

**PHASE I & II
ENVIRONMENTAL SITE ASSESSMENT**

**8 & 14 Sheafe Street, 615 Hammond Street,
and 545 Heath Street
Brookline, Massachusetts**



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Prepared for:
**Jason Truong, VP
Commercial Lending
Metro Credit Union
200 Revere Beach Parkway, Chelsea, MA 02150**

and

**Mr. Elias Patoucheas
Charles River Realty Group, LLC
PO Box 262
Norwood, MA 02062**

Prepared by:
**Lord Environmental, Inc.
1506 Providence Highway, Suite 30
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Project # 3118

June 8, 2022

Lord Environmental, Inc.

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200 Revere Beach Parkway, Chelsea, MA 02150

Mr. Elias Patoucheas
Charles River Realty Group, LLC
PO Box 262
Norwood, MA 02062

***RE: Phase I and II Environmental Site Assessment:
8 & 14 Sheafe Street, 615 Hammond Street and 545 Heath Street
Brookline, Massachusetts***

Dear Mr. Truong and Patoucheas:

Lord Environmental, Inc. has completed a combined Phase I & II Environmental Site Assessment of the above-referenced properties (the "Site"). Environmental investigations were completed in accordance with standard industry practice, the ASTM E 1527-21 site assessment standard entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", the ASTM E-1903-97 Phase II Process, applicable regulations as defined by Chapter 21E of the Massachusetts General Laws, and the Massachusetts Contingency Plan (MCP, 310 CMR 40.0000).

In summary of our Phase I Environmental Site Assessment, the following potential Recognized Environmental Conditions (RECs) were identified:

1. Two fill pipes and two vent pipes, indicative of storage tanks, are located outside the north side of the 14 Sheafe Street building. It was not possible to ascertain their function. It is possible they served underground storage tanks that were previously reported to have been removed. No further information regarding the use of these pipes was obtained during this assessment.
2. Within the garage at 14 Sheafe Street, a manhole cover is present on the basement floor and a pipe was observed extending into the floor near the northern portion of the building. Additionally, a pipe was observed extending from the asphalt driveway/parking lot in the western portion of 8 Sheafe Street. The owner (Mr. Hynes) stated that he does not know the use of the pipes or the manhole.

The following Historic Recognized Environmental Condition (HREC) was identified:
Petroleum-impacted soil in the area of a former vehicle lift in the garage at 14 Sheafe Street was

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identified. Excavation of the soil was completed in 1997 and subsequent soil analyses indicated that sufficient cleanup activities had been completed to meet applicable Massachusetts Department of Environmental Protection (MADEP) standards.

Based on these conditions and site history, a subsurface investigation was completed that included the performance of test borings and groundwater monitoring well installation. Laboratory analyses of soil and groundwater samples did not detect any analytes above any Reportable Concentrations.

Please refer to the attached report for specific details and findings of our assessment. We appreciate the opportunity to have provided our professional environmental consulting and analytical services.

Sincerely,
LORD ENVIRONMENTAL, INC.



Ralph Tella, CHMM, LSP
President



Jonathon D. Puliafico, CPG
Senior Project Manager

Enc.: Phase I / II ESA