



Memorandum

Date: June 28, 2017

Recipient: Claremont Corp.
Mr. Elias Patoucheas

Copy To:

Sender: Peter J. DeChaves, L.S.P.

Project: 700 Brookline Avenue; Brookline, MA

Project No: 6000

Subject: Environmental Summary

This memo has been prepared to summarize the results of laboratory testing conducted on soil and groundwater samples obtained from the site located at 25 Washington Street in Brookline, Massachusetts. During September 2015 McPhail Associates, LLC completed an environmental due diligence assessment of the subject property as part of a real estate transaction for Claremont Corporation of Bridgewater, Massachusetts. The assessment included a subsurface exploration program and sampling of soil and groundwater from the above referenced site which is a former gasoline filling station.

During October through December 2015, Environmental Compliance Services, Inc. (ECS) oversaw the decommissioning of the former gasoline filling station, which included removal of the gasoline underground storage tank (UST) system; excavation and management of petroleum-impacted soil beneath the former dispenser island; removal of a waste oil UST; excavation and management of impacted soil in the vicinity of the waste oil UST; removal of three (3) hydraulic lifts; removal of an oil-water separator associated with the former repair garage; and removal of an oil-water separator associated with the former car wash.

ECS joined ATC Group Services LLC (ATC) during October 2016.

ATC has prepared a Method 3 Risk Characterization and draft Permanent Solution Statement for the release site. The report indicates that a condition of No Significant Risk, as defined by the Department of Environmental Protection, of harm to human health, safety, public welfare and the environment has been achieved for the disposal site. Further, an Activity and Use Limitation (AUL) is not necessary to maintain the condition of No Significant Risk.

We trust that the above information is sufficient for your present requirements. Should you have any questions concerning the recommendations presented herein, please do not hesitate to call us.

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