

SECTION 8

EXISTING SITE CONDITIONS

Section 2.4 – Narrative to Accompany Documentation Regarding Site Characteristics/Constraints

1521 BEACON STREET

The subject site consists of two parcels of land which were deeded from the Roman Catholic Archbishop of Boston to Alexander A. Argiros, Trustee of Waban AMA Realty Ventures Nominee Trust by a deed dated December 11, 2013 and recorded at the Middlesex South Registry of Deeds. The site contains approximately 70,335 square feet of land¹ and contains a building formerly used as a church as well as a parking area. The site fronts Short Street and Karen Road. Neither the church nor the parking area have been actively used since 2013. The parking area is paved. A driveway on Karen Road provides access to the site. There is no access from Short Street.

The locus is abutted to the North by Karen Road, to the East by several residential properties including 38 Karen Road, 587 Chestnut Street and 599 Chestnut Street, to the South by Short Street, and to the West by several residential properties including 1535 Beacon Street and 15 Montclair Road.

The existing ground surface across the site is gently sloped, varying from about Elevation 105-103 along the Short Street frontage to Elevation 100 along the Karen Road frontage. The majority of the existing site drainage flows to the middle of the site where it enters the City of Newton's drain.

Approximately 75% of the existing site consists of impervious areas consisting of the existing building and asphalt parking lot. The remaining 25% of the site consists of grass areas with some plantings and brush.

Municipal water and sewer service the site. Electric, cable, telephone and gas services are available from both Short Street and Karen Road.

The locus is subject to a drain easement which is shown on the plan entitled "Proposed Building and Utility Locations" prepared by Verne T. Porter, Jr., PLS and dated December 18, 2015 and submitted herewith. The easement runs from Karen Road across the locus to Short Street.

¹ The 2013 deed describes the site as containing 69,050 square feet of land, and a survey commissioned by the applicant in 2013 shows 70,335 square feet of land. We have elected to utilize the latter calculation for planning purposes as it is presumably more accurate.

January 10, 2014

Jay P. Dilorio
Senior Vice President
Commercial Lending
Northern Bank & Trust Company
275 Mishawum Road
Woburn, MA 01801

**Re: Environmental Database Review
1521 Beacon Street
Newton, Massachusetts, 02468
EBI Project No. 11140101**

Dear Mr. Dilorio:

EBI Consulting (EBI) is pleased to present the findings of this Environmental Database Review for the property located at 1521 Beacon Street in Newton, Massachusetts, herein referred to as the Subject Property. A review of standard environmental databases maintained by Federal, state, and tribal offices was completed through Environmental Data Resources, Inc. (EDR) of Milford, Connecticut. The databases were searched for properties with reported environmental conditions located within approximate minimum search distances as specified by ASTM Standard E 1527-13, by using geocoding information that identified the coordinates of the properties in the databases or by checking the street addresses of practically reviewable non-geocoded "orphan" properties within the same zip code. The EDR Report, dated January 08, 2014, is presented as an attachment to this report.

The database report identified 20 "orphan sites." Orphan sites are those sites that could not be accurately mapped or geocoded due to inadequate location information. EBI attempted to locate these facilities through alternate web-based mapping technologies and/or available environmental databases. Based on this research, EBI did not identify listed orphan sites within the approximate minimum search distances that are considered likely to have impacted the Subject property.

It should be noted that plotted locations of listed sites are not always accurate. With regard to listings that are determined or suspected to be inaccurate, based upon information from alternate available sources, EBI uses the best available data when evaluating the location of listed sites discussed below.

1.0 DATABASE SUMMARY

The following table provides a summary of the findings of the environmental database report. Specific properties identified within the database report are further discussed below.

SUMMARY OF FEDERAL, STATE, AND TRIBAL AGENCY DATABASE FINDINGS			
Regulatory Database	Approximate Minimum Search Distance	Subject Property Listed	Off-site Listings Within Search Distance
Federal NPL Sites	1.0 mile	No	0
Federal Delisted NPL Sites	0.5 mile	No	0
Federal CERCLIS Sites	0.5 mile	No	0
Federal CERCLIS NFRAP Sites	0.5 mile	No	0
Federal RCRA CORRACTS Sites	1.0 mile	No	0
Federal RCRA non-CORRACTS TSD Sites	0.5 mile	No	0
Federal RCRA Generators Sites	Property & Adjoining	No	0
Federal Engineering / Institutional Control Sites	0.5 mile	No	0
Federal ERNS Sites	Property	No	NA
State and Tribal equivalent NPL / CERCLIS Sites	1.0 / 0.5 mile	No	25
State and Tribal Spills Sites	Property	No	NA
State and Tribal Landfill or Solid Waste Disposal Sites	0.5 mile	No	0
State and Tribal Leaking Storage Tank Sites	0.5 mile	No	4
State and Tribal Registered Storage Tank Sites	Property & Adjoining	No	0
State and Tribal Engineering / Institutional Control Sites	0.5 mile	No	0
State and Tribal Voluntary Cleanup Sites	0.5 mile	No	0
State and Tribal Brownfield Sites	0.5 mile	No	0

1.1 Federal Agency Database Records

National Priority List (NPL)

The NPL database, also known as the Superfund List, is a subset of CERCLIS and identifies sites that are ranked as high priority for remedial action under the Federal Superfund Act. Neither the Subject Property nor any sites located within 1.0 mile of the Subject Property were identified on the NPL.

Delisted National Priority List (NPL)

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on the Delisted NPL database.

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

CERCLIS contains data regarding potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability ACT (CERCLA). CERCLIS contains sites that are included on the National Priority List (NPL), as well as sites which are in the screening and assessment phase for possible inclusion on the NPL. Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on the CERCLIS database.

CERCLIS – No Further Remedial Action Planned (CERCLIS-NFRAP)

As of February 1995, CERCLIS sites designated as No Further Remedial Action Planned (NFRAP) have been removed from the CERCLIS list. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed without the need for the site to be placed on the NPL, or the contamination was not considered sufficient to warrant Federal Superfund action or NPL consideration. Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on the CERCLIS-NFRAP database.

Resource Conservation and Recovery Act (RCRA) – Corrective Action Tracking System (CORRACTS)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information regarding sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. The RCRA-CORRACTS database identifies TSD facilities that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA. Neither the Subject Property nor any sites located within 1.0 mile of the Subject Property were identified on the RCRA CORRACTS database.

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) Facilities

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) facilities are required to register hazardous waste activity under the Resource Conservation and Recovery Act (RCRA). Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on the RCRA non-CORRACTS TSD database.

RCRA Hazardous Waste Generators

Hazardous waste generators tracked under the Resource Conservation and Recovery Act (RCRA) are classified as either Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQG). A RCRA-LQG is defined as a facility that generates over 1,000 kilograms (Kg) of hazardous waste, or over 1 Kg of acutely hazardous waste per month. A RCRA-SQG is defined as a facility that generates between 100 Kg and 1,000 Kg of hazardous waste per month. A RCRA-CESQG is defined as a facility that generates less than 100 Kg of hazardous waste, or less than 1 Kg of acutely hazardous waste per month. Neither the Subject Property nor any adjoining properties were identified on the RCRA Generator database.

Federal Engineering Control / Institutional Control Registries

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on Federal Engineering Control or Institutional Control Registries.

Emergency Response Notification System (ERNS)

ERNS is a national database used to collect information regarding reported releases of petroleum products and/or hazardous substances. The database contains information from spill reports submitted to Federal agencies, including the EPA, the U.S. Coast Guard, the National Response Center, and the U.S. Department of Transportation. A review of this database was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property was not identified on the ERNS database.

I.2 State and Tribal Agency Database Records

State and Tribal equivalent NPL Sites and CERCLIS Sites

State and tribal equivalent NPL and CERCLIS databases were searched for sites located within 1.0 mile and 0.5 mile of the Subject Property, respectively. The Subject Property was not identified on state and/or tribal databases. However, 117 sites located within the specified minimum search distances were identified on state and/or tribal databases. Of the 25 listed sites, 19 sites are located greater than 0.5 miles from the Subject Property, and based on that distance and various factors including an urban setting, topographic relations, the expected groundwater flow direction, medium impacted and/or regulatory status; these sites are not anticipated to impact the Subject Property. The remaining six sites have issued Response Action Outcome (RAO) statements to the Massachusetts Department of Environmental Protection (MADEP). An RAO statement issued to the MADEP asserts that response actions were sufficient to achieve a level of no significant risk or at least ensure that all substantial hazards were eliminated. Based the current regulatory status, these sites are not suspected to represent an environmental concern to the Subject Property.

State and Tribal Spills Sites (Spills)

A review of available Spills databases was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property was not identified on the Spills database.

State and Tribal Landfill Sites and Solid Waste Disposal Sites

The state and tribal landfill and solid waste disposal site databases identify active or inactive landfill and transfer station facilities, as well as open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on state or tribal landfill and solid waste disposal site databases.

State and Tribal Leaking Storage Tank Sites

Leaking Storage Tank Sites are properties where releases of hazardous substances or petroleum products from underground storage tanks (USTs) and/or aboveground storage tanks (ASTs) have been identified and reported to state, tribal, or local agencies. The Subject Property was not identified on Leaking Storage Tank databases. However, four sites located within 0.5 mile of the Subject Property were identified on Leaking Storage Tank databases. The listed sites have issued RAO statements to the MADEP. An RAO statement issued to the MADEP asserts that response actions were sufficient to achieve a level of no significant risk or at least ensure that all substantial hazards were eliminated, and on this basis are not suspected to represent an environmental concern to the Subject Property.

State and Tribal Registered Storage Tanks

Neither the Subject Property nor any adjoining properties were identified on state or tribal Registered Storage Tank databases.

State and Tribal Engineering Control / Institutional Control Registries

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on state or tribal Engineering Control or Institutional Control Registries.

State and Tribal Voluntary Cleanup Sites

Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on state or tribal Voluntary Cleanup Site databases.

State and Tribal Brownfield Sites

Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on state or tribal Brownfield Sites databases.

2.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon review of the EDR Database Report, EBI has not identified sites within the specified distances that may be considered likely to have impacted conditions at the Subject Property. No further action is recommended.

This report is addressed to Northern Bank and Trust Company and such other persons as may be designated by Northern Bank and Trust Company and their respective successors and assigns.

Reliance on the report and the information contained herein shall mean (i) the report may be relied upon by Northern Bank and Trust Company, in determining whether to make a loan evidenced by a note secured by the Subject Property ("the Mortgage Loan"); (ii) the report may be relied upon by any loan purchaser in determining whether to purchase the Mortgage Loan from Northern Bank and Trust Company, or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan, and any rating agency rating securities representing an interest in the Mortgage Loan or backed or secured by the Mortgage Loan; (iii) the report may be referred to in and included, in whole or in part, with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan; (iv) the report speaks only as of its date in the absence of a specific written update of the report signed and delivered by EBI Consulting.

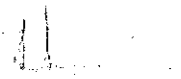
There are no intended or unintended third party beneficiaries to this report, except as expressly stated herein.

EBI is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the report or on the closing of any business transaction.

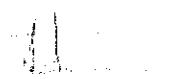
Please note that a physical inspection of the Subject Property was not conducted and that EBI does not render any opinion regarding past or present on-site environmental conditions. This Environmental Database Review did not include historical, municipal or regulatory research, land title research, or interviews, or any sampling (i.e., asbestos, lead-based paint, radon, lead in drinking water, soil, ground water, indoor air, or surface water). Additionally, this Environmental Database Review does not permit Northern Bank and Trust Company to satisfy the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the Subject Property consistent with good commercial or customary practice" as defined in 42 U.S.C. § 9601(35)(B).

EBI thanks you for the opportunity to provide environmental consulting services to Northern Bank and Trust Company. Should you have any questions or require additional information, please do not hesitate to contact the undersigned at (617) 715-1868.

Sincerely,
EBI CONSULTING



Sean Dunn
Author/Senior Scientist



Sean Dunn
Reviewer/Senior Scientist
(617) 715-1868



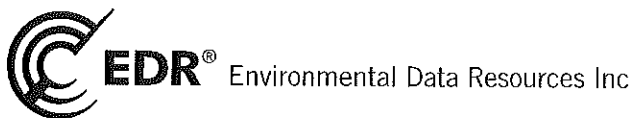
Brandon Weber
Account Executive

Attachment: EDR Database Report, dated January 8, 2014

1521 Beacon Street
1521 Beacon Street
Newton, MA 02468

Inquiry Number: 03826042.1r
January 08, 2014

The EDR Radius Map™ Report with GeoCheck®



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Milford, CT 06461
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