



Property Solutions INC.
Environmental & Engineering Consulting

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PHASE I ENVIRONMENTAL ASSESSMENT

of

Hancock Village - Phase 4
224 Independence Drive
Chestnut Hill, Middlesex County, Massachusetts 02467

Prepared for:

Capmark Finance Inc.
230 Half Mile Road
Red Bank, New Jersey 07701

Prepared by:

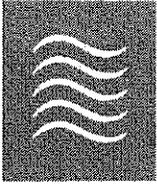
Property Solutions Incorporated
31A Northfield Avenue
Edison, New Jersey 08837

Draft: September 12, 2007
Final: January 7, 2008

Property Solutions Project No. 20074273

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31A Northfield Avenue • Edison, New Jersey 08837 • 732-417-0999 • Fax 732-417-0626

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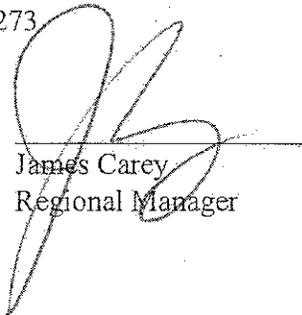
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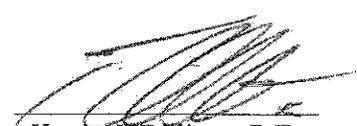
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31A Northfield Avenue
Edison, New Jersey 08837

Date: JAN 07 2008

Property Solutions Project No. 20074273


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Regional Manager


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PROJECT SUMMARY

Client Name	Capmark Finance Inc.	Property Visit Date	July 10, 2007
Client Contact	Mr. Robert Lipson	Date of Construction	1946
Property Solutions Project No.	20074273	No. Bldgs./Units	12 Bldgs. / 158 Units
Property Solutions Project Manager	Mr. Tim Biercz	No. of Stories	2 Stories
Phone No.	(732) 417-0999 Ext. 217	Bldg. Square Footage	141,630 square feet
Email	tbiercz@propertysolutionsinc.com	Property Acreage:	14.58 acres
Property Name	Hancock Village - Phase 4	Basement/ Slab-on-grade	Slab-on-grade
Property Address	224 Independence Drive	Property History	Undeveloped
Property Town, County, State	Chestnut Hill, Middlesex County, MA	Other Improvements	None
Property Identification	Parcel ID 2006994000	Property Use	Residential

	No Further Action	REC	HREC	ASTM Non-scope considerations	Opinion of Probable Cost	Refer to Section
Property Operations	X					2.3
Neighboring Properties	X					4.11
Historical Review	X					4.10
Previous Reports				(2)		4.10.6
Regulatory Review	X					4.11.2
USTs			(1)			4.3.1
ASTs	X					4.3.2
PCBs	X					4.6
Chemicals/Hazardous Materials/Raw Materials	X					4.2.1
Waste Generation/Disposal	X					4.2.2
Stressed Vegetation, Staining, and Odors	X					4.2.5
Surficial Disturbances	X					4.2.6
ACMs				(3)		4.1
Radon	X					4.9
Lead-Based Paint				(4)		4.4
Lead in Drinking Water	X					4.5
Other	X					

Notes / Recommendations: To understand the property and report, you must read the Executive Summary and complete report.

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Historical Recognized Environmental Condition

The following historical recognized environmental condition was identified at the subject property based on the findings provided in this report:

- (1) Based on a review of the previous report, Environmental, Structural, Electrical and Mechanical Site Assessment (FSL Associates, December 22, 1997), the subject property formerly utilized two 10,000-gallon No. 4 heating oil USTs located in the Sherman Road Boiler House. Property Solutions did not observe the Sherman Road Boiler House during the property visit.

Property Solutions was provided with the application and permit for the removal of the USTs from the subject property. Both documents, provided by the City of Boston Fire Department, are dated March 19, 1993. The permit number is 2723. The removal permit states that per 502 CMR 3.03 (10), there was no evidence of soil contamination. The permit is signed by an inspector from the fire department and dated March 23, 1993. A copy of the documents is provided in Appendix G.

Based on the removal documentation provided by the City of Boston Fire Department, the former USTs are not expected to have impacted the subject property. No further action is warranted at this time. The former heating oil USTs are considered historical recognized environmental conditions.

ASTM Non-Scope Considerations

The following ASTM non-scope considerations were identified at the subject property based on the findings provided in this report:

- (2) Based on a review of the previous report, Environmental, Structural, Electrical and Mechanical Site Assessment (FSL Associates, December 22, 1997), the subject property formerly contained two 10,000-gallon heating oil USTs. The tanks were part of the former heating system, located in the Sherman Road Boiler House. The tanks were reported to be removed in 1992. At the time the previous report was written, no closure documentation was provided. As a result, a subsurface investigation was conducted and based on the results of the investigation; the report recommends "test borings to further determine the status of the former USTs at Sherman Road Plant." The previous report also includes additional areas of concern for further investigation but these areas are located on the northern adjacent property, which is not included as part of Property Solutions' report.

Property Solutions recommends being provided with the attachments for the previous report and all information relating to the subsurface investigation conducted by FSL at the subject property. Property Solutions was provided with closure documentation for the USTs from the City of Boston Fire Department, but no sampling was conducted as part of the closure. The Massachusetts Department of Environmental Protection (MADEP) does not require sampling if the fire department inspector notes no evidence of soil contamination [502 CMR 3.03 (10)]. The removal permit notes no soil contamination was observed. Property Solutions recommends being provided with a summary of the subsurface investigation conducted by FSL to determine if environmental impacts were discovered during their investigation of the former USTs.

- (3) Based on the limited visual review conducted by Property Solutions, presumed asbestos-containing vinyl floor tile and mastic, as well as suspect asbestos-containing drywall and joint compound were identified at the subject property. These materials were observed to be in an overall undamaged condition at the time of the property visit.

Property Solutions recommends that prior to the performance of any renovations, remodeling, demolition, or repairs by the in-house maintenance or engineering staff or outside contractors, verification sampling of PACM and SACM in the proposed work areas should be performed to ensure that no ACM will be impacted by work activities. Any abatement or removal of asbestos-containing materials must be performed in accordance with applicable federal, state, and local regulations.

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Currently, there are no regulations requiring the removal of ACM unless it will be disturbed during renovation, repairs, or demolition. The USEPA recommends that as long as the ACM does not pose an imminent health threat, the materials can be managed under an Operations and Maintenance (O&M) Plan. Property Solutions recommends that an Asbestos-Containing Materials O&M Plan be developed and implemented at the subject property.

- (4) Based on the dates of construction of the subject buildings (1946), there is a potential that lead-based paints (LBPs) were used during building construction. This section is for overview purposes only and was not a lead evaluation or comprehensive survey for regulatory submission or predemolition/renovation.

Review of 24 CFR 35 (Lead-Based Paint Poisoning Prevention in Certain Residential Structures)- Subpart A (Disclosure of Known Lead-Based Paint Hazards Upon Sale or Lease of Residential Property)-Section 35.88 (Disclosure Requirements for sellers and lessors), Section 35.90 (Opportunity to conduct an evaluation) and Section 35.92 (Certification and acknowledgement of disclosure) reveals the following:

This Subpart applies to the leasing or selling of target housing; which is defined as housing constructed prior to 1978. Therefore, per the definitions of this Subpart, the subject property is considered target housing.

It is the responsibility of the owner of the subject property and the Lead Program Manager (LPM) to be knowledgeable and mindful of current lead disclosure regulations. It is also the responsibility of the owner and LPM to ensure that current lead disclosure regulations are complied with at the subject property.

Based on the above information, Property Solutions recommends that a Lead-Based Paint Operations and Maintenance Plan be developed and implemented at the subject property.

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1.0 SUMMARY

Freddie Mac Loan Number
Not provided

Seller/Service name
Capmark Finance Inc.

Seller/Service number
(732) 758-0004

Environmental consultant
Property Solutions Incorporated

Address
31A Northfield Avenue

City, State, Zip
Edison, New Jersey 08837

Telephone number
(732) 417-0999

Contact name
Mr. Tim Biercz

Report Date
January 7, 2008

Visit Date
July 10, 2007

Subject property name
Hancock Village - Phase 4

Address
224 Independence Drive

City, State, Zip
Chestnut Hill, Middlesex County, MA 02467

Borrower name
Chestnut Hill Realty

Address
Box 396

City, State, Zip
Chestnut Hill, Massachusetts 02467

Telephone number
(617) 323-8800 ext 330

Contact Name
Mr. Stephen Gladstone

Recommendation for the overall environmental condition of the subject property
 Acceptable Unacceptable Conduct additional investigation

ENVIRONMENTAL REPORT RESULTS					
Report Section	Environmental Issue	Acceptable	Operations & Maintenance Plan required	Additional Information Required	Report Page
4.1	Asbestos		X		10
4.2	Hazardous materials	X			12
4.3	Storage tanks			X	14
4.4	Lead-based paint (LBP)		X		14
4.5	Drinking water	X			16
4.6	Polychlorinated biphenyls (PCBs)	X			17
4.7	Prior use of subject property	X			17
4.8	Mold/Water Intrusion	X			17
4.9	Radon	X			18

- Attached environmental report**
- 2.0 Property Description
 - 3.0 Scope of Work
 - 4.0 Findings and Results
 - 5.0 Recommendations and Operation and Maintenance Programs
 - 6.0 References
 - 7.0 Attachments

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Consultant's Certification

On behalf of the environmental consultant, the undersigned hereby certifies that:

- The attached report was prepared by Property Solutions in accordance with applicable requirements in the Freddie Mac Multifamily Seller/Service Guide. The report was prepared in a manner consistent with generally accepted industry practices and standards. All information is true and correct, to the best of the undersigned's knowledge, and reflects the consultant's best professional opinion and judgment

Consulting firm name

Property Solutions Incorporated

Signature of authorized representative

January 7, 2008



Mr. Tim Biercz

Project Manager

2.0 PROPERTY DESCRIPTION

Property Solutions visited the subject property on July 10, 2007. Mr. Tim Biercz, Project Manager of Property Solutions was accompanied during the property visit by Mr. Michael Oldham, Assistant Property Manager for Chestnut Hill Realty. Mr. Oldham has been associated with the subject property for approximately three years. A Pre-Assessment Environmental Questionnaire was forwarded to Chestnut Hill Realty on July 5, 2007. The questionnaire was completed by Chestnut Hill Realty, but no individual name was provided.

Property Solutions did not encounter inaccessible areas during the property visit. However, Property Solutions did not observe a small section of the subject property along the southern property boundary. At the time of the property visit, Property Solutions was informed by Mr. Oldham that this area was not included as part of the subject property. This area includes the former Sherman Road Boiler House. Weather conditions at the time of the property visit consisted of sunny skies with an approximate outside air temperature of 85 degrees Fahrenheit.

Property Solutions observed the following areas during the property visit:

- Apartment Units:
 - 229 Independence Drive
 - 28, 46, 48, 64, 106, 210, 214 Sherman Road
- Trash reception rooms

Photographs taken during the property visit are included in Appendix B.

2.1 Property Location

Property Location	
Property Name	Hancock Village - Phase 4
Property Address	224 Independence Drive
Property Town, County, State	Chestnut Hill, Middlesex County, Massachusetts 02467
Property Tax Identification	Parcel ID 2006994000 (Boston Assessor)
Property Topographic Quadrangle	<u>Boston South, Massachusetts</u>
Nearest Intersection	VFW Parkway and Independence Drive
Area Description	Residential and commercial

An excerpt from the USGS 7.5-minute series topographic quadrangle map of Boston South, Massachusetts, locating the subject property, is included in Appendix A.

2.2 Property Description

Property Information	
Property Acreage	14.58 acres (Boston Assessor)
Property Shape	Irregular
Property Use	Residential
Number of Buildings	12
Number of Stories	Two
Date of Construction	1946
Building Square Footage	141,630 square feet
Basement/Slab-on-grade	Slab-on-grade
Number of Units	158
Ceiling Finishes	Drywall
Floor Finishes	Ceramic tile, wood, and vinyl tile
Wall Finishes	Drywall
HVAC	Electric and natural gas
Renovation Date	Ongoing
Renovation Description	Upgrading interior finishes and appliances in vacant apartment units
Vehicular Access	Via Independence Drive
Other Improvements	None
Property Coverage	Footprints of the subject buildings, associated parking areas, lawn areas, and landscaping

Unit Type	No. of Units
1-Bedroom	83
2-Bedroom	69
3-Bedroom	6

A property diagram of the subject property is included in Appendix A.

2.3 Property Operations

The subject property is utilized for residential purposes.

No industrial or manufacturing operations were observed at the subject property at the time of the property visit.

No environmental concerns were identified at the subject property based on the operations observed during the property visit.

2.4 Utilities

Property Solutions was informed by Mr. Michael Oldham, Assistant Property Manager for Chestnut Hill Realty, that the following companies and municipality currently provide utility services to the subject property:

Utility	Provider
Electricity	NSTAR
Natural Gas	Metromedia Energy
Sanitary Sewerage	City of Boston
Potable Water	Massachusetts Water Resources Authority
Solid Waste Removal	Allied Waste

2.5 Topography/Regional Drainage

Review of the United States Geological Survey (USGS) 7.5-minute series topographic quadrangle map of Boston South, Massachusetts reveals that the elevation of the subject property is approximately 50 feet above mean sea level. Topography in the vicinity of the subject property appears to decline to the southeast. Regional drainage appears to flow toward the southeast toward an unnamed stream, located approximately one-half mile southeast of the subject property.

A copy of the USGS 7.5-minute series topographic quadrangle map of Boston South, Massachusetts is included in Appendix A.

2.6 Underlying Formation

Based on a review of the map entitled Generalized Bedrock Geology Map of Norfolk and Suffolk Counties, Massachusetts (1989), prepared by the United States Department of Agriculture, Soil Conservation Service, the subject property is underlain by the Boston Basin Formation. The Boston Basin Formation consists of Proterozoic to earliest Paleozoic-Aged gray argillite and minor quartzite.

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2.7 Soils

Based on a review of the United States Department of Agriculture, Soil Conservation Service's Soil Survey of Norfolk and Suffolk Counties, Massachusetts (1989), soils in the area of the subject property are classified as Charlton-Hollis-Rock Outcrop complex, 15 to 25 percent slopes and Charlton-Hollis-Urban land complex, 3 to 15 percent slopes.

Charlton-Hollis-Rock Outcrop complex consist of moderately steep soils on upland hills, where underlying bedrock is near the surface. The deep well drained soils are located on side slopes and the shallow excessively drained soils are located on ridges and near rock outcrops. The depth to bedrock is reported at more than 60 inches in the Charlton soils and 10 to 20 inches in the Hollis soils.

Charlton-Hollis-Urban land complex consists of undulating and rolling soils and urban lands in uplands. The permeability is moderate or moderately rapid. The available water capacity for Charlton soils is moderate and a Hollis soil is low. The depth to bedrock is reported at more than 60 inches in the Charlton soils and 10 to 20 inches in the Hollis soils.

2.8 Groundwater

Based on a review of Ground Water Atlas of the United States Segment 12 (1995) prepared by the United States Geological Survey, the subject property is underlain by a crystalline rock aquifer. This type of aquifer covers most of the northeastern United States. In Massachusetts, the aquifer is made up of igneous and metamorphic rocks, which have a very small porosity rate. Because the hydraulic conductivity of the crystalline rocks is very low, the water does not penetrate the spaces between the mineral crystals but travels through secondary fractures and joints in the bedrock. The quality of water is suitable for most purposes. Acidity might cause corrosion of pipes and appliances.

Based on a review of the above-referenced document and the USGS topographic quadrangle map of Boston South, Massachusetts, it is expected that the depth to shallow groundwater is approximately 50 feet below ground surface (bgs). Local groundwater is expected to mirror local topography and migrate to the southeast.

2.9 Potential Wetlands and Flood Plains

No evidence of wetland areas was observed on the subject property during the property visit. Review of the United States Fish and Wildlife online Wetlands Mapper revealed that no delineated wetlands are located on the subject property.

Based upon the above information, wetland areas are not expected to be an environmental concern at this time. No further action is recommended.

A copy of the wetland map is included in Appendix A.

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Based on a review of the National Flood Insurance Program's Flood Insurance Rate Map (Community-Panel No. 2502860008C, dated April 1, 1982) for City of Boston, Massachusetts, the subject property is located in Flood Zone C. Flood Zone C is located outside the 500-year flood plain and has little potential for flooding.

2.10 Stormwater Runoff and Surface Water

The subject property is improved with the footprints of the subject buildings, two parking garages, and associated paved parking areas. The remainder of the subject property consists of limited landscaped and lawn areas. Stormwater runoff is expected to exit the subject property via overland flow and enter the municipal stormwater collection system via storm drains located within the subject property's parking areas and along local roadways. Stormwater is also expected to percolate through the landscaped and lawn areas.

The 1972 Amendments to the Federal Water Pollution Control Act (commonly known as the Clean Water Act [CWA]) prohibit the discharge of any pollutant to waters of the United States from a point source unless the discharge is authorized by a National Pollutant Discharge Elimination System (NPDES) permit. In 1987, the CWA was again amended by Congress to require implementation of a comprehensive national program for addressing problematic non-agricultural, non-point sources of stormwater discharge. The rules and regulations of the NPDES program are included in 40 CFR 122.26.

Stormwater permitting for a property is based on the property's Standard Industrial Classification (SIC) Code (category of industrial activity). However, the NPDES program includes a "no exposure" exemption for facilities within an applicable category of industrial activity. Based on 40 CFR 122.26 B(14), the subject property must obtain an NPDES Stormwater Discharge Permit only if material handling equipment or activities, raw materials, intermediate products, final products, waste materials, by-products, or industrial machinery is exposed to stormwater. As materials and activities described above are not associated with the subject property, stormwater permitting is not expected to be applicable at this time.

No surface water bodies (i.e., springs or swamps) were observed on the subject property.

Based upon the above information, stormwater runoff and surface water are not expected to be environmental concerns at this time. No further action is recommended at this time.

3.0 SCOPE OF WORK

This Phase I Environmental Assessment was conducted in accordance with the Freddie Mac Multi-family Seller/Service Guide, Chapter 13-Environmental Requirements, dated February 2006 as well as with industry-accepted practices, and American Society for Testing and Materials (ASTM) Standard E 1527-00. The work was authorized by the signed proposal (P21562) dated June 25, 2007.

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3.1 Asbestos-Containing Material

During the course of the property visit, Property Solutions performed a preliminary review of interior, accessible, visible areas of the subject buildings for the presence of suspect asbestos-containing materials (ACMs). This limited review was conducted for overview purposes only; additional suspect materials may exist in concealed locations (behind walls and ceilings, within machinery, etc.). The USEPA defines asbestos-containing material as material containing greater than one percent asbestos. This review was not a pre-demolition/renovation survey or for regulatory submittal purposes.

3.2 Hazardous Materials

Property Solutions visually reviewed the subject property for evidence of potentially hazardous material contamination, such as:

1. Chemicals, hazardous, and raw materials storage
2. Waste generation
3. Wells, sumps, pits, and floor drains
4. Lagoons, septic systems, and separators
5. Stressed vegetation, staining, and odors
6. Surficial disturbances
7. Air emissions
8. Discolored surface water
9. Stained, discolored, or malodorous drains
10. Roads or pathways with no apparent outlet or purpose
11. Groundwater monitoring wells

Property Solutions did not identify hazardous chemicals stored or used at the subject property.

3.3 Storage Tanks

Property Solutions visually reviewed the subject property for evidence of aboveground storage tanks (ASTs) and/or underground storage tanks (USTs). Property Solutions also determined whether ASTs and/or USTs exist or have existed in the past on the subject property and whether there is indication of leaking or prior discharges. Property Solutions visually reviewed the subject property for evidence of ASTs and USTs including:

1. Vaults that may contain tanks
2. Manhole covers associated with USTs
3. Fill or vent pipes
4. UST-sized patched areas of asphalt or cement
5. Pumping equipment
6. Manometers or other volumetric indicators
7. Leaks of petroleum or other products through cracks in exterior or retaining walls

Property Solutions contacted the United States Environmental Protection Agency (USEPA) and the Massachusetts Department of Environmental Protection regarding records of UST and/or AST installations or removals at the subject property. Property Solutions also contacted local officials, such as fire marshals or fire prevention officials.

Property Solutions reviewed information held by the state agency responsible for the inventory of UST registrations mandated by the Resource Conservation and Recovery Act (RCRA), generally the office of the State Fire Marshal.

Property Solutions also reviewed available fire insurance maps for evidence of USTs and/or ASTs historically located at the subject property. Property Solutions also checked information provided by the federal Leaking Underground Storage Tank (LUST) database to determine whether the subject property is included in the listing.

3.4 Lead-Based Paint

Property Solutions presumes LBP is present at the subject property based upon its date of construction and recommends that an Asbestos O&M Plan be implemented without testing for LBP.

3.5 Drinking Water Quality

Property Solutions identified and verified the drinking water supplier for the subject property. The subject property is on a municipal system and the drinking water does not need to be tested for lead or other impurities.

3.6 Polychlorinated Biphenyl Containing Equipment

Property Solutions inspected the subject property for equipment that may contain significant amounts of PCBs, such as hydraulic elevators and electrical transformers and capacitors. Fluorescent light ballasts need not be inspected. If PCB-containing equipment is found on the subject property, Property Solutions determined the owner and whether the equipment is leaking.

3.7 Prior Use Investigation

As part of the Phase I Environmental Assessment, Property Solutions determined the prior uses of the subject property, back to the period when the subject property was farmed or in its natural state, if practical. Particular attention was focused on identifying past owners or operations at the subject property that may have generated, treated, stored or disposed of solid, hazardous or radioactive wastes, substances or materials.

Property Solutions investigated all relevant information sources. The following list is of the information sources used in making this determination:

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1. Historical aerial photographs
2. Zoning, planning and other local officials
3. Building permits and other pertinent records
4. Interviews with persons familiar with the subject property

3.8 Neighborhood Hazardous Waste Activity Review

Property Solutions determined the potential impact on the subject property from hazardous waste activities at neighboring properties. Property Solutions reviewed the most recent information available on waste sites within one mile of the subject property.

4.0 FINDINGS AND RESULTS

4.1 Asbestos-Containing Materials

During the course of the property visit, Property Solutions performed a preliminary review of interior, accessible areas of the subject buildings for the presence of suspect asbestos-containing materials (ACMs). This limited review was conducted for overview purposes only; additional suspect materials may exist in concealed locations (behind walls and ceilings, within machinery, etc.). Also, not all suspect materials may have been sampled due to the condition or the location of the suspect materials. Destructive sampling of suspect ACMs was not performed. Suspect ACMs in an overall undamaged condition were not sampled, as that will damage the materials. Property Solutions will not be responsible for damaging materials or causing the materials to become friable. The USEPA defines asbestos-containing material as material containing greater than one percent asbestos. This review was not a pre-demolition/renovation survey or for regulatory submittal purposes.

Suspect and presumed ACMs were observed within the subject building during the property visit. The suspect and presumed ACMs are listed in the following tables.

Non-Friable Materials

Sample No.	Description of Material	Material Classification	Sample Location	Condition	Approx. Amount	% Asbestos/ Type
NS	Vinyl tiles	MISC	Kitchen in 46 Sherman Road Apt.	Undamaged	50 sq. ft.	NS-PACM
NS	Mastic	SURF	Throughout subject buildings	Undamaged	Not determined	NS-PACM
NS	Drywall and joint compound	MISC	Throughout subject buildings	Undamaged	Not determined	NS-SACM

NS - Not sampled

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SACM - Suspect asbestos-containing material per USEPA Green Book
PACM - Presumed asbestos-containing material per OSHA (pre-1981 construction)
Condition - Undamaged, slightly damaged, damaged, significantly damaged
MISC - Miscellaneous
SURF - Surfacing material

On September 30, 1994, the USEPA issued an Asbestos Sampling Bulletin, detailing new guidelines for the analysis of matrix building materials. The USEPA defines matrix building materials as multi-layered building materials such as vinyl asbestos floor tile, mastic and certain wall boarding. The USEPA recommends the use of transmission electron microscopy (TEM) when analysis of matrix building materials using the PLM method reveals non-detect levels of asbestos fibers. The improved method utilizing TEM analysis is able to detect thin asbestos fibers (i.e., <0.25 mm) that may have been undetectable under PLM analysis.

Based on the limited visual review conducted by Property Solutions, presumed asbestos-containing vinyl floor tile and mastic, as well as suspect asbestos-containing drywall and joint compound were identified at the subject property. These materials were observed to be in an overall undamaged condition at the time of the property visit.

Per the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 (Asbestos) (k) (Communication of Hazards), thermal system insulation, surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981, and have not been analytically tested in accordance with 29 CFR 1926.1101 (k) (5) and determined to be non-ACM, are to be presumed to contain asbestos.

It should be noted that 29 CFR 1926.1101 applies to work activities including demolition or salvage of structures where asbestos is present and construction, alteration, repair, maintenance, or renovation of structures, substrates, or portions thereof, that contain asbestos.

Review of 29 CFR 1926.1101 (k) (2) (Duties of Building and Facility Owners) reveals that building and/or facility owners must notify the following persons about the location and quantity of ACM and PACM at the work sites in their buildings and facilities:

- Prospective employers applying and bidding for work whose employees can be reasonably expected to work in or adjacent to areas containing ACM and/or PACM.
- Employees of the owner who will work in or adjacent to areas containing ACM and/or PACM.
- On multi-employer worksites, all employers of employees who will be performing work within or adjacent to areas containing ACM and/or PACM.
- Tenants who will occupy areas containing such material.

Property Solutions recommends that prior to the performance of any renovations, remodeling, demolition, or repairs by the in-house maintenance or engineering staff or outside contractors, verification sampling of PACM and SACM in the proposed work areas should be performed to ensure that no ACM will be impacted by work activities. Any abatement or removal of asbestos-

containing materials must be performed in accordance with applicable federal, state, and local regulations.

Based on the dates of construction of the subject buildings (1946), PACM and vinyl/asbestos flooring may be located on the subject property. As indicated above, per OSHA regulations (29 CFR 1926.1101 (k)), building owners are required, under certain circumstances, to notify maintenance people and all persons potentially exposed to PACM at the facility of the presence and location of materials that contain (or are presumed to contain) asbestos. Thermal system insulation, surfacing material, and asphalt/vinyl flooring materials that are present in a building constructed prior to 1981, and have not been analytically tested and determined to be non-ACM, are to be presumed to contain asbestos, and should be addressed in accordance with 29 CFR 1926.1101, as well as other applicable federal, state, and local regulations.

Currently, there are no regulations requiring the removal of ACM unless it will be disturbed during renovation, repairs, or demolition. The USEPA recommends that as long as the ACM does not pose an imminent health threat, the materials can be managed under an Operations and Maintenance (O&M) Plan. Property Solutions recommends that an Asbestos-Containing Materials O&M Plan be developed and implemented at the subject property.

4.2 Hazardous Materials

4.2.1 Chemical, Hazardous Materials, and Raw Materials Storage and Usage

Chemicals stored on the subject property are minimal quantities of domestic cleaning chemicals and paints. Based on observations made during the property visit, they are not expected to be an environmental concern to the subject property at this time.

4.2.2 Waste Generation, Storage, and Disposal

Solid waste generated at the subject property consisted of domestic municipal waste and recyclable materials. Solid waste at the subject property is stored in exterior dumpsters located on the subject property and removed from the property by Allied Waste. Sanitary waste generated at the subject property is discharged to the City of Boston sanitary sewerage system.

No evidence of hazardous waste generation, storage, or disposal was observed during the property visit. Mr. Oldham was not aware of hazardous waste generation on the subject property.

Based upon the above information, no further action is recommended.

4.2.3 Wells, Sumps, Pits, and Floor Drains

No wells, sumps, pits, or floor drains were observed on the subject property during the property visit. Mr. Oldham was not aware of wells, sumps, pits, or floor drains on the subject property.

Based on the above information, wells, sumps, pits, and floor drains are not expected to be an environmental concern at this time. No further action is recommended at this time.

4.2.4 Lagoons, Septic Systems, and Separators

No evidence of lagoons, septic systems, or separators was observed on the subject property during the property visit.

Based upon the above information, lagoons, septic systems, and separators are not expected to be environmental concerns at this time. No further action is recommended at this time.

4.2.5 Stressed Vegetation, Staining, and Odors

No evidence of stressed vegetation, staining, or odors was noted on the subject property during the property visit.

Based upon the above information, no further action is recommended.

4.2.6 Surficial Disturbance

No evidence of surficial disturbances was observed on the subject property during the property visit.

Based upon the above information, no further action is recommended.

4.2.7 Air Emissions

No major air emissions sources were identified at the subject property during the property visit.

Based upon the above information, no further action is recommended.

4.3 Storage Tanks

4.3.1 Underground Storage Tanks

No evidence of underground storage tanks (USTs) was observed on the subject property during the property visit. Mr. Oldham was not aware of USTs on the subject property.

Based on a review of the previous report, the subject property formerly utilized two 10,000-gallon No. 4 heating oil USTs, located in the Sherman Road Boiler House. Property Solutions did not observe the Sherman Road Boiler House during the property visit.

Property Solutions was provided with the application and permit for the removal of the USTs from the subject property. Both documents, provided by the City of Boston Fire Department, are dated March 19, 1993. The permit number is 2723. The removal permit states that per 502 CMR 3.03 (10), there was no evidence of soil contamination. The permit is signed by an inspector from the fire department and dated March 23, 1993. A copy of the document is provided in Appendix H.

Based on the removal documentation provided by the City of Boston Fire Department, the former USTs are not expected to have impacted the subject property. No further action is warranted at this time. The former heating oil USTs are considered historical recognized environmental conditions.

4.3.2 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were observed on the subject property during the property visit. Mr. Oldham was not aware of ASTs on the subject property.

Based upon the above information, no further action is recommended.

4.4 Lead-Based Paint

Based on the dates of construction of the subject buildings (1946), there is a potential that lead-based paints (LBPs) were used during building construction. This section is for overview purposes only and was not a lead evaluation or comprehensive survey for regulatory submission or predemolition/renovation.

Painted surfaces within the subject buildings were generally observed to be in undamaged condition. At the request of the client, samples of potential LBPs were not collected. LBP is assumed to be present at the subject property.

Property Solutions was provided with a document from Chestnut Hill Realty entitled "Hancock Village—Lead Paint Log". The document summarizes the apartment units that have had lead paint inspections and abatement activities at the subject property. According to the document, only eleven of the units have not had lead paint inspections. All other units are reported as being in compliance. Property Solutions reviewed the Massachusetts Lead Inspection Database. The database includes the Massachusetts Childhood Lead Poisoning Prevention Program (MCLPPP) data of lead inspections for the state. There were no units of the subject property listed with violations.

Review of 24 CFR 35 (Lead-Based Paint Poisoning Prevention in Certain Residential Structures)-Subpart A (Disclosure of Known Lead-Based Paint Hazards Upon Sale or Lease of Residential Property)-Section 35.88 (Disclosure Requirements for sellers and lessors), Section 35.90 (Opportunity to conduct an evaluation) and Section 35.92 (Certification and acknowledgement of disclosure) reveals the following:

This Subpart applies to the leasing or selling of target housing; which is defined as housing constructed prior to 1978. Therefore, per the definitions of this Subpart, the subject property is considered target housing.

Section 35.88 of this Subpart indicates that the lessor or seller of target housing must provide lessee or purchaser with a USEPA-approved lead hazard information pamphlet; such as the USEPA document entitled Protect Your Family from Lead in Your Home (USEPA No. 747-K-94-001).

Section 35.88 indicates that the seller or lessor shall disclose to the purchaser or lessee the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold or leased, and that the seller or lessor shall provide the purchaser or lessee with any records or reports available to the seller or lessor pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold or leased.

Section 35.90 indicates that before a purchaser is obligated under any contract to purchase target housing, the seller shall permit the purchaser a 10-day period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Section 35.92 of this Subpart indicates that each contract to lease target housing (such as apartments within the subject property) shall include the following Lead Warning Statement:

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Section 35.92 of this Subpart indicates that each contract to sell target housing (such as apartments within the subject property) shall include the following Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Subparts B through R of the Lead-Based Paint Poisoning Prevention in Certain Residential Structures regulation (24 CFR 35) establish various operations and requirements regarding lead-based paint in target housing that is federally owned or received federal assistance. As of September 15, 2000, 24 CFR 35 Subpart G defines different requirements for multi-family target housing constructed before 1960 and target housing constructed after 1959 and before 1978. For multi-family target housing constructed before 1960, the regulations requires that a lead risk assessment be performed and requires interim controls of all identified lead-based paint hazards identified in the risk assessment. Additionally, an on-going lead-based paint maintenance plan must be incorporated into regular building operations. For multi-family target housing constructed after 1959, a lead risk assessment is not required; however, an on-going lead-based paint maintenance plan must be incorporated into regular building operations.

It is the responsibility of the owner of the subject property and the Lead Program Manager (LPM) to be knowledgeable and mindful of current lead disclosure regulations. It is also the responsibility of the owner and LPM to ensure that current lead disclosure regulations are complied with at the subject property.

Based on the above information, Property Solutions recommends that a Lead-Based Paint Operations and Maintenance Plan be developed and implemented at the subject property.

4.5 Drinking Water

Drinking water for the subject property is provided by the Massachusetts Water Resources Authority. The Massachusetts Water Resources Authority was required to perform system-wide lead screening of their water system starting in 1992, under the USEPA "Lead and Copper Regulations" (Federal Register Volume 56, No. 26460). These regulations, promulgated in June 1991, require public water systems to perform screening and provide for public notification and corrective action to reduce the lead hazards present in the water system.

According to the Annual Report on Drinking Water Quality - 2005 prepared by the Massachusetts Water Resources Authority, Metro Boston and Metro West Communities, the Massachusetts Water Resources Authority public water supply has met the 90th percentile for the lead action level of 15 parts per billion (ppb), and is currently in compliance with the USEPA's Lead and Copper Regulations.

4.6 Polychlorinated Biphenyl-Containing Equipment

A visual review was conducted for the presence of electrical equipment that could contain polychlorinated biphenyls (PCBs), an environmentally regulated material used in dielectric fluid in some electrical equipment. NSTAR provides electrical service to the subject property.

During the property visit, Property Solutions observed a total of six pad-mounted transformers located on the subject property. There were no PCB labels or utility company markings on any of the transformers. No staining or leaks were observed in the vicinity of the transformers. All

transformers are owned by NSTAR.

Since the transformers are owned by NSTAR, and no spills or leaks were observed in the area of the transformers, these transformers are not expected to be an environmental concern at the subject property.

Based upon the above information, PCB-containing electrical equipment is not expected to be an environmental concern at this time. No further action is recommended at this time.

No evidence of hydraulic equipment was observed on the subject property during the property visit. Mr. Oldham was not aware of hydraulic equipment on the subject property.

Based upon the above information, no further action is recommended.

4.7 On-Property Dry Cleaners

No dry cleaning operations were observed at the subject property at the time of the property visit. Mr. Oldham was not aware of dry cleaning operations at the subject property.

No dry cleaners were identified during the historical review of the subject property. Mr. Oldham was unaware of historical dry cleaning operations at the subject property.

4.8 Mold/ Water Intrusion

Molds produce tiny spores to reproduce, which waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all molds and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture. In addition, mold growth may be a problem after flooding.

Standards or Threshold Limit Values (TLVs) for airborne concentrations of mold, or mold spores, have not been set. Currently, there are no USEPA regulations or standards for airborne mold contaminants.

No obvious visual evidence of mold, water intrusion, water damage, or standing water was observed in the interior portions of the subject building accessed by Property Solutions during the property visit. No musty odors indicative of a moisture problem or porous materials such as carpets and insulation in damp niches were observed during the property visit.

No botanical materials such as bark chips or potted plants in moist locations such as an atrium were observed during the property visit. No indoor water features such as fountains, indoor waterfalls, or indoor swimming pools were observed in the subject building. Ms. Oldham was unaware of reported

odor complaints, allergic reactions, or other symptoms possibly associated with mold growth. No problems evident in the building envelope or problematic conditions surrounding the air intake were observed. No operatives conducive to bioaerosol generation such as animal confinement operations, agricultural activities, or wetlands were observed on the subject property or adjacent properties.

This limited visual review was conducted for overview purposes only; mold may exist in concealed locations (behind walls, wallpaper, and ceilings, etc.).

Ms. Oldham was unaware of mold, water intrusion, water damage, standing water, or historic floods at the subject property. Property Solutions was provided with a document "Chestnut Hill Realty Corp. Mold/Mildew Policy and Procedures", which outlines the decontamination procedure and reporting requirements for maintenance staff if mold or mildew is encountered. Property Solutions recommends that the subject property continue to implement the procedures outlined in the document.

Based on the above information, no further investigation is recommended at this time regarding moisture and mold.

A copy of the mold and mildew procedures document is provided in Appendix G.

4.9 Radon

The subject property is located in Zone 2 (moderate radon potential) and Zone 3 (low radon potential) per the USEPA's Map of Radon Zones. According to the National Residential Radon Survey (1991), 162 canisters were placed at locations in Norfolk County, Massachusetts. The mean value was 4.1 picoCuries per Liter (pCi/L). In addition, 75 canisters were placed at locations in Suffolk County and the mean value was 1.7 picoCuries per Liter (pCi/L). The USEPA action level is 4.0 pCi/L.

Property Solutions conducted short-term radon testing at the subject property to document the actual radon gas concentrations present. Property Solutions placed one radon canister in the following apartment units: 46 Sherman Road and 64 Sherman Road. All radon canisters were placed on the first floor in the kitchen areas of the vacant apartments. The radon canisters were placed on July 10, 2007 and retrieved on July 12, 2007. The canisters were delivered under chain of custody procedures to AccuStar Labs of Medway, Massachusetts and were analyzed for radon in accordance with the USEPA Guidelines on Standard Operating Procedures for Analysis of Charcoal Canisters and the Indoor Radon and Radon Decay Product Measurements Protocols (USEPA 402-r-92-004, July 1992). This radon sampling was not comprehensive in nature. The sampling was for overview purposes only and not for regulatory agency submittal. The following table includes the results for the radon canisters, as reported by the analytical laboratory:

Sample ID	Radon Canister ID Number	Location	Concentration (pCi/L)
4273 – RAD-01	351582	46 Sherman Road - kitchen	< 0.4
4273 – RAD-02	351581	64 Sherman Road - kitchen	< 0.4

Analytical results are included in Appendix C.

The USEPA recommends in its guidance documents entitled A Citizen's Guide to Radon (May 1992) and Home Buyer's and Seller's Guide to Radon (March 1993) that if radon results are higher than the action level of 4.0 pCi/L, a follow-up, long-term test or a second short-term test should be conducted. For a better understanding of the year-round average radon level, the USEPA recommends long-term, follow-up testing. The USEPA-recommended action level for radon is 4.0 picoCuries per liter (pCi/L).

Radon concentrations for the subject property were determined to be less than 0.4 pCi/L for both of the tests conducted. All results were below the USEPA action level.

Based on the analytical results, no further action is recommended at this time.

4.10 Historical Property Information

4.10.1 City Directories

No city directories were reviewed as part of this investigation.

4.10.2 Aerial Photographs

Property Solutions ordered aerial photographs of the subject property and surrounding area for the years 1938, 1955, 1969, 1978, 1987 and 1995 from Environmental Data Resources Inc. of Milford, Connecticut. The aerial photographs were reviewed for evidence of environmental concerns on or near the subject property. The following is a discussion of the aerial photograph review:

1938: Review of the 1938 aerial photograph revealed that the subject property consisted of undeveloped land.

The northern, southern, and western adjacent properties are undeveloped land. The eastern adjacent property is improved with a roadway followed by small irregular-shaped structures.

1955: Review of the 1955 aerial photograph revealed that the subject property was improved with structures similar in size, shape, and orientation to the subject buildings observed during the property visit.

The northern adjacent property is improved with small irregular-shaped structures similar in size, shape, and orientation to the residential dwellings observed during the property visit. The southern adjacent property is improved with undeveloped land and a rectangular-shaped structure similar in size, shape, and orientation to the one observed during the property visit. The eastern adjacent property is improved with small irregular-shaped structures similar in size, shape, and orientation to the residential dwellings observed during the property visit. The western adjacent property is undeveloped.

1969: Review of the 1969 aerial photograph revealed no major changes to the subject property in comparison to the 1955 aerial photograph.

Review of the aerial photograph revealed no major changes to the adjacent properties in comparison to the 1955 aerial photograph.

1978: Review of the 1978 aerial photograph revealed no major changes to the subject property in comparison to the 1969 aerial photograph.

Review of the aerial photograph revealed no major changes to the adjacent properties in comparison to the 1969 aerial photograph.

1987: Review of the 1987 aerial photograph revealed no major changes to the subject property in comparison to the 1978 aerial photograph.

Review of the aerial photograph revealed no major changes to the adjacent properties in comparison to the 1978 aerial photograph.

1995: Review of the 1995 aerial photograph revealed no major changes to the subject property in comparison to the 1987 aerial photograph.

Review of the aerial photograph revealed no major changes to the adjacent properties in comparison to the 1987 aerial photograph.

Review of the aerial photographs revealed that the subject buildings were constructed after 1938 and prior to 1955. The aerial photographs revealed that the subject property consisted of undeveloped land prior to the construction of the subject buildings.

No evidence of environmental concern on or adjacent to the subject property was revealed during a review of the aerial photographs.

Copies of the aerial photographs are included in Appendix D.

4.10.3 Fire Insurance Maps

Property Solutions ordered fire insurance maps of the subject property and surrounding area for the years 1950, 1957, 1964, 1965, 1969, 1989, 1990, 1993, 1994, 1995 and 1996 from Environmental Data Resources Inc. of Milford, Connecticut. The fire insurance maps were reviewed for evidence of environmental concerns on or near the subject property. The following is a discussion of the fire insurance map review:

1950: Review of the 1950 fire insurance map revealed that the subject property consisted of structures similar in size, shape, and orientation to the subject buildings observed during the property visit.

The northern adjacent property is improved with irregular-shaped structures similar in size, shape, and orientation to the dwellings observed during the property visit. The southern adjacent property is undeveloped. The eastern adjacent property is improved with irregular-shaped structures similar in size, shape, and orientation to the residential and commercial buildings observed during the property visit. The western adjacent properties are not pictured on the fire insurance map.

1957: Review of the 1957 fire insurance map revealed that only a small portion of the northern section of the subject property is pictured. There are no significant changes to that section of the subject property compared to the 1950 map.

Review of the fire insurance map revealed that the eastern and southern adjacent properties are not pictured. Only the small northern portion of the western adjoining property is pictured, and there are no significant changes compared to the 1950 map.

There are no major changes to the northern adjacent property in comparison to the 1950 fire insurance map.

1964: Review of the 1964 fire insurance map revealed that there are no significant changes to the subject property compared to the 1957 fire insurance map.

Review of the fire insurance map revealed no significant changes to the southern portion of the northern adjacent property and no changes to the eastern adjacent properties compared to the 1957 fire insurance map. The southern and western adjacent properties are not pictured.

1965: Review of the 1965 fire insurance map revealed that there are no significant changes to the northern portion of the subject property compared to the 1964 fire insurance map.

Review of the fire insurance map revealed no significant changes to the northern portion of the eastern adjoining property and no changes to the northern adjacent property compared to the 1964 fire insurance map. The western and southern

properties are not pictured.

- 1969:** Review of the 1969 fire insurance map revealed that there are no significant changes to the subject property compared to the 1965 fire insurance map.

Review of the fire insurance map revealed no significant changes to the pictured neighboring properties compared to the 1965 fire insurance map.

- 1989:** Review of the 1989 fire insurance map revealed that there are no significant changes to the subject property compared to the 1969 fire insurance map.

Review of the fire insurance map revealed no significant changes to the northern and eastern adjacent properties compared to the 1969 fire insurance map. The western adjacent property is not pictured. The southern adjacent property is improved with an irregular-shaped structure labeled as Harvard Community Health Plan.

- 1990:** Review of the 1990 fire insurance map revealed that there are no significant changes to the subject property compared to the 1989 fire insurance map.

Review of the fire insurance map revealed no significant changes to the northern and eastern adjacent properties compared to the 1989 fire insurance map. The southern and western adjacent properties are not pictured.

- 1993:** Review of the 1993 fire insurance map revealed that there are no significant changes to the subject property compared to the 1990 fire insurance map.

Review of the fire insurance map revealed no significant changes to the northern and eastern adjacent properties compared to the 1990 fire insurance map. The southern and western adjacent properties are not pictured.

- 1994:** Review of the 1994 fire insurance map revealed that there are no significant changes to the subject property compared to the 1993 fire insurance map.

Review of the fire insurance map revealed no significant changes to the northern and eastern adjacent properties compared to the 1993 fire insurance map. The southern and western adjacent properties are not pictured.

- 1995:** Review of the 1995 fire insurance map revealed that there are no significant changes to the subject property compared to the 1994 fire insurance map.

Review of the fire insurance map revealed no significant changes to the northern and eastern adjacent properties compared to the 1994 fire insurance map. The southern and western adjacent properties are not pictured.

1996: Review of the 1996 fire insurance map revealed that there are no significant changes to the subject property compared to the 1995 fire insurance map.

Review of the fire insurance map revealed no significant changes to the northern and eastern adjacent properties compared to the 1995 fire insurance map. The southern and western adjacent properties are not pictured.

Review of the fire insurance maps revealed that the subject buildings were constructed prior to 1950. No environmental concerns were identified following the review of the fire insurance maps.

Copies of the fire insurance maps are included in Appendix E.

4.10.4 Topographic Quadrangle Map

Topographic Quadrangle Map Name	Boston South, Massachusetts
Year published	1987
Aerial photograph year map based on	1978
Year photorevised	Not photorevised
Aerial photograph year photorevision based on	Not applicable
Color of photorevisions	Not applicable
Description of Subject Property: Undeveloped.	
Description of Northerly Adjoining Property: Undeveloped.	
Description of Southerly Adjoining Property: Undeveloped.	
Description of Easterly Adjoining Property: Undeveloped.	
Description of Westerly Adjoining Property: Undeveloped.	

No environmental concerns were identified based upon a review of the Boston South, Massachusetts topographic quadrangle map.

A portion of the USGS 7.5-minute series topographic quadrangle map of Boston South, Massachusetts, which includes the subject property, is included in Appendix A.

4.10.5 Prior Use Interviews

Property Solutions interviewed Mr. Michael Oldham, Assistant Property Manager for Chestnut Hill Realty, regarding the prior history of the subject property. Mr. Oldham stated that he has been associated with the subject property for approximately three years. According to Mr. Oldham, the subject property was previously undeveloped land.

No environmental concerns were identified during the interview with Mr. Oldham.

4.10.6 Previous Reports and Plans

Property Solutions was provided with the following previous report:

- Environmental, Structural, Electrical, and Mechanical Site Assessment for Hancock Village, 300 Independence Drive, Boston, Massachusetts, prepared by FSL Associates (FSL) of Brighton, Massachusetts, prepared for Heller Financial, Inc. of New York, New York, and dated December 22, 1997.

A review of the Environmental, Structural, Electrical, and Mechanical Site Assessment for Hancock Village, 300 Independence Drive, Boston, Massachusetts revealed:

Based on the findings of the report, FSL did not identify any releases of oil and/or hazardous materials on the property or from neighboring properties that would indicate a potential environmental liability.

The report notes that the subject property formerly contained two 10,000-gallon heating oil USTs, located in the Sherman Road Boiler House. The tanks were reported to be removed in 1992. The subject property is currently serviced by natural gas. The report states that no closure documentation was provided for the USTs. The report recommended that soil borings be advanced to determine the potential environmental impacts associated with the former USTs. No sampling plan or analytical data was provided in the previous report, but in the subsurface observations section (Section 6.3), the report states "FSL found evidence that indicated additional test borings should be done on the site."

Based on a review of the previous report, the subject property formerly contained two 10,000-gallon heating oil USTs. The tanks were part of the former heating system, located in the Sherman Road Boiler House. The tanks were reported to be removed in 1992. At the time the previous report was written, no closure documentation was provided. A subsurface investigation was conducted and based on the results of the investigation; the report recommends "test borings to further determine the status of the former USTs at Sherman Road Plant." The report also includes additional areas of concern for further investigation but these areas are located on the northern adjacent property, which is not included as part of Property Solutions' report.

Property Solutions recommends being provided with the attachments for the previous report and all information relating to the subsurface investigation conducted by FSL at the subject property. Property Solutions was provided with closure documentation for the USTs from the City of Boston Fire Department, but no sampling was conducted as part of the closure. The MADEP does not require sampling if the fire department inspector notes no evidence of soil contamination [502 CMR 3.03 (10)]. The removal permit notes no soil contamination was observed. Property Solutions recommends being provided with a summary of the subsurface investigation conducted by FSL to determine if environmental impacts were

discovered during their investigation of the former USTs.

A copy of the previous report is included in Appendix F.

4.11 Neighborhood Hazardous Waste Activity Review

4.11.1 Neighboring Properties

Review of neighboring properties from the subject property and from public thoroughfares, and research of available information regarding the neighboring properties, were performed to identify evidence of environmental concern that could adversely impact the subject property. The subject property is located in a residential and commercial area of Chestnut Hill, Massachusetts.

Direction	Property	Address	Operations
North	Hancock Village – Phase 1, 2, & 3	224 Independence Drive	Residential dwellings
	D. Blakely Hoar Sanctuary	Not reported	Wildlife sanctuary
South	Harvard Vanguard Medical Associates	291 Independence Drive	Medical offices
East	Hancock Village – Phase 1, 2, & 3	224 Independence Drive	Residential dwellings
West	Hancock Woods	Not reported	Conservation land

Based on a review of neighboring properties from the subject property and from public thoroughfares, the neighboring properties do not appear to be of the type likely to pose a significant threat to the environmental condition of the subject property. The neighboring properties were not listed in any of the databases searched.

A property diagram including neighboring properties is included in Appendix A. Photographs including the neighboring properties are included in Appendix B.

4.11.2 Environmental Database Information

As part of the Phase I Environmental Assessment, Property Solutions utilized Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, as an information source for regulatory agency environmental database records. The environmental database was dated July 6, 2007.

Data supplied by EDR is included in Appendix G.

The following summary of the database information is divided into two columns. The first column lists sites as identified and located by EDR within the specified distance of the

subject property. The second column lists orphan sites, which could not be located by EDR due to incomplete and/or inaccurate address information included in the United States Environmental Protection Agency (USEPA)/state databases, which Property Solutions identified as potentially lying within the search distance.

Although the exact locations of the orphan sites are frequently unknown, Property Solutions attempts to evaluate the potential adverse environmental impact that these sites may have on the subject property. This evaluation consists of reviewing street names in an effort to learn whether the street on which the site is located lies within the search distance of the subject property, a drive-by view of surrounding properties during the site visit, and evaluating the site type and information provided by government agencies. The orphan sites included in the following table are those Property Solutions identified as potentially located within the identified search distance. A complete list of sites is included in Appendix G.

Environmental Database Summary

Database	Radius	Plottable	Orphan
National Priorities List	1 Mile	0	0
State/Tribal Hazardous Waste Sites	1 Mile	24	2
RCRA Corrective Action Treatment/Storage/Disposal (TSD) Facilities (CORRACTS)	1 Mile	0	0
Delisted National Priorities List	½ Mile	0	0
CERCLIS Sites	½ Mile	0	0
CERCLIS No Further Remedial Action Planned (NFRAP) Sites	½ Mile	0	0
RCRA Non-Corrective Action TSD Facilities	½ Mile	0	0
State/Tribal Voluntary Cleanup Sites	½ mile	0	0
State/Tribal Brownfield Sites/CERCLIS Equivalent	½ mile	0	0
State/Tribal Leaking Registered Storage Tank Sites	½ Mile	7	0
State/Tribal Solid Waste Landfill Sites/Facilities	½ Mile	0	0
Historic Landfills	½ Mile	0	0
RCRA Large Quantity Generators	Subject Property and Adjoining Properties	0	0
RCRA Small Quantity Generators	Subject Property and Adjoining Properties	0	0
State/Tribal Registered Storage Tank Sites	Subject Property and Adjoining Properties	0	0
Manifest	Subject Property	0	0
Spill/Release Sites	Subject Property	0	0
FINDS	Subject Property	0	0
Emergency Response Notification System	Subject Property	0	0

The following is a discussion of the database findings:
20074273

Subject and Adjoining Properties

The subject property and adjoining properties were not listed in the environmental database. The subject property and adjoining properties were not listed in the non-ASTM databases that were searched in the EDR database.

State/Tribal Hazardous Waste (SHW) Sites

There were 24 SHW sites listed in the environmental database, of which 16 are listed as being case-closed (Response action Outcome); therefore, they are not expected to have the potential to impact the subject property. Based on expected shallow groundwater gradient, four of the remaining SHW sites are located lateral or downgradient of the subject property; therefore, they are not expected to have the potential to impact the subject property. Specific information about each SHW site is listed in the database in Appendix G. The following SHW sites are located upgradient of the subject property and do not have a case-closed status.

1. Site Name: Brookline Newton (Chestnut Hill) Line
 Address: 33 Marthas Lane
 Brookline, Massachusetts
 Facility ID No.: 3-0025862
 Case No.: Not reported
 Distance: ½ - 1 mile
 Direction: Northwest
 Gradient: Upgradient
 Status: Unclassified
 Lead/ Contact: Not reported
 Potential for Impact: Low, due to distance

2. Site Name: Brookline Newton (Chestnut Hill) Line
 Address: 45 Marthas Lane
 Brookline, Massachusetts
 Facility ID No.: 3-0026417
 Case No.: Not reported
 Distance: ½ - 1 mile
 Direction: Northwest
 Gradient: Upgradient
 Status: Unclassified
 Lead/ Contact: Not reported
 Potential for Impact: Low, due to distance

3. Site Name: Brookline Newton (Chestnut Hill) Line
 Address: 31 Kensington Circle
 Brookline, Massachusetts
 Facility ID No.: 3-0026418
 Case No.: Not reported
 Distance: ½ - 1 mile
 Direction: Northwest
 Gradient: Upgradient
 Status: Unclassified
 Lead/ Contact: Not reported
 Potential for Impact: Low, due to distance
4. Site Name: Brookline Newton (Chestnut Hill) Line
 Address: 31 Kensington Circle
 Brookline, Massachusetts
 Facility ID No.: 3-0026416
 Case No.: Not reported
 Distance: ½ - 1 mile
 Direction: Northwest
 Gradient: Upgradient
 Status: Unclassified
 Lead/ Contact: Not reported
 Potential for Impact: Low, due to distance

Orphan SHW Sites

1. Site Name: No location aid
 Address: 12 Lagrange Street
 Chestnut Hill, Massachusetts
 Facility ID No.: 3-0019536
 Case No.: Not reported
 Distance: ½ - 1 mile
 Direction: Northwest
 Gradient: Upgradient
 Status: Release Action Outcome
 Lead/ Contact: Not reported
 Potential for Impact: Low, due to distance

2. Site Name: No location aid
 Address: 36A Hasting Street
 West Roxbury, Massachusetts
 Facility ID No.: 3-0020493
 Case No.: Not reported
 Distance: ½ - 1 mile
 Direction: South
 Gradient: Downgradient
 Status: Tier 1D, a release where the responsible party fails to
 provide a required submittal to DEP by a specified deadline
 Lead/ Contact: Not reported
 Potential for Impact: Low, due to distance and gradient

State/Tribal Leaking Registered Storage Tanks (LRST)

There were seven LRST sites listed in the environmental database, all of which are listed as being case-closed; therefore, they are not expected to have the potential to impact the subject property. Specific information about each LRST site is listed in the database in Appendix F.

4.12 Property-Specific Records

During the course of the assessment of the subject property, Property Solutions contacted the following local, county, and state agencies via phone, letter, or in person.

- Boston Tax Assessor
 One City Hall Plaza
 Boston, Massachusetts 02201

The subject property is identified as Parcel ID 2006994000 according to the Boston Tax Assessor. The subject property is 14.58 acres and improved with twelve two-story buildings encompassing 141,630 square feet.

- Boston Planning and Zoning Department
 1010 Massachusetts Avenue
 Boston, Massachusetts

According to the Boston Planning and Zoning Department, there are no outstanding violations or environmental records for the subject property.

- Massachusetts Water Resources Authority
 Charlestown Navy Yard, Building 39
 Boston, Massachusetts

According to the Annual Report on Drinking Water Quality - 2005 prepared by the Metro Boston and Metro West Communities, the subject property public water supply has met the 90th percentile for the lead action level of 15 parts per billion (ppb), and is currently in compliance with the USEPA's Lead and Copper Regulations.

- Department of Fire Services, Massachusetts
Underground Storage Tank Program
P.O. Box 1025, State Road
Stow, Massachusetts

According to the Department of Fire Services, no documents pertaining to the subject property were found upon review of agency files.

- Massachusetts Department of Environmental Protection
Southeast Regional Office
20 Riverside Drive
Lakeville, Massachusetts

According to the Massachusetts Department of Environmental Protection, no documents pertaining to the subject property were found upon review of agency files.

- City of Boston Environmental Department
City Hall, Room 805
Boston, Massachusetts

According to the City of Boston Environmental Department there is no files available pertaining to the subject property.

- City of Boston Fire Department
115 Southamton Street
Boston, Massachusetts

Property Solutions was provided with the application and permit for the removal of the two former 10,000-gallon No. 4 heating oil USTs from the subject property. Both documents are dated March 19, 1993. The permit number is 2723. The removal permit states that per 502 CMR 3.03 (10), there was no evidence of soil contamination. The permit is signed by an inspector from the fire department and dated March 23, 1993.

- NSTAR
One NSTAR Way
Westwood, Massachusetts

Based on a phone message left by a representative of NSTAR, the transformers located on the subject property are owned by NSTAR and are suspected to contain PCBs. The PCB content of

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the transformers can only be confirmed through requested sampling done by NSTAR for a fee. No sampling was request based on the fact that NSTAR is the responsible party for any leaks or spills associated with the transformers on the subject property.

At the time this report was prepared, the following local and state agencies had not responded to our information request.

- City of Boston Inspectional Services Department
1010 Massachusetts Avenue, 5th Floor
Boston, Massachusetts
Contact Date: July 5, 2007
- Boston Water and Sewer Commission
980 Harrison Avenue
Boston, Massachusetts
Contact Date: July 5, 2007

According to ASTM E 1527-00, Section 7.1.4.2, information that has been requested must be reasonably ascertainable as part of performing the Phase I Environmental Assessment. Information that is reasonably ascertainable per ASTM means that information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request.

Copies of the letters and records of communication are included in Appendix H.

Property Solutions contacted the United States Environmental Protection Agency (USEPA) through an on-line search via the Internet to obtain information concerning the subject property. Property Solutions performed a search of Envirofacts, a USEPA-generated website that integrates data extracted from five major USEPA program systems: Aerometric Information Retrieval System (AIRS)/AIRS Facility Subsystem (AFS), Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Permit Compliance System (PCS), Resource Conservation and Recovery Information System (RCRIS) and Toxic Chemical Release Inventory System (TRIS), using two integrating databases: Facility Index System (FINDS) and Envirofacts Master Chemical Integrator (EMCI).

Property Solutions generated a printout of all facilities under the programs identified above that are located within the subject property's zip code (02467). The subject property and adjoining properties were not listed among the sites identified during the query search. The query was executed on July 5, 2007.

A copy of the search results is included in Appendix H.

5.0 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E1527-00 of the Hancock Village – Phase 4 located at 224 Independence Drive, Chestnut Hill, Middlesex County, Massachusetts 02467. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

Historical Recognized Environmental Condition

The following historical recognized environmental condition was identified at the subject property based on the findings provided in this report:

- (1) Based on a review of the previous report, Environmental, Structural, Electrical and Mechanical Site Assessment (FSL Associates, December 22, 1997), the subject property formerly utilized two 10,000-gallon No. 4 heating oil USTs located in the Sherman Road Boiler House. Property Solutions did not observe the Sherman Road Boiler House during the property visit.

Property Solutions was provided with the application and permit for the removal of the USTs from the subject property. Both documents, provided by the City of Boston Fire Department, are dated March 19, 1993. The permit number is 2723. The removal permit states that per 502 CMR 3.03 (10), there was no evidence of soil contamination. The permit is signed by an inspector from the fire department and dated March 23, 1993. A copy of the documents is provided in Appendix G.

Based on the removal documentation provided by the City of Boston Fire Department, the former USTs are not expected to have impacted the subject property. No further action is warranted at this time. The former heating oil USTs are considered historical recognized environmental conditions.

ASTM Non-Scope Considerations

The following ASTM non-scope considerations were identified at the subject property based on the findings provided in this report:

- (2) Based on a review of the previous report, Environmental, Structural, Electrical and Mechanical Site Assessment (FSL Associates, December 22, 1997), the subject property formerly contained two 10,000-gallon heating oil USTs. The tanks were part of the former heating system, located in the Sherman Road Boiler House. The tanks were reported to be removed in 1992. At the time the previous report was written, no closure documentation was provided. As a result, a subsurface investigation was conducted and based on the results of the investigation; the report recommends “test borings to further determine the status of the former USTs at Sherman Road Plant”. The previous report also includes additional areas of

concern for further investigation but these areas are located on the northern adjacent property, which is not included as part of Property Solutions' report.

Property Solutions recommends being provided with the attachments for the previous report and all information relating to the subsurface investigation conducted by FSL at the subject property. Property Solutions was provided with closure documentation for the USTs from the City of Boston Fire Department, but no sampling was conducted as part of the closure. The Massachusetts Department of Environmental Protection (MADEP) does not require sampling if the fire department inspector notes no evidence of soil contamination [502 CMR 3.03 (10)]. The removal permit notes no soil contamination was observed. Property Solutions recommends being provided with a summary of the subsurface investigation conducted by FSL to determine if environmental impacts were discovered during their investigation of the former USTs.

- (3) Based on the limited visual review conducted by Property Solutions, presumed asbestos-containing vinyl floor tile and mastic, as well as suspect asbestos-containing drywall and joint compound were identified at the subject property. These materials were observed to be in an overall undamaged condition at the time of the property visit.

Property Solutions recommends that prior to the performance of any renovations, remodeling, demolition, or repairs by the in-house maintenance or engineering staff or outside contractors, verification sampling of PACM and SACM in the proposed work areas should be performed to ensure that no ACM will be impacted by work activities. Any abatement or removal of asbestos-containing materials must be performed in accordance with applicable federal, state, and local regulations.

Currently, there are no regulations requiring the removal of ACM unless it will be disturbed during renovation, repairs, or demolition. The USEPA recommends that as long as the ACM does not pose an imminent health threat, the materials can be managed under an Operations and Maintenance (O&M) Plan. Property Solutions recommends that an Asbestos-Containing Materials O&M Plan be developed and implemented at the subject property.

- (4) Based on the dates of construction of the subject buildings (1946), there is a potential that lead-based paints (LBPs) were used during building construction. This section is for overview purposes only and was not a lead evaluation or comprehensive survey for regulatory submission or predemolition/renovation.

Review of 24 CFR 35 (Lead-Based Paint Poisoning Prevention in Certain Residential Structures)- Subpart A (Disclosure of Known Lead-Based Paint Hazards Upon Sale or Lease of Residential Property)-Section 35.88 (Disclosure Requirements for sellers and lessors), Section 35.90 (Opportunity to conduct an evaluation) and Section 35.92 (Certification and acknowledgement of disclosure) reveals the following:

This Subpart applies to the leasing or selling of target housing; which is defined as housing constructed prior to 1978. Therefore, per the definitions of this Subpart, the subject property is considered target housing.

It is the responsibility of the owner of the subject property and the Lead Program Manager (LPM) to be knowledgeable and mindful of current lead disclosure regulations. It is also the responsibility of the owner and LPM to ensure that current lead disclosure regulations are complied with at the subject property.

Based on the above information, Property Solutions recommends that a Lead-Based Paint Operations and Maintenance Plan be developed and implemented at the subject property.

5.1 Limitations and Exceptions of the Assessment

The findings, observations, conclusions, and recommendations of this report are limited by the contract technical requirements and the methods used to perform the services outlined in the scope of work. These services have been performed in accordance with the described scope for Phase I Environmental Assessments. In order to perform a comprehensive environmental evaluation, subsurface investigation and testing would be required to definitively evaluate whether contamination has affected the subject property. Therefore, the findings, conclusions, and recommendations presented herein are based solely on the scope of work previously described and information gathered. Incomplete or outstanding information identified throughout the body of this report is considered a limitation to the assessment. Limitations to the assessment also include weather conditions, vegetation cover, parked cars, trucks, dumpsters, and anything limiting visual observation of the subject property and neighboring properties.

All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters.). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit. Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

This report was prepared for determining whether to make a loan evidenced by a note secured by the property and not for pre-purchase due diligence.

5.2 Special Terms and Conditions

This Phase I Environmental Assessment was prepared in accordance with the stated and agreed upon Scope of Work. No special terms and conditions are applicable to this Phase I Environmental Assessment.

5.3 Reliance

This report is addressed to Capmark Finance Inc. ("Capmark") and its affiliates, and Freddie Mac. Capmark and its affiliates, their respective successors and assigns (including, without limitation, investors who purchase the mortgage loan or a participation interest in the mortgage loan and the trustee in a securitization that includes the mortgage loan), each servicer of the mortgage loan, and all rating agencies involved in any sale, securitization or syndication involving the mortgage loan may use and rely upon this Report, including, without limitation, utilizing selected information from the Report in the offering materials (either in electronic or hard copy format) relating to any sale, securitization or syndication involving the mortgage loan. The Assessor agrees to cooperate in answering questions by any of the above parties in connection with the sale, securitization or syndication, as communicated by Capmark personnel.

6.0 REFERENCES

1. Freddie Mac Multi-family Seller/Servicer Guide, Chapter 20-Environmental Requirements, dated March 1, 1999
2. United States Geological Survey's 7.5-minute topographic quadrangle map of Boston South, Massachusetts.
3. United States Department of Agriculture, Soil Conservation Services' Soil Survey of Norfolk and Suffolk Counties, Massachusetts.
4. Generalized Bedrock Geology Map of Norfolk and Suffolk Counties, Massachusetts produced by the United States Department of Agriculture.
5. Ground Water Atlas of the United States Segment 12 dated 1995 by the United States Geological Survey.
6. United States Fish and Wildlife Service Online Wetlands Mapper, <http://wetlandsfws.er.usgs.gov/NWI/index.html>.
7. Environmental, Structural, Electrical and Mechanical Site Assessment, FSL Associates, December 22, 1997.

6.1 Definitions

Adjoining properties – any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

Appropriate inquiry – that inquiry constitution “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in CERCLA, 42 USC§9601(35)(B), that will give a party to a *commercial real estate* transaction the *innocent landowner defense* to CERCLA liability (42 USC§9601(A) and (B) and §9607(b)(3)), assuming compliance with other elements of the defense.

Data failure – a standard historical source may be excluded (1) if the source is not reasonably ascertainable, or (2) if past experience indicates that the source is not likely to be sufficiently useful, accurate, or complete in terms of satisfying 7.3.2 (uses of the property).

Historical recognized environmental condition – environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an historical recognized environmental condition and included in the findings section of the Phase I Environmental Assessment report. The environmental professional shall provide an opinion of the current impact on the property of this historical recognized environmental condition in the opinion section of the report. If this historical recognized environmental condition is determined to be a recognized environmental condition at the time of the Phase I Environmental Assessment is conducted, the condition shall be identified as such and listed in the conclusions section of the report.

Material threat – a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank that contains a hazardous substance and which shows evidence of damage. The damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment.

Practically reviewable – information that is practically reviewable means that the information if provided by the source in a manner and in a form that, upon examination yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable.

Publicly available – information that is publicly available means that the source of the information allows access to the information by anyone upon request.

Reasonably Ascertainable/ Standard Sources – availability of record information varies from information source to information source, including governmental jurisdictions. The user or environmental professional is not obligated to identify, obtain, or review every possible record that might exist with respect to a property. Instead, this practice identifies record information that shall be reviewed from standard sources, and the user or environmental professional is required to review only record information that is reasonably ascertainable to those standard sources. Record information that is reasonable ascertainable means (1) information that is publicly available, (2) information that is obtainable from its source within reasonable time and cost constraints, and (3) information that is practically reviewable.

Reasonable time and cost – information that is obtainable within reasonable time and cost constraints means that the information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request at no more than an nominal cost intended to cover the source’s cost of retrieving and duplicating the information. Information that can only be reviewed by a visit to the source is reasonably ascertainable if the visit is permitted by the source within 20 days of request.

Recognized environmental conditions – the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

User – the party seeking to use Practices E 1527 or E 1528 to perform an environmental assessment of the property. A user may include, without limitation, a purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.

6.2 Acronyms

ACM – asbestos-containing material

AST – aboveground storage tank

ASTM – American Society for Testing and Materials

bgs – below ground surface

CERCLA – Comprehensive Environmental Response, Compensation and Liability Act of 1980
(as amended, 42 USC § 9601 et seq.)

CERCLIS – Comprehensive Environmental Response, Compensation and Liability Information System (maintained by EPA)

CFR – Code of Federal Regulations

CORRACTS – facilities subject to Corrective Action under RCRA

EA – environmental assessment

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ECRA – Environmental Cleanup Responsibility Act
EDR – Environmental Data Resources, Inc.
EPCRA – Emergency Planning and Community Right to Know Act ((also known as SARA Title III), 42 USC § 11001 et seq.)
ERNS – Emergency Response Notification System
FOIA – United States Freedom of Information Act (5 USC § 552 et seq.)
HREC – historical recognized environmental condition
ISRA – Industrial Site Recovery Act
LBP – lead-based paint
LRST – leaking registered storage tank
LUST – leaking underground storage tank
MSDS – material safety data sheet
NCP – National Contingency Plan
NFRAP – former CERCLIS sites where no further remedial action is planned under CERCLA
NPDES – national pollutant discharge elimination system
NPL – National Priorities List
NVLAP – National Voluntary Laboratory Accreditation Program
OSHA – Occupational Safety and Health Administration
PACM – presumed asbestos-containing material
PCBs – polychlorinated biphenyls
PLM – polarized light microscopy
PRP – potentially responsible party (pursuant to CERCLA 42 USC § 9607(a))
RCRA – Resource Conservation and Recovery Act (as amended, 42 USC § 6901 et seq.)
RCRIS – Resource Conservation and Recovery Act Information System
REC – recognized environmental condition
ROC – record of communication
RST – registered storage tank
SACM – suspect asbestos-containing material
SARA – Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA)
SIC – Standard Industrial Classification
TEM – transmission electron microscopy
TSDF – hazardous waste treatment, storage or disposal facility
USC – United States Code
USEPA – United States Environmental Protection Agency
USGS – United States Geological Survey
UST – underground storage tank

7.0 ATTACHMENTS

Freddie Mac Loan Number _____	Report Date _____	Subject Property Name Hancock Village - Phase 4 _____
Seller/Servicer name Capmark Finance Inc. _____		Address 224 Independence Drive _____
Seller/Servicer number (732) 758-0004 _____	Visit Date July 10, 2007 _____	City, State, Zip Chestnut Hill, Massachusetts 02467 _____

Subject property's inspection photographs

Attached Not attached

Asbestos sample analysis

Attached Not attached Not required

Lead-based paint sample analysis

Attached Not attached Not required

Radon sample analysis

Attached Not attached Not required

Aerial photographs

Attached Not attached Not required

Sanborn maps

Attached Not attached Not required

Comments

Other

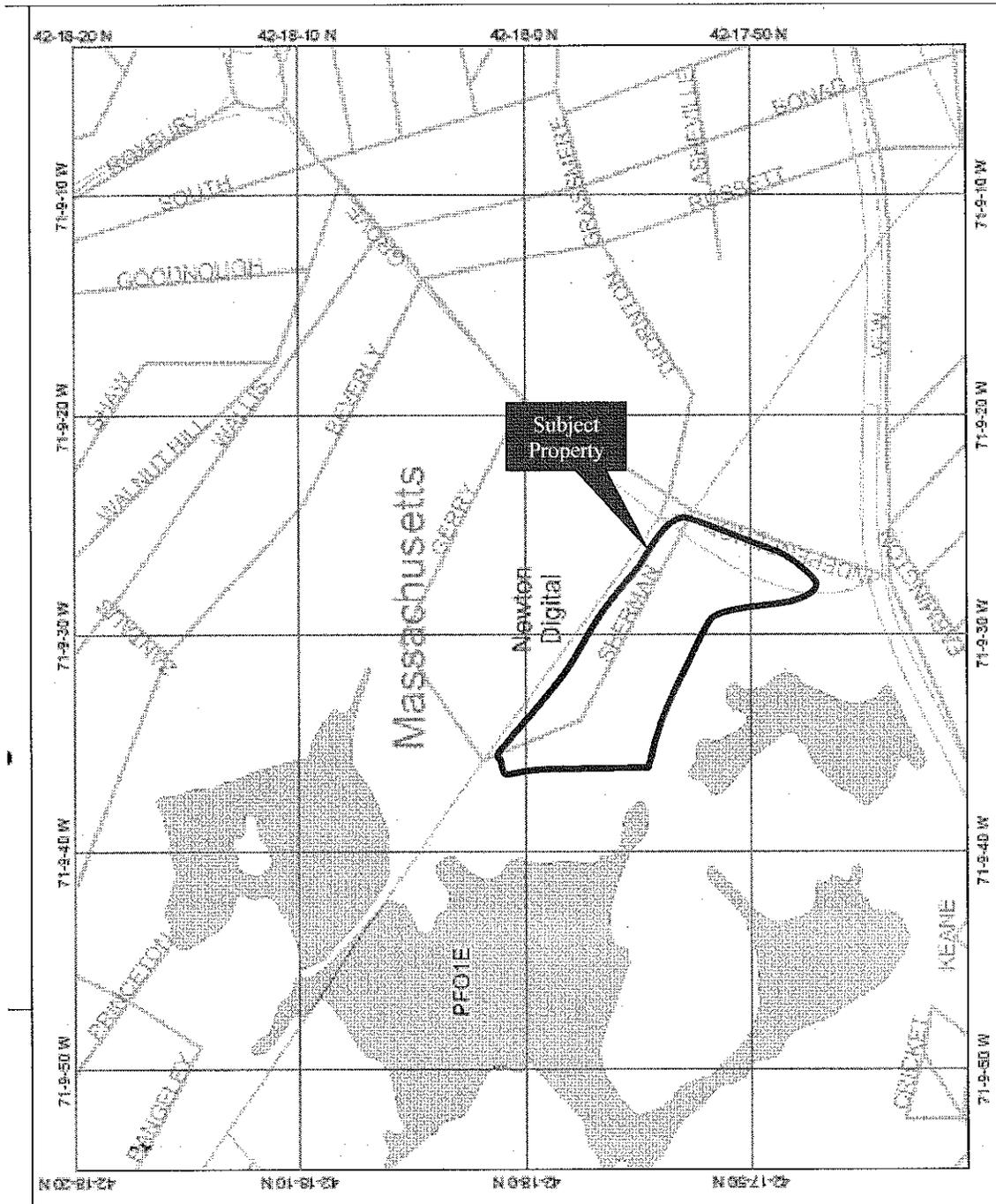
Topographic Map
Environmental Database Report
Records of Communication
Qualifications and Accreditations

APPENDIX A
MAPS



US DEPARTMENT OF INTERIOR GEOLOGICAL SURVEY 7.5" TOPOGRAPHIC QUADRANGLE

 <p>Property Solutions Inc.</p>	<p>Hancock Village – Phase 4 224 Independence Drive Chestnut Hill, Massachusetts</p>	<p>Project No.: 20074273</p>	
<p>Topo Quad Name: Boston South, Massachusetts</p>		<p>Scale: 1:24,000</p>	



Map center: 42° 18' 0" N, 71° 9' 28" W

Wetlands Map



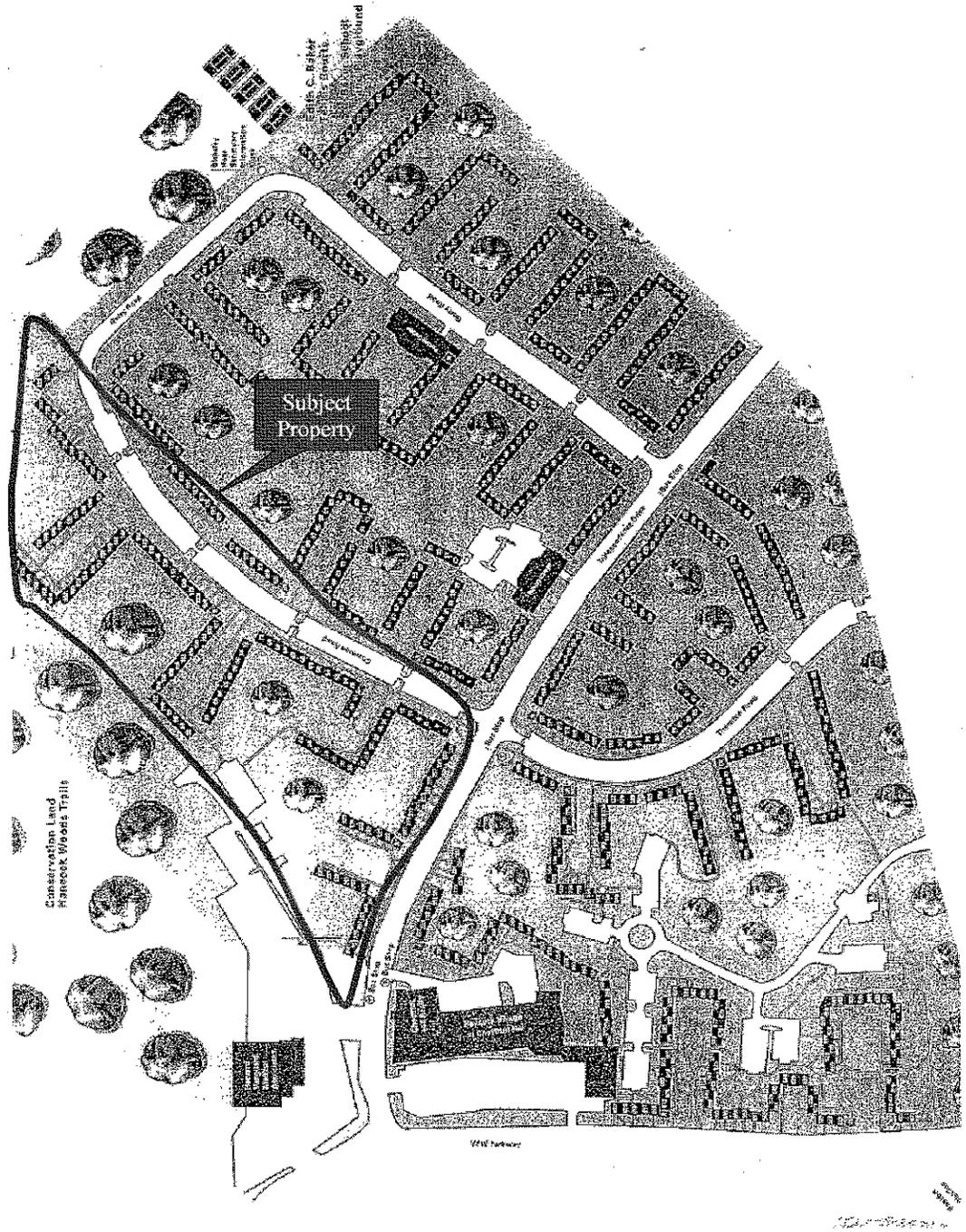
Property Solutions Inc.

Hancock Village – Phase 4
 224 Independence Drive
 Chestnut Hill, Massachusetts

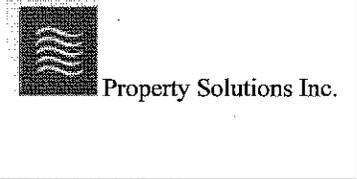
Project No.: 20074273



Source: U.S. Fish and Wildlife Service Wetland Mapper



Property Diagram



Hancock Village – Phase 4
 224 Independence Drive
 Chestnut Hill, Massachusetts

Project No.: 20074273



Map Source: Chestnut Hill Realty

Scale: Not to Scale

APPENDIX B
PROPERTY PHOTOGRAPHS

PHOTO 1.

Typical exterior of subject buildings

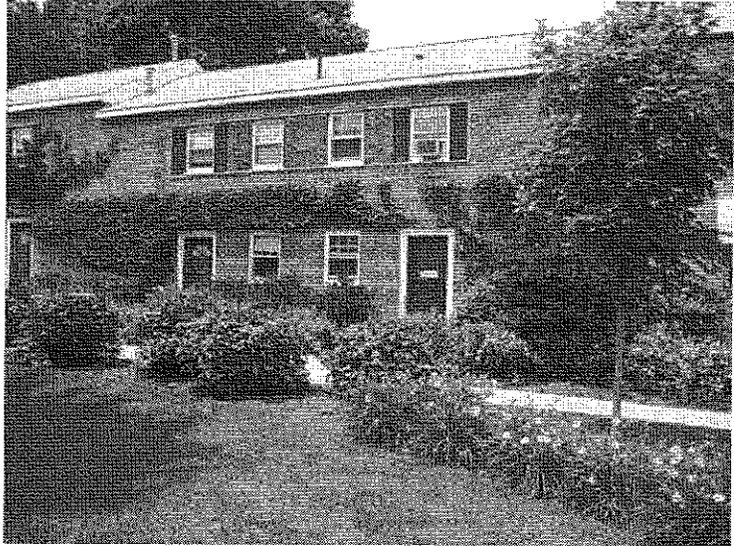


PHOTO 2.

Typical landscaped areas

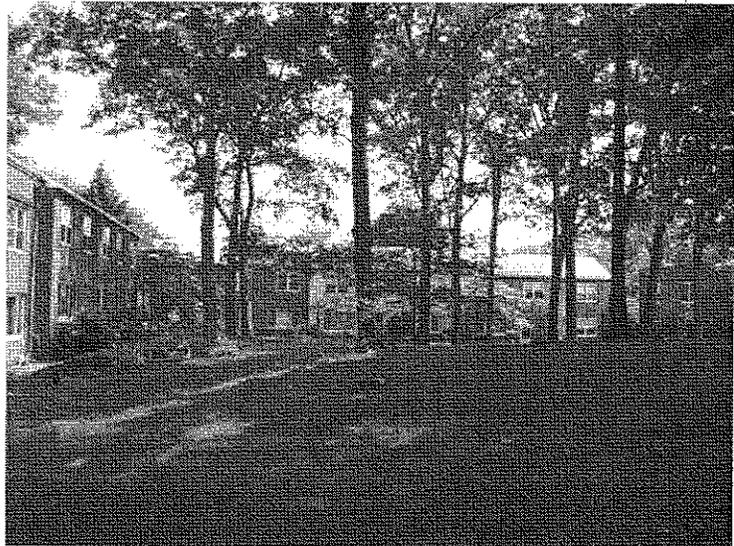


PHOTO 3.

Typical bedroom

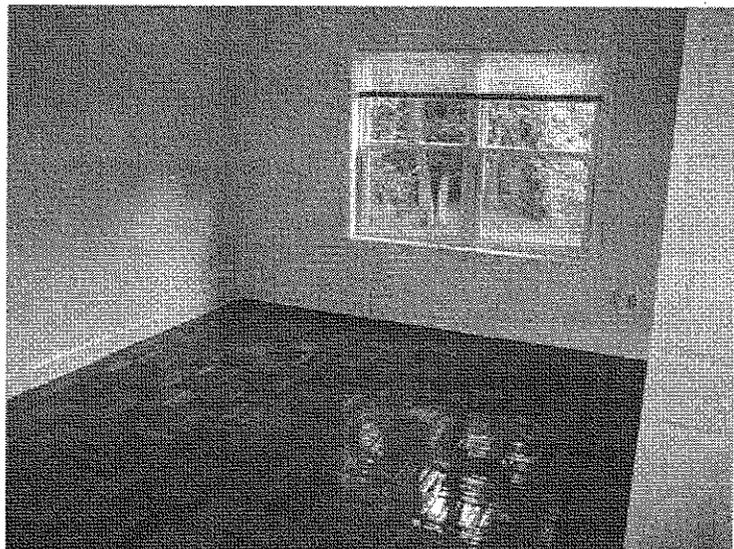


PHOTO 4.

Typical living room and entrance

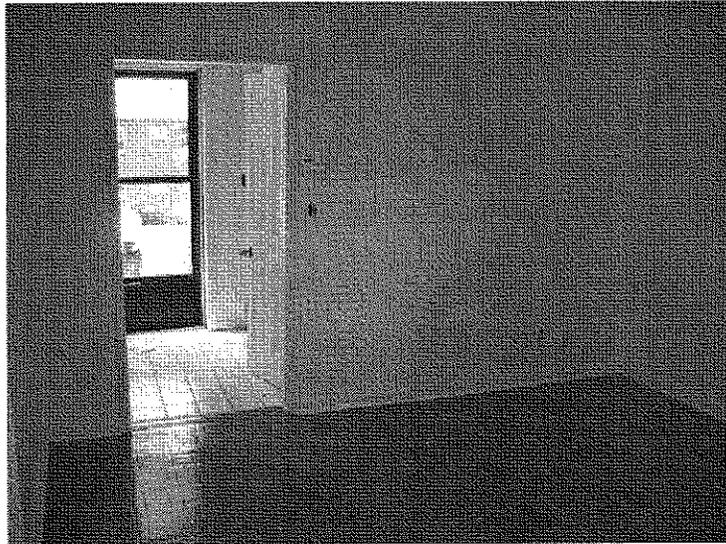


PHOTO 5.

Typical staircase

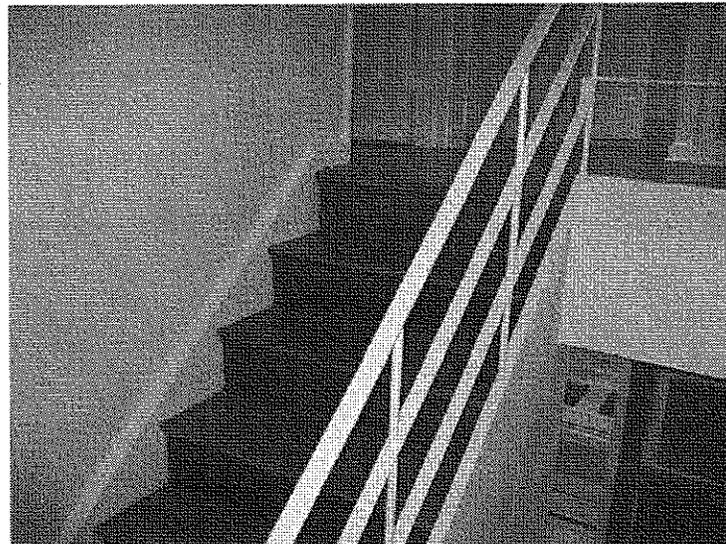


PHOTO 6.

Typical kitchen that has not be remodeled

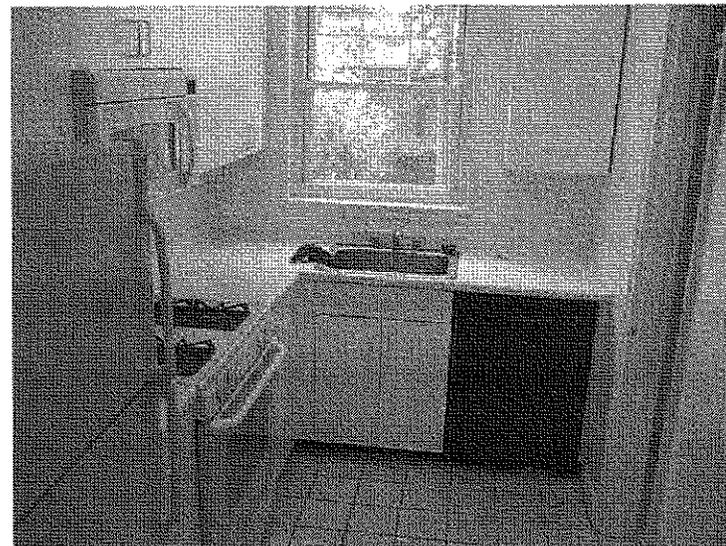


PHOTO 7.

Typical remodeled kitchen

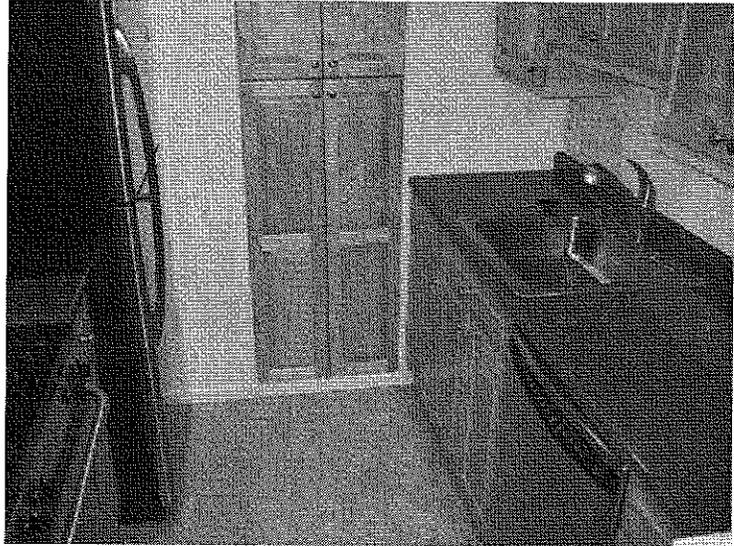


PHOTO 8.

Typical bathroom

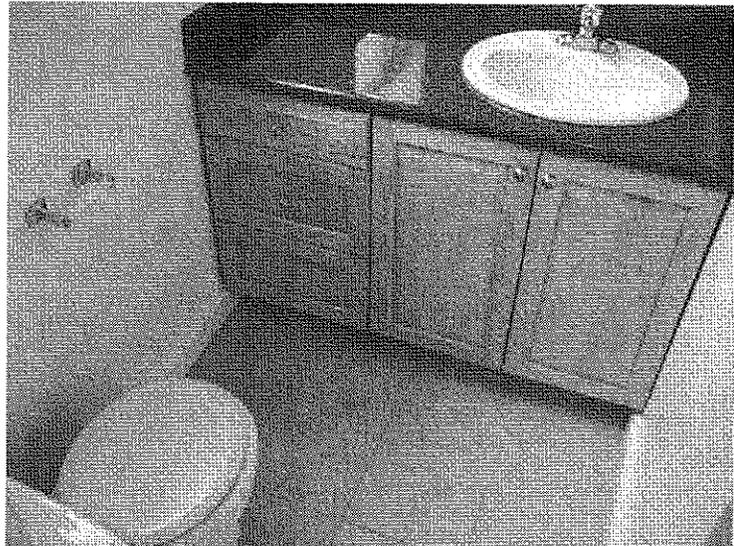


PHOTO 9.

Typical mechanical closet

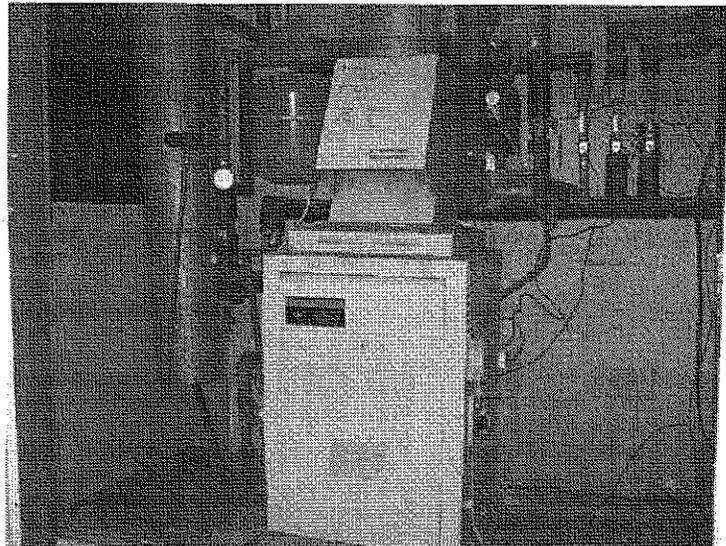


PHOTO 10.

Typical air conditioner

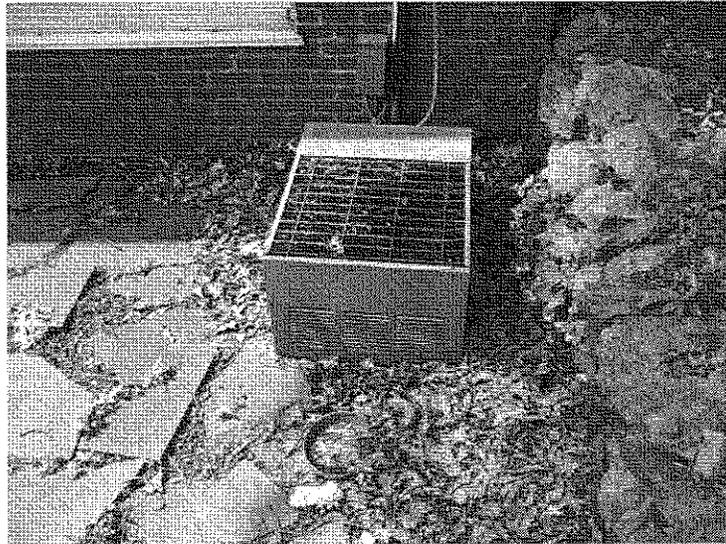


PHOTO 11.

Typical waste storage room



PHOTO 12.

Typical pad mounted transformer



APPENDIX C
ANALYTICAL RESULTS

NEHA NRPP 101193 AL
NRSB ARL0017

EPA Method #402-R-92-004
Charcoal Canister
NEHA Device Code 2011
NRSB Device Code 10313

Laboratory Report For

Property Solutions-NJ-T. Biercz
31 A. Northfield Avenue
Edison NJ 08837

Property Tested

Project 20074271
Hancock Village
224 Independence Drive
Chestnut Hill MA 02467

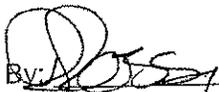
Log Number	Device Number	Exposure Period	Area Tested	Result (pCi/L)
874818	351600	7/10/2007 2:00 pm - 7/12/2007 2:20 pm	162 Thornton Road First Floor Refrigerator Top	< 0.4
874819	351601	7/10/2007 11:30 am - 7/12/2007 2:40 pm	145 Gerry Road First Floor Refrigerator Top	1.3
874820	351602	7/10/2007 11:45 am - 7/12/2007 3:00 pm	105 Sherman Road First Floor Refrigerator Top	0.8
874821	351603	7/10/2007 12:30 pm - 7/12/2007 3:20 pm	108 Independence Drive First Floor Refrigerator Top	0.6
874822	351604	7/10/2007 2:20 pm - 7/12/2007 3:40 pm	70 Thornton Road First Floor Refrigerator Top	< 0.4
874823	351582	7/10/2007 10:45 am - 7/12/2007 4:00 pm	46 Sherman Road First Floor Refrigerator Top	< 0.4
874824	351581	7/10/2007 10:30 am - 7/12/2007 4:20 pm	64 Sherman Road First Floor Refrigerator Top	< 0.4

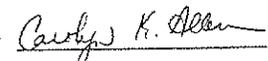
Property Solutions-NJ was faxed a copy of this report. Amended report by fax on 7/16/2007.

Distributed By: Property Solutions-NJ

Test Performed By: Tim Biercz

Date Received: 7/13/2007 Date Analyzed: 7/13/2007 Date Reported: 7/16/2007

Report Reviewed By: 

Report Approved By:  President

Disclaimer: The uncertainty of this radon measurement is +/- 10%. Factors contributing to uncertainty include, statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques, and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.

APPENDIX D
AERIAL PHOTOGRAPHS



AERIAL PHOTOGRAPH



Property Solutions Inc.

Hancock Village – Phase 4
224 Independence Drive
Chestnut Hill, Massachusetts

Project No.: 20074273



Aerial Company: EDR

Year of Photo: 1938



AERIAL PHOTOGRAPH



Property Solutions Inc.

Hancock Village – Phase 4
224 Independence Drive
Chestnut Hill, Massachusetts

Project No.: 20074273



Aerial Company: EDR

Year of Photo: 1955



AERIAL PHOTOGRAPH



Property Solutions Inc.

Hancock Village – Phase 4
224 Independence Drive
Chestnut Hill, Massachusetts

Project No.: 20074273



Aerial Company: EDR

Year of Photo: 1969



AERIAL PHOTOGRAPH



Property Solutions Inc.

Hancock Village – Phase 4
224 Independence Drive
Chestnut Hill, Massachusetts

Project No.: 20074273



Aerial Company: EDR

Year of Photo: 1978



AERIAL PHOTOGRAPH



Property Solutions Inc.

Hancock Village – Phase 4
224 Independence Drive
Chestnut Hill, Massachusetts

Project No.: 20074273



Aerial Company: EDR

Year of Photo: 1987



AERIAL PHOTOGRAPH



Property Solutions Inc.

Hancock Village -- Phase 4
224 Independence Drive
Chestnut Hill, Massachusetts

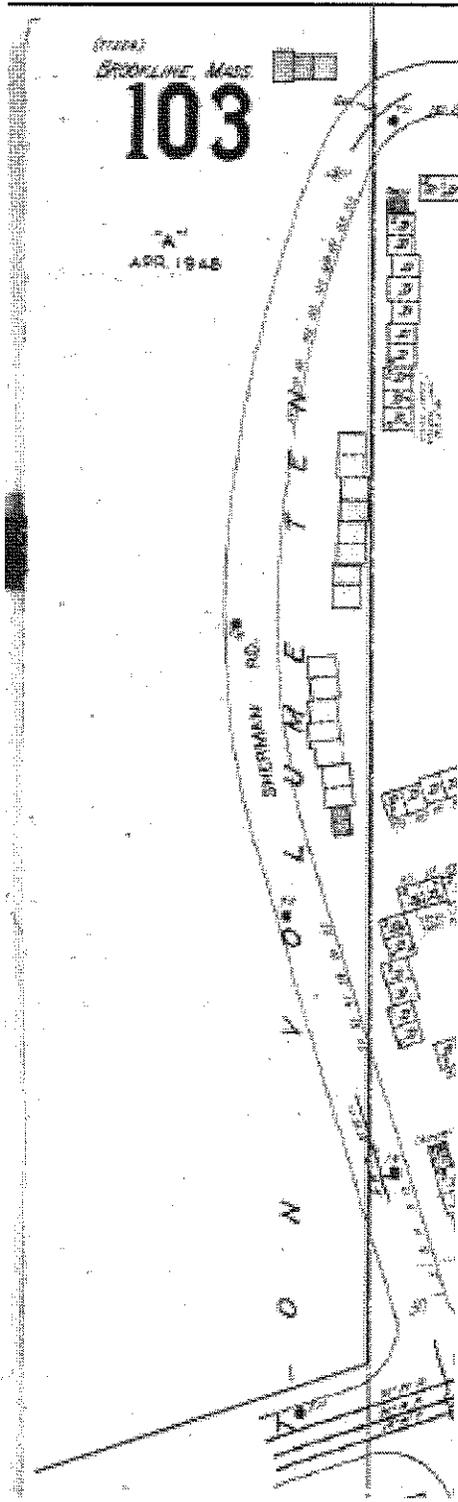
Project No.: 20074273



Aerial Company: EDR

Year of Photo: 1995

APPENDIX E
HISTORICAL MAPS



1950 SANBORN FIRE INSURANCE MAP

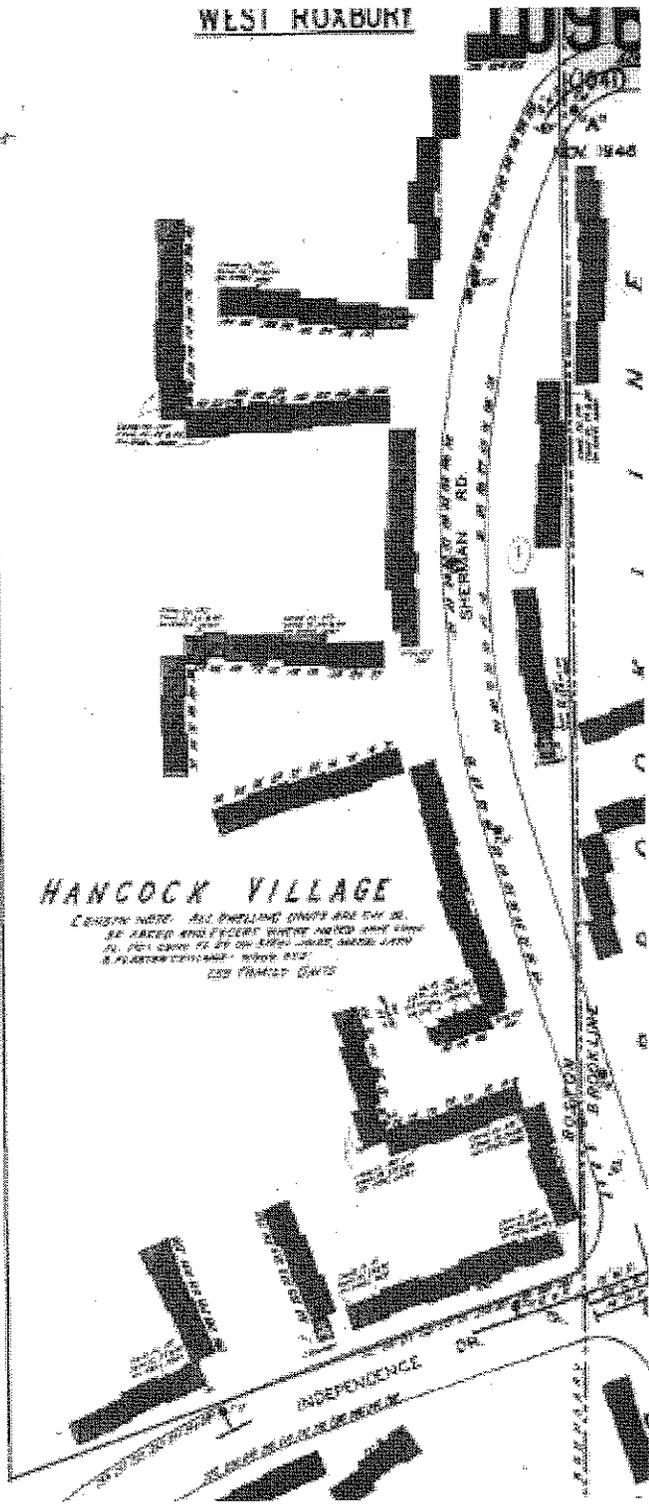


Property Solutions Inc.

Hancock Village - Phase 4
 224 Independence Drive
 Chestnut Hill, Massachusetts 02467

Project No.: 20074273





1950 SANBORN FIRE INSURANCE MAP

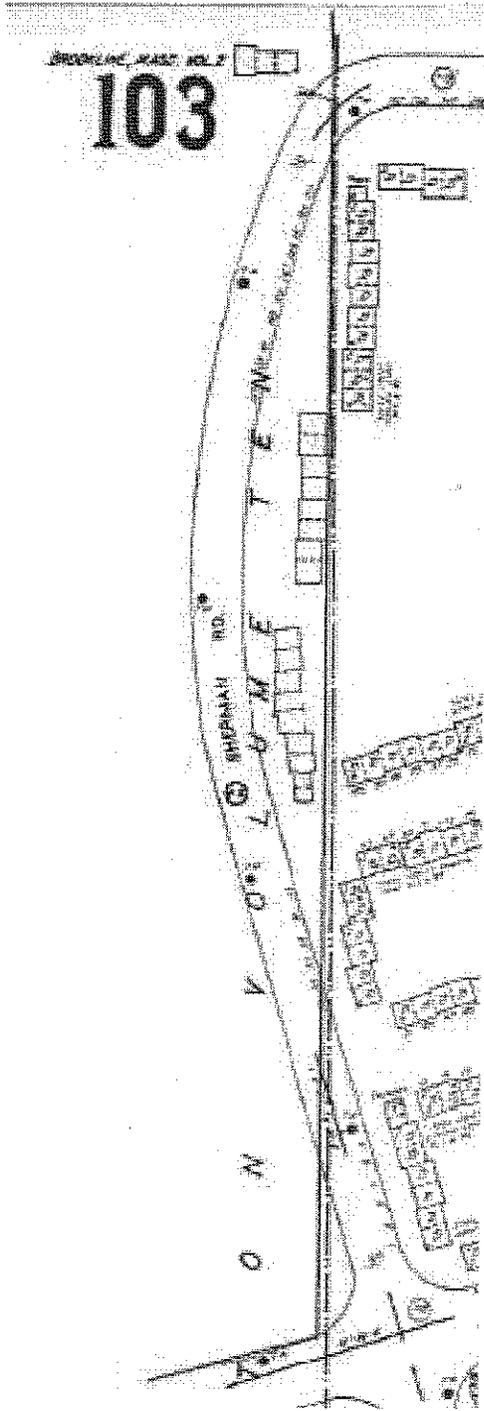


Property Solutions Inc.

Hancock Village - Phase 4
 224 Independence Drive
 Chestnut Hill, Massachusetts 02467

Project No.: 20074273





1957 SANBORN FIRE INSURANCE MAP



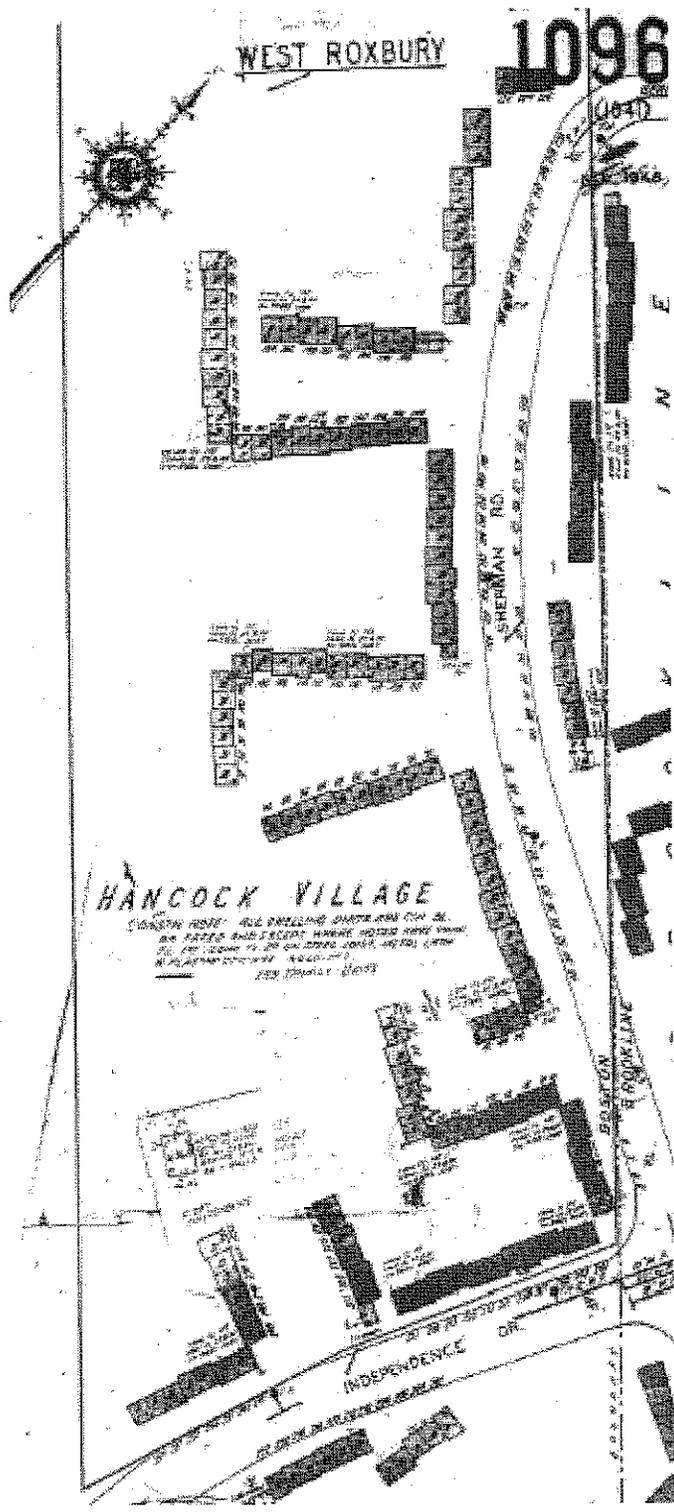
Property Solutions Inc.

Hancock Village - Phase 4
 224 Independence Drive
 Chestnut Hill, Massachusetts 02467

Project No.: 20074273



Company & Location: Environmental Data Resources, Inc. of Milford, Connecticut



1964 SANBORN FIRE INSURANCE MAP

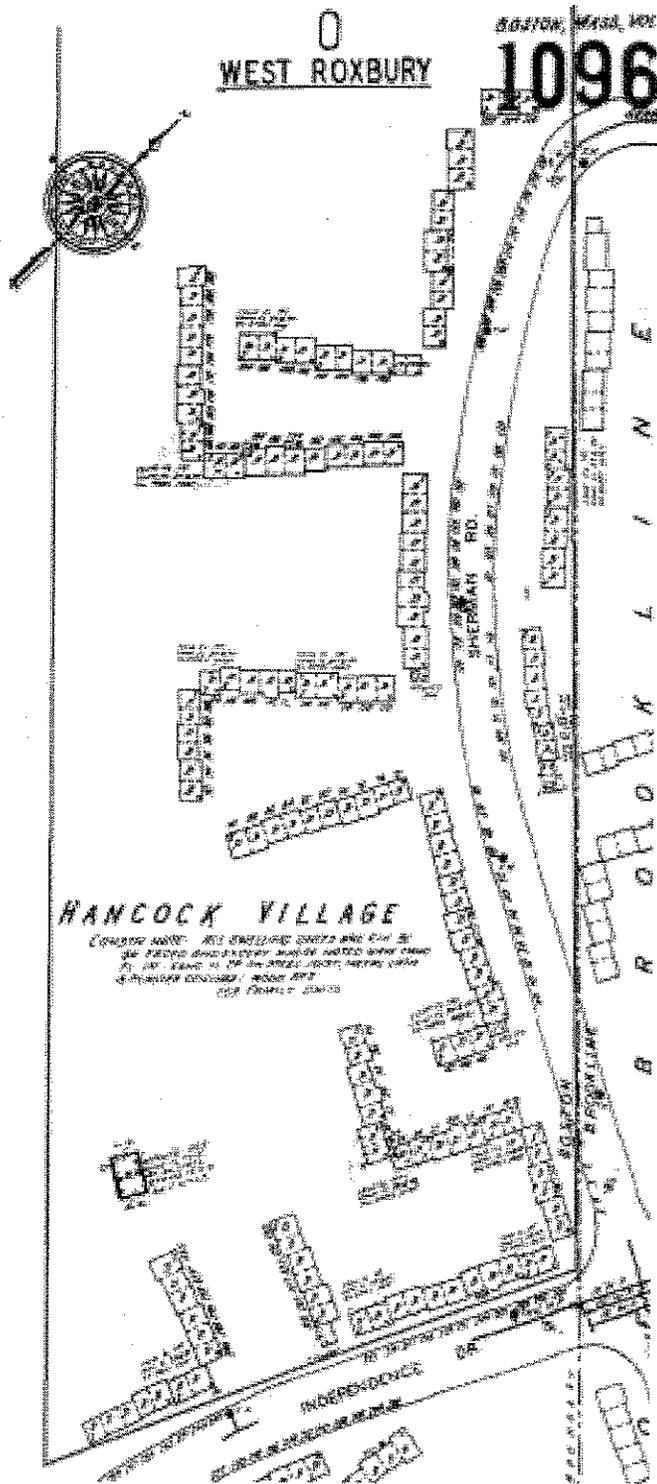


Property Solutions Inc.

Hancock Village - Phase 4
 224 Independence Drive
 Chestnut Hill, Massachusetts 02467

Project No.: 20074273





1989 SANBORN FIRE INSURANCE MAP



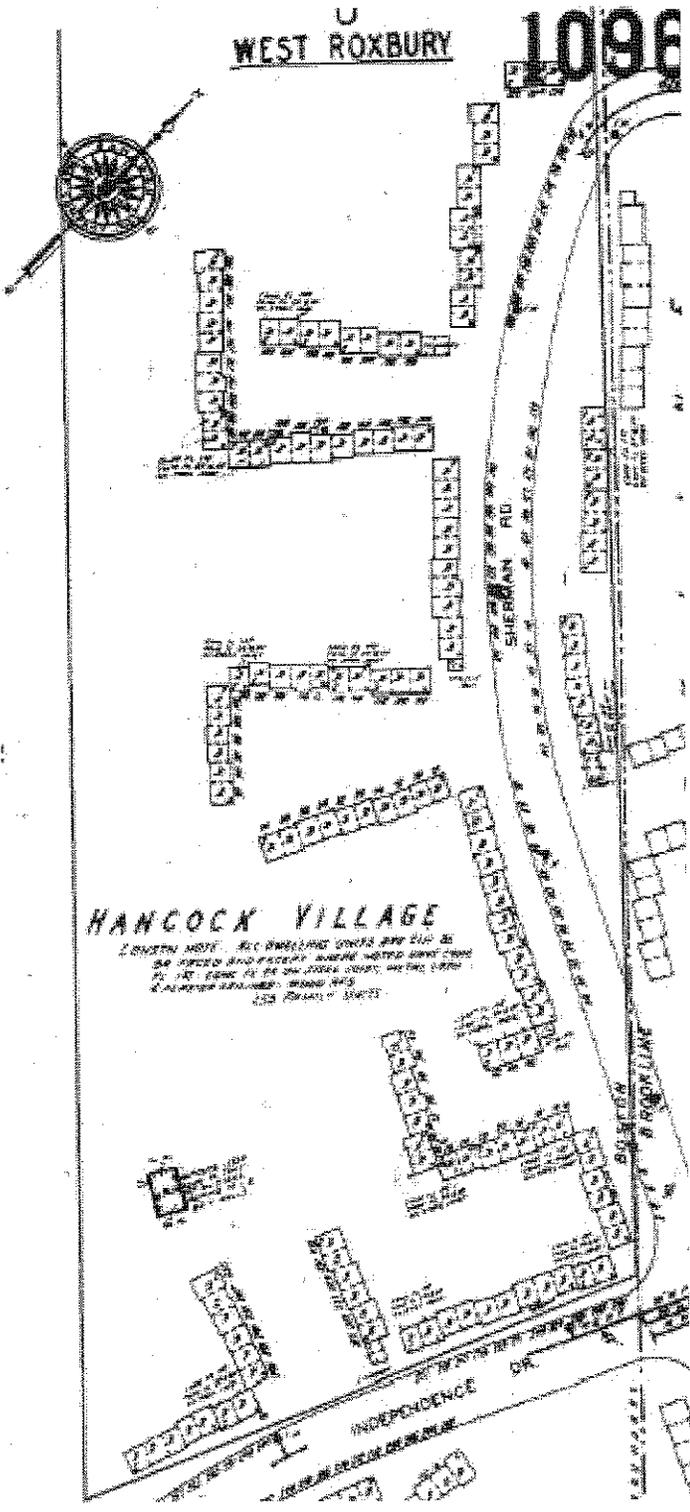
Property Solutions Inc.

Hancock Village - Phase 4
 224 Independence Drive
 Chestnut Hill, Massachusetts 02467

Project No.: 20074273



Company & Location: Environmental Data Resources, Inc. of Milford, Connecticut



1990 SANBORN FIRE INSURANCE MAP

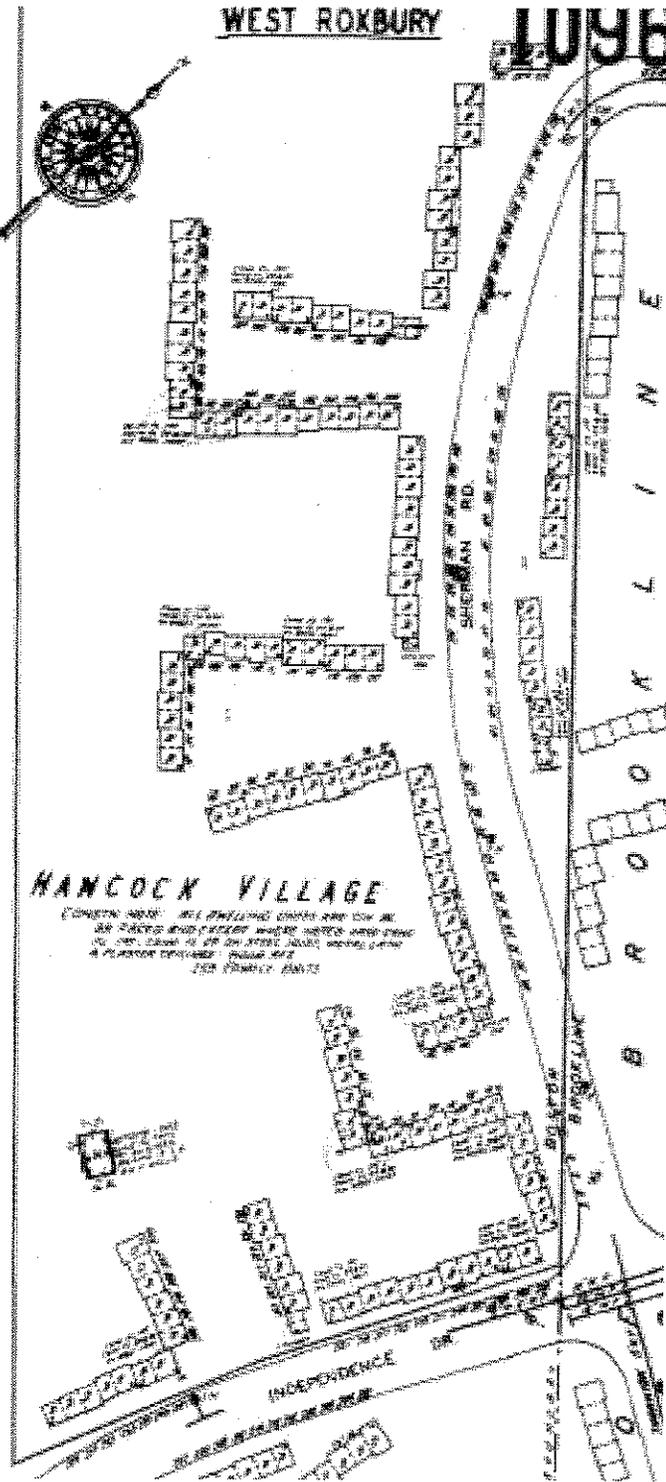


Property Solutions Inc.

Hancock Village - Phase 4
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 Chestnut Hill, Massachusetts 02467

Project No.: 20074273





1913 SANBORN FIRE INSURANCE MAP

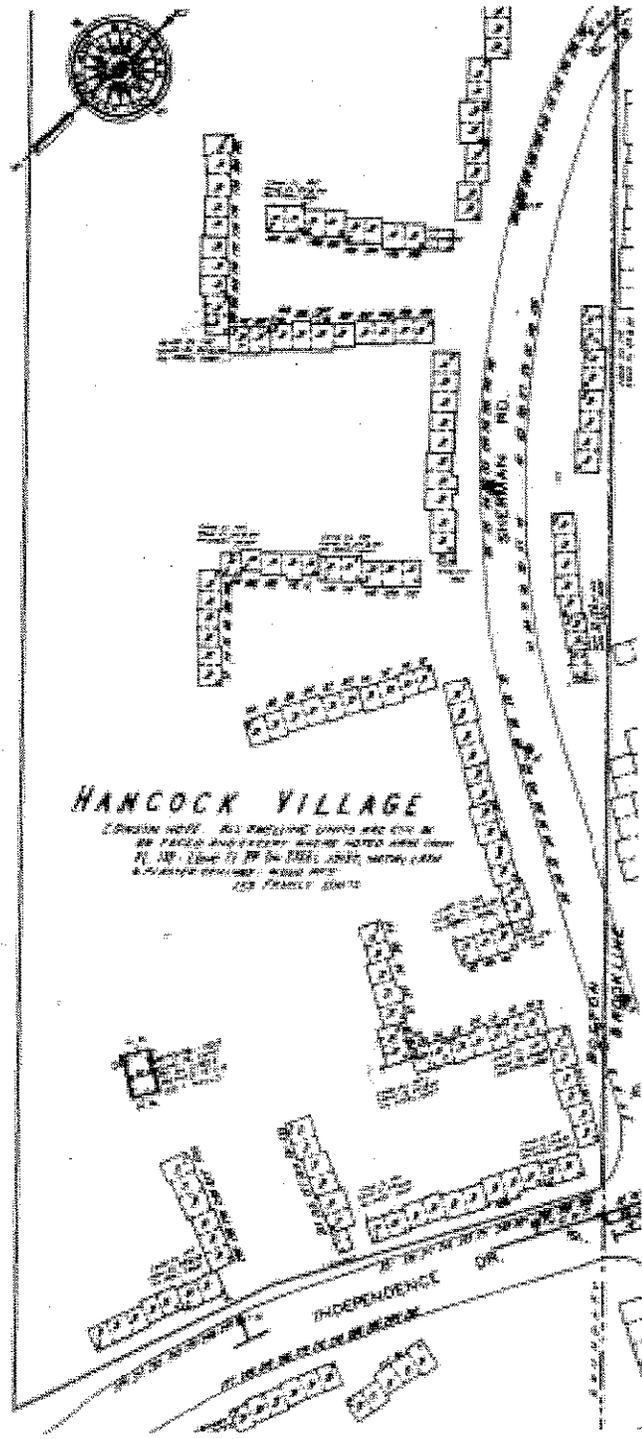


Property Solutions Inc.

Hancock Village - Phase 4
 224 Independence Drive
 Chestnut Hill, Massachusetts 02467

Project No.: 20074273





1994 SANBORN FIRE INSURANCE MAP

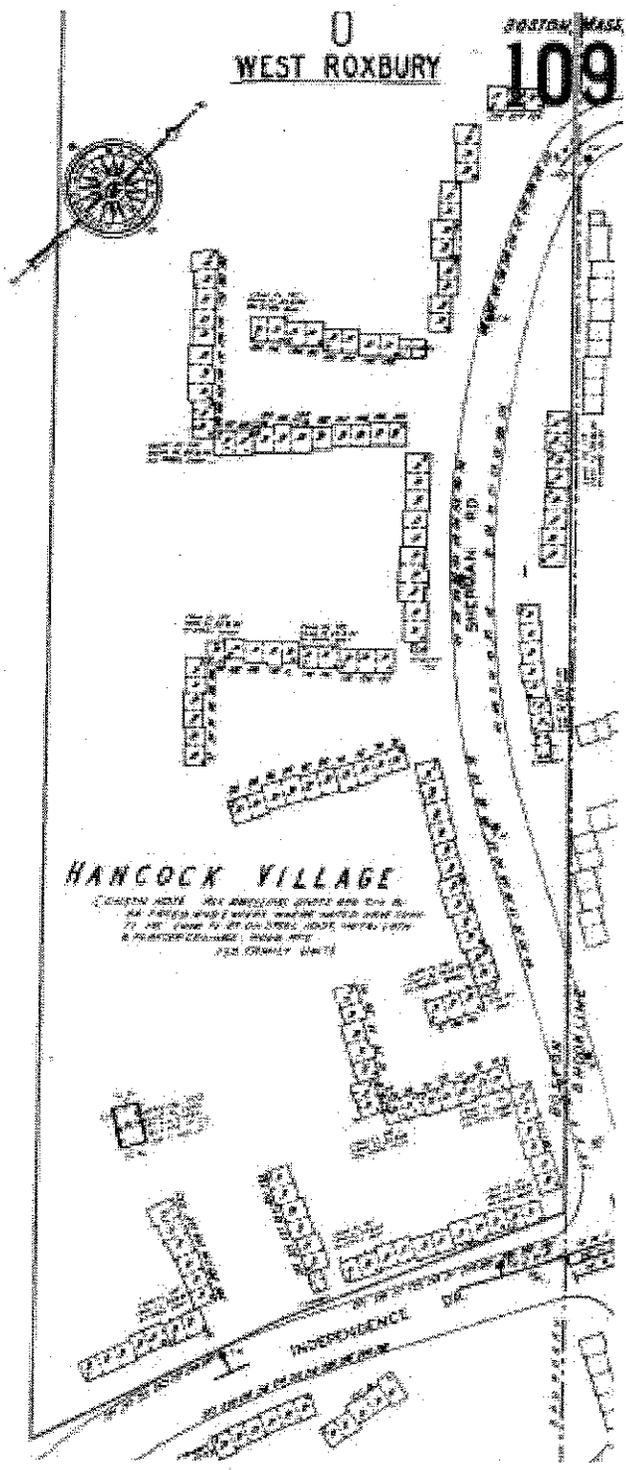


Property Solutions Inc.

Hancock Village - Phase 4
 224 Independence Drive
 Chestnut Hill, Massachusetts 02467

Project No.: 20074273





1995 SANBORN FIRE INSURANCE MAP



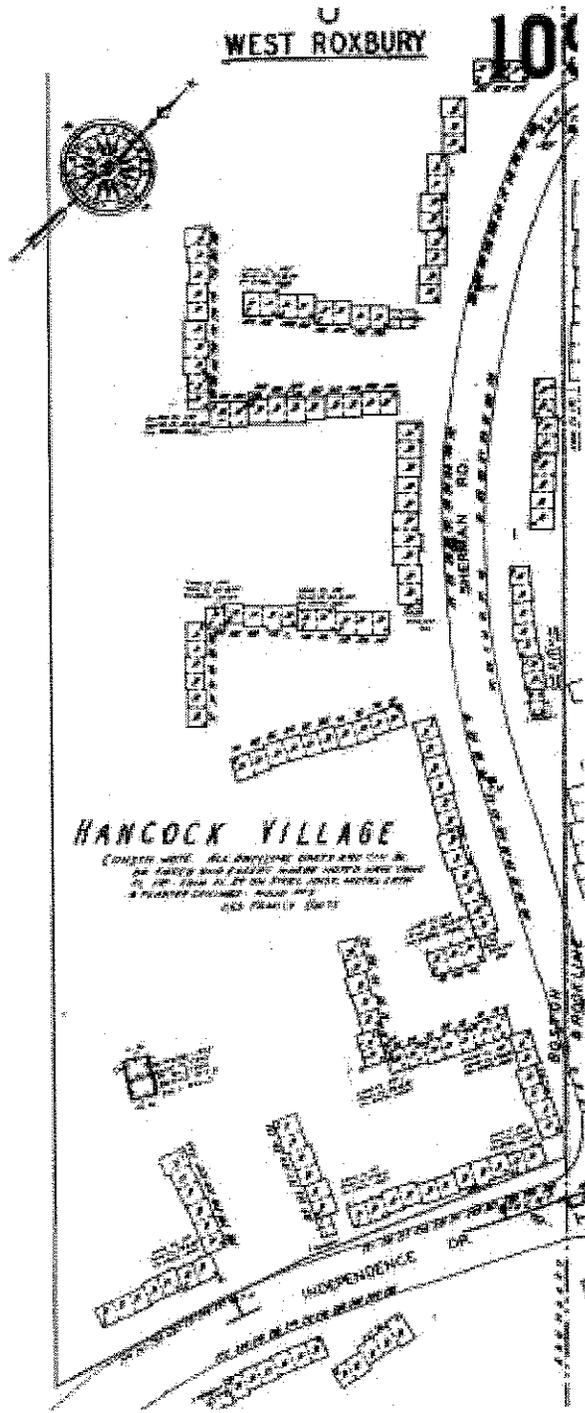
Property Solutions Inc.

Hancock Village - Phase 4
 224 Independence Drive
 Chestnut Hill, Massachusetts 02467

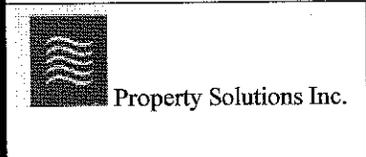
Project No.: 20074273



Company & Location: Environmental Data Resources, Inc. of Milford, Connecticut

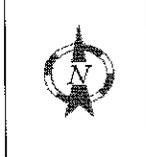


1996 SANBORN FIRE INSURANCE MAP



Hancock Village - Phase 4
 224 Independence Drive
 Chestnut Hill, Massachusetts 02467

Project No.: 20074273



Company & Location: Environmental Data Resources, Inc. of Milford, Connecticut

APPENDIX F
PREVIOUS REPORTS
AND PLANS



*Environmental Engineering
& Site Remediation*

**ENVIRONMENTAL, STRUCTURAL, ELECTRICAL
AND
MECHANICAL SITE ASSESSMENT**

for

**Hancock Village
300 Independence Drive
Boston, MA 02167**

**Prepared for
Heller Financial, Inc.
150 East 42nd Street, 7th Floor
New York City, NY 1007**

December 22, 1997

Hancock Village
300 Independence Drive
Chestnut Hill MA

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- 2.0 PURPOSE AND SCOPE
- 3.0 SITE LOCATION
- 4.0 SITE DESCRIPTION
 - 4.1 Geographic Setting
 - 4.2 Environs
 - 4.3 Building Descriptions
 - 4.4 Site History
 - 4.5 Fuel Sources
 - 4.6 Public Utilities
- 5.0 SITE HISTORY
 - 5.1 Environmental FirstSearch Report
 - 5.2 MADEP File Review
 - 5.3 Public Libraries
 - 5.4 Fire Departments
 - 5.5 Building Department
 - 5.6 Health Department
- 6.0 SITE SURVEY
 - 6.1 The Site and Environs
 - 6.2 Topography
 - 6.3 Subsurface Observations
 - 6.4 Site Observations
- 7.0 STRUCTURAL
- 8.0 ELECTRICAL
- 9.0 MECHANICAL

Hancock Village
300 Independence Drive
Chestnut Hill MA

10.0 FINDINGS AND RECOMMENDATIONS

11.0 CONDITIONS AND LIMITATIONS

12.0 TABLES AND FIGURES

Site Location Map
Site Locus Map
Site Plan
Aerial Photographs 1938, 1951, 1969
Site Photographs

13.0 APPENDICES

FirstSearch Report
Deed
Tank Closure Reports
Previous Environmental Assessment

Hancock Village
300 Independence Drive
Chestnut Hill MA

ENVIRONMENTAL, STRUCTURAL, ELECTRICAL AND MECHANICAL ASSESSMENT FOR HANCOCK VILLAGE

1.0 Executive Summary

FSL Associates, Inc. (FSL) was retained by the Chestnut Hill Realty Corporation to conduct an assessment of the Hancock Village, 300 Independence Drive, Boston Massachusetts (the Site) to conduct an environmental investigation of the Site for evidence of releases or threats of releases of oil and/or hazardous materials. FSL also evaluated the structural conditions of the buildings, the electrical and mechanical conditions.

Environmental Assessment

FSL did not identify any releases of oil and/or hazardous materials on the Site or from any nearby site that would indicate a potential environmental liability.

FSL did identify a gasoline UST at the Gerry Road pump station that is used to fuel a backup sewage pump. Chestnut Hill Realty has already begun the process to convert the pump engine to natural gas. When the conversion is completed, the UST will be closed and removed for disposal according to applicable regulations. FSL recommends that the gasoline UST at Gerry Road be removed immediately after the natural gas conversion is completed. The necessary documentation and sampling should be completed to close the UST in accordance with applicable regulations.

Structural, Electrical and Mechanical Assessment

Findings, conclusions and recommendations on the structural, electrical and mechanical assessment will be included as an addendum in a separate report.

Hancock Village
300 Independence Drive
Chestnut Hill MA

2.0 PURPOSE AND SCOPE

FSL Associates, Inc. (FSL) was retained by the Chestnut Hill Realty Corporation to conduct an assessment of Hancock Village (Site) to evaluate the structural conditions of the buildings, and to conduct an environmental investigation of the Site for evidence of releases or threats of releases of oil and/or hazardous materials.

The environmental portion of the assessment included on-and off-site sources to determine the occurrence of past or current releases which may have affected the Site, and whether any such releases would be a cause for concern and liability under the Massachusetts Department of Environmental Protection (MADEP) regulation, the Massachusetts Contingency Plan (MCP) 310 CMR 40.0000 to the owner or its successors. These findings are based upon multiple sources including: personal interviews, local or state files, review of previous compilations and physical inspection of the Site.

The structural portion of the assessment included the investigation of the Site buildings for structural concerns.

This report presents an assessment of the environmental, structural, electrical and mechanical conditions at the Village at Chestnut Hill. The objectives of this Assessment were:

- To determine if there was evidence of a release or threat of release of oil or hazardous materials on the Site or from other locations.
- To identify potential on-Site receptors, and other effects to the environment that could come from a spill or release of oil or hazardous materials at the Site.
- Structural
- Electrical
- Mechanical

The contents herein may be utilized by lenders and title insurance companies in granting mortgage monies and affirmative insurance coverage.

To accomplish these objectives, the scope of the environmental assessment performed by FSL:

- Contacted New England DataMap Technology Corporation (NEDM), a firm

Hancock Village
300 Independence Drive
Chestnut Hill MA

specializing in databases of sites of potential environmental impact, to complete an "Environmental FirstSearch Report" on the Site and its environs.

- Collected data and reports from various sources pertinent to the Site.
- Contacted personnel in municipal and other involved governmental agencies for information of environmental impact on the Site.
- Conducted a ground penetrating radar study, soil borings, and a physical inspection of the Site and surrounding areas for indications of present or past activities that have or could have contaminated the Site.
- Conducted a physical inspection of the Site buildings to evaluate structural, electrical and mechanical status.
- Analyzed and interpreted the results of these investigations.
- Prepared this report containing our procedures, findings, and conclusions and recommendations.

3.0 SITE LOCATION

The Site is located in both Brookline and West Roxbury (Boston), 300 Independence Drive. The Site lies at latitude 042° 17' 53" North, and longitude 071° 09' 26" West. At the City of Boston Assessor's Office, the property is listed as Ward 20, Parcels 6994 and 7833. The town of Brookline Assessor's Office lists the Site as Map 108, lot 388 and Map 109 lots 388A, 388B, and 388C. They are listed as consisting of 86.4 Acres of land.

4.0 SITE DESCRIPTION

4.1 Geographic Setting

The United States Geologic Survey (USGS) Topographic Map of the South Boston Quadrangle was reviewed to determine elevation, slope and surface water run-off characteristics in the vicinity of the subject property. The Site lies on a sloped grade and the elevation varies from approximately 60 meters to the north and gradually dropping down to approximately 45 meters to the south near VFW Parkway. There are no surface water bodies immediate to the vicinity. The nearest wetland is to the west of the property.

Hancock Village
300 Independence Drive
Chestnut Hill MA

4.2 Environs

The Site is a residential apartment house complex. It contains 789 Townhouse units in 101 separate buildings on 86.4 acres. The Site is located along VFW Parkway and Independence Drive. The Site maintains a private loop road known as Sherman and Gerry Roads, as well as numerous drive and parking areas. The 789 residential townhouses comprise 715,165 sq. ft. of living space, there are two parking garages containing 83 parking spaces, 15 laundry rooms and 16 storage rooms used by management as well as two abandoned boiler plants.

FSL reviewed the Geologic Map of Massachusetts published in 1983 by the U. S. Geological Survey. The Site lies within the New England physiographic province of the Atlantic Coastal Plain which consists of igneous and metamorphic materials. It is also in the Newton - Boston geologic region of Roxbury Conglomerate formation.

A groundwater study was not conducted on the property but it is inferred that groundwater flow will follow the ground surface contours and slopes which in this instance would tend toward the wetland to the west. This wetland area appears to be hydraulically connected to the Sawmill Brook which flows south to the Charles River. Further information may be obtained from the Water Resources Data Report for Massachusetts and Rhode Island published in 1994 by the U. S. Geological Survey.

4.3 Building Description

All buildings are two-storey masonry with brick veneer walls on a reinforced concrete slab. The structures are supported by a slab on grade foundation. There are two, two-storey garages with flat roofs of rubber membrane roofing, and one boiler-house building. The buildings were constructed from 1947 to 1949. Those property areas not covered by the building, driveways or parking areas are landscaped with grass, ornamental trees, and plants. None of the vegetation appears to be in any environmental distress. Photographs of the buildings are appended in the Figures section.

4.4 Site History

Historical information herein was obtained from the City of Boston and Town of Brookline and in a report dated May 1997 prepared by Environmental Science Services, Inc. (ESS). The project was constructed between 1947 and 1949 on what is believed was 'virgin' property. Previous reports mention a portion of the property as a golf course. However, this could not be confirmed by official records. The 1938 Aerial photograph from Mass. Highway Department shows the area as undeveloped. The ESS report is provided in the Appendix.

Hancock Village
300 Independence Drive
Chestnut Hill MA

4.5 Fuel Sources

The primary fuel for heat and hot water source is a natural gas system. During a site inspection conducted by FSL, an underground storage tank (UST) of unknown size was found behind the pump station on Gerry Road and no records exist as to the type or size of this UST. It is used for gasoline storage for the emergency generator within the pump station according to information provided by Chestnut Hill Realty. There were no aboveground storage tanks (ASTs) visible at the time of inspection. Four 10,000 gallon bunker fuel UST's were removed from the two now abandoned boiler plants on the grounds. Two USTs at Gerry Road were removed on July 15, 1997 with no apparent environmental impact (see Tank Closure Report by Lord Associates prepared September 22, 1997 in Appendix). The tanks located at the Sherman Road boiler plant were removed in 1992. Due to lack of documentation for Sherman Road, soil borings were conducted to determine any potential impact to soils. Refer to the Subsurface Investigation, Section 6.3, for information concerning subsurface data results.

4.6 Public Utilities

The Site is currently serviced by municipal water and sewer, natural gas, telephone, and electrical power. The buildings are currently heated by natural gas boilers. Natural gas is supplied by the Boston Gas Company and no problems with the system were indicated.

Boston Edison supplies electric service underground to pad-mounted transformers located throughout the facility. The integrity of the transformers appeared intact and there was no leakage visible. There was an old liquid-cooled transformer, owned by Boston Edison, located on the utility pole outside the Sherman Road boiler plant with no visible signs of leakage.

Domestic water is provided by the City of Boston and the town of Brookline via the Massachusetts Water Resources Authority (MWRA) through lines from the mains located in Independence Drive and the VFW Parkway. Sewer service is also provided by the City of Boston by a municipal main also located in VFW Parkway. Domestic hot water is heated by the individual gas-fired boilers located in utility closets within the units and stored in a tank; a typical system is shown a photograph in the Figures section.

5.0 Site History

5.1 Environmental FirstSearch Report

FSL reviewed information on the Site collected by an environmental database service Environmental FirstSearch. This service provides listings of sites identified in various state and federal databases due to the discovery, use, spill, or storage of hazardous materials that are within specified distances

Hancock Village
300 Independence Drive
Chestnut Hill MA

from a Site. FSL uses the standard ASTM databases and distances to initially evaluate a Site and it's vicinity for the presence of a release or threat of a release of oil and/or hazardous materials that could affect a Site. The complete New England Data Map Technology Corporation FirstSearch report is included in the Electronic File Search section. Site locations cited below shown as "Map ID #" refer to the FirstSearch maps in the report. Database acronyms are provided in a glossary in the Appendix of this report.

Federal Databases

The search radii for site investigation are Federal databases:- National Priority List (NPL), RCRA TSD, State Sites - 1.0 mile, the CERCLIS List, Spills - 0.5 mile, RCRA, ERNS, UST - 0.25 mile and the RCRIS TSD/Large and Small Generators Lists - 0.25 mile. There are no NPL, CERCLIS, RCRIS-TSD, R CRIS GEN, ERNS or SWL sites within the search parameters

MADEP Databases

The state database searched for this report was State List, SPILLS 1990s, ACTIVE SWL, REGISTERED UST, AQUIFERS, ACEC.

State Priority List There are two State sites listed within one-quarter mile of the site. The Village at Chestnut Hill Mall (Map ID 16) is listed for the removal of fuel oil UST's. The Shell gasoline station at 510 VFW Parkway (Map ID 2) is also listed for the removal of fuel oil UST's. Remedial actions have been completed at both locations and are not considered likely to have any environmental impact on the Site.

MADEP Spills The current MADEP spills databases is an inventory of the spills and incidents known to have occurred in the northeast region during the 1990s. The spills occurring within a 1/4 mile radius of the subject Sites that have not been closed are not considered likely to have an environmental impact on the Site.

Registered USTs NEDMT has records of one site with a registered USTs within a 1/4 mile radius of the Site which lies at the Shell Service Station is not considered likely to have an environmental impact on the Site.

Aquifers and ACEC An Examination if the MassGIS Aquifer Map, a copy of which is appended in the figures sections, indicates the site does not lie within a productive aquifer. The ACEC Map shows that the site is not within an area of environmental concern. There are areas of Protective Open Space within one-quarter of a mile to the site boundaries.

Hancock Village
300 Independence Drive
Chestnut Hill MA

5.2 MADEP File Review

FSL has conducted a file review of the two state-listed sites within a quarter mile and have found that no environmental impact is likely from these sites.

5.3 Boston Public Library

The City of Boston Public Library has street directories available from the 1800's through 1981. According to the available references at the library, the VFW Parkway did not exist until the 1930's and Independence Drive was not listed as a street until 1950.

5.4 Fire Departments

FSL personnel reviewed UST and AST records at the Boston and Brookline Fire Department Headquarters, Fire Prevention Bureaus. FSL reviewed copies of the Brookline UST Removal Permits for the 10,000 gallon #6 fuel oil tanks located at the Gerry Street boiler-room location and a tank closure report was filed by Lord Associates (see Appendix). The tanks at the Sherman Road Boiler plant apparently were removed November 17, 1992 by a permit issued by the Boston Fire Department. No further information was available for this location. FSL conducted a subsurface investigation to clarify subsurface conditions, see Section 6.3.

5.5 Building Departments

FSL personnel contacted the Boston and Brookline Building Departments for information relevant to the Site. No information on violations at the Site were received from either department.

5.6 Health Department

FSL personnel contacted the Boston and Brookline Health Departments and made application for information on any 21E or other violations on the Site. No information on violations at the Site were received from either department.

6.0 SITE SURVEY

6.1 The Site and Environs

FSL personnel walked the Site accompanied by Mr. Sam Smart, Property Manager for Chestnut Hill Realty, on November 11, 1997, and took photographs of interior and exterior Site features. The photographs are appended in the Figures section.

Hancock Village
300 Independence Drive
Chestnut Hill MA

The Site is located in a suburban area of Brookline and West Roxbury, Massachusetts. The Site is bounded by residential units and open space to the north, east, and west respectively. To the south, it is abutted by a commercial shopping center, "The Village at Chestnut Hill" and office complex to the east.

6.2 Topography

The United States Geologic Survey (USGS) Topographic Map of the South Boston Quadrangle was reviewed to determine elevation, slope, and surface water run off characteristics in the vicinity of the subject property. The Site lies on a sloped grade and the elevation varies from approximately 60 meters to the north and gradually dropping down to approximately 45 meters to the south near VFW Parkway. There are no surface waters immediate to the vicinity. The nearest body of wetland is to the west of the property.

Based on the surface contour lines shown on this map, the topography is primarily undulating and consists of glacial outwash with a drop in grade to the southwest. It can be inferred that groundwater flow is also to the southwest toward the Charles River. A copy of this map is located in the Figures section.

6.3 Subsurface Observations

The goal of FSL's subsurface investigation is to perform a series of test borings in a pattern to establish a means of isolating the location of any possible contamination. This information will be used to evaluate potential environmental impact from the on-site locations at the former boiler plant off Sherman Road and the existing UST for the pump station on Gerry Road.

FSL found evidence that indicated additional test borings should be done on the Site. Test borings to further determine the status of the former UST at Sherman Road Plant, the existing gasoline tank at Gerry Road pump station and any potential impact from off-site sources along VFW Parkway are recommended.

6.4 Site Observations

There is no storage of bulk hazardous materials on-Site. Some appliance storage is done at the locations of the abandoned boiler plants. Waste removal is done by an outside vendor on a daily basis. According to reference material contained in the ESS report and visual inspections, the following areas were noted to have asbestos containing materials (ACM): both boiler plants on Sherman and Gerry Roads, as well as the parking garages on Gerry Road and Independence Drive. The ACM was confined to the pipe insulation. Further information can be found in the reports located in the Appendix.

STRUCTURAL, ELECTRICAL AND MECHANICAL SECTION

7.0 Mechanical Systems

Hancock Village consists of one hundred and one (101) - two story brick multi-sectioned buildings. Constructed during the years 1947 to 1949, the property has been and is continuously undergoing upgrades and renovations. The buildings are heated by Ray Pack, and Magic Chef gas fired boilers and forced hot installed in the early 1990's. All units were inspected and appear to be serviced and maintained, appear to be adequately sized and have remaining useful lives exceeding 7-8 years. Hot water is supplied by 30 and 50 gallon Ruud, Rheem, and State gas hot water heaters. The hot water tanks were installed in the late-1980's and have been replaced by ownership as they became inefficient or failed. The life expectancies of the hot water tanks are usually 10-15 years. The heating units are located in heat closets above the stairwell landing to the second floor of the buildings. Heating and cooling is adequate for all tenants. No warranties are in existence other than for the new boilers being installed within the last year. All the safety devices appear to be installed correctly. Many of the heat closets are in need of repairs of fire coded sheet rock, the removal of Romex wiring and sealing penetrations in order to meet Massachusetts State Building Code 6TH Edition. The cost of these repairs is approximately \$119,500.00.

Plumbing is in good condition with good water pressure. Domestic water is supplied by copper 1-1/2" to 2" services per groups of buildings and twenty-four water meters throughout the site from the City of Boston and the Town of Brookline.

8.0 Electrical Systems

Electrical service for Hancock Village Apartments is provided by Boston Edison. The electrical services for the Hancock Village buildings are provided by external pad mounted transformers, which provide a 400-AMP main distribution panel consisting of typically three 100-AMP subpanel and two 30 AMP services per block of five apartments. The apartment subpanels for upgraded units are in good condition using modern circuit breakers and meter sockets. The electrical services are adequate for existing tenant needs. However, the older "classic" apartment subpanels consist of old 15 AMP and 20 AMP fuse type units in various stages of degradation. The apartment unit subpanels in the classic units require replacement due to age and the need for added tenant electrical demand. The estimated cost for this replacement is approximately \$110,600.00.

check \$

9.0 Structural Systems

9.1 Buildings - Residential:

Foundations: Concrete footings and walls below frost grades.

The foundation walls show no indications of settlement, distress, or overloading. No cracking or settlement is visible and none is suspected for all buildings.

Framing-Structural System:

Floor: Wood planking over steel beams, supported by steel columns.
Interior walls are only partitions.

All members appeared satisfactory for the existing loadings with no deflection or distress. Construction of the structure properly carries loadings to the ground. All shear points appeared properly stiffened and members braced. No sags were apparent in the flooring from the lower visible surfaces nor in any of the finish materials of the above floors.

Framing: Steel Column and Beam construction

The steel columns and beams of the residential buildings appear to be sound within limited acceptable checking.

Ground Floor: Reinforced Concrete slabs on grade.

The slab is covered with finish materials in various area throughout the building. Where the slab was, visible minor cracking was apparent, however no settlement is evident.

Roofs/roofing: Gable type
Asphalt shingles over pitched wood truss framing with wood planking.

All roof surfaces appeared intact with no sags. All wood framing timbers appeared satisfactory for the existing loadings with no deflection or distress. However a number of roofs require updated soffit vents for increased ventilation to the attic, as well as minimizing access for pests to the structures. Cost of installing soffit vents is approximately \$106,500.

Roofs/roofing: Flat type
Rubber Membrane Type or Tar and Gravel Membrane.

*check out
10.5.500*

Roof surfaces appeared in various stages in deterioration and disrepair. New membrane installation is recommended for a number of the severely cracked and weather roofs. Costs of replacement roofs are approximately \$200,200.00.

Exteriors: Brick veneer over a concrete block,

The majority of brickwork appears solid with no deflection or movement. Joints are tight, corners are solid. However, extensive Ivy plant growth on a number of buildings was observed. It is recommended the Ivy be removed in order to decrease the deterioration of the mortar joints. Cost of this measure is approximately \$71,000.

9.2 Buildings - Parking Garage:

Framing: Steel Column and Beam construction

The steel columns appear to be sound with upon visual inspection. Minor hairline cracks mid span were evident in the concrete beams. No movement of the structure is observed. It is recommended that the cracks be cut and caulked. The cost of this repair is approximately \$30,000 for the two garage locations.

Roof
200

71,000

Caulk
\$ 30,000

**HANCOCK VILLAGE
STRUCTURAL, ELECTRICAL, AND MECHANICAL FINDINGS
SECTION 10.3**

NON-PRIORITY

Item No.	1	2
Description	Ivy/ tree work. Remove ivy (incl. roots) Pruning overhanging trees 236 units	Misc. brick repointing, retaining wall repair, sidewalk repair 198 units
% of total buildings/units affected	30%	25%
Unit Cost	\$300.00 @ unit	\$500.00 @ unit
Total Est. Cost	\$71,000.00	\$99,000.00

TOTAL ESTIMATED COST: \$170,000.00

*Sealed
9/9/01*

**HANCOCK VILLAGE
STRUCTURAL, ELECTRICAL, AND MECHANICAL FINDINGS
SECTION 10.3**

PRIORITY LIST

Item No.	1	2	3	4	5
Description	70 total flat roofs @ approx. 1000 sq ft each. 70,000 sq ft to be replaced	440 total electrical sub panels (Classic units) to be removed or replaced	Heat closet repairs - 341 total heating units. Repairs in sheet rock, pipe penetration type B vent clearances, etc.	Parking garages (2 structures). Masonry support repairs.	Soffit vent installations and repair for ventilation and pest control -355 units
% of total buildings affected	50%	50%	75%	100%	45%
Unit Cost	\$2.86 @ sq ft	\$500.00 @ unit	\$350.00 @ unit	\$15,000.00 @ unit	\$300.00 @ unit
Total Est. Cost	\$200,200.00	\$110,000.00	\$119,500.00	\$30,000.00	\$106,500.00

TOTAL ESTIMATED COST: \$566,200.00

Hancock Village
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Chestnut Hill MA

A lead paint survey was conducted for the property owner, and a comprehensive abatement program is on-going throughout the project. A listing of completed units is enclosed. Furthermore, no flaking painted surfaces were visible during the inspection.

The soil in general consists of glacial outwash plus soils added during construction and landscaping activities. Access driveways, sidewalks and parking areas are paved and all appear to have adequate drainage. Vegetation appeared to be healthy with none seen in any distress.

The pad-mounted transformers on-site are the property of Boston Edison and one pole-mounted unit at the Sherman Road Boiler Plant may contain PCBs. No leakage observed at the time of inspection and all units appeared in satisfactory condition.

FSL identified a gasoline UST at the Gerry Road pump station. Chestnut Hill Realty personnel informed FSL that the engine was in the process of being converted to use natural gas instead of gasoline. When the conversion was completed, the UST is scheduled for removal.

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10.0 FINDINGS AND RECOMMENDATIONS

10.1 Environmental Findings

FSL did not identify any releases of oil and/or hazardous materials on the Site or from any nearby site that would indicate a potential environmental liability. FSL confirmed the removal of the USTs from the Gerry Road and Sherman Road boiler facilities and reviewed the LSP opinions

FSL did identify a gasoline UST at the Gerry Road pump station that is used to fuel a backup sewage pump. Chestnut Hill Realty has already begun the process to convert the pump engine to natural gas. When the conversion is completed, the UST will be closed and removed for disposal according to applicable regulations.

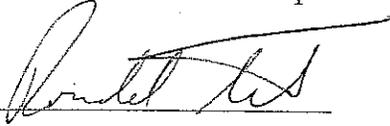
10.2 Environmental Recommendations

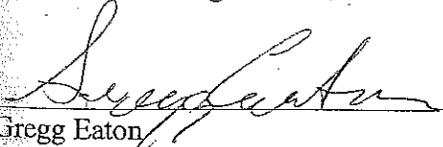
FSL recommends that the gasoline UST at Gerry Road be removed immediately after the natural gas conversion is completed. The necessary documentation and sampling should be completed to close the UST in accordance with applicable regulations.

10.3 Structural, Electrical, and Mechanical Findings

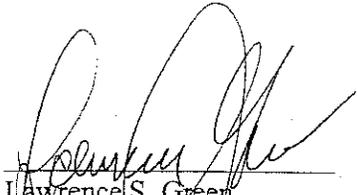
10.4 Structural Electrical, and Mechanical Recommendations

Findings, conclusions and recommendations on the structural, electrical, and mechanical assessment will be included as an addendum in a separate report.

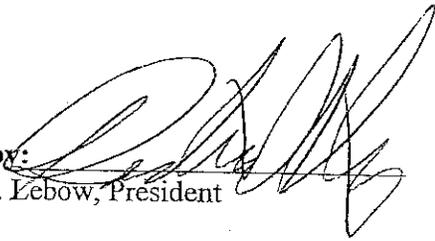
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11.0 CONDITIONS AND LIMITATIONS

This report addresses the likelihood of a release or threat of release of oil or hazardous materials on the site as defined by Massachusetts General Law Chapter 21E (March 1988) and the Massachusetts Contingency Plan (October 1993).

In conducting this site investigation, FSL Associates, Inc. has attempted to independently assess the environmental quality of the site relative to oil or hazardous materials with reference to M.G.L c. 21E and the Massachusetts Contingency Plan for Oil and Hazardous Materials. As with any site evaluation there is a certain degree of dependence upon oral information provided by facility or site representatives which is not readily verifiable through visual inspection or supported by available documentation. FSL Associates, Inc. shall not be held responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed by facility or site representatives at the time this investigation was performed. Any damages resulting from errors and omissions by FSL Associates, Inc. are limited to the cost of the service performed. This report and all field data and notes were gathered and/or prepared by FSL Associates, Inc. in accordance with the agreed upon scope of work and generally accepted engineering and scientific practices in effect at the time of investigation on the site. The statements, conclusions, and opinions contained in this report are only intended to give approximations of the environmental conditions of the subject site. This report is designed to detect releases of oil or hazardous materials to the environment. It is not intended to be a complete environmental audit or industrial hygiene survey which would ascertain compliance with federal, state, and local regulation other than those explicitly stated.

Unless otherwise indicated, any site drawing provided within this report is not meant to be an accurate engineering drawing, but is used to present the general, relative locations of features of interest on and surrounding the site.

This report, including all supporting field data and notes (collectively referred to hereinafter as "Information"), was prepared or collected by FSL Associates, Inc. for the benefit of its client. The client may release the information to third parties, who may use and rely upon the Report at their discretion. However, any use or reliance upon the information by a party other than specifically named above or by separate letter from FSL Associates, Inc. shall be solely at the risk of such third party and without legal recourse against FSL Associates, Inc. or its subsidiaries and affiliates, or their respective employees, officers or directors, regardless of whether the action on which recovery of damages is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of FSL Associates, Inc.) statute or otherwise. This information shall not be used or relied upon by a party that does not agree to be bound by the above statement.

The interpretations and opinions provided in this report are based on governmental regulations and policies in effect at the time of preparation of the report. Future changes in regulatory policy may render these opinions obsolete or otherwise invalid.

The parties agree to submit any dispute to binding arbitration to be decided by three arbitrators, one chosen by each of the parties and the third chosen by the two parties.