6725	172 Brian Clinton II 668 - 4045
STONE ST IND PK 2081 1		Timothy J Walsh Jr 66 668-5320	175 K P Bowers 81 668 - 6055
STONE ST IND PK 2081 1	150	222 S H Polvado 79 668 - 2955	178 James V Ezekiel Jr 68 668 - 9656
STONE ST IND PK 2081 1	18	228 Brian J Thomas 82 668 4797	179 Clifford D Young 67 968 - 9387 180 Vaughn Allan
STONE ST IND PK 2081 1		233 234 Robert Bushway - 668 - 8520	Edward F Burns 70 668 - 7554 182 William C Griffin 74 668 - 7713
STONE ST IND PK 2081 1	95	239 William Debler 84 668 - 2390	Carl T Swanson 70 668 - 2778 184 Isabelle M Ellis 68 668 - 0009
STONE ST IND PK 2081 1	8	246 J R Burke	188 Mark W Freedman 80 668 - 5062
STONE ST IND PK 2081 1		R E Masison 80 668 - 7824	194 Thomas Morani 79 668 - 1489
STONE ST IND PK 2081 1	91	257 Lawrence P Richard 58 668 - 3873	230 G Franklin Fish 61 668 - 2386
STONE ST IND PK 2081 1	76	261 Norma O Jackson B 668 - 0022 262 Brian Buckley 80 668 - 0935	241 Russell J Czyryca 65 668 - 6389
STONE ST IND PK 2081 1		Richard A Clerici 82 . 668 - 0823 Paul J Davidson 668 - 8990	290 David Mucciarone 84 668 - 1402 295 Robert H Houghton
STONE ST IND PK 2081 1		264 Judith Violett	301 Neil Powers
STONE ST IND PK 2081 1		268 A M L Vanstralen 82 868 - 5312 274 John W Carberry 79 668 - 2654	330 Dorothy Griffin 81 668 - 1023 335 R T Commerford 68 668 - 2842
STONE ST IND PK 2081 1	35	275 Richard A Brown 82 668 - 8794	395 John Honohan 60 668 - 2240
STONE ST IND PK 2081 1	73	281 NP	497 Albert H Jones
STONE ST IND PK 2081 1	57	283 Steven C Bergman 84 668 - 4419	535 Hans A Voginauer
STONE ST IND PK 2081 1		*Davien Cmptr Prods	NO # Charles A Keefe 70 668 - 2152
STONE ST IND PK 2081 1	1	★High-Tch Mdir Furn . II 668-6639 ★Lightbody Steele	NO #*US G Postal 668-2288 58 RESIDENCE 2 BUSINESS
STONE ST IND PK 2081 1	37	*Pall Assocs IncII 668 - 3002 *Tooling Research 668 - 1950	SUMMIT AVE 02081
STONE ST IND PK 2081 1	33	338 Edmond Wronski 82 668 - 2889	1- 199 TZ4111 4B.D12
STONE ST IND PK 2081 1	94	348 Robert L Belanger II 668 - 5176	10 ± J J Regan Electric 668 - 4543
STONE ST IND PK 2081 1	70	359 K Baldassari 82 668 - 4875	22 L M Deveau 65 668 - 1951
STONE ST IND PK 2081 1	52	367 Salvatore A Causi 78 668 - 1196	29 Mrs Elmer Johnson 73 668 - 1952
STONE ST IND PK 2081 1		3/4 Watter C White	47 Richard Ward 69 668 - 7729
STONE ST IND PK 2081 1		393 Henry A Szostek	48 Daniel Leary
STONE ST IND PK 2081 1	72	399 C C Cleveland	William F Walsh Jr 65 . 668 - 6095 65 Angelo Moscaritolo 78 . 668 - 0323
STONE ST IND PK 2081 1		409 Thomas F Browne 73 668 - 0719 Thomas F Browne 73 668 - 1600	John Moscaritolo 84 668 - 8757 77 Victor Gabres 73 668 - 0703
STONE ST IND PK 2081 1	36	410 Robert M Ritcey 82 668 - 1920	88 Larry H Hawkins 73 ass sass
STONE ST IND PK 2081 1	100	OFF Donald C Smith 82 668 - 6884	89 Demetre Sdouges # 668 - 8153
STONE ST IND PK 2081 1	34	NO # # Elderly Nutrition	110 Charles A Deane 74 668 - 4052
STONE ST IND PK 2081 1	58	NO # * Italian Amer Club	18 RESIDENCE 1 BUSINESS
STONE ST IND PK 2081 1	39	NO # ★ Retarded Children	SUNNYROCK DR
STONE ST IND PK 2081 1	52	NO # *Twn Cncl On Aging . # 668-3330	RR 1
STONE ST IND PK	31	NO # * Walpole Spci Rortn 668 - 6872	5 Nizom Ghantous 84 668 - 4759
S NO # ★ Warehse Pools Inc	5.8	A STONE ST. IND DV	16 George Mans 84 668 - 5765
S NO # ★ Warehse Pools Inc	50	4 Designs By Renee 668 - 9300	24 Peter Duoba
S NO # ★ Warehse Pools Inc	25	*Proline Corp 668 - 5259 NO # *Custom Automotive 668 - 7774	26 Ted Mahoney 84 668 - 1160 33 Francis E Donavan 84 668 - 4478
S NO # ★ Warehse Pools Inc	55 88	NO # * Digital Design & Dev	James M McInnis 84 668 - 4478 36 Robert S Appell 84 668 - 5092
S NO # ★ Warehse Pools Inc	26	NO # * Eagle Industrial 668 - 7011 NO # * Warehouse Pools	S Appell 84 668 - 5436 10 RESIDENCE
South Walpole	04	NO # * Warehouse Pools 668 - 5417	SUNSET DR
South Walpole		9 BUSINESS	Rear of Walpole Motel Route 1
RR 2 1 99 TZ4111 88.D12 1 NO # Mario Decristofaro 79 668 - 3483 1 1 END TZ4111 1 88.D12 1 NO # Mario Decristofaro 79 668 - 3483 1 NO # Michael Fegan 82 668 - 562 2 RESIDENCE 2 RESIDENCE 2 RESIDENCE 3 RESIDENCE		STONEY BROOK RD	South Walpole
6 Robert W Benson 76 688-7783 1 7 George Gircimett 74 688-6800 8 William P MacPinee 76 688-7817 39 9 Patrick A Moriarry 75 668-7817 8 5 RESIDENCE 1 BUSINESS 14 SUMMERFIELD RD New Street-1984. ■ RR 2 □ 02081 1 1- 99 7Z4113 □ 8A.C11 1	30		● RR 2 02071
6 Robert W Benson 76 688-7783 1 7 George Gircimett 74 688-6800 8 William P MacPinee 76 688-7817 39 9 Patrick A Moriarry 75 668-7817 8 5 RESIDENCE 1 BUSINESS 14 SUMMERFIELD RD New Street-1984. ■ RR 2 □ 02081 1 1- 99 7Z4113 □ 8A.C11 1		1- 99 TZ4111 68.D12	NO # Mario Decristofaro 79 668 - 3483
Second Particle And Property Second Particle And Part		5 Joseph Hampe	2 RESIDÊNCE
Second Particle And Property Second Particle And Part	01	7 George Girolimetti	A CUCAN DD AME
SUMMERFIELD RD New Street-1984.	20	8 William P MacPhee	1- 99 TZ4113 #A_C11 1 Gordon Wolfram 80 668 - 4844
New Street-1984. 8 Richard V Kelly 76 688 - 4035 1 9 724113 8 8.0 1 1 9 724113 8 8.0 1 1 9 724113 8 8.0 1 1 1 9 724113 8 8.0 1 1 1 9 724113 8 8.0 1 1 1 1 1 1 1 1 1 2 Thomas Kennedy Jr 688 - 1946 4 RESIDENCE 8 888 - 1946 4 RESIDENCE 1 2 1 1 1 1 1 1 3 1 2 Thomas Kennedy Jr 688 - 1946 4 RESIDENCE 8 8 8 8 8 3 1 2 Thomas Kennedy Jr 688 - 1946 4 RESIDENCE 8 8 8 8 4 8 SUMMER ST South Walpole 7 688 - 1897 4 9 1 5 8 0 1 598 724111 8 8 0.12 5 8 0 1 598 724111 8 8 0.12 5 8 0 1 598 724111 8 8 0.12 5 5 7 7 7 7 7 7 7 7	98	5 RESIDENCE 1 BUSINESS	4 Joseph M Collins
Num J Patterson September September Swenson Circ Swenson	90	SUMMERFIELD RD New Street-1984	7 P. J. Mazzariello
Num J Patterson September September Swenson Circ Swenson	34		12 Henry A Foster 73 668 - 2289
Num J Patterson September September Swenson Circ Swenson		1- 99 TZ4113 8A.C11	7 RESIDENCE
## SUMMER ST South Walpole 5 Arthur C Libby 79 688 688 688 238 7 7 7 7 7 7 7 7 7	70	7 Wm J Patterson 84 668 - 7467 8 James J Lynch 84 668 - 1400	SWENSON CIR 02081
## SUMMER ST South Walpole 5 Arthur C Libby 79 688 688 688 238 7 7 7 7 7 7 7 7 7	01	12 Thomas Kennedy Jr 668 - 1946	1- 99 TZ4111 48.D12 1 Thomas P Collins 72 668-3910
25 S Dennis O'Brien 82 668 - 2459 8	53		3 Joseph L Fahey 78 668 - 7897 4 Peter L Turco
25 S Dennis O'Brien 82 668 - 2459 35 12 Christopher Murphy 84 55 20 NP 99 21 kr P F O'Connor Inc 868 - 8900 54 50 George A Miliken 57 668 - 1745 38 51 A Sartol 84 868 - 2105 39 Edward Roode 84 668 - 2705 59 Edward Roode 84 668 - 2705 50 668 868 868 - 2010 50 688 698 51 A Sartol 84 668 - 2705 52 53 Kr S 668 668 54 54 54 54 55 688 688 688 56 63 Mrs Dorothy Kelley 56 668 - 1433 56 63 Mrs Dorothy Kelley 56 668 - 1433 56 63 Mrs Dorothy Kelley 56 668 - 1433 57 688 63 688 688 58 63 Mrs Dorothy Kelley 56 668 - 1433 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 675 675 58 675			5 Arthur C Libby 79 668 - 6683 A Silvestri
25 S Dennis O'Brien 82 668 - 2459 35 12 Christopher Murphy 84 55 20 NP 99 21 kr P F O'Connor Inc 868 - 8900 54 50 George A Miliken 57 668 - 1745 38 51 A Sartol 84 868 - 2105 39 Edward Roode 84 668 - 2705 59 Edward Roode 84 668 - 2705 50 668 868 868 - 2010 50 688 698 51 A Sartol 84 668 - 2705 52 53 Kr S 668 668 54 54 54 54 55 688 688 688 56 63 Mrs Dorothy Kelley 56 668 - 1433 56 63 Mrs Dorothy Kelley 56 668 - 1433 56 63 Mrs Dorothy Kelley 56 668 - 1433 57 688 63 688 688 58 63 Mrs Dorothy Kelley 56 668 - 1433 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 65 668 674 58 675 675 58 675			7 Francis P McCarthy 73 668 - 0412
33 12 Christopher Murphy	25	1- 599 TZ4111 98_D12	10 a preincure NP
33 12 Christopher Murphy	28	10 NP 82 668-2359	A CYBIL OT
54 50 George A Miliken 57 668 - 1745 38 51 A Sariol 84 688 - 0709 11 James C Brenan 74 688 - 2709 12 B Walter Russell 71 1 James C Brenan 74 688 - 2709 12 B Walter Russell 71 688 - 3542 26 68 - 2709 12 B Walter Russell 71 688 - 3542 26 68 - 2709 12 B Walter Russell 71 688 - 3542 26 68 - 2709 26 688 - 3180 26 688 - 3180 26 688 - 3180 27	65	The second secon	From High Plain St
86 63 Mrs Dorothy Kelley 56 668-1433 62 Diane Wojdeg # 688-8532 49 65 Donna L Sheehan # 688-8583 63 Mary C Charlot 64 689-1674 45 71 Henry P Thurston 65 682-2746 70 Alberto D Silva - 668-5459 84 75 James C Bernan 74 668-2922 8 RESIDENCE	54	50 George A Milliken	1- 99 TZ4111 #8.D12
86 63 Mrs Dorothy Kelley 56 668-1433 62 Diane Wojdeg # 688-8532 49 65 Donna L Sheehan # 688-8583 63 Mary C Charlot 64 689-1674 45 71 Henry P Thurston 65 682-2746 70 Alberto D Silva - 668-5459 84 75 James C Bernan 74 668-2922 8 RESIDENCE	38	51 A Sariol	11 James J Doherty 82 668 - 2474 18 Walter Russell 71 668 - 3542
86 63 Mrs Dorothy Kelley 56 668-1433 62 Diane Wojdeg # 688-8532 49 65 Donna L Sheehan # 688-8583 63 Mary C Charlot 64 689-1674 45 71 Henry P Thurston 65 682-2746 70 Alberto D Silva - 668-5459 84 75 James C Bernan 74 668-2922 8 RESIDENCE	69	Edward Roode	36 S L Giampage 75 668 - 3180
49 65 Donna L Sheehan	86	61 NP December Velley NP	37 Mrs F G Haffermill 63 668 - 0988
B4	49	65 Donna L Sheehan II 668 - 8583	63 Mary C Charlot 64 668 - 1674
SYCAMORE LN 02081	84	75 James C Brennan 74 668 - 2746	8 RESIDENCE
Sociation Soci	65 62	84 NP 85 Peter J Bates 84 668 - 7149	SYCAMORE LN 02081
46 93 D Monteiro Foliett . 58 688 - 5330 23 Wesley R Goodwin . 70 688 - 2377 11 D Monteiro Foliett . 81 688 - 7885 28 C x Moore . 70 688 - 2253 34 96 C L O'Sullivan . 80 688 - 4472 29 Oscar F Magnison . 70 668 - 9792 PUTER OR PHOTOGRAPHED IN ANY MANNER WHATSCEVER EXCEPT AS AUTHORIZED BY THE PUBLISHER.	50 B1	87 M Pimental 82 668 - 8514 89 Edward A Dangelo 79 668 - 3383	1- 99 TZ4111 #8_D12 20 John C Day 70 668 - 7498
34 96 C.L.O.Sullivan 80 868-8472 29 Oscar F. Magnuson 70 868-8792 PUTER OR PHOTOGRAPHED IN ANY MAINSER WHATSOEVER EXCEPT AS AUTHORIZED BY THE PUBLISHER.	46	93 D Monteiro Follett	23 Wesley R Goodwin 70 668 - 2377 28 C K Moore 70 668 - 2353
TOTAL OR PHOTOGRAPHED IN ANY MANNER WHATSOEVER EXCEPT AS AUTHORIZED BY THE PUBLISHER.	34	96 C L O'Sullivan 80 668 - 8472	29 Oscar F Magnuson 70 668 - 9792
	UT	THE OR PHOTOGRAPHED IN ANY MANNER WHATSOEVE	CANCET AS AUTHORIZED BY THE PUBLISHER.

51-55 Summer Street51-55 Summer StreetSouth Walpole, MA 02071

Inquiry Number: 5666493.3

May 29, 2019

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

Certified Sanborn® Map Report

05/29/19

Site Name: Client Name:

51-55 Summer Street Enstrat 51-55 Summer Street 28 Lord Rd

South Walpole, MA 02071 Marlborough, MA 01752 EDR Inquiry # 5666493.3 Contact: James Odriscoll



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Project 2019-51

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Sanborn® Library search results

Certification #: 2228-4939-83D3

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51-53-55 SUMMER ST

Location 51-53-55 SUMMER ST

MBLU 52/60///

Acct# G080855001

Owner COFSKY WILLIAM J &

GEORGE M TRS

Assessment \$272,600

PID 3143

Building Count 1

Current Value

	<i>a</i> ,	Assessment			
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2019	\$0	\$0	\$0	\$272,600	\$272,600

Owner of Record

COFSKY WILLIAM J & GEORGE M TRS

Co-Owner WRG COFSKY REALTY TRUST

Sale Price

Certificate

Book & Page 34261/303

07/13/2016

Sale Date Instrument

1F

Ownership History

	Owners	ship History			
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COFSKY WILLIAM J & GEORGE M TRS	\$1		34261/ 303	1F	07/13/2016
COFSKY WILLIAM J	\$1		34214/ 46	1F	06/28/2016
COFSKY JAMES ET AL	\$0		33748/ 396	1F	12/28/2015
COFSKY ROBERT A	\$290,000		11101/99	00	11/01/1995

Building Information

Building 1: Section 1

Year Built:

Living Area:

Ph 21	ldino	En I	
KILL	ınını	ı un/	TO.

Building Attributes		
Field	Description	
Style	Vacant Land	
Model		
Stories:		
Occupancy		
Exterior Wall		

Exterior Wall	
Roof Structure:	
Roof Cover	
Interior Wall	
Interior Wall	
Interior Floor	
Interior Floor	
Heating Fuel	
Heating Type:	
AC Type:	
Total Bedrooms:	
Total Baths:	
Total Half Baths:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Extra Feature	



(http://images.vgsi.com/photos/WalpoleMAPhotos/\\00\01 \25/59.jpg)

Building Layout

(http://images.vgsi.com/photos/WalpoleMAPhotos//Sketches/314

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Value	ation
Use Code	4400	Size (Acres)	1.28
Description	IND LAND DV	Depth	0
Zone	LM	Assessed Value	\$272,600
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment						
Valuation Year	Building	Extra Features	Outbuildings	Land	Total	
2019	\$0	\$0	\$0	\$272,600	\$272,600	
2018	\$0	\$0	\$0	\$262,700	\$262,700	
2017	\$0	\$0	\$0	\$257,700	\$257,700	

2016	\$0	\$0	\$0	\$246,000	\$246,000

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SOUTHEASTERLY

112553 25. -

QUITCLAIM DEED

We, GEORGE M. COFSKY, JR., ROBERT COFSKY and WILLIAM J. COFSKY, Trustees of G.R.W. REALTY Trust, n/d/t dated December Norfelk County, Massachusetts, for consideration paid, consideration of

"NE DOLLAR (\$1.00)

granc to

GEOPGE M. COFSKY, JP., WILLIAM J. COFSKY, and ROBERT A. COFSKY, and their successors

Trustees under a Declaration of Trust entitled WRG COFSKY REALTY TRUST, dated December 27, 1988 to be recorded herewith

WITH QUITCLAIM COVENANTS

the land, together with any buildings thereon, in Walpole, Norfolk County, being shown as Farcel B, Owner Mary E. Adams, shown on said plan, subdivider, Bobert Cofsky, dated October 1969, Bay Colony Surveying Co., Foxboro, Mass., recorded in Norfolk County Flam Book 226, No. 960, bounded and described according to said plan as follows:

according to sai	d plan as rollows;
WESTERLY	by land new or formerly of William Kelley as shown on said plan, one hundred fifty-three and 03/100 (153.03) feet;
SOUTHEASTERLY	by land new or formerly of said William Kelley, Henry Thurston and Robert Williams, as shown on said plan, two hundred twenty-two and 57/100 (222.57) feet;
SCHITHWESTERLY	by land now or formerly of said Pobert Williams and Arthur Brooks as shown on said plan, two hundred eighty-four and 73/100 (264.73) feet;
SOUTHEASTERLY	by land now or formerly of said Arthur Brooks as shown on said plan, two hundred sixty-four and 50/100 (264.50) feet;
SOUTHWESTERLY	by land now or formerly of Priscilla Guild as shown on said plan, by seven courses, one thousand four hundred one and 10/100 (1,401.10) feet;
NORTHWESTERLY	by land now or formerly of owners unknown as indicated on said plan by three courses, agregating seven hundred fifty-eight and 28/100 (758.28) feet;
NORTHEASTERLY	by land now or formerly of Bird Machine as shown on said plan by five courses, agregating one thousand three hundred seventy-four and 14/100 (1,374.14) feet;
NOPTHWESTEPLY	by said Bird Machine four hundred fifty-four and 03/100 (454.03) feet:
NORTHEASTERLY	by land now on formerly of Renn Central Railroad as shown on said plan by two courses agregating eight hundred forty-three and 83/100 (843.83) feet;
SOUTHEASTERLY	by Paicel A as shown on said plan, one hundred seventy-five and 94.100 (175.34) feet:
NORTHEASTERLY	by Farcel as shown on said plan, three hundred eight and 46/100 (308.46) feet; on a curved line forming the junction of Parcel A and American Drive as shown on said plan, forty-four and 60/100 (44.60) feet; and

by Summer Street, eighty-eight (88,00) feet, more or less.

1

120

what are the

Together with the right to use American Drive for the purposes for which ways are community used in the Town of Walpole for the benefit of Parcel A.

Subject to and with the benefit of all eagements, restrictions, rights of way, takings and covenants of record, to the extent now in force and applicable.

Being the same premises conveyed to the grantors hereof by deed of Elin Adams, a/k/a Helen Adams and Mary B. Adams, dated February 4, 1970, recorded with the Norfolk Registry of Deeds, in Book 4646, Page 720.

THE ADDRESS OF THE PREMISES IS AMERICAN DRIVE, WALPOLE, MA 02081 THE ADDRESS OF THE GRANTEES IS 820 NEFONSET STREET, NORMOUD, MA 02062

WITNESS our hands and seals this .27

day of DELEMBER 1988.

GEOFGE H. COFSKY, JK.

Robert Clothy

William J. Copy

COMMONWEALTH OF MASSACHUSETTS

. sauk

Date: 12 17 14

Then personally appeared the above named GEORGE M. COTSEY, JR., ROBERT COTSEY and WILLIAM J. COTSEY and acknowledged the foregoing instrument to be their free act and deed, before me.

NOTARY PUBLIC Expires: 7 4 9

From the Office of: JOHN E. FEDELE, P.C. 990 Washington Street Suite 211 South Dedham, Massachusetts 02026 WE, ELIN ADAMS, also known as Helen Adams, and MARY B. ADAMS, both

of Walpole, Norfolk William J. Cofeky County, Missachusetts, Coorge M. Cofeky, Jr., ROBERT COFSKY and Address, as they are trustees of being antopic for consideration paid grant to/G. R. W. REALITY TRUST, under a declaration of Trust recorded in Norfolk County Registry of Deeds, Book 4641, Page 189, dated December 23, 1969,

of Norwood, Norfolk County,

with guittlatm coprnants

the land in Walpole, Norfolk County, being shown as parcel B, Owner Mary E. Adams, shown on said plan subdivides about Cofsky, dated October, 1969, Bay Colony Surveying Co., Foxboro, Mass., recorded in Norfolk County Plan Book 226, No. 960, bounded and described according to said plan as follows:

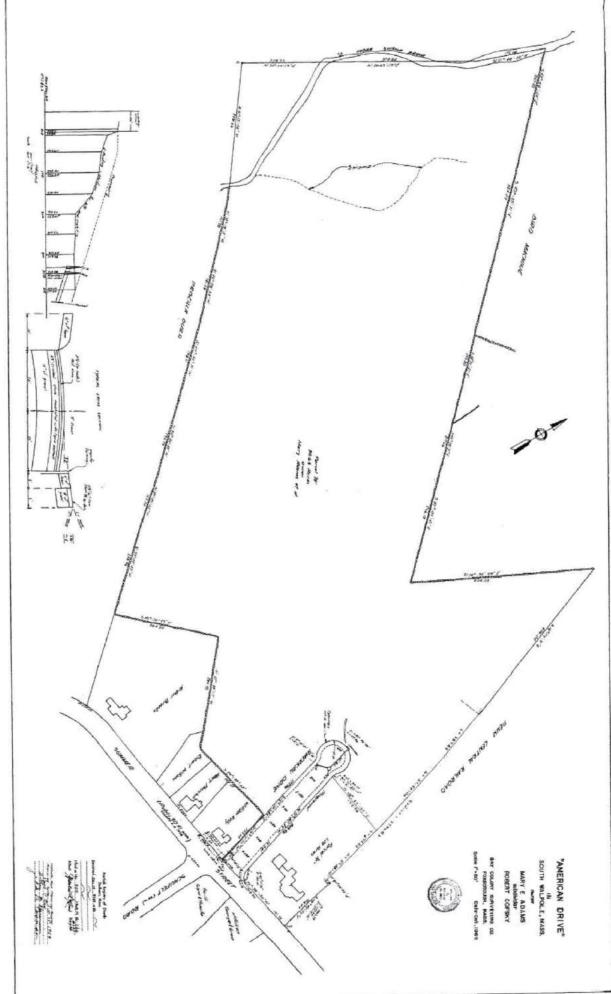
by land of William Kelley as shown on said plan one hundred fifty-three and 03/100 (153.03) feet; by land of said William Kelley, Henry Thurston and Robert Williams, as shown on said plan, two hundred twenty-two and 57/100 (222.57) feet; by land of said Robert Williams and Arthur Brooks as shown on said plan two hundred sighty-four and 73/100 (284.73); by land of said Arthur Brooks as shown on said plan two hundred sixty-four and 20/100 (264.30) feet; by land of Priscilla Guild as shown on said plan, by seven courses, one thousand four hundred one and WESTERLY SOUTHEASTERLY SOUTHWESTERLY BOUTHEASTERLY SOUTHWESTERLY by seven courses, one thousand four hundred one and 10/100 (1,401.10) feet; 10/100 (1,401.10) feet; by land of owners unknown as indicated on said plan by three courses, agregating seven hundred fifty-eight and 28/100 (758.28) feet; by land of Bird Machine as shown on said plan by five courses, agregating one thousand three hundred seventy-four and 14/100 (1,374.14) feet; by said Bird Machine four hundred fifty-four and 03/100 (454.03); by land of Penn Control Palitand NORTHWESTERLY NORTHEASTERLY NORTHWESTERLY by land of Penn Central Railroad as shown on said plan by two courses agregating eight hundred forty-three and 83/100 (843.83) feet; NORTHEASTERLY by Parcel A as shown on said plan, one hundred seventy-five and 94/100 (175.94) feet; SOUTHEASTERLY' by Parcel as shown on said plan, three hundred eight

and 46/100 (308.46) feet; on a curved line forming the junction of Parcel A and American Drive as shown on said plan, forty-four and 60/100 (44.60) feet; and by Summer Street, eighty-eight (88.00) feet, more or

The grantors expressly reserve the right to use American Drive for the purposes for which ways are commonly used in the Town of Walpole for the benefit of Parcel A.

For our title, see Norfolk Registry of Deeds, Book 4309, Page 470 and Norfolk Registry of Deeds, Book 2759, Page 393.

Consideration being \$65,000.00.



ORIGINAL ON FILE Filed

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CANCELLED 148.20

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selesceto salet genner all nights mix mance by the contests sand other interests thereix

Thiness OUX hand a sod seed whise 42 Untravertomore and itery Badons

Elin Adams,

The Commonwealth of Massachunetta

Norfolk H

February 4)

1970

Then personally appeared the above named

Elin Adams and Mary B. Adams

and acknowledged the foregoing instrument to be

their free act and fleed, before me 12.

My Commission expires

7/23/

9 73

Recorded Peb. 4, 1970 at 3h.25m.P.M.

RECEIVED AND RECORDED NORFOLK COUNTY REGISTRY OF DEEDS DEDHAM, MA

POPERATER WILLIAM & O'DONNELL, REGISTER

QUITCLAIM DEED

I, William J. Cofsky, of 820 Neponset Street, Norwood, Norfolk County, Massachusetts,

for consideration paid, and in full consideration of less than One Hundred (\$100.00) Dollars,

Grant to William J. Cofsky and George M. Cofsky, Trustees of WRG Cofsky Realty Trust, udt dated December 21, 1988 and recorded with Norfolk County Registry of Deeds in Book 8198, Page 111, of 820 Neponset Street, Norwood, Norfolk County, Massachusetts

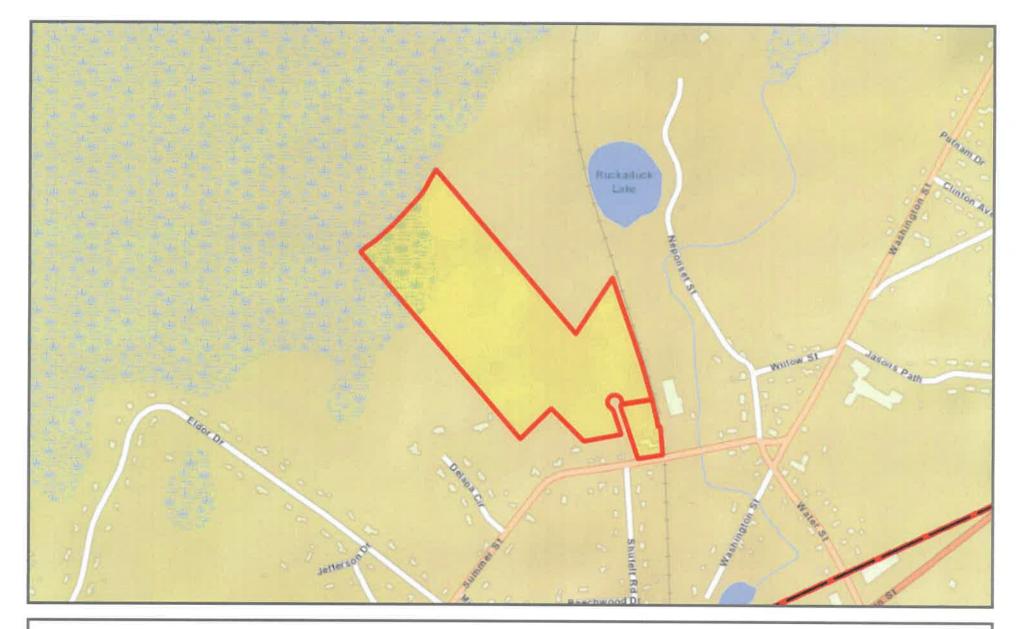
With quitclaim covenants,

The land with the buildings thereon situated in Walpole, Norfolk County, Massachusetts and being shown as Parcel A on a plan entitled "American Drive" in South Walpole, Mass., dated Oct., 1969, Bay Colony Surveying Co., recorded in Norfolk County Registry of Deeds in Plan Book 226, Plan 960, reference to which plan is made for a more detailed and particular description.

Area containing 1.28 acres.

Subject to and with the benefit of all rights, restrictions and easements of record, insofar as same may now be in force and applicable. The premises have never been the principal residence of the Grantors or the principal residence of any spouses of the Grantors.

The consideration for this transaction being for less than One Hundred (\$100.00) Dollars, no documentary stamps need be affixed.



Property Map Summer Street Walpole

1 inch = 898 feet



Data and scale shown on this map are provided for planning and informational purposes only. WALPOLE (MA) and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.

4/30/2019

Make application to local fire department. Fire department retains original application and issues duplicate as permit.



Commonwealth of Massachusetts Department of Fine Services — Office of the State Fine Market COPY

APPLICATION and PERMIT for storage tank removal and transportation to approved tank disposal yard in accordance with the provisions of M.G.L. Chapter 148, Section 38A, 527 CMR 9.00, application is hereby made by: Tank Dwner Tank Owner Name (please print) WRG Rently Trust x Mall 53 SUMMER ST WAPOLE Removal Contractor Contamination Assessment Company Name F.P COTTER oil Co. Tal. Co. or Individual____ Address 63 AUSTIN ST NUCLUOD HA Address Signature (if applying for permit) ☐ IFCI* Certified ☐ LSP #_____ Tank Information Tank Location Tank Capacity (gallons) (3) 275 gallow) Substance Last Stored toms from oil Tank Dimensions (diameter x length) Remarks: TANKS Removed From HOUS AND TOWN IN SARD Disposal Information Firm Transporting Waste E. P Common State Lic. #______ _____ E.P.A. # _____ Hazardous Waste Manifest# Approved Tank Disposal Yard // Tank Yard #______ Tank Yard #_____ Approvals City or Town 12/pl6 FDID# 2/307 Permit# 1/4. Date of Issue 5/22/13 Date of Expiration 5/24/13 Dig Safe approval number: NA AGST Trenching Permit # NA AGST

After removal(s) ("consumptive use" fuel oil tanks exempted) send Form FP-290R signed by local fire dept. to UST Regulatory Compliance Unit, Department of Fire Services, P.O. Box 1025, State Road, Stow, MA 01775.

Signature / Title of Officer granting permit_

^{*}International Fire Code Institute



RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK FORMERLY CONTAINING MOTOR FUEL

Allied Recycling Cen. 🔒 😃 NAME AND ADDRESS OF APPROVED TANK YARD: 1901 Main Street Walpole, MA 02081 Tank Yard Ledger 502 CMR 3.03(4) Number: <u>A013 9016</u> € Approved tank yard no. I certify under penalty of law I have personally examined the underground, steel storage tank delivered to this "approved tank yard" by (firm, corporation or partnership) El Cotter Oil and accepted same in conformance with Office of the State Fire Marshal Regulations 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank Dismantling Yards. A valid permit was issued by the head of the LOCAL fire department FDID# to transport this tank to this yard. Name and official tipe of approved tank yard owner or owners authorized representative: Signature: Title: TANK DATA: TANK REMOVED FROM: Gallons: No. and Street: Previous contents: home City and Town: Diameter: Fire Dept. Permit #: Length: Notes: Date Received: Serial # (if available): Tank I.D. # (Form FP-290):

EACH TANK MUST HAVE A RECEIPT OF DISPOSAL

Owner/Operator to mail revised copy of Notification Form (FP290, or FP290R) to local fire department and:

Department of Environmental Protection Bureau of Waste Prevention - UST Program P.O. Box 120-0165 Boston, MA 02112-0165

This signed receipt of disposal must be returned to the head of the local fire department.



RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK FORMERLY CONTAINING MOTOR FUEL

Allied Recycling Center and the NAME AND ADDRESS OF APPROVED TANK YARD: 1901 Main Street Walpole, MA 02081 Tank Yard Ledger 502 CMR 3.03(4) Number: 2013 0016 Approved tank yard no. I certify under penalty of law I have personally examined the underground steel storage tank delivered to Es Cotter Oil this "approved tank yard" by (firm, corporation or partnership) and accepted same in conformance with Office of the State Fire Marshal Regulations 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank Dismantling Yards. A valid permit was issued by the head of the LOCAL fire department FDID# to transport this tank to this yard. Name and official time of approved tank yard owner or owners authorized representative: Signature : j TANK DATA: TANK REMOVED FROM: No. and Street: Gallons: City and Town: Previous contents: Fire Dept. Permit #: Diameter: Notes: Length: Date Received:

EACH TANK MUST HAVE A RECEIPT OF DISPOSAL

Owner/Operator to mail revised copy of Notification Form (FP290, or FP290R) to local fire department and:

Department of Environmental Protection Bureau of Waste Prevention - UST Program P.O. Box 120-0165 Boston, MA 02112-0165

This signed receipt of disposal must be returned to the head of the local fire department.

Serial # (if available):

Tank I.D. # (Form FP-290):



RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK FORMERLY CONTAINING MOTOR FUEL

NAME AND ADDRESS OF APPROVED TANK YARD:

Allied Recycling Cen. , . c.
1901 Main Street
Walpole, MA 02081

Approved tank yard no	Yard Ledger 502 CMR 3.03(4) Number: <u>2013 001</u>					
I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by (firm, corporation or partnership) and accepted same in conformance with Office of the State Fire Marshal Regulations 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank Dismantling Yards. A valid permit was issued by the head of the LOCAL fire department FDID# 21307 to transport this tank to this yard. Name and official title of approved tank yard owner or owners authorized representative:						
	Disputeher Date signed: 5/23/13					
TANK DATA:	TANK REMOVED FROM:					
Gallons: 275	No. and Street: 53 Summer St.					
Previous contents: home halles oil	City and Town: Walpole					
Diameter:	Fire Dept. Permit #:					
Length:	Notes:					
Date Received: 5/33/13						
Serial # (if available):						
Tank I.D. # (Form FP-290):						

EACH TANK MUST HAVE A RECEIPT OF DISPOSAL

Owner/Operator to mail revised copy of Notification Form (FP290, or FP290R) to local fire department and:

Department of Environmental Protection Bureau of Waste Prevention - UST Program P.O. Box 120-0165 Boston, MA 02112-0165

This signed receipt of disposal must be returned to the head of the local fire department.

Controlled Con
Controlled Month Day Year Hour Min Day Month Day Year Hour Min Day Year Hour Min Day Month Day Year Hour Min Day
Check this box and alke this block if an Apparatus Personnel Apparatus Personnel Apparatus Personnel Suppression
Fire-2 Structure Fire-3 Civilian Fire Cas4 Fire Service Cas5 EMS-6 Civilian Fire-8 C
Structures 342 Doctor/dentist office 571 Gas or service station 131 Church, place of worship 361 Prison or jail, not juvenile 579 Motor vehicle/boat sales/repairs 161 Restaurant or cafeteria 419 1- or 2-family dwelling 599 Business office 162 Bar/tavern or nightclub 429 Multifamily dwelling 615 Electric-generating plant
Elementary school, kindergarten 439

A MM DD YYYY 2_1_1_3_0_7 M_A 0_1 1_1 2_0_1_0 1_1 1_1 2_0_1_0 1_1 1_1 2_0_1_0 1_1	BASIC 860-0069 06/30/2009
K ₁ Person/Entity Involved	一
Local Option Business name (if applicable) Area Code Phone Number	
Check this box if same address as incident Location (Section 8). Then skip the three duplicate address Ilnes. Number Prafix Street or Highway Street Type Same	uffix
Post Office Box Apl/Suite/Room City	
State Zip Code More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.	
K2 Owner Local Option Local Option Local Option Local Option the rest of this section. Same as person involved? Then check this box and skip the rest of this section. Business name (if applicable) Area Code Phone Number	
Check this box if same address as incident Location (Section B). Then skip the three Mr., Ms., Mrs. First Name Mil Last Name Suffix	
duplicate address Nnes.	ntrix
Post Office Box Apt./Suite/Room Cily	
State Zip Code	
	=
Remarks: Local Option	
Water leak in basement. Shut down water. Water dDepartment on scene but no needed.	it
Medded.	
ITEMS WITH A MUST ALWAYS BE COMPLETED! More remarks? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.	
M Authorization	
Check box if Officer in change ID Signature Position or rank Assignment Month Day Year	0,1,0
same as Officer in charge, 1719 - Not on file CP	0,1,0

A	[2,1,3,0,7] M FDID ☆ Stat		1 1 1 2 0 1 0 1 0 1 0 1 0 0 0 0 0 0 0 0	Inciden	t Number 🛣	9 0 0 D	NFIRS-9 APPARATUS Delete OR RESOURCES OMB 1560-0059 Change Expires 06/30/2009 *Paperwork Burden Notice on Back	
В	Apparatus or Resources		Dates and Times Midnight is 0 Check if same date as Alarm date on the Basic Module (Block E1) Month Day Year Hours/Min	[V]	Number of 🖈 People	Use Check ONE box for each apparatus to indicate its main use at the incident.	Actions Taken List up to 4 actions for each apparatus	
1	ID E2	Dispatch Arrival Clear		2 🛮	لبنا	Suppression EMS Other		
2	ID [C ₁ 3 _{1 + 1 + 1}] Type [0 0]	Dispatch Arrival Clear	\boxtimes [0,1][1,1][2,0,1,0][1,6,2] \boxtimes [0,1][1,1][2,0,1,0][1,6,3] \boxtimes [0,1][1,1][2,0,1,0][1,6,5]	<u>2</u> 🛛		Suppression EMS Other		
3	ID Type	Dispatch Arrival Clear		_ 	لسا	Suppression EMS Other		
4	ID	Dispatch Arrival Clear			لبنا	Suppression EMS Other		
5	ID L	Dispetch Arrival Clear			ليبا	Suppression EMS Other		
6	ID	Dispatch Arrival Clear			لبنا	Suppression EMS Other		
7	ID	Dispatch Arrival Clear				Suppression EMS Other		
8	ID	Dispatch Arrival Clear			لبنا	Suppression EMS Other		
9	ID	Dispatch Arrival Clear				Suppression EMS Other		
Green 11 12 13 14 16 17 10 Heat 21 22	Apparatus or Resource Type Ground Fire Suppression 11 Engine 12 Truck or aerial 13 Quint 14 Tanker and pumper combination 16 Brush truck 17 ARFF (aircraft rescue and firefighting) 10 Ground fire suppression, other Heavy Ground Equipment 21 Dozer or plow 22 Tractor Aircraft 41 Aircraft: fixed win 42 Helitanker 43 Helicopter 40 Aircraft, other 43 Hericopter 45 Fire boat with pure 52 Boat, no pump 55 Marine equipment 61 Breathing appara			r	73 High-angle rescue unit 75 BLS unit 76 ALS unit 70 Medical and rescue unit, other Other 91 Mobile command post 92 Chief officer car 93 HazMat unit 94 Type I hand crew			
	24 Tanker or tender 62 Light and air unit 99 Privately owned vehicle 20 Heavy ground equipment, other 60 Support apparatus, other 00 Other apparatus/resources NFIRS-9 Revision 01/01/07							

A 2,1,3,0,7 M,A DD YYYY FDID State Incident Date S	10WALIN Che Che	Authorization
B Authorization [1,7,1,9] Check box if same as Officer in charge ID Check box if same as Officer in charge ID Member making report IT 19 - Not on fill 1719 - Not on fill	Position or rank Assignment Month Da	L ₁ 1 2 ₁ 0 ₁ 1 ₁ 0
C Approval By signing this report I affirm that, to the best of my knowledge, all information Approving Officer ID	provided herein is complete and accurate.	y Year

A 2,1,3,0,7 MA DD MM DD 1,6 Incident Date	2,0,1,3 1 1 Incident Number	1 2 4 Delete NFIRS-1 BASIC OMB 1650-0059 Expires 06/30/2009 Paperwork Burden Nolice on Back
Street address Intersection In front of Number/Milepost Pres Rear of Madjacent to Apt./Suite/Room Cit	ALPOLE	S T
Incident Type 412 Incident Type Aid Given or Received Mutual aid received Auto. aid received Mutual aid given Auto. aid given Their FDID Their State Their Incident Number	ARRIVAL required, unless Arrival \$\frac{10}{20}\$ \$\frac{1}{2}\$ \$\frac{1}{6}\$ \$\frac{1}{2}\$ CONTROLLED optional, etc. Controlled	2 ₁ 0 ₁ 1 ₃ [1 ₁ 6 ₁ 3 ₁ 2] E ₃ Special Studies
F Actions Taken 51 Ventilate Primary Action Taken (1)	G1 Resources Check this box and skip this block if an Apparatus or Personnel Module is used. Apparatus Personnel Suppression	G2 Estimated Dollar Losses and Values LOSSES: Required for all fires if known, Optional for non fires. Property \$, \ \ Contents \$,, \ \ PRE-INCIDENT VALUE: Optional Property \$,, \ \ \ Contents \$,, \ \ \ \ \ \ \ \ \ \
Fire-2	mts	Property 10 Assembly use 10 Education use 11 Education use 12 Education use 13 Medical use 14 Residential use 15 Row of stores 15 Enclosed mail 15 Espit, cleanup only 15 Enclosed mail 16 Office use 17 Enclosed mail 18 Enclosed
Property Use None	960 Other street	539 Household goods, sales, repairs 571 Gas or service station 579 Motor vehicle/boat sales/repairs 599 Business office 615 Electric-generating plant 629 Laboratory/science laboratory 700 Manufacturing plant 819 Livestock/poultry storage (barn) 882 Non-residential parking garage 891 Warehouse 981 Construction site 984 Industrial plant yard Look up and enter a Properly Use Octobered a Properly Use box: NFIRS-1 Revision 01/01/07

A 2 1 3 0 7 MM DD YYYY FDID State Incident Date Station Incident Number Exposure Delete NFIRS-1 BASIC OMB 1660-0059 Expires 06/30/200				
K1 Person/Entity Involved Local Option 53 SUMMER STREET Business name (if applicable) Area Code Phone Number				
Check this box if same address as incident Location (Section B). Then skip the three duplicate address lines. Copsy				
Post Office Box Apt./Suite/Room City M,A [0,2,0,8,1] — []				
State Zip Code More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.				
Cocal Option Local Option Same as person involved? Then check this box and skip the rest of this section. Same as person involved? Then check this box and skip the rest of this section. Business name (if applicable) Area Code Phone Number				
Check this box if same address as Incident Location (Section B). Mr., Ma., Mrs. First Name MI Lest Name Suffix Then stip the three duplicate address				
ines. Number Prefix Street or Highway Street Type Suffix				
Post Office Box Apt./Suite/Room City				
State Zip Code				
Remarks: Local Option				
Report from the gas company of a house full of gas. Ventilated home by removing all the windows and gas company shut gas off at street. Building Inspector notified and responded.				
On arrival found a 5 family home, unoccupied, with the gas company ITEMS WITH A TO MUST ALWAYS BE COMPLETED!				
More remarks? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.				
Authorization 1,7,1,9				
same as Officer in charge. Member making report ID Signature Signature Signature Signature Signature CP Position or rank Assignment Assignment Month Day Year				

A [2,1,3,0,7] M FDID ☆ State	A 0 5		Incl	1,1,2	4 D	NFIRS-9 APPARATUS Delete OR RESOURCES OMB 1660-0069 Changs Expires 06/30/2009 *Paperwork Burden Notice on Back
B Apparatus or AResources Use codes fished below	(Check if same date as Alarm date the Basic Module (Block E1)	thight is 0000 Sen	t Number	Use Check ONE box for each apparatus to indicate its main use at the incident.	Actions Taken List up to 4 actions for each apparatus
1 ID E .5	Dispatch Arrival Clear	0,5 1,6 2,0,1,3 ; 0,5 1,6 2,0,1,3 ;	1,8,1,1		Suppression EMS Other	
2 ID E6	Dispatch Arrival Clear	0,5 1,6 2,0,1,3	1,6,3,2	لبنا	Suppression EMS Other	
3 ID [C ₁ 3];		3	1,6,3,2		Suppression EMS Other	
4 ID [C ₁ 2]	Dispatch Arrival Clear		1,6,3,2		Suppression EMS Other	
5 ID 底2	Dispatch Arrival Clear	0,5 1,6 2,0,1,3 1	L ₁ 6,3,2		Suppression EMS Other	
6 iD	Dispatch]			Suppression EMS Other	
7 ID	Dispatch CArrival Clear] 			Suppression EMS Other	
8 ID Type	Dispatch Arrival Clear] 		LL	Suppression EMS Other	
9 ID	Dispatch			لبنا	Suppression EMS Other	
Apparatus or Resource Ground Fire Suppression 11 Engine 12 Truck or aerial 13 Quint 14 Tanker and pumper co 16 Brush truck 17 ARFF (aircraft rescue a 10 Ground fire suppression Heavy Ground Equipment 21 Dozer or plow 22 Tractor	mbination	52 Boat, no pump 50 Marine equipment, Support Equipment 61 Breathing apparatu	p other	73 High-angle 75 BLS unit 76 ALS unit	it rch and rescue unit rescue unit d rescue unit, other mand post er car it	More apparatus? Use additional sheets. NN None UU Undetermined
24 Tanker or tender 20 Heavy ground equipme	ont, other	62 Light and air unit 60 Support apparatus,		99 Privately o	wned vehicle ratus/resources	NFIRS-9 Revision 01/01/07

A 2,1,3,0,7 M,A DD YYYY 0,5 1,6 2,0,1,3 1,	13WALIN 1 1 1 2 4 Incident Number	A, L, L Delete NFIRS-AU Authorization
Authorization [1,7,1,9,	CP	0 5 1 6 2 0 1 3 Year
Approval By signing this report I affirm that, to the best of my knowledge, all information provided here Approving Officer ID	rein is complete and accurate.	Month Day Year

IA	Oelete NFIRS-1 BASIC OMB 1660-0059 Station Incident Number Station Exposure Station Exposure Station Exposure Station Exposure Station Notice on Back
	State Zip Code
D Aid Given or Received ★ None	Month Day Year Hour Min ALARM always required Alarm \$\begin{array}{ c c c c c c c c c c c c c c c c c c c
	G2 Estimated Dolfar Losses and Values Check this box and skip his block if an Apparatus or Personnel Module is used. Apparatus Personnel uppression1
Completed Modules Fire-2 Structure Fire-3 Civillan Fire Cas4 Fire Service Cas5 EMS-6 HazMat-7 Wildland Fire-8 Apparatus-9 Personnel-10 Arson-11 H1 Casuattles No Deaths injuriation Fire Service Civilian Fire Service L Detector Required for confined fires. Detector alerted occupants Unknown	Property 1 Natural gas: slow leak, no evacuation or HazMat actions 1 Natural gas: slow leak, no evacuation or HazMat actions
Property Use	Doctor/dentist office Frison or jail, not Juvenife 1- or 2-family dwelling Multifamily dwelling Rooming/boarding house Commercial hotel or motel Residential, board and care Dormitory/barracks Food and beverage sales 571
124 Playground or park 938 655 Crops or orchard 946 669 Forest (timberland) 951 807 Outdoor storage area 960 919 Dump or sanitary landfill 961 931 Open land or field 962	Graded/cared for plot of land Ballroad right-of-way Cther street Highway/divided highway Graded/cared for plot of land 984 Industrial plant yard Industrial plant yard Property Use code and description only if you have NOT checked a Property Use box Multifamily dwelling

	elle NFIRS-1 BASIC omb 1660-0069 Expires 06/30/2009 Activity		
K1 Person/Entity Involved Local Option Business name (if applicable) Area Code Phone Number			
Check this box if same address as incident Location (Section B). Then skip the three duplicate address lines. Mr., Ms., Mrs. First Name MI Last Name Last Name Street Tyles Control of the Location B. Number Prefix Street or Highway	Suffix ype Suffix		
Past Office Box Apt./Suite/Room City			
State Zip Code More people involved? Check this box and attach Supplemental Forms (NFIRS-1\$) as necessary.			
K2 Owner Local Option Same as person involved? Then check this box and skip the rest of this section. Business name (if applicable) Area Code Phone Number] - []		
Check this box if same address as incident Location (Section B). Then kip the three duplicate address kines. Number Prefix Street Ti	Suffix Suffix Suffix		
Post Office Box Apt/Suite/Room City			
State Zip Code			
Remarks: Local Option			
delayed ignition [TEMS WITH A ☆ MUST ALWAYS BE COMPLETED!			
More remarks? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary. Authorization			
Check box if same as	2,6,1,9,9,9,9 Pay Year		
Officer in charge. $\Rightarrow \boxtimes [0,9,6,3]$ BAILEY, TIMOTHY	2 6 1 9 9 9 9 Year		

Α	[2 ₁ 1 ₁ 3 ₁	0,7] M		6 2 6 1 9 9 9	[1, , , , ,		1,1,1	9 0 5	NFIRS-9 APPARATUS Delete OR RESOURCES OMB 1660-0069 Change Expires 06/30/2009
Ц	FDID 🛣	State	☆ Incide	ent Date 🌣	Station	Incident	Number 🛣	Exposure:	*Paperwork Burden Notice on Back
В	Apparat Resource Use codes listed to	es		Dates and Times Check if same date as the Basic Module (Blo Month Day Year	Alarm date on	Sent	Number of 🏠 People	Use ACC Check ONE box for each apparatus to indicate its main use at the incident.	Actions Taken List up to 4 actions for each appearatus
1	ID C3	.0]	Dispatch Arrival Clear	 □ [0,6] [2,6] [1,9 □ [0,6] [2,6] [1,9 □ [0,6] [2,6] [1,9 	9,9 0,9,2,5	×	لبنا	Suppression EMS Other	
2	ID E ,4	. <u>1</u>]	Dispatch Arrival Clear		9,9 0,9,2,5	×	لبيا	Suppression EMS Other	
3	ID		Dispatch Arrival Clear				لبيا	Suppression EMS Other	
4	ID L		Dispatch Arrival Clear					Suppression EMS Other	
5	ID L	1	Dispatch Arrival Clear				لسا	Suppression EMS Other	
6	ID L		Dispatch Arrival Clear				L	Suppression EMS Other	
7	ID L	1	Dispatch Arrival Clear			0	لبنا	Suppression EMS Other	
8	ID L	1	Dispatch Arrival Clear			0	لبيا	Suppression EMS Other	
9	ID L	,	Dispatch Arrival Clear			0		Suppression EMS Other	
Ar	paratus or	Resource 1	Гуре			М	edical and Re	scue	
Gn 11 12 13 14 14	ound Fire Su Engine Truck or ac Quint Tanker and Brush truc	ppression erial f pumper con k	nbination	Aircraft 41 Aircraft: fixe 42 Helitanker 43 Helicopter 40 Aircraft, oth Marine Equipme	ner nt	7	71 Rescue un 72 Urban sea 73 High-angle 75 BLS unit 76 ALS unit	it ch and rescue unit	More apparatus? Use additional sheets.
10 Hea 21 22 24	O Ground firm avy Ground I Dozer or pl Tractor Tanker or t	low	n, other	52 Boat, no pu 50 Marine equi Support Equipm	mp ipment, other ent pparatus support ir unit	\$ \$ \$ \$	ther 1 Mobile con 2 Chief office 3 HazMat un 4 Type I hand 5 Type II hand 9 Privately o' 0 Other appa	er car it I crew d crew	NN None UU Undetermined NFIRS-9 Revision 01/01/07

A L2,1	L ₁ 3 ₁ 0 ₁ 7] [M ₁ A] State	MM DD D 6 2 6 Incident Date	1,9,9,9	Station snoident Number	1 1 9		Delete NFIRS-AU Change
Check box if same as Officer in charge.	thorization [0,9,6,3, , , , , , ,] Officer in charge ID	BATLEY	, тімотну	Chief Position or rank	Assignment	[0 ₁ 6	Day Year
C Ap	Member making report ID Proval By signing this report I affirm		, TINOTHY	Position or rank ation provided herein is complete and accurate.	Assignment	Month.	Day Year
	Approving Officer ID			Position or rank	Assignment	Month	Dey Year

A [2,1,3,0,7] [M,A] [0,9] [2,3] [FDID \$\frac{1}{12}\$ State \$\frac{1}{12}\$ Incident Date \$\frac{1}{12}\$	TYYYY 1 9 9 1 1 1 7 2 5 Delete OMB 1680-0069 Station Incident Number Exposure No Activity Paperwork Burden Notice on Back
Street address Intersection In front of Module in Section B, "/	ate that the address for this incident is provided on the Wildland Fire Alternative Location Specification. Use only for Wildland fires.* SUMMER
Incident Type 531 Smoke or odor removal	E1 Dates & Times Month Day Year Hour Min
Actions Taken Identify, analyze hazardous materials Primary Action Taken (1) Additional Action Taken (2) Additional Action Taken (3)	G1 Resources Check this box and skip this block if an Apparatus or Personnel Module is used. Apparatus Personnel Suppression
Fire-2	7 Motor oil: from engine or portable container 80 Industrial use
Structures 131	Glinic, clinic-type infirmary Doctor/dentist office Doctor/dentist office Frison or jail, not juvenile 1- or 2-family dwelling Residential, board and care Residential, board and beverage sales Graded/cared for plot of land Lake, river, stream Cother street Highway/divided highway Residential street/driveway Froperty Use box: Bassor service station Motor vehicle/boat sales/repairs Frogas or service station Motor vehicle/boat sales/repairs Frogarding plant Labearturing plant Livestock/poultry storage (barn) Warehouse Property Use Construction site Industriat plant yard Look up and enter a Property Use Code and description only if you have NOT checked s Property Use code and description only if you have NOT checked s Property Use code and description only if you have NOT checked s Property Use code and description only if you have NOT checked s Property Use code and description only if you have NOT checked s Property Use code and description only if you have NOT checked s Property Use box:

A 2 1,3 0,7 M A 0 0 0 0 0 0 0 0 0 0 0 0 0
Person/Entity Involved Lacal Option Business name (if applicable) Area Code Phone Number
Check this box if same address as incident Location (Section B). Then skip the three duplicate address fines. Number Prefix Street or Highway Street Type Suffix
Post Office Box Apt / Suite/Room City
State Zip Code More people Involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.
K2 Owner Local Option Same as person involved? Then check this box and skip the rest of this section. Business name (if applicable) Area Code Phone Number
Check this box if same address as Incident Location (Section B). Then skip the three duplicate eddress lines. Mr., Ms., Mrs. First Name Suffix Number Prafix Street or Highway Sireet Type Suffix
State Zip Code
Remarks: Local Option
Reported smoke in the basement and detectors going off. Smoke caused by faulty oil burner had created light smoke on first floor and second floor Apt.#1. System shut down by Chief Erickson upon arrival. Wrote up insp/violation notice and gave it to tenant in Apt.#1 to forward to landlord. Oil burner and Boiler condemned until repairs and service are completed. Used PPV fan off Ladder 1 to evacuate smoke.
ITEMS WITH A A MUST ALWAYS BE COMPLETED! More remarks? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.
Authorization 1,7,2,1
Officer in charge. Same as Officer in charge. Signature Position or rank Assignment Month Day Year

A [2,1,3,0,7] [M] FDID \$\frac{1}{2}\$ State	A 0 9 2 3 1 9 9 1 1 Station	Incident Number) E E I A I	NFIRS-9 APPARATUS Delete OR RESOURCES OMB 1660-0069 Change Spiries 06/30/2009 "Paperwork Burden Notice an Back
B Apparatus or Resources Use codes listed below	Dates and Times Midnight is 0000 Check if same date as Alarm date on the Basic Module (Block E1) Month Day Year Hours/Mine	Sent Number of A People	Use Check ONE box for each apparatus to indicate its main use at the incident.	Actions Taken List up to 4 actions for each apparatus
1 ID [A.1]	Dispatch		Suppression EMS Other	
2 ID C1	Dispatch Image: Clear value of the content of the conten		Suppression EMS Other	
3 ID [C ₁ 3]	Dispatch		Suppression EMS Other	
4 ID E .5	Dispatch □ 0,9 □ 2,3 □ 9,9 □ 1,7,5,4 Arrival □ 0,9 □ 2,3 □ 1,9,9,9 □ 1,7,5,8 Clear □ 0,9 □ 2,3 □ 1,9,9,9 □ 1,8,3,0		Suppression EMS Other	
5 ID [1]	Dispatch	×	Suppression EMS Other	
6 ID Type	Dispatch	- L	Suppression EMS Other	
7 ID Type	Dispatch	0	Suppression EMS Other	
8 ID	Dispatch	0	Suppression EMS Other	
9 ID	Dispatch		Suppression EMS Other	
Apparatus or Resource Ground Fire Suppression 11 Engine 12 Truck or aerial 13 Quint 14 Tanker and pumper co. 16 Brush truck	Aircraft 41 Aircraft: fixed wing tanker 42 Helitanker 43 Helicopter 40 Aircraft, other	73 High-ang 75 BLS unit 76 ALS unit		More apparatus? Use additional sheets.
17 ARFF (aircraft rescue a 10 Ground fire suppression Heavy Ground Equipment 21 Dozer or plow 22 Tractor 24 Tanker or tender 20 Heavy ground equipme	52 Boat, no pump 50 Marine equipment, other Support Equipment 61 Breathing apparatus support 62 Light and air unit	92 Chief offi 93 HazMat u 94 Type I hai 95 Type II ha 99 Privately	cer car nit nd crew	NN None UU Undetermined NFIRS-9 Revision 01/01/07

A [2,1,3,0,7] [M,A] [0,9] [2,3] [1,9,9,9] [1, , ,] FDID State Incident Date Station	99\WAL\IN	Exposure Delete NFIRS-AU Authorization
Authorization 1,7,2,1	Position or rank Assignment Position or rank Assignment	0 9 2 4 19999 Month Dey Year 19999 19
Approval By signing this report I affirm that, to the best of my knowledge, all information provi	ided herein is complete and accurate. Position or rank Assignment	Month Day Year

A 2 1 3 0 7 M A 1 0 2 8 FDID State State Incident Date State	YYYY 1 9 9 9 1 1 1 9 3 8 1 0 Delete Change Exposure Change Delete Change Exportes 06/30/2009 Paperwork Burdent Notice on Back
Street address Intersection In front of Module in Section B, "/	ate that the address for this incident is provided on the Wildland Fire Alternative Location Specification. Use only for Wildland fires." SUMMER
Incident Type 4 4 0 Electrical wiring/equipmen Incident Type D Aid Given or Received None 1 Mutual aid received Their FDID Their State	Check boxes if ALARM atways required same as Alarm Date. Arrival 1 0 2 8 1 9 9 9 1 4 3 9 CONTROLLED optional, except for wildland fires Last Unit Cleared 1,0 2 8 1 9 9 9 1 4 5 4 Cleared 5,000 Midnight is 0000 F2 Shifts & Alarms Local Option Alarm Alarm District Shift or Alarms District Platoon Alarms Cocal Option E3 Special Studies Local Option E3 Special Studies Local Option E3 Special Studies Special Study 1D# Study Value
Actions Taken Identify, analyze hazardous materials Primary Action Taken (1) Additional Action Taken (2) Additional Action Taken (3)	G1 Resources Check this box and skip this block if an Apparatus Personnel Suppression EMS
Fire-2	7 Motor Oil: from engine or portable container 60 Industrial use
Structures 131	Clinic, clinic-type infirmary 539

A	BASIC 60-0069 06/30/2009
K4 Person/Entity Involved)	
Local Option Control Option Property	
Check this box if same address as incident Location (Section B). Then skip the three cuplicate address lines. Number Prefix Street or Highway Street Type Sur	This is a second of the second
Posi Office Box Apt./Sulte/Room City	-
State Zip Code More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.	
Coviner Local Option Local Opti	
Check this box if same address as incident Location (Section B). Mr., Mrs. First Name MI Last Name Suffix	⊥
Then skip the three duplicate address lines. Number Prefix Street or Highway Street Type Sur	ffix
Post Office Box Apt./Suite/Room City	_
State Zip Code	
Remarks: Local Option	
Three prong adapter being used on a washing machine shorted out. Disconnected washing machine and shut off circuit to the outlet. To outle	t
cover off and found no damage in the box. Advised tenant to have landlord have the outlet replaced before using it.	
nave the outlet repraced belore using re-	
10/28/1999 17:29 ehartmann	
ITEMS WITH A A MUST ALWAYS BE COMPLETED! More remarks? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.	
M Authorization	\equiv
Check box if Officer in charge ID Signature Position or rank Assignment Month Day Year	9,9,9
\$4me as	9 9 9

Α	[2 ₁ 1	1.3.0.7 M. State				1,9,3	A	NFIRS-9 APPARATUS Delete OR RESOURCES OMB 1860-0069 Change Expires 05/30/2009 Paperwork Burden Notice on Back
B	Res	paratus or A ources		Dates and Times Midnight is 00 Check if same date as Alarm date on the Basic Module (Block E1) Monkis Day Year Hours/Mins	Sent X	Number of A People	Use Check ONE box for each apparatus to indicate ks main use at the incident.	Actions Taken List up to 4 actions for each apparatus
1	ID Туре	A1	Dispatch Arrival Clear				Suppression EMS Other	
2	ID Type	[C ₁ 3]	Dispatch Arrival Clear				Suppression EMS Other	
3	ID Type	E5, , , , , , , , , , , , , , , , , , ,	Dispatch Arrival Clear	 X [1,0] [2,8] [1,9,9,9] [1,4,3,4 X [1,0] [2,8] [1,9,9,9] [1,4,3,4 X [1,0] [2,8] [1,9,9,9] [1,4,5,4 		لبنا	Suppression EMS Other	
4	ID Type		Dispatch Arrival Clear			لبيا	Suppression EMS Other	
5	ID Type		Dispatch Arrival Clear			لبنا	Suppression EMS Other	
6	ID Type		Dispatch Arrival Clear				Suppression EMS Other	
7	ID Type		Dispatch Arrival Clear				Suppression EMS Other	
8	ID Type		Dispatch Arrival Clear				Suppression EMS Other	
9	ID Type		Dispatch Arrival Clear				Suppression EMS Other	
Δn	naráti	us or Resource	Typa			Medical and R	pecito	
Gro	end F Engin Truck Quin Tank	ire Suppression ne k or aerial		Aircraft 41 Aircraft: fixed wing tanke 42 Helitanker 43 Helicopter 40 Aircraft, other Marine Equipment		71 Rescue un 72 Urban sea 73 High-engl 75 BLS unit 76 AL\$ unit	nit arch and rescue unit	More apparatus? Use additional sheets.
17 10 Hea 21 22 24	ARFI Grou Ny Gro Doze Tract Tank	F (aircraft rescue a and fire suppression ound Equipment or plow	on, other	ting) 51 Fire boat with pump 52 Boat, no pump 50 Marine equipment, other Support Equipment 61 Breathing apparatus sup 62 Light and air unit 60 Support apparatus, other			cercar nit nd crew	NN None UU Undetermined NFIRS-9 Revision 01/01/07

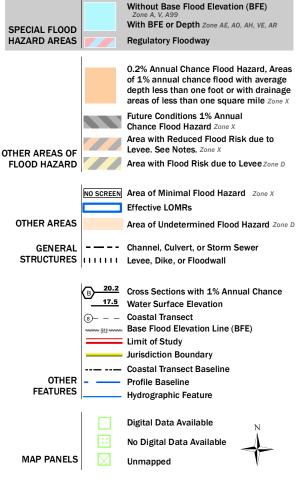
A 2,1,3,0,7 MA DD YYYY FDID Slate 1,0 2,8 1,9,9	99WAL- 19 1 Incident Numbe	-IN 1 9 3 8 A L er Exposul	'프 블,A	NFIRS-AU uthorization
Authorization 0,0,7,8,	file Position or rank	Assignment	1.0 2.8 Month Day	1,9,9,9 Year 1,9,9,9
Member making report 0078 - Not on C Approval By signing this report i affirm that, to the best of my knowledge, all in		Assignment Assignment	Month Day	Year
Approving Officer ID	Position or rank	Assignment	Month Day	Year

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

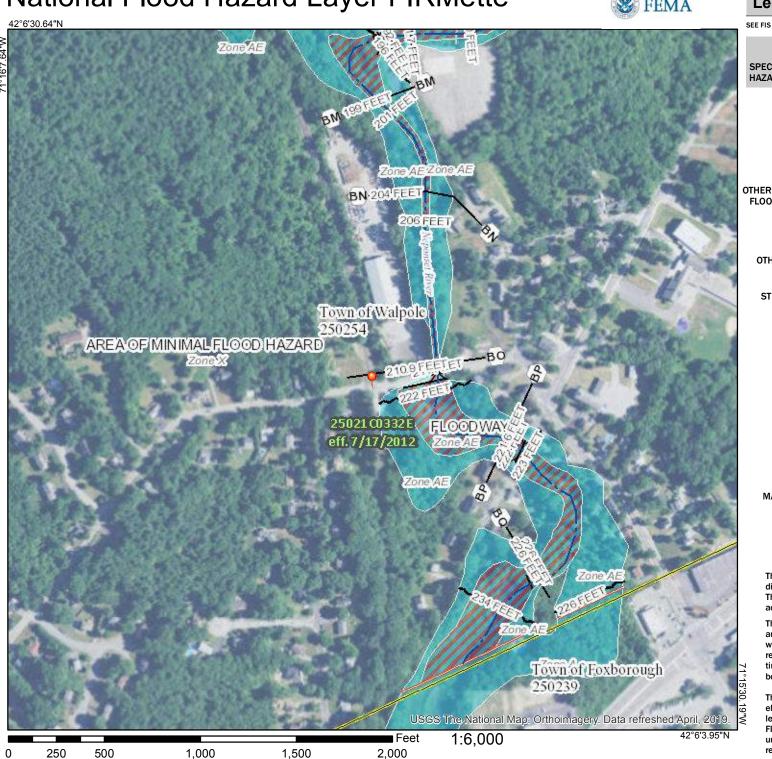


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/4/2019 at 9:21:29 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



MassDEP - Bureau of Waste Site Cleanup

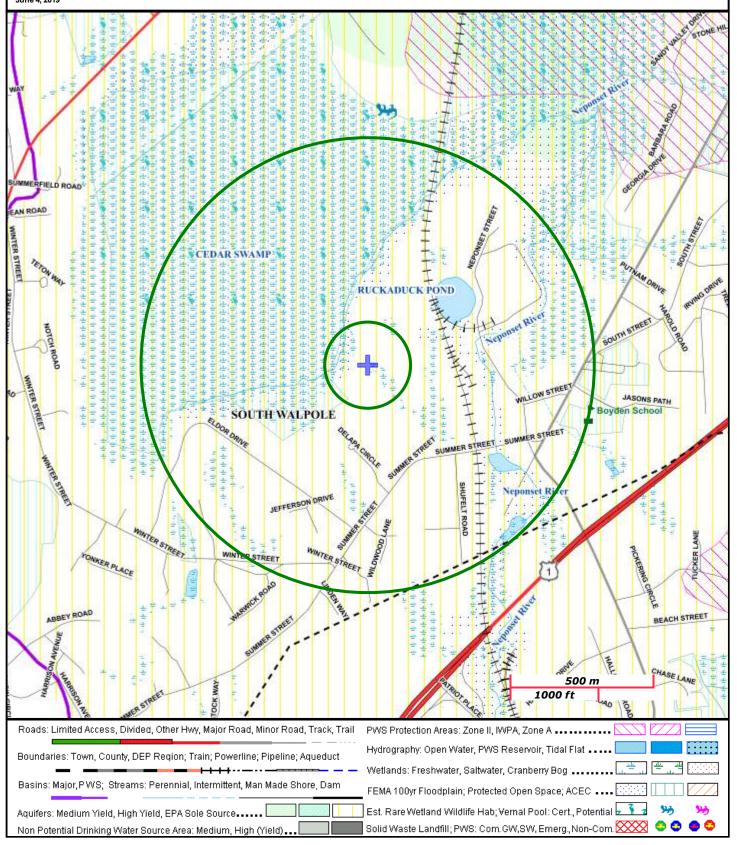
Phase 1 Site Assessment Map: 500 feet & 0.5 Mile Radii

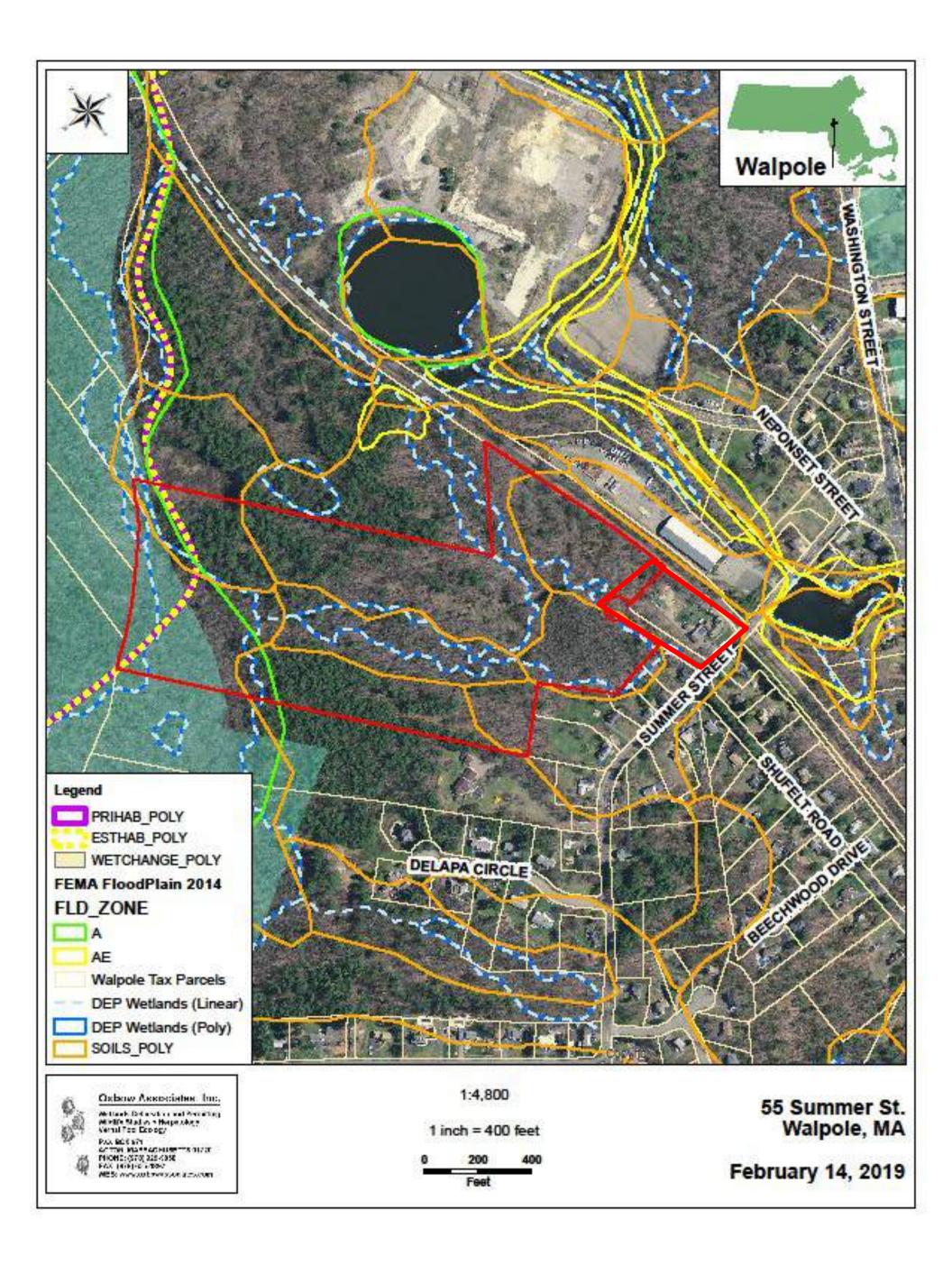
Site Information:

51 SUMMER STREET WALPOLE, MA

NAD83 UTM Meters: 4664193mN , 312455mE (Zone: 19) June 4, 2019 The information shown is the best available at the date of printing. However, it may be incomplete. The responsible party and LSP are ultimately responsible for ascertaining the true conditions surrounding the site. Metadata for data layers shown on this map can be found at: http://www.mass.gov/mgis/.







SUMMER ST

Location SUMMER ST

MBLU 52/59///

Acct# G080855002

Owner WRG COFSKY REALTY TRUST

Assessment \$1,020,800

PID 3176

Building Count 1

Current Value

Assessment						
Valuation Year	Building	Extra Features	Outbuildings	Land	Total	
2019	\$0	\$0	\$0	\$1,020,800	\$1,020,800	

Owner of Record

Owner

WRG COFSKY REALTY TRUST

Co-Owner

Sale Price

\$0

Certificate

Book & Page 8198/119

Sale Date

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Sale Date		
WRG COFSKY REALTY TRUST	\$0		8198/ 119			

Building Information

Building 1 : Section 1

Year Built:

Living Area:

0

Buildi	ng Attributes
Field	Description
Style	Vacant Land
Model	
Stories:	
Occupancy	
Exterior Wall	
Exterior Wall	
Roof Structure:	
Roof Cover	
Interior Wall	

Building Photo



(http://images.vgsi.com/photos/WalpoleMAPhotos//default.jpg)

Interior Wall	
Interior Floor	
Interior Floor	
Heating Fuel	
Heating Type:	
AC Type:	
Total Bedrooms:	
Total Baths:	
Total Half Baths:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Extra Feature	

Building Layout

(http://images.vgsi.com/photos/WalpoleMAPhotos//Sketches/317

Building Sub-Areas (sq ft) Legend No Data for Building Sub-Areas

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Size (Acres)

30.65

0

Use Code

4410

Description

IND LAND PO

Zone

LM Alt Land Appr No

Category

Depth Assessed Value \$1,020,800

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment								
Valuation Year	Building	Extra Features	Outbuildings	Land	Total			
2019	\$0	\$0	\$0	\$1,020,800	\$1,020,800			
2018	\$0	\$0	\$0	\$1,000,200	\$1,000,200			
2017	\$0	\$0	\$0	\$982,400	\$982,400			
2016	\$0	\$0	\$0	\$937,500	\$937,500			

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Interview Documentation

ENSTRATEGIC ENVIRONMENTAL SERVICES

ASTM E1527-13 Phase I All Appropriate Inquiry (AAI) Environmental Questionnaire

。 "我们就是我们的,我们就是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个
Site Address: 51-55 Summer Street, Walpole, MA
Date: 5/29/19
Name: EFORGE COFSICY Title: TRUSTEE TOT ST NORWOOD MA. 02062
Company: NEROWSET ST NOKE
Name: EFORGE COFSICY Title: TRUSTEE Company: Address: 618 NEROWSET ST NORWOOD MA. 02062 Telephone: 617 639 3088
Relationship to Site: OWNER
General Questions Please answer to the best of your knowledge and ability, and as these questions apply to you. the answer is unknown or a question is not applicable to your relationship with the Site, simp provide an answer of "not applicable" of N/A. Please contact ENSTRAT with any question regarding this form.
1. Why is the Phase I required? What type of property transaction is it (sale,) purchase, exchange, current or potential Brownfield site, etc.)? 以例
2. Who is the site contact for the property and how can the site contact be reached GEORGE COFSKY GKY 839 3088
3. Who is the owner of the property? Date of ownership? GEORGE + WINGHM COFSKY
8/24/1970 11-1-1995
4. Who are the occupants of the property? What is the current use of the property.
VACANT LAND

ENSTRAT STRATEGIC ENVIRONMENTAL SERVICES

5. Are you or were you an occupant of the property? If so, what type of business did you or do you have at the property?

NO

6. Have you engaged a title company or professional to review recorded land title records and lien records? If applicable, what was the result of the title review? (If so, please forward a complete copy to ENSTRAT)

NO

- 7. Are any services beyond the requirements of Practice E1527 required? Do any of the parties to the property transaction have a required standard scope of services?
- 8. What parties will rely on the Phase I report? アルバイドルのい
- 9. Are there any special terms and conditions that must be agreed upon by the environmental professional?
- 10. Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior ESA reports, real estate appraisals, purchase and sales agreements, environmental review documents, correspondence, etc.)? If so, please forward copies to ENSTRAT.

NO



11. Landowner Liability Protection Related Questions

- a. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? (40 CFR 312.25)
- b. 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 law? (40 CFR 312.26)

No

c. Do you have any 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?) (40 CFR 312.28)

NO

d. If known, 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?) (40 CFR 312.29)

e. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

If known, please indicate the past owners and occupants (include contact information as available), as well as uses of the property and dates:



Are there currently any registered or unregistered storage tanks (above or underground) located on the property?

NO

Did you observe evidence or do you have prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?

NO

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

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

Do you know of any environmental cleanups that have taken place at the property? $\bigwedge \mathcal{O}$



- 12. Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?
- 13. Do you have any other information that may be pertinent to the environmental condition of the property?

Completed by:

Preparer represents that to the best of preparer's knowledge, the above statements and facts are true and correct, and to the best of preparer's actual knowledge, no material facts have been suppressed or misstated.



Environmental Database Review Table



Do any of the following federal, state, or tribal governmental record systems list the property or any property within the search distance noted below (where available)?

Environmental Database Record System	Approximate Minimum Search Distance, miles	Yes	No
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	property and adjoining properties		
Federal Institutional control/engineering control registries	property only		
Federal ERNS list	property only		\boxtimes
State and tribal lists of hazardous waste Sites remediation:	s identified for invest	igatio	n or
State-and tribal-equivalent NPL	1.0		
State-and tribal-equivalent CERCLIS	0.5		
State-and tribal-landfill and/or solid waste disposal Site lists	0.5		
State-and tribal-leaking storage tanks lists	0.5	\boxtimes	
State and tribal registered storage tank lists	property and adjoining properties		
State and tribal institutional control/ engineering control registries	property only		
State and tribal voluntary cleanup Sites	0.5		
State and tribal Brownfield Sites	0.5		



Environmental Database Report

Project: 2019-5151-55 Summer Street
51-55 Summer Street
South Walpole, MA 02071

Inquiry Number: 5666493.2s

May 29, 2019

FirstSearch Report



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

Search Summary Report

TARGET SITE 51-55 SUMMER STREET SOUTH WALPOLE, MA 02071

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
AVD.			_					
NPL	Υ	0	0	0	0	0	0	0
NPL Delisted	Υ	0	0	0	0	0	0	0
CERCLIS	Υ	0	0	0	0	-	0	0
IFRAP	Υ	0	0	0	0	-	0	0
RCRA COR ACT	Υ	0	0	0	0	0	0	0
RCRA TSD	Υ	0	0	0	0	-	0	0
RCRA GEN	Υ	0	0	0	-	-	0	0
Federal IC / EC	Υ	0	0	0	0	-	0	0
ERNS	Υ	0	-	-	-	-	0	0
State/Tribal CERCLIS	Υ	0	0	1	5	11	4	21
State/Tribal SWL	Υ	0	0	0	0	-	0	0
State/Tribal LTANKS	Υ	0	0	1	1	-	1	3
State/Tribal Tanks	Υ	0	0	0	-	-	0	0
State/Tribal IC / EC	Υ	0	0	0	0	-	0	0
ST/Tribal Brownfields	Υ	0	0	1	0	-	0	1
US Brownfields	Υ	0	0	0	0	-	0	0
Other Haz Sites	Υ	0	-	-	-	-	0	0
Spills	Υ	0	-	-	-	-	0	0
Other	Υ	0	0	1	-	-	0	1
	- Totals	0	0	4	6	11	5	26

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Search Summary Report

TARGET SITE: 51-55 SUMMER STREET SOUTH WALPOLE, MA 02071

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	04/11/2019	1.000	0	0	0	0	0	0	0
	Proposed NPL	04/11/2019	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	04/11/2019	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	04/11/2019	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	04/11/2019	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	03/25/2019	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	03/25/2019	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	03/25/2019	0.250	0	0	0	_	_	0	0
	RCRA-SQG	03/25/2019	0.250	0	0	0	-	_	0	0
	RCRA-CESQG	03/25/2019	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	01/31/2019	0.500	0	0	0	0	_	0	0
	US INST CONTROL	01/31/2019	0.500	0	0	0	0	-	0	0
ERNS	ERNS	03/25/2019	TP	0	-	-	-	-	0	0
State/Tribal CERCLIS	SHWS	02/28/2019	1.000	0	0	1	5	11	4	21
State/Tribal SWL	SWF/LF	05/01/2018	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	02/28/2019	0.500	0	0	1	1	_	1	3
	LAST	02/28/2019	0.500	0	0	0	0	-	0	0
	INDIAN LUST	10/13/2018	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	01/08/2019	0.250	0	0	0	-	_	0	0
	AST	12/19/2018	0.250	0	0	0	-	-	0	0
	INDIAN UST	10/03/2018	0.250	0	0	0	-	-	0	0
State/Tribal IC / EC	INST CONTROL	02/28/2019	0.500	0	0	0	0	-	0	0
ST/Tribal Brownfields	BROWNFIELDS	04/05/2017	0.500	0	0	1	0	-	0	1
US Brownfields	US BROWNFIELDS	12/17/2018	0.500	0	0	0	0	-	0	0

Search Summary Report

TARGET SITE: 51-55 SUMMER STREET SOUTH WALPOLE, MA 02071

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
Other Haz Sites	US CDL	02/24/2019	TP	0	-	-	-	-	0	0
Spills	HMIRS	03/25/2019	TP	0	_	_	_	-	0	0
•	RELEASE	02/28/2019	TP	0	-	-	-	-	0	0
	SPILLS	09/30/1993	TP	0	-	-	-	-	0	0
	SPILLS 90	12/11/2012	TP	0	-	-	-	-	0	0
	SPILLS 80	03/10/1998	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	03/25/2019	0.250	0	0	1	_	-	0	1
	TSCA	12/31/2016	TP	0	-	-	-	-	0	0
	TRIS	12/31/2016	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	04/11/2019	TP	0	-	-	-	-	0	0
	PADS	03/20/2019	TP	0	-	-	-	-	0	0
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	08/30/2016	TP	0	-	-	-	-	0	0
	RADINFO	04/02/2019	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0
	FINDS	02/15/2019	TP	0	-	-	-	-	0	0
	GWDP	01/10/2019	0.250	0	0	0	-	-	0	0
	NPDES	11/14/2018	TP	0	-	-	-	-	0	0
	- Totals			0	0	4	6	11	5	26

Site Information Report

Request Date:MAY 29, 2019Search Type:COORDRequest Name:JAMES ODRISCOLLJob Number:NA

Target Site: 51-55 SUMMER STREET

SOUTH WALPOLE, MA 02071

Site Location

 Degrees (Decimal)
 Degrees (Min/Sec)
 UTMs

 Longitude:
 71.265943
 71.2659430 - 71° 15′ 57.39″
 Easting: 312642.0

 Latitude:
 42.106134
 42.1061340 - 42° 6′ 22.08″
 Northing: 4663831.5

 Elevation:
 211 ft. above sea level
 Zone: Zone 19

Demographics

Sites: 21 Non-Geocoded: 5 Population: N/A

RADON

Federal EPA Radon Zone for NORFOLK County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for NORFOLK COUNTY, MA

Number of sites tested: 146

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.522 pCi/L	89%	11%	0%
Living Area - 2nd Floor	0.500 pCi/L	100%	0%	0%
Basement	2.907 pCi/L	82%	18%	1%

Site Information Report

RADON			
State Database: MA Rad	lon		
Radon Test Results			
County	% of sites>4 pCi/L	Median	
NORFOLK	21	1.9	

Target Site Summary Report

51-55 SUMMER STREET SOUTH WALPOLE, MA 02071 Target Property:

JOB: NA

GEOCODED: 21 TOTAL: 26 NON GEOCODED: 5

DB Type

--ID/Status Site Name Dist/Dir ElevDiff Map ID Address Page No.

No sites found for target address

Sites Summary Report

51-55 SUMMER STREET SOUTH WALPOLE, MA 02071 JOB: Target Property: NA

GEOCODED: 21 NON GEOCODED: 5 TOTAL: 26

Map ID	DB Type ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No
A1	BROWNFIELDS WCSPRM 4-3002469	BIRD MACHINE COMPANY - TAILRAC	100 NEPONSET ST WALPOLE, MA 02071	0.20 NE	- 19	1
A1	LUST 4-3003310 / WC 4-3017485 / RA		100 NEPONSET ST WALPOLE, MA 02071	0.20 NE	- 19	2
A1	SHWS4-3024222 / RE4-3025327 / RA4-3025233 / RA4-3024883 / RA4-3023513 / RA4-0021009 / TIE *Additional key field	ONR ONR ONR ONR	100 NEPONSET ST WALPOLE, MA 02071	0.20 NE	- 19	8
A2	RCRA NonGen / NI MAD001007905	LR BIRD MACHINE COMPANY	100 NEPONSET ST. WALPOLE, MA 02071	0.20 NE	- 19	11
3	SHWS 4-3023619 / RA	BOYDEN SCHOOL O	1852 WASHINGTON ST WALPOLE, MA	0.32 East	+ 9	23
B4	SHWS 4-0000511 / RA	PROPERTY LOT 2 O	WASHINGTON ST N ST FOXBOROUGH, MA 02035	0.41 SE	+ 20	24
B5	SHWS 4-0013137 / RA	PINE ST O	RTE 1 FOXBOROUGH, MA 02035	0.43 SE	+ 25	25
В6	LUST 4-0014292 / RA		RTE 1 FOXBOROUGH, MA 02035	0.43 SE	+ 25	26
7	SHWS 4-0021148 / RA	NO LOCATION AID O	211 NORTH ST FOXBOROUGH, MA 02035	0.44 ESE	+ 29	28
8	SHWS 4-0013710 / RA	NORTH ST O	RTE ONE FOXBOROUGH, MA 02035	0.46 SE	+ 29	29
9	SHWS 4-0000568 / RA	GETTY SERVICE STATION O	NORTH ST RTE 1 FOXBOROUGH, MA 02035	0.51 ESE	+ 34	30

Sites Summary Report

Target Property: 51-55 SUMMER STREET JOB: NA SOUTH WALPOLE, MA 02071

TOTAL: 26 GEOCODED: 21

NON GEOCODED: 5

Map ID	DB Type ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
10	SHWS 4-0011789 / RAO	ACROSS FROM FOXBORO STADIUM	RTE 1 S-LOT 14A FOXBOROUGH, MA 02035	0.60 South	+ 40	31
11	SHWS 4-0026955 / PSNC 4-3017188 / RAO 4-3020605 / RAO 4-0020155 / RAO		2285 PROVIDENCE HWY WALPOLE, MA 02081	0.61 East	+ 45	32
12	SHWS 4-3020549 / RAO	NEAR PINE ST	VACANT PARCEL 54-21 OFF R WALPOLE, MA 02081	0.66 East	+ 37	34
13	SHWS 4-0016513 / RAO	SERVICE RD	GILLETTE FOXBOROUGH, MA 02035	0.69 SSE	+ 28	35
14	SHWS 4-0021543 / RAO	GILLETTE STADIUM	60 WASHINGTON ST FOXBOROUGH, MA 02035	0.76 South	+ 71	36
15	SHWS 4-3003574 / RAO	RODMAN FORD TRUCK CENTER	PROVIDENCE HWY WALPOLE, MA 02081	0.81 East	+ 25	37
16	SHWS 4-0020881 / RAO	NO LOCATION AID	FOXHILL DR WALPOLE, MA	0.91 East	+ 45	38
17	SHWS 4-3018926 / RAO	RESIDENCE	1611 WASHINGTON ST WALPOLE, MA 02081	0.91 NE	- 4	39
18	SHWS 4-3024778 / RAON 4-3024474 / REMO 4-3000024 / WCS 4-3024565 / RAO	OPS	18 INDUSTRIAL RD WALPOLE, MA 02081	0.92 North	+2	40
19	SHWS 4-0021238 / RAO	COOK BROTHERS INC 944320	2222 PROVIDENCE HWY WALPOLE, MA 02081	0.94 East	+ 47	42

Sites Summary Report

Target Property: 51-55 SUMMER STREET SOUTH WALPOLE, MA 02071

JOB: NA

GEOCODED: 21 NON GEOCODED: 5 TOTAL: 26

Map ID	DB Type ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
•	SHWS 4-0027297 / PSN0	MM 15.6 I95 SOUTH	MM 15.6 I95 SOUTH FOXBOROUGH, MA	NON GC	N/A	N/A
	LUST 4-0011987 / RAO	FOXBORO CO	NEPONSET ST FOXBOROUGH, MA 02035	NON GC	N/A	N/A
	SHWS 4-0011987 / RAO	FOXBORO CO	NEPONSET ST FOXBOROUGH, MA 02035	NON GC	N/A	N/A
	SHWS 4-0022311 / RAO	NEPONSET RESERVOIR & CONSERVAT	OFF NORTH AVE FOXBOROUGH, MA	NON GC	N/A	N/A
	SHWS 4-3016994 / DPS	LOTS 4 AND 5 POLE 25 WEST SIDE	BOSTON PROVIDENCE HWY WALPOLE, MA 02081	NON GC	N/A	N/A

Site Detail Report

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

BROWNFIELDS

S101017230 DIST/DIR: 0.196 NE **ELEVATION:** EDR ID: 192 MAP ID: A1

NAME: **BIRD MACHINE COMPANY - TAILRACE** 04/05/2017 Rev:

ID/Status: WCSPRM ADDRESS: 100 NEPONSET ST ID/Status: 4-3002469

SOURCE: MA Office of the Attorney General

WALPOLE, MA 02071

BROWNFIELDS 2: RTN: 4-3002469 RAO Class: Not reported

Other RTNs: Not reported

Current Owner: Hughes Baker Process Systems Inc MCP Status: WCSPRM

AUL: Not reported COCs: PCBS

Former Use: Former Industrial, Openspace

Current Use: Not reported Total Acreage: 147.3

Site Detail Report

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

LUST

EDR ID: \$101017230 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A1

NAME: BIRD MACHINE COMPANY - TAILRACE Rev: 02/28/2019

WALPOLE, MA 02071

SOURCE: MA Department of Environmental Protection

LUST: Facility:

Release Tracking Number/Current Status: 4-3003310 / WCSPRM

Status Date: 04/28/1992 Source Type: UST Release Town: WALPOLE Notification Date: 10/15/1990

Category: NONE

Associated ID: Not reported Phase: Not reported Response Action Outcome: -Oil Or Haz Material: Not reported

Location Type: MANUFACT

Source: UST

Click here to access the MA DEP site for this facility:

Chemicals:

Chemical: UNKNOWN Quantity: Not reported

Actions:

Action Type: TREGS Action Status: WAVREC Action Date: 1/9/1990

Response Action Outcome: Not reported

Action Type: An activity type that is related to an Audit

Action Status: NAFVIO Action Date: 11/17/1994

Response Action Outcome: Not reported

Action Type: PIP

Action Status: Public Involvement Petition Received

Action Date: 11/26/2005

Response Action Outcome: Not reported

Action Type: PIP Action Status: PIPDLN Action Date: 11/28/2005

Response Action Outcome: Not reported

- Continued on next page -

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

LUST

EDR ID: \$101017230 **DIST/DIR:** 0.196 NE **ELEVATION:** 192 **MAP ID:** A1

NAME: BIRD MACHINE COMPANY - TAILRACE Rev: 02/28/2019

ADDRESS: 100 NEPONSET ST | ID/Status: 4-3003310 / WCSPRM | ID/Status: 4-3017485 / RAO | RAO

WALPOLE, MA 02071

SOURCE: MA Department of Environmental Protection

Action Type: TREGS Action Status: WCSPRM Action Date: 4/28/1992

Response Action Outcome: Not reported

Action Type: TREGS Action Status: WAVSIG Action Date: 9/11/1990

Response Action Outcome: Not reported

Action Type: TREGS Action Status: WAVACC Action Date: 9/24/1990

Response Action Outcome: Not reported

Action Type: Release Disposition Action Status: Valid Transition Site

Action Date: 9/24/1990

Response Action Outcome: Not reported

Facility:

Release Tracking Number/Current Status: 4-3017485 / RAO

Status Date: 02/22/2002 Source Type: UST Release Town: WALPOLE Notification Date: 10/27/1998

Category: 72 HR

Associated ID: Not reported

Phase: PHASE II

Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not

been reduced to background.

Oil Or Haz Material: Oil

Location Type: INDUSTRIAL

Source: UST

Click here to access the MA DEP site for this facility:

Chemicals:

Chemical: C9 THRU C18 ALIPHATIC HYDROCARBONS

Quantity: 2550 milligrams per kilogram

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

LUST

EDR ID: \$101017230 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A1

NAME: BIRD MACHINE COMPANY - TAILRACE Rev: 02/28/2019

WALPOLE, MA 02071

SOURCE: MA Department of Environmental Protection

Chemical: CUTTING OIL Quantity: 100 parts per million

Chemical: OIL

Quantity: 100 parts per million

Chemical: C19 THRU C36 ALIPHATIC HYDROCARBONS

Quantity: 16000 milligrams per kilogram

Actions:

Action Type: Compliance and Enforcement Action Action Status: Interim Deadline Letter Issued

Action Date: 1/20/1999

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Immediate Response Action Action Status: Written Denial of Plan

Action Date: 1/20/1999

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Immediate Response Action Action Status: Written Plan Received

Action Date: 1/22/1999

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Immediate Response Action Action Status: Oral Approval of Plan or Action

Action Date: 10/27/1998

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Release Disposition

Action Status: Reportable Release under MGL 21E

Action Date: 10/27/1998

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: RLFA Action Status: FOLOFF Action Date: 10/27/1998

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Immediate Response Action

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

LUST

EDR ID: \$101017230 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A1

NAME: BIRD MACHINE COMPANY - TAILRACE Rev: 02/28/2019

ADDRESS: 100 NEPONSET ST | ID/Status: 4-3003310 / WCSPRM | ID/Status: 4-3017485 / RAO |

WALPOLE, MA 02071

SOURCE: MA Department of Environmental Protection

Action Status: Oral Approval of Plan or Action

Action Date: 10/30/1998

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: RLFA Action Status: FOLOFF Action Date: 10/30/1998

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Tier Classification

Action Status: Transmittal, Notice, or Notification Received

Action Date: 11/10/1999

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Tier Classification Action Status: Tier 2 Classification

Action Date: 11/10/1999

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: PIP

Action Status: Public Involvement Petition Received

Action Date: 11/26/2005

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: PIP Action Status: PIPDLN Action Date: 11/28/2005

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Phase 1

Action Status: Completion Statement Received

Action Date: 11/3/1999

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)

Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.

Action Date: 12/2/1998

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

LUST

EDR ID: \$101017230 **DIST/DIR:** 0.196 NE **ELEVATION:** 192 **MAP ID:** A1

NAME: BIRD MACHINE COMPANY - TAILRACE Rev: 02/28/2019

WALPOLE, MA 02071

SOURCE: MA Department of Environmental Protection

reduced to background.

Action Type: Immediate Response Action Action Status: Written Plan Received

Action Date: 12/24/1998

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: RNF

Action Status: Reportable Release under MGL 21E

Action Date: 12/24/1998

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: RLFA Action Status: FOLOFF Action Date: 2/1/1999

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Immediate Response Action Action Status: Oral Approval of Plan or Action

Action Date: 2/1/1999

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Immediate Response Action Action Status: Status or Interim Report Received

Action Date: 2/20/2001

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Response Action Outcome - RAO Action Status: RAO Statement Received

Action Date: 2/22/2002

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Immediate Response Action Action Status: Completion Statement Received

Action Date: 2/22/2002

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Immediate Response Action

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

LUST

EDR ID: \$101017230 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A1

NAME: BIRD MACHINE COMPANY - TAILRACE Rev: 02/28/2019

WALPOLE, MA 02071

SOURCE: MA Department of Environmental Protection

Action Status: Status or Interim Report Received

Action Date: 2/25/2000

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Immediate Response Action Action Status: Status or Interim Report Received

Action Date: 4/14/1999

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Phase 2

Action Status: Scope of Work Received

Action Date: 7/31/2001

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Immediate Response Action Action Status: Status or Interim Report Received

Action Date: 8/22/2001

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Phase 2

Action Status: Status or Interim Report Received

Action Date: 8/22/2001

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Immediate Response Action Action Status: Status or Interim Report Received

Action Date: 8/24/2000

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Action Type: Immediate Response Action Action Status: Status or Interim Report Received

Action Date: 9/1/1999

Response Action Outcome: A permanent solution has been achieved. Contamination has not been

reduced to background.

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: S101017230 DIST/DIR: 0.196 NE **ELEVATION:** 192 MAP ID: A1

BIRD MACHINE COMPANY - TAILRACE NAME: Rev: 02/28/2019

ID/Status: 4-3024222 / REMOPS ADDRESS: 100 NEPONSET ST ID/Status: 4-3025327 / RAONR WALPOLE, MA 02071

ID/Status: 4-3025233 / RAONR ID/Status: 4-3024883 / RAONR ID/Status: 4-3023513 / RAONR

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-3024883 Source Type: UNKNOWN Release Town: WALPOLE Notification Date: 05/17/2005

Category: 72 HR

Associated ID: Not reported Current Status: RAONR Status Date: 06/24/2005 Phase: Not reported

Response Action Outcome: Not reported Oil Or Haz Material: Oil and Hazardous Material

Facility ID: 4-3023575 Source Type: UNKNOWN Release Town: WALPOLE Notification Date: 01/23/2004

Category: TWO HR Associated ID: 4-3023575 Current Status: RAO Status Date: 01/26/2010 Phase: PHASE II

Response Action Outcome: A2 Oil Or Haz Material: Oil

Facility ID: 4-0020129 Source Type: Not reported Release Town: WALPOLE Notification Date: 10/11/2006 Category: 120 DY Associated ID: Not reported

Current Status: RAONR Status Date: 01/11/2008 Phase: Not reported

Response Action Outcome: Not reported Oil Or Haz Material: Hazardous Material

Facility ID: 4-0020354 Source Type: Not reported Release Town: WALPOLE Notification Date: 02/27/2007

Category: 120 DY

Associated ID: Not reported Current Status: RAONR

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$101017230 **DIST/DIR:** 0.196 NE **ELEVATION:** 192 **MAP ID:** A1

NAME: BIRD MACHINE COMPANY - TAILRACE Rev: 02/28/2019

ADDRESS: 100 NEPONSET ST ID/Status: 4-3024222 / REMOPS ID/Status: 4-3025327 / RAONR

WALPOLE, MA 02071

ID/Status: 4-3025237 / RAONR
ID/Status: 4-3025233 / RAONR
ID/Status: 4-3024883 / RAONR
SOURCE: MA Department of Environmental Protection

ID/Status: 4-3023513 / RAONR

Status Date: 01/11/2008 Phase: Not reported

Response Action Outcome: Not reported Oil Or Haz Material: Hazardous Material

Facility ID: 4-0020835 Source Type: Not reported Release Town: WALPOLE Notification Date: 10/16/2007

Category: 120 DY

Associated ID: Not reported Current Status: RAONR Status Date: 01/11/2008 Phase: Not reported

Response Action Outcome: Not reported Oil Or Haz Material: Hazardous Material

Facility ID: 4-0021009 Source Type: Not reported Release Town: WALPOLE Notification Date: 01/11/2008

Category: 120 DY
Associated ID: Not reported

Associated ID: Not reported Current Status: TIERI Status Date: 01/11/2008 Phase: Not reported

Response Action Outcome: Not reported Oil Or Haz Material: Hazardous Material

Facility ID: 4-0021028 Source Type: Not reported Release Town: WALPOLE Notification Date: 01/11/2008

Category: 120 DY

Associated ID: Not reported Current Status: TIERI Status Date: 01/11/2008 Phase: Not reported

Response Action Outcome: Not reported Oil Or Haz Material: Hazardous Material

Facility ID: 4-3023513 Source Type: Not reported Release Town: WALPOLE Notification Date: 01/14/2004

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: S101017230 DIST/DIR: 0.196 NE **ELEVATION:** 192 MAP ID: A1

BIRD MACHINE COMPANY - TAILRACE NAME: Rev: 02/28/2019

ID/Status: 4-3024222 / REMOPS ADDRESS: 100 NEPONSET ST ID/Status: 4-3025327 / RAONR WALPOLE, MA 02071

ID/Status: 4-3025233 / RAONR ID/Status: 4-3024883 / RAONR

ID/Status: 4-3023513 / RAONR **SOURCE:** MA Department of Environmental Protection

Category: 120 DY Associated ID: 4-3023513 Current Status: RAONR Status Date: 01/11/2008 Phase: PHASE II

Response Action Outcome: Not reported Oil Or Haz Material: Hazardous Material

Facility ID: 4-3024105 Source Type: Not reported Release Town: WALPOLE Notification Date: 07/30/2004

Category: 120 DY

Associated ID: Not reported Current Status: RAONR Status Date: 01/11/2008 Phase: PHASE IV

Response Action Outcome: Not reported Oil Or Haz Material: Hazardous Material

Facility ID: 4-3024222 Source Type: UNKNOWN Release Town: WALPOLE Notification Date: 09/08/2004

Category: 120 DY Associated ID: 4-3024222 Current Status: REMOPS Status Date: 02/20/2013 Phase: PHASE V

Response Action Outcome: Not reported Oil Or Haz Material: Oil and Hazardous Material

Facility ID: 4-3022935 Source Type: UNKNOWN Release Town: WALPOLE Notification Date: 06/17/2003

Category: TWO HR Associated ID: Not reported Current Status: RAO Status Date: 04/15/2004 Phase: Not reported

Response Action Outcome: A2 Oil Or Haz Material: Oil

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

RCRA NonGen / NLR

EDR ID: 1000183458 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A2

NAME: BIRD MACHINE COMPANY Rev: 03/25/2019

ADDRESS: 100 NEPONSET ST. ID/Status: MAD001007905

WALPOLE, MA 02071

SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 06/27/2012 Facility name: BIRD MACHINE COMPANY Facility address: 100 NEPONSET ST

WALPOLE, MA 02071
EPA ID: MAD001007905
Mailing address: PO BOX 4740
ATTN: C CURTIS
HOUSTON, TX 77210-0000
Contact: CLAYTON CURTIS
Contact address: PO BOX 4740

HOUSTON, TX 77210-0000

Contact country: US Contact telephone: 713-439-8329 Contact email: Not reported

EPA Region: 01 Land type: Private

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: BAKER PROCESS INC Owner/operator address: PO BOX 4740

HOUSTON, TX 77210 Owner/operator country: US

Owner/operator telephone: Not reported Owner/operator email: Not reported Owner/operator fax: Not reported Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Operator Owner/Op start date: 08/01/2004 Owner/Op end date: Not reported

Owner/operator name: BAKER PROCESS INC Owner/operator address: PO BOX 4740

HOUSTON, TX 77210 Owner/operator country: US

Owner/operator telephone: Not reported Owner/operator email: Not reported Owner/operator fax: Not reported Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

RCRA NonGen / NLR

EDR ID: 1000183458 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A2

NAME: BIRD MACHINE COMPANY Rev: 03/25/2019

ADDRESS: 100 NEPONSET ST. ID/Status: MAD001007905

SOURCE: US Environmental Protection Agency

WALPOLE, MA 02071

Owner/Op start date: 01/01/2006 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: No

Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: No

Historical Generators:

Date form received by agency: 07/01/2006 Site name: BIRD MACHINE COMPANY Classification: Small Quantity Generator

. Waste code: D008 . Waste name: LEAD

. Waste code: MA01

. Waste name: WASTE OIL

Date form received by agency: 06/30/2006 Site name: BIRD MACHINE COMPANY Classification: Large Quantity Generator

. Waste code: D008 . Waste name: LEAD

. Waste code: MA01

. Waste name: WASTE OIL

Date form received by agency: 06/27/2006 Site name: BIRD MACHINE COMPANY Classification: Small Quantity Generator

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

RCRA NonGen / NLR

EDR ID: 1000183458 DIST/DIR: 0.196 NE **ELEVATION:** 192 MAP ID: A2

NAME: **BIRD MACHINE COMPANY** Rev: 03/25/2019

ID/Status: MAD001007905 ADDRESS: 100 NEPONSET ST.

SOURCE: US Environmental Protection Agency

WALPOLE, MA 02071

Waste code: D008 Waste name: LEAD

Waste code: MA01

Waste name: WASTE OIL

Date form received by agency: 03/29/2004 Site name: BIRD MÁCHINE COMPANY Classification: Large Quantity Generator

Waste code: D007

Waste name: CHROMIUM

Waste code: D008 Waste name: LEAD

Waste code: MA01

Waste name: WASTE OIL

Waste code: MA97

Waste name: CLASS A REGULATED RECYCLABLE MATERIAL (INCLUDING BUT NOT LIMITED TO SPECIFICATION USED OIL FUEL) THAT IS SHIPPED USING A HAZARDOUS WASTE **MANIFEST**

Waste code: MA99

Waste name: NON-HAZARDOUS WASTE TO BE USED ONLY FOR NON-HW SHIPPED USING HW **MANIFEST**

Date form received by agency: 03/29/2004

Site name: BIRD MACHINE CO Classification: Large Quantity Generator

Waste code: D001

Waste name: IGNITABLE WASTE

Waste code: D007

Waste name: CHROMIUM

Waste code: D008 Waste name: LEAD

Waste code: D035

Waste name: METHYL ETHYL KETONE

Waste code: F003

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

RCRA NonGen / NLR

EDR ID: 1000183458 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A2

NAME: BIRD MACHINE COMPANY Rev: 03/25/2019

ADDRESS: 100 NEPONSET ST. ID/Status: MAD001007905

WALPOLE, MA 02071

SOURCE: US Environmental Protection Agency

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005

Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: CR02Waste name: CR02

. Waste code: MA01

. Waste name: WASTE OIL

Waste code: MA99

. Waste name: NON-HAZARDOUS WASTE TO BE USED ONLY FOR NON-HW SHIPPED USING HW

MANIFEST

Date form received by agency: 05/23/2001 Site name: BIRD MACHINE COMPANY Classification: Small Quantity Generator

. Waste code: D007

. Waste name: CHROMIUM

. Waste code: D008 . Waste name: LEAD

. Waste code: MA01

. Waste name: WASTE OIL

Waste code: MA97

. Waste name: CLASS A REGULATED RECYCLABLE MATERIAL (INCLUDING BUT NOT LIMITED TO

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

RCRA NonGen / NLR

EDR ID: 1000183458 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A2

NAME: BIRD MACHINE COMPANY Rev: 03/25/2019

ADDRESS: 100 NEPONSET ST. ID/Status: MAD001007905

WALPOLE, MA 02071

SOURCE: US Environmental Protection Agency

SPECIFICATION USED OIL FUEL) THAT IS SHIPPED USING A HAZARDOUS WASTE MANIFEST

Waste code: MA99

. Waste name: NON-HAZARDOUS WASTE TO BE USED ONLY FOR NON-HW SHIPPED USING HW

MANIFEST

Date form received by agency: 03/06/2000

Site name: BAKER PROCESS

Classification: Large Quantity Generator

Date form received by agency: 02/04/1998

Site name: BIRD MACHINE CO. Classification: Large Quantity Generator

Date form received by agency: 02/22/1996 Site name: BIRD MACHINE CO., INC Classification: Large Quantity Generator

Date form received by agency: 02/23/1994 Site name: BIRD MACHINE COMPANY Classification: Large Quantity Generator

Date form received by agency: 02/21/1992

Site name: BIRD MACHINE CO Classification: Large Quantity Generator

Date form received by agency: 03/01/1990 Site name: BIRD MACHINE COMPANY Classification: Large Quantity Generator

Date form received by agency: 08/18/1980 Site name: BIRD MACHINE COMPANY Classification: Large Quantity Generator

Facility Has Received Notices of Violations:

Regulation violated: Not reported

Area of violation: Generators - Records/Reporting

Date violation determined: 04/03/2006 Date achieved compliance: 07/11/2006

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL Enforcement action date: 06/08/2006 Enf. disposition status: Not reported

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

RCRA NonGen / NLR

EDR ID: 1000183458 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A2

NAME: BIRD MACHINE COMPANY Rev: 03/25/2019

ADDRESS: 100 NEPONSET ST. ID/Status: MAD001007905

SOURCE: US Environmental Protection Agency

WALPOLE, MA 02071

Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: SR - 682

Area of violation: State Statute or Regulation Date violation determined: 05/18/2001 Date achieved compliance: 09/07/2001

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL Enforcement action date: 08/02/2001 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: SR - 340(1)(g)
Area of violation: State Statute or Regulation
Date violation determined: 05/18/2001
Date achieved compliance: 09/07/2001

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL Enforcement action date: 08/02/2001 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: SR - 685(1)

Area of violation: State Statute or Regulation Date violation determined: 05/18/2001 Date achieved compliance: 09/07/2001

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL Enforcement action date: 08/02/2001 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

RCRA NonGen / NLR

EDR ID: 1000183458 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A2

NAME: BIRD MACHINE COMPANY Rev: 03/25/2019

ADDRESS: 100 NEPONSET ST. ID/Status: MAD001007905

SOURCE: US Environmental Protection Agency

WALPOLE, MA 02071

Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: SR - 686

Area of violation: State Statute or Regulation Date violation determined: 05/18/2001 Date achieved compliance: 09/07/2001

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL Enforcement action date: 08/02/2001 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: SR - 351(9)(c)6.a.-d. Area of violation: State Statute or Regulation Date violation determined: 05/18/2001 Date achieved compliance: 09/07/2001

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL Enforcement action date: 08/02/2001 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: Not reported

Area of violation: Formal Enforcement Agreement or Order

Date violation determined: 08/21/1990 Date achieved compliance: 07/08/1991

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL Enforcement action date: 12/19/1990 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

RCRA NonGen / NLR

EDR ID: 1000183458 DIST/DIR: 0.196 NE **ELEVATION:** MAP ID: A2 192

BIRD MACHINE COMPANY NAME: Rev: 03/25/2019

ID/Status: MAD001007905 ADDRESS: 100 NEPONSET ST.

WALPOLE, MA 02071

SOURCE: US Environmental Protection Agency

Regulation violated: Not reported Area of violation: Generators - General Date violation determined: 08/20/1990 Date achieved compliance: 07/08/1991

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL Enforcement action date: 12/19/1990 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: Not reported Area of violation: Generators - General Date violation determined: 03/19/1990 Date achieved compliance: 08/20/1990

Violation lead agency: State Enforcement action: WRITTEN INFORMAL Enforcement action date: 04/12/1990 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: Not reported Area of violation: Generators - General Date violation determined: 03/22/1988 Date achieved compliance: 09/29/1988

Violation lead agency: EPA

Enforcement action: FINAL 3008(A) COMPLIANCE ORDER

Enforcement action date: 06/29/1989 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: EPA Proposed penalty amount: Not reported

Final penalty amount: 53350 Paid penalty amount: 30173

Regulation violated: Not reported Area of violation: Generators - General Date violation determined: 03/22/1988

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

RCRA NonGen / NLR

EDR ID: 1000183458 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A2

NAME: BIRD MACHINE COMPANY Rev: 03/25/2019

ADDRESS: 100 NEPONSET ST. ID/Status: MAD001007905

WALPOLE, MA 02071

SOURCE: US Environmental Protection Agency

Date achieved compliance: 09/29/1988

Violation lead agency: EPA

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 09/29/1988
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: 53350
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported Area of violation: Generators - General Date violation determined: 07/16/1987 Date achieved compliance: 07/08/1991

Violation lead agency: State

Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported Area of violation: Generators - General Date violation determined: 03/01/1987 Date achieved compliance: 07/08/1991

Violation lead agency: State

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 02/03/1987
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported Area of violation: Generators - General Date violation determined: 06/27/1986 Date achieved compliance: 07/08/1991

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

RCRA NonGen / NLR

EDR ID: 1000183458 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A2

NAME: BIRD MACHINE COMPANY Rev: 03/25/2019

ADDRESS: 100 NEPONSET ST. ID/Status: MAD001007905

WALPOLE, MA 02071

SOURCE: US Environmental Protection Agency

Enforcement action date: 06/27/1986 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: Not reported Area of violation: Generators - General Date violation determined: 03/01/1985 Date achieved compliance: 07/08/1991

Violation lead agency: State

Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary: Evaluation date: 04/03/2006

Evaluation: NON-FINANCIAL RECORD REVIEW Area of violation: Generators - Records/Reporting

Date achieved compliance: 07/11/2006

Evaluation lead agency: State

Evaluation date: 04/08/2005

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 05/18/2001

Evaluation: CORRECTIVE ACTION COMPLIANCE EVALUATION

Area of violation: State Statute or Regulation Date achieved compliance: 09/07/2001

Evaluation lead agency: State

Evaluation date: 03/01/1994

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

RCRA NonGen / NLR

EDR ID: 1000183458 DIST/DIR: 0.196 NE **ELEVATION:** 192 MAP ID: A2

BIRD MACHINE COMPANY NAME: Rev: 03/25/2019

ID/Status: MAD001007905 ADDRESS: 100 NEPONSET ST.

WALPOLE, MA 02071

SOURCE: US Environmental Protection Agency

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 09/17/1993

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 07/08/1991 Evaluation: FOLLOW-UP INSPECTION

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 08/21/1990

Evaluation: COMPLIANCE SCHEDULE EVALUATION Area of violation: Formal Enforcement Agreement or Order

Date achieved compliance: 07/08/1991

Evaluation lead agency: State

Evaluation date: 08/20/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Generators - General Date achieved compliance: 07/08/1991

Evaluation lead agency: State

Evaluation date: 03/19/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Generators - General Date achieved compliance: 08/20/1990

Evaluation lead agency: State

Evaluation date: 03/22/1988

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Generators - General Date achieved compliance: 09/29/1988

Evaluation lead agency: EPA

Evaluation date: 07/16/1987

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Generators - General Date achieved compliance: 07/08/1991

Evaluation lead agency: State

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

RCRA NonGen / NLR

EDR ID: 1000183458 DIST/DIR: 0.196 NE ELEVATION: 192 MAP ID: A2

NAME: BIRD MACHINE COMPANY Rev: 03/25/2019

ADDRESS: 100 NEPONSET ST. ID/Status: MAD001007905

WALPOLE, MA 02071

SOURCE: US Environmental Protection Agency

Evaluation date: 03/01/1987

Evaluation: NON-FINANCIAL RECORD REVIEW

Area of violation: Generators - General Date achieved compliance: 07/08/1991

Evaluation lead agency: State

Evaluation date: 06/27/1986

Evaluation: NON-FINANCIAL RECORD REVIEW

Area of violation: Generators - General Date achieved compliance: 07/08/1991

Evaluation lead agency: State

Evaluation date: 03/01/1985

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Generators - General Date achieved compliance: 07/08/1991

Evaluation lead agency: State

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$106344039 **DIST/DIR:** 0.319 East **ELEVATION:** 220 **MAP ID:** 3

 NAME:
 BOYDEN SCHOOL
 Rev:
 02/28/2019

 ID/Status:
 4-3023619 / RAO

ADDRESS: 1852 WASHINGTON ST

WALPOLE, MA

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-3023619 Source Type: TANKER Release Town: WALPOLE Notification Date: 02/20/2004

Category: TWO HR

Associated ID: Not reported Current Status: RAO Status Date: 08/18/2004 Phase: Not reported

Response Action Outcome: A2 Oil Or Haz Material: Oil

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$105200329 **DIST/DIR:** 0.410 SE **ELEVATION:** 231 **MAP ID:** B4

NAME: PROPERTY LOT 2 Rev: 02/28/2019

ADDRESS: WASHINGTON ST N ST ID/Status: 4-0000511 / RAO

SOURCE: MA Department of Environmental Protection

FOXBOROUGH, MA 02035

SHWS:

Facility ID: 4-0000511 Source Type: Not reported Release Town: FOXBOROUGH Notification Date: 04/15/1988

Category: NONE

Associated ID: Not reported Current Status: RAO Status Date: 03/21/1997 Phase: Not reported

Response Action Outcome: Not reported

Oil Or Haz Material: Not reported

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$102687506 **DIST/DIR:** 0.432 SE **ELEVATION:** 236 **MAP ID:** B5

 NAME:
 PINE ST
 Rev:
 02/28/2019

 ADDRESS:
 RTE 1
 ID/Status: 4-0013137 / RAO

FOXBOROUGH, MA 02035

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-0013137 Source Type: Not reported Release Town: FOXBOROUGH Notification Date: 06/28/1997

Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 08/25/1997
Phase: Not reported
Response Action Outcome: A1
Oil Or Haz Material: Oil

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

LUST

EDR ID: \$103546674 DIST/DIR: 0.432 SE ELEVATION: 236 MAP ID: B6

 NAME:
 HADDIGANS
 Rev:
 02/28/2019

 ID/Status:
 4-0014292 / RAONR

ADDRESS: RTE 1

SOURCE: MA Department of Environmental Protection

FOXBOROUGH, MA 02035

LUST: Facility:

Release Tracking Number/Current Status: 4-0014292 / RAONR

Status Date: 02/18/1999 Source Type: UST

Release Town: FOXBOROUGH Notification Date: 10/29/1998

Category: 72 HR

Associated ID: Not reported Phase: Not reported Response Action Outcome: -Oil Or Haz Material: Oil

Location Type: COMMERCIAL

Source: UST

Click here to access the MA DEP site for this facility:

Chemicals:

Chemical: GASOLINE Quantity: 142 parts per million

Actions:

Action Type: Immediate Response Action Action Status: Oral Approval of Plan or Action

Action Date: 10/29/1998

Response Action Outcome: Not reported

Action Type: RLFA Action Status: FOLOFF Action Date: 10/29/1998

Response Action Outcome: Not reported

Action Type: Release Disposition

Action Status: Reportable Release under MGL 21E

Action Date: 10/29/1998

Response Action Outcome: Not reported

Action Type: RLFA Action Status: FOLOFF Action Date: 11/20/1998

Response Action Outcome: Not reported

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

LUST

EDR ID: \$103546674 DIST/DIR: 0.432 SE ELEVATION: 236 MAP ID: B6

 NAME:
 HADDIGANS
 Rev:
 02/28/2019

 ADDRESS:
 RTE 1
 ID/Status: 4-0014292 / RAONR

FOXBOROUGH, MA 02035

SOURCE: MA Department of Environmental Protection

Action Type: RLFA Action Status: FOLOFF Action Date: 11/25/1998

Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)

Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.

Action Date: 11/9/1998

Response Action Outcome: Not reported

Action Type: RNF

Action Status: Reportable Release under MGL 21E

Action Date: 12/4/1998

Response Action Outcome: Not reported

Action Type: Immediate Response Action Action Status: Completion Statement Received

Action Date: 12/4/1998

Response Action Outcome: Not reported

Action Type: Tier Classification Action Status: Tier 2 Classification

Action Date: 2/18/1999

Response Action Outcome: Not reported

Action Type: RAO Not Required

Action Status: Linked to a Tier Classified Site

Action Date: 2/18/1999

Response Action Outcome: Not reported

Action Type: Tier Classification

Action Status: RTN Linked to TCLASS Via Tier Classification Submittal

Action Date: 2/18/1999

Response Action Outcome: Not reported

Action Type: Tier Classification

Action Status: Transmittal, Notice, or Notification Received

Action Date: 2/18/1999

Response Action Outcome: Not reported

Action Type: RLFA Action Status: FOLOFF Action Date: 3/29/2000

Response Action Outcome: Not reported

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$106488523 **DIST/DIR:** 0.444 ESE **ELEVATION:** 240 **MAP ID:** 7

 NAME:
 NO LOCATION AID
 Rev:
 02/28/2019

 ID/Status: 4-0021148 / RAO

ADDRESS: 211 NORTH ST FOXBOROUGH, MA 02035

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-0021148 Source Type: TRANSFORM Release Town: FOXBOROUGH Notification Date: 03/29/2008

Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 07/28/2008
Phase: Not reported

Response Action Outcome: A2 Oil Or Haz Material: Oil

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$103812540 **DIST/DIR:** 0.457 SE **ELEVATION:** 240 **MAP ID:** 8

NAME: NORTH ST Rev: 02/28/2019

ADDRESS: RTE ONE ID/Status: 4-0013710 / RAO

FOXBOROUGH, MA 02035

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-0013710 Source Type: Not reported Release Town: FOXBOROUGH Notification Date: 02/25/1998

Category: 120 DY

Associated ID: 4-0013710 Current Status: RAO Status Date: 10/20/2000 Phase: PHASE II

Response Action Outcome: A2 Oil Or Haz Material: Oil

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$105200342 **DIST/DIR:** 0.508 ESE **ELEVATION:** 245 **MAP ID:** 9

NAME: GETTY SERVICE STATION Rev: 02/28/2019

ID/Status: 4-0000568 / RAO

ADDRESS: NORTH ST RTE 1

FOXBOROUGH, MA 02035

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-0000568 Source Type: Not reported Release Town: FOXBOROUGH Notification Date: 10/15/1988

Category: NONE

Associated ID: Not reported Current Status: RAO Status Date: 03/21/1997 Phase: Not reported

Response Action Outcome: Not reported

Oil Or Haz Material: Not reported

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$103812401 **DIST/DIR:** 0.601 South **ELEVATION:** 251 **MAP ID:** 10

NAME: ACROSS FROM FOXBORO STADIUM

Rev: 02/28/2019

ID/Status: 4-0011789 / RAO

ADDRESS: RTE 1 S-LOT 14A

FOXBOROUGH, MA 02035

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-0011789 Source Type: UNKNOWN Release Town: FOXBOROUGH Notification Date: 11/19/1995

Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 12/22/1995
Phase: Not reported
Response Action Outcome: A2

Oil Or Haz Material: Oil

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: U003000457 DIST/DIR: 0.605 East **ELEVATION:** 256 **MAP ID:** 11

SPEEDWAY #2410 NAME: Rev: 02/28/2019 ID/Status: 4-0026955 / PSNC ADDRESS: 2285 PROVIDENCE HWY ID/Status: 4-3017188 / RAO WALPOLE, MA 02081

ID/Status: 4-3020605 / RAONR ID/Status: 4-0020155 / RAO

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-0020155 Source Type: GASKNOZZLE

Release Town: WALPOLE Notification Date: 10/27/2006

Category: TWO HR Associated ID: Not reported Current Status: RAO Status Date: 01/03/2007 Phase: Not reported

Response Action Outcome: A1 Oil Or Haz Material: Oil

Facility ID: 4-3017188 Source Type: UNKNOWN Release Town: WALPOLE Notification Date: 08/20/1998

Category: 120 DY

Associated ID: Not reported Current Status: RAO Status Date: 06/05/2006 Phase: Not reported

Response Action Outcome: C2

Oil Or Haz Material: Oil and Hazardous Material

Facility ID: 4-0026955 Source Type: UNKNOWN Release Town: WALPOLE Notification Date: 11/09/2017 Category: 120 DY Associated ID: Not reported

Current Status: PSNC Status Date: 06/28/2018 Phase: Not reported

Response Action Outcome: PN Oil Or Haz Material: Not reported

Facility ID: 4-3020605 Source Type: UNKNOWN Release Town: WALPOLE Notification Date: 04/19/2001

Category: 72 HR

Associated ID: Not reported Current Status: RAONR

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: U003000457 **DIST/DIR:** 0.605 East **ELEVATION:** 256 **MAP ID:** 11

 NAME:
 SPEEDWAY #2410
 Rev:
 02/28/2019

 ADDRESS:
 2285 PROVIDENCE HWY
 ID/Status: 4-0026955 / PSNC ID/Status: 4-3017188 / RAO ID/Status: 4-3017188 / RAO ID/Status: 4-3020605 / RAONE

ID/Status: 4-3020605 / RAONR ID/Status: 4-0020155 / RAO

SOURCE: MA Department of Environmental Protection

Status Date: 04/23/2002 Phase: Not reported

Response Action Outcome: Not reported

Oil Or Haz Material: Oil

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$105199880 **DIST/DIR:** 0.660 East **ELEVATION:** 248 **MAP ID:** 12

NAME: NEAR PINE ST Rev: 02/28/2019

ADDRESS: VACANT PARCEL 54-21 OFF RTE 1 ID/Status: 4-3020549 / RAO

WALPOLE, MA 02081

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-3020549 Source Type: UNKNOWN Release Town: WALPOLE Notification Date: 03/30/2001

Category: 120 DY

Associated ID: Not reported Current Status: RAO Status Date: 07/25/2001 Phase: Not reported

Response Action Outcome: A2

Oil Or Haz Material: Hazardous Material

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$105596585 **DIST/DIR:** 0.693 SSE **ELEVATION:** 239 **MAP ID:** 13

NAME: SERVICE RD Rev: 02/28/2019

ADDRESS: GILLETTE ID/Status: 4-0016513 / RAO

FOXBOROUGH, MA 02035

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-0016513 Source Type: TRANSFORM Release Town: FOXBOROUGH Notification Date: 08/17/2001

Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 12/04/2001
Phase: Not reported
Response Action Outcome: A1

Oil Or Haz Material: Oil

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$107846991 **DIST/DIR:** 0.759 South **ELEVATION:** 282 **MAP ID:** 14

NAME: GILLETTE STADIUM

Rev: 02/28/2019

ID/Status: 4-0021543 / RAO

ADDRESS: 60 WASHINGTON ST
FOXBOROUGH, MA 02035

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-0021543 Source Type: Not reported Release Town: FOXBOROUGH Notification Date: 09/18/2008

Category: 120 DY

Associated ID: Not reported Current Status: RAO Status Date: 01/08/2013 Phase: PHASE II

Response Action Outcome: B1

Oil Or Haz Material: Hazardous Material

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$100831450 **DIST/DIR:** 0.815 East **ELEVATION:** 236 **MAP ID:** 15

NAME: RODMAN FORD TRUCK CENTER Rev: 02/28/2019

ADDRESS: PROVIDENCE HWY ID/Status: 4-3003574 / RAO

WALPOLE, MA 02081

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-3003574 Source Type: LEACHFIELD Release Town: WALPOLE Notification Date: 04/15/1991

Category: NONE

Associated ID: Not reported Current Status: RAO Status Date: 01/21/1994 Phase: Not reported

Response Action Outcome: A2 Oil Or Haz Material: Oil

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: \$108962864 **DIST/DIR:** 0.905 East **ELEVATION:** 256 **MAP ID:** 16

NAME: NO LOCATION AID

Rev: 02/28/2019

ID/Ctature 4 002/28/24 / PAGE

ADDRESS: FOXHILL DR ID/Status: 4-0020881 / RAO

WALPOLE, MA

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-0020881 Source Type: FUELTANK Release Town: WALPOLE Notification Date: 11/05/2007

Category: TWO HR Associated ID: Not reported Current Status: RAO Status Date: 06/25/2008 Phase: Not reported

Response Action Outcome: A2 Oil Or Haz Material: Oil

Facility ID: 4-0020881 Source Type: VEHICLE Release Town: WALPOLE Notification Date: 11/05/2007

Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 06/25/2008
Phase: Not reported

Response Action Outcome: A2 Oil Or Haz Material: Oil

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: S104482334 DIST/DIR: 0.907 NE **ELEVATION:** 207 **MAP ID: 17**

NAME: RESIDENCE 02/28/2019 Rev:

ID/Status: 4-3018926 / RAO ADDRESS: 1611 WASHINGTON ST

WALPOLE, MA 02081

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-3018926 Source Type: UNKNOWN Release Town: WALPOLE Notification Date: 11/03/1999

Category: TWO HR Associated ID: Not reported Current Status: RAO Status Date: 12/06/2005 Phase: PHASE III

Response Action Outcome: A2 Oil Or Haz Material: Oil

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: 1000237818 DIST/DIR: 0.916 North ELEVATION: 213 MAP ID: 18

 NAME:
 CALLAHAN CHEMICAL COMPANY
 Rev:
 02/28/2019

 ADDRESS:
 18 INDUSTRIAL RD
 ID/Status: 4-3024778 / REMOPS

 WALBOLE MA 02081
 ID/Status: 4-3024474 / REMOPS

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-3024778 Source Type: Not reported Release Town: WALPOLE Notification Date: 04/06/2005

Category: 120 DY

Associated ID: Not reported Current Status: RAONR Status Date: 12/16/2005 Phase: Not reported

Response Action Outcome: Not reported Oil Or Haz Material: Hazardous Material

Facility ID: 4-3024474 Source Type: PIPE Release Town: WALPOLE Notification Date: 12/08/2004

Category: TWO HR Associated ID: 4-3024474 Current Status: REMOPS Status Date: 12/07/2010 Phase: PHASE V

Response Action Outcome: Not reported Oil Or Haz Material: Hazardous Material

Facility ID: 4-3024474 Source Type: TANKER Release Town: WALPOLE Notification Date: 12/08/2004

Category: TWO HR Associated ID: 4-3024474 Current Status: REMOPS Status Date: 12/07/2010 Phase: PHASE V

Response Action Outcome: Not reported Oil Or Haz Material: Hazardous Material

Facility ID: 4-3000024 Source Type: PIPE Release Town: WALPOLE Notification Date: 01/15/1987

Category: NONE

Associated ID: Not reported Current Status: WCSPRM

- Continued on next page -

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: 1000237818 **DIST/DIR:** 0.916 North **ELEVATION:** 213 **MAP ID:** 18

 NAME:
 CALLAHAN CHEMICAL COMPANY
 Rev:
 02/28/2019

 ADDRESS:
 18 INDUSTRIAL RD
 ID/Status: 4-3024778 / REMOPS

 WALPOLE, MA 02081
 ID/Status: 4-3000024 / W/CSPRM

SOURCE: MA Department of Environmental Protection

Status Date: 11/03/1995 Phase: Not reported

Response Action Outcome: Not reported Oil Or Haz Material: Not reported

Facility ID: 4-3024565 Source Type: UNKNOWN Release Town: WALPOLE Notification Date: 01/14/2005

Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 03/22/2005
Phase: Not reported
Response Action Outcome: A1

Oil Or Haz Material: Hazardous Material

Target Property: 51-55 SUMMER STREET JOB: NA

SOUTH WALPOLE, MA 02071

SHWS

EDR ID: U003000429 **DIST/DIR:** 0.939 East **ELEVATION:** 258 **MAP ID:** 19

ADDRESS: 2222 PROVIDENCE HWY
WALPOLE, MA 02081

SOURCE: MA Department of Environmental Protection

SHWS:

Facility ID: 4-0021238 Source Type: Not reported Release Town: WALPOLE Notification Date: 05/07/2008

Category: 120 DY

Associated ID: Not reported Current Status: RAO Status Date: 09/04/2008 Phase: Not reported

Response Action Outcome: A2

Oil Or Haz Material: Hazardous Material

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal CERCLIS: SHWS Contains information on releases of oil and hazardous materials that have been reported to DEP. SHWS - Site Transition List

State/Tribal SWL: LF PROFILES SWF/LF - Solid Waste Facility Database/Transfer Stations. Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Solid Waste Facility Database/Transfer Stations

State/Tribal LTANKS: LAST LUST - Leaking Underground Storage Tank Listing. Sites within the Leaking Underground Storage Tank Listing that have a UST listed as its source. LUST - Leaking Underground Storage Tank Listing INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks On Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks On Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks On Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks On Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Summary Listing of all the Tanks Registered in the State of Massachusetts AST - Aboveground Storage Tank Database. AST 2 - Aboveground Storage Tanks. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: INST CONTROL Activity and Use Limitations establish limits and conditions on the future use of contaminated property, and therefore allow cleanups to be tailored to these uses. INST CONTROL - Sites With Activity and Use Limitation

ST/Tribal Brownfields: BROWNFIELDS BROWNFIELDS 2 - Potential Brownfields Listing. Under Massachusetts law, M.G.L. c. 21E is the statute that governs the cleanup of releases of oil and/or hazardous material to the environment. The Brownfields Act of 1998 amended M.G.L. c. 21E by establishing significant liability relief and financial incentives to spur the redevelopment of brownfields, while ensuring that the Commonwealth's environmental standards are met. Most brownfields are redeveloped with the benefit of liability protections that operate automatically under M.G.L. c. 21E. BROWNFIELDS 2 - Completed Brownfields Covenants Listing

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs

Database Descriptions

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System MA SPILLS - Historical Spill List. RELEASE - Reportable Releases. SPILLS 90 - SPILLS90 data from FirstSearch. SPILLS 80 - SPILLS80 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. GWDP - Ground Water Discharge Permits. NPDES - NPDES Permit Listing.

Database Sources

NPL: EPA				
	Updated Quarterly			
NPL Delisted: EPA				
	Updated Quarterly			
CERCLIS: EPA				
	Updated Quarterly			
NFRAP: EPA				
	Updated Quarterly			
RCRA COR ACT: EPA				
	Updated Quarterly			
RCRA TSD: Environmental Protection Agency				
	Updated Quarterly			
RCRA GEN: Environmental Protection Agency				
	Updated Quarterly			
Federal IC / EC: Environmental Protection Agency				
	Varies			
ERNS: National Response Center, United States Coast Guard				
	Updated Quarterly			
State/Tribal CERCLIS: Department of Environmental Protection				
	Updated Quarterly			
State/Tribal SWL: Department of Environmental Protection				
	Updated Annually			
State/Tribal LTANKS: Department of Environmental Protection				
	Updated Quarterly			
State/Tribal Tanks: Department of Fire Services, Office of the Public Safety				
	Updated Quarterly			

Database Sources

State/Tribal IC / EC: Department of Environmental Protection

Updated Quarterly

ST/Tribal Brownfields: Office of the Attorney General

Updated Annually

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Quarterly

Other: Environmental Protection Agency

Updated Quarterly

Street Name Report for Streets near the Target Property

51-55 SUMMER STREET SOUTH WALPOLE, MA 02071 Target Property: JOB: NA

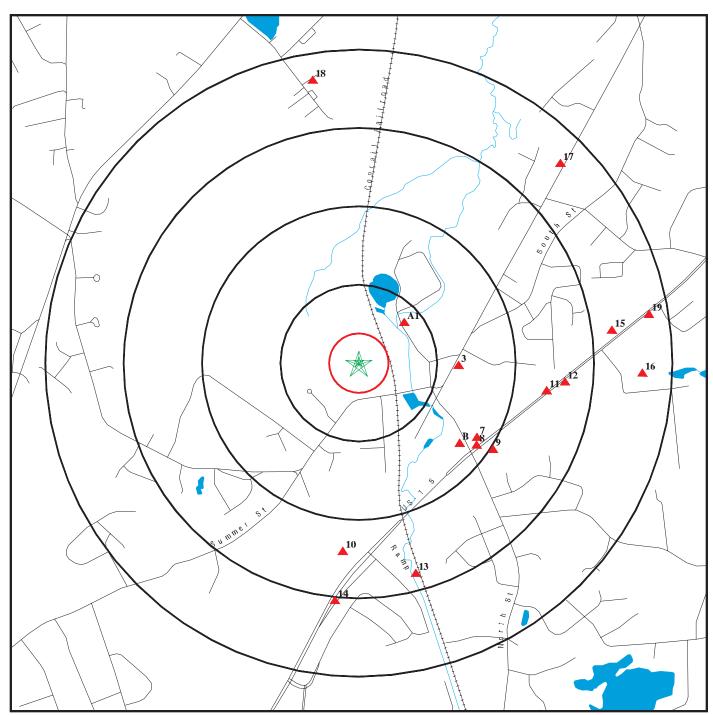
Street Name	Dist/Dir	Street Name	Dist/Dir
Delapa Cir	0.17 WSW		
Neponset St	0.18 ENE		
Shufelt Rd	0.13 SSE		
Summer St Willow St	0.12 South 0.22 East		

Environmental FirstSearch 1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



51-55 SUMMER STREET SOUTH WALPOLE, MA 02071



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

Target Property (Latitude: 42.106134 Longitude: 71.265943)

Identified Sites Indian Reservations BIA

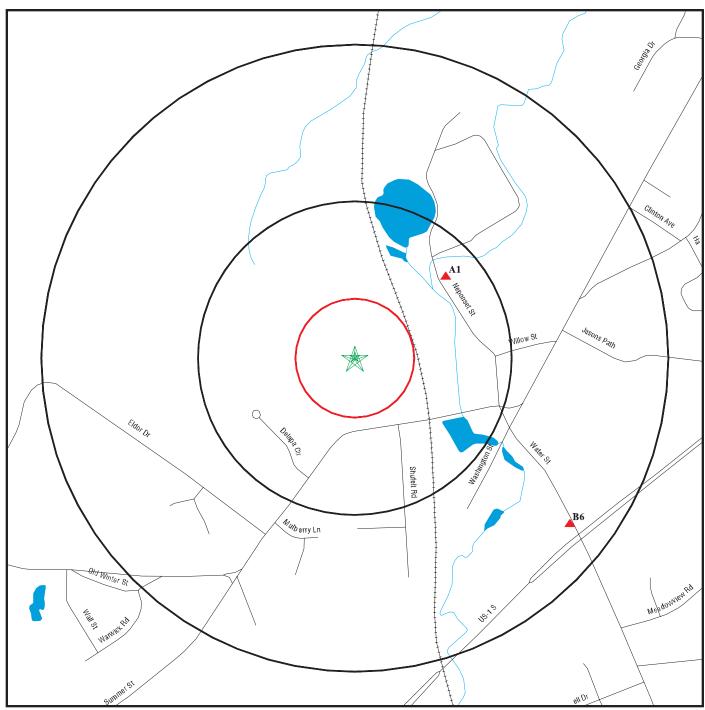
National Priority List Sites

Environmental FirstSearch 0.500 Mile Radius

ASTM MAP: CERCLIS, RCRATSD, LUST, SWL



51-55 SUMMER STREET SOUTH WALPOLE, MA 02071



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

Target Property (Latitude: 42.106134 Longitude: 71.265943)

Identified Sites Indian Reservations BIA **National Priority List Sites**

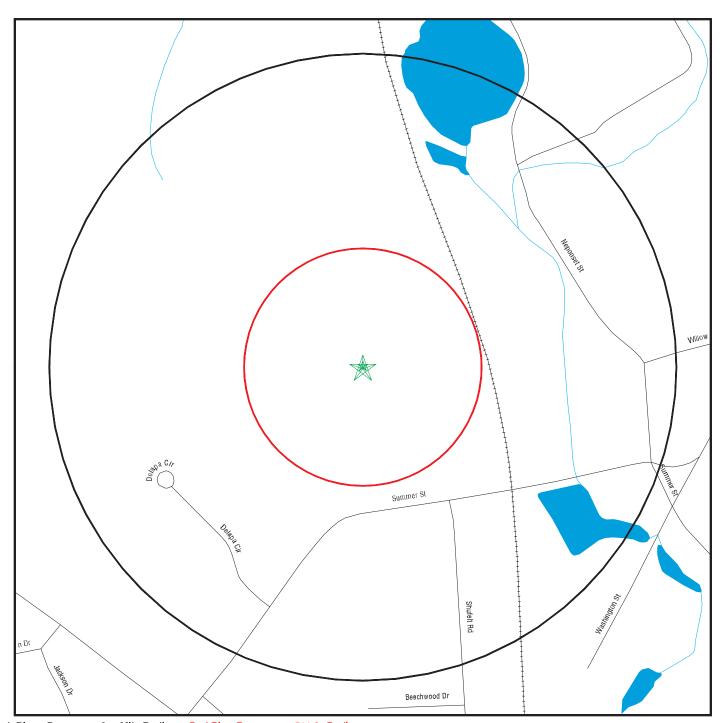
EDR Reference Code (EDR Internal use only): 5666493.2s Copyright © 2019 EDR, Inc. © 2015 TomTom Rel. 2015. 19-05-29.11:52:30.Wed

Environmental FirstSearch 0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



51-55 SUMMER STREET SOUTH WALPOLE, MA 02071



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

Target Property (Latitude: 42.106134 Longitude: 71.265943)

Identified Sites

Indian Reservations BIA

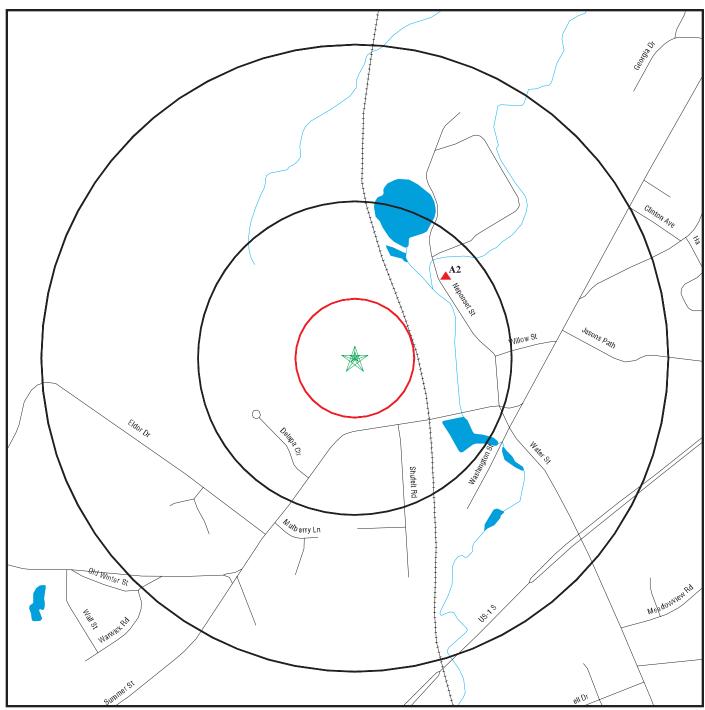
National Priority List Sites

Environmental FirstSearch 0.500 Mile Radius

Non ASTM Map, Spills, FINDS



51-55 SUMMER STREET SOUTH WALPOLE, MA 02071



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- Target Property (Latitude: 42.106134 Longitude: 71.265943)
- **Identified Sites**

Indian Reservations BIA

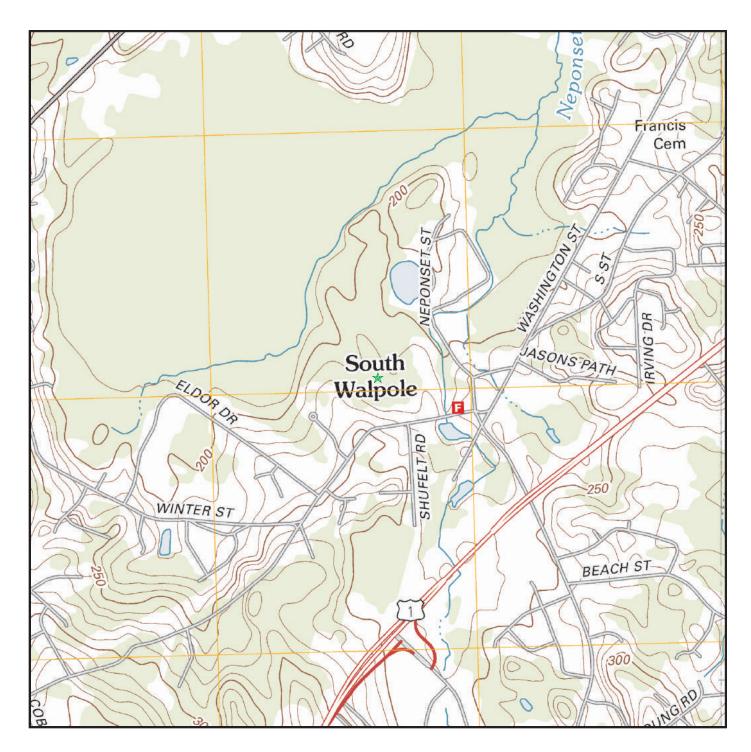
Sensitive Receptors

National Priority List Sites





51-55 SUMMER STREET SOUTH WALPOLE, MA 02071



Map Image Position: TP
Map Reference Code & Name: 5645768 Wrentham
Map State(s): MA
Version Date: 2012
Map Image Position: SE
Map Reference Code & Name: 5645762 Mansfield
Map State(s): MA
Version Date: 2012



Project Limitations



PROJECT LIMITATIONS

- 1. This report assessed physical characteristics in regards to the presence of specific hazardous substances or petroleum products in the environment. Compliance of past or present owners or operators with any federal, state, or local laws and regulations was not verified.
- 2. Observations described in this assessment were made under the conditions stated within this report. The conclusions presented were based solely upon the services described and not upon scientific procedures which were beyond the scope of this assessment or the budgetary and time constraints imposed by the Client. Where access to portions of the Site were unavailable, limited, or obscured by ground cover conditions, such as snow, ice, or other obstructions, ENSTRAT, Inc. renders no opinion as to the presence of oil or hazardous materials in these areas. ENSTRAT, Inc. reserves the right to modify the conclusions of this report should further information become available.
- 3. Certain information provided by state and local officials, as well as other parties herein referenced, was used to develop this report. The accuracy or completeness of the information provided by these sources was not independently verified.
- 4. Present and past ownership information may have been obtained through a review of a land title records provided to ENSTRAT, Inc. by others. Ownership deed searches conducted by ENSTRAT, Inc. personnel do not constitute a certified title search or include extensive research for information concerning pending litigation and court orders imposing limits on usage of the Site.
- 5. Groundwater flow may have been estimated from a review of the USGS topographic map that includes the Site. However, groundwater flow directions interpreted from this source are only meant to be a regional estimate and should not be confused with a Site specific estimate that requires installing and surveying monitoring wells at the Site.
- 6. Variations in types and concentrations of contaminants and fluctuations in their flow paths may occur due to seasonal water table changes, past disposal practices, time, and other factors. Contaminant concentrations and groundwater-level measurements detected in test pits, borings, and observation wells were made at the time and under the conditions cited in the report. In the event additional chemical data becomes available, the conclusions and recommendations of this report may need modification.
- 7. Some elements of this report may be based on preliminary "screening" data obtained in the field. A quantitative analysis may be required in the event more specific information is necessary to evaluate conditions.
- 8. Some projects may contain conclusions based upon data obtained from a limited number of soil and water samples taken from widely spaced subsurface explorations. The nature and extent of variations in the soil and water between these explorations may not become evident until further exploration is completed. Should variations or other latent conditions appear evident, a reevaluation of the conclusions and recommendations may be required.
- 9. No other quantitative laboratory testing was performed other than that specified in the report. Where an outside laboratory has conducted such analyses, an independent evaluation to ascertain the reliability of this data has not been conducted.
- 10. Testing and analysis to determine the presence or concentration of asbestos-containing materials, radon, mold, lead paint, and UFFI were not within the scope of this assessment and were not conducted unless specifically included in scope of services. Air quality sampling, property boundary surveys, evaluation of septic system compliance, and PCB analyses were not conducted as part of this project.
- 11. Chemical analyses were performed for specific constituents only as cited in this report and were based upon the information available at the time of this study. Chemical constituents not cited and outside the scope of this assessment may be present in the soil, ground water or surface water.
- 12. The direction of groundwater flow in bedrock fractures and joints is not reliably estimated from surface topography. Therefore, the impact of oil or hazardous materials on the Site from abutting and surrounding properties via bedrock fractures cannot be evaluated without the installation of deep bedrock monitoring wells.
- 13. Reports and other materials resulting from ENSTRAT, Inc.'s efforts on this project and Site are not intended or represented to be suitable for reuse by the Client or others on extensions or modifications of this project or for any other projects or sites. Such reuse by the Client or others, without the adaptation of ENSTRAT, Inc. for the specific purpose intended, shall be at the user's sole risk, without liability on the part of ENSTRAT, Inc. Copies of this report will not be provided by ENSTRAT, Inc. to any other party unless required by law.