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EXECUTIVE SUMMARY

On behalf of The NRP Group (Client), Sanborn, Head & Associates, Inc. (Sanborn Head) has prepared this Phase I Environmental Site Assessment (ESA) for the property located off of Pond Street identified by the Rockland Assessor's Department as Map 9, Plot 13 in Rockland, Massachusetts (Site).

This Phase I ESA report was performed in substantial conformance with the scope and limitations of the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-13) and the U.S. Environmental Protection Agency's (USEPA) "All Appropriate Inquiry" Final Rule, 40 C.F.R. Part 312 (AAI). Sanborn Head's services and this report are subject to the limitations provided in Appendix A.

Based on the services summarized herein, this Phase I ESA has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the Site. However, one historical REC (HREC) was identified:

- The historical use of the Site as an automotive scrap yard is considered a historical REC. The Site was used as an automotive scrap yard from approximately 1960 to 1986. Automobiles were reportedly removed from the Site in 1987 and the on-Site building was demolished. A Phase II site assessment performed in 2000 identified two areas where petroleum concentrations in soil exceeded Massachusetts Contingency Plan (MCP) criteria. These areas were remediated in 2003 under a Limited Removal Action (LRA). Confirmatory soil samples demonstrated that the petroleum impacts had been removed, and groundwater data indicated that Site groundwater had not been impacted by historical uses.

Because the soil exceeding the MCP criteria was removed and the regulatory reporting condition was resolved, it is Sanborn Head's opinion that the historical use of the Site as an automotive scrap yard is an HREC.

1.0 INTRODUCTION

This report documents the results of a Phase I Environmental Site Assessment (ESA) performed by Sanborn, Head & Associates, Inc. on behalf of The NRP Group for the property located off of Pond Street in Rockland, Massachusetts identified by the Rockland Assessor's Department as Map 9, Plot 13 (Site) and shown on the Locus Plan provided as Figure 1. The objective of this ESA was to identify "Recognized Environmental Conditions" (RECs) associated with the Site. As defined by ASTM E1527-13¹ a REC is the presence or likely presence of hazardous substances or petroleum products in, on, or at a Site: (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.

The Site, shown on Figure 2, consists of approximately 28 acres of mostly wooded and wetland areas, and cleared land. No buildings are present on the Site, which was formerly used as an automotive scrap yard, but it is currently unoccupied. The Site is used as storage for a small quantity of equipment, including several out-of-service vehicles and pieces of landscaping equipment. The central portion of the Site was previously cleared, along with several dirt roadways heading north, west, and south from the approximate center of the Site.

1.1 Scope of Services

This Phase I ESA report was performed in substantial conformance with the scope and limitations of ASTM E 1527-13 and the U.S. Environmental Protection Agency's (USEPA) "All Appropriate Inquiry" Final Rule, 40 C.F.R. Part 312 (AAI). The term "Phase I" as used in this report is defined in ASTM E 1527-13 and should not be considered equivalent to the use of the same term in various state regulatory programs. The Scope of Services to complete this Phase I ESA was outlined in Sanborn Head's Proposal for Services dated June 21, 2018, which was accepted by the Client. The scope of services consisted of four main components:

- A review of physical setting, historical use records, and reasonably ascertainable records relative to environmental conditions at the Site;
- A Site reconnaissance visit of readily-accessible interior and exterior portions of the Site;
- Interviews with Site personnel and select local government representatives regarding environmental conditions at the Site; and
- Preparation of this report to document Sanborn Head's findings, opinions, and conclusions regarding potential RECs in connection with the Site.

Sanborn Head's services did not include non-scope considerations listed in ASTM 1527-13, such as the presence of asbestos-containing building materials, lead based paint, polychlorinated biphenyls (PCBs) in building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to releases of hazardous substances or petroleum products into the

¹ ASTM International. "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process"

environment, industrial hygiene, lead in drinking water, mold, radon, regulatory compliance, or wetlands.

1.2 Limitations, Deviations, and Limiting Conditions

As stated in ASTM E 1527-13, Section 4.5.1, uncertainty regarding the potential for RECs at the Site cannot be wholly eliminated through completion of Phase I ESA services. Conducting this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Site, recognizing reasonable limits of time and cost. It is assumed that this Phase I ESA may not identify latent environmental conditions potentially related to or arising out of undocumented past uses of the Site or neighboring properties. Sanborn Head's services and this report are subject to the limitations provided in Appendix A.

In our opinion, no deviations or exceptions to the scope of work outlined in ASTM E 1527-13 have been made.

Limiting conditions of this ESA included the following:

- Some heavily vegetated areas of the Site were not able to be directly observed.

1.3 Terms, Conditions and User Reliance

This Phase I ESA was conducted pursuant to the accepted Proposal for Services and the Terms and Conditions established therein between the Client and Sanborn Head. This report was prepared for the exclusive use of the Client in connection with potential purchase of the Site. No other party is entitled to rely on this document without the prior express written consent of Sanborn Head and the Client. Upon request, terms and conditions under which reliance can be extended to other parties will be reviewed with the Client.

2.0 RECORDS REVIEW

Sanborn Head reviewed reasonably ascertainable (as defined in ASTM 1527-13) records to:

- Identify characteristics of the Site's physical setting;
- Establish whether the Site or nearby properties are identified on lists (databases) maintained by government agencies for the presence or potential presence of RECs;
- Identify whether documents provided by the User, Owner, or Key Site Manager provide information relative to the physical setting of the Site and/or indicate the presence of RECs;
- Establish whether information maintained by the State and local regulatory agencies and supplemental to what is included in the environmental database search report provides evidence related to potential RECs; and
- Establish a historical record of prior Site use.

In our opinion, the information obtained from the files/records review is sufficient to meet the evaluation criteria specified in ASTM E 1527-13.

2.1 Physical Setting

Records related to the physical setting of the Site reviewed for this ESA included topographic maps, aerial photographs, and the Physical Setting Addendum provided by Environmental Data Resources, Inc. (EDR), copies of which are provided in Appendix B. Based on the review of these records, a physical setting description of the Site and vicinity is provided in the table below.

<i>Site Topography and Drainage</i>	The Site topography is generally flat with an approximate elevation of approximately 140 feet above Mean Sea Level (MSL).
<i>Site Vicinity Topography</i>	The Site vicinity topography is generally flat with higher elevations to the north and east of the Site. The elevation approximately 0.5 miles to the north is approximately 190 feet above MSL and the elevation approximately 1 mile to the east is approximately 175 feet above MSL.
<i>Nearest Water Body, Direction and Distance</i>	Wetlands are located on the Site. The Abington-Rockland Reservoir is located approximately 0.5 miles to the southwest of the Site and Accord Pond is located approximately 0.5 miles to the northeast of the Site.
<i>Site Stormwater</i>	Site stormwater that doesn't infiltrate into the soil drains to the on-Site wetlands.
<i>Site Geology</i>	Based on subsurface investigations performed for geotechnical purposes, the Site geology generally consists of fine to coarse sand with varying amounts of silt and gravel to depths greater than 20 feet below ground surface (bgs).
<i>Inferred Depth to Groundwater</i>	Based on subsurface investigations performed for geotechnical purposes and by others, groundwater was observed at depths ranging from approximately 2.5 to 4 feet below ground surface (bgs).
<i>Inferred Direction of Groundwater Flow</i>	Based on topographic information and EDR Physical Setting, ² , groundwater on the Site is expected to generally flow to the south.
<i>Flood Zone Designation</i>	According to the FEMA map for the Site, the majority of the Site is located in a Zone A flood zone. The central portion of the Site is located in Zone X. Zone A flood zone indicates the area is within the 100-year floodplain. Zone X flood zone indicates the area is outside the 500-year floodplain.
<i>Sensitive Human Receptors</i>	No sensitive human receptors were identified within a 0.5-mile radius of the Site.
<i>Sensitive Environmental Receptors</i>	Wetlands, a mapped certified vernal pool and a potential vernal pool are located on-Site. Within a 0.5-mile radius, freshwater wetlands are located to the south, west, and east of the Site, and potential vernal pools are located to the southeast and south. A surface water public water supply is located to the southwest of the Site (Abington-Hingham Reservoir).

2.2 Environmental Database Search

² We note that subsurface conditions, the presence of subsurface utilities, faults and fractures in the underlying rocks, groundwater extraction, and other factors may influence the direction of groundwater flow. Additionally, groundwater flow direction can fluctuate seasonally.

2.2.1 Methodology

Sanborn Head contracted EDR to perform a database search on July 9, 2018. The database search reviews federal and state standard environmental record sources in accordance with ASTM E 1527-13 search distances.

Information related to properties identified in standard environmental sources and located within the approximate minimum search distances was reviewed to assess the likelihood of an impact to Site soil, groundwater, or vapor from migrating hazardous substances or petroleum products. The information used in this assessment included:

- Distance from the Site boundary³;
- Anticipated direction of groundwater flow;
- Regional and local geologic conditions;
- Anticipated stormwater and surface water flow directions;
- Presence of utilities or other subsurface structures;
- The presence/absence of documented contaminant releases at the identified sites; and
- The regulatory status of the documented releases;

A summary of our search findings is included herein, and a copy the EDR report is provided in Appendix C.

2.2.2 Results

The Site was not identified in the EDR database report. EDR identified numerous listings for surrounding properties in various databases within the minimum search distances from the Site. Listings for adjoining properties and/or properties that represent a potential migration risk to the Site are summarized in the table below. The remaining listings are not considered likely to have releases of hazardous substances and/or petroleum products with the potential to migrate to the Site property.

Summary of Key Off-Site Database Listings		
Facility Name / Address	Distance/ Direction from Site	Summary
Vacant Parcel & Hingham and Pond Street 1 Pond Street	Approximately 400 feet to the north-northeast	This property is listed in the HWS, RELEASE and INST Control databases and is described further in Table 1.
Boston Whaler Inc. 1149 Hingham Street	Adjacent to the north	This property is listed in the RAATS, RCRA-NLR, INST Control, HWS, RELEASE, MA SPILLS, UST, Financial Assurance, and

³ For potential to impact Site soil vapor, listings that indicated releases of petroleum products and non-petroleum chemicals of concern located within 0.1 and 0.3 miles of the Site, respectively, were considered.

		Mercury databases. Additional information is provided in Table 1.
Home Depot Store 2650 1149 Hingham Street	Adjacent to the north	This property is listed in the RCRA-SQG, FINDS, ICIS, ECHO, Manifest, Tier 2 and HW GEN databases. No releases have been reported for this property since being redeveloped into the Home Depot store.
Boston Whaler Inc. 1147 Hingham Street	Adjacent to the north	This property is listed in the LUST, RELEASE, and BROWNFIELDs databases and is described further in Table 1.
Electro-Signal Lab (Former) 1022 Hingham Street	Approximately 800 feet to the north	This property is listed in the SEMS, RCRA-NLR, HWS, RELEASE and HW GEN databases and is described further in Table 1.

Based on the information available from EDR, Sanborn Head reviewed available DEP files for select properties in the vicinity of the Site. The results of the DEP file review are discussed further in Section 2.4.

2.3 Owner Provided Documents

Documents were provided on a virtual datasite by the Site owner. Key findings are summarized in the table below. Copies of relevant documents are provided in Appendix D.

Document Name	Key Information
Phase I Environmental Site Assessment & Limited Removal Action, prepared by Harborline Enterprises, Inc. and dated August 4, 2003	-Property used as an automotive scrap yard from approximately 1974 through 1986. -Two limited removal actions were performed to remove soil impacted with petroleum hydrocarbons. Approximately 28 tons of soil were removed.

The information reviewed indicates that the former use of the property as an automotive scrap yard is a historical REC.

2.4 State/Federal Regulatory Agency Documents

Sanborn Head reviewed documents available from Massachusetts Department of Environmental Protection (MassDEP) for properties identified in the EDR Radius Map Report, or through other on-line search methods. Off-Site files were reviewed if the site was adjoining the subject Site, or if we identified the potential for hazardous substance or petroleum migration from these sites to the Site based on our understanding of hydrogeologic or geologic conditions and/or the potential for vapor migration. The DEP file review sites and their locations relative to the Site are provided in Table 1, and a figure showing the reviewed sites' locations relative to the subject Site is provided as Figure 3. None of the information reviewed is considered to indicate a REC in connection with the Site.

2.5 Local File Review

The findings of our local file review are summarized below. Select information obtained during the local file review is included in Appendix E.

Office and Types of Information Available	Summary of Available Information
Assessor's Office Assessor's Card and Map	The Site is identified as Rockland Assessor's Map 9, Lot 13 with an address of 0 Pond Street. The property is owned by Seven Hills Holding Trust.
Health Dept. Supply Well, Septic/Sewer Information	No information available.
Fire Dept. UST Information, Fires, Releases	No records of underground storage tanks at the Site.
Building Dept. Permits	No information available.
Conservation Commission	No information available.

None of the information reviewed is considered to indicate a REC in connection with the Site property.

2.6 Historical Use Information

Sanborn Head reviewed historical mapping (e.g. USGS topographic maps) and aerial photographs. Historical topographic maps and aerial photographs were available for the Site and vicinity spanning from 1888 to 2016. Other historical sources reviewed as part of this assessment included an EDR City Directory report, and a Sanborn Fire Insurance Map report (unmapped property).

The following key information was available in our review of the historical sources:

- **Site:** The Site was first developed in the 1950s when a building was constructed in the southeastern corner of the Site. The Site was used as an automotive scrap yard from approximately 1960 until approximately 1986, when the cars were removed from the Site and the building was demolished. The Site has remained mainly wooded and wetland area since this time.
- **Adjoining Properties:** The properties to the east of the Site are residential and have been since development in the early 1900s. The properties to the south of the Site are residential and have been since approximately 1978. Prior to this time, this area was cleared fields. The area to the west of the Site is wooded. The properties to the north of the Site are developed with commercial buildings. This area was first developed around 1960.
- **Surrounding Area:** The portion of Route 3 in the vicinity of the Site was constructed in 1960.

As discussed previously, the historical use of the Site has an automotive scrap yard is considered a historical REC.

Copies of documentation obtained during the Site history review are provided in Appendix B.

2.7 User Provided Information

As required to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, Sanborn Head requested that the User of this Phase I ESA complete a User Questionnaire. **The User's responses regarding their Site knowledge are included within this report as appropriate.** A copy of the User Questionnaire is included in Appendix F.

Sanborn Head was not informed by the User or Site personnel of any environmental liens or activity/use limitations in place for the Site. During Sanborn Head's review of local/state files, we did not identify environmental liens or use restrictions in place for the Site.

3.0 SITE RECONNAISSANCE

A Sanborn Head representative performed a Site reconnaissance to obtain evidence of RECs potentially present in connection with the Site, as summarized in the table below.

<i>Date of Site Visit</i>	July 12, 2018
<i>Sanborn Head Representative(s)</i>	E. Briggs
<i>Accompanying Facility Individual(s)</i>	None
<i>Title(s)</i>	N/A
<i>Tenure at Facility</i>	N/A
<i>Limiting Conditions</i>	Heavy vegetation cover in paths and wooded areas hindered Sanborn Head's ability to observe the ground surface in all areas of the Site. Heavy vegetation in wooded areas limited access beyond the cleared areas.

A photograph log from the Site reconnaissance is included in Appendix G. A summary of the Site reconnaissance findings is presented below.

Information about the key structures and improvements at the property are described in the table below.

<i>Number of On-Site Structures</i>	None. However, a concrete floor slab for a former building was observed in the southeastern portion of the Site. No staining was observed on the slab.
<i>Number of Stories, Mezzanine Levels</i>	N/A
<i>Basements/Crawl Spaces</i>	N/A
<i>Structure Size (square feet)</i>	N/A
<i>General Construction</i>	N/A
<i>Date of Construction</i>	N/A
<i>Roads, Streets, Parking Facilities on the Site</i>	Several dirt roadways exist on the Site. See Figure 2.

<i>Roads Adjoining the Site</i>	The Site may be accessed at the western end of Wilson Street. See Figure 2.
<i>Railroad Lines /Spurs On or Adjacent to the Site</i>	N/A

Land uses in the area of the Site include commercial and residential properties. The abutting properties include:

<i>North</i>	Retail and office buildings, Massachusetts Route 3.
<i>South</i>	Residential neighborhood
<i>East</i>	Residential neighborhoods
<i>West</i>	Wooded land.

Key observations from the Site are included in the table below.

Observation	Observed or Suspected
<i>Areas of OHM product storage and use / Drums / Hazardous Substance and Petroleum Products Containers</i>	Not observed.
<i>Above Ground Storage Tanks (ASTs)</i>	Not observed.
<i>Underground Storage Tanks (USTs)</i>	Not observed.
<i>Odors</i>	Not observed.
<i>Pools of liquid</i>	Not observed.
<i>Unidentified Substance Containers</i>	Not observed.
<i>Transformers and any identified PCB-containing equipment</i>	Not observed.
<i>Heating/Cooling system</i>	Not observed.
<i>Interior stains or corrosion</i>	N/A
<i>Interior drains, sumps, and below grade conveyances</i>	N/A
<i>Exterior pits/ponds/lagoons</i>	Not observed.
<i>Pesticide use</i>	Not observed.
<i>Stained soil or pavement</i>	Not observed.
<i>Stressed vegetation</i>	Not observed.
<i>Evidence of solid waste disposal on the Site</i>	Small amounts of tires, car parts, carpets, plastic, glass, and cans were observed in the central cleared area of the Site.
<i>Evidence of fill materials</i>	A small stockpile of soil containing asphalt and concrete was observed in the central cleared area of the Site.
<i>Wastewater discharges</i>	Not observed.
<i>Wells</i>	Several existing monitoring wells are present on the Site.
<i>Septic systems</i>	Not observed.
<i>Evidence of spills/releases</i>	Not observed.
<i>Hazardous waste</i>	Not observed.
<i>Non-Hazardous waste</i>	Not observed.
<i>Air Emissions</i>	Not observed.
<i>Other</i>	Not observed.

Current and former utilities that service the Site include the following:

<i>Electricity</i>	N/A
<i>Natural Gas</i>	N/A
<i>Water</i>	N/A
<i>Sewer</i>	N/A
<i>Wastewater</i>	N/A

4.0 INTERVIEWS

4.1 Interview with Site Owner/Key Site Manager

No individuals were interviewed as part of this Site assessment.

4.2 Interviews with Local Government Officials

Administrators from various local government offices were interviewed as part of this Site assessment. Relevant information obtained from local officials is presented throughout this report, where applicable.

5.0 EVALUATION

5.1 Findings, Opinion, and Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located off on Pond Street in Rockland, Massachusetts. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This Phase I ESA has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the Site. However, one historical REC (HREC) was identified:

- The historical use of the Site as an automotive scrap yard is considered a historical REC. The Site was used as an automotive scrap yard from approximately 1960 to 1986. Automobiles were reportedly removed from the Site in 1987 and the on-Site building was demolished. A Phase II site assessment performed in 2000 identified two areas where petroleum concentrations in soil exceeded MCP criteria. These areas were remediated in 2003 under a LRA. Confirmatory soil samples demonstrated that the petroleum impacts had been removed, and groundwater data indicated that Site groundwater had not been impacted by historical uses.

Because the soil exceeding the MCP criteria was removed and the regulatory reporting condition was resolved, it is Sanborn Head's opinion that the historical use of the Site as an automotive scrap yard is an HREC.

5.2 Data Gaps

ASTM E 1527-13 requires that data gaps in the research performed be identified.

Data Gap	Assessment
Sanborn Head was unable to conduct an interview of the current property owner.	Sanborn Head was able to address this data gap by reviewing the findings of the commercial database report, state and local files, and documents provided by the property owner. As such, the identified data gap is not expected to affect the conclusions of this assessment.
As of the time of this report, Sanborn Head has not received completed questionnaires.	Based on the other information obtained during this Phase I ESA, it is Sanborn Head's opinion that the lack of completed questionnaires does not materially impact our ability to identify RECs at the Site.

5.3 References

Key documents that were used in preparing this report have been referenced within the text of the report.

5.4 Signatures 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 Section 312.10 of 40 C.F.R. 312. We have the specific qualifications based on education, training, and experience to assess a Site of the nature, history, and setting of the subject Site. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

Laura J. Garvey, P.E., LSP
Senior Project Manager

Matthew P. Heil, P.E., LSP
Project Director / Associate

6.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

**Matthew P. Heil, P.E., LSP
 Project Director/Associate**

Matt Heil has over 23 years of professional experience in the environmental investigation, risk assessment, remediation and groundwater engineering fields. Matt has completed numerous environmental assessments to evaluate the nature, extent and distribution of contamination, subsurface hydrogeologic characteristics and contaminant fate and transport in commercial, industrial and redevelopment settings. This work has also included Method 1, 2 and 3 site-specific risk assessments and evaluation and implementation of remedial actions with the completion of numerous Phase I, II, III and IV reports. While working in Massachusetts, Matt developed a significant working knowledge of the regulations governing hazardous waste site cleanup activities, the Massachusetts Contingency Plan (MCP), and is licensed as a Licensed Site Professional (LSP). He is also a Massachusetts Department of Environmental Protection certified Soil Evaluator and has completed hydrogeologic studies in support of large septic field designs. Matt holds degrees from The Pennsylvania State University and the University of New Hampshire.

Laura J. Garvey, P.E., LSP
Senior Project Manager

Ms. Garvey has over fourteen years of experience in performing Phase I Environmental Site Assessments, risk assessments, site investigations and site characterization work. She has extensive experience preparing regulatory documents required under the Massachusetts Contingency Plan and the Connecticut Remediation Standard Regulations. Additionally, Ms. Garvey has performed a wide variety of drilling and environmental sampling programs, which have included groundwater, soil, surface water and soil vapor and indoor air sampling. Ms. Garvey also has experience with data management and quality assurance, and has created and maintained databases and geographic information systems for several environmental projects. She is a registered professional environmental engineer in Massachusetts and a Licensed Site Professional.

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