City of Pawtucket, RI

***** Addendum #1 *****

Bid# 27-001 New City Hall Parking Lot Stormwater Design

November 2, 2026

The attention of bidders submitting proposals for the above-referenced project is called to the following Addendum to the Request for Qualification indicated above. The items set forth herein, whether of omission, addition, substitution or other change, are all to be included in, and form a part of the proposed Contract Documents for the work.

Inclusion of this Addendum must be acknowledged in the spaces provided in the document entitled "**Bid #27-001 New City Hall Parking Lot Stormwater Design**". Failure to acknowledge any and all addenda in the above specified bid form may be cause for rejection of the bids by the Owner on the grounds that it is not responsive.

This addendum consists of seventy-two (72) pages including three (3) attachments.

Questions and Answers

Q1 **Can copies of the ELUR and Soil Management Plan for the site be provided?**

A1 The ELUR for the 100 Freight ST (AP 08, Lot 417) property recorded in the City of Pawtucket Land Evidence Records on March 31, 2015, is attached to this addendum for reference. The City has also located an additional Phase I Environmental Site Assessment for 100 Freight Street, which is included as an attachment.

Q2 **Under Objective 1, does "boundary survey" include a property line survey, and are the services of a RI Professional Land Surveyor required?**

A2 The intent of the survey requirement under Objective 1 is to document existing site conditions and provide sufficient information to support the proposed green infrastructure design. A new formal property line or boundary survey is not specifically required by the City. An existing survey plan is available and is attached to this addendum for reference. The selected consultant will be responsible for reviewing the available survey information and determining whether additional surveying is necessary, including topographic information and relevant site features such as drainage infrastructure, utilities, and pavement limits. The extent of the proposed green infrastructure improvements and any associated surveying needs will be confirmed during contract negotiations. Any additional surveying shall be performed by appropriately qualified professionals in accordance with applicable Rhode Island requirements

Q3 **Does the City have a recent survey plan for the property, or will a new survey plan be required as part of this project?**

A3 The City has an existing survey plan for the property, which is attached to this addendum for reference. The selected consultant will be responsible for reviewing the available survey information and determining whether additional surveying is necessary to support the proposed green infrastructure design. The extent of the proposed green infrastructure improvements will be confirmed in coordination with the City during contract negotiations.

Q4 **Can the City please provide the SMP for the AP 08, Lot 417 property in an addendum?**

A4 The ELUR for 100 Freight ST (AP 08, Lot 417) the property, recorded in the City of Pawtucket Land Evidence Records on March 31, 2015, is attached to this addendum for reference. The City has also located an additional Phase I Environmental Site Assessment for 100 Freight Street, which is included as an attachment.

Q5 **Please confirm that, in addition to a digital copy, we should only submit one unbound printed copy?**

A5 Yes, that is correct. The digital copy should contain only one consolidated file comprising all sections of the SOQ.

Attachments:

A - The ELUR for the 100 Freight St. (AP 08, Lot 417) – 14 pages

B - The Survey Plan for 100 Freight St. – 1 page

C – Phase 1 Environmental Site Assessment for 100 Freight St. – 55 pages



Victoria Huang
Buyer, Purchasing Department

Attachment A - The ELUR for 100 Freight St.

Bk L3814 Ps101 #58
03-31-2015 @ 03:13p

ENVIRONMENTAL LAND USAGE RESTRICTION

This Declaration of Environmental Land Usage Restriction ("Restriction") is made on this 31st day of March, 2015 by Kenwood Realty, LLC, and its successors and/or assigns (hereinafter, the "Grantor").

WITNESSETH:

WHEREAS, the Grantor is the Owner in fee simple of certain real property identified as Lot 417, Plat Map 8, 100 Freight St., Pawtucket, Rhode Island (the "Property"), more particularly described in Exhibit A (Legal Description) which is attached hereto and made a part hereof;

WHEREAS, the Property (depicted on a site map which is attached hereto as Exhibit B and is made a part hereof) has been determined to contain soil which is contaminated with certain Hazardous Materials and/or petroleum in excess of applicable industrial/commercial Direct Exposure Criteria, pursuant to the Rules and Regulations for the Investigation and Remediation of Hazardous materials Releases ("Remediation Regulations").

WHEREAS, the Grantor and the Department have determined that the environmental land use restrictions set forth below are consistent with the regulations adopted by the Department pursuant to R.I.G.L. § 23-19.14-1 and that this restriction shall be a Conservation Restriction pursuant to R.I.G.L. § 34-39--1 et. seq. and shall not be subject to the 30 year limitation provided in R.I.G.L. § 34-4-21;

WHEREAS, the Department's written approval of this Restriction is contained in the Remedial Decision Letter issued pursuant to the Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases ("Remediation Regulations");

WHEREAS, to prevent exposure to or migration of Hazardous Substances and to abate hazards to human health and/or the environment, and in accordance with the Remedial Decision Letter the Grantor desires to impose certain restrictions upon the use, occupancy, and activities of and at the Property;

WHEREAS, the Grantor believes that this Restriction will effectively protect public health and the environment from such contamination; and

WHEREAS, the Grantor intends that such restrictions shall run with the land and be binding upon and enforceable against the Grantor and the Grantor's successors and assigns.

NOW, THEREFORE, Grantor agrees as follows:

A. **Restrictions Applicable to the Property:** In accordance with the Remedial Decision Letter, the use, occupancy and activity of and at the Property is restricted as follows:

   i. No residential use of the Property shall be permitted that is contrary to Department approvals and restrictions contained herein;

CITY OF PAWTUCKET

ii. No groundwater at the Property shall be used as potable water;

iii. No soil at the Property shall be disturbed in any manner without written permission of the Department's Office of Waste Management, except as permitted in the Soil Management Plan (SMP) approved by the Department and attached hereto as Exhibit C;

iv. Humans engaged in activities at the Property shall not be exposed to soils containing Hazardous Materials and/or petroleum in concentrations exceeding the applicable Department approved Direct Exposure Criteria set forth in the Remediation Regulations;

v. Water at the Property shall be prohibited from infiltrating soils containing Hazardous Materials and/or petroleum in concentrations exceeding the applicable Department approved leachability criteria set forth in the Remediation Regulations;

vi. The engineered controls at the Property described in the SMP contained in Exhibit C attached hereto shall not be disturbed and shall be properly maintained to prevent humans engaged in industrial/commercial activity from being exposed to soils containing Hazardous Materials and/or petroleum in concentrations exceeding the applicable Department-approved industrial/commercial Direct Exposure Criteria in accordance with the Remediation Regulations; and

vii. The engineered controls at the Property described in the SMP contained in Exhibit C attached hereto shall not be disturbed and shall be properly maintained so that water does not infiltrate soils containing Hazardous Materials and/or petroleum in concentrations exceeding the applicable Department-approved Leachability Criteria set forth in the Remediation Regulations.

B. No action shall be taken, allowed, suffered, or omitted at the Property if such action or omission is reasonably likely to:

i. Create a risk of migration of Hazardous Materials and/or petroleum;
ii. Create a potential hazard to human health or the environment; or
iii. Result in the disturbance of any engineering controls utilized at the Property, except as permitted in the Department-approved SMP contained in Exhibit C.

C. Emergencies: In the event of any emergency which presents a significant risk to human health or to the environment, including but not limited to, maintenance and repair of utility lines or a response to emergencies such as fire or flood, the application of Paragraphs A (iii.-viii.) and B above may be suspended, provided such risk cannot be abated without suspending such Paragraphs and the Grantor complies with the following:

i. Grantor shall notify the Department's Office of Waste Management in writing of the emergency as soon as possible but no more than three (3) business days after Grantor's having learned of the emergency. (This does not remove Grantor's obligation to notify any other necessary state, local or federal agencies.);

ii. Grantor shall limit both the extent and duration of the suspension to the minimum period reasonable and necessary to adequately respond to the emergency;

iii. Grantor shall implement reasonable measures necessary to prevent actual, potential, present and future risk to human health and the environment resulting from such suspension;

iv. Grantor shall communicate at the time of written notification to the Department its intention to conduct the Emergency Response Actions and provide a schedule to complete the Emergency Response Actions;

v. Grantor shall continue to implement the Emergency Response Actions, on the schedule submitted to the Department, to ensure that the **Property** is remediated in accordance with the Remediation Regulations (or applicable variance) or restored to its condition prior to such emergency. Based upon information submitted to the Department at the time the ELUR was recorded pertaining to known environmental conditions at the **Property**, emergency maintenance and repair of utility lines shall only require restoration of the **Property** to its condition prior to the maintenance and repair of the utility lines; and

vi. Grantor shall submit to the Department, within ten (10) days after the completion of the Emergency Response Action, a status report describing the emergency activities that have been completed.

D. **Release of Restriction; Alterations of Subject Area:** The Grantor shall not make, or allow or suffer to be made, any alteration of any kind in, to, or about any portion of the Property inconsistent with this Restriction unless the Grantor has received the Department's prior written approval for such alteration. If the Department determines that the proposed alteration is significant, the Department may require the amendment of this Restriction. Alterations deemed insignificant by the Department will be approved via a letter from the Department. The Department shall not approve any such alteration and shall not release the Property from the provisions of this Restriction unless the Grantor demonstrates to the Department's satisfaction that Grantor has managed the Property in accordance with applicable regulations.

E. **Notice to Holders of Interests in the Property:** The Grantor, or any future holder of any interest in the Property shall cause any sale, assignment or other transfer of any interest in the Property to include a provision expressly requiring the purchaser, assignee or transferee to comply with this Restriction. The failure to include such provision shall not affect the validity or applicability of this Restriction to the Property.

F. **Enforceability:** If any court of competent jurisdiction determines that any provision of this Restriction is invalid or unenforceable, the Grantor shall notify the Department in writing within fourteen (14) days of such determination.

G. **Binding Effect:** All of the terms, covenants, and conditions of this Restriction shall run with the land and shall be binding on the Grantor, its successors and assigns, and each Owner and any other party entitled to control, possession or use of the Property during such period of Ownership or possession.

H. **Inspection & Non-Compliance:** It shall be the obligation of the Grantor, or any future holder of any interest in the Property, to provide for annual inspections of the Property for

compliance with this Restriction in accordance with Department requirements.
An officer or Director of the company with direct knowledge of past and present conditions of the Property (the "Company Representative"), or a qualified environmental professional will, on behalf of the Grantor or future holder of any interest in the Property, evaluate the compliance status of the Property on an annual basis. Upon completion of the evaluation, the Grantor or an environmental professional will prepare and simultaneously submit to the Department and to the Grantor or future holder of any interest in the Property an evaluation report detailing the findings of the inspection, and noting any compliance violations at the Property. If the Property is determined to be out of compliance with the terms of this Restriction, the Grantor or future holder of any interest in the Property shall submit a corrective action plan in writing to the Department within fourteen (14) days of receipt of the evaluation report, indicating the plans to bring the Property into compliance with this Restriction, including, at a minimum, a schedule for implementation of the plan.

In the event of any violation of the terms of this Restriction, which remains uncured more than ninety (90) days after written notice of violation, all Department approvals and agreements relating to the Property may be voided at the sole discretion of the Department.

I. **Terms Used Herein:** The definitions of terms used herein shall be the same as the definitions contained in Section 3 (DEFINITIONS) of the Remediation Regulations.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on the day and year set forth above.

Kenwood Realty, LLC

By: _____ Kenneth Zuckerman
Grantor (signature) Grantor (typed name)

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, in said County and State, on the 24 day of March, ~~2014~~ 2015, before me Personally appeared Kenneth Zuckerman, Manager of Kenwood Realty, LLC, to me known and known by me to be the party executing the foregoing instrument and he acknowledged said instrument by him executed to be his free act and deed and the free act and deed of Kenwood Realty, LLC.

Notary Public: Adelaide C. Fandetti

My Comm. Expires: ADELAIDE C. FANDETTI NOTARY PUBLIC MY COMMISSION EXPIRES 07/02/~~2014~~ 2017

EXHIBIT A

CROSSMAN ENGINEERING, INC.
Consulting Engineers

Parcel A

That certain tract or parcel of land with all buildings and improvements thereon situated on the easterly side of Sabin Street and the westerly side of Freight Street in the City of Pawtucket, County of Providence, State of Rhode island bounded and described as follows:

Beginning at a granite bound on the easterly line of said Sabin Street, said point being fifty-four and 97/100 (54.97) feet southerly from the intersection of the easterly line of said Sabin Street with the southerly line of said Japonica Street;

Thence S 83°-01'-54" E bounded northerly by land now or formerly of City Oil Co. a distance of one hundred eight and 97/100 (108.97) feet to a corner;

Thence S 01°-10'-34" E a distance of eight and 75/100 (8.75) feet to a corner;

Thence S 88°-20'-54" E bounded northerly in part by land now or formerly of City Oil Co.; Nelson E. and Irma Ipina; John A. & Margaret Godlewski; Jose O. and Felicita Garcia; Richard N. Benoit; and Lanmar Corp; a distance of three hundred thirty-six and 38/100 (336.38) feet to a corner on the westerly line of said Freight street;

Thence S 01°-07'-54" E along the westerly line of said Freight Ftreet a distance of one hundred fifty-five and 02/100 (155.02) feet to a corner;

Thence N 88°-55'-07"E along the northerly line of said Freight Street a distance of one hundred and 01/100 (100.01) feet to a corner;

Thence S 01°-39'-44" W along the westerly line of said Freight Street a distance of two hundred nine and 86/100 (209.86) feet to a corner;

Thence N 88°-20'-16" W a distance of two hundred eighty six and 53/100 (286.53) feet to a corner;

Thence S 01°-39'-15" W a distance of two hundred fifty six and 00/100 (256.00) feet to a corner.

Thence N 88°-20'-16" W a distance of one hundred ninety one and 08/100 (191.08) feet to a corner;

Thence S 01°-39'-15" W a distance of fifteen and 89/100 (15.89) feet to a corner;

Thence N 88°-20'-45" W a distance of forty-three and 87/100 (43.87) feet to a corner;

Thence S 01°-39'-15" W a distance of one and 00/100 (1.00) feet to a corner;

Thence N 88°-20'-45" W a distance of twenty-five and 05/100 (25.05) feet to a corner on

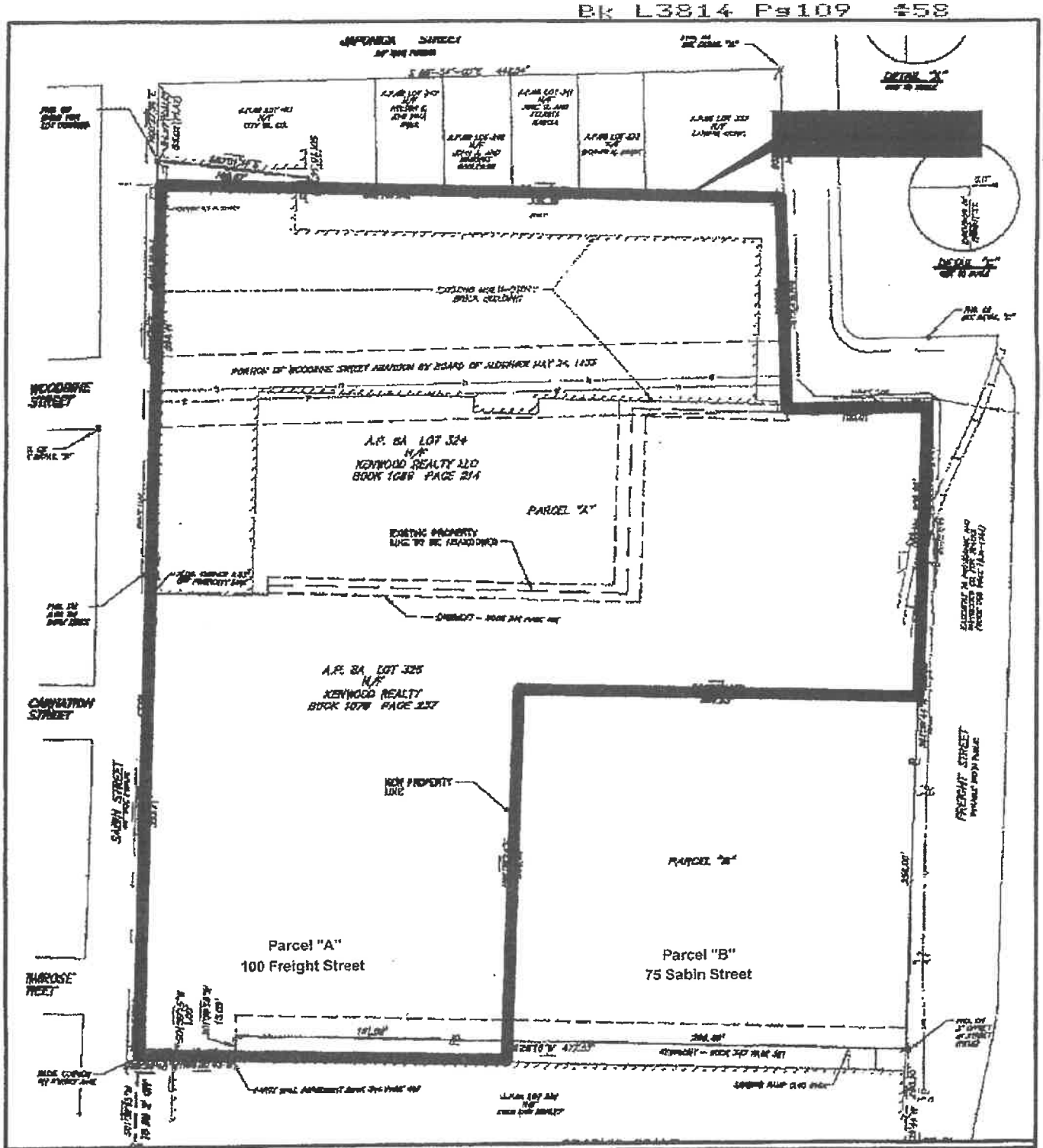
the easterly line of said Sabin Street. The last five (5) courses bounded southerly by land now or formerly of Gold Car Realty;

Thence N 01°-39'-15" E along the easterly line of said Sabin Street a distance of three hundred fifty-three and 21/100 (353.21) feet to an angle;

Thence N 00°-27'-56" E along the easterly line of said Sabin Street a distance of two hundred ninety-eight and 41/100 (298.41) feet to the point and place of beginning.

The above described parcel contains an area of 250,859 square feet (5.76 acres) of land more or less.

EXHIBIT B



SAGE Environmental, Inc

Exhibit B

ELUR Boundary

100 Freight Street
Pawtucket, Rhode Island

DATE: 12/15/14 JOB #: M595
CREATED BY: DAK DRAWING: ELUR-Freight.mxd

N
W E
S

Site Location

Not to Scale

EXHIBIT C

Post Remediation Soil Management Plan
100 Freight Street
Plat 8A / Lot 417

This Soil Management Plan (SMP) has been prepared to establish procedures that will be followed should future construction/maintenance activities at 100 Freight Street property require the need to manage soils excavated from the subsurface or when existing site surfaces / Department approved engineered controls (asphalt, concrete, landscaping and/or foundations) are disturbed. This SMP serves to supplement, and will be initiated by, the RIDEM notification requirement established by the Environmental Land Use Restriction (ELUR) for the property.

Background

The Property, located at 100 Freight Street, was formerly the site consisting of a former factory building built in 1909 which is presently utilized as tenant occupied office space, since 2001. The property was found to contain elevated levels of Total Petroleum Hydrocarbons (TPH), Polycyclic Aromatic Hydrocarbons (PAH), and arsenic which were discovered during a site investigation performed at the property. More recently, the site has been developed as an industrial/commercial property. The Department's approved remedial alternative for the property is to provide an engineered cap that consists of the existing building foundations, concrete walkways, landscaping, and pavement. All cracked and damaged areas in the existing pavement have been sealed and repaired along the south side of the building from Sabin Street to Freight Street as part of the remediation. The regulated site soils are covered with Department approved engineered controls, consisting of building foundations, asphalt pavement, and landscaping in order to prevent direct exposure to regulated soils and/or infiltration through soils which exceed the Department's Method 1 GB Leachability Criteria.

Applicable Area

This SMP and affiliated ELUR, which restricts the property to Industrial/Commercial use, pertains to the entire Property. See the attached Site Plan.

Soil Management

The direct exposure pathway is the primary concern at the site. Individuals engaged in excavation activities at the site may be exposed through incidental ingestion, dermal contact, or inhalation of vapors or entrained soil particles if proper precautions are not taken. Therefore, the following procedures will be followed to minimize the potential of exposure for all site work except as provided below in the section captioned "Department Approval."

During site work, the appropriate precautions will be taken to restrict unauthorized access to the property.

During all site/earth work, dust suppression (e.g. watering, etc) techniques must be employed at all times. If it is anticipated due to the nature of the contaminants of concern that odors may be generated during site activities, air monitoring and means to control odors will be utilized, as appropriate (e.g. odor-suppressing foam, etc).

In the event that an unexpected observation or situation arises during site work, such activities will immediately stop. Workers will not attempt to handle the situation themselves but will contact the appropriate authority for further direction.

In the event that certain soils on site were not previously characterized, these soils are presumed to be regulated until such time that it is demonstrated to the Department, through sampling and laboratory analysis that they are not regulated. (For example, presumptive remedies or locations of previously inaccessible soil.)

If excess soil is generated / excavated from the Property, it is to remain on-site for analytical testing, to be performed by an environmental professional, in order to determine the appropriate disposal and/or management options. The soil must be placed on and covered with polyethylene/plastic sheeting during the entire duration of its staging and secured with appropriate controls to limit the loss of the cover and protect against storm-water and / or wind erosion (e.g. hay bales, silt fencing, rocks, etc).

Excavated soils will be staged and temporarily stored in a designated area of the property. Within reason, the storage location will be selected to limit the unauthorized access to the materials (e.g., away from public roadways/walkways). No regulated soil will be stockpiled on-site for greater than 60 days without prior Department approval.

In the event that stockpiled soils pose a risk or threat of leaching hazardous materials, a proper leak-proof container (e.g. drum or lined roll-off) or secondary containment will be utilized.

Soils excavated from the site may not be re-used as fill on residential property. Excavated fill material shall not be re-used as fill on commercial or industrial properties unless it meets the Department's Method 1 Residential Direct Exposure Criteria for all constituents listed in Table 1 of the Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (Remediation Regulations). Copies of the laboratory analysis results shall be maintained by the site owner and included in the annual inspection report for the site, or the closure report if applicable. In the event that the soil does not meet any of these criteria, the material must be properly managed and disposed of off site at a licensed facility.

Site soils, which are to be disposed of off-site, must be done so at a licensed facility in accordance with all local, state, and federal laws. Copies of the material shipping records associated with the disposal of the material shall be maintained by the site owner and included in the annual inspection report for the site.

Best soil management practices should be employed at all times and regulated soils should be segregated into separate piles (or cells or containers) as appropriate based upon the results of analytical testing, when multiple reuse options are planned (e.g. reuse on-site, reuse at a Department approved Industrial/Commercial property, or disposal at a Department approved licensed facility).

All non-disposable equipment used during the soil disturbance activities will be properly decontaminated as appropriate prior to removal from the site. All disposable equipment used

during the soil disturbance activities will be properly containerized and disposed of properly following completion of the work. All vehicles utilized during the work shall be properly decontaminated as appropriate prior to leaving the site.

At the completion of site work, all exposed soils are required to be recapped with Department approved engineered controls (2 ft of clean fill or equivalent: building foundations, 4 inches of pavement/concrete underlain with 6 inches of clean fill, and/or 1 foot of clean fill underlain with a geotextile liner) consistent or better than the site surface conditions prior to the work that took place. These measures must also be consistent with the Department approved ELUR recorded on the property. Any clean fill material brought on site is required to meet the Department's Method 1 Residential Direct Exposure Criteria or be designated by an Environmental Professional as Non-Jurisdictional under the Remediation Regulations. The Annual Inspection Report for the site, or Closure Report if applicable, should include either analytical sampling results from the fill demonstrating compliance or alternatively include written certification by an Environmental Professional that the fill is not jurisdictional.

Groundwater Management

Use of groundwater from the Property for potable, non-potable, fire protection, irrigation, or any other purpose is prohibited.

Worker Health and Safety

To ensure the health and safety of on-site workers, persons involved in the excavation and handling of the material on site are required to wear a minimum of Level D personal protection equipment, including gloves, work boots and eye protection. Workers are also required to wash their hands with soap and water prior to eating, drinking, smoking, or leaving the site.

Department Approval

In accordance with Section A iii of the ELUR, no soil at the Property is to be disturbed in any manner without prior written permission of the Department's Office of Waste Management except for minor inspections, maintenance, and landscaping activities that do not disturb the contaminated soil at the site. Exempt maintenance shall also include fence post installation and pavement repairs. As part of the notification process, the site owner shall provide a brief written description of the anticipated site activity involving soil excavations. The notification should be submitted to the Department no later than 60 days prior to the proposed initiation of the start of site activities. The description shall include an estimate of the volume of soil to be excavated, a list of the known and anticipated contaminants of concern, a site figure clearly identifying the proposed areas to be excavated/disturbed, the duration of the project and the proposed disposal location of the soil.

Following written Notification, the Department will determine the post closure reporting requirements. Significant disturbances of regulated soil will require submission of a Closure Report for Department review and approval documenting that the activities were performed in accordance with this SMP and the Department approved ELUR. Minor disturbances of regulated

soil may be documented through the annual certification submitted in accordance with Section H (Inspection & Non-Compliance) of the Department approved ELUR. Work associated with the Notification will not commence until written Department approval has been issued. The Department will also make a determination regarding the necessity of performing public notice to abutting property owners/tenants concerning the proposed activities. Once Department approval has been issued, the Department will be notified a minimum of two (2) days prior to the start of activities at the site. Shall any significant alterations to the Department approved plan be necessary, a written description of the proposed deviation, will be submitted to the Department for review and approval prior to initiating such changes.

PROPERTY DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED EASTERLY OF SABIN STREET AND WESTERLY OF FREIGHT STREET IN THE CITY OF PAWTUCKET, PROVIDENCE COUNTY, STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A GRANITE BOUND FOUND IN THE EASTERLY STREET LINE OF SABIN STREET, SAID BOUND MARKING THE MOST SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF THOMAS E. MELLEN AND THE MOST NORTHWESTERLY CORNER OF THE PARCEL HEREIN-DESCRIBED;

THENCE PROCEEDING N 81°07'06" E, BOUNDED NORTHERLY BY THE SAID MELLEN LAND, A DISTANCE OF ONE HUNDRED EIGHT AND 97/100 (108.97') FEET TO A CORNER;

THENCE PROCEEDING S 17°01'34" E, BOUNDED EASTERLY BY THE SAID MELLEN LAND, A DISTANCE OF EIGHT AND 75/100 (8.75') FEET TO A CORNER;

THENCE PROCEEDING N 75°48'06" E, BOUNDED NORTHERLY IN PART BY THE SAID MELLEN LAND AND IN PART BY LAND NOW OR FORMERLY OF STANISLAW SZCZEPANEK, IN PART BY LAND NOW OR FORMERLY OF JERONIMOL L. & SANDRA C. SANTOS, IN PART BY LAND NOW OR FORMERLY OF JOSE O. & FELICITA GARCIA, IN PART BY LAND NOW OR FORMERLY OF KENNETH I. SABBAGH AND IN PART BY LAND NOW OR FORMERLY OF LANMAR CORPORATION, A DISTANCE OF THREE HUNDRED THIRTY SIX AND 38/100 (336.38') FEET TO THE WESTERLY STREET LINE OF FREIGHT STREET AND THE MOST NORTHEASTERLY CORNER OF THE PARCEL HEREIN-DESCRIBED;

THENCE PROCEEDING S 16°58'54" E, BY AND WITH THE SAID WESTERLY STREET LINE OF FREIGHT STREET, A DISTANCE OF ONE HUNDRED FIFTY FIVE AND 02/100 (155.02') FEET TO A CORNER AT THE SOUTHERLY STREET LINE OF SAID FREIGHT STREET;

THENCE PROCEEDING N 73°04'07" E, BY AND WITH THE SAID SOUTHERLY STREET LINE OF FREIGHT STREET, A DISTANCE OF ONE HUNDRED AND 01/100 (100.01') FEET TO A CORNER AT THE WESTERLY STREET LINE OF SAID FREIGHT STREET;

THENCE PROCEEDING S 14°11'16" E, BY AND WITH THE SAID WESTERLY STREET LINE OF FREIGHT STREET, A DISTANCE OF TWO HUNDRED NINE AND 86/100 (209.86') FEET TO LAND NOW OR FORMERLY OF KENWOOD REALTY, L.L.C.;

THENCE PROCEEDING S 75°48'44" W, A DISTANCE OF TWO HUNDRED EIGHTY SIX AND 53/100 (286.53') FEET TO A CORNER;

THENCE PROCEEDING S 14°11'45" E, A DISTANCE OF TWO HUNDRED FIFTY SIX AND 00/100 (256.00') FEET TO LAND NOW OR FORMERLY OF 37 FREIGHT STREET, L.L.C. AND THE MOST SOUTHEASTERLY CORNER OF THE PARCEL HEREIN-DESCRIBED. THE LAST TWO (2) AFOREMENTIONED COURSES ARE BOUNDED SOUTHERLY AND EASTERLY, RESPECTIVELY, BY THE SAID KENWOOD REALTY, L.L.C. LAND;

THENCE PROCEEDING S 75°48'44" W, A DISTANCE OF ONE HUNDRED NINETY ONE AND 08/100 (191.08') FEET TO A CORNER;

THENCE PROCEEDING S 14°11'45" E, A DISTANCE OF FIFTEEN AND 89/100 (15.89') FEET TO A CORNER;

THENCE PROCEEDING S 75°48'15" W, A DISTANCE OF FORTY THREE AND 87/100 (43.87') FEET TO A CORNER;
THENCE PROCEEDING S 14°11'45" E, A DISTANCE OF ONE AND 00/100 (1.00') FOOT TO A CORNER;

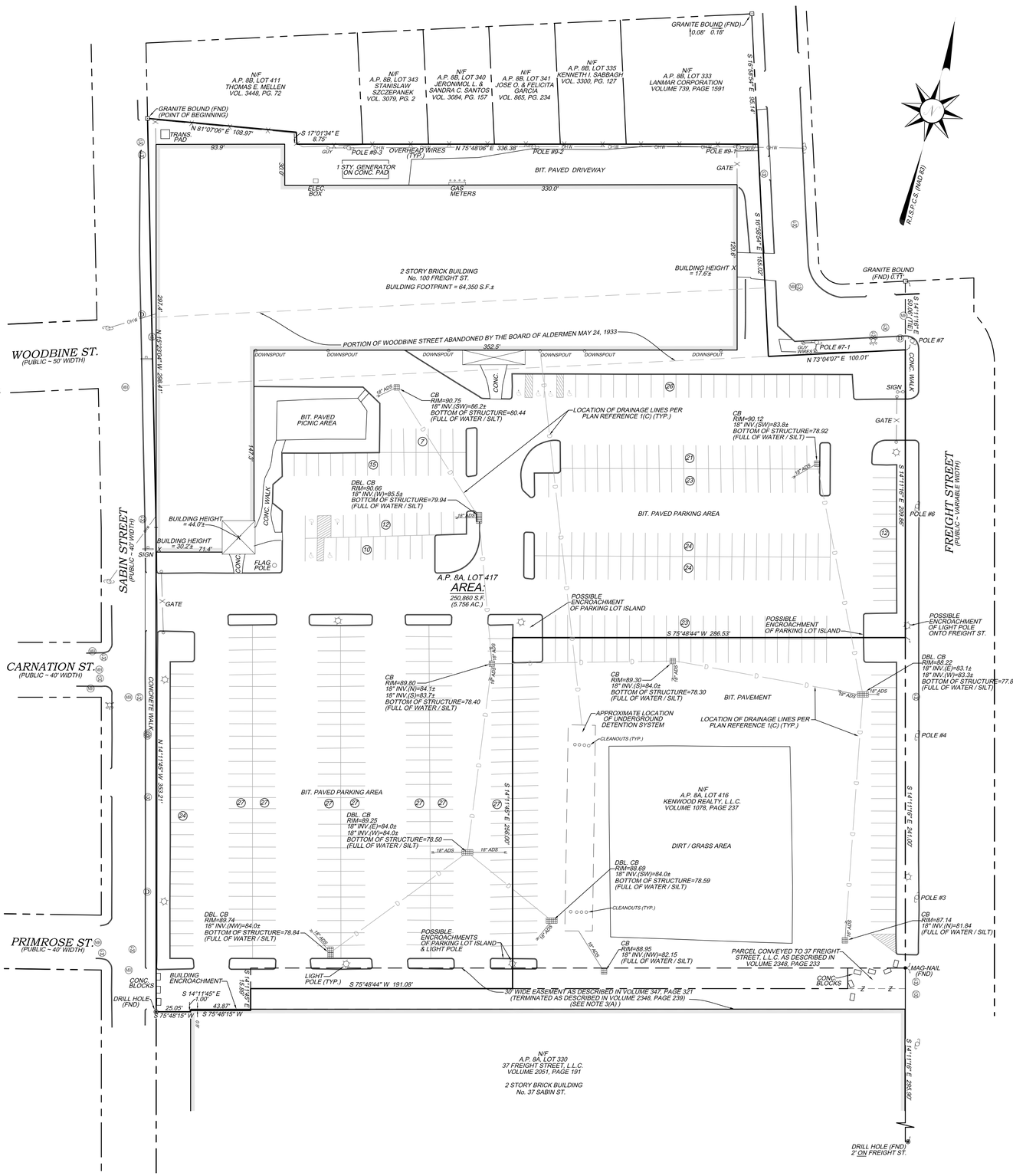
THENCE PROCEEDING S 75°48'15" W, A DISTANCE OF TWENTY FIVE AND 05/100 (25.05') FEET TO A DRILL HOLE FOUND IN THE EASTERLY STREET LINE OF SABIN STREET AND THE MOST SOUTHWESTERLY CORNER OF THE PARCEL HEREIN-DESCRIBED. THE LAST FIVE (5) AFOREMENTIONED COURSES ARE BOUNDED SOUTHERLY, EASTERLY, SOUTHERLY, EASTERLY AND SOUTHERLY BY THE SAID 37 FREIGHT STREET, L.L.C. LAND;

THENCE PROCEEDING N 14°11'45" W, BY AND WITH THE SAID EASTERLY STREET LINE OF SABIN STREET, A DISTANCE OF THREE HUNDRED FIFTY THREE AND 21/100 (353.21') FEET TO AN ANGLE POINT;

THENCE PROCEEDING N 15°23'04" W, BY AND WITH THE SAID EASTERLY STREET LINE OF SABIN STREET, A DISTANCE OF TWO HUNDRED NINETY EIGHT AND 41/100 (298.41') FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 250,860 SQUARE FEET (5.756 ACRES) OF LAND.

BEING THE SAME TRACT OF LAND DESCRIBED IN A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT No. 12-07-1441, EFFECTIVE DATE: NOVEMBER 9, 2012.



LEGEND & ABBREVIATIONS

N/F	- NOW OR FORMERLY		- PROPERTY LINE
A.P.	- ASSESSORS PLAT		- ZONING SETBACK LINE
S.F.	- SQUARE FEET	15	- EXISTING CONTOUR
AC.	- ACRES	15	- NEW CONTOUR
±	- PLUS OR MINUS		- STONE WALL
STY	- STORY	X	- FENCE
W/F	- WOOD FRAMED	S	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PED.	- PEDESTRIAN	G	- GAS LINE
(FND.)	- FOUND	E	- ELECTRIC LINE
RIHB	- RI HIGHWAY BOUND	S	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL		- CATCH BASIN
FE.	- FLARED END	D	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	W	- WATER GATE
CLF	- CHAIN LINK FENCE	G	- GAS VALVE
INV.	- INVERT	E	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE		- GRANITE BOUND
x 10.80	- NEW SPOT GRADE		- DRILL HOLE
			- IRON PIPE
			- LIGHT POLE
		M	- UNIDENTIFIED MANHOLE

GRAPHIC SCALE

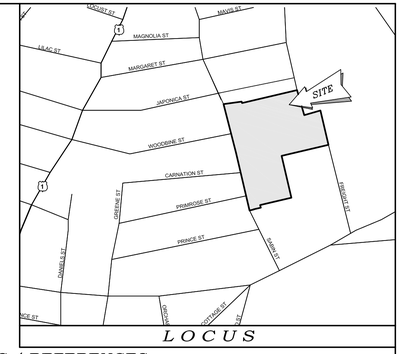
40 0 20 40 80 120

(in feet)

1 INCH EQUALS 40 FEET

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WATERMAN ENGINEERING CO. CIVIL ENGINEERS & SURVEYORS 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914-2096



NOTES / REFERENCES

1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD;
   - A.) STREET LINE PLANS FOR SABIN STREET & FREIGHT STREET WHICH ARE ON FILE AT THE ENGINEERING DEPARTMENT AT THE CITY OF PAWTUCKET, R.I.
   - B.) PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION ASSESSOR'S PLAT 8A LOTS 324 AND 326 FREIGHT STREET AND SABIN STREET PAWTUCKET, RHODE ISLAND PREPARED FOR KENWOOD REALTY, L.L.C. P.O. BOX 3552 CRANSTON, RHODE ISLAND 02910 TEL. (401) 435-6000 DATE: MAY, 2001 SCALE: 1" = 50' REVISED: 5/16/01 BY CROSSMAN ENGINEERING, INC."
   - C.) PLAN ENTITLED "GRADING AND DRAINAGE PLAN COMMERCE PARK A.P. 8A, LOTS 324 AND 326 SABIN STREET PAWTUCKET, RHODE ISLAND PREPARED FOR: KENWOOD REALTY, LLC P.O. BOX 3552 CRANSTON, RHODE ISLAND DATE: MAY, 2001 SCALE: 1" = 40' REVISED: 6/18/01 BY CROSSMAN ENGINEERING, INC."
2. REFERENCE IS MADE TO THE FOLLOWING CITY OF PAWTUCKET LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED;
   - A.) A.P. 8A, PORTION OF LOT 417 ~ KENWOOD REALTY, LLC ~ VOLUME 1078, PAGE 237
   - B.) A.P. 8A, PORTION OF LOT 417 ~ KENWOOD REALTY, LLC ~ VOLUME 1086, PAGE 214
3. THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD AS REFERENCED IN SCHEDULE B - SECTION 2 OF STEWART TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER: 12-07-1441 WITH AN EFFECTIVE DATE OF NOVEMBER 9, 2012 REGARDING THE SUBJECT PREMISES;
   - A.) RIGHTS AND EASEMENTS AS DESCRIBED IN VOLUME 347, PAGE 321 AS MODIFIED BY THE RELEASE OF TUNNEL RIGHTS AS DESCRIBED IN VOLUME 351, PAGE 411 AND BY RELEASE AGREEMENT AS DESCRIBED IN VOLUME 2348, PAGE 239. (B2-6)
   - B.) RIGHTS, RESERVATIONS AND OBLIGATIONS AS DESCRIBED IN VOLUME 709, PAGE 1335 AND RESTRICTIONS AND RIGHTS OF WAY AS SHOWN ON PLAT CARD No. 529 (N/A ~ PROPERTY DESCRIBED IS LOCATED ON THE NORTHERLY AND EASTERLY SIDE OF FREIGHT STREET AND DOES NOT INCLUDE THE SUBJECT PROPERTY.)
   - C.) EASEMENT GRANTED TO VERIZON NEW ENGLAND, INC. & THE NARRAGANSETT ELECTRIC COMPANY AS DESCRIBED IN VOLUME 1261, PAGE 85. - NOT PLOTTABLE ~ BLANKET EASEMENT (B2-8)
4. THESE PREMISES ARE SITUATED IN AN 'MB ZONE" (INDUSTRIAL BUILT-UP)

   DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	= 10,000 SQ.FT.	MIN. S/B REAR YARD	= 0 FT.
MIN. LOT FRONTAGE	= 75 FT.	MIN. S/B SIDE YARD	= 0 FT.
MIN. S/B FRONT YARD	= 0 FT.	MAX. STRUCTURE HEIGHT	= 40 FT.
		MAX. LOT COVERAGE	= 80%

   NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
5. THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 213 OF 451 CITY OF PAWTUCKET MAP NUMBER 44007C0213G EFFECTIVE DATE: MARCH 2, 2009. FEDERAL EMERGENCY MANAGEMENT AGENCY".
6. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
7. THERE ARE A TOTAL OF 410 STRIPED PARKING SPACES ON THE SUBJECT PROPERTY, OF WHICH 8 ARE DESIGNATED FOR HANDICAPPED PARKING.
8. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE, EXCEPT AS SHOWN.
9. THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THE DRAINAGE STRUCTURES SHOWN IS NAVD88. THE PROJECT DATUMS WERE ESTABLISHED FROM DATA TRANSMITTED FROM MTS REFERENCE STATIONS USING THE MTS RTK NETWORK VIA LEICA GPS1200 SERIES ANTENNAS / RECEIVERS.

*** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN*

CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

BOUNDARY SURVEY - CLASS I

TOPOGRAPHIC SURVEY - CLASS III (DRAINAGE STRUCTURES ONLY)

RICHARD S. LIPSITZ — No. 1837 — PROFESSIONAL LAND SURVEYOR

1837 4/3/2013

RICHARD S. LIPSITZ — REG. NO. — DATE

WATERMAN ENGINEERING COMPANY

NO.	DATE	REVISION	CHECKED BY

BOUNDARY SURVEY PLAN
A.P. 8A, LOT 417
SABIN STREET & FREIGHT STREET
PAWTUCKET, RHODE ISLAND

KENWOOD REALTY, LLC
P.O. BOX 3552
CRANSTON, RHODE ISLAND 02910

PROJECT NO.: 12-084
SCALE: 1" = 40'
DATE: 04/03/13
DRAWN BY: BJT
CHECKED BY: RSL
FILENAME: 12-084_SU1_2013
1 of 1 SHTS
DRAWING #: SU1

Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5772
www.watermanengineering.net

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

100 Freight Street
Assessor's Plat 8, Lot 417
Pawtucket, Rhode Island

Prepared for:

Kenwood Realty, LLC
PO Box 3552
Cranston, Rhode Island 02910

Prepared by:

SAGE Environmental, Inc.
301 Friendship Street
Providence, Rhode Island 02903

SAGE Project #M595

July 25, 2023

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EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted by SAGE Environmental, Inc. (SAGE) of one parcel addressed as 100 Freight Street in Pawtucket, Rhode Island (Assessor's Plat 8, Lot 417) (hereinafter, "Subject Property"). This Phase I ESA was performed in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Designation E1527–21: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and the United States Environmental Protection Agency's (U.S. EPA's) All Appropriate Inquiries (AAI) Rule under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 40 CFR § 312 (2022). Any exceptions to or deletions from this practice are described in **Section 1.6** of this report titled "Deviations."

Based on the information made available during the course of this assessment, SAGE is of the opinion that no further environmental investigation is warranted for the Subject Property at this time.

The following table summarizes the conclusions of this Phase I ESA and should be reviewed in conjunction with the entire report.

Plat/Lot	Assessor's Plat 8, Lot 417
Subject Property Area	5.76 acres
Current Subject Property Usage	The Subject Property is currently vacant commercial office spaces.
Historical Subject Property Usage/ Research Notes	Information reviewed to evaluate historical Subject Property use included that maintained by City offices as well as historical aerial photographs, Sanborn Fire Insurance Maps, historical topographic maps, and historical address directories. These resources indicate the Subject Property was developed before 1902. A Sanborn Insurance Map from 1902 showed Woodbine Street intersecting the Subject Property and Vulcan Foundry Co was noted to formerly utilize the property. According to Sanborn Maps, between 1902 and 1923 the southern portion of the Subject Property was improved with mill buildings, operated by Royal Weaving Company, which extended onto the southernly abutting properties. Between 1923 and 1949 the northern portion of the Subject Property was improved with the existing Subject Property building and an additional building in the central portion of the Subject Property, both buildings were utilized as weave sheds by Joseph M. P. Ott Manufacturing Company, Inc. From 1949 to sometime between 1995 to 2006 Subject Property structures remained the same. During this timeframe, Joesph M. P. Ott Manufacturing Company, Inc, a cotton and rayon manufacturing company, utilized the existing Subject Property building as a weave shed and storage house. The southern portion of the Subject Property was utilized by Crescent Corporation. Operations of the Crescent Corporation were not stated in historical directories. Between 1995 and 2006 the former weave shed and mill buildings in the central to southern portions of the Subject Property were demolished, the existing Subject Property building remained. Subject Property structures between 2006 to present day have remained the same, commercial office spaces, most recently the Subject Property was utilized as a call center for Tunstall, a telehealth and telecare solutions provider.
Zoning	MB- Industrial Built-Up

Subject Property Access	The Subject Property is accessible via Freight Street to the east or Sabin Street to the west.
Structure Description	The Subject Property is improved with an 86,082 square foot commercial/industrial style building.
Year Built	The Subject Property building was built in 1909.
Subject Property Surfaces	The Subject Property surfaces consists of the building footprint, paved parking, and landscaped areas.
Sanitary Sewer	The Subject Property is connected to the municipal sewer system. The Subject Property was connected to the municipal sewer system as early as 1897.
Heating Source	The Subject Property is currently heated by natural gas. Historically, the Subject Property had been heating by No. 2 and No. 6 heating oils.
Water	The Subject Property is connected to the municipal water system via a 4-inch service line off Freight Street.
Use of Adjoining Properties	Adjoining properties consist of residential and commercial properties.
Groundwater Classification	GB, which is defined as groundwater that is presumed not suitable for use as a public or private drinking water supply without prior treatment.
State & Federal Records Notes	A public records search was conducted by SAGE through an Environmental Data Resources, Inc. (EDR) FirstSearch Report. The EDR Report listed the Subject Property in the Activity and Use Limitation (AUL), State Hazardous Waste Site (SHWS), Underground Storage Tank (UST), Resource Conservation and Recovery Act (RCRA), US Aeromatic Information Retrieval System (AIRS), and Facility Index System (FINDS) databases. A Phase II Environmental Site assessment was performed in December 2012 to evaluate potential impacts from Subject Property historic usage and historic USTs. Elevated levels of total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), and arsenic were identified in Subject Property soil during a Phase II Environmental Site Assessment. TPH and one (1) PAH (benzo(a)pyrene) were detected in soil at concentrations above applicable Rhode Island Department of Environmental Management (RIDEM) Industrial/Commercial Direct Exposure Criteria (I/C-DEC). Only arsenic and benzo(a)pyrene were detected in soil samples collected from the former manufacturing area at concentrations above the RIDEM Method 1 I/C-DEC. The TPH is attributed to the former USTs on the northeastern portion of the Subject Property, the arsenic and PAHs are likely attributed to the former manufacturing usage. An Environmental Land Usage Restriction (ELUR), recorded for the Subject Property on March 31, 2015, to ensure maintenance of capped surfaces and other engineered barriers and documented via an annual inspection submitted to RIDEM. The ELUR restricts the Subject Property from any residential activity, prohibits the use of groundwater at the Subject Property for drinking water, requires RIDEM notification should soil excavation be planned in the area designated as the area of contaminates and implementation of the Soil Management Plan (SMP) for any week work extending beyond 4-feet below surface grade, grants RIDEM the right to enter the property for inspections and monitoring of the area of contaminates. No RCRA, US AIRS, or FINDS violations were noted during review. Surrounding properties were also identified in the EDR report. SAGE is of the opinion these properties are unlikely to have an impact on the Subject Property. Further information is provided in **Section 4.1.**
Subject Property	Interior Subject Property Walkover Notes

Walkover Notes	➢ Six (6) 5-gallon buckets, five (5) 1-gallon buckets, six (6) boxes of primer-barrier coating, and four (4) quarts of paint or primer were observed in a utility room. The containers were in sealed and in fair condition; ➢ One (1) 1-gallon container of paint thinner was observed in a utility room. The container was in fair condition with no signs of leaks or spills; ➢ An elevator machinery room and equipment were observed, no signs of leaks or spills were observed below the equipment. An inspection sheet was observed near the equipment which showed it was last inspected in August 2021 and had no deficiencies; ➢ Restrooms were observed with one (1) floor drain in each restroom. These drains discharge to the municipal sewer system; ➢ Maintenance closets were observed near each restroom, each maintenance closet has a mop sink and one (1) floor drain. These drains discharge to the municipal sewer system; and ➢ One (1) dry type distribution transformer, transfer switches, and various electrical equipment were observed in a utility room. No signs of leaks, spills, or stains were observed throughout the utility room and under equipment. <u>Exterior Subject Property Walkover Notes</u> ➢ A concrete pad mounted transformer was observed on the northwest corner of the Subject Property. The concrete pad was in good condition, and no signs of leaks or stains were observed; ➢ A concrete pad mounted diesel generator was observed on the northern side of the Subject Property with a sub-base fuel storage tank. The concrete pad was in good condition, and no signs of leaks or stains were observed; ➢ Six (6) PVC pipes were observed along the northern exterior wall. According to the Subject Property contact these pipes are part of an inactive Vapor Extraction System, proactively installed during property renovations; ➢ Two (2) 275-gallon aboveground storage tanks (ASTs) were observed on the northernly abutting property; one (1) AST was observed on a concrete pad, while the other AST was observed on cement blocks. No signs of leaks or spills were observed; and ➢ The Subject Property parking lot was observed to be in good condition, cracks in the asphalt appeared to be recently seal coated.
Deviations	The lien search required by Section 312.25 of the AAI Rule was not performed during the course of this assessment. During the local records review, a cursory search for environmental liens was conducted; however, such information was not found and/or provided by the User. Please note this review is limited and is not intended to suffice a full search or a level of diligence commensurate with a title company. If such detailed evaluation is required, this service can be provided outside of the subject scope.

ASTM E1527-21 DEFINITIONS OF A RECOGNIZED ENVIRONMENTAL CONDITION (REC), CONTROLLED REC (CREC), AND HISTORICAL REC (HREC)

A Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-21 as (1) the presence of hazardous sub-stances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in,

on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

Other forms of RECs evaluated as part of this assessment include Historical REC (HRECs) and Controlled REC (CRECs). HRECs are a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). CRECs are RECs that affected the subject property that have been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

FINDINGS

The following summarizes key findings of the Phase I ESA based on observations during the Subject Property walkover, review of existing historical resources, and interviews with current or past owners. Included in the summary are known or suspected RECs, CRECs, HRECs and *de minimis* conditions. (A *de minimis* condition is defined as a condition related to a release that generally does not present a threat to human 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. (A condition determined to be *de minimis* is not a REC nor a CREC).

Suspected RECs and/or *de minimis* conditions at the Subject Property:

- **Floor Drains**: One (1) floor drain was observed in each restroom and maintenance closet. Floor drains reportedly connect to the municipal sewage system;
- **Transformer**: One (1) concrete pad mounted transformer was observed on the northwest corner of the Subject Property. No evidence of a release was observed to be associated with this transformer;
- **Generator**: One (1) concrete pad mounted diesel generator with a sub-base fuel tank was observed on the northern side of the Subject Property. No evidence of a release was observed to be associated with this generator/diesel storage tank;
- **Subject Property SHWS, UST, LUST, AUL, US AIRS, FINDS and RCRA listings**: The EDR identified the Subject Property in the SHWS, UST, LUST, AUL and RCRA databases. All such issues have been addressed to the satisfaction of the RIDEM. Annual "cap inspections" and documentation of such are required to be performed and submitted to the RIDEM;
- **Northernly Abutting Property**: 231 Japonica Street was identified in the UST and LUST databases due to prior USTs at the property. Additionally, during the Subject Property walkover two (2) ASTs were observed on this property near the Subject Property boundary;
- **Northeasterly Abutting Property**: 111 Freight Street was identified in the UST and RCRA databases with very limited documentation available at RIDEM to review;
- **Paint, Primer, and Paint Thinners:** One (1) 1-gallon container of paint thinner and several buckets

of varying volumes of paint and primer were observed in a utility room. No evidence of a release from any of these containers was observed;

- **Hydraulic Elevator**: A hydraulic elevator and its corresponding machinery room were observed at the Subject Property. No evidence of a release of hydraulic fluid was noted to be associated with this hydraulic lift system; and
- **Interior Distribution Transformer**: One (1) distribution transformer was observed in an electrical utility room at the Subject Property. No evidence of a release of (of transformer cooling oil) was observed to be associated with this transformer.

ASTM E2600-15 VAPOR ENCROACHMENT SCREEN

During this assessment, SAGE also conducted a Vapor Encroachment Screen (VES) via ASTM E2600-15. Based upon the results of the Tier II Screening, SAGE has determined a Vapor Encroachment Condition (VEC) does not exist due to the lack of contaminates identified that can migrate and impact the Subject Property.

OPINIONS

Based upon the results of this assessment and the ASTM E1527-21 definitions of a REC, HREC, and CREC, the following opinions have been developed by SAGE along with a rationale for such determinations.

Non-REC Findings:

- **Floor Drains:** One (1) floor drain was observed in each restroom and maintenance closet. SAGE was informed that all floor drains connect to the municipal sewer system. Based on the use of the Subject Property, SAGE is of the opinion that a discharge to the floor drains is unlikely to impact the Subject Property;
- **Transformer:** One (1) concrete pad mounted transformer was observed on the northwest corner of the Subject Property. The concrete pad was observed to be in good condition with no signs of leaks, spills or staining. SAGE is of the opinion that this transformer is unlikely to impact the Subject Property;
- **Generator:** One (1) concrete pad mounted diesel generator with a sub-base fuel storage tank was observed on the north side of the Subject Property. The concrete pad was observed to be in good condition, no staining, leaks, or spills were observed. Therefore, SAGE is of the opinion this finding is unlikely to impact the Subject Property;
- **Northernly Abutting Property:** 231 Japonica Street was identified in the UST and LUST databases due to prior USTs on the property. According to files maintained at RIDEM, a total of seven (7) USTs of varying sizes and containing gasoline, no. 2 fuel oil or waste oil, were present at this property and closed. All but one (1) UST were closed by removal, the remaining UST was closed in place (filled with concrete). After a Subsurface Investigation, RIDEM issued a letter stating that the department will not be requiring further investigation. Additionally, during the Subject Property walkover two (2) ASTs were observed on this property near the property boundary. The ASTs were observed to be in fair condition and did not show any indication of leaks or spills. SAGE is of the opinion this finding is unlikely to impact the Subject Property;

- **Paint, Primer, and Paint Thinners:** One (1) 1-gallon container of paint thinner and several buckets of varying volumes of paint and primer were observed in a utility room. There were no indications of any leaks, spills, or stains. SAGE is of the opinion this is indicative of a Non-REC;
- **Hydraulic Elevator**: A hydraulic elevator and its corresponding machinery room were observed on the Subject Property. The hydraulic elevator equipment was in good condition, did not show any indication of leaks or spills, and no staining was observed below or around the equipment. SAGE is of the opinion this is indicative of a Non-REC;
- **Interior distribution transformer**: One (1) distribution transformer was observed in an electrical utility room on the Subject Property. The distribution transformer was in good condition, did not show any indication of leaks or spills, and no staining was observed below or around the equipment. As such, this finding is unlikely to impact the Subject Property.

REC Findings:

- A condition indicative of a REC was not identified during the course of this assessment.

HREC Findings:

- A condition indicative of a HREC was not identified during the course of this assessment.

CREC Findings:

- **Subject Property SHWS, UST, LUST, AUL, US AIRS, FINDS and RCRA listings**: The EDR identified the Subject Property in the SHWS, UST, LUST, AUL and RCRA databases. Elevated levels of TPH, PAHs, and arsenic were identified in Subject Property soil during a Phase II Environmental Site Assessment. TPH and one (1) PAH (benzo(a)pyrene) were detected in soil at concentrations above applicable Rhode Island Department of Environmental Management (RIDEM) Industrial/Commercial Direct Exposure Criteria (I/C-DEC). Only arsenic and benzo(a)pyrene were detected in soil samples collected from the former manufacturing area at concentrations above the RIDEM Method 1 I/C-DEC. The TPH is attributed to the former USTs on the northeastern portion of the Subject Property, the arsenic and PAHs are likely attributed to the former manufacturing usage. An Environmental Land Usage Restriction (ELUR), recorded on March 31, 2015, was identified for the entire property to ensure maintenance of capped surfaces and other engineered barriers via an annual inspection. The ELUR restricts the Subject Property from any residential activity, prohibits the use of groundwater at the Subject Property for drinking water, requires RIDEM notification should soil excavation be planned in the area designated as the area of contaminates and implementation of the Soil Management Plan (SMP) for any week work extending beyond 4-feet below surface grade, grants RIDEM the right to enter the property for inspections and monitoring of the area of contaminates. SAGE is of the opinion that this finding is indicative of a CREC; and
- **Northeasterly Abutting Property**: 111 Freight Street was identified in the UST and RCRA databases with very limited documentation available at RIDEM to review. Although there is a lack of information regarding the condition of the USTs removed in 1985, the Subject Property has an ELUR recorded and a RIDEM approved engineered cap that consists of the existing building

foundation, concrete walkways, landscaping, and pavement is in place on the Subject Property. If a release from this property had occurred and migrated to the Subject Property, it would be confined below an engineered cap. SAGE is of the opinion this finding is indicative of a CREC.

CONCLUSION

SAGE has performed a Phase I ESA of the Subject Property in general conformance with the scope and limitations of ASTM Practice E1527-21 and the EPA's AAI Rule and those exceptions identified in this report Based upon the above findings, SAGE is of the opinion that no further environmental investigation is warranted for the Subject Property at this time.

1.0 INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted of one parcel addressed as 100 Freight Street in Pawtucket, Rhode Island (Assessor's Plat 8, Lot 417) (hereinafter, "Subject Property"). The purpose of this assessment is to identify "*Recognized Environmental Conditions*" (RECs) associated with the Subject Property. The term *recognized environmental conditions* is defined by the American Society for Testing and Materials (ASTM) Standard Practice E1527-21 as (1) the presence of hazardous sub-stances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

Other forms of RECs evaluated as part of this assessment include Historical REC (HRECs) and Controlled REC (CRECs). HRECs are a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). CRECs are RECs that affected the subject property that have been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

A *de minimis* condition is defined as a condition related to a release that generally does not present a threat to human 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. (A condition determined to be *de minimis* is not a REC nor a CREC).

1.2 Scope of Services

This assessment was prepared in accordance with generally acceptable engineering practices utilizing the ASTM Designation E1527–21: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. As such, it meets the requirements set forth in the United States Environmental Protection Agency's (U.S. EPA's) All Appropriate Inquiries (AAI) Rule under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 40 CFR. § 312 (2022).

The scope of this investigation does not include ASTM defined exclusions such as radon, asbestos, biological agents, lead-based paint (LBP), mold, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality or high voltage power lines.

1.3 Significant Assumptions

The file and data review were limited to information obtained by SAGE Environmental, Inc. (SAGE) from prior reports, and the offices of the City of Pawtucket. The Subject Property reconnaissance description is

based upon the condition of the Subject Property on the day it was observed. The Subject Property was observed by walking the property.

1.4 Special Terms and Conditions

No special terms or conditions were agreed upon for the completion of this report.

1.5 User Reliance

This ESA and report have been prepared on behalf of, and for the exclusive use of, Kenwood Realty, LLC. This report and the findings herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the prior written consent of SAGE. However, SAGE acknowledges and agrees that our client may convey this report to potential developers, lenders and title insurers associated with the current development or financing of the Subject Property.

1.6 Deviations

This investigation was performed in general accordance with ASTM E1527-21 and AAI with the following deviation. The lien search required by Section 312.25 of the AAI final rule was not performed during the course of this assessment.

During the local records review, a cursory search for environmental liens was conducted; however, such information was not found and/or provided by the User. Please note this review is limited and is not intended to suffice a full search or a level of diligence commensurate with a title company. If such detailed evaluation is required, this service can be provided outside of the subject scope.

1.7 Data Gaps

SAGE did not identify the presence of significant data gaps (as defined in §312.10 of AAI final rule and §12.7 of ASTM E1527-21).

2.0 SUBJECT PROPERTY DESCRIPTION

A map depicting the Subject Property on the "Attleboro Quadrangle" United States Geological Survey (USGS) 7.5-minute topographic map is included as **Figure 1;** a Subject Property Plan, depicting the approximate Subject Property boundary and pertinent Subject Property features, is included as **Figure 2**; and a map showing the Rhode Island Department of Environmental Management (RIDEM) Groundwater Classification, nearby wells, nearby wetlands and rare and endangered species habitats is included as **Figure 3**. Subject Property photographs are included in the **Photographs Appendix**.

Table 1
Subject Property Description
100 Freight Street
Pawtucket, RI

Plat/Lot	Assessor's Plat 8, Lot 417

Subject Property Area	5.76 acres
Current Subject Property Usage	The Subject Property is currently vacant commercial office spaces.
Historical Subject Property Usage/ Research Notes	Information reviewed to evaluate historical Subject Property use included that maintained by City offices as well as historical aerial photographs, Sanborn Fire Insurance Maps, historical topographic maps, and historical address directories. These resources indicate the Subject Property was developed before 1902. A Sanborn Insurance Map from 1902 showed Woodbine Street intersecting the Subject Property and Vulcan Foundry Co was noted to formerly utilize the property. According to Sanborn Maps, between 1902 and 1923 the southern portion of the Subject Property was improved with mill buildings, operated by Royal Weaving Company, which extended onto the southernly abutting properties. Between 1923 and 1949 the northern portion of the Subject Property was improved with the existing Subject Property building and an additional building in the central portion of the Subject Property, both buildings were utilized as weave sheds by Joseph M. P. Ott Manufacturing Company, Inc. From 1949 to sometime between 1995 to 2006 Subject Property structures remained the same. During this timeframe, Joesph M. P. Ott Manufacturing Company, Inc, a cotton and rayon manufacturing company, utilized the existing Subject Property building as a weave shed and storage house. The southern portion of the Subject Property was utilized by Crescent Corporation. Operations of the Crescent Corporation were not stated in historical directories. Between 1995 and 2006 the former weave shed and mill buildings in the central to southern portions of the Subject Property were demolished, the existing Subject Property building remained. Subject Property structures between 2006 to present day have remained the same, commercial office spaces, most recently the Subject Property was utilized as a call center for Tunstall, a telehealth and telecare solutions provider.
Zoning	MB- Industrial Built-Up
Subject Property Access	The Subject Property is accessible via Freight Street to the east or Sabin Street to the west.
Structure Description	The Subject Property is improved with an 86,082 square foot commercial/industrial style building.
Year Built	The Subject Property building was built in 1909.
Subject Property Surfaces	The Subject Property surfaces consists of the building footprint, paved parking, and landscaped areas.
Sanitary Sewer	The Subject Property is connected to the municipal sewer system. The Subject Property was connected to the municipal sewer system as early as 1897.
Heating Source	The Subject Property is currently heated by natural gas. Historically, the Subject Property had been heating by No. 2 and No. 6 heating oils.
Water	The Subject Property is connected to the municipal water system via a 4-inch service line off Freight Street.
Use of Adjoining Properties	Adjoining properties consist of residential and commercial properties.

3.0 USER PROVIDED INFORMATION

An environmental questionnaire was not supplied to SAGE as part of this assessment.

3.1 Environmental Liens or Environmental Land Use Restriction (ELUR)

SAGE identified an environmental lien or ELUR associated with the Subject Property. Please see further details in **Section 1.6, Deviations**.

An ELUR was identified for the entire property to ensure maintenance of capped surfaces and other engineered barriers via an annual inspection. The ELUR restricts the Subject Property from any residential activity, prohibits the use of groundwater at the Subject Property for drinking water, requires RIDEM notification should soil excavation be planned in the area designated as the area of contaminates and implementation of the Soil Management Plan (SMP) for any work extending beyond 4-feet below surface grade, grants RIDEM the right to enter the property for inspections and monitoring of the area of contaminates.

3.2 Specialized Knowledge

No specialized knowledge was provided to SAGE during the course of this assessment.

3.3 Valuation Reduction for Environmental Issues

SAGE was not made aware of a valuation reduction for environmental issues.

3.4 Owner, Property Manager and Occupant Information

SAGE was provided with the following information pertaining to the Subject Property:

Kenwood Realty LLC, and the Subject Property is currently leased by a single tenant.

3.5 Reason for Performing Phase I

This Phase I ESA is being conducted as part of general due diligence for Kenwood Realty.

3.6 Previous Environmental Assessments

Documentation was provided to SAGE by Ken Zuckerman, Manager of Kenwood Realty LLC, during this assessment. A summary of this information follows:

A Remedial Action Work Plan (RAWP) prepared by Geisser Engineering Corporation (September 5, 2013, was provided. The RAWP states that TPH was found to exist in soil on the Subject Property above RIDEM Method 1 I/C-DEC during a December 2012 Phase II Environmental Site Assessment and September 2013 Site Investigation Report (SIR). The RAWP outlined the proposed remedy in the form of an ELUR and engineered cap. Information provided in the RAWP has been incorporated into this assessment.

According to a March 2001 correspondence, Vanasse Hangen Brustlin, Inc. (VHB) and Clean Harbors Environmental Services, Inc. (Clean Harbors) recommended the installation of a sub-slab soil gas vapor extraction system for any planned future redevelopment.

Although no evidence of any potential vapor intrusion concerns was noted at that time, VHB and CHI made the SSDS recommendation as a best management practices (BMPs) suggestion. The recommendation included the installation of three (3) vapor extraction (VE) pipes in each building section. Pipe VE-1 through VE-3 were proposed to be installed in the east building and VE-4 through VE-6 were proposed to be installed in the west building. This recommendation also states it is Clean Harbors' understanding that a 6-mil poly vapor barrier will also be installed during redevelopment.

According to the property owner, the vapor extraction system was installed in the early 2000's during property redevelopment out of an abundance of caution and has subsequently retrofitted other investment properties similarly.

A copy of these documents is provided in **Appendix 1**.

4.0 RECORDS REVIEW

4.1 Environmental Record Sources (Federal and State)

A public records search was conducted by SAGE through an Environmental Data Resources, Inc. (EDR) FirstSearch Report.* This report consists of a review of state and federal databases, as required by the ASTM Standard. Databases reviewed include, but are not limited to, the National Priority List (NPL), the Superfund Enterprise Management System (SEMS, formerly CERCLIS), Rhode Island State-listed hazardous waste properties (SHWS), leaking underground storage tanks (LUSTs), registered underground storage tanks (USTs), and the Resource Conservation and Recovery Act (RCRA) hazardous waste generator list. A summary of the number of properties identified within ASTM radii for each category is presented below in **Table 2,** and the EDR report is presented as **Appendix 2**.

Table 2
Radius Summary
100 Freight Street
Pawtucket, RI

Database	Subject Property Inclusion	Locations within Radius of Subject Property	Research Radius from Subject Property (miles)	Non-Geocoded Locations†
NPL	No	0	1.0	0
Delisted NPL	No	0	0.5	0
CERCLIS	No	0	0.5	0
CERCLIS NFRAP	No	2	0.5	1

* The EDR Report contains information from a variety of public and government sources. The information presented in the report is limited by the information that is available. Some areas are limited due to inadequate address information and may contain government listed properties that are not mapped or mapped incorrectly. Based on these limitations, SAGE cannot be held accountable for properties that may be within the applicable radius but are not present within the EDR Report.

† The EDR report also maintains a database of non-geocoded properties, which are properties that could not be spatially located in reference to distance from the Subject Property due to missing geographical information. EDR provides a summary of these properties for reference purposes. Summaries of any non-geocoded properties that were reviewed during the course of this assessment are provided in **Section 4.1.3**.

Database	Subject Property Inclusion	Locations within Radius of Subject Property	Research Radius from Subject Property (miles)	Non-Geocoded Locations†
State Equivalent CERCLIS (SHWS)	Yes	92	1.0	39
SWF	No	0	0.5	0
RCRA CORRACTS	No	0	1.0	0
RCRA non-CORRACTS TSD	No	0	0.5	0
RCRA Generators List	No	2	Subject Property and adjoining properties	0
State/Tribal UST(s)	No	2	Subject Property and adjoining properties	0
State/Tribal LUST(s)	No	28	0.5	2
ERNS	No	N/A	Subject Property only	0
Federal/State Brownfield(s)	No	0	0.5	0
Federal/State Institutional Control	Yes	10	0.5	0

Select locations described further in the following subsections.

4.1.1 Subject Property Related Records Review/Discussion

Database(s):	AUL, SHWS, UST, RCRA, US AIRS, FINDS
Address:	100 Freight Street

The Subject Property was identified as a State Hazardous Waste Site (SHWS) listed under 100 Freight Street. In December 2012 EBI Consulting (EBI) performed a Phase II Environmental Site Assessment which involved advancing seven (7) borings. The Phase II concluded the Subject Property contained elevated levels of TPH diesel range organics (TPH-DRO), one PAH above RIDEM Method 1 I/C-DEC. Soil sample EB-01 was collected from a historic UST area in the northeastern portion of the property at a depth of 24 feet below surface grade (bsg) and groundwater was measured at 20.3 feet bsg. Groundwater at nearby monitoring well EB-02 was measured at 19.3 feet. Benzo(a)pyrene was detected in soil taken from below a former manufacturing area on the southern side of the Subject Property (EB-03A). The sample was taken 0 to 4 feet bsg below an asphalt-paved barrier. Arsenic was also detected in two (2) soil samples from one (1) boring (EB-03) in the central portion of the Subject Property from 0 to 4 feet bsg and 4 to 8 feet bsg, the soils in this area were covered by an asphalt-paved barrier. Groundwater analytical results from monitoring wells EB-01 and EB-02 showed detections of TPH-GRO, VOCs, PAHs, and metals, but were all below applicable RIDEM GB Groundwater Objectives (GB-GWOs).

In April 2013, Geisser Engineering Corporation (Geisser) collected additional soil samples from four (4) boring locations near the former UST area in the northeastern portion of the Subject Property. Analytical results from these samples reportedly did not indicate any exceedance of RIDEM Method 1 I/C-DEC. A Letter of Responsibility was sent to the owner on May 30, 2013, after further assessment Geisser submitted a Site Investigation Report (SIR) in September 2013 and Remedial Action Work Plan (RAWP) in November 2013. Geisser proposed an ELUR for the entire property and asphalt capping of the former UST area on the northeast corner of the Subject Property. According to the RAWP, contaminated soil in the former UST area was excavated and stockpiled for disposal before the ELUR was recorded on March 31, 2015. RIDEM issued a No Further Action Letter on April 3, 2015. A copy of this letter is included in **Appendix 1**.

87 Sabin Street:
Facility ID: UST-18411

The EDR report did not identify this listing as part of the Subject Property, however, it is part of the Subject Property. Two (2) 10,000-gallon USTs were closed on the Subject Property on January 9, 2001. One (1) No. 6 fuel oil tank was closed via removal and the other No. 2 fuel oil tank was closed by filling in place. In a November 1999 UST Closure Assessment, Geisser concluded no oil-contaminated soil or olfactory evidence of a release were noted during excavation and no further action is required at the property. RIDEM provided a certificate of closure and no further action letter in January 2001.

75 Sabin Street:
Facility ID: UST-1795

This facility is associated with the following USTs:

Tank ID: 1
10,000-gallon diesel UST installed on May 1, 1978, closed on December 8, 1989

Tank ID: 2
6,000-gallon diesel UST installed before October 9, 1984, closed on December 8, 1989;

Tank ID: 3
23,500-gallon no. 6 heating oil UST installed before October 9, 1984, closed on December 8, 1989; and

Tank ID 4:
23,500-gallon no. 6 heating oil UST installed before October 9, 1984, closed on December 8, 1989.

The EDR Report did not identify this listing as part of the Subject Property, however, it is part of the Subject Property. A total of four (4) USTs were closed by removal on December 8, 1989. These USTs were present on the northeastern corner of the Subject Property and were further investigated in the aforementioned Subject Property Phase II Environmental Site Assessment, SIR, and RAWP.

Brooks Drug Store listed at 75 Sabin Street was also identified in the RCRA, US AIRS, and FINDS databases The RCRA listed is associated with D001 (ignitable waste), D002 (corrosive waste), and D003 (Reactive Waste). No RCRA, US AIRS, or FINDS violations were identified.

Although the Subject Property has a history of several USTs and has identified contaminates of concern, an ELUR is in place of the entire property. The ELUR restricts future residential activity on the property, prohibits groundwater usage, requires maintenance of the remedial cap, and requires RIDEM notification should soil excavation be planned in the Limit of Contamination Area. It is of the opinion of SAGE these findings are indicative of CREC.

4.1.2 Surrounding Locations Related Records Review/Discussion

As part of the surrounding area review, SAGE evaluated select locations within the radius report and

reviewed files maintained by the RIDEM Office of Land Revitalization and Sustainable Materials Management for select properties. Summaries of these reviews have been provided below.

Identified Property:	City Oil Company
Database(s):	UST, LUST
Address:	231 Japonica Street
Distance:	UST, LUST
Gradient:	Topographically Upgradient

Facility ID: UST-476

This facility is associated with the following USTs:

Tank ID: 1
3,000-gallon gasoline UST installed in April 1948;

Tank ID: 2
3,000-gallon gasoline UST installed in April 1948;

Tank ID: 3
10,000-gallon No. 2 heating oil UST installed in April 1955;

Tank ID: 4
10,000-gallon No. 2 heating oil UST installed in April 1980;

Tank ID: 5
6,000-gallon No. 2 heating oil UST installed in April 1980;

Tank ID: 6
500-gallon waste oil UST installed in October 1984;

According to the certificate of closure all six (6) USTs were closed by removal on June 20, 1988. In addition, a 3,000-gallon Kerosene UST was closed in place inside the building with a concrete slurry.

According to a Subsurface Investigation Report performed by BETA Engineers, Scientists and Planners (BETA) in February 2002, soil contamination was observed approximately 15 feet below surface grade and was found to have exceedances of RIDEM Soil Leachability Criterion for TPH in one (1) boring. Groundwater was found to have VOC exceedances above GB-GWOs during the Subsurface Investigation. BETA returned to this property on November 21, 2002, for another round of groundwater sampling, analytical results revealed VOC levels below RIDEM GB-GWOs. On November 25, 2002, RIDEM issued a letter stating it will not be requiring further investigation.

Based on this property's current regulatory status, it is unlikely to have an environmental impact on the Subject Property.

Identified Property:	Ruan Transport Corp
Database(s):	RCRA
Address:	70 Freight Street
Distance:	0.00 of a mile east-northeast
Gradient:	Topographically Downgradient

This property was identified in the RCRA database as a small quantity generator in 1989 associated with waste code D001 (ignitable waste). No violations were found on file at RIDEM.

Based on the lack of violations this property is unlikely to have an impact on the Subject Property.

Identified Property:	Lanmar Corporation/Texaco Inc Kellaher Oil DIV
Database(s):	UST/ RCRA
Address:	111 Freight Street
Distance:	0.03 of a mile north-northeast
Gradient:	Topographically Downgradient

Facility ID: UST-135

This facility is associated with the following USTs:

Tank ID: 1
20,000-gallon kerosene UST installed before October 9, 1984, closed on April 1, 1985;

Tank ID: 2
2,000-gallon No. 2 heating oil UST installed October 1987, closed on April 1, 1985;

Tank ID: 3
20,000-gallon No. 2 heating oil UST installed before October 9, 1984, closed on April 1, 1985;

Tank ID: 4
20,000-gallon No. 2 heating oil UST installed before October 9, 1984, closed on April 1, 1985;

Tank ID: 5
4,000-gallon gasoline UST installed before October 9, 1984, closed on April 1, 1985, and

Tank ID: 6
12,000-gallon gasoline UST installed before October 9, 1984, closed on April 1, 1985.

Historical records at RIDEM indicate a 20,000 gallon and a 12,000-gallon UST were removed from this property in 1985. No other information was provided about the closures. Additional documentation at RIDEM showed the 4,000-gallon gasoline, three (3) 20,000-gallon heating oil USTs, and one (1) 20,000-gallon kerosene UST were once used on this property, no other information was provided about the closure of these USTs.

One 2,000-gallon No, 2 heating oil was closed in place on October 8, 2020, due to the close proximity to

Identified Property:	Lanmar Corporation/Texaco Inc Kellaher Oil DIV

the building. During UST closure groundwater was not noted to be encountered. Soil samples were collected from the bottom of the UST and consisted of fine sand with no odors or staining. The samples were submitted for TPH analysis and results were below the reporting limit. RIDEM did not require a closure assessment. A closure certificate was issued by RIDEM on November 5, 2020.

Although there is a lack of information regarding the condition of the USTs removed in 1985, the Subject Property has an ELUR and a RIDEM approved engineered cap that consists of the existing building foundation, concrete walkways, landscaping, and pavement is in place on the Subject Property. Depth to groundwater on the Subject Property was determined to be between approximately 19 to 20 feet below surface grade, meaning depth to groundwater at this property (111 Freight Street) is likely similar. If a release from this property had occurred, impacted groundwater, and migrated to the Subject Property, it would likely be confined below an engineered cap at a depth of 19 to 20 feet below surface grade. SAGE is of the opinion this property is unlikely to have a significant impact on the Subject Property.

Identified Property:	Plastic Development Corp/Vinyl Packaging Inc
Database(s):	RCRA, UST, LUST
Address:	21 Sabin Street
Distance:	0.04 of a south
Gradient:	Topographically Downgradient

Facility ID: UST-3531
The property was identified as a UST and LUST facility due to two (2) former 5,000-gallon No. 6 heating oil USTs. During UST removal, staining was observed and one (1) one-inch hole was observed in one of the USTs.

According to a Site Investigation Report performed by Diprete Engineering Associates Inc. (Diprete) in November 1998, soil and groundwater analytical results did not indicate the presence of TPH. Groundwater during the investigation was found to flow to the south-southeast, away from the Subject Property. On February 16, 1998, RIDEM issued a letter stating they are not going to require further investigation or corrective action.

Based on this property's current regulatory status and hydrogeologically downgradient position from the Subject Property, this property is unlikely to have an impact on the Subject Property.

4.1.3 Non-Geocoded Records Review Summary

A total of 42 unplottable properties were identified in the radius report.
Based on a review of information available in the radius report, no unplottable properties are likely to have an environmental impact on the Subject Property.

4.2 Municipal Records and File Reviews

4.2.1 Chain-Of-Title Records

Title records were reviewed at the via the City of Pawtucket on-line Land Title Records database. This information is provided for historical purposes only and is not intended for legal purposes. The current

owner of the Subject Property is Kenwood Realty LLC, who took ownership of the Subject Property on May 14, 1999 (1086/214). Previous ownership is included in **Table 3.** Copies of the field cards are included in **Appendix 3**.

Table 3
Owner Chronology
100 Freight Street
Pawtucket, RI
Assessor's Plat 8, Lot 417

Grantee	Date of Transfer	Book/Page
Kenwood Realty LLC	05/14/1999	1086/214
87 Sabin Associates LLC	12/18/1996	862/167

4.2.2 Fire Department

SAGE contacted the City of Pawtucket Fire Prevention Office to determine if that office maintained information regarding possible USTs located at the Subject Property and prior incidents (i.e., spills or fires) that could have caused a release of oil or hazardous materials to the environment. The Fire Prevention staff indicated that no records relating to petroleum products or hazardous materials are kept at their office.

4.2.3 Building and Zoning Records

SAGE personnel contacted the City of Pawtucket Building/Zoning Department in an effort to obtain information relative to the Subject Property. The Building/Zoning Department provided copies of the following permits, which are included in **Appendix 3**.

- Electrical Permit: to replace interior and exterior light fixtures;
- Electrical Permit: to provide power for office workstations;
- Electrical Permit: to add low voltage cabling of date for offices of Change Health Care;
- Electrical Permit: to wire walls and cubicle furniture;
- Electrical Permit: to connect new sign faces to existing ac power circuits;
- Electrical Permit: to install structured cabling system;
- Electrical Permit: to install a category 6 cabling system to support data and voice communication;
- Mechanical Permit: to replace seven (7) rooftop HVAC units;
- Building Permit: for interior renovations;
- Building Permit: install/replace existing illuminated wall cabinets;

4.2.4 Public Works Records

SAGE personnel contacted City of Pawtucket Public Works Department in an effort to obtain information relative to the Subject Property. The Public Works Department provided information depicting a previous Subject Property structure was connected to a 10-inch sewer line on Sabin Street. An additional sewer plan from 1938 was provided which displayed the current Subject Property structure connected to the municipal sewer system off Freight Street via an 8-inch pipe. A municipal water utility map was also provided, this map shows the Subject Property is connected to a 4-inch service line off Freight Street. A 6-inch abandoned water line is depicted running southwest to northeast through the Subject Property. A

copy of these records is included in **Appendix 3**.

4.3 Physical Setting

The Subject Property is situated at approximately 92 feet above mean sea level (MSL). The Subject Property is mostly flat with no major topographic features.

4.3.1 Geology and Hydrology

The Flood Insurance Rate Map (FIRM) for the Subject Property was reviewed online through the Federal Emergency Management Agency (FEMA), and the geologic information was reviewed through USGS. A summary of this information can be found below in **Table 4**.

Table 4
Geology and Hydrology Information
100 Freight Street
Pawtucket, RI

Terrane:	Avalon
Subterranean:	Esmond-Dedham
Rock Type:	Stratified
Age:	Pennsylvanian
Surficial Geology:	Outwash
Waterbodies:	2,231 feet east of the Blackstone River
FIRM:	44007C0213H, effective on 10/02/2015
Flood Zone:	Zone X (unshaded), which is defined as an area of minimal flood hazard, with a less than 0.2% annual chance of flooding.

4.3.2 Priority Resources GIS Map

Based on a review of maps obtained from the Rhode Island Geographic Information System (RIGIS) database for the Subject Property and vicinity, groundwater at the Subject Property and immediate surrounding area is classified as GB, which is defined as groundwater that is presumed not suitable for use as a public or private drinking water supply without prior treatment.

Additionally, the Subject Property is not located within any resource areas or protected open spaces.

4.4 Historical Use Information on the Subject Property and Adjoining Properties

Historical research was conducted through data providers and at State and City of Pawtucket agencies. Historical information sources researched include aerial photographs, Sanborn maps, historical topographic maps, and historical address directories.

4.4.1 Sanborn Maps

Sanborn map coverage was found to exist for the Subject Property and immediately surrounding area as summarized in **Table 5** below. Copies of the maps are attached as **Appendix 4**.

Table 5
Sanborn Descriptions
100 Freight Street
Pawtucket, RI

Year	Subject Property Description	Surrounding Property Descriptions
1902	Woodbine Street intersects the northern portion of the Subject Property horizontally. Three (3) dwellings are depicted north of Woodbine Street, still on the Subject Property. South of Woodbine Street, on the Subject Property is labeled as former Vulcan Foundry Co. A hay warehouse is depicted on the far eastern extent of the Subject Property.	North: North of the Subject Property is unmapped. South: Royal Weaving Co. Mill no. 3, cotton cloth manufacturer, is located to the south. East: Freight Street abuts the Subject Property to the east, beyond Freight Street is a railroad corridor. West: Several dwellings and empty lots are depicted to the west.
1923	Woodbine Street intersects the northern portion of the Subject Property horizontally. Five (5) dwellings and a tenement building are depicted north of Woodbine Street, still on the Subject Property. South of Woodbine Street and on the Subject Property is a large Spooling and Warping Warehouse, a dye house, cooling tower, store house, vault, and weave shed. These improvements are all part of the Royal Weaving Company which operates on the Subject Property and to the south.	North: Japonica Street and empty lots are depicted to the north. South: Royal Weaving Company's cotton mill, weaving shed, and machine shop are depicted to the south. East: No significant changes are depicted to the east. West: Additional dwellings are depicted to the west.
1949	The northern side of the Subject Property is improved with a Weave Shed with a coal storage room, and boiler house all a part of Joseph M. P. OTT Manufacturing Co. Inc. This building is addressed as 40 Sabin Street. It is noted this building is fueled by oil. The southern side of the Subject Property is part of Crescent Corporation and noted to be fueled by coal. This building is addressed as 75 Sabin Street.	North: A filling station is depicted abutting the Subject Property to the north is located at 231 Japonica Street. South: An industrial paper and cordage company is depicted to the south. The facility is used for paper bx manufacturing and paper goods storage. East: Kallaher Coal Company is located north and east of the Subject Property. West: Several residential dwellings, flats, and apartments are depicted to the west.
1984	The northern side of the Subject Property is still operated by Joseph M. P. Ott Manufacturing and noted to be fueled by oil. The southern side of the Subject Property is operated by The Xerxes Company a division of the Adam Drug Company.	North: No significant changes are depicted to the north. South: The J.C. Campbell Co., a paper good company, is depicted to the south. East: Kallaher Coal Company is still depicted north and east of the Subject Property, two (2) fuel oil tanks are depicted on the on this property. West: No significant changes are depicted to the west.

4.4.2 Aerial Photographs

Historical aerial photographs were provided by EDR for years dating back to 1939. A summary of the

Subject Property and surrounding property descriptions is below. Copies of the photographs are attached as **Appendix 5**.

Table 6
Historical Aerial Descriptions
100 Freight Street
Pawtucket, RI

Year	Subject Property Description	Surrounding Property Descriptions
1939-1970	The Subject Property is developed with a large industrial complex.	North: Several structures are depicted to the north. South: South of the Subject Property is improved with large industrial buildings. East: A few structures are depicted north and east of the Subject Property; further east a railroad corridor is present. West: Several structures are depicted to the west.
1975	No significant changes are noted to the Subject Property.	North: No significant changes are noted to the north. South: No significant changes are noted to the south. East: A portion of the railroad corridor to the east appears to be undergoing redevelopment and is also utilized for railroad car storage and/or repair.
2006, 2010, 2014, 2018	The central and southern portions of the Subject Property are utilized as a parking lot. A structure is still present on the north-northwest portion of the Subject Property.	North: No significant changes are noted to the north. South: Two (2) large structures are still present south of the Subject Property. East: No significant changes are noted to the east. West: No significant changes are noted to the west.

4.4.3 Historical Topographic Maps

Historical topographic maps were provided by EDR for years dating back to 1889. A summary of the Subject Property and surrounding property descriptions is below. Copies of the maps are attached as **Appendix 6**.

Table 7
Historical Topographic Map Descriptions
100 Freight Street
Pawtucket, RI

Year	Subject Property Description	Surrounding Property Descriptions
1889, 1894	The Subject Property is depicted in Pawtucket.	North: A roadway and four (4) structures are depicted to the north.

Year	Subject Property Description	Surrounding Property Descriptions
		South: Several roads and a four-way intersection are depicted to the south. East: A railroad track is depicted to the east. West: A roadway and four (4) structures are depicted to the west.
1915, 1921	A roadway is depicted running east to west through the Subject Property.	North: No significant changes are noted to the north. South: No significant changes are noted to the south. East: A rail yard is depicted near the railroad to the east. West: Additional roadways are depicted to the west.
1938	The Subject Property is unmapped.	The surrounding properties are unmapped.
1942	No features are depicted on the Subject Property.	North: A depression is depicted to the northeast, east of the railroad tracks. South: Oak Grove Cemetery is depicted to the south. East: A depression is depicted to the east. West: A school and church are depicted to the west.
1944	The Subject Property is unmapped.	The surrounding properties are unmapped.
1949	The Subject Property is depicted in a built-up area.	North: No significant changes are noted to the north. South: No significant changes are noted to the south. East: No significant changes are noted to the east. West: Route 1 is depicted to the west.
1964	A building consists of most of the Subject Property.	North: A few structures are depicted to the north. South: A building is depicted south of the Subject Property; several additional buildings are depicted to the south across Cottage Street. East: A building is present and built on the depression to the east. West: Winters school is depicted to the west. 100-foot contour line is depicted to the west.
1970, 1975	The Subject Property is unmapped.	The surrounding properties are unmapped.
1979	No significant changes are noted to the Subject Property.	No significant changes are noted to the surrounding properties.
1987	An unlabeled intermediate contour line runs through the Subject Property.	North: No significant changes are noted to the north. South: No significant changes are noted to the south.

Year	Subject Property Description	Surrounding Property Descriptions
		East: No significant changes are noted to the east. West: 30-foot contour line is depicted to the west.
1996	The Subject Property is unmapped.	The surrounding properties are unmapped.
2012, 2015, 2018	No significant changes are noted to the Subject Property.	North: No significant changes are noted to the north. South: No significant changes are noted to the south. East: No significant changes are noted to the east. West: 100-foot contour line is depicted to the west.

4.4.4 Local Street Directories

A City directory search was conducted through EDR. Directories were reviewed beginning in 1943 and in approximately five-year intervals through the most current listing. The following is the result of this research.

Table 8
Historical Directory Descriptions
100 Freight Street
Pawtucket, RI

Year	Occupant
2020	Not listed
2017	Tunstall Americas
2014	PFPC PFPC Incorporated Tunstall Americas
2010	PFPC (listed under 100 Freight Street)
2005	PFPC Inc (Listed under 100 Freight Street) SOS Security Inc (Listed under 100 Freight Street)
2000	Not listed
1995	Cole Drug Company, From Mass Telephones (Listed under 75 Sabin Street) Hook Superx (Listed under 75 Sabin Street)
1992	Adams Drug Co Inc Bond Sales Co Brooks Pharmacy-Office and Warehouse Charles-Leonard Co Cole Advertising Agency Cole Drug Company, From Mass Telephones Prescott Drug and Chemical Co. Providence Drug and Chemical Co. (All listed under 75 Sabin Street)

Year	Occupant
1987	Brooks Drug Inc (Listed under 75 Sabin Street) Bond Sales Co genl mdse (Listed under 75 Sabin Street) Blue
1984	Adams Drug Co Inc (Listed under 75 Sabin Street) Bond Sales Co genl mdse (Listed under 75 Sabin Street) Ott Joseph M P Manufacturing Co Inc rayon weavers (87 Sabin Street)
1979	Adam Drug Co Inc (Listed under 75 Sabin Street) Bond Sales Co genl mdse (Listed under 75 Sabin Street) Ott Joseph M P Mfg Co Inc rayon weavers (Listed under 87 Sabin Street) Adams Drug Co (Listed under 80 Freight Street) Ball Harry & Sen (Listed under 80 Freight Street)
1974	Adams Drug Co Inc (Listed under 75 Sabin Street) Bond Sales Inc genl mdse (Listed under 75 Sabin Street) Ott Joseph M P Mfg Co Inc/ rayon weavers (Listed under 87 Sabin Street) Ball Harry & Son fabric converters (Listed under 87 Sabin Street)
1971	Adams Drug Co Inc (Listed under 75 Sabin Street) Adams Drug Co whse no 1 (Listed under 60 Freight Street) Bond Sales Inc genl mdse (Listed under 75 Sabin Street) Ott Joseph M P Mfg Co Inc rayon weavers (Listed under 87 Sabin Street)
1966	Adams Drug Co (Listed under 75 Sabin Street) Bond Salem Inc Cenl MDSE (Listed under 75 Sabin Street) Ott Joseph M P Mfg Cd inc. (Listed under 87 Sabin Street) Rayon Weavers (Listed under 87 Sabin Street)
1961	Clover Bead and Jwlry Co Inc novelty mfrs (Listed under 75 Sabin Street) D Bressman Co Inc. (Listed under 75 Sabin Street) Ott Jos M P Mfg Co Inc rayon weavers (Listed under 87 Sabin Street)
1957	Clover Bead and Jewelry Co Inc novelty mfrs (Listed under 75 Clover Street) Ott Joseph M P Mfg Co Inc rayon weavers (Listed under 87 Sabin Street)
1953	Chrysler Mills Inc (Listed under 75 Sabin Street) Clover Bead and Jewelry Co Inc novelty manufactures (Listed under 75 Sabin Street) Ott Joseph M P Mfg Co Inc rayon weavers (Listed under 87 Sabin Street)
1948	Onyx Mills Inc rayon Weaving Clover Bead and Jewerly Co Inc novelty Mfrs (Listed under 75 Sabin Street)
1943	Onyx Mills Inc rayon Weaving Clover Bead and Novelty Co Novelty Mfrs (Listed under 75 Sabin Street)

Copies of the directories are included in **Appendix 7**.

4.4.5 Other Historical Information

No additional historical information was reviewed during this assessment.

5.0 SUBJECT PROPERTY RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On July 10, 2023, Jeremy Hoyle of SAGE conducted a Subject Property reconnaissance. Accessible areas of the Subject Property were observed by walking. The adjoining properties were observed from roadways and from the Subject Property boundaries.

The Subject Property walkover was conducted to observe the possible indication of releases of petroleum products or hazardous materials. A plan depicting the approximate parcel boundaries and pertinent Subject Property features observed during the walkover has been provided as **Figure 2**, and photographs of the Subject Property are included in the **Photographs Appendix**.

5.2 General Subject Property Setting & Subject Property Reconnaissance Observations

The Subject Property consists of one parcel that comprises of approximately 5.76 acres. The parcel is zoned for MB – Industrial Build-up use; adjacent lots are zoned for MO-Industrial Open, RM-Residential Multifamily, and the Historic District. Currently, the Subject Property building is vacant office space. According to publicly available information, the parcel was most recently owned by Kenwood Realty, LLC.

5.2.1 Notable Subject Property Walkover Conditions

The following notable conditions were observed during the Subject Property reconnaissance. **Table 9** below identifies specific conditions noted in ASTM E1527-21 Section 9.4. Conditions that were identified at the Subject Property are described in **Sections 5.2.2 and 5.2.3.**

Table 9
Notable Subject Property Conditions
100 Freight Street
Pawtucket, RI

Feature	Interior			Exterior	
Unoccupied Spaces	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑
Hazardous Materials	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑
Petroleum Products	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑
Storage Tanks	Yes ☐	No ☑	N/A ☐	Yes ☑	No ☐
Pools of Liquid	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑
Sumps	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑
Floor Drains	Yes ☑	No ☐	N/A ☐	Yes ☐	No ☑
Drums	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑
Unidentified Containers	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑
Indications of Possible Polychlorinated Biphenyl (PCB)-Containing Equipment	Yes ☑	No ☐	N/A ☐	Yes ☑	No ☐
Stains or Corrosion	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑
Odors	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑
Solid Waste	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑
Pits, Ponds or Lagoons	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑

Feature	Interior			Exterior	
Stressed Vegetation	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑
Wells	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑
Indications of Prior Environmental Investigation/Remediation	Yes ☐	No ☑	N/A ☐	Yes ☑	No ☑
Wastewater Discharge	Yes ☐	No ☑	N/A ☐	Yes ☐	No ☑

5.2.2 Interior Inspection

- Six (6) 5-gallon buckets, five (5) 1-gallon buckets, six (6) boxes of primer-barrier coating, and four (4) quarts of paint or primer were observed in a utility room. The containers were in sealed and in fair condition;
- One (1) 1-gallon container of paint thinner was observed in a utility room. The container was in fair condition with no signs of leaks or spills;
- An elevator machinery room and equipment were observed, no signs of leaks or spills were observed below the equipment. An inspection sheet was observed near the equipment which showed it was last inspected in August 2021 and had no deficiencies;
- Restrooms were observed with one (1) floor drain in each restroom. These drains discharge to the municipal sewer system;
- Maintenance closets were observed near each restroom, each maintenance closet has a mop sink and one (1) floor drain. These drains discharge to the municipal sewer system; and
- One (1) dry type distribution transformer, transfer switches, and various electrical equipment were observed in a utility room. No signs of leaks, spills, or stains were observed throughout the utility room and under equipment.

5.2.3 Exterior Inspection

- A concrete pad mounted transformer was observed on the northwest corner of the Subject Property. The concrete pad was in good condition, and no signs of leaks or stains were observed;
- A concrete pad mounted diesel generator was observed on the northern side of the Subject Property with a sub-base fuel storage tank. The concrete pad was in good condition, and no signs of leaks or stains were observed;
- Six (6) PVC pipes were observed along the northern exterior wall. According to the Subject Property contact these pipes are part of an inactive Vapor Extraction System, proactively installed during property renovations;
- Two (2) 275-gallon aboveground storage tanks (ASTs) were observed on the northernly abutting property; one (1) AST was observed on a concrete pad, while the other AST was observed on cement blocks. No signs of leaks or spills were observed; and
- The Subject Property parking lot was observed to be in good condition, cracks in the asphalt appeared to be recently seal coated.

6.0 VAPOR ENCROACHMENT SCREEN VIA ASTM E2600-15

Under the ASTM E1527-21 standard, vapor impacts must now be considered, similar to the way potential soil and groundwater impacts have been evaluated in the past. ASTM Designation E2600 – 15 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* (2015) provides

a method of identifying a vapor encroachment condition (VEC), which is the presence or likely presence of chemicals of concern (COC) vapors in sub-surface of the Subject Property caused by the release of vapors from contaminated soil or groundwater either on or near the Subject Property. The Vapor Encroachment Screen (VES) process is a two-tiered screening process.

The conclusion[‡] of a VES is (1) a VEC exists at the Subject Property; or (2) a VEC does not exist at the Subject Property; however, the determination that a VEC exists at the Subject Property does not necessarily represent an REC.

6.1 Tier 1 Screening Evaluation

The purpose of a Tier 1 Screening Evaluation in conjunction with the Phase I ESA is to evaluate whether a VEC exists at the Subject Property by using information collected during the course of the Phase I ESA process. Information evaluated for the Tier 1 Screen includes past, present, and anticipated usage and oil and/or hazardous material usage at the Subject Property, the Subject Property's geological and hydrogeological setting, the presence or potential presence of preferential pathways for contaminant migration, and environmental records for the Subject Property and surrounding properties.

The VES Guide recommends reviewing environmental records for properties within 1/10-mile of the Subject Property to evaluate whether a VEC exists from petroleum hydrocarbon COCs, and a radius of 1/3-mile surrounding the Subject Property to evaluate whether a VEC exists from any other volatile non-petroleum hydrocarbon COCs. **Table 10**, below summarizes the number of properties identified within the target VES search distance. This information was obtained through a review of records provided in the EDR report.

Table 10
Tier 1 Screening Table Summary
100 Freight Street
Pawtucket, RI

Database	Subject Property Inclusion	Non-Petroleum Contaminated Properties (1/3-mile Search Radius)	Petroleum Contaminated Properties (1/10-mile Search Radius)
NPL	No	0	0
CERCLIS	No	0	0
State Equivalent CERCLIS	Yes	8	0
SWF	No	0	0
RCRA – SUBJECT PROPERTY ONLY	No	N/A	N/A
RCRA CORRACTS	No	0	0
RCRA non-CORRACTS	No	22	3
State/Tribal USTs – SUBJECT PROPERTY ONLY	No	N/A	N/A
State/Tribal LUSTs	No	0	3
ERNS	No	0	0

[‡] The VES is intended to reduce, but not eliminate, uncertainty regarding whether or not a VEC exists in connection with the Subject Property, and evaluations conducted during the course of this VES are intended to be non-exhaustive. Additionally, the performance of an invasive Tier 2 Screen is not within the Scope of an ASTM Phase I ESA and is considered an Additional Service.

Database	Subject Property Inclusion	Non-Petroleum Contaminated Properties (1/3-mile Search Radius)	Petroleum Contaminated Properties (1/10-mile Search Radius)
Federal/State Brownfields	No	0	0
Federal/State Institutional Control – SUBJECT PROPERTY ONLY	Yes	N/A	N/A

Based upon the results of the Tier 1 Screen, a VEC exists based on properties being identified within the recommended VES search radius.

6.2 Tier 2 Screening Evaluation

If a VEC is found to exist for the Subject Property during the performance of the Tier 1 Screen, a Tier 2 invasive or non-invasive Screen may be conducted to obtain greater certainty of the presence of a VEC. A non-invasive Tier 2 Screen applies numeric screening criteria to existing soil, soil gas, and/or groundwater analytical data for the Subject Property and/or surrounding properties and evaluates the influence of off-Subject Property contaminated properties with respect to existing information pertaining to known COCs and known or inferred direction of groundwater flow. A Tier 2 invasive Screen involves the collection of soil, soil gas, and/or groundwater analytical data at the Subject Property.

Based on the information obtained during the course of this assessment and the conclusion of the Tier 1 Screen, a VEC exists at the Subject Property. As such, SAGE conducted a non-invasive Tier 2 Screening Evaluation to obtain greater certainty, which included a review of applicable soil, soil gas, and/or groundwater analytical information pertaining to surrounding properties within the target VES search radii. Based on a review of files maintained by RIDEM for properties within the target VES radii, a VEC does not exist at the Subject Property due to the lack of contaminates identified that can migrate and impact the Subject Property. This information is further discussed in **Section 4.1** of this report.

7.0 INTERVIEWS

7.1 Interview with Owner

The Owner was not interviewed for this assessment.

7.2 Interview with Local Government Officials

Local government officials were interviewed as part of this assessment, including staff at the City of Pawtucket Fire Prevention Office and local offices. Information provided during these interviews has been incorporated into this assessment.

7.3 Interview with Others

Ken Zuckerman accompanied SAGE during the Subject Property inspection and answered general questions about the Subject Property. Information from those discussions has been incorporated into this report.

8.0 ADDITIONAL SERVICES

No additional services were provided for this assessment.

9.0 FINDINGS & CONCLUSIONS

SAGE has performed a Phase I ESA of the Subject Property in general conformance with the scope and limitations of ASTM Practice E1527-21 and the EPA's AAI Rule and those exceptions identified in this report. Any exceptions to or deletions from this practice are described in **Section 1.6** of this report titled "Deviations".

9.1 Findings

The following summarizes key findings of the Phase I ESA based on observations during the Subject Property walkover, review of existing historical resources, and interviews with current or past owners. Included in the summary are known or suspected RECs, CRECs, HRECs and de minimis conditions.

Suspected RECs and/or *de minimis* conditions at the Subject Property:

- **Floor Drains**: One (1) floor drain was observed in each restroom and maintenance closet. Floor drains reportedly connect to the municipal sewage system;
- **Transformer**: One (1) concrete pad mounted transformer was observed on the northwest corner of the Subject Property. No evidence of a release was observed to be associated with this transformer;
- **Generator**: One (1) concrete pad mounted diesel generator with a sub-base fuel tank was observed on the northern side of the Subject Property. No evidence of a release was observed to be associated with this generator/diesel storage tank;
- **Subject Property SHWS, UST, LUST, AUL, US AIRS, FINDS and RCRA listings**: The EDR identified the Subject Property in the SHWS, UST, LUST, AUL and RCRA databases. All such issues have been addressed to the satisfaction of the RIDEM. Annual "cap inspections" and documentation of such are required to be performed and submitted to the RIDEM;
- **Northernly Abutting Property**: 231 Japonica Street was identified in the UST and LUST databases due to prior USTs at the property. Additionally, during the Subject Property walkover two (2) ASTs were observed on this property near the Subject Property boundary;
- **Northeasterly Abutting Property**: 111 Freight Street was identified in the UST and RCRA databases with very limited documentation available at RIDEM to review;
- **Paint, Primer, and Paint Thinners:** One (1) 1-gallon container of paint thinner and several buckets of varying volumes of paint and primer were observed in a utility room. No evidence of a release from any of these containers was observed;
- **Hydraulic Elevator**: A hydraulic elevator and its corresponding machinery room were observed at the Subject Property. No evidence of a release of hydraulic fluid was noted to be associated with this hydraulic lift system; and
- **Interior Distribution Transformer**: One (1) distribution transformer was observed in an electrical utility room at the Subject Property. No evidence of a release of (of transformer cooling oil) was observed to be associated with this transformer.

ASTM E2600-15 VAPOR ENCROACHMENT SCREEN

During this assessment, SAGE also conducted a Vapor Encroachment Screen (VES) via ASTM E2600-15. Based upon the results of the Tier II Screening, SAGE has determined a Vapor Encroachment Condition (VEC) does not exist due to the lack of contaminates identified that can migrate and impact the Subject Property

9.2 OPINIONS

Based upon the results of this assessment and the ASTM E1527-21 definitions of a REC, HREC, and CREC, the following opinions have been developed by SAGE along with a rationale for such determinations.

Non-REC Findings:

- **Floor Drains:** One (1) floor drain was observed in each restroom and maintenance closet. SAGE was informed that all floor drains connect to the municipal sewer system. Based on the use of the Subject Property, SAGE is of the opinion that a discharge to the floor drains is unlikely to impact the Subject Property;
- **Transformer:** One (1) concrete pad mounted transformer was observed on the northwest corner of the Subject Property. The concrete pad was observed to be in good condition with no signs of leaks, spills or staining. SAGE is of the opinion that this transformer is unlikely to impact the Subject Property;
- **Generator:** One (1) concrete pad mounted diesel generator with a sub-base fuel storage tank was observed on the north side of the Subject Property. The concrete pad was observed to be in good condition, no staining, leaks, or spills were observed. Therefore, SAGE is of the opinion this finding is unlikely to impact the Subject Property;
- **Northernly Abutting Property:** 231 Japonica Street was identified in the UST and LUST databases due to prior USTs on the property. According to files maintained at RIDEM, a total of seven (7) USTs of varying sizes and containing gasoline, no. 2 fuel oil or waste oil, were present at this property and closed. All but one (1) UST were closed by removal, the remaining UST was closed in place (filled with concrete). After a Subsurface Investigation, RIDEM issued a letter stating that the department will not be requiring further investigation. Additionally, during the Subject Property walkover two (2) ASTs were observed on this property near the property boundary. The ASTs were observed to be in fair condition and did not show any indication of leaks or spills. SAGE is of the opinion this finding is unlikely to impact the Subject Property;
- **Paint, Primer, and Paint Thinners:** One (1) 1-gallon container of paint thinner and several buckets of varying volumes of paint and primer were observed in a utility room. There were no indications of any leaks, spills, or stains. SAGE is of the opinion this is indicative of a Non-REC;
- **Hydraulic Elevator**: A hydraulic elevator and its corresponding machinery room were observed on the Subject Property. The hydraulic elevator equipment was in good condition, did not show any indication of leaks or spills, and no staining was observed below or around the equipment. SAGE is of the opinion this is indicative of a Non-REC;
- **Interior distribution transformer**: One (1) distribution transformer was observed in an electrical utility room on the Subject Property. The distribution transformer was in good condition, did not show any indication of leaks or spills, and no staining was observed below or around the

equipment. As such, this finding is unlikely to impact the Subject Property.

REC Findings:

- A condition indicative of a REC was not identified during the course of this assessment.

HREC Findings:

- A condition indicative of a HREC was not identified during the course of this assessment.

CREC Findings:

- **Subject Property SHWS, UST, LUST, AUL, US AIRS, FINDS and RCRA listings**: The EDR identified the Subject Property in the SHWS, UST, LUST, AUL and RCRA databases. Elevated levels of TPH, PAHs, and arsenic were identified in Subject Property soil during a Phase II Environmental Site Assessment. TPH and one (1) PAH (benzo(a)pyrene) were detected in soil at concentrations above applicable Rhode Island Department of Environmental Management (RIDEM) Industrial/Commercial Direct Exposure Criteria (I/C-DEC). Only arsenic and benzo(a)pyrene were detected in soil samples collected from the former manufacturing area at concentrations above the RIDEM Method 1 I/C-DEC. The TPH is attributed to the former USTs on the northeastern portion of the Subject Property, the arsenic and PAHs are likely attributed to the former manufacturing usage. An Environmental Land Usage Restriction (ELUR), recorded on March 31, 2015, was identified for the entire property to ensure maintenance of capped surfaces and other engineered barriers via an annual inspection. The ELUR restricts the Subject Property from any residential activity, prohibits the use of groundwater at the Subject Property for drinking water, requires RIDEM notification should soil excavation be planned in the area designated as the area of contaminates and implementation of the Soil Management Plan (SMP) for any week work extending beyond 4-feet below surface grade, grants RIDEM the right to enter the property for inspections and monitoring of the area of contaminates. SAGE is of the opinion that this finding is indicative of a CREC; and
- **Northeasterly Abutting Property**: 111 Freight Street was identified in the UST and RCRA databases with very limited documentation available at RIDEM to review. Although there is a lack of information regarding the condition of the USTs removed in 1985, the Subject Property has an ELUR recorded and a RIDEM approved engineered cap that consists of the existing building foundation, concrete walkways, landscaping, and pavement is in place on the Subject Property. If a release from this property had occurred and migrated to the Subject Property, it would be confined below an engineered cap. SAGE is of the opinion this finding is indicative of a CREC.

9.3 CONCLUSION

SAGE has performed a Phase I ESA of the Subject Property in general conformance with the scope and limitations of ASTM Practice E1527-21 and the EPA's AAI Rule and those exceptions identified in this report Based upon the above findings, SAGE is of the opinion that no further environmental investigation is warranted for the Subject Property at this time.

10.0 SIGNATURES AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This report summarizes the findings of SAGE's Phase I ESA. The Phase I ESA was based upon Subject Property reconnaissance, interviews with public and private parties as well as a review of all appropriate federal, state and local files. The information and findings contained within the Phase I Environmental Site Assessment are true and correct to the best of SAGE's knowledge.

The undersigned professional(s) experienced in conducting Phase I Environmental Site Assessments assisted in the preparation of this report.

Jeremy Hoyle 7/25/2023

Jeremy Hoyle Date
Environmental Scientist

I (we) declare that, to the best of my (our) professional knowledge and belief, I (we) meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312.10. I (we) have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. I (we) have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR § 312.

The undersigned qualified Environmental Professional(s) experienced in conducting Phase I Environmental Site Assessments have prepared this report.

Rick Mandile 7/25/2023

Rick Mandile Date
Principal

11.0 LIMITATIONS

Data obtained from public agencies, Subject Property inspections, and data mapping sources were used in the characterization of this Subject Property. The accuracy of the conclusions derived from these data is based solely on the accuracy of the data reported and/or supplied. Should information be made available concerning the Subject Property, which is not included in this report, it should be reported to SAGE so that findings, conclusions, and/or recommendations can be altered and modified (if necessary).

Events occurring on the Subject Property after on-Subject Property inspection are beyond the scope of this report. As such, SAGE makes no expressed or implied representations, warranties or guarantees regarding any changes in the condition of the premises after the date of the on-Subject Property inspection.

Any qualitative or quantitative information regarding the Subject Property, which was not available to SAGE at the time of this assessment, may result in modification(s) to the conclusions and/or representations made in this report. The Phase I ESA and VES are intended to be non-exhaustive assessments and as such, information reviewed during the assessment is limited to that which is

practically reviewable as defined in ASTM E1527-21. This report is intended to reduce the uncertainty regarding the potential of a Recognized Environmental Condition to be present at the Subject Property; however, no environmental assessment can wholly eliminate uncertainty regarding the potential Recognized Environmental Conditions to be present at the Subject Property.

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 SAGE under our agreement are not guaranteed to be a representation of complete Subject Property conditions, which are variable and subject to change with time or as 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 obtained. Additionally, unless specified or otherwise included herein, this assessment did not include an evaluation of business environmental risk as defined in ASTM E1527-21 and non-scope considerations as identified in ASTM E1527-21. Such non-scope considerations include, but are not limited to, evaluation of asbestos-containing materials, biological agents, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, industrial hygiene, health and safety, OSHA compliance, cultural and historic resources, ecological resources, endangered species, indoor air quality, electromagnetic fields, formaldehyde, high-voltage power lines, non-point sources or best management practices for silviculture. 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 Subject Property with respect to federal, state, municipal, environmental, and land use laws or regulations.

SAGE has retained a copy of this report. No deletions or additions are permitted without the written consent of SAGE. This report, including the data, maps, and figures contained herein, are not suitable for use in its present form, for any ongoing or pending litigation. Use of this report in whole or in part by parties other than those authorized by SAGE is prohibited.

12.0 REFERENCES

ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM International, West Conshohocken, PA, 2013, www.astm.org

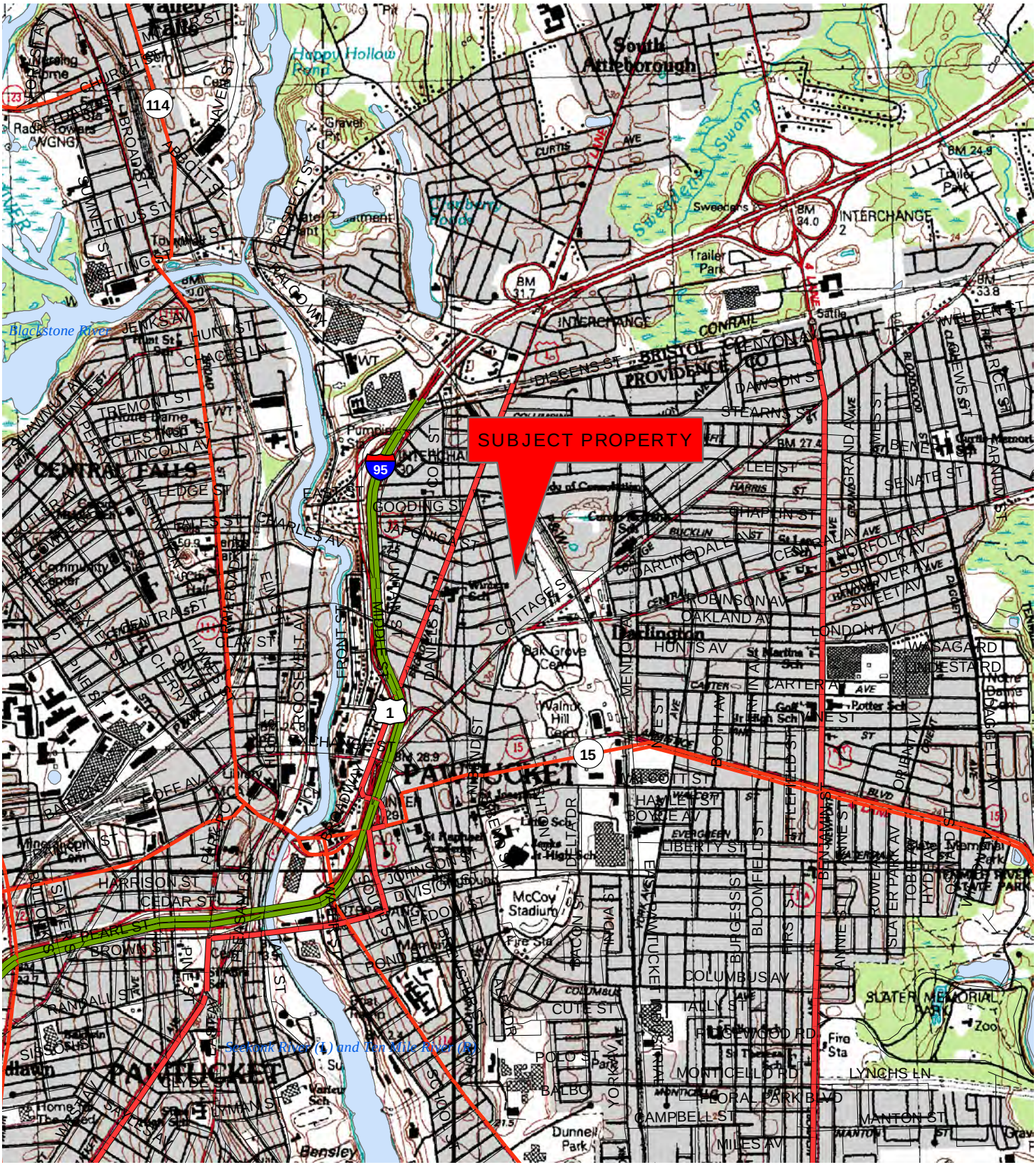
ASTM E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM International, West Conshohocken, PA, 2015, www.astm.org

Item	Date of Access	Source
"Attleboro" Quadrangle	June/July 2023	USGS
Regulatory Database Report	June/July 2023	EDR
Soils Information	June/July 2023	USDA Web Soil Survey websoilsurvey.nrcs.usda.gov
Groundwater Classification	June/July 2023	RIGIS database
Sanborn Map Report	June/July 2023	EDR
Aerial Photographs	June/July 2023	ArcGIS Historical Aerial Mapper
Street Directories	June/July 2023	EDR

Item	Date of Access	Source
Historical Topographic Maps	June/July 2023	USGS
Building Records	June/July 2023	Pawtucket Building Department
Fire Prevention Records	June/July 2023	Pawtucket Fire Prevention Office
Recorded Environmental Liens	June/July 2023	Pawtucket Clerk's Office*
Government Records	June/July 2023	RIDEM
Interviews with Owners, Operators and/or Occupants	June/July 2023	---
Reconnaissance of Subject Property and Adjoining Properties Performed by Jeremy Hoyle	July 10, 2023	---

*The lien search required by Section 312.25 of the AAI Rule was not performed during the course of this assessment. During the local records review, a cursory search for environmental liens was conducted; however, such information was not found and/or provided by the User. Please note this review is limited and is not intended to suffice a full search or a level of diligence commensurate with a title company. If such detailed evaluation is required, this service can be provided outside of the subject scope.

FIGURES



USGS QUADRANGLE
ATTLEBORO, RHODE ISLAND



Subject Property Location

USGS Quadrangle Subject Property Location Map

100 Freight Street
Pawtucket, Rhode Island

Figure 1

DATE: 07/14/2023

JOB #: M595

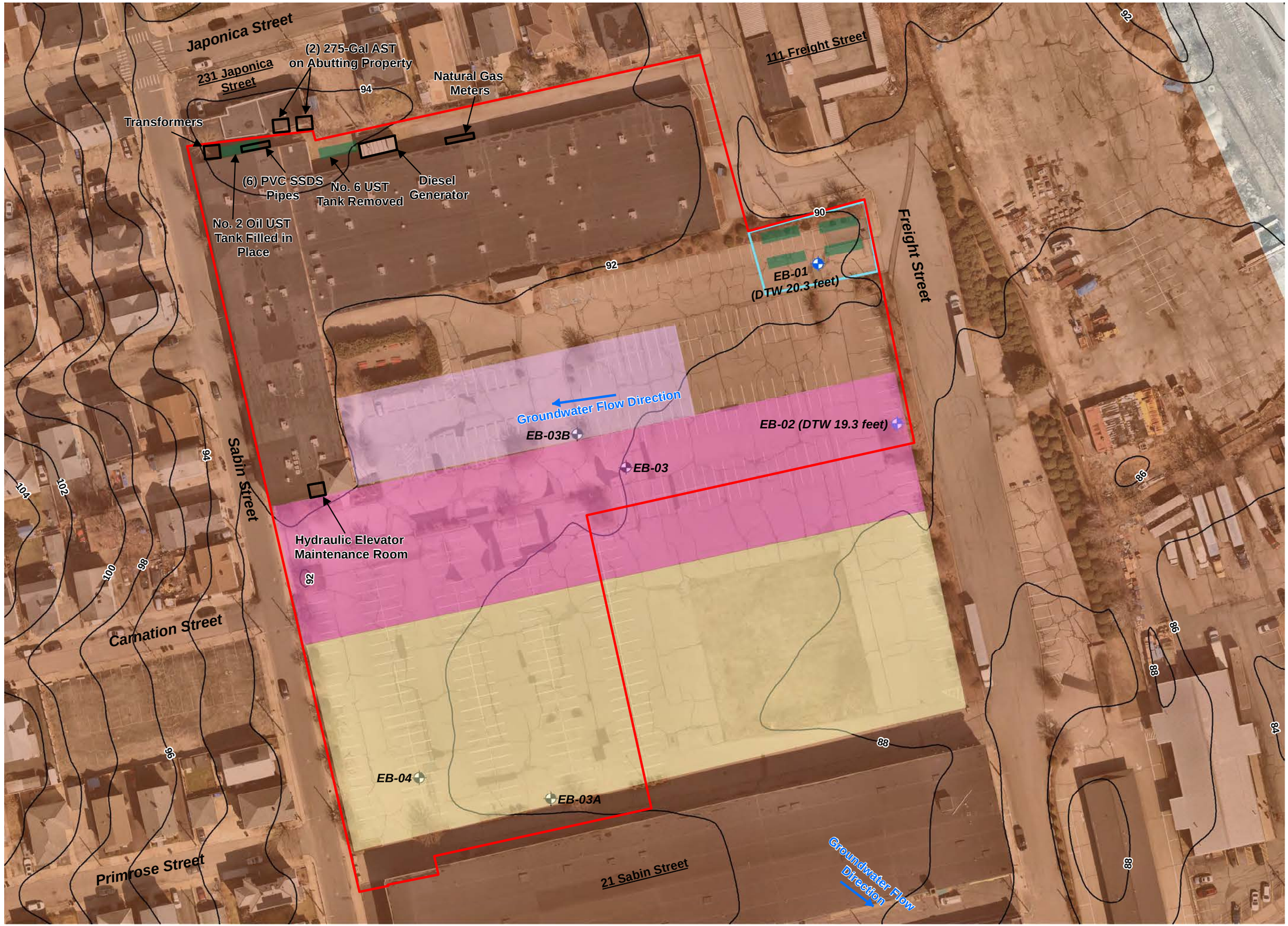
CREATED BY: LM

N

Data Provided by RIGIS

0 600 1,200 2,400 3,600 4,800 Feet

SAGE ENVIRONMENTAL





Legend

- Approximate Subject Property Boundary
- Limit of Contamination
- USTs (Varying Sizes)
- Environmental Justice Area (2008, Regulation)
- Approximate Location of Former Mill Building (No Address in Sanborns)
- Approximate Location of Former Building (75 Sabin)
- Approximate Location of Former Building (87 Sabin)
- Elevation Contours (Feet)
- Approximate Location of EBI Monitoring Well
- Approximate Location of EBI Soil Boring

N

0 15 30 60 90 120 Feet

Data Provided by RIGIS
Orthoimagery provided by nearmap

Subject Property Plan

100 Freight Street
Pawtucket, Rhode Island

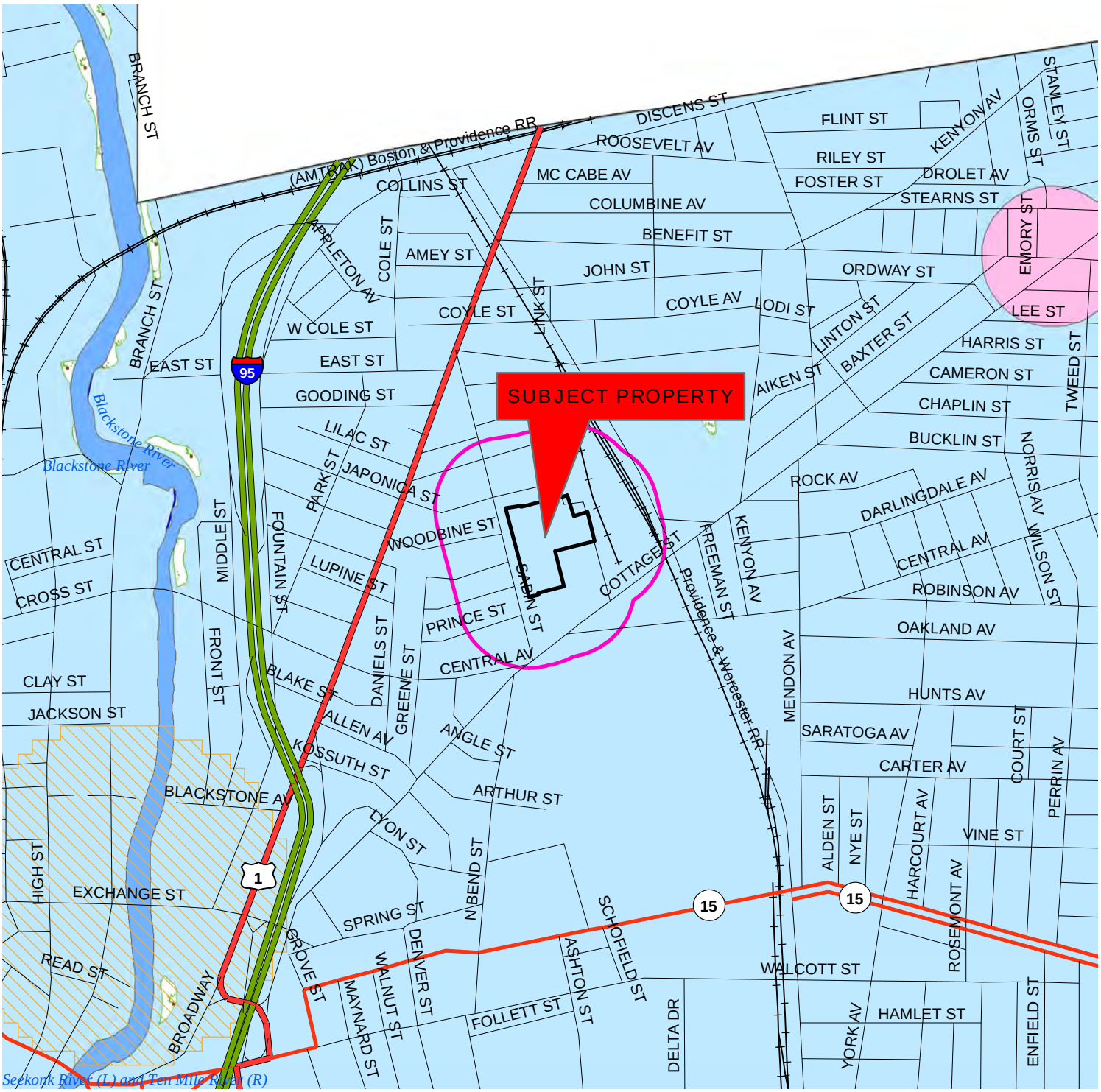
Date: 07/18/2023

Job#: M595

Created By: LM

Figure 2

SAGE ENVIRONMENTAL



Approximate Subject Property Boundary
500' Buffer
Community Wellhead Protection Areas
Non Community Wellhead Protection Areas
Natural Heritage Areas
Noncommunity Wells
Public Wells
Wildlife Management Areas
Rare Species Habitat
Lakes and Ponds
Streams and Rivers

Wetlands
Emergent Wetland: Emergent Fen or
Emergent Wetland: Marsh/Wet Meadow
Estuarine Emergent Wetland
Estuarine Scrub-Shrub Wetland
Forested Wetland: Coniferous
Forested Wetland: Dead
Forested Wetland: Deciduous
Scrub-Shrub Swamp
Scrub-Shrub Wetland: Shrub Fen

Groundwater Quality Standard
GA
GAA
GB
GC

Not to Scale

Groundwater Classification & Priority Resources Map

100 Freight Street
Pawtucket, Rhode Island

Figure 3

DATE:	07/14/2023	JOB #:	M595
CREATED BY:	LM	FILENAME:	wetlandspec.mxd

Subject Property Location

N

0 275 550 1,100 1,650 2,200 Feet

SAGE ENVIRONMENTAL

PHOTOGRAPHS

100 Freight Street
Subject Property Walkover Photographs
July 10, 2023



View of the Subject Property frontage, facing northwest.



View of the Subject Property paved parking lot with Subject Property building in the background, facing north.

100 Freight Street
Subject Property Walkover Photographs
July 10, 2023



Additional view of the Subject Property paved parking lot with Subject Property building in the background, facing northwest.



View of Subject Property exterior.

100 Freight Street
Subject Property Walkover Photographs
July 10, 2023



View of outdoor break area on the Subject Property, facing west.



View of Subject Property exterior, facing west.



Additional view of concrete pad mounted transformer, facing west.



View of concrete pad mounted transformer on northwest corner of the Subject Property.



Additional view of Subject Property transformer.



View of diesel powered emergency generator.



Additional view of diesel powered emergency generator.



View of Subject Property exterior facing east.

100 Freight Street
Subject Property Walkover Photographs
July 10, 2023



View of six (6) SSDS (not activated) PVC connections.

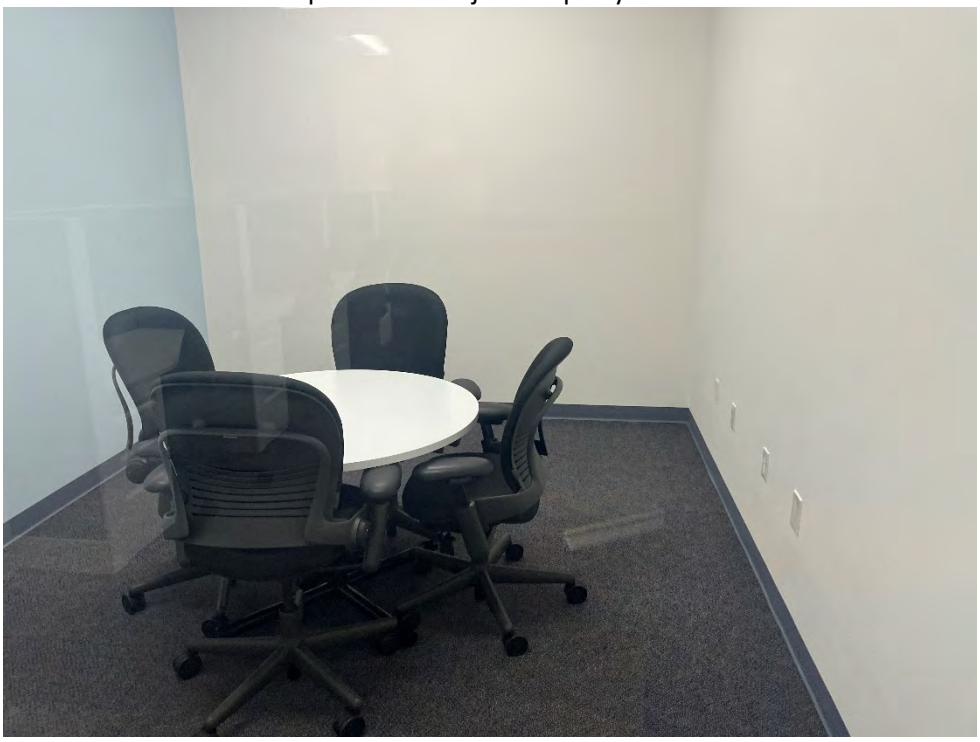


View of two (2) 275-gallon ASTs on abutting property.

100 Freight Street
Subject Property Walkover Photographs
July 10, 2023



General depiction of Subject Property office interior.

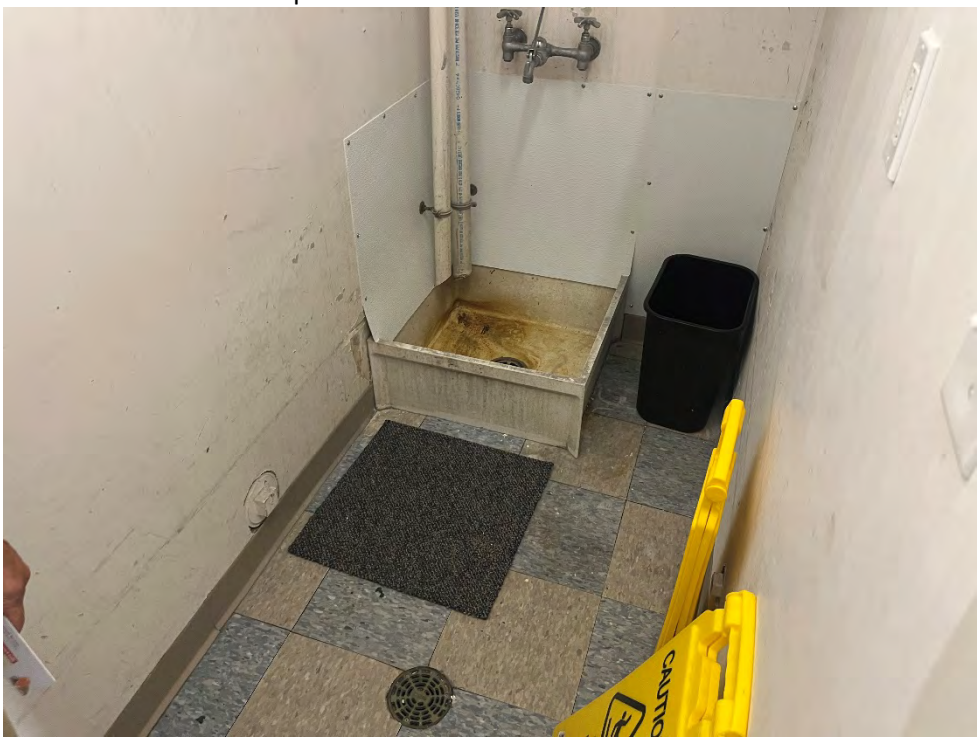


General depiction of office conference room.

100 Freight Street
Subject Property Walkover Photographs
July 10, 2023



General depiction of interior restroom with floor drain.



General depiction of maintenance closet with mop sink and floor drain.



General depiction of fire suppression system.

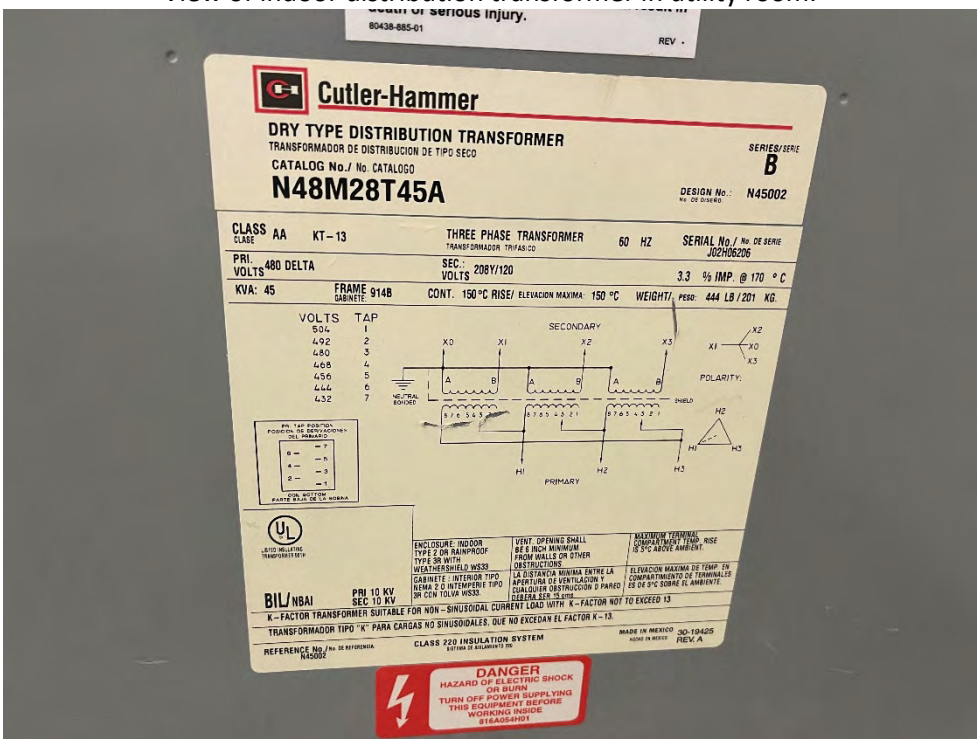


View of additional fire suppression equipment.

100 Freight Street
Subject Property Walkover Photographs
July 10, 2023



View of indoor distribution transformer in utility room.



View of indoor transformer label.



Additional view of electrical transfer switches and equipment.

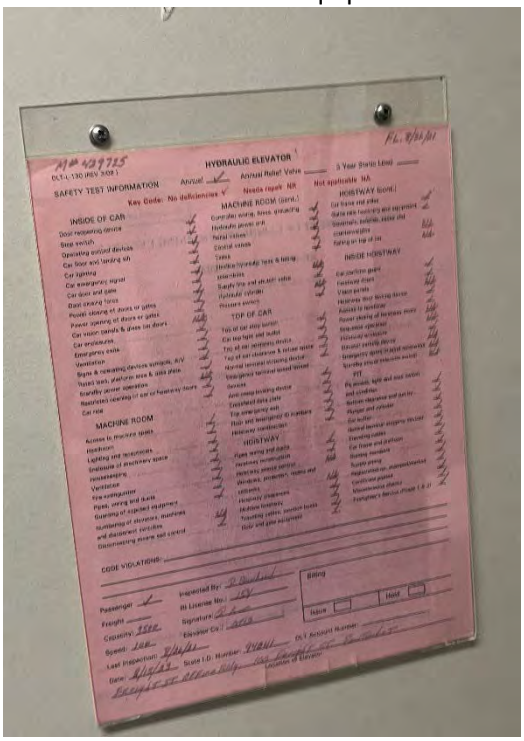


General view of Subject Property common area.

100 Freight Street
Subject Property Walkover Photographs
July 10, 2023



View of elevator equipment.



View of elevator inspection form posted in elevator machinery room.