HALEY ALDRICH

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REPORT ON

ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT
93-99 BISHOP ALLEN DRIVE
CAMBRIDGE, MASSACHUSETTS

by
Haley & Aldrich, Inc.
Boston, Massachusetts

for
Cambridge Redevelopment Authority
Cambridge, Massachusetts

File No. 133815-002
June 2019

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24 June 2019
File No. 133815-002

Cambridge Redevelopment Authority
255 Main Street, 8th Floor
Cambridge, Massachusetts 02142

Attention: Alexandra Levering

Subject: ASTM Phase I Environmental Site Assessment
93-99 Bishop Allen Drive
Cambridge, Massachusetts

Ladies and Gentlemen:

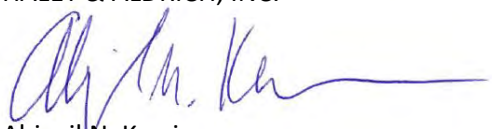
The enclosed report presents the results of a Phase I Environmental Site Assessment (Phase I) conducted at the above-referenced property, located at 93-99 Bishop Allen Drive, in Cambridge, Massachusetts (herein referred to as the "subject site"). This work was performed by Haley & Aldrich, Inc. (Haley & Aldrich), in accordance with our proposal to Cambridge Redevelopment Authority dated 3 May 2019 ("Agreement") as authorized on 3 May 2019. This Phase I was conducted in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process as referenced in 40 Code of Federal Regulations (CFR) Part 312 (the All Appropriate Inquiries [AAI] Rule).

The objective of a Phase I is to assess whether known and suspect "recognized environmental conditions" (REC), historical RECs (HREC), or controlled RECs (CREC) are associated with the subject site, as defined in the ASTM E 1527-13 Standard.

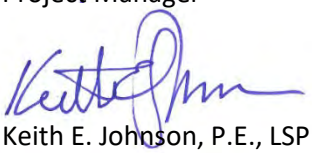
This Phase I has revealed no evidence of RECs associated with the subject site.

Thank you for the opportunity to perform these services for you. Please do not hesitate to contact us if you have any questions or comments.

Sincerely yours,
HALEY & ALDRICH, INC.



Abigail N. Kerrigan
Project Manager



Keith E. Johnson, P.E., LSP
Associate

Enclosures

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Executive Summary

Haley & Aldrich, Inc. (Haley & Aldrich) has performed a Phase I Environmental Site Assessment (Phase I) of the 93-99 Bishop Allen Drive property in Cambridge, Massachusetts (herein referred to as the "subject site"). The scope of work is described and conditioned by our proposal dated 3 May 2019. This Phase I was performed for the Cambridge Redevelopment Authority who seeks to acquire the subject site. This Phase I was performed in conformance with the scope and limitations of the ASTM E 1527-13 Standard and All Appropriate Inquiries (AAI) Rule[1]. Deviations from this Standard are described in Section 1.4 of this report.

SUBJECT SITE DESCRIPTION

The subject site consists of three lots of land totaling approximately 8,842 square feet and is occupied by a three-story brick commercial building with a walkup first floor and a half level below grade occupied basement. Surrounding land use is commercial and residential. A limited area of paved parking is located in the northern portion of the subject site and is accessed from Essex Street.

OBJECTIVE

The objective of a Phase I is to assess whether "recognized environmental conditions" (REC), historical RECs (HREC), and controlled RECs (CREC) are associated with the subject site. Our conclusions are intended to help the user evaluate the "business environmental risk" associated with the subject site. Our opinion regarding a REC's potential impact on the subject site is based on the scope of our work, the information obtained during the course of our work, the conditions prevailing at the time our work was performed, the applicable regulatory requirements in effect at the time our work was performed, our experience evaluating similar sites, and on our understanding of the client's proposed acquisition of the subject site.

RECOGNIZED ENVIRONMENTAL CONDITIONS

The ASTM E 1527-13 Standard defines an REC in part as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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."

RECs were not identified in connection with the subject site.

CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

The ASTM E 1527-13 Standard defines a CREC as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction

[1] American Society for Testing and Materials (ASTM) E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process as referenced in 40 Code of Federal Regulations (CFR) Part 312 (the All Appropriate Inquiries [AAI] Rule) ("ASTM E 1527-13 Standard"). Specified terms as are used in ASTM E 1527-13 are highlighted in blue in this report and defined in the Glossary at the end of the report text.

of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

CRECs were not identified in connection with the subject site.

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

The ASTM E 1527-13 Standard defines an HREC as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

HRECs were not identified in connection with the subject site.

SUMMARY AND RECOMMENDATIONS

We did not identify RECs, HRECs, or CRECs during this Phase I. Further assessment is not recommended at this time.

The remainder of this report contains additional information regarding the Phase I, the resulting findings summarized above, and limitations affecting this report.