



February 5, 2019

Andrew Rafter
Vice President/Commercial Loan Officer
Needham Bank
1063 Great Plain Avenue
Needham, MA 02492

Subject: **Environmental Risk Management Review:**
9-25, 35-37 & 47-49 Homer Avenue, Ashland, MA (the Site)

Dear Mr. Rafter:

PVC Services, LLC (PVC) has completed an Environmental Risk Management Review of the Site, with the scope of work consisting of a review of the following documents:

- January 9, 2019 “EDR Environmental Screen”, prepared for each of the three Site address groupings and on behalf of Needham Bank
- January 30, 2019 “Environmental Questionnaire”, prepared by Mr. Edward J. Camille, Site owner
- 1937 Sanborn Fire Insurance Atlas

PVC understands that Needham Bank may fund the purchase of the Site for eventual redevelopment in several years. The following salient points were noted during the review:

1. The EDR Environmental Screens did not identify any regulatory listings for the Site. Further, while a number of regulatory listings were identified at off-Site properties situated in close proximity to the Site, including several abutting and/or nearby auto repairs shops and a gasoline station (15 Alden; 29 Alden and 61 Homer), none are expected to impact the Site based on the nature of the regulatory listings; the response actions completed at these properties and/or the anticipated groundwater flow direction.
2. According to Mr. Camille, three buildings that were constructed between the mid 1800s and 1960 improve the Site, and have historically been used for either residential or commercial retail purposes, including a three-car storage garage. Mr. Camille reports that the buildings are heated by either natural gas or fuel oil stored aboveground, and that he knows of no known underground storage tanks (USTs) on the Site, past or present.



Mr. Camille is also unaware of any high-risk businesses being located on the Site in the past (e.g. dry cleaners) or of any fill be brought to the Site.

3. According to the 1937 Sanborn Atlas, the Site was improved with several buildings that were used as residential dwellings and commercial storefronts.

PVC Opinion:

Based on the information discussed herein, the environmental risk posed to Needham Bank in its role as a secured lender is low and PVC recommends no further assessment of the Site at this time.

Please note this Environmental Risk Management Review does not meet the standards of ASTM due diligence and is provided for risk management purposes only. Please contact me at 617-680-7157 should you any questions.

Regards,
PVC Services LLC

A handwritten signature in black ink, appearing to read 'P. B. Vaz'.

Peter B. Vaz
Principal

Attachment: Environmental Questionnaire
1937 Sanborn Atlas

Environmental Questionnaire

Customer Name: Needham Bank
Subject Real Estate Address: 9-25; 35-37; 47-49 Homer Avenue, Ashland, MA

Check As Applicable: **Person Completing Questionnaire**
Buyer { }
Property Owner {*}
Property Manager { }
Other { } (Specify) _____

1. Please list the buildings on the three Site parcels identified above, with approximate construction dates:
9-25 Homer Ave – Brick building with Pizza Mine & Deli, Small store and office, Plaza with Hair and nail salon and small grocery store built approx..1960
35-37 Homer Ave – 2 family home with 3 bay storage garage built about 1840 according to Realtor.com
47-49 Homer Ave – 2 family home with garage built in 1900 according to web listing
2. Are you aware of any previous buildings having been located on the Site in the past, in addition to those listed above? Please see the attached 1937 Sanborn Map of the Site for reference, noting that Homer Avenue was then known as Railroad Street.
No.
3. How are the Site buildings presently heated?
To my knowledge..
47-49 Gas heat
35-37 Fuel Oil
9-25 Fuel Oil and Natural Gas
4. Are you aware of oil or any other substance being stored in any underground storage tanks (USTs) on the Site, past or present?
No
5. Are you aware of any high-risk business uses on the Site in the past? These would include gasoline stations; automotive repair; dry cleaners; manufacturing.
No.
6. Are you aware of any fill having been brought to the Site for re-grading or any other purposes?
No.

I am familiar with the Site and its present ownership and uses and have made inquiry in order to respond to the best of my knowledge to the questions set forth above with respect to present and past ownership and uses of the Subject, and I hereby certify that the foregoing is true and correct to the best of my knowledge.

Name: Edward J. Camille

Signed Edward J. Camille Date JAN 30, 19

