

Phase I Environmental Site Assessment, Lamplighter Village

Peabody Properties, Inc.

The Horsley Witten Group, Inc. (HW) completed a Phase I Environmental Site Assessment (ESA), documenting conditions of the property located at One Stagecoach Road, Canton, Massachusetts on behalf of Peabody Properties, Inc. of Braintree, Massachusetts. The objective of the ESA was to identify recognized environmental conditions associated with present use of the property, the physical conditions of adjacent grounds, and present operational practices. Particular emphasis was placed on observing any site conditions that indicate the potential for past releases of hazardous materials or petroleum products.

HW coordinated indoor air sampling to identify the presence of radon gas in residential structures, and a limited survey of building construction materials to identify the presence or absence of asbestos containing materials (ACM).

The study was performed in accordance with the guidelines set forth in the American Society for Testing and Materials (ASTM) publication E1527-05, ASTM Standards for Environmental Site Assessments: Phase I Environmental Site Assessment Process (2005), and the elements of "All Appropriate Inquiries" (AAI) within the Code of Federal Regulations 40 CFR Part 312, established by the 2002 Federal Small Business Liability Relief and Brownfields Revitalization Act (Brownfields Act) and Comprehensive Environmental Response, Conservation, and Recovery Act (CERCLA).

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