



Engineering a Sustainable Future

Nobis Engineering, Inc. | New Hampshire | Massachusetts

April 15, 2011
File No. 84640

Mr. Thomas Bierbaum
Volunteers of America
411 Centre Street
Jamacia Plain, MA 02130

Re: Phase I Environmental Site Assessment
Commercial Property
1323 Broadway
Somerville, Massachusetts

Dear Mr. Bierbaum:

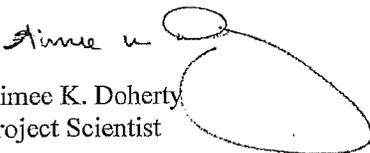
Nobis Engineering, Inc. is pleased to submit this Phase I Environmental Site Assessment for the above-referenced property. This work was performed in accordance with our proposal dated April 1, 2011.

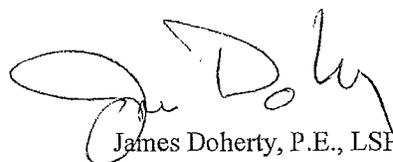
In the signing of this document, Nobis certifies that, to the best of our professional knowledge and belief, the preparers of this assessment meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Nobis has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 and ASTM E 1527-05.

Thank you for the opportunity to be of service to you. Please do not hesitate to contact us if you have any questions.

Very truly yours,

NOBIS ENGINEERING, INC.


Aimee K. Doherty
Project Scientist


James Doherty, P.E., LSP
Senior Project Manager

Attachments



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**COMMERCIAL BUILDING
1323 BROADWAY
SOMERVILLE, MASSACHUSETTS**

Prepared for:

Mr. Thomas Bierbaum
Volunteers of America
411 Centre Street
Jamacia Plain, MA 02130
Phone (617) 306-2300

Prepared by:

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April 15, 2011
File No. 84640.00

TABLE OF CONTENTS

1.0 SUMMARY

2.0 INTRODUCTION

- 2.1 Purpose
- 2.2 Detailed Scope-of-Services
- 2.3 Significant Assumptions
- 2.4 Limitations and Exceptions
- 2.5 Special Terms and Conditions
- 2.6 User Reliance
- 2.7 User Obligations

3.0 SITE DESCRIPTION

- 3.1 Location and Legal Description
- 3.2 Site General Characteristics
- 3.3 Current Use of the Property
- 3.4 Descriptions of Structures, Roads, Other Improvements on the Site
- 3.5 Current Use of Adjoining Properties

4.0 USER PROVIDED INFORMATION

- 4.1 Title Records
- 4.2 Environmental Liens or Activity and Use Restrictions
- 4.3 Specialized Knowledge
- 4.4 Commonly Known or Reasonably Ascertainable Information
- 4.5 Valuation Reduction for Environmental Issues
- 4.6 Owner, Property Manager, and Occupant Information
- 4.7 Reason for Performing Phase I
- 4.8 Other

5.0 RECORDS REVIEW

- 5.1 Standard Environmental Record Sources
- 5.2 Additional Environmental Sources
- 5.3 Physical Setting Sources
- 5.4 Historical Use Information on the Site

6.0 SITE RECONNAISSANCE

- 6.1 Methodology and Limiting Conditions
- 6.2 General Site Setting
- 6.3 Exterior Observations
- 6.4 Interior Observations

TABLE OF CONTENTS (continued)

7.0 INTERVIEWS

- 7.1 Interview with Owner
- 7.2 Interview with Site Manager
- 7.3 Interviews with Occupants
- 7.4 Interviews with Local Government Officials
- 7.5 Interviews with Others

8.0 FINDINGS

9.0 OPINION

10.0 CONCLUSIONS

- 10.1 Summary of Observations and Historical Information
- 10.2 Environmental Professional's Certification

11.0 DEVIATIONS

12.0 ADDITIONAL SERVICES

13.0 REFERENCES

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

FIGURES

- Figure 1 – Locus Plan
- Figure 2 – Site Sketch

APPENDICES

- Appendix A – Limitations
- Appendix B – EDR Database Report
- Appendix C – Historical Research Documentation and Supporting Information
- Appendix D – Site Photographs
- Appendix E – Environmental Documentation and Questionnaires

1.0 SUMMARY

Nobis Engineering, Inc. (Nobis) performed a Phase I Environmental Site Assessment (ESA) of the property located at 1323 Broadway in Somerville, Massachusetts (the Site). The ESA included a Site visit and limited observations of adjacent properties, a review of local, state and federal environmental records, interviews with selected local officials, and preparation of this report. The purpose of this ESA was to evaluate the presence of Recognized Environmental Conditions (RECs) relative to the presence of petroleum products and/or hazardous materials (PP/HM). A Locus Plan is included as Figure 1 depicting the approximate Site location. A Site plan is included as Figure 2. This report is subject to the limitations included in Appendix A.

The Site consists of an approximately 0.45 acre parcel of land improved by a 10,512 square-foot, two-story building with a full basement. A hydraulic elevator services all three levels of the building. The on-Site building is serviced by public water and sewer. The second floor of the building is currently occupied by the Wayside Shortstop program, which is a non-profit program providing shelter to youth and families. The first floor and the basement of the building are currently vacant, and reportedly unused for the last five to ten years. The remainder of the Site consists of paved asphalt parking areas and landscaped areas.

According to available historic information, the Site was occupied by a residence from 1884 to 1910. An addition was constructed to the residence and it was occupied by the Somerville Contagious Hospital from 1915 to 1950 when it was converted to the Hillcrest Nursing Home. The Hillcrest Nursing Home was demolished between 1950 and 1960 when the current building was constructed as the Clarendon Nursing Home. The Site has been occupied by a homeless shelter since at least 1993.

The Site building is currently heated by fuel oil stored in two, 165-gallon or 275-gallon above ground storage tanks (ASTs) in metal secondary containment sheds on a concrete pad adjacent to the eastern exterior wall of the Site building. Staining was not observed in the vicinity of the AST's. Previously the Site building was heated by a 2,000-gallon #2 heating oil underground storage tank (UST) (installed on August 12, 1993). This UST was removed from the "right side of the building under grass" on November 14, 2003. The UST was removed by Commonwealth Tank Inc of Wakefield Massachusetts and disposed at the James Grant Company of Readville, MA. Nobis found no records documenting the condition of the UST at the time of its removal at the sources contacted during the completion of this report. The former UST at the Site was not identified in either the EDR or the MassDEP records, as a former UST or LUST facility.

Nobis observed a 24 inch diameter concrete pipe in the floor covered by a wooden board in the basement kitchen at the Site. The pipe appeared 20 inches deep and has a dirt floor. A shallow trench has been carved out of the cement floor and runs into this structure. A black oily substance, which may have been cooking grease, was observed in the trench which appeared to originate behind a stove. Black staining was observed on the concrete wall of the pipe structure. According to Michael Haran of CASCAP Realty (current owner of the Site) the structure may have been a "Grease Barrel" used to store cooking grease. No additional information is available concerning this structure from the sources contacted during the completion of this report.

The general conditions of the interior and exterior portions of the Site building do not suggest significant impacts to the environment from spills, releases, dumping, or other mishandling or mismanagement of petroleum products or hazardous materials.

Although not considered within the scope of work performed within the context of ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment

April 14, 2011

Process”, Nobis observed suspect asbestos containing building materials (ACBMs) and several areas of water damage during the environmental inspection on April 5, 2011 which warranted mentioning. It should be noted Nobis did not inspect inaccessible areas of the building (i.e. between walls under or above floors and ceilings etc.). Due to the age of the building, ACBMs are likely to be present. Potential ACBMs identified in interior portions of the building during the environmental assessment included: wall and ceiling plaster, vinyl sheet cove base, vinyl sheet mastic, vinyl floor tiles, floor tile mastic, ceramic floor and wall tiles, and window and door glazing and caulking. Many of these potential ACBM materials were observed to be in poor condition. In addition, Nobis observed water damaged walls, ceilings and flooring in almost every bathroom inspected in the basement and first floor of the building. Water damaged ceilings, walls and flooring were also observed in other non-bathroom rooms in the basement. Nobis also observed molded wallboard in several rooms in the basement.

2.0 INTRODUCTION

Nobis has completed a Phase I ESA for the property identified by the City of Somerville on Map 5, Block B Lot 3, located at 1323 Broadway in Somerville, Massachusetts. This work was performed in accordance with our contract with Mr. Thomas Bierbaum dated April 1, 2011 and executed on April 1, 2011. This work was performed within the context of ASTM E 1527-05, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”.

2.1 Purpose

The objective of this Phase I ESA was to assess environmental conditions at the Site and in the general area for Recognized Environmental Conditions (RECs) associated with the presence of petroleum products (PP) or hazardous material (HM) in general conformance with ASTM E 1527-05, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. To meet this objective, Nobis performed the following tasks:

2.2 Detailed Scope-of-Services

- Reviewed Massachusetts Department of Environmental Protection (MassDEP) and United States Environmental Protection Agency (EPA) regulatory database listings concerning environmental conditions at, and in the vicinity of, the Site, as provided by EDR Environmental Database (EDR) (Appendix B).
- Contacted officials of the City of Somerville, Massachusetts to obtain information pertaining to present and historical environmental conditions at the Site and adjacent environs.
- Reviewed available history of ownership and land usage records, and interviewed persons with knowledge of the Site to obtain past usage information.
- Reviewed available aerial photographs and/or topographic maps to aid in assessing local hydrogeology and in assessing past and present land use at the Site and in the Site vicinity.
- Performed a Site visit on April 5, 2011 to assess surficial and general environmental conditions at the Site and adjacent environs for evidence of RECs associated with past or present PP or HM waste handling or storage activities.
- Prepared this report summarizing the results of the assessment.

April 14, 2011

2.3 Significant Assumptions

It is assumed that federal, state, and local records are generally complete and current. The preparer assumes that all individuals contacted and/or interviewed during the preparations of this Phase I ESA have responded in good faith. Nobis is entitled to rely on all information gathered during this scope of work.

2.4 Limitations and Exceptions

Access limitations were encountered in the following locations:

- Nobis was unable to access two rooms marked "Thermostat" in the basement of the building due to padlocks on the doors.
- Access was not granted to the second floor of the building due to privacy and security reasons.

As a result, these areas are excluded from the conclusions of this Phase I ESA.

2.5 Special Terms and Conditions

No special terms or conditions apply to this project.

2.6 User Reliance

User reliance is subject to the requirements of 40 CFR Part 312, ASTM E 1527-05, as noted herein, and the terms and conditions outlined in our proposal and in Appendix A.

2.7 User Obligations

As defined in ASTM E 1527-05, the user responsibilities, as applicable, are as follows:

- Identify the scope of work.
- Decide whether to use prior assessments.
- Check title records for environmental liens and activity and use restrictions.
- Disclose specialized knowledge and experience.
- Explain why the purchase price is below market value, if it is discounted.
- Answer interview questions in good faith.
- Provide information to complete the user questionnaire.

For the purpose of this ESA, the "user" is defined as Thomas Bierbaum and Volunteers of America.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Site consists of a developed 0.45 acre parcel identified on City of Somerville Tax Assessor's Map 5, Block B Lot 3 in Somerville, Massachusetts. The Site improvements consist of a two-story building with a full basement located at 1323 Broadway. The Site is currently zoned as Residential/Business (RB).

April 14, 2011

Assessor's Office records indicate that CASCAP Realty Inc is the current owner of the Site. A Site Locus Plan is provided on Figure 1, and a Site Sketch is shown on Figure 2. Site photographs are provided in Appendix D.

A summary of available Site ownership information is outlined in the table below:

| Owner Name | Book/Page | Purchase Date |
|------------------------|------------------|----------------------|
| CASCAP Realty Inc. | 48231/367 | 9/27/2006 |
| Wayside Youth & Family | | |

According to available historic information the building was constructed circa 1960.

The ownership information presented above is provided for reference only and is not intended to represent or replace a title search.

No other property ownership information was readily available for review during performance of this ESA.

3.2 Site General Characteristics

The Site consists of an approximately 0.45 acre parcel of land improved by a 10,512 square-foot, two-story building with a full basement. An elevator services all three levels of the building. The on-Site building is serviced by public water and sewer. The second floor of the building is currently occupied by the Wayside Shortstop program, which is a non-profit program providing shelter to youth and families. The first floor and the basement of the building are currently vacant, and reportedly unused for the last five to ten years. According to the City of Somerville Assessor's office records, the building was reportedly constructed in 1960 for use as a nursing home. The basement was reportedly formerly used as a common area for the nursing home and the youth shelter. The remainder of the Site consists of paved asphalt parking areas and landscaped areas.

Based on Site observations and review of the Boston South, Massachusetts, United States Geological Survey (USGS) Topographic Map, elevation at the Site is approximately 46 feet above the National Geodetic Vertical Datum of 1929. The surrounding topography appears to slope down to the west/northwest. It should be noted that the inferred groundwater flow direction is only an approximate interpretation.

Based on review of the Bedrock Geologic Map of Massachusetts, 1983, bedrock at the Site is classified as Cambridge Argillite; a gray conglomerate of gray argillite, minor quartzite, and rare sandstone. Depth to bedrock is not known and no subsurface investigation was performed to assess soils.

3.3 Current Use of the Property

The basement and first floor of the Site building are vacant. The second floor is occupied by the Wayside Shortstop program, which is a non-profit program providing shelter to youth and families.

Refer to Section 5.4 for additional historical use information.

April 14, 2011

3.4 Descriptions of Structures, Roads, Other Improvements on the Site

The Site is improved with a 10,512 square-foot, two-story building with a full basement. The building was reportedly built as a nursing home in 1960. The building exterior is constructed of brick and wood shingle with an asphalt shingle gabled roof. The immediate areas around the buildings are either landscaped or paved.

Access to the Site is via Broadway to the south and North Street to the east.

3.5 Current Use of Adjoining Properties

A playground and basketball courts abut the Site to the north and a cemetery abuts the Site to the west. Residential properties abut the Site to the south, across Broadway, and to the east, across North Street.

4.0 USER PROVIDED INFORMATION

Mr. Timothy Barrett, Chief Financial Officer of Volunteers of America completed a "user questionnaire" relative to this ESA on April 12, 2011. A copy of the completed questionnaire is included in Appendix E. Mr. Barrett's responses are summarized below.

4.1 Title Records

Title records were not provided by the user.

4.2 Environmental Liens or Activity and Use Restrictions

The user was not aware of environmental liens and activity and use restrictions at the time this Phase I ESA was completed. Mr. Barrett indicated a use restriction is in place to maintain the property as affordable with DHCD and CEDAC. A standard title search was being conducted by a separate entity.

4.3 Specialized Knowledge

Mr. Barrett informed Nobis that he had no specialized knowledge of the Site.

4.4 Commonly Known or Reasonably Ascertainable Information

Mr. Barrett informed Nobis that the Site is currently occupied by a homeless shelter for youth and was previously a nursing home.

4.5 Valuation Reduction for Environmental Issues

Mr. Barrett indicated the purchase price paid for this property reasonably reflects the fair market value of the property.

4.6 Owner, Property Manager, and Occupant Information

According to Michael Haran of CASCAP Realty (current owner of the Site), CASCAP, is not aware of past or present releases of hazardous materials or petroleum products at the Site. Mr. Haran, is also unaware of any ASTs or USTs at the Site with the exception of the two current heating oil ASTs and the

April 14, 2011

former 2,000-gallon UST. Mr. Haran had no additional information concerning the removal of the former UST. Please see Section 5.1 for additional information concerning this former UST.

4.7 Reason for Performing Phase I

Mr. Barrett informed Nobis that the ESA is being completed for due diligence purposes for the purchase of the property.

4.8 Other

Mr. Barrett informed Nobis that he was not aware of the likely presence of contamination at the property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

As part of this ESA, state and federal environmental records were reviewed in the form of an environmental database report provided by EDR. A copy of the database report is included as Appendix B. Information was also obtained directly from local and state records. The following is a summary of significant findings from this review.

Federal and State Regulatory Agencies

EPA National Priority List (NPL)

The EPA's NPL is a list of confirmed or proposed Superfund facilities. The Site was not identified as an NPL facility. No NPL facilities were identified within a 1.0-mile radius of the Site.

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

The CERCLIS database is the EPA's database of current and potential Superfund facilities currently or previously under investigation. The Site was not identified as a CERCLIS facility. No CERCLIS facilities were identified within a 0.5-mile radius of the Site.

Comprehensive Environmental Response, Compensation and Liability Information System Archived Facilities (CERCLIS-NFRAP)

The CERCLIS-NFRAP database is a database of archived CERCLIS facilities that, to the best of the EPA's knowledge, assessment has been completed and the EPA has determined no further steps will be taken to list the facility on the NPL. This decision does not necessarily mean that there is no hazard associated with a given facility; it only means that, based upon available information, the location is not judged to be a potential NPL facility. No CERCLIS-NFRAP facilities were identified within a 0.5-mile radius of the Site.

Emergency Response Notification System (ERNS) Releases

The ERNS database is the EPA's database of emergency response actions. Neither the Site nor any abutting properties were identified as an ERNS facility.

April 14, 2011

Resource Conservation and Recovery Act (RCRA) Handlers

The RCRA database is the EPA's database of registered hazardous waste generators and Treatment, Storage or Disposal (TSD) facilities. The Site was not identified as a Treatment, Storage or Disposal (TSD) facility, corrective action (CORRACTS), or generator (GEN) facility. The database report did not identify any RCRA CORRACTS facilities within a 1.0-mile radius of the Site or any RCRA-TSD within a 0.5-mile radius of the Site.

The MassDEP maintains a list of facilities or businesses in the State that generate greater than 10-kilograms (22-pounds) per month of hazardous wastes and are regulated under RCRA. The Site was not identified as a RCRA generator facility. None of the Site abutters were listed as a RCRA Generator. Four RCRA generator facilities were identified in the database within 0.25-mile radius of the Site. However, three of these facilities are located on the western side of Alewife Brook in an inferred down gradient hydrogeologic setting relative to the Site and the remaining property is located approximately 0.21 mile southeast of the Site. Additionally, each facility identified in the database is listed as either a very small quantity generator (generates less the 100 kilograms of hazardous waste per month) or a small quantity generator (generates between 100 to 1,000 kilograms of hazardous waste per month). Based on the distance from the Site, and the amount of hazardous waste produced by the facilities, releases at these facilities are not expected to adversely impact subsurface conditions at the Site.

MASSDEP Hazardous Waste Site (SHWS) Facilities

The State SHWS database is a MassDEP database of confirmed disposal facilities, locations to be investigated, waiver, deleted and reserved facilities maintained by the Bureau of Waste Site Cleanup (BWSC). Neither the Site nor abutting properties were identified as a SHWS facility. There were 90 SHWS facilities identified within a 1.0-mile radius of the Site. The database identified eight SHWS facilities located within a 0.25 mile radius of the Site. They are listed in the table below:

April 14, 2011

| Location | RTN | Description | Status |
|--------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------|---------------|
| Mobil Station (Teele Square Auto) 1284 Broadway Somerville, MA 0.06 mile SE Inferred cross gradient | 3-0002020 | Gasoline-04/15/89 | REMOPS |
| No property ID One Broadway Arlington, MA 0.14 mile NW Inferred down gradient | 3-0018978 | Total Petroleum Hydrocarbons (TPH)- 11/17/99 | RAO A3 |
| Substation 45 Endicott Ave Somerville, MA 0.19 mile SSW Inferred cross gradient | 3-0011656 | Oil-09/28/1994 | RAO A2 |
| Residence 15 Weston Ave Somerville, MA 0.209 mile SE Inferred cross gradient | 3-0026235 | Diesel – 09/19/06 | RAO A2 |
| Former VFW 1194 Broadway Somerville, MA 0.21 mile SE Inferred cross gradient | 3-0025754 | No. 2 Fuel Oil – 03/23/06 | RAO A2 |
| Clarendon Hill Towers 1374 Broadway Somerville, MA 0.08 mile WNW Inferred cross gradient | 3-0028867 | PAH-01/13/10 | RAO B1 |
| Hanson and Tilton Auto Body Corp 10 Sunnyside Avenue Arlington, MA 0.18 mile NW Inferred down gradient | 3-0020906 | Oil-07/12/01 | RAO A2 |
| Clarendon Avenue 19 Weston Avenue Somerville, MA 0.21 mile SE Inferred up gradient | 3-0020486 | Lead-02/22/01 | RAO A3 |

Notes:

1. RTN = Release Tracking Number. The identification number assigned to a facility by the MassDEP.
2. RAO = Response Action Outcome: a facility/release where a RAO statement was submitted. A RAO statement asserts that response actions were sufficient to achieve a level of no significant risk or at least ensure that all substantial hazards were eliminated.
3. RAO A2 = A permanent solution has been achieved: contamination has not been reduced to background levels.
4. RAO A3 = A permanent solution has been achieved: contamination has not been reduced to background levels, and one or more Activity and Use Limitations have been implemented pursuant to 310 CMR 40.01012.

April 14, 2011

5. REMOPS = Remedy Operating Status.
6. RAO B1 = Remedial actions have not been conducted because a level of No Significant Risk exists.

Each of these facilities has been “closed” with a permanent solution with the exception of the Teele Square Auto Station at 1284 Broadway. Based on this information, these facilities would not be expected to adversely impact subsurface conditions at the Site.

Nobis performed a file review at the MassDEP Northeast Regional Office in Wilmington, Massachusetts for the SHWS, State RELEASE, and LUST facility identified as Teele Square Auto at 1284 Broadway, Somerville, MA in November of 2008. According to a groundwater survey performed at the Teele facility, the Site is located cross gradient of the facility. Two groundwater monitoring wells are located between the Teele facility and the Site. Well MW-15 is located at the intersection of North Street and Broadway adjacent to the southern corner of the 1323 Broadway property and MW-14 is located on the southern side of Broadway opposite of North Street. Monitoring wells MW-14 and MW-15 have been monitored beginning in November 2003 and most recently in June 2008. Groundwater samples collected from these monitoring wells were submitted for analysis for volatile petroleum hydrocarbons (VPH). In MW-14, no detections of petroleum hydrocarbons were detected above the laboratory reporting limits since the March 2004 sampling event. In MW-15, no detections of petroleum hydrocarbons have ever been detected in the well. Based on this information, this facility would not be expected to adversely impact subsurface conditions at the Site.

The remaining SHWS facilities are all located over 0.25 mile from the Site and would not be expected to adversely impact subsurface conditions at the Site.

MassDEP RELEASE Reports

The STATE RELEASE facilities database is the MassDEP database of emergency response actions and spill releases maintained by the Bureau of Waste Site Cleanup. The database report did not identify the Site as a state SPILL facility. The database identified 13 SPILL facilities within a 0.25 mile radius of the Site. A list of the three SPILL facilities identified in the database within 0.125 mile radius of the Site is outlined below:

| Location | RTN/ID | Description | Status |
|-------------------------------------------------------------------------------------------------|---------------|-----------------------------------|---------------|
| Teele Square Auto 1284 Broadway Somerville, MA 0.07 mile SE Inferred cross gradient | 3-0017362 | Gasoline Petroleum-Based Oil | RAONR |
| Teele Square Auto 1284 Broadway Somerville, MA 0.07 mile SE Inferred cross gradient | 3-0002020 | Gasoline | REMOPS |
| Teele Square Auto 1284 Broadway Somerville, MA 0.07 mile SE Inferred cross gradient | 3-0022345 | Unknown Chemical of Type – Oil | RAONR |

April 14, 2011

| | | | |
|-------------------------------------------------------------------------------------------------------------------|-----------|---------------------------|--------|
| Clarendon Hill Towers 1374 Broadway Somerville, MA 0.08 mile WNW Inferred cross gradient | 3-0028867 | PAH-01/13/10 | RAO B1 |
| Housing Authority Apartments 278 Powderhouse Blvd Somerville, MA 0.16 mile NE Inferred cross gradient | 3-0014098 | No. 6 Fuel Oil – 08/06/96 | RAO A2 |

Notes:

1. RAONR = Response Action Outcome statement not required by MassDEP.

Nobis verified the above information with the MassDEP's website. Nobis reviewed available information at the MassDEP's Northeast Regional Office concerning the Teele Square Auto Station listed above during a 2008 environmental assessment of the Site. Refer to the SHWS section above for a summary of the review.

The remaining spill properties are all located over a 0.125 mile from the Site. Based on their relative distance from the Site, these releases would not be anticipated to adversely impact subsurface conditions at the Site.

Massachusetts Active Solid Waste Landfills (SWL)

The Site was not identified as a current or former SWL. No SWL facilities were identified within a 0.50 mile radius of the Site.

Massachusetts Underground Storage Tank (UST) List

The UST list is a database of registered underground storage tanks maintained by the Department of Public Safety/Office of the Fire Marshall. The database report identified two registered UST facilities within a 0.25-mile radius of the Site. They are listed in the table below:

| Property | Underground Storage Tanks | Status |
|----------------------------------------------------------------------------------------------------|----------------------------------------------|---------|
| Broadway Petroleum 1284 Broadway Somerville, MA 0.07 mile SE Inferred cross gradient | 2-4,000 gal. Steel/Gasoline | Removed |
| | 1-4,000 gal. Reinforced Double Wall/Diesel | In Use |
| | 1-550 gal. Steel/Waste Oil | Removed |
| | 1-6,000 gal. Reinforced Double Wall/Gasoline | In Use |
| | 1-8,000 gal. Composite Double Wall/Gasoline | In Use |
| Chris S Service and Tire 23 Broadway Arlington, MA 0.21 mile NW Inferred down gradient | 1-4,000 gal. Steel/Gasoline | Removed |
| | 1-3,000 gal. Steel/Gasoline | Removed |
| | 1-275 gal. Steel/Gasoline | Removed |

No additional UST facilities are located within a 0.25-mile radius of the Site.

April 14, 2011

Massachusetts Leaking Underground Storage Tank (LUST) List

The database of LUSTs is maintained by the Department of Public Safety/Office of the Fire Marshall. The Site was not identified as a current or former LUST facility. Twelve LUST facilities were identified within the 0.5-mile radius of the Site. LUST facilities within 0.25-mile radius of the Site are listed in the table below:

| Property | Underground Storage Tanks | Status |
|-------------------------------------------------------------------------------------------------------------|----------------------------------|---------------|
| Teele Square Auto 1284 Broadway Somerville, MA 0.07 mile SE Inferred cross gradient | Petroleum-Based Oil Gasoline | RAONR |
| Housing Authority Apts 278 Powderhouse Blvd Somerville, MA 0.16 mile NE Inferred cross gradient | No. 6 Fuel Oil | RAO |
| Housing Development 278 Powderhouse Blvd Somerville, MA 0.16 mile NE Inferred cross gradient | No. 2 Fuel Oil | RAO |
| Chris's Service Station Former 23 Broadway Arlington, MA 0.21 mile NW Inferred down gradient | Waste Oil | WCSPRM |
| Clarendon Hill Towers 1374 Broadway Somerville, MA 0.08 mile WNW Inferred cross gradient | PAH-01/13/10 | RAO B1 |
| Former VFW Post 6800 1194 Broadway Somerville, MA 0.22 mile SE Inferred up gradient | No. 2 Fuel Oil | RAO A2 |

Notes:

1. WCSPRM = A Waiver Completion Statement has been submitted to MassDEP.

Nobis gathered additional information on the LUST facility at 1194 Broadway Street from the MassDEP website. According to the MassDEP, the facility has been closed with a Class A2 Response Action Outcome (RAO) Statement. Therefore, this facility does not represent a potential REC. Refer to the SHWS section above for a summary of the review of the Teele Square facility.

Due to the fact that the facilities located at 1374 Broadway, 278 Powderhouse Blvd and 23 Broadway are located in inferred cross gradient and inferred down gradient locations, respectively, these facilities do not represent potential RECs.

April 14, 2011

The remaining LUST facilities are all located over 0.25-miles from the Site. Based on their relative distance from the Site, these releases would not be anticipated to adversely impact subsurface conditions at the Site.

City of Somerville Municipal Records

Nobis visited or spoke to a representative of the following municipal offices on April 5, 2011 to review available records pertaining to the Site.

- Assessor's Office
- Fire Department
- Health Department
- Inspectional Services Department

Nobis reviewed available records at the City of Somerville assessor's office. A discussion of the property ownership records available at the Assessor's Office is included in Section 3.1.

The Somerville Health Department has no environmental records on file for the Site.

Nobis reviewed the available files at the Somerville Inspectional Services Department. According to available records, a building permit was issued in 1959 to construct the building on the Site. Additional building permits dated 1960 through 2010 were found for various renovations to the Site building. No additional pertinent information was obtained from the Inspectional Services Department.

Nobis reviewed the following information at the Somerville Fire Prevention Bureau:

- A permit for the storage of two 275-gallon capacity ASTs outside on a pad at the Site. The ASTs are being used to store fuel oil. Nobis observed these ASTs which appear to be 165-gallon tanks in metal secondary containment sheds on a concrete pad adjacent to the eastern exterior wall of the Site building. Staining was not observed in the vicinity of the AST's.
- One 2,000-gallon #2 heating oil underground storage tank (UST) (installed on August 12, 1993) was removed from the Site on November 14, 2003. The UST was reportedly located on the "right side of the building under grass". The UST was removed by Commonwealth Tank Inc of Wakefield Massachusetts and disposed at the James Grant Company of Readville, MA. Nobis found no records documenting the condition of the UST at the time of its removal. The former UST at the Site was not identified in either the EDR or the MassDEP records, as a UST or LUST facility. Refer to Appendix C for copies of the records obtained from the Somerville Fire Prevention Bureau.
- The Clarendon Nursing Home which occupied the Site in 1978 was heated by heating oil stored in a 275-gallon AST located in the basement of the Site building. Additional information concerning the removal of this AST was not identified at the sources contacted during the completion of this report.

5.2 Additional Environmental Sources

Additional Environmental sources were not contacted during the completion of the report.

April 14, 2011

5.3 Physical Setting Sources

National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community – Panel Number 25017C0419E, dated June 4, 2010, depicts the Site and vicinity in “Zone X – Areas of minimal flooding”.

5.4 Historical Use Information on the Site

Nobis reviewed an aerial photograph dated 1995 and a historic topographic map dated Map dated 1991 of the Site area available online at <http://msrmaps.com/advfind.aspx>. The aerial photograph depicts the Site and adjoining properties as they currently appear. The 1991 topographic map does not include buildings at the Site or abutters due to the urban nature of the area. In addition, Nobis reviewed historic topographic maps of the Site area available online at <http://docs.unh.edu/nhtopos/nhtopos.htm>. The historic topographic map dated 1945 which does not include buildings at the Site or abutters due to the urban nature of the area.

Nobis contacted the City of Somerville Public Library to review historic atlases, Sanborn Maps and historic street directories. Nobis reviewed historic atlases indicating the Site was undeveloped land in 1874 and occupied by a residence in 1884. Abutting properties were either residential or undeveloped land in 1874 and 1884.

Nobis reviewed Sanborn Fire Insurance Map dated 1900, 1933, 1933, and 1950. The map dated 1900 indicated that the Site was occupied by residence. Abutting properties to the west, north and south were residential in nature. There is no information concerning abutting properties to the north on the 1900 map. The map dated 1933 identified that an addition was constructed to the previous residence and it was occupied by the Somerville Contagious Hospital. The 1950 map illustrated the same Site building but it is not occupied by the Hillcrest Nursing Home. Abutters were residential or general commercial in nature in 1933 and 1950.

Nobis reviewed several city directories from the years 1905 to 1950. The Site and abutting properties were occupied by residences in 1905 and 1910. The Site was occupied by the Somerville Contagious Hospital in 1915, 1920, 1927, 1933 and 1950. Abutting properties were residential or commercial in nature.

Refer to Appendix C for copies of selected maps, directories and aerial photographs.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Nobis performed a Site visit on April 5, 2011 to observe the general conditions inside the existing building and on the exterior portions of the Site. Mr. Thomas Bierbaum, of Volunteers of America, granted access throughout the Site during the Site visit. General Site features were photographed and are presented in Appendix D, and details are provided in the Assessor’s card in Appendix C.

6.2 General Site Setting

The Site consists of an approximately 0.45 acre parcel of land improved by a 10,512 square-foot, two-story building with a full basement. The second floor of the building is currently occupied by the Wayside Shortstop program, which is a non-profit program providing shelter to youth and families. The

April 14, 2011

first floor and the basement of the building are currently vacant, and reportedly unused for the last five to ten years.

6.3 Exterior Observations

The lot is improved with a 10,512 square-foot, two-story building with a full basement. The building was reportedly constructed circa 1960 as a nursing home. The immediate areas around the building are either landscaped or paved.

- An approximately four-foot tall chain link fence borders the Site along the Broadway and North Street sides of the Site. An approximately eight-foot tall wooden picket fence delineates the property boundary of the Site to the west.
- The Site is bordered to the north by a playground and a basketball court. A chain-link fence delineates the property boundary.
- Nobis observed a paved parking area in the rear of the building. One dumpster and one storm drain were located in the parking area. The storm drain appears to be a drywell and not connected to the municipal stormwater system. Staining was not observed in the vicinity of the storm drain. Landscaped areas are located on both the eastern and western sides of the building.
- Nobis observed two 165 or 275-gallon fuel oil aboveground storage tanks (ASTs) on the eastern side of the building. The ASTs reportedly contain No. 2 fuel oil, which provides the heat source for the building. The ASTs are sitting on a concrete pad and were inside two metal enclosures; therefore Nobis was unable to directly assess the condition of the ASTs on the day of the Site visit. Staining was not observed on the concrete pad in the vicinity of the ASTs.
- Nobis observed a pad-mounted transformer located on the southwestern portion of the Site. Nobis did not observe any labels on the transformer indicating or refuting the presence of polychlorinated biphenyls (PCBs). The transformer appeared to be in good condition. According to available information, an easement by the Massachusetts Bay Transportation Authority (MBTA) may exist on the property for the transformer.
- Nobis did not observe any stained soils or stressed vegetation on the Site. Nobis did not observe surficial staining on the Site indicative of a significant release of PP/HM.

The general conditions observed on the exterior portions of the Site do not suggest significant impacts to the environment from spills, releases, dumping, or other mishandling or mismanagement of petroleum products or hazardous materials.

6.4 Interior Observations

Nobis' interior Site observations included the following:

- The on-Site building consists of two floors above grade, and a full finished basement. A full size, institutional style kitchen, a laundry room, a boiler room, bathrooms, and unused empty rooms are located in the basement. Nobis was unable to access two rooms marked "Thermostat" in the basement of the building due to padlocks on the doors. Because access to these rooms could not be obtained, these two rooms have been excluded from this Phase I ESA.

April 14, 2011

- In the basement boiler room, Nobis observed hot water heaters, an oil-burning furnace, and a floor drain. The discharge point of the floor drain is unknown. Staining was not observed in the vicinity of the floor drain.
- A room off of the boiler room containing machinery for the hydraulic elevator. Staining was not observed in the vicinity of the elevator equipment.
- In the laundry room, Nobis observed dryers and washing machines.
- In the kitchen, Nobis observed a 24 inch diameter concrete pipe in the floor covered by a wooden board. The pipe appeared 20 inches deep and has a dirt floor. A shallow trench has been carved out of the cement floor and run into this structure. A black oily substance, which may have been cooking grease, was observed in the trench which appeared to originate behind a stove. Black staining was observed on the concrete wall of the pipe structure. According to Michael Haran of CASCAP Realty (current owner of the Site), the structure may have been a "Grease Barrel" used to store cooking grease. No additional information is available concerning this structure from the sources contacted during the completion of this report.
- A metal cover approximately 24 inches by 36 inches was observed under the sink in the basement kitchen. This metal cover was likely an access to a cooking grease trap.
- Nobis observed the building's air conditioning system in a basement storage room. Frozen condensate was observed to have built up on the air conditioning unit and associated pipes in 2008. Nobis did not observe condensate during the 2011 inspections; however, it should be noted this equipment was not being used at the time of the inspection.
- Nobis observed all of the rooms on the first floor to be empty and unused. Nobis observed a kitchen area adjacent to the former common area on the first floor. The kitchen contained one refrigerator and one stove.
- Access was not granted to the second floor of the building due to privacy and security reasons. This floor reportedly contains office space, a kitchen area, residential units, common rooms and bathrooms. Nobis inspected some, but not all, of these rooms during the 2008 inspection. Because access to the second floor could not be obtained, this portion of the building has been excluded from this ESA.

The general conditions of the interior portions of the Site building do not suggest potential significant impacts to the environment from spills, releases, dumping, or other mishandling or mismanagement of petroleum products or hazardous materials.

Although not considered within the scope of work performed within the context of ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Nobis observed suspect asbestos containing building materials (ACBMs) and several areas of water damage during the inspection on April 5, 2011 which warranted mentioning. It should be noted Nobis did not inspect inaccessible areas of the building (i.e. between walls under or above floors and ceilings etc.). Due to the age of the building, ACBMs are likely to be present. Potential ACBMs identified in interior portions of the building during the environmental assessment included: wall and ceiling plaster, vinyl sheet cove base, vinyl sheet mastic, vinyl floor tiles, floor tile mastic, ceramic floor and wall tiles, and window and door glazing and caulking. Many of these potential ACBM materials were observed to be in poor condition.

April 14, 2011

In addition, Nobis observed water damaged walls, ceilings and flooring in almost every bathroom inspected in the basement and first floor of the building. Water damaged ceilings; walls and flooring were also observed in other non-bathroom rooms in the basement. Nobis also observed molded wallboard in several rooms in the basement.

7.0 INTERVIEWS

7.1 Interview with Owner

According to Michael Haran of CASCAP Realty (current owner of the Site), CASCAP, is not aware of past or present releases of hazardous materials or petroleum products at the Site. Mr. Haran, is also unaware of any ASTs or USTs at the Site with the exception of the two current heating oil ASTs and the former 2,000-gallon UST. Mr. Haran had no additional information concerning the removal of the former UST. Please see Section 5.1 for additional information concerning this former UST.

7.2 Interview with Site Manager

For the purposes of this Phase I ESA, Mr. Michael Haran of CASCAP Realty is considered the Site manager.

7.3 Interviews with Occupants

Nobis was unable to interview the only Site tenant (Wayside Youth & Family) during the investigation.

7.4 Interviews with Local Government Officials

Nobis contacted local government officials to review the records outlined in Section 5.0.

7.5 Interviews with Others

No additional interviews were conducted.

8.0 FINDINGS

The Site consists of an approximately 0.45 acre parcel of land improved by a 10,512 square-foot, two-story building with a full basement. A hydraulic elevator services all three levels of the building. The on-Site building is serviced by public water and sewer. The second floor of the building is currently occupied by the Wayside Shortstop program, which is a non-profit program providing shelter to youth and families. The first floor and the basement of the building are currently vacant, and reportedly unused for the last five to ten years. The remainder of the Site consists of paved asphalt parking areas and landscaped areas.

According to available historic information, the Site was occupied by a residence from 1884 to 1910. An addition was constructed to the residence and it was occupied by the Somerville Contagious Hospital from 1915 to 1950 when it was converted to the Hillcrest Nursing Home. The Hillcrest Nursing Home was demolished between 1950 and 1960 when the current building was constructed as the Clarendon Nursing Home. The Site has been occupied by a homeless shelter since at least 1993.

April 14, 2011

The Site building is currently heated by fuel oil stored in two 165-gallon or 275-gallon ASTs in metal secondary containment sheds on a concrete pad adjacent to the eastern exterior wall of the Site building. Staining was not observed in the vicinity of the AST's. Previously the Site building was heated by a 2,000-gallon #2 heating oil UST (installed on August 12, 1993). This UST was removed from the "right side of the building under grass" on November 14, 2003. The UST was removed by Commonwealth Tank Inc of Wakefield Massachusetts and disposed at the James Grant Company of Readville, MA. Nobis found no records documenting the condition of the UST at the time of its removal at the sources contacted during the completion of this report. The former UST at the Site was not identified in either the EDR or the MassDEP records, as a former UST or LUST facility.

Nobis observed a 24 inch diameter concrete pipe in the floor covered by a wooden board in the basement kitchen at the Site. The pipe appeared 20 inches deep and has a dirt floor. A shallow trench has been carved out of the cement floor and runs into this structure. A black oily substance, which may have been cooking grease, was observed in the trench which appeared to originate behind a stove. Black staining was observed on the concrete wall of the pipe structure. According to Michael Haran of CASCAP Realty (current owner of the Site) the structure may have been a "Grease Barrel" used to store cooking grease. No additional information is available concerning this structure from the sources contacted during the completion of this report.

The general conditions of the interior and exterior portions of the Site building do not suggest significant impacts to the environment from spills, releases, dumping, or other mishandling or mismanagement of petroleum products or hazardous materials.

Although not considered within the scope of work performed within the context of ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Nobis observed suspect ACBMs and several areas of water damage during the environmental inspection on April 5, 2011 which warranted mentioning. It should be noted Nobis did not inspect inaccessible areas of the building (i.e. between walls under or above floors and ceilings etc.). Due to the age of the building, ACBMs are likely to be present. Potential ACBMs identified in interior portions of the building during the environmental assessment included: wall and ceiling plaster, vinyl sheet cove base, vinyl sheet mastic, vinyl floor tiles, floor tile mastic, ceramic floor and wall tiles, and window and door glazing and caulking. Many of these potential ACBM materials were observed to be in poor condition. In addition, Nobis observed water damaged walls, ceilings and flooring in almost every bathroom inspected in the basement and first floor of the building. Water damaged ceilings, walls and flooring were also observed in other non-bathroom rooms in the basement. Nobis also observed molded wallboard in several rooms in the basement.

9.0 OPINION

Based on review of the documentation available for the preparation of this Phase I ESA and the observations made on the Site, it is the opinion of the Environmental Professionals who prepared this assessment that one current recognized environmental condition has been identified during this assessment.

The identification of potential ACBM in poor condition, as well as the identification of water intrusion damage, while outside the scope of the ASTM E 1527-05 Phase I ESA process, are both conditions that require consideration in planning for reconstruction or demolition.

10.0 CONCLUSIONS

Based on the work conducted for this ESA, Nobis provides the following concluding summary of observations and historical information. In accordance with ASTM Practice E 1527-05 requirements, a certification statement is provided below.

Nobis has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the property located 1323 Broadway in Somerville, Massachusetts. Any exceptions to, or deletions from, this practice are described in Section 2.4 and Section 11.0 of this report. This assessment has revealed no evidence of RECs in connection with the property, except for information regarding the integrity of the former 2,000-gallon UST with was reportedly situated under the grass area east of the Site building from 1993 to 2003.

11.0 DEVIATIONS

No deviations were encountered during the preparation of this Phase I ESA. Incidental deviations may exist due to Site or project specific factors such as User requirements.

12.0 ADDITIONAL SERVICES

Nobis did not perform additional services during this assessment.

13.0 REFERENCES

1. "Bedrock Geologic Map of Massachusetts", J. Lyons, W. Bothner, et al., 1997, Sheet 1.
2. Historic USGS topographic map via <http://docs.unh.edu/nhtopos/nhtopos.htm>
3. <http://msrmaps.com/advfind.aspx>
4. <http://msc.fema.gov/>
5. <http://db.state.ma.us/dep/cleanup/sites/search.asp>

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Aimee K. Doherty Project Geologist

- Over 15 years experience as Project Scientist for various investigations to identify the extent of soil and groundwater organic and inorganic contamination at residential, commercial, and industrial sites. Researched historical federal, state, local, and commercial records to collect background information for numerous environmental projects.
- Conducted numerous environmental investigations including the use of a variety of drilling techniques, and the collection of soil and groundwater samples using various EPA-approved techniques.

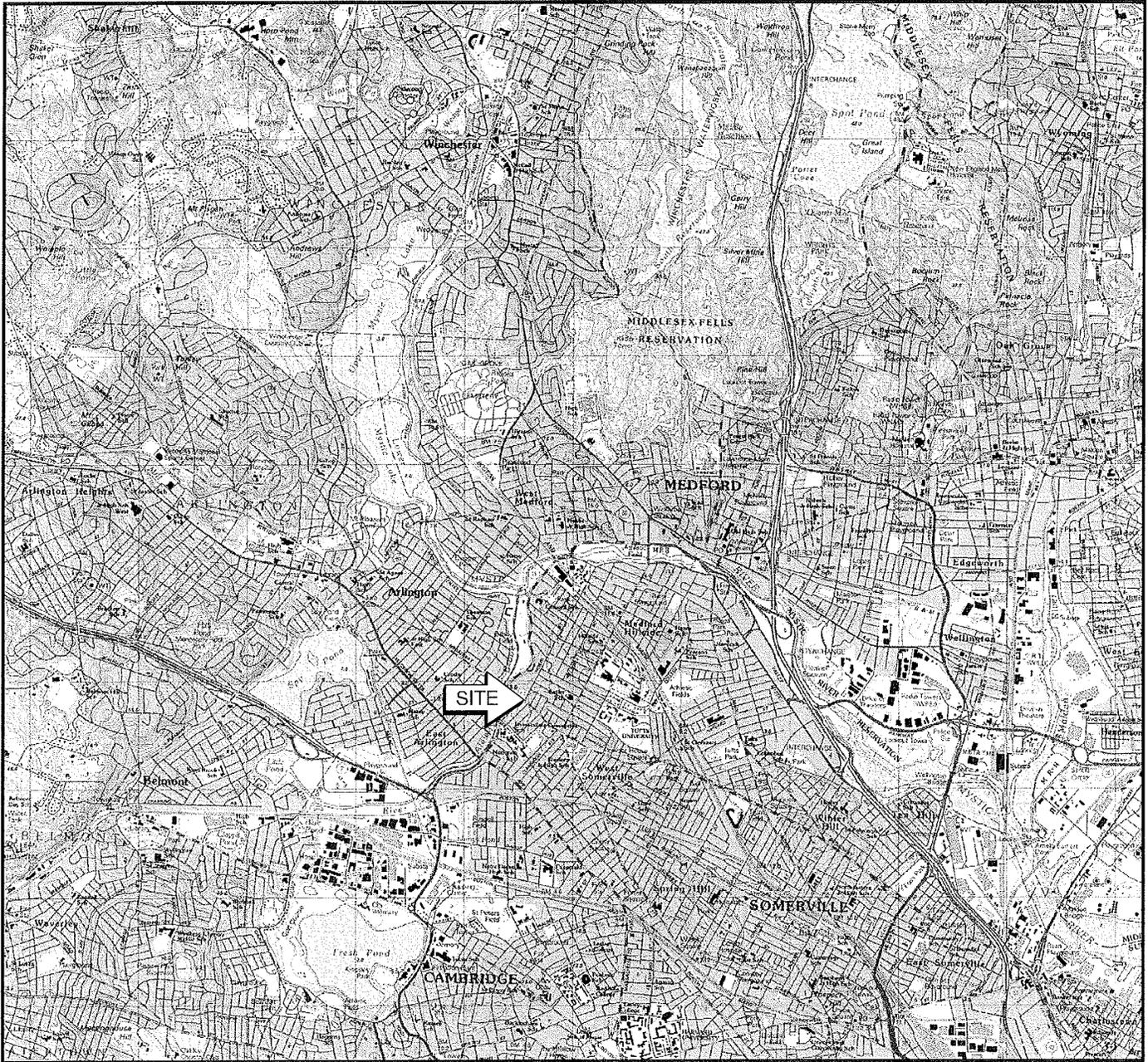
April 14, 2011

- Performed numerous Phase I ESAs and other environmental projects involving research, investigation, and data assessment of historic and current site conditions.
- Project responsibilities have included interaction with clients and regulators, coordination and oversight of subcontractors, data collection, interpretation and presentation, and report preparation.

James Doherty, PhD, PE, LSP
Senior Project Manager

- Earned a Bachelor of Science in Biology from Boston College in Boston, Massachusetts.
- Earned a Master of Science Degree in Hydrogeology from the University of Nevada – Reno.
- Earned a Doctor of Philosophy Degree in Civil and Environmental Engineering from Utah State University, Logan, Utah.
- Has over 20 years of experience in environmental site investigations and remediation.
- Is a Licensed Site Professional and a Professional Engineer in Massachusetts.

F I G U R E S

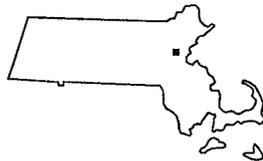


USGS TOPOGRAPHIC MAP
SOMERVILLE, MASSACHUSETTS
1985

APPROXIMATE SCALE
1 INCH = 2,000 FEET



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QUADRANGLE LOCATION

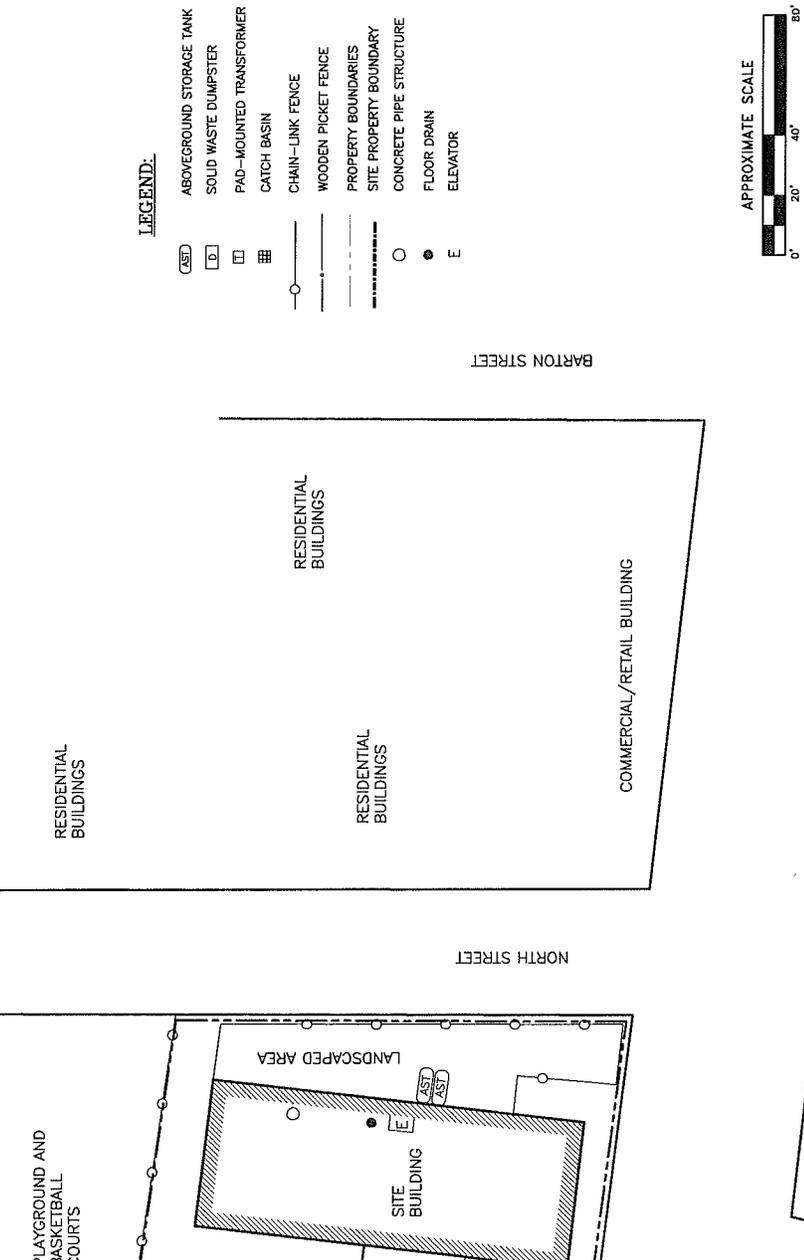
FIGURE 1

LOCUS PLAN
1323 BROADWAY
SOMERVILLE, MASSACHUSETTS

PROJECT: 84640

APRIL 2011

NOTES
 1. THIS SITE SKETCH WAS DEVELOPED FROM A SITE PLAN SUPPLIED BY THE SITE
 OWNER. NO FIELD VERIFICATIONS BY NOBIS ENGINEERING, INC. AND SOMERVILLE
 ASSESSOR'S TAX MAPS.
 2. LOCATIONS AND SITE FEATURES DEPICTED HEREON ARE APPROXIMATE AND GIVEN
 FOR ILLUSTRATIVE PURPOSES ONLY.



LEGEND:

- (D) ABOVEGROUND STORAGE TANK
- [D] SOLID WASTE DUMPSTER
- [T] PAD-MOUNTED TRANSFORMER
- [H] CATCH BASIN
- CHAIN-LINK FENCE
- WOODEN PICKET FENCE
- - - - - PROPERTY BOUNDARIES
- - - - - SITE PROPERTY BOUNDARY
- CONCRETE PIPE STRUCTURE
- FLOOR DRAIN
- E ELEVATOR

APPROXIMATE SCALE
 0' 20' 40' 80'

FIGURE 2
 SITE PLAN
 COMMERCIAL BUILDING
 1323 BROADWAY
 SOMERVILLE, MASSACHUSETTS

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 APPROVED BY: MB
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