

**RELEASE ABATEMENT MEASURE (RAM)
COMPLETION STATEMENT
(IN ACCORDANCE WITH 310 CMR 40.0446)
111 Eastern Avenue
Chelsea, Massachusetts
RTN 3-3550**

Prepared For:

Urban Growth Property Limited Partnership
Chicago, Illinois

Prepared By:

Blackstone Consulting LLC
Project No. INTEIL017.08

October 2008

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Photographic Log of Completed RAM Area

LIMITATIONS

Data obtained from public agencies, Site inspections, data mapping sources, and analytical laboratories, as well as information summarized in Reports by prior investigators, may have been used in the characterization of this Site. The accuracy of the conclusions derived from these data is based solely on the accuracy of the data Reported and/or supplied. Should data be made available concerning the Site which is *not* included in this Report, it should be reported to *Blackstone Consulting LLC* so that findings, conclusions, and/or recommendations can be altered and modified (if necessary).

Events occurring on the Site after on-Site observation(s) are beyond the scope of this Report. As such, *Blackstone Consulting LLC* makes no expressed or implied representations, warranties or guarantees regarding any changes in the condition of the premises after the date of the on-Site observation(s).

Any qualitative or quantitative information regarding the Site which was not available to *Blackstone Consulting LLC* at the time of this Report may result in modification(s) to the conclusions and/or representations made in this Report.

Due to the fact that geological and soil formations are inherently random, variable, and indeterminate (heterogeneous) in nature, the professional services and opinions provided by *Blackstone Consulting LLC* under our agreement are not guaranteed to be a representation of complete Site conditions, which are variable and subject to change with time or the result of natural or man-made processes. Although our services are extensive, opinions, findings, and conclusions presented are limited to and by the data supplied, Reported, and/or obtained. Unless specified herein, this assessment did not include evaluation of: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, industrial hygiene, health and safety or other OSHA compliance, ecological resources, endangered species, indoor air quality, electromagnetic fields, formaldehyde or high-voltage power lines. Also, unless specifically stated, under the terms of the agreement, no attempt was made to determine the compliance or regulatory status of present or former owners or operators of the Site with respect to federal, state, municipal, environmental, and land use laws or regulations.

As a licensed professional, *Blackstone Consulting LLC* is required to retain copies of all documents used as the basis of professional opinions or professional judgments. Accordingly, the Client has agreed that all documents; either produced by, or received by, *Blackstone Consulting LLC* in the course of performing the professional services for the Client, are instruments of service, and are to be retained by *Blackstone Consulting LLC*. Documents produced by *Blackstone Consulting LLC* remain property of *Blackstone Consulting LLC*, and shall not be used in whole or in part, by any party for any other purpose without written permission of *Blackstone Consulting LLC*. No deletions or

additions are permitted without the written consent of *Blackstone Consulting LLC*. The Report, including data, maps, and figures contained herein, are not suitable for use in its present form, for any litigation.

1.0 GENERAL INFORMATION

This Release Abatement Measure (RAM) Completion Statement is prepared in accordance with the requirements and procedures set forth the Massachusetts Contingency Plan, 310 CMR 40.1000. This Report was prepared by Blackstone Consulting LLC for Urban Growth Property Limited Partnership, Chicago, Illinois.

1.1 RESPONSIBILITY FOR RAM COMPLETION

Urban Growth Property Limited Partnership (UGPLP) currently owns this Site and is assuming responsibility for the RAM Completion Statement. UGPLP's representative for this Statement is:

The owner representative is:

Randall Hunter, Vice President
Urban Growth Property Limited Partnership
200 N. LaSalle, Suite 1400;
Chicago, IL. 60601

Tel: (312) 935-2972
Fax: (312) 935-2888
Email: Randy.Hunter@gecapital.com

The Site Licensed Site Professional of record is:

Matthew E. Hackman, LSP No. 9456
97 Asylum Road
Warwick, RI 02886-8001

Tel: (401) 737-9211;
Fax: (401) 732-1362
Cell: (401) 556-2264
Email: matthew-e-hackman@cox.net

1.2 DEFINITIONS [PER 310 CMR 40.0006]:

"Site" means any building, structure, installation, equipment, pipe or pipeline, including any pipe discharging into a sewer or publicly-owned treatment works, well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, or aircraft, or any other place or area where oil or hazardous material has

been deposited, stored, disposed of or placed, or otherwise come to be located. The term shall not include any consumer product in consumer use or any vessel."

The "Site Name/Location Aid" for this site is the (former) "Amoco Petroleum Terminal, 111 Eastern Avenue, Chelsea, Massachusetts" and consists of the entire approximately 20.7-acre parcel of land that is currently used as a surface parking lot ("Logan PreFlight Airport Parking") with approximately 2,000 parking spaces.

"Soil Management Plan" (SMP) is to define the planning, excavation, temporary storage, transportation and disposal/reuse/recycling of soils from the proposed excavation and boreholes, as well as the environmental protection work (including OSHA-required employee safeguards), and required Submittals (or deliverables) to be provided by a Contractor and/or Environmental Consultant for management of contaminated soil and any admixed during Site excavation.

"Owner" shall mean the Owner, or contractually designated representative of the Owner, of the Site. The Owner representative for this project is Mr. Randall Hunter of Urban Growth Property Limited Partnership (UGPLP) (312-935-2972, Randy.Hunter@gecapital.com).

"Contractor" shall mean the entity and its personnel chosen by the Owner to perform the work in this RAM. The general contractor's representative was Marty DeSantis of Wise Construction, 21 East Street, Winchester, MA 01890 (781-721-1100, mdesantis@wiseconstruction.com).

"Provide" shall mean for the Contractor to cause the work to be accomplished, according to the specifications herein and all referenced specifications, to supply equipment fit for the work, and make all payments for labor, services, permits, licenses, and materials required for that work accomplishment.

"Licensed Site Professional (LSP)" shall mean an experienced professional in the field of hazardous waste site assessment, cleanup and removal licensed by the Massachusetts "Board of Registration of Hazardous Waste Site Cleanup Professionals" and delegated by the Massachusetts Department of Environmental Protection to manage cleanups and provide formal, written opinions that cleanup work meets the requirements of the Massachusetts Contingency Plan (MCP). The LSP of Record for this site is Mr. Matthew E. Hackman, LSP No. 9456 (cell: 401-556-2264; matthew-e-hackman@cox.net)

"Environmental Consultant" shall mean a qualified environmental professional provided by the Owner. The Environmental Consultants representatives for this RAM is Mr. Tevfik Arguden, PG of Blackstone Consulting LLC [office: (401) 289-0426, email: targuden@blackstoneconsulting.com], and Mr. Jim Carbone of Blackstone Consulting LLC [cell: (339) 226-0931].

The Environmental Consultant shall have the requisite qualifications to oversee environmental operations, give guidance on environmental and health and safety issues to the Contractor, and report project progress, problems that arise, and their resolution, to Owner. Further, excavation and boring shall not proceed without the full-time, onsite, personal observation of the work by the Environmental Consultant. Major functions of the Environmental Consultant shall be to assure that the expected contaminated soil is properly managed according to this specification. If any previously undetected type(s) of soil contamination is/are detected, the Environmental Consultant shall direct Contractor to cease excavating/boring in that area and determine when to permit the Contractor to resume excavating/boring, based on the field monitoring of the excavated materials.

“Condition of Substantial Release Migration” and “SRM” each mean a condition at a disposal site that includes any of the following:

- (a) releases that have resulted in the discharge of separate-phase oil and/or separate-phase hazardous material to surface waters, subsurface structures, or underground utilities or conduits;
- (b) releases to the ground surface or to the vadose zone that, if not promptly removed or contained, are likely to significantly impact the underlying groundwater, or significantly exacerbate an existing condition of groundwater pollution;
- (c) releases to the groundwater that have migrated or are expected to migrate more than 200 feet per year;
- (d) releases to the groundwater that have been or are within one year likely to be detected in a public or private water supply well;
- (e) releases to the groundwater that have been or are within one year likely to be detected in a surface water body, wetland, or public water supply reservoir; or
- (f) releases to the groundwater or to the vadose zone that have resulted or are within one year likely to result in the discharge of vapors into school buildings or occupied residential dwellings.

“Containerized Waste” means discarded oil and/or hazardous material at a site in drums, tanks, engineered impoundments, or other fabricated containers, including, without limitation,

- (a) discarded oil and/or hazardous material that was generated at a site as a result of manufacturing industrial, commercial, or other process-related activities, and
- (b) discarded oil and/or hazardous material discovered, managed, generated, or accumulated as part of a response action.

“Contaminated Debris” means any debris that contains oil and/or hazardous material associated with a release for which notification is required by 310 CMR 40.0300 and 40.1600.

“Contaminated Groundwater” means groundwater containing oil and/or hazardous material at concentrations equal to or greater than a release notification threshold established by 310 CMR 40.0300 and 40.1600.

“Contaminated Media” means Contaminated Groundwater, Contaminated Sediment, Contaminated Soil, and/or Contaminated Surface Water.

“Contaminated Soil” means soil containing oil and/or hazardous material at concentrations equal to or greater than a release notification threshold established by 310 CMR 40.0300 and 40.1600.

“Debris” means solid material that is a manufactured object, plant or animal matter that is intended for disposal or is otherwise no longer serving its intended use. The term shall include demolition and construction waste, hay, vegetation, and other organic and inorganic absorbent materials used to contain or absorb releases of oil and/or hazardous material. The term shall not include:

- (a) any material for which a specific treatment standard is provided in subpart D of part 268 of the Code of Federal Regulations; or
- (b) process residuals such as smelter slag and residues from the treatment of waste, wastewater, sludges or air emission residues.

“DEP” as used herein refers to the Massachusetts Department of Environmental Protection.

“Disposal Site” means any structure, well, pit, pond, lagoon, impoundment, ditch, landfill or other place or area, excluding ambient air or surface water, where uncontrolled oil and/or hazardous material has come to be located as a result of any spilling, leaking, pouring, abandoning, emitting, emptying, discharging, injecting, escaping, leaching, dumping, discarding or otherwise disposing of such oil and/or hazardous material. The term shall not include any site containing only oil or hazardous materials which: are lead-based paint residues emanating from a point of original application of such paint; resulted from emissions from the exhaust of an engine; are building materials still serving their original intended use or emanating from such use; or resulted from release of source, byproduct or special nuclear material from a nuclear incident, as those terms are defined in 42 U.S.C. § 2014, if such release was subject to requirements with respect to financial protection established by the Nuclear Regulatory Commission under 42 U.S.C. § 2210.

“Exposure” means any contact with or ingestion, inhalation or assimilation of oil and/or hazardous material, including, without limitation, irradiation.

“Imminent Hazard” means a hazard which would pose a significant risk of harm to health, safety, public welfare or the environment if it were present for even a short period of time, as further described in 310 CMR 40.0950.

“Soil” means any unconsolidated mineral and organic matter overlying bedrock that has been subjected to and influenced by geologic and other environmental factors, excluding sediment.”

“Substantial Hazard” means a hazard as further defined in 310 CMR 40.0956 that would pose a significant risk of harm to health, safety, public welfare, or the environment if it continued to be present for several years.

“Remediation Waste” means any Uncontainerized Waste, Contaminated Media, and/or Contaminated Debris that is managed pursuant to 310 CMR 40.0030. The term "Remediation Waste" does not include Containerized Waste.

“Uncontainerized Hazardous Waste” means uncontainerized waste that meets the criteria defining a listed or characteristic hazardous waste in 310 CMR 40.0300.

“Uncontainerized Waste” means any discarded oil and/or hazardous material at a disposal site, including, but not limited to, a non-aqueous phase liquid (NAPL), that is not contained in drums, tanks, engineered impoundments, or other fabricated containers.

1.3 SITE DESCRIPTION [PER 310 CMR 40.0444 (1) (B)]

The site is located at 111 Eastern Avenue, in Chelsea, Massachusetts (Figure 1). Historically, the site was the location of the former Amoco fuel terminal including above-ground storage tank (AST) tank farm (Figures 2). Materials stored in the former tank farm (now removed) were: gasoline, kerosene, No. 2 through No. 6 fuel oil. (Concrete tank pads still exist under current paving.)

The site is bordered by Eastern Avenue to the west, Chelsea Street to the south, Chelsea River to the east and northeast, and industrial property (Gulf Oil bulk terminal) to the north.

The approximate 20.7-acre parcel of land or property (known as Logan Pre-Flight Airport Parking) is currently used as a surface parking lot with approximately 2,000 parking spaces. Enterprise Rental Car, MassPort and Paul Revere Bus Lines also park vehicles at the site. Logan PreFlight Airport Parking presently manages the parking lot operations. The entire site is asphalt paved except for three building structures and a drainage swale.

The boundary of the disposal site RTN 3-3550 is contiguous with property boundary of the parcel. Also, the AUL boundary is likewise contiguous with the property boundary and disposal site boundary.

Extensive site-specific geological, hydrogeological and chemical data gathered over the years by others indicate that petroleum-impacted soil and groundwater are present beneath the areas of proposed borings and Office Building Addition.

ALL SOILS ON THE SITE WERE PRESUMED TO BE "CONTAMINATED SOIL", ALL GROUNDWATER ON SITE WAS PRESUMED TO BE "CONTAMINATED GROUNDWATER" AND ALL "OIL" WAS MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF 310 CMR 40.0000 ("MASSACHUSETTS CONTINGENCY PLAN" AND 310 CMR 30.000 ("HAZARDOUS WASTE REGULATIONS").

Furthermore, soils on-site are required to remain paved (the current parking lot and existing and proposed buildings are adequate to meet this requirement) to protect against leaching of constituents into groundwater and to maintain the Activity and Use Limitation (AUL) which is currently in effect for this Site.

Because replacement of potentially contaminated soils could exacerbate contamination on the Site, all contaminated soil, contaminated groundwater or oil generated on site by investigation or construction-related activities was containerized and appropriately recycled, reused or disposed of at an appropriately licensed and approved off-Site facility. All contaminated soil, contaminated groundwater or oil generated on site was appropriately characterized for disposal, including a determination as to whether such soil, groundwater or oil constitutes hazardous waste in accordance with 310 CMR 30.0000.

Because the boundary of the disposal site is currently considered to be contiguous with the parcel of land, which, in turn, is contiguous with the boundary of the AUL, and soils generated on this parcel were considered to be Remediation Waste generated as part of response actions for RTN 3-3550. Accordingly, any Remediation Waste was transported under a DEP BWSC-012 Bill of Lading form, certified by the LSP of Record for RTN 3-3550.

1.4 PREVIOUSLY SUBMITTED REPORTS

Previous investigations are described in the following Reports previously submitted to DEP:

Response Action Information	
Response Action Type:	RAM - Release Abatement Measure
Status:	PLANWR - Written Plan Received
Submittal Date:	9/8/2008
RAO class:	
Activity & Use Limitation:	
Response Action Information	

Response Action Type:	RAO - Response Action Outcome - RAO
Status:	IMRCD - Post-RAO C Status Report Received (Ph V-prior to 05 only)
Submittal Date:	5/14/2008
RAO class:	C1
Activity & Use Limitation:	NONE
Response Action Information	
Response Action Type:	RAM - Release Abatement Measure
Status:	TERMIN - Action Status or AUL Terminated
Submittal Date:	7/23/2007
RAO class:	
Activity & Use Limitation:	
Response Action Information	
Response Action Type:	RAM - Release Abatement Measure
Status:	CSRCVD - Completion Statement Received
Submittal Date:	2/16/2006
RAO class:	
Activity & Use Limitation:	
Response Action Information	
Response Action Type:	AUL - Activity and Use Limitation
Status:	RECPT - Transmittal or Notification Received
Submittal Date:	10/21/2005
RAO class:	
Activity & Use Limitation:	
Response Action Information	
Response Action Type:	PHSIII - Phase 3
Status:	CSRCVD - Completion Statement Received
Submittal Date:	11/10/1997
RAO class:	
Activity & Use Limitation:	
Response Action Information	
Response Action Type:	PHASII - Phase 2
Status:	CSRCVD - Completion Statement Received
Submittal Date:	11/10/1997
RAO class:	
Activity & Use Limitation:	
Response Action Information	
Response Action Type:	TCLASS - Tier Classification
Status:	TIERII - Tier 2 Classification
Submittal Date:	11/8/1996

RAO class:	
Activity & Use	
Limitation:	
Response Action Information	
Response Action Type:	PHASEI - Phase 1
Status:	CSRCVD - Completion Statement Received
Submittal Date:	9/13/1996
RAO class:	
Activity & Use	
Limitation:	
Response Action Information	
Response Action Type:	REL - Potential Release or Threat of Release
Status:	TCTRNS - Tier Classified Transition Sites
Submittal Date:	4/15/1991
RAO class:	
Activity & Use	
Limitation:	

1.5 DESCRIPTION OF THE RELEASE OR THREAT OF RELEASE, SITE CONDITIONS, AND SURROUNDING RECEPTORS [PER 310 CMR 40.0446 (4) (A)]

Description of Release

The subject property was utilized as a petroleum storage and distribution terminal from 1917 to 1993. On February 1, 1991, Amoco (then operator of this terminal) submitted a Preliminary Assessment and Limited Site Investigation Report to the Department documenting observed evidence of petroleum impacts to the subsurface soil and groundwater. Based on the investigations, the Department listed the site on April 15, 1991 as a confirmed disposal site (RTN 3-3550) requiring further investigation under the MCP (310 CMR 40.0000). A Waiver of Approvals was granted by the Department on November 8, 1991. The Waiver expired November 8, 1996. A Tier II Extension Submittal was submitted to the Department September 6, 1996. A Phase II Comprehensive Site Assessment/Phase III Remedial Action Plan was submitted for the site on November 7, 1997 and a Class C Response Action Outcome (RAO) was submitted on November 11, 1997.

Description of Site Conditions

Since the groundwater recovery and treatment system was deactivated, remediation of the remaining separate phase petroleum hydrocarbon Light, Non-Aqueous Phase Liquid (LNAPL) has been accomplished by performing periodic Enhanced Fluid Recovery (EFR) events whereby groundwater and LNAPL (if any) are removed from selected well using high vacuum. EFR has the added benefit of removing Volatile

Organic Compounds (VOC) from soils exposed to the well screen and above the water level in the well.

Petroleum-impacted soils and groundwater and oil NAPL may exist at the site above applicable exposure standards for direct contact to a construction /excavation worker. However, soils are required to be capped (the current parking lot is adequate to meet this requirement) to protect against leaching of constituents into groundwater and to maintain the existing Activity and Use Limitation (AUL). Any excavated soils or any groundwater or NAPL ("oil") generated as part of site development required off-site reuse, recycling or disposal at an appropriately licensed facility.

The surrounding properties have been used primarily for commercial and industrial bulk petroleum storage operations since at least the 1920s. Public utilities including public water and municipal sewer are available and provided to the developed areas surrounding the site.

Description of Surrounding Receptors

The nearest receptor to the site is the Chelsea River (AKA Chelsea Creek), which abuts the Site to the east. There are wetlands and saltwater wetlands approximately 1-mile east of the site at Orient Heights. There are several protected open spaces within one mile of the site. There are no other areas of Critical Environmental Concern within one mile of the site.

1.6 DESCRIPTION OF THE RELEASE ABATEMENT MEASURE COMPLETED AT THE DISPOSAL SITE [PER 310 CMR 40.0446 (B)]

The Release Abatement Measure Completed at the Disposal Site was the boring /excavation for and installation of six (6) concrete piers preparatory for the construction of an approximately 10-foot by 10-foot extension of the existing Office Building. The excavation and installation began on 16 September 2008 and was completed on 17 September 2008. Final site restoration, including the concrete to bituminous concrete bond at the surface was completed on 17 September 2008.

The borings for the concrete piers were installed by "The Fence Man" of 22 Thayer Road, Waltham, MA 02453 (www.thefencemaninc.com); using a Bobcat 763 rig with auger bit attachment, a pneumatic jackhammer as well as shovels to clear obstructions. In the three southernmost boreholes, refusal was encountered at approximately 2.5 feet. (See the Photo Log as attached.) Variances were granted from the Town of Chelsea for this deviation from the construction plan.

The installation of the Sonotubes and pouring of the concrete piers was performed by Marty DeSantis and Crew from Wise Construction of 21 East Street, Winchester, MA 01890 (www.wiseconstruction.com). The borings were performed with a Bobcat® Model 763 Skid Loader with auger attachment, as well as shovels to clear underground piping and utilities.

Soil (approximately 1.5 cubic yards or 2 tons) once excavated, was placed into a double lined, gasketed door roll-off container. (See Section 1.8.1 below.)

Oily groundwater was encountered at approximately 4.5 feet below ground surface (paving) in the first hole bored. (See the Photo Log as attached.) Personnel from Marshall Environmental of Warwick, RI, utilizing a Vactor 722 vacuum truck from Cyn Environmental of Stoughton, MA, vacuumed approximately 25 gallons of this oily water from this borehole. (See Section 1.8.2 below.)

1.7 ALL INVESTIGATORY AND MONITORING DATA OBTAINED DURING THE IMPLEMENTATION OF THE RELEASE ABATEMENT MEASURE [PER 310 CMR 40.0446 (C)]

The excavation was monitored for VOCs using a Thermo PID equipped with a 10.6 eV lamp. Readings were taken every 15-30 minutes at the site perimeter but none registered (0.0 ppm) above and around excavation.

The excavation was monitored for dust using a MiniRam 1000 PDR Personal Data Ram. Readings were taken every 15-30 minutes at the site perimeter ranged from a high of 0.113 mg/Kg to a low of 0.000 mg/Kg. above and around excavation.

1.8 STATEMENT OF FINDINGS AND CONCLUSIONS RESULTING FROM IMPLEMENTATION OF THE RELEASE ABATEMENT MEASURE, INCLUDING A STATEMENT AS TO WHETHER THE OBJECTIVES OF THE RELEASE ABATEMENT MEASURE HAVE BEEN MET [PER 310 CMR 40.0446 (D)]

Contaminated soil and groundwater encountered during post-RAO construction activities were managed as Remediation Waste (see following Section 1.8, below). NAPL encountered (see photos) was removed along with oil-contaminated groundwater.

The objectives of the RAM Plan were met.

1.9 DETAILS AND DOCUMENTATION ON THE MANAGEMENT OF ANY REMEDIATION WASTE, REMEDIAL WASTEWATER AND/OR REMEDIAL ADDITIVES MANAGED AT THE SITE AS PART OF THE RELEASE ABATEMENT MEASURE [PER 310 CMR 40.0446 (E)]

1.9.1 Remediation Waste Solids

Remediation Waste Solids (contaminated fill soil) was managed on-site by Marshall Environmental of Warwick, RI. The soil was mainly contaminated with #2 Fuel Oil.

Excavated paving and contaminated fill soil was excavated directly into a double lined, gasketed door roll-off container.

Remediation Waste fill soil was excavated and conveyed by wheelbarrow into a 7.5-yard double lined, gasketed door roll-off container. The roll-off container was lined with 6-mil bladder bags to contain any free running liquids. Roll-off containers were supplied by Adler Tank Rentals of Randolph, MA (Adler). Remediation Waste fill soil was transported by Adler on 16 September, 2008 under a BWSC-012 Bill of Lading to ESMI of New Hampshire (Louden, NH). ESMI treated the Remediation Waste fill soil by thermal processing. A total of approximately 2 tons of contaminated fill soil was removed from the site.

Copies of the BWSC-12A, -12B, and -12C as well as the Weight Slip are attached as the Appendix.

1.9.2 Remediation Waste Liquids

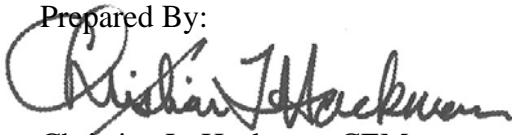
Remediation Waste Liquids (oil contaminated groundwater) was encountered at one hole at approximately 4.5 feet below ground surface (paving). Approximately 25 gallons were vacuumed out of that borehole, using a Vactor® vacuum truck from Cyn Environmental of Stoughton, MA. The Remediation Waste Liquid (oily groundwater) was transported by Cyn on 16 September, 2008 under a Non-Hazardous Waste Manifest (Tracking No. NHM 303463) to Cyn's Stoughton, MA facility for thermal processing.

1.10 DESCRIPTION OF ANY ONGOING ACTIVITIES RELATED TO THE RELEASE ABATEMENT MEASURE THAT WILL BE CONDUCTED AT THE DISPOSAL SITE, INCLUDING MONITORING ACTIVITIES, AND THE MAINTENANCE OF PAVING AND OTHER PASSIVE SYSTEMS [PER 310 CMR 40.0446 (F)]

There are no ongoing site activities related to this RAM. However, there are ongoing activities at the property including maintenance of paving and groundwater monitoring as required by the ongoing Class C1 RAO and the Activity and Use Limitation.

2.0 CERTIFICATION

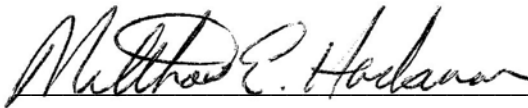
Prepared By:



Christian L. Hackman, CEM
Project Professional

10/21/08

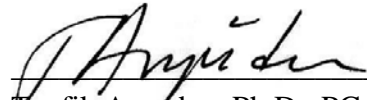
Date



Matthew E. Hackman, LSP No. 9456
Licensed Site Professional

10/21/08

Date

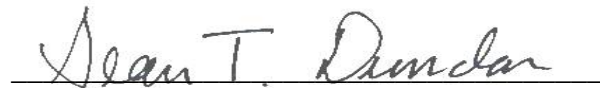


Tefvik Arguden, Ph.D., PG
Director of Hydrogeological and Remediation Services

10/21/08

Date

Technical Review and Concurrence By:



Sean T. Dundon
Principal

10/21/08

Date

DD
QA/QC

Figures

Figure 1: “Site Location Map”



Proposed Maintenance and Office Buildings
Chelsea, Suffolk County, Massachusetts

FIGURE 1

Project No. INTEIL017.05

Site Location Map

(USGS Boston North, MA, Topographic Map, 1991)



0 500 1000 1500 2000
meters

0 0.5 1.0
miles

BLACKSTONE
CONSULTING LLC

Figure 2A: Proposed Building Extension and Boring / Concrete Pier Installation Location

FIGURE 2A – PROPOSED BUILDING ADDITION AND BORING / CONCRETE PIER INSTALLATION LOCATION

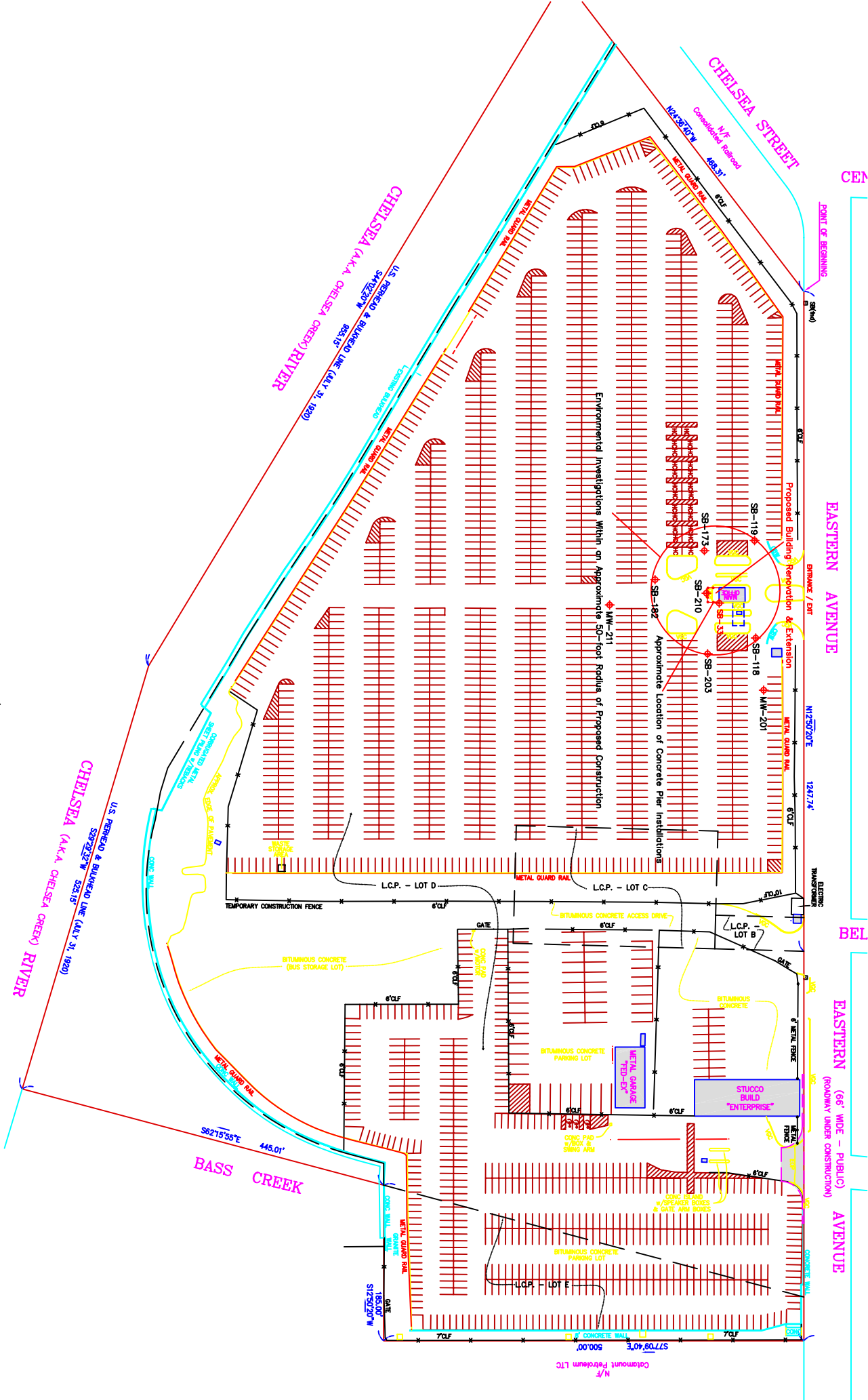
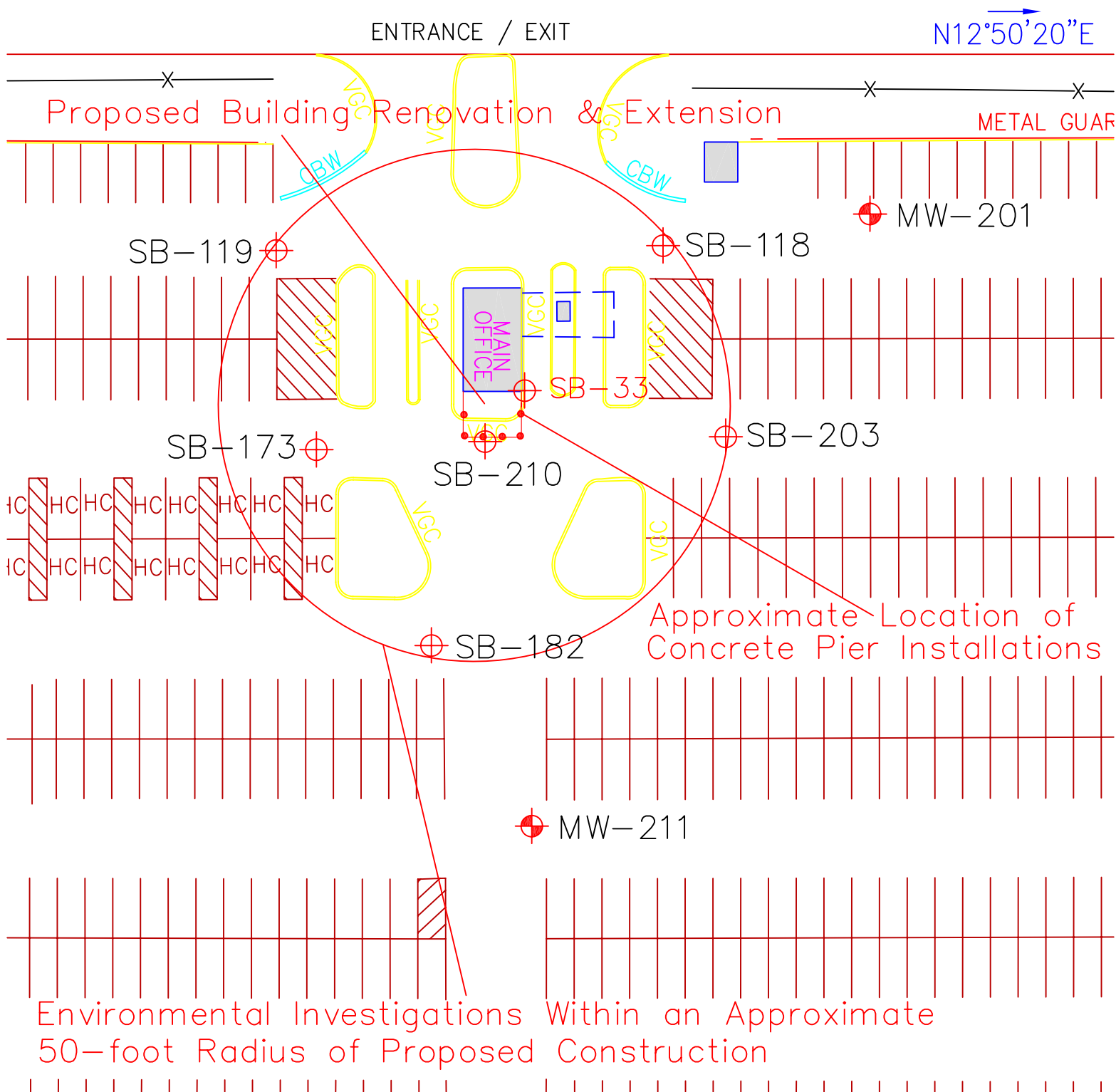


Figure 2B: Close-Up View of Work Area

FIGURE 2B

PROPOSED BUILDING ADDITION AND BORING
AND CONCRETE PIER INSTALLATION LOCATION

EASTERN AVENUE



Appendix:

Appendix:

Copies of Form BWSC-012A, BWSC-012B, and BWSC-012C - Bills of Lading for
Disposal of Remediation Waste and Non-Hazardous Waste Manifest NHM 303463 for
Remediation Wastewater and Copy Scale House Weight Slip



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

BWSC-012A

BILL OF LADING (pursuant to 310 CMR 40.0030)

Release Tracking Number*

3 - 3550

A. LOCATION OF SITE OR DISPOSAL SITE WHERE REMEDIATION WASTE WAS GENERATED:

Release Name (optional): AMOCO PETROLEUM TERMINAL

Street: 111 EASTERN AVENUE

Location Aid: N4694984 E333494

City/Town: CHELSEA

ZIP Code: 02150-0000

Date/Period of Generation: 9/8/2008 to: 9/12/2008

Additional Release Tracking Numbers Associated with this Bill of Lading:

* Note: If this Bill of Lading is the result of a Limited Removal Action (LRA) taken prior to Notification, a Release Tracking Number is not needed.

B. PERSON CONDUCTING RESPONSE ACTION ASSOCIATED WITH BILL OF LADING:

Name of Organization: URBAN GROWTH PROPERTY LIMITED PARTNERSHIP

Name of Contact: RANDALL HUNTER

Title: VICE PRESIDENT

Street: 200 NORTH LASALLE, SUITE 400

City/Town: CHICAGO

State: IL ZIP Code: 60601-1035

Telephone: (312) 935-2972

Ext.:

C. RELATIONSHIP TO RELEASE OF PERSON CONDUCTING RESPONSE ACTION ASSOCIATED WITH BILL OF LADING:

☐ RP or PRP Specify: ☐ Owner ☐ Operator ☐ Generator ☐ Transporter Other RP or PRP:

☐ Fiduciary, Secured Lender or Municipality with Exempt Status (as defined by M.G.L. c. 21E, s. 2)

☐ Agency or Public Utility on a Right of Way (as defined by M.G.L. c. 21E, s. 6(j))

☒ Other Person: CURRENT SITE OWNER/OPERATOR

If an owner and/or operator is not conducting the response action associated with the Bill of Lading, provide on an attachment the name, contact person, address and telephone number, including any area code and extension, for each, if known.

D. TRANSPORTER OR COMMON CARRIER INFORMATION:

Transporter/Common Carrier Name: ADLER TANK RENTALS

Contact Person: LIAM FURGESON

Title: Manager

Street: 916 South Bridge Street

City/Town: Auburn

State: MA ZIP Code: 01501-0000

Telephone: (508) 721-8939

Ext.:

E. RECEIVING FACILITY/TEMPORARY STORAGE LOCATION:

Operator/Facility Name: EMSI OF NEW HAMPSHIRE

Contact Person: MIKE PHELPS

Title: VICE PRESIDENT

Street: 67 INTERNATIONAL DRIVE

City/Town: LOUDEN

State: NH ZIP Code: 03307-0000

Telephone: (603) 763-0228

Ext.:

Type of Facility: ☐ Asphalt Batch/Cold Mix☐ Landfill/Disposal☐ Incinerator☐ Temporary Storage(check one) ☐ Asphalt Batch/Hot Mix☐ Landfill/Daily Cover☐ Other:☒ Thermal Processing☐ Landfill/Structural Fill

EPA Identification #:

Division of Hazardous Waste/Class A Permit #:

Division of Solid Waste Management Permit #:

Actual/Anticipated Period of Temporary Storage (specify dates if applicable):

to:

Reason for Temporary Storage:



Massachusetts Department of Environmental Protection
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BWSC-012A

BILL OF LADING (pursuant to 310 CMR 40.0030)

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3 3550

E. RECEIVING FACILITY/TEMPORARY STORAGE LOCATION (continued):

Temporary Storage Address:

Street: _____

City/Town: _____

State: _____

ZIP Code: _____

F. DESCRIPTION OF REMEDIATION WASTE:

(check all that apply)

- ☒ Contaminated Media (check all that apply): ☒ Soil ☒ Groundwater ☐ Surface Water ☐ Other: _____
- ☐ Contaminated Debris (check all that apply): ☐ Vegetation or Organic Debris ☐ Demolition/Construction Waste
- ☐ Inorganic Absorbent Materials ☐ Other: _____
- ☐ Non-hazardous Uncontainerized Waste (check all that apply): ☐ Non-aqueous Phase Liquid ☐ Other: _____
- ☐ Non-hazardous Containerized Waste (check all that apply): ☐ Tank Bottoms/Sludges ☐ Containers ☐ Drums
- ☐ Engineered Impoundments ☐ Other: _____

Type of Contamination (check all that apply): ☐ Gasoline ☐ Diesel Fuel ☒ #2 Oil ☒ #4 Oil ☒ #6 Oil ☐ Waste Oil

☐ Kerosene ☐ Jet Fuel ☐ Other: _____

Estimated Volume of Materials: Cubic Yards: 7.5 Tons: 13 Other: _____

Contaminant Source (check one/specify): ☐ Transportation Accident ☐ Underground Storage Tank ☒ Other: Former AST

Response Action Associated with Bill of Lading (check one): ☐ Immediate Response Action ☒ Release Abatement Measure

☐ Utility-Related Abatement Measure ☐ Limited Removal Action ☐ Comprehensive Response Action ☐ Other: _____

Remediation Waste Characterization Support Documentation attached:

☐ Site History Information ☐ Sampling and Analytical Methods and Procedures ☒ Laboratory Data ☐ Field Screening Data

If supporting documentation is not appended, provide an attachment stating the date and in connection with what document such information was previously submitted to DEP.

G. LICENSED SITE PROFESSIONAL (LSP) OPINION:

Name of Organization: MATTHEW E. HACKMAN, P.E., CHMM

LSP Name: MATTHEW E. HACKMAN

Title: LSP

Telephone: (401) 737-9211

Ext: _____

I attest under the pains and penalties of perjury that I have personally examined and am familiar with this submittal, including any and all documents accompanying this submittal. In my professional opinion and judgment based upon application of

- (i) the standard of care in 309 CMR 4.02(1),
 (ii) the applicable provisions of 309 CMR 4.02(2) and (3), and
 (iii) the provisions of 309 CMR 4.03(5).

to the best of my knowledge, information and belief, the assessment actions undertaken to characterize the Remediation Waste which is (are) the subject of this submittal for acceptance at the facility identified in this submittal comply with the applicable provisions of 310 CMR 40.0000, and such facility is permitted to accept Remediation Waste having the characteristics described in this submittal. I am aware that significant penalties may result, including, but not limited to, possible fines and imprisonment, if I submit information which is inaccurate or materially incomplete.

LSP Signature: _____

Seal: _____

Date: 5 September 08

License Number: 9456





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H. CERTIFICATION OF PERSON CONDUCTING RESPONSE ACTION ASSOCIATED WITH THIS BILL OF LADING:

I certify under penalties of law that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this certification, and that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained herein is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

Signature: B. DeBockDate: 9/16/2008Name of Person (print): BRIAN DeBOCK AS AGENT FOR RANDALL HUNTER, VICE PRESIDENT, UGPLP

Trench 220

No RT 876

Est. Tonnage 2



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

BWSC-012B

BILL OF LADING (pursuant to 310 CMR 40.0030)

Release Tracking Number

SUMMARY SHEET

OF

☐ - ☐

I. LOAD INFORMATION: Signature of Transporter Representative:		Receiving Facility/Temporary Storage Representative:	
Load 1: Date of Shipment: 9-16-08 Time of Shipment: 1 <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM Truck/Tractor Registration: 220 Trailer Registration (if any): 876		Date of Receipt: 9-16-08 Time of Receipt: 10 <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM Load Size (cu. yds./tons): 1.84 Tons	
Load 2: Signature of Transporter Representative:		Receiving Facility/Temporary Storage Representative:	
Date of Shipment: 9-16-08 Time of Shipment: 1 <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM Truck/Tractor Registration: 502 Trailer Registration (if any):		Date of Receipt: 9-16-08 Time of Receipt: 3 <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM Load Size (cu. yds./tons): 25 gal	
Load 3: Signature of Transporter Representative:		Receiving Facility/Temporary Storage Representative:	
Date of Shipment: Time of Shipment: <input type="checkbox"/> AM <input type="checkbox"/> PM Truck/Tractor Registration: Trailer Registration (if any):		Date of Receipt: Time of Receipt: <input type="checkbox"/> AM <input type="checkbox"/> PM Load Size (cu. yds./tons):	
Load 4: Signature of Transporter Representative:		Receiving Facility/Temporary Storage Representative:	
Date of Shipment: Time of Shipment: <input type="checkbox"/> AM <input type="checkbox"/> PM Truck/Tractor Registration: Trailer Registration (if any):		Date of Receipt: Time of Receipt: <input type="checkbox"/> AM <input type="checkbox"/> PM Load Size (cu. yds./tons):	
Load 5: Signature of Transporter Representative:		Receiving Facility/Temporary Storage Representative:	
Date of Shipment: Time of Shipment: <input type="checkbox"/> AM <input type="checkbox"/> PM Truck/Tractor Registration: Trailer Registration (if any):		Date of Receipt: Time of Receipt: <input type="checkbox"/> AM <input type="checkbox"/> PM Load Size (cu. yds./tons):	
Load 6: Signature of Transporter Representative:		Receiving Facility/Temporary Storage Representative:	
Date of Shipment: Time of Shipment: <input type="checkbox"/> AM <input type="checkbox"/> PM Truck/Tractor Registration: Trailer Registration (if any):		Date of Receipt: Time of Receipt: <input type="checkbox"/> AM <input type="checkbox"/> PM Load Size (cu. yds./tons):	
J. LOG SHEET VOLUME INFORMATION:			
Total Volume Recorded This Page (cu. yds./tons):			
Total Carried Forward (cu. yds./tons):			
Total Carried Forward and This Page (cu. yds./tons):			



Massachusetts Department of Environmental Protection
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BILL OF LADING (pursuant to 310 CMR 40.0030)

Release Tracking Number

SUMMARY SHEET _____ OF _____

 -

I. LOAD INFORMATION: Signature of Transporter Representative: <i>M. L. A</i>		Receiving Facility/Temporary Storage Representative: <i>ESM (A) Leagle</i>	
Load 1: Date of Shipment: <i>9.16.08</i> Time of Shipment: <i>1230</i> <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM Truck/Tractor Registration: <i>220</i> Trailer Registration (if any): _____	Date of Receipt: <i>9/16/08</i> Time of Receipt: <i>2:00</i> <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM Load Size (cu. yds./tons): <i>1.84</i>		
Load 2: Signature of Transporter Representative: _____ Date of Shipment: _____ Time of Shipment: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM Truck/Tractor Registration: _____ Trailer Registration (if any): _____		Receiving Facility/Temporary Storage Representative: _____ Date of Receipt: _____ Time of Receipt: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM Load Size (cu. yds./tons): _____	
Load 3: Signature of Transporter Representative: _____ Date of Shipment: _____ Time of Shipment: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM Truck/Tractor Registration: _____ Trailer Registration (if any): _____		Receiving Facility/Temporary Storage Representative: _____ Date of Receipt: _____ Time of Receipt: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM Load Size (cu. yds./tons): _____	
Load 4: Signature of Transporter Representative: _____ Date of Shipment: _____ Time of Shipment: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM Truck/Tractor Registration: _____ Trailer Registration (if any): _____		Receiving Facility/Temporary Storage Representative: _____ Date of Receipt: _____ Time of Receipt: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM Load Size (cu. yds./tons): _____	
Load 5: Signature of Transporter Representative: _____ Date of Shipment: _____ Time of Shipment: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM Truck/Tractor Registration: _____ Trailer Registration (if any): _____		Receiving Facility/Temporary Storage Representative: _____ Date of Receipt: _____ Time of Receipt: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM Load Size (cu. yds./tons): _____	
Load 6: Signature of Transporter Representative: _____ Date of Shipment: _____ Time of Shipment: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM Truck/Tractor Registration: _____ Trailer Registration (if any): _____		Receiving Facility/Temporary Storage Representative: _____ Date of Receipt: _____ Time of Receipt: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM Load Size (cu. yds./tons): _____	

J. LOG SHEET VOLUME INFORMATION:

Total Volume Recorded This Page (cu. yds./tons): *1.84*

Total Carried Forward (cu. yds./tons):

Total Carried Forward and This Page (cu. yds./tons):



18-

1.84



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

BWSC-012C

BILL OF LADING (pursuant to 310 CMR 40.0030)

Release Tracking Number

SUMMARY SHEET☐ - ☐**ONLY COMPLETE ONE COPY OF THIS PAGE AND ATTACH TO THE FINAL COPY OF THE SUMMARY SHEET.****L. ACKNOWLEDGMENT OF RECEIPT OF REMEDIATION WASTE AT RECEIVING FACILITY OR TEMPORARY STORAGE:**

Receiving Facility/Temporary Storage Representative (print):

Estu/Angela Coagne

Title:

Office Manager

Signature:

Cynthia Steele

Date:

9-22-08

**M. ACKNOWLEDGMENT OF SHIPMENT AND RECEIPT OF REMEDIATION WASTE BY PERSON
CONDUCTING RESPONSE ACTION ASSOCIATED WITH THIS BILL OF LADING:**

I certify under penalties of law that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this certification, and that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in herein is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

Signature

Date

Name of Person (print):

STN 11563

NON-HAZARDOUS WASTE MANIFEST		1. Generator ID Number MP 617723114		2. Page 1 of 1		3. Emergency Response Phone 800 899 1038		4. Waste Tracking Number NHM 303463	
5. Generator's Name and Mailing Address Amoco Petroleum Terminal 111 Eastern Ave Chelsea, MA 02150 Generator's Phone:						Generator's Site Address (if different than mailing address) Pre Flight Parking 111 Eastern Ave Chelsea, MA 02150			
6. Transporter 1 Company Name Cyn Oil Corp						U.S. EPA ID Number MAD082303777			
7. Transporter 2 Company Name						U.S. EPA ID Number			
8. Designated Facility Name and Site Address Cyn Oil Corp 1771 Washington St Sittington, MA 02072 Facility's Phone:						U.S. EPA ID Number MAD082303777			
9. Waste Shipping Name and Description					10. Containers		11. Total Quantity	12. Unit Wt./Vol.	
					No.	Type			
1. NON RCRA, NON DOT Ground Water					001	TT	25	G	NONE
2.									
3.									
4.									
13. Special Handling Instructions and Additional Information In case of Emergency Please Call 800-899-1038 Ground Water									
14. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.									
Generator's/Officer's Printed/Typed Name X Bruce DeBack as agent for Interlok					Signature X B. DeBack		Month 9	Day 16	Year 08
15. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: _____ Date leaving U.S.: _____									
16. Transporter Acknowledgment of Receipt of Materials									
Transporter 1 Printed/Typed Name Anthony Werra					Signature Anthony Werra		Month 9	Day 16	Year 08
Transporter 2 Printed/Typed Name					Signature		Month	Day	Year
17. Discrepancy									
17a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection									
Manifest Reference Number: _____									
17b. Alternate Facility (or Generator) U.S. EPA ID Number									
Facility's Phone: _____									
17c. Signature of Alternate Facility (or Generator) Month Day Year									
18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a									
Printed/Typed Name					Signature		Month	Day	Year

Subject: [REDACTED]
[REDACTED]

Re: [REDACTED]

Date: [REDACTED]

Reference: [REDACTED]

File No. [REDACTED]

Re: [REDACTED]

RECEIVED
[REDACTED]

Page [REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Mike A

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Attachment:

Photographic Log of Completed RAM Area

Attachment Photographic Log



Boring First Hole (Office Building to right-looking south).



Boring First Hole (Office Building to right-looking west).



Boring First Hole (Office Building to right-looking west).



First Borehole Completed (Typical)



Installation of Sonotube (Office Building to right-looking southwest).



Removal of Remediation Waste Soil (Office Building to right-looking south).



Gravel at base of Borehole preparatory for concrete base for pier.



Bobcat® and Vactor 722 Vacuum Truck (looking northeast)



Groundwater being vacuumed out of a Borehole.



All Boreholes completed.



Remediation Waste Soil being placed in Lined, Gasketed Roll-Off



All Piers completed and site restored (looking north).



Finished Pier Installation (typical).