



Prepared for:
Mr. David Borans
50 Salem Street
Lynnfield, MA 01940

DataReport With Risk Rating

Hampshire Street Cambridge, MA

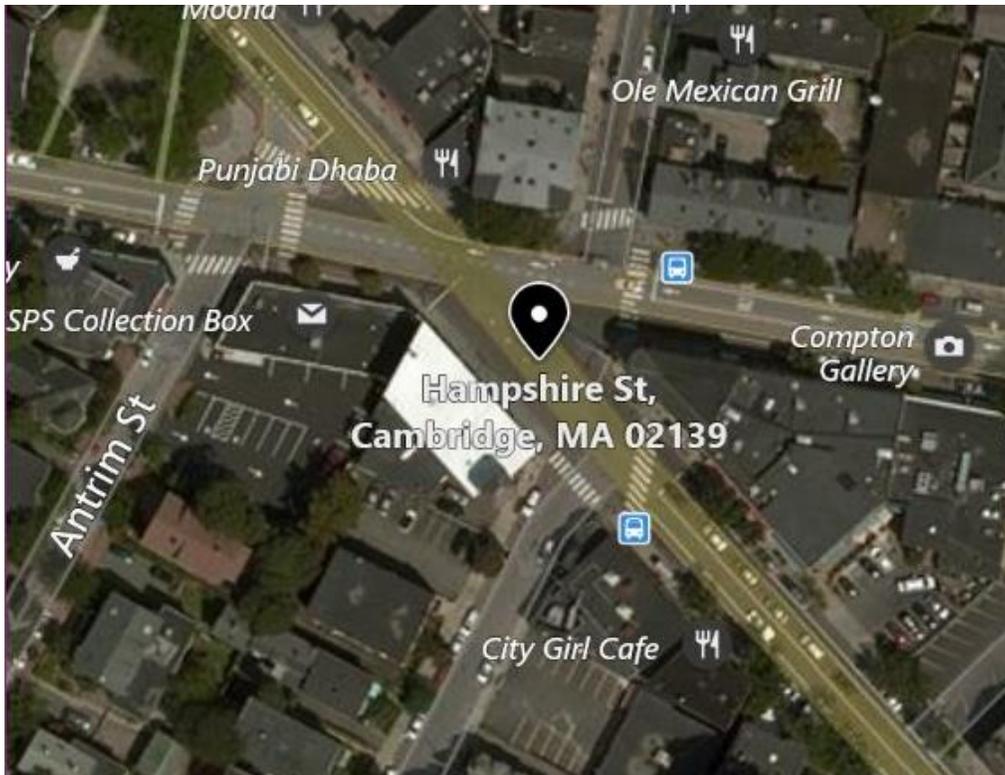
July 23, 2018



IES Project No. 2018-07-0000

Low Risk

High Risk



Your Risk
Rating:
**Low
Risk**



50 Salem Street, Building A, Suite 108
Lynnfield, MA 01940
617-623-8880 • Fax: 781-224-9713
www.iesinc.com

Direct Dial Numbers

David Borans: (617) 776-8549
Daniel Jaffe: (617) 776-2715

617-623-8880

Kerry Asetta: x-206
John Beck: x-205
Christopher Buchanan: x-203
Ligia Rivera: x-207
Steven Iorio: x-208
James Sullivan: x-204
Kevin Taylor: x-210

Site Information:

Site name: N/A

Site Address: Hampshire Street, Cambridge, MA

Site Use: "Low Risk" (according to the Borrower Questionnaire)
"Eating Establishment (according to Cambridge Assessor's records)

Heating Source: Gas (according to Cambridge Assessor's records)

Septic or Sewer: N/A

Construction Year: 1862 (according to the Cambridge Assessor's records)

Additional property data is available electronically

Risk Rating:

Low Risk:

Due to the current restaurant use; the former candy manufacturer, store and restaurant use; the use of "gas" heat; the absence of any on-site Database listings; and the availability of a Downgradient Property Status (DPS) submittal regarding off-site threats.

Sanborn Fire Insurance Atlases

A review of Sanborn Fire Insurance Atlases of Cambridge, MA dated 1888, 1900, 1934, 1950, 1990, 1992, 1995, 2003, 2004, 2005, and 2006 was performed as part of this investigation. This review revealed the subject site was occupied by a confectionery manufacturing facility in 1888; by a store in 1900 and 1934; and by a restaurant in 1950, 1990, 1992, 1995, 2003, 2004, 2005, and 2006.

In regard to adjoining properties, the area surrounding the site was occupied by stores, a plumbing business, a livery, a club room, a bakery, a hotel, a drug store, an office, and a Fire Department on the 1888-2006 Sanborn Atlases.

Borrower Questionnaire

1. Are you aware of any past or present environmentally sensitive (High Risk) uses of the site or any adjoining properties? **No**

2. Do you have any knowledge of any past or present identification of any hazardous substances at the site or any adjoining properties? **No**
3. Are you aware of any past or present storage, generation, treatment, emission, or disposal of any hazardous substances at the site or any adjoining properties? **No**
4. Are you aware of any permits to use, store, generate, treat, emit, or dispose of hazardous substances by businesses operating at the site or any adjoining properties? **No**
5. Are you aware of any evidence of contamination at the site or any adjoining properties? **Don't Know**
6. Are you aware of any potential sources of contamination at the site or any adjoining properties? **No**
7. Do you have knowledge of any past evidence of contamination or sources of contamination at the site or any adjoining properties? **No**
8. Do you have knowledge of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release at the site of any adjoining properties? **No**
9. Are you aware of any regulatory actions by any government entity for environmental conditions at the site or any adjoining properties? **No**
10. Do you know if any previous environmental assessments, such as a Phase I have been completed for the site? **Don't Know**
11. Are you aware of the presence of any lead paint, asbestos, or Polychlorinated Biphenyls (PCBs) at the site? **Don't Know**
12. Are you aware of any current or former Underground Storage Tanks (UST's) at the site or any adjoining properties? **Don't Know**

Database Search:

Number of mapped sites that match the target address: **0**

Number of mapped sites within $\frac{1}{8}$ mile radius: **35**

Number of mapped sites between $\frac{1}{8}$ mile and $\frac{1}{4}$ mile radius: **38**

Number of unmapped sites on streets within a $\frac{1}{2}$ mile radius: **0**

Environmental Professional's Comments:

The subject site is not listed on any EPA or DEP Databases. With regard to the mapped sites located within a 0.25 mile radius of the subject site, the listings identified less than 0.10 miles from the site include the RCRA Generators at 187 Hampshire Street and 1280 Cambridge Street; the ERNS Site at

123 Inman Street; the UST facility at 1380 Cambridge Street; the DEP Sites at Armory and Hampshire Streets and 1310 Cambridge Street; and the DEP Spills at 1310 Cambridge Street and Hampshire Road, which are all located within 0.09 miles of the subject site.

A review of Sanborn Fire Insurance Atlases of Cambridge, MA dated 1888, 1900, 1934, 1950, 1990, 1992, 1995, 2003, 2004, 2005, and 2006 was performed as part of this investigation. This review revealed the subject site was occupied by a confectionery manufacturing facility in 1888; by a store in 1900 and 1934; and by a restaurant in 1950, 1990, 1992, 1995, 2003, 2004, 2005, and 2006. In regard to adjoining properties, the area surrounding the site was occupied by stores, a plumbing business, a livery, a club room, a bakery, a hotel, a drug store, an office, and a Fire Department on the 1888-2006 Sanborn Atlases.

Please note that if any contamination detected at the site originates from an off-site source, the site owner has the option to file a "Downgradient Property Status Submittal" pursuant to 310 CMR 40.0180. According to the 310 CMR 40.0184 (1), "any person who establishes and maintains Downgradient Property Status....Shall not be subject to the deadlines for Tier Classification and Comprehensive Response Actions" and applicable fees.

A Database Summary is included in **Attachment "B"** of this report; an Environmental Data Resources (EDR) "FirstSearch" report is submitted separately; and an "Environmental Questionnaire" is included in **Attachment "C"** in this report.

Please note that the information contained in this letter was obtained from a database search, a review of Sanborn Atlases and a "Borrower Environmental Questionnaire". Therefore, no statements can be made regarding the environmental status of the subject site at this time.

IES, Inc. is pleased to have been of service to you, and should you have any questions regarding this report, please do not hesitate to contact our office.

Respectfully submitted,
IES, Inc.



Kerry Asetta
Environmental Professional

Attachment “A”

Risk Ratings

High Risk:

Documented or customer-identified evidence of a release or threat of a release at the subject site or in the immediate vicinity that are known to or are considered likely to pose an environmental threat to the site. High Risk items potentially identified during the database search may include State or Federal spills/releases at the site or within 0.10 miles, with no closure documentation (i.e. RAO, NFA, NFRAP, or comparable status); and UST facilities, selected RCRA generators (i.e. indicative of a high risk business), or known high risk businesses at or within 0.05 miles of the site. Other High Risk items include on-site UST's and a property's use as a high risk business such as a gasoline station, dry cleaner, automotive repair facility, or industrial concern. Any other site specific items identified by the Environmental Professional that are considered likely to pose an environmental threat to the site. Site specific exceptions to any of the above may apply at the discretion of the Environmental Professional.

Low Risk:

No documented or customer provided information to indicate that a release or threat of release would impact the site, generally requiring that no previously listed “High Risk” criteria are identified. Site-specific exceptions may apply at the discretion of the Environmental Professional.

*Please note that the Risk Ratings are based on limited information, and are based on the presumed accuracy of the borrower supplied questionnaire and the database search. Any incorrect or omitted information may result in a change in the risk ratings. Finally, the presence or absence of a release cannot be conclusively determined without the benefit of a subsurface investigation, and therefore, “Low Risk” should not be construed as a conclusive determination of a site, which **does not** exhibit a release; and “High Risk” should not be construed as a conclusive determination of a site, which **does** exhibit a release.*

Attachment “B”

Environmental Database Summary

EDR FirstSearch Report

A. USEPA Database Review

The CERCLIS database/Superfund Enterprise Management System (SEMS) Archive updated to May 18, 2018 by the USEPA, the RCRA Hazardous Waste Generator’s List; and the EPA’s National Priority List (NPL) for the State of Massachusetts (updated to May 13, 2018) were reviewed for nearby EPA investigations.

These sources revealed that the site is not listed on the CERCLIS/SEMS or NPL databases. In addition, there are no NPL listed properties identified within 1.0 miles of the subject site. However, there is one (1) CERCLIS Site identified within 0.5 miles of the site, as documented within 0.20 miles of the site are summarized in the following Table 1:

Table 1
Summary of Nearby CERCLIS Site

Name/Address	ID#/Status	Location
Former Menvier Parent Company/ 253 Norfolk Street	MAD985318336/ Archive	0.23 miles/ Southeast

Due to the distance (0.23 miles), the CERCLIS Site identified in Table 1 is not considered a significant off-site environmental threat at this time.

The RCRA hazardous waste generator list published by the EPA (updated to March 1, 2018) revealed that the subject site is not listed. However, there are twelve (12) RCRA generators identified within 0.25 miles of the subject site. The RCRA Generators documented within 0.10 miles of the site are summarized in the following Table 2:

Table 2
Summary of Nearby RCRA Generators

Name/Address	Facility ID/Status	Distance/Direction
B&D Auto Body/ 187 Hampshire Street	MAD980913933/ VSQG	0.07 miles/ East-Southeast
Cambridge Auto Center/ 1280 Cambridge Street	MAD047065917/ SQG	0.09 miles/ East
Hess Station/Speedway 287 Prospect Street	MAD982198012/ VSQG	0.10 miles/ Southeast
Notes: VSQG= Very Small Quantity Generator (<100 kg./month) SQG = Small Quantity Generator (101,000 kg./month)		

Due to the proximity, the RCRA Generators listed in Table 2 are considered potential off-site environmental threats.

In addition, due to the distance (≥ 0.12 miles), the remaining RCRA Generators identified within 0.25 miles of the site are not considered significant off-site environmental threats.

B. DEP Database

A database review was performed for the Department of Environmental Protection's Site Assessment and Emergency Response files regarding oil and hazardous material spills or incidents; the DEP's 1993 "Transition List of Confirmed Disposal Sites and Locations To Be Investigated" and the DEP's Standard Release Report of the recent releases since October 1, 1993 (updated to February 23, 2018).

The database review revealed that the subject site is not listed as the location of a DEP Disposal site. Additionally, there are seventy-seven (77) DEP Disposal Sites identified within 0.50 miles of the subject site. The DEP Disposal Sites identified within 0.10 miles of the subject site are summarized in the following Table 3:

**Table 3
Summary of Nearby DEP State Sites**

RTN	Name/Address	Status	Location
3-32801	N/A/ Armory and Hampshire Streets	URAM	0.05 miles/ East-Southeast
3-0950	East Cambridge Savings Bank/ 1310 Cambridge Street	LSPNFA	0.05 miles/ East-Northeast
3-25183	Hess Station/ 287 Prospect Street	RAO	0.10 miles/ Southeast
3-14706		RAONR	0.10 miles/ Southeast
3-24861	Eversource Energy/ 275 Prospect Street	RAO	0.10 miles/ Southeast
Notes: RAO = Response Action Outcome Statement received by DEP RAONR = RAO Not Required. Linked to another Release Tracking Number (RTN) URAM= Utility-Related Abatement Measure LSPNFA = No Further Action needed, as determined by a Licensed Site Professional			

Due to the proximity and absence of additional information, the DEP Disposal Site identified at Armory and Hampshire Streets (RTN 3-32801) is considered a potential off-site environmental threat at this time.

Due to the "LSPNFA" status, the DEP Disposal Site identified at 1310 Cambridge Street (RTN 3-0950) is not considered a significant off-site environmental threat at this time. However, as a DEP file review was not performed, the actual threat posed by this nearby DEP Site could not be conclusively determined.

Due to the distance (0.10 miles) and/or "RAO" or "LSPNFA" status, the remaining DEP Disposal Sites listed in Table 3 are not considered significant off-site environmental threats at this time. However, as a DEP file review was not performed, the actual threat posed by these nearby DEP Sites could not be conclusively determined.

Further, due to the distance (≥ 0.11 miles), the remaining DEP Disposal Sites identified within 0.5 miles of the site are not considered significant off-site environmental threats at this time.

DEP records also indicate that the subject site is not the location of any DEP listed Spills originating from Leaking Underground Storage Tanks (LUST's) or Leaking Aboveground Storage

Tanks (LAST's). However, there are twenty-six (26) LUST sites and two (2) LAST Sites identified within 0.50 miles of the subject site. The nearest LAST Site is located 0.32 miles from the site and the LUST sites identified within 0.10 miles of the site are summarized in the following Table 4:

**Table 4
Summary of Nearby LUST Sites**

RTN	Name/Address	Status	Location
3-15351	Hess Station/ 287 Prospect Street	RAONR	0.10 miles/ Southeast
3-2017		RAO	
Note: RAO = Response Action Outcome Statement received by DEP RAONR = RAO Not Required. Linked to another Release Tracking Number (RTN)			

Due to the distance (0.10 miles) and/or "RAO" status, the LUST sites listed in Table 4 are not considered to pose a significant environmental threat to the subject site at this time.

In addition, due to the distance (≥ 0.12 miles), the remaining LUST and LAST Sites identified within 0.5 miles of the site are not considered significant off-site environmental threats.

The subject site is not listed as the location of a DEP listed spill reported prior to the promulgation of the current MCP. However, there are thirteen (13) pre-MCP listed spills identified within 0.25 miles of the subject site. The pre-MCP spills documented within 0.10 miles of the site are summarized in the following Table 5:

**Table 5
Summary of Nearby DEP Spills**

Name/ Address	Material/ Quantity	Spill #	Source	Distance/ Direction
N/A/ 1310 Cambridge Street	Misc. Oil/ Unknown	N87-0240	UST	0.05 miles/ East-Northeast
Roadway/ Hampshire Road	Unspecified/ 12-50 Drums	N86-0323	Abandoned Drums	0.09 miles/ Southeast
	Hydraulic Fluid/ None	N89-0059	Spill	
	Gasoline/ None	N89-0059	Tank	
Hess Station/ 287 Prospect Street	Waste Oil/ None	N87-1736	UST	0.10 miles/ Southeast

Due to the proximity and absence of additional information, the DEP Spills identified at 1310 Cambridge Street (N87-0240) and Hampshire Road (N86-0323) are considered potential off-site environmental threats at this time.

Due to the "closed" status, relatively minor nature, and amount of time that has elapsed (at least 29 years) the remaining DEP Spills identified in Table 5 are not considered significant off-site environmental threats at this time.

Further, due to the distance (≥ 0.12 miles), the remaining DEP Spills identified within 0.25 miles of the site are not considered significant off-site environmental threats.

C. Massachusetts State Registered Underground Storage Tank List

A review of the Massachusetts State Registered Underground Storage Tank List (updated to April 18, 2018) revealed that the subject site is not listed. However, there are four (4) UST facilities identified within 0.25 miles of the site. The UST facilities documented within 0.20 miles of the site are summarized in the following Table 6:

Table 6
Summary of Nearby UST Facilities

Name/ Address	Capacity/ Contents	Status	Distance/ Direction
Cambridge Fire Department/ 1380 Cambridge Street	500/ Waste Oil	Removed	0.03 miles/ North-Northwest
Speedway/ 287 Prospect Street	(8) 1,000-20,000/ Gasoline, Waste Oil, "Unregulated"	4 – In Use 4 - Removed	0.10 miles/ Southeast

Due to the proximity, the UST facility documented at 130 Cambridge Street (ID# 9154) is considered a potential off-site environmental threat.

Due to the distance (0.10 miles), the remaining UST facility listed in Table 6 is not considered a significant off-site environmental threat.

Further, due to the distance (≥ 0.21 miles), the remaining UST facilities identified within 0.25 miles of the site are not considered significant off-site environmental threats.

However, please note that this is not a complete list of all underground storage tanks in the area. Therefore, a review of the Cambridge Fire Department records is recommended for a more conclusive determination regarding underground tanks

D. "Emergency Response Notification System" (ERNS)

The subject site is not included on the ERNS database (updated to March 19, 2018). However, there is one (1) ERNS Site located within 0.25 miles of the site. This nearby ERNS Site is identified at 123 Inman Street, which is located approximately 0.03 miles west-southwest of the site. According to the EDR Firstsearch report, a caller reported that an AST in the basement of a residence was leaking in 2004. Due to the proximity and absence of additional information, this nearby ERNS incident is considered to pose a potential off-site environmental threat at this time.

E. Historic Auto Stations and Historic Cleaners

A review of EDR's list of Historic Auto Stations and Historic Cleaners indicated that the site is not listed on the Historic Auto Station or Historic Cleaners databases.

Attachment “C”
Environmental Questionnaire