

DRAFT PUBLIC INVOLVEMENT PLAN

FORMER BOSSI'S SERVICE STATION
RTN 3-18598
12 SWANTON STREET
WINCHESTER, MA 01890

Prepared for:

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1.0 Introduction

On or about May 13, 2013, the Bossi Realty Trust received a petition requesting that the Former Bossi's Service Station disposal site be designated as a Public Involvement Plan (PIP) site, under Section 14 (b) of Massachusetts General Laws chapter 21E (M.G.L. c. 21E), the State "Superfund" Law. On May ??, 2013 the Bossi Realty Trust officially accepted the designation of the Former Bossi's Service Station disposal site as a PIP site, requiring the preparation and implementation of a Public Involvement Plan.

This Plan has been prepared by the Bossi Realty Trust in accordance with the requirements of the Massachusetts Contingency Plan (MCP), 310 CMR 40.00. The Former Bossi's Service Station disposal site is a Tier II site. The MassDEP has assigned responsibility for conducting both technical and public involvement activities at the Former Bossi's Service Station disposal site to the Bossi Realty Trust. Sites which are tier classified are subject to all of the requirements in M.G.L. c. 21E and the MCP, including public involvement. The MassDEP retains the authority to ensure that public involvement activities are conducted in accordance with state law and regulations.

Under M.G.L. c. 21E, MassDEP is responsible for overseeing remedial response actions at sites at which oil or hazardous materials have been released to the environment. Remedial response actions include

- determining the nature, source and extent of the contamination;
- risk posed by the site;
- whether cleanup actions are necessary and if necessary,
- determining and implementing the most appropriate actions.

In addition, the remedial response action process provides opportunities for public involvement throughout the process. The remedial response action processes established by the MCP. Public involvement during the remedial response action process is undertaken to ensure that the public is both informed of and involved in planning for remedial response actions. For disposal sites at which the public indicates interest in becoming involved in this process, DEP designates the site as a PIP site, and requires the preparation of a plan which identifies specific activities that will be undertaken to address public concerns to the extent possible. Due to public concerns about the Former Bossi's Service Station disposal site, MassDEP has designated the site a PIP site, pursuant to the MCP.

This draft Public Involvement Plan has been prepared on behalf of the Bossi Realty Trust and will be reviewed by the public and revised based on comments submitted. The final Plan will be implemented in conjunction with the development and implementation of remedial response actions for the disposal site. The (PRP) will implement public involvement activities at the (name) disposal site.

This document is the proposed Public Involvement Plan for the Former Bossi's Service Station disposal located at 12 Swanton Street, Winchester, MA. Section 2 contains background information on the site; including site, environmental assessment, and public involvement histories. Section 3 explains how the remedial response action process addresses community concerns which have been raised during the development of the Plan. Section 4 explains the proposed public involvement activities. Section 5 contains a schedule for public involvement activities. Section 6 outlines the roles and responsibilities of those involved in implementing the Public Involvement Plan. It also explains the procedures MassDEP will use to address situations in which the agency receives complaints about the manner in which the Plan is being implemented. Section 7 describes how the Plan will be revised in the future.

This draft Plan will be presented by the Bossi Realty Trust at a public meeting on July 1, 2013 at 7:00 PM at the Large Meeting Room of the Winchester Public Library. Comments on the draft Plan are encouraged and may be submitted at the meeting or by writing to REMSERV, Inc., 35 Winthrop Street, Winchester, MA 01890 and 781-721-4455. Comments should be submitted by close of business, Monday July 22.

2.0 Site Background

The site is located at 12 Swanton Street in Winchester, MA (UTM coordinates 4702910 mN, 324875 mE (Figure 1). The site is currently occupied by an automotive repair and used car sales facility. The site formerly dispensed gasoline and diesel fuel. The property consists of a 1,806 square foot building on a 0.31-acre lot (1) (Figure 2). The site is entirely asphalt paved except for landscaped islands located in the northeast and southwest of the property and a smaller landscaped island located in the northwest of the site. The site building is connected to municipal water and sanitary sewer. Nearby residents are also on the municipal water and sanitary system (2).

The site is located at an elevation of approximately 49 feet above Mean Sea Level (based upon the National Geodetic Vertical Datum of 1929). The topography is relatively flat with a mild grade from east to west. Regionally, the topography to the east rises sharply in elevation culminating in the Middlesex Fells Reservation located approximately 1,224 feet east of the site. The area to the west slopes gently to the Aberjona River approximately 2,021 feet west of the site (Figure 1).

In May 1999, six (6) underground storage tanks (USTs) were removed from the site under a permit issued by the Winchester Fire Department. The USTs consisted of three (3) gasoline USTs (4,000-gallon, 3,000-gallon, and 2,000-gallon), one (1) 3,000-gallon diesel UST, one (1) 500-gallon waste oil UST and one (1) 500-gallon heating oil UST.

On July 8, 1999, the MADEP Northeast Regional Office was notified of a 72-hour reportable condition at the site when a soil headspace reading exceeding 100 parts per million (ppm) was obtained from soil samples collected from within 10 feet of an underground storage tank (UST) outer wall. Approximately 20 cubic yards of soil were stockpiled when the six (6) USTs were removed from the site in May 1999. The four (4) gasoline USTs, the

dispensing island, and the single 250-gallon waste oil UST were located in front of the site building (Figure 2). The 500-gallon heating oil UST was located at the rear of the building. The MADEP issued a Notice of Responsibility (NOR) dated November 19, 1999 to Bossi Realty Trust for a gasoline release associated with the UST system.

2.1 Regulatory History

The following is an annotated regulatory site history:

- On July 8, 1999, a release of petroleum was identified at the property based on elevated PID readings obtained from soils stockpiled at the site. The soil stockpile had been generated from the removal of six (6) USTs in May of 1999.
- On September 5, 1999, oral notification was provided to the MADEP by Subsurface Remediation Technologies, Inc. (SRT). The MADEP assigned Release Tracking Number (RTN) 3-18598. The MADEP issued a Notice of Responsibility to Bossi Realty Trust on November 19, 1999.
- On November 7, 2000, the MADEP issued a Notice of Noncompliance (NON) to Bossi Realty Trust for failure to submit a Release Notification Form (RNF), an Immediate Response Action (IRA) Status Report, and a Response Action Outcome (RAO) Statement or Tier Classification.
- On December 18, 2000, Bossi Realty Trust submitted an RNF and an IRA Plan in accordance with 310 CMR 40.0330 and 40.0424.
- On April 4, 2001, Bossi Realty Trust submitted an IRA Completion Statement, Phase I Initial Site Investigation Report, and Tier 2 Classification based on a Numerical Ranking Scoresheet total of 138 in accordance with 310 CMR 40.0427, 40.0480, and 40.0500.
- On May 24, 2004, the MADEP issued a Notice of NON for failure to complete and file a Phase II Report, a Phase III Remedial Action Plan and a Phase IV Plan within three years of the Tier II Classification.
- On January 24, 2005, REMSERV, Inc. submitted a Phase II Scope of Work along with a schedule for implementing the Phase II, the Phase III Feasibility Analysis, the Phase IV Remedial Implementation Plan and the Phase IV Completion Statement for achieving a Remedy Operation Status or Response Action Outcome.
- On March 14, 2005, the MADEP issued an Administrative Consent Order & Penalty (ACOP) (ACOP-NE-04-3A027) due to prior violations and the failure to submit a Phase II Report, a Phase III Remedial Action Plan, and/or a Phase IV Remedy Implementation Plan by required deadlines.
- On May 6, 2005 Bossi Realty Trust submitted a Phase II Comprehensive Site Assessment Completion Statement.

- On July 11, 2005 Bossi Realty Trust submitted a Phase III Remedial Action Plan.
- On August 16, 2007 Bossi Realty Trust submitted a Phase IV Remedy Implementation Plan.
- On June 26, 2012 Bossi Realty Trust submitted a Class C-2 Response Action Outcome and Tier II Extension.
- On June 27, 2013 Bossi Realty Trust submitted a Post Class C-2 Response Action Outcome Status Report and a Tier II Extension.

2.2 IRA Activities

In 2000, Subsurface Remedial Technologies (SRT) and Web Engineering Associates, Inc. (Web) undertook Immediate Response Action (IRA) activities to address the impacts to site soil and ground water from the petroleum release. The IRA activities consisted of the off-site recycling of the soil stockpile as well as assessment of the extent of gasoline contaminated soils and ground water at the property.

2.2.1 Sampling and Disposal of Stockpiled Soil

The UST excavation generated approximately 20 cubic yards of contaminated soil, which was stockpiled on site. On December 18, 2000 SRT collected a composite sample from the stockpile for laboratory analysis according to the soil disposal parameters of Aggregate Industries (AI) in Stoughton, MA. Based on the laboratory analytical results, the soils were transported to AI for asphalt batch recycling March 29, 2001 under a MADEP Bill of Lading (BOL).

2.2.2 Subsurface Exploration Activities

On October 13, 2000, Web observed the advancement of four (4) soil borings at the site by Soil Exploration of Leominster, MA. The borings were completed at depths ranging from 16 to 19 feet, approximately five (5) to eight (8) feet below the water table. Soil samples were screened with a photoionization detector (PID) using the jar headspace method (5). One (1) soil sample from each boring was submitted to Groundwater Analytical in Buzzards Bay, MA (GWA) for laboratory analysis according to the MADEP Volatile Petroleum Hydrocarbon (VPH) and Extractable Petroleum Hydrocarbons (EPH) analytical methods. The soil sample from soil boring MW-2 (10-12 feet) was analyzed for EPH only.

On February 28, 2005, Expedition Drilling of Atkinson, NH completed six (6) soil borings (B101, B102, B102A, B102B, B103, and B104) at the site to further assess the extent of petroleum impacted soils and to assess the current ground water conditions (Figure 2). The borings were advanced using a Mobile B53 ATV equipped with a 4/4-inch hollow stem auger and a 1 7/8-inch spilt spoon sampler. Samples were collected using a two-foot long split-spoon sampler driven by a 140 lb. hammer. Soil borings B101, B102B, B103, and B104 were completed as ground water

monitoring wells constructed of 2-inch diameter Schedule 40 PVC pipe with a 0.01-inch slot screened section (Figure 2).

2.2.3 Ground Water Monitoring Well Installation and Sampling

Four (4) soil borings advanced on October 13, 2000 were completed as ground water monitoring wells (MW-1 through MW-4). On October 24, 2000, Web collected ground water samples from MW-1, MW-3 and MW-4. Web did not sample monitoring well MW-2 as a tow truck destroyed the monitoring well prior to sampling. Web used an oil/water interface probe to gauge water levels and check for the presence of Light Non-Aqueous Phase Liquid (LNAPL) in the wells. Web did not identify LNAPL in any of the wells during the October 24, 2000 ground water monitoring event. Web submitted three (3) ground water samples to Groundwater Analytical of Buzzard's Bay, MA for laboratory analysis according to the MADEP VPH and EPH Methods.

3.0 Site Geology

Based on the Webb Engineering and REMSERV, Inc. observations, the site geology from ground surface ranges from coarse to fine sand to silty fine sand with some to little silt, some to little gravel, and little to trace clay. The Webb site investigation characterized the site soils as silty fine sand and gravel fill to depths of approximately six (6) to eight (8) feet overlying dense glacial till (6). REMSERV, Inc. observed a layer of tan medium to fine sand with little silt and little coarse sand from five (5) to 10 feet in B101. The same soil type exhibited little gravel and trace clay at a depth of eight (8) to 10 feet in this boring. Soils below 13 feet in all REMSERV, Inc. borings consisted of brown to black coarse to fine sand and silty sand with little to trace clay and some to trace gravel.

3.1 Regional Hydrogeology

The site is located in the Mystic River Drainage Basin (8). Three (3) water supply reservoirs that service the Town of Winchester within a mile east of the site are topographically and hydrogeologically upgradient of the site. Storm water from the site is drained through catch basins located on Swanton Street, which discharge to the Aberjona River located west of the site.

3.2 Site Hydrogeology

The depth to ground water within the disposal site was gauged between 11.83 feet and 13.08 feet below ground surface during the August 10, 2007 ground water monitoring event. REMSERV, Inc. contoured water table elevations from the August 10, 2007 event to approximate the slope of the water table surface and the direction of ground water flow. The water table slopes to the northwest at a gradient of approximately 0.0101 foot/foot (Figure 2).

Hydraulic conductivity testing was not conducted as part of the Phase II Scope of Work but published values for coarse to fine sand aquifers are approximately 2.84 ft. /day (9).

$$V_s = \frac{K_h dh}{\eta_e dl}$$

where;

V_s = seepage velocity
 K_h = horizontal hydraulic conductivity = 2.84 ft/day
 η_e = effective porosity = 0.25
 dh/dl = hydraulic gradient = 0.0101 foot/foot

REMSERV, Inc. calculated an approximate ground water flow velocity of 0.115 ft. /day or 41.98 ft. /year.

3.3 Soil Analytical Results

Web submitted three (3) soil samples collected from 10 to 12 feet bgs (MW-1 (10'-12'), MW-2 (10'-12'), and MW-3 (10'-12')), and one soil sample collected from greater than 15 feet bgs (MW-4 (15'-15.5')). The samples were analyzed according to the MassDEP volatile petroleum hydrocarbon (VPH) analysis according to the MassDEP methodology and procedures. REMSERV submitted four (4) soil samples for VPH and extractable petroleum hydrocarbon (EPH) analysis according to the MassDEP methodology and procedures

3.3.1 VPH Fractions

- C5-C8 aliphatics were identified in soil samples MW-3 (10'-12') and MW-4 (15'-15.5') at concentrations of 2 mg/kg and 2,100 mg/kg, respectively, B101 S4 13-15 (16.4 mg/kg), B103 S1 13-15 (639 mg/kg), and B104 S1 13-15 (1,130 mg/kg);;
- C9-C12 aliphatics were identified in MW-1 (10'-12') and MW-3 (10'-12') at concentrations of 1.9 mg/kg and 2.2 mg/kg, respectively, C9-C12 aliphatics were identified in soil samples B101 S4 13-15 (6.08 mg/kg), B103 S1 13-15 (217 mg/kg), and B104 S1 13-15 (350 mg/kg); and
- C9-C10 aromatics were identified in soil samples MW-3 (10'-12') and MW-4 (15'-15.5') at concentrations of 1.4 mg/kg and 2,400 mg/kg, respectively, C9-C10 aromatics were identified in soil samples B101 S4 13-15 (8.66 mg/kg), B103 S1 13-15 (280 mg/kg), and B104 S1 13-15 (216 mg/kg).

No VPH fractions were identified in any other soil samples at concentrations exceeding laboratory minimum detection limits (Table 1).

3.3.2 VPH Target Analytes

- Benzene was identified in soil sample B103 S1 13-15 at a concentration of 1.75 mg/kg;

- Toluene was identified in soil sample MW-4 (15'-15.5') at a concentration of 470 mg/kg, B101 S4 13-15 (0.14 mg/kg), B103 S1 13-15 (39.6 mg/kg), and B104 S1 13-15 (5.99 mg/kg);
- Ethylbenzene was identified in soil sample MW-4 (15'-15.5') at a concentration of 170 mg/kg, B103 S1 13-15 (24.2 mg/kg) and B104 S1 13-15 (2.72 mg/kg);
- Total xylenes were identified in soil sample MW-4 (15'-15.5') at a concentration of 880 mg/kg, B103 S1 13-15 (127.8 mg/kg) and B104 S1 13-15 (11.72 mg/kg);
- Naphthalene was identified in soil sample MW-4 (15'-15.5') at a concentration of 60 mg/kg;
- Naphthalene was identified in soil samples B101 S4 13-15 (0.332 mg/kg), B103 S1 13-15 (9.55 mg/kg), and B104 S1 13-15 (5.82 mg/kg); and
- Methyl tert-butyl ether (MTBE) was identified in soil sample MW-4 (15'-15.5') at a concentration of 10 mg/kg.

No other VPH target analytes were identified in any other soil samples at concentrations exceeding laboratory minimum detection limits (Table 1).

3.3.3 EPH Fractions

- C9-C18 aliphatics were identified in soil sample MW-4 (15'-15.5') at a concentration of 350 mg/kg; and
- C11-C22 aromatics were identified in soil sample MW-4 (15'-15.5') at a concentration of 120 mg/kg.

No other EPH fractions were identified at concentrations exceeding laboratory minimum detection limits (Table 1).

3.3.4 EPH Target Analytes

- 2-methylnaphthalene was identified in soil sample MW-4 (15'-15.5') at a concentration of 26 mg/kg; and
- Naphthalene was identified in soil sample MW-4 (15'-15.5') at a concentration of 29 mg/kg.

No other EPH target analytes were identified at concentrations exceeding laboratory minimum detection limits.

3.4 2000 Ground Water Analytical Results

On October 24, 2000, Web collected three ground water samples for laboratory analysis according to the MADEP VPH and EPH Methods. The results of the laboratory analysis are summarized in Table 2 and the analytical data sheets are attached as Appendix III.

3.4.1 VPH Fractions

- C5-C8 aliphatics were identified in monitoring wells MW-1 (1,400 ug/L), MW-3 (30,000 ug/L), and MW-4 (2,440 ug/L);

- C9-C12 aliphatics were identified in monitoring wells MW-1 (340 ug/L), MW-3 (21,000 ug/L), and MW-4 (5,450 ug/L); and
- C9-C10 aromatics were identified in monitoring wells MW-1 (440 ug/L), MW-3 (17,000 ug/L), and MW-4 (10,700 ug/L).

3.4.2 VPH Target Analytes

- Benzene was identified in monitoring wells MW-1 (11 ug/L), MW-3 (1,900 ug/L), and MW-4 (1,900 ug/L);
- Toluene was identified in monitoring wells MW-1 (40 ug/L), MW-3 (23,000 ug/L), and MW-4 (41,000 ug/L);
- Ethylbenzene was identified in monitoring wells MW-1 (37 ug/L), MW-3 (4,500 ug/L), and MW-4 (6,200 ug/L);
- Total xylenes were identified in monitoring wells MW-1 (138 ug/L), MW-3 (24,200 ug/L), and MW-4 (8,030 ug/L);
- Naphthalene was identified in monitoring wells MW-3 (830 ug/L) and MW-4 (1,100 ug/L); and
- MTBE was identified in monitoring wells MW-1 (16 ug/L) and MW-4 (3,500 ug/L).

No other VPH target analytes were identified in ground water at concentrations exceeding laboratory minimum detection limits (Table 2).

3.4.3 EPH Fractions

- C9-C18 aliphatics were identified in monitoring wells MW-3 (1,500 ug/L) and MW-4 (1,300 ug/L); and
- C11-C22 aromatics were identified in monitoring wells MW-3 (630 ug/L) and MW-4 (800 ug/L).

No other EPH fractions were identified at concentrations exceeding laboratory minimum detection limits (Table 2).

3.4.4 EPH Target Analytes

- 2-methylnaphthalene was identified in monitoring wells MW-1 (1.4 ug/L), MW-3 (140 ug/L), and MW-4 (170 ug/L);
- Fluorene was identified in monitoring wells MW-3 (1.4 ug/L), and MW-4 (1.3 ug/L);
- Phenanthrene was identified in monitoring wells MW-3 (1.1 ug/L), and MW-4 (1.7 ug/L); and
- Naphthalene was identified in monitoring wells MW-1 (2.3 ug/L), MW-3 (170 ug/L), and MW-4 (280 ug/L).

No other EPH Target Analytes were identified at concentrations exceeding laboratory minimum detection limits (Table 2).

3.5 Post 2005 RAO Ground Water Monitoring

Ground water monitoring has been conducted since 2005 on a semi-annual basis. Since 2005, 18 ground water sampling events have been conducted. Ground water samples from all 18 events were submitted for VPH analysis. The post 2006 sampling events did not include the analysis of ground water samples for EPH fractions and target analytes.

Dissolved contaminant trends have been plotted versus time. The Plots are provided in Appendix IV.

Upgradient Monitoring Well – MW-1

Monitoring well MW-1 is located upgradient of the former underground storage tank location. MW-1 exhibits the presence of VPH fractions that have decreased since October 2000. A spike in the concentrations of C5-C8 aliphatics, C9-C10 aromatics and C9-C12 aliphatics was observed in April 2010 but this date and all other sampling events for MW-1 have not exceeded the applicable MassDEP published GW-2 and G-3 standards.

Source Area Monitoring Well – B104-MW

Monitoring well B104-MW is located in the former underground storage tank location and exhibits the presence of VPH fractions that have fluctuated within a consistent range of concentrations since December 2006. The C9-C10 aromatics and C9-C12 aliphatics have not exceeded the MassDEP published GW-2 standard over the history of sampling results. An exception is the C9-C12 aliphatic concentration which during the last sampling event exceeded the GW-2 standard for the first time. The C5-C8 aliphatics has fluctuated above and below the GW-2 MassDEP standard on alternating sampling dates from 2010 through 2013. The pattern appears to be slight exceedences of the GW-2 standard in April and concentrations less than the GW-2 standard in October. None of the VPH fractions exceed the MassDEP published GW-3 standards.

Downgradient Monitoring Wells – B103-MW and MW-4

Monitoring well B103 is located immediately downgradient of the former UST location. The dissolved VPH fraction concentrations have decrease since April 2005 and for the majority of the dates do not exceed the MassDEP published GW-2 values. Samples collected since June 2010 have fluctuated above and below the MassDEP published GW-2 standard. On two or three sampling dates, depending on the VPH fraction, C5-C8 aliphatics and C9-C12 aromatics have exceeded the GW-2 standard. C9-C10 aromatics concentrations have not exceeded the GW-2 standard since April 2005. None of the VPH fractions exceed the GW-3 standard

Monitoring well MW-4 is located further downgradient of the former UST locations. Monitoring well MW-4 located in the former underground storage tank location. MW-4 exhibits the presence of VPH fractions that have fluctuated within a consistent range of concentrations since April 2005. The C9-C10 aromatics and C9-C12 aliphatics have exceeded the MassDEP published GW-2 standard over the history of sampling results. An increase in

in the C9-C12 aliphatic concentration has been observed over the last two sampling events. The C5-C8 aliphatics have not exceeded the MassDEP GW-2 standard since April 2005. None of the VPH fractions exceed the MassDEP published GW-3 standards.

Crossgradient Monitoring Wells

Monitoring wells B101-MW and B102B-MW are located crossgradient of the dissolved gasoline plume. The monitoring wells approximate the width of the dissolved gasoline plume.

Monitoring well B102B-MW is located nearest the occupied downgradient building which is commercial in nature. This monitoring well is only sampled during elevated water table conditions. The concentrations have declined since April 2005 and approach non-detectable concentrations for all three VPH fractions during the most recent sampling event. The concentrations of VPH fractions have not exceeded the MassDEP GW-2 or GW-3 published standards since April 2008.

Monitoring well B101-MW is located on the downgradient corner of the property nearest Swanton Street. This monitoring well exhibits the presence of all three VPH fractions at concentrations which have decreased since December 2007. The latest sampling event in April 2013 has identified very low VPH concentrations. All VPH fractions are less than the MassDEP published GW-2 and GW-3 standards.

4.0 July 2007 Soil Gas Survey

REMSERV, Inc. conducted a soil gas survey based on the elevated dissolved VPH fractions and target analytes identified in ground water since 2000. The purpose of the soil gas survey was to collect data that could be used to assess the potential for soil gas to migrate to indoor air at the commercial building and the residences abutting the site to the west and north, respectively (Figure 5).

On July 13, 17, 18, and 30, 2007 REMSERV, Inc. completed 26 soil gas probes through asphalt cover along the south side of 12 Swanton Street and along the western property boundary (SG-1 through SG-25 and SG-21A) (Figure 2). The probes were completed through asphalt cover. The results of the soil gas survey are summarized in Table 3.

4.1 Soil Gas Survey – Northern Property Boundary

On July 13, 2007 REMSERV, Inc. advanced, by hand, soil gas probes SG-1 through SG-9 to approximately four (4) feet bgs using a slam bar threaded to a perforated soil probe. After attaining the desired depth the slam bar was detached and a quick-connect sampling fitting was attached to the top of the probe where it protruded from the ground. The annular space surrounding the soil probe was sealed to prevent atmospheric air from entering the soil gas probe. A MiniRae 2000 PID (10.6 eV) calibrated to a benzene standard was utilized to evacuate and screen soil gas for the presence of total volatile organic compounds (TVOCs). Each soil gas probe was monitored for an

approximately three (3) minute period during which REMSERV, Inc. recorded the maximum, stabilized, and background PID readings (Table 3).

The maximum TVOC readings observed in soil gas points advanced along the northern property boundary ranged from 0.3 ppm (SG-8) to 3.2 ppm (SG-1) (Table 3). The sustained TVOC readings observed in soil gas points advanced along the northern property boundary ranged from 0.0 ppm (SG-7 and SG-8) to 0.7 ppm (SG-1). Background TVOC readings did not exceed 0.1 ppm TVOC (Table 3).

4.2 Soil Gas Survey – Western Property Boundary

On July 17 and 18, 2007 REMSERV, Inc. advanced soil gas probes SG-10 through SG-25 using one-inch diameter Geoprobe rods driven by a 30 lb. manual slide hammer. REMSERV, Inc. advanced soil gas probes SG-10 through SG-25 to approximately four (4) feet bgs prior to collecting a soil gas sample. REMSERV, Inc. utilized a Geopump 2 peristaltic pump to evacuate soil gas at a rate of 0.3 liters per minute while simultaneously monitoring the soil gas discharge using the MiniRae 2000 PID. Maximum, sustained, and background TVOC readings were recorded during the evacuation period for each soil gas point (Table 3).

The maximum TVOC readings observed in soil gas points advanced along the western property boundary ranged from 0.5 ppm (SG-9 and SG-21A) to 9.0 ppm (SG-20) (Table 3). The sustained TVOC readings observed in soil gas points advanced along the western property boundary ranged from 0.1 ppm (SG-9) to 6.1 ppm (SG-18). Background TVOC readings for soil gas points SG-13 and SG-16 through SG-20 were elevated above 1.0 ppm TVOC (Table 3).

Soil gas points SG-10 through SG-20 were advanced on July 17, 2007 during humid and rainy conditions. It is REMSERV, Inc. opinion that elevated background readings may have been the result of the instrument's (PID) sensitivity to moisture. Soil gas points SG-21 through SG-24, advanced and screened during drier conditions on July 18, 2007, identified soil gas background readings that ranged between 0.0 ppm and 0.1 ppm TVOCs.

4.3 Soil Gas Point SG-25

Based on the soil gas readings in SG-16 REMSERV, Inc. advanced an additional soil gas probe (SG-25) approximately 12 inches to the southeast and closer to the source area. As a conservative estimate of potential exposure to indoor air, REMSERV, Inc. collected a soil gas sample from SG-25 for laboratory analysis according to the MADEP Air Phase Hydrocarbon (APH) Method.

On July 30, 2007 REMSERV, Inc. advanced soil gas point SG-25 approximately twelve inches southeast of SG-16. REMSERV, Inc. selected this location based on elevated TVOC readings identified in SG-16 on July 17, 2007 as well as the proximity of the nearest occupied structure. REMSERV, Inc. prescreened the soil gas in SG-25 using the hand-held PID. The PID maximum, sustained, and background TVOC readings exhibited by SG-25 were 1.2 ppm, 0.8 ppm, and 0.0 ppm respectively (Table 3).

REMSERV, Inc. proceeded to collect a soil gas sample in a SUMMA canister at this location. The SUMMA canister was prepared by Alpha Analytical. REMSERV, Inc. used threaded fittings and dedicated polyethylene tubing to connect the soil gas sampling rod to a laboratory calibrated flow control regulator prepared by Alpha. The SUMMA canister was connected to the down flow side of the regulator and the flow control valve was opened. The SUMMA Canister was calibrated by Alpha for a two-hour sample collection period at a constant flow rate.

The soil gas sample was submitted to Alpha under Chain of Custody for MADEP Air Phase Hydrocarbon (APH) analysis. Pre and post sampling pressure values were recorded by Alpha (-28.7 in Hg and -5.1 in Hg, respectively) to ensure that an adequate soil gas volume was collected to meet APH quality control standards. The APH laboratory analytical results are summarized in Table 4 and laboratory analytical data sheets are attached as Appendix II.

4.3.1 APH Analytical Results

The APH Method analysis of soil gas sample SG-25 identified hydrocarbon fractions and target analytes at the following concentrations (Table 4):

C5-C8 aliphatics	1,590 ug/m ³
C9-C12 aliphatics	11,500 ug/m ³
C9-C10 aromatics	639 ug/m ³
MTBE	35.8 ug/m ³

No other APH fractions or target analytes were identified at concentrations exceeding the laboratory minimum detection limits (Table 4).

The results of APH analysis did not identify any petroleum contaminants at concentrations exceeding the Soil Gas GC Screening Levels identified in Table 4-10 of MADEP Policy #WSC-02-411. As mentioned previously, the MassDEP has published these threshold values to be protective of potential indoor air impacts. The APH analytical results also did not exceed the commercial/industrial sub-slab soil gas screening values published in Appendix II of the December 2011 WSC#-11-435 "Interim Final Vapor Intrusion Guidance". Based on the results of the soil gas survey and soil gas APH analysis it is REMSERV, Inc.'s opinion that the potential does not exist for dissolved contamination to affect the indoor air of the downgradient occupied structures.

5.0 Public Involvement History

On May 13, 2013, the Bossi Realty Trust received a petition from the petitioners group requesting that the Former Bossi Service Station disposal site be designated a Public Involvement Plan (PIP) site, in accordance with M.G.L. c. 21E. On May 30, 2013, the Bossi Realty Trust formally responded to the petition, accepting the designation as a PIP site. By accepting the PIP designation, Bossi Realty Trust has agreed to develop a

draft Plan and conduct public involvement activities at the site.

In developing this DRAFT Public Involvement Plan, REMSERV, Inc. has conducted interviews in May and June 2013 with key officials and individuals interested in the site. Concerns identified are presented in Exhibit I.

6.0 Addressing Public Concerns

The process for assessing and cleaning up disposal sites as set forth in the Massachusetts Contingency Plan (310 CMR 40.00), is designed to address the effects of the site on health, safety, public welfare, and the environment. At each step of the remedial response action process, plans for work are developed, the work is conducted, and reports describing results and recommendations for the next step are prepared. The documents which describe each of these steps are the cornerstone of the remedial response action planning process, since they provide the information necessary to make decisions about how a site should be cleaned up.

Once a release of oil or hazardous materials has been confirmed at a disposal site and the MassDEP has been notified, the process proceeds to a Phase II Comprehensive Site Assessment which is a comprehensive field investigation of the nature and extent of the contamination, and an evaluation of any risks posed to the public and the environment from the site.

Following the Phase II, an identification and evaluation of remedial response action alternatives and selection of feasible measures that will achieve a permanent cleanup at the site is conducted under a Phase III Remedial Action Plan. The Phase IV Remedy Implementation Plan is prepared which presents how the selected remedial alternative will be implemented at the site.

The Phase IV at the Former Bossi Service Station included environmental field testing to document the contaminant conditions at the site are stable and the continued migration of contaminants has been reduced or stabilized at levels which do not pose an imminent hazard, substantial hazard or a condition of significant risk or threat to public health, safety, welfare or the environment.

As noted in Exhibit I, the public has raised a number of concerns about the Former Bossi Service Station disposal site.

The remedial response action planning process is designed to address the concerns about the nature and extent of contamination; risks posed by the site to health, safety, public welfare, and the environment; and the adequacy of proposed cleanup measures. The site is in a Class C-2 Response Action Outcome and these concerns were primarily addressed in Phases II and III of this process.

The petitioners requested that Bossi Realty Trust address issues relating to the potential future development

of the site under the PIP site designation and remedial response activities pertaining to such development. The Bossi Realty Trust has responded to these additional requests.

7.0 Public Involvement Activities

In accordance with the MCP (40.200), activities undertaken to involve the public in response actions serve two purposes:

1. to inform the public about the risks posed by the disposal site, the status of remedial response actions, and the opportunities for public involvement; and
2. to solicit the concerns of the public about the disposal site and remedial response actions so that, to the extent possible, these concerns can be addressed and incorporated in planning remedial response actions.

To meet each of these objectives, Bossi Realty Trust proposes to undertake specific activities during the remedial response process at the Former Bossi Service Station disposal site. These activities are described below.

7.1 Informing The Public

The Bossi Realty Trust will provide site-specific information to the public by establishing information repositories; developing and maintaining a site mailing list to distribute information about the site; and providing advance notification to local officials and residents about site activities. The Bossi Realty Trust will develop a website where draft versions of a report to be submitted will be posted for public review. The Bossi Realty Trust will provide updated information associated with the 21e process under the Massachusetts Contingency Plan in a timely fashion when it becomes available by posting the documentation on the website and an email notification will be provided to the key petitioner of the availability of this information.

7.1.1 Information Repositories

Publicly Available Site Files: A file on the Former Bossi Service Station disposal site is maintained at the Northeast Regional DEP Office, 205B Lowell Street, Wilmington, MA (781) 694-3200 under Release Tracking Number (RTN) 3-18598. The file will contain all documents pertaining to the site with the exception of any enforcement-sensitive material. Appointments to view the site files can be made by contacting (Site Assessment File Review Contact Person at DEP Regional office, address and phone number). The majority of the information contained in these files can be viewed on the electronic portal provided by the MassDEP at <http://public.dep.state.ma.us/SearchableSites2/Search.aspx> by entering the RTN

3-18598 in the "Look Up" window.

Local Information Repositories: The Bossi Realty Trust will establish and maintain a local information repository for large format site plans as well as previously submitted documents at the Winchester Public Library. This will provide the site community residents with easy access to information about the site cleanup process and results of site investigations. The site information repository will contain a complete copy of the DEP site file including: the waiver application; the letter from DEP granting waiver approval and conditions; the Public Involvement Plan Interim Guidance for Waiver Sites; work plans; sampling and field testing plans; technical reports and documents summarizing results and recommendations; relevant correspondence; press releases; public information materials; the Public Involvement Plan; public meeting summaries; summaries of responses to comments received; and copies of public notices about the disposal site.. Information will be sent to the repository by (PRP) as it is developed.

The information repository for the Former Bossi's Service Station disposal site is located at:

Winchester Public Library
80 Washington Street
Winchester, MA 01890
Contact Person (if appropriate)
781-721-7171
Monday–Thurs 9:30am – 9:00pm
Friday 9:30am – 5:30pm
Saturday 9:30am – 5:30pm
Sunday Closed for Summer
(May 12 - Sep 29)

The information will be on display with an index of the materials provided and the date on which the materials was provided. The annotated list of documents will index the submittal number followed by the article number in the order of the materials provided at the repository. For instance, the first document in the first submittal will be labeled "1.1". The first document in the second submittal will be "2.1" and so on.

7.1.2 Site Mailing List

The Bossi Realty Trust will establish a mailing list for the former Bossi Service Station disposal site. The site mailing list will include: petitioners, interested residents, site abutters, local and regional news media, municipal officials (the Chief Municipal Officer and the Chairperson of the Board of Health) , state legislators, MassDEP, and anyone else indicating an interest in receiving information about the site. The mailing list will be used to announce upcoming public meetings, distribute fact sheets, notices of public comment periods on and the availability of documents in the information repositories, and any other

information about the Former Bossi Service Station disposal site. The Bossi Realty Trust will maintain the mailing list and update it as necessary. The Bossi Realty Trust will provide MassDEP with a copy of the site mailing list. Anyone wishing to be added to the mailing list can call or write to:

Mr. Tom Simmons
REMSERV, Inc.
35 Winthrop Street
Winchester, MA 01890
781-721-4455

7.1.3 Notification to Local Officials and Residents of Major Milestones and Events

The Massachusetts Contingency Plan requires community notification of major planning and implementation milestones at disposal sites. Major milestones include: 1) the start of field work, related to response actions, involving heavy equipment or protective clothing (Level A or B protection); 2) the completion of a Response Action Outcome; and 3) the start of any Release Abatement Measures (RAM).

Notification of RAM field work will include information on the type of work and its approximate duration. Notification will be made by the PRP to the people on the Notification List orally or by writing at least 3 days before activity is scheduled to begin. Notification at the end of a remedial phase will include a summary of the phase report and information on where the report can be reviewed. Those to be notified include:

Notification List

Mr. Douglas Marmon, Chairman of the Board of Selectmen, 16 Kenwin Road, Winchester 781-729-6985

Ms. Jennifer Murphy, MPH, Director of the Board of Health, Lower Level Town Hall, 71 Mount Vernon Street, Winchester, MA 01890

State Representative Jason M. Lewis, State House, Room 466, Boston MA 02133

State Senator Katherine Clark, State House, Room 513, Boston, MA 02133

State Senator Patricia D. Jehlen, State House, Room 313A, Boston, MA 02133

Key Petitioner Randell Drane, 330 Washington Street, Winchester, MA 01890

In addition, the Winchester Fire and Police Departments will be notified in situations where public safety is a concern.

7.2 Soliciting Public Input

The Bossi Realty Trust will provide opportunities for public input regarding site cleanup decisions by holding public comment periods to provide additional opportunities for oral and written input regarding site cleanup decisions and preparing summaries of all comments received during the public comment period and responses to them.

7.2.1 Public Comment Periods

The Bossi Realty Trust will provide specific opportunities for the public to submit comments about documents concerning the site. When key documents are available in draft form, they will be provided to the information repositories, and a notice of their availability will be sent to the site mailing list. The notice will include the title of the document, where it is available for review, information about how to submit comments to Bossi Realty Trust and the length of the public comment period. Bossi Realty Trust will determine the length of the comment period, which will normally be 20 calendar days, but may be longer if warranted by the complexity of a particular document or if requested by the public. Comment periods for Immediate Response Activities (IRA) may be reduced or eliminated with MassDEP's review and concurrence if the nature of the hazard dictates that an IRA be performed immediately. Bossi Realty Trust will be responsible for providing document copies to the information repositories and to the MassDEP site file, as well as sending out notices of availability of any documents it prepares.

Documents available for public comment will include:

Draft Public Involvement Plan;

Response Action Outcome Statement

Activity and Use Limitation (if necessary);

7.2.2 Response to Comments

The Bossi Realty Trust will prepare a summary of all comments received on each document available for public comment, and Bossi Realty Trusts responses to these comments. A copy of this response summary will be sent to all those who submitted comments and will be placed in the information repository and the MassDEP site file. Bossi Realty Trust will also send a notice of availability of the response summary to the mailing list. The summary will be made available prior to Bossi Realty Trust taking the remedial response action submitted for comment, or prior to moving to the next MCP phase.

7.2.3 Public Meetings

The Bossi Realty Trust will brief the public about the status of the Former Bossi Service Station disposal site during the remedial action process. Meetings will take place at the following milestones:

- Response Action Outcome Filing
- Release Abatement Measure (if conducted)
- When significant new materials becomes available that represents a milestone in the assessment process.

Meetings will serve two purposes: 1) to provide community officials and the general public with a progress report regarding remedial response actions at the site, and 2) to provide an opportunity for the public to question and comment on remedial action plans for the site.

Bossi Realty Trust will send notices announcing public meetings to individuals on the site mailing list. Bossi Realty Trust will prepare meeting summaries, submit the summaries to MassDEP, and place a copy of the summaries in the local information repository.

8.0 Schedule For Public Involvement Activities

Exhibit II provides a schedule of the public involvement activities listed in Section 4.0. The schedule specifies the milestones during the remedial response, action when public involvement activities will be conducted.

9.0 Responsibility For Implementing The Public Involvement Plan

The Former Bossi Service Station disposal site is a Tier II site and the Bossi Realty Trust has been assigned responsibility for conducting both remedial and public involvement activities at this site. Bossi Realty Trust has developed this Public Involvement Plan and is responsible for carrying out the activities listed in this Plan during the site cleanup process. To ensure that Public Involvement Plans are implemented properly by PRPS, MassDEP has established an appeal process for handling disputes about public involvement activities. The appeal process is initiated when ten or more residents of the community in which the site is located or of a community potentially affected by the site submit a signed petition to the PRP and to MassDEP stating that the PRP is not implementing activities agreed upon in the final Public Involvement Plan. The petition must provide specific information documenting the PRP's failure to implement specific sections of the Plan.

Upon receipt of the appeal petition, the PRP must provide written confirmation of receipt to the petitioners and provide a copy of this letter to MassDEP. The PRP then has twenty calendar days to work with the petitioners to address their concerns. Within this twenty day period, the PRP must respond to the petition in writing, describing how each issue identified by the petition will be addressed. Any resulting changes in public involvement activities must be incorporated into the public involvement plan. A twenty day public comment period must then be held on the revised Plan, in accordance with Section 7 of this Plan. Any revisions to the Plan or specific responses to the appeal petition must be copied to DEP.

If the PRP and the petitioners cannot resolve the petitioners' concerns within twenty calendar days, the petitioners must each submit written information to MassDEP documenting their concerns, actions taken to date to resolve the issues, and their inability to resolve the issues independently of MassDEP. When MassDEP receives this information, it will take the following actions:

1. Review the information Packages to assess specific petitioner complaints, identify other community concerns, and determine what public involvement activities, as specified in the Plan, have and have not been conducted. MassDEP may inspect local information repositories, review notification letters, and contact members of the Notification List.
2. Determine whether the PRP has made any efforts to address community issues. This may include a review of meeting summaries, correspondence or other formal attempts to resolve community concerns about insufficiencies in public involvement activities. If, based upon review of the appeal petition, MassDEP determines that the Public Involvement Plan is not being implemented, MassDEP may take one or more of the following actions:
 - a. Adding a condition to waiver approval requiring the PRP to hire a public involvement consultant specifically to perform activities contained in the final Plan; and/or
 - b. Conducting an audit of the site to determine whether the PRP is conducting the response action in compliance with the MCP, any waiver conditions, and/or the final Public Involvement Plan. Based on the results of the audit, DEP will determine whether waiver status for the site will be maintained or revoked.

10.0 Revisions To This Plan

This Public Involvement Plan may be revised as necessary during the course of the remedial response action process. If revisions are proposed, Bossi Realty Trust will place copies of any proposed changes in the local information repository, and will send a notice of the availability of recommended changes to the mailing list. The Bossi Realty Trust will hold a twenty-day public comment period (see Section 4.2.1 above) on the proposed revised Plan. The Bossi Realty Trust will review any comments received and revise the Plan as appropriate. The final revised Plan will be placed in the information repository.

TABLE 1 - SOIL ANALYTICAL RESULTS

**Bossi Realty Trust
12 Swanton Street
Winchester, MA
RTN 3-18598**

Sample ID	Sampling Date	Sample Depth (feet)	PID (ppm)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	MTBE (mg/kg)	o-Xylene (mg/kg)	m-p-Xylene (mg/kg)	Total Xylenes (mg/kg)	Naphthalene (by MA VPH) (mg/kg)	Naphthalene (by MA EPH) (mg/kg)	2-methylnaphthalene (mg/kg)	C ₃ -C ₈ Aliphatics (mg/kg)	C ₉ -C ₁₂ Aliphatics (mg/kg)	C ₉ -C ₁₀ Aromatics (mg/kg)	C ₉ -C ₁₈ Aliphatics (mg/kg)	C ₁₉ -C ₃₆ Aliphatics (mg/kg)	C ₁₁ -C ₂₂ Aromatics (mg/kg)
Method 1 S-1	---	---	---	30	500	500	100	NS	NS	500	500	500	500	100	1,000	100	1,000	3,000	800
Method 1 S-2	---	---	---	200	1,000	1,000	500	NS	NS	1,000	1,000	1,000	1,000	500	2,500	500	2,500	5,000	2,000
Method 1 S-3	---	---	---	900	3,000	2,500	500	NS	NS	3,000	700	700	3,000	500	5,000	500	5,000	5,000	5,000
UCLs	---	---	---	9,000	10,000	10,000	5,000	NS	NS	10,000	10,000	10,000	10,000	5,000	20,000	5,000	20,000	10,000	10,000
*MW-1 (10'-12') ¹	10/13/00	12	110	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.2	<0.5	<0.51	<0.51	1	1.9	<1	<31	<31	<31
*MW-2 (10'-12') ¹	10/13/00	12	0.0	NA	NA	NA	NA	NA	NA	NA	NA	<0.52	<0.52	NA	NA	NA	<31	<31	<31
*MW-3 (10'-12') ¹	10/13/00	12	828	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.2	<0.5	<0.5	<0.5	2.0	2.2	1.4	<30	<30	<30
*MW-4 (15'-15.5') ¹	10/13/00	16	>1,000	<3.3	470	170	10	260	620	880	60	29	26	2,100	<33	2,400	350	<33	120
B101 S4 13-15 ¹	02/28/05	15	376	<0.089	0.14	<0.089	<0.089	<0.089	<0.179	<0.268	0.332	<0.147	0.162	16.4	6.08	8.66	<29.6	<29.6	<29.6
B102 S1B 11.5-12	02/28/05	12	0.0	<0.063	<0.063	<0.063	<0.063	<0.063	<0.126	<0.189	<0.063	<0.149	<0.149	<0.94	<0.313	<0.313	<30	<30	<30
B103 S1 13-15 ¹	02/28/05	15	520	1.75	39.6	24.2	<0.748	35.4	92.4	127.8	9.55	3.92	3.99	639	217	280	43.3	<35.3	40.6
B104 S1 13-15 ¹	02/28/05	14	72.6	<0.793	5.99	2.72	<0.793	2.62	9.10	11.72	5.82	0.642	1.66	1,130	350	216	129	<36.1	57.3
EPC	---	---	---	1.8	128.9	65.6	10.0	99.3	240.5	339.8	18.9	11.2	8.0	648.1	115.4	581.2	174.1	16.3	23.4

LEGEND

- BDL Below Laboratory Detection Limits
- NS No Standard Published
- NA Not Analyzed
- NR Not Reported
- EPC Soil Exposure Point Concentration
- * Sample Collected by Web Engineering
- ¹ Indicates that the soil sample was used in the EPC calculations

Notes:

1. **Bolded** values indicate concentrations above site applicable standards.
2. All concentrations and standards reported in mg/kg.
3. EPCs are calculated using one-half the minimum detection limit for samples with values below the laboratory detection limit

TABLE 2 - GROUND WATER ANALYTICAL RESULTS

Bossi Realty Trust
 12 Swanton Street
 Winchester, MA
 RTN 3-18598

Sample ID	Sampling Date	PVC Casing Elevation (feet)	Depth to Water (feet)	Groundwater Elevation (feet)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	m+p-Xylene (ug/L)	o-Xylene (ug/L)	Total Xylenes (ug/L)	MTBE (ug/L)	Naphthalene (by VPH) (ug/L)	Naphthalene (by EPH) (ug/L)	2-Methylnaphthalene (ug/L)	Phenanthrene	Fluorene	C ₅ -C ₈ Aliphatics (ug/L)	C ₉ -C ₁₂ Aliphatics (ug/L)	C ₉ -C ₁₀ Aromatics (ug/L)	C ₉ -C ₁₈ Aliphatics (ug/L)	C ₁₁ -C ₃₆ Aliphatics (ug/L)	C ₁₁ -C ₂₂ Aromatics (ug/L)	
GW-1 Standard	---	---	---	---	5	1,000	700	NS	NS	10,000	70	140	140	10	40	30	300	700	200	700	14,000	200	
GW-2 Standard	---	---	---	---	2,000	50,000	20,000	NS	NS	9,000	50,000	1,000	1,000	2,000	NA	NA	3,000	5,000	7,000	5,000	NS	50,000	
GW-3 Standard	---	---	---	---	10,000	40,000	5,000	NS	NS	5,000	50,000	20,000	20,000	20,000	10,000	40	50,000	50,000	50,000	50,000	50,000	5,000	
UCLs	---	---	---	---	100,000	100,000	100,000	NS	NS	100,000	100,000	100,000	100,000	100,000	100,000	400	100,000	100,000	100,000	100,000	100,000	100,000	
*MW-1 (GW-2, GW-3)	10/24/00	NM	13.70	---	11	40	37	110	28	138	16	BDL	2.3	1.4	BDL	BDL	1,400	340	440	BDL	BDL	BDL	
	04/01/05		10.87	---	11.4	12.4	26.8	50.8	9.6	60.4	BDL	BDL	10.8	BDL	BDL	BDL	BDL	753	159	300	BDL	BDL	BDL
	12/19/06		12.37	---	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	0.569	BDL	BDL	BDL	370	229	111	BDL	BDL	BDL
	08/10/07	102.12	13.08	89.04	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	#N/A	NA	NA	NA	NA	NA	NA
	12/31/07		12.97	89.15	BDL	BDL	3.99	BDL	BDL	BDL	BDL	3.46	BDL	NA	NA	NA	NA	474	128	150	NA	NA	NA
	03/04/08		11.05	91.07	BDL	BDL	BDL	2.38	BDL	BDL	2.38	BDL	BDL	BDL	NA	NA	NA	92.8	77.8	BDL	NA	NA	NA
	07/03/08		12.87	89.25	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	340	114	128	NA	NA	NA
	12/15/08		12.09	90.03	BDL	BDL	2.91	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	311	121	106	NA	NA	NA
	03/31/09		11.93	90.19	BDL	2.7	9.72	24.1	10.1	34.2	BDL	BDL	BDL	NA	NA	NA	NA	461	161	263	NA	NA	NA
	06/08/09		12.66	89.46	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	338	136	87.4	NA	NA	NA
	09/03/09		12.79	89.33	BDL	BDL	2.23	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	125	BDL	98.6	NA	NA	NA
	01/15/10		12.48	89.64	BDL	BDL	3.51	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	290	64.4	97.8	NA	NA	NA
	03/18/10		8.12	94.00	2.85	95.9	686	1,340	279	1,619	14.4	173	NA	NA	NA	NA	NA	2,770	2,410	2,500	NA	NA	NA
	06/18/10		12.66	89.46	BDL	BDL	2.77	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	286	122	80.5	NA	NA	NA
	10/05/10		13.34	88.78	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	92	97	BDL	NA	NA	NA
	04/06/11		11.53	90.59	BDL	7.54	21.7	78	35.2	113.2	4.12	13	NA	NA	NA	NA	NA	460	83.8	494	NA	NA	NA
	10/14/11		12.20	89.92	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	145	103	BDL	NA	NA	NA
03/27/12	12.50	89.62	BDL	BDL	6.86	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	321	176	82.3	NA	NA	NA		
07/16/12	12.62	89.50	BDL	BDL	5.71	5.71	BDL	5.71	BDL	BDL	BDL	4.11	NA	NA	NA	253	265	286	NA	NA	NA		
04/22/13	12.11	90.01	<2.00	<2.00	5.80	2.58	2.00	4.58	<3.00	<4.00	NA	NA	NA	NA	NA	305	205	100	NA	NA	NA		
*MW-3	10/24/00	NM	13.20	---	1,900	23,000	4,500	17,000	7,200	24,200	BDL	830	170	140	1.1	1.4	30,000.0	21,000.0	17,000.0	1,500.0	BDL	630	
*MW-4 (GW-2, GW-3)	10/24/00	NM	13.34	---	1,900	41,000	6,200	25,000	12,000	32,000	3,500	1,100	280	170	1.7	1.3	47,000	29,000	18,000	1,300	BDL	800	
	04/01/05		10.43	---	BDL	1,950	4,480	17,500	7,640	25,140	BDL	1,090	379	108	BDL	BDL	22,400	5,830	16,200	4,200	BDL	400	
	12/19/06		11.58	---	BDL	103	1,430	6,200	1,830	8,030	BDL	594	275	106	BDL	BDL	2,440	5,450	10,700	BDL	BDL	277	
	08/10/07	100.52	12.28	88.24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	03/04/08		10.50	90.02	BDL	BDL	1,750	7,790	2,180	9,970	BDL	854	NA	NA	NA	NA	BDL	6,590	13,800	NA	NA	NA	
	07/03/08		12.06	88.46	BDL	BDL	1,280	5,580	1,470	7,050	BDL	BDL	NA	NA	NA	NA	BDL	BDL	11,700	NA	NA	NA	
	12/15/08		11.05	89.47	BDL	BDL	1,050	4,900	1,000	5,900	BDL	809	NA	NA	NA	NA	BDL	6,700	13,600	NA	NA	NA	
	03/31/09		11.22	89.30	BDL	BDL	761	3,890	484	4,374	BDL	679	NA	NA	NA	NA	BDL	5,360	15,300	NA	NA	NA	
	06/08/09		11.93	88.59	BDL	BDL	758	3,760	609	4,369	BDL	629	NA	NA	NA	NA	BDL	7,760	13,100	NA	NA	NA	
	09/03/09		11.94	88.58	BDL	BDL	1,020	5,130	1,010	6,140	BDL	869	NA	NA	NA	NA	BDL	BDL	16,100	NA	NA	NA	
	01/15/10		11.66	88.86	BDL	BDL	720	3,590	643	4,233	BDL	554	NA	NA	NA	NA	BDL	BDL	15,400	NA	NA	NA	
	03/18/10		8.16	92.36	BDL	BDL	483	2,590	271	2,861	BDL	631	NA	NA	NA	NA	BDL	7,330	14,200	NA	NA	NA	
	06/18/10		11.91	88.61	BDL	BDL	764	3,850	532	4,382	BDL	615	NA	NA	NA	NA	2,580	4,870	19,000	NA	NA	NA	
10/05/10	12.85	87.67	BDL	BDL	416	2,050	310	2,360	BDL	305	NA	NA	NA	NA	NA	1,910	4,560	11,400	NA	NA	NA		

TABLE 2 - GROUND WATER ANALYTICAL RESULTS

Bossi Realty Trust
 12 Swanton Street
 Winchester, MA
 RTN 3-18598

Sample ID	Sampling Date	PVC Casing Elevation (feet)	Depth to Water (feet)	Groundwater Elevation (feet)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	m-p-Xylene (ug/L)	o-Xylene (ug/L)	Total Xylenes (ug/L)	MTBE (ug/L)	Naphthalene (by VPH) (ug/L)	Naphthalene (by EPH) (ug/L)	2-Methylnaphthalene (ug/L)	Phenanthrene	Fluorene	C ₅ -C ₈ Aliphatics (ug/L)	C ₉ -C ₁₂ Aliphatics (ug/L)	C ₉ -C ₁₀ Aromatics (ug/L)	C ₉ -C ₁₈ Aliphatics (ug/L)	C ₁₉ -C ₃₆ Aliphatics (ug/L)	C ₁₁ -C ₂₂ Aromatics (ug/L)		
GW-1 Standard	---	---	---	---	5	1,000	700	NS	NS	10,000	70	140	140	10	40	30	300	700	200	700	14,000	200		
GW-2 Standard	---	---	---	---	2,000	50,000	20,000	NS	NS	9,000	50,000	1,000	1,000	2,000	NA	NA	3,000	5,000	7,000	5,000	NS	50,000		
GW-3 Standard	---	---	---	---	10,000	40,000	5,000	NS	NS	5,000	50,000	20,000	20,000	20,000	10,000	40	50,000	50,000	50,000	50,000	50,000	5,000		
UCLs	---	---	---	---	100,000	100,000	100,000	NS	NS	100,000	100,000	100,000	100,000	100,000	100,000	400	100,000	100,000	100,000	100,000	100,000	100,000		
	04/06/11		10.80	89.72	BDL	BDL	427	2,490	246	2,736	BDL	620	NA	NA	NA	NA	BDL	BDL	16,800	NA	NA	NA		
	10/14/11		11.44	89.08	BDL	BDL	359	1,790	120	1,910	BDL	487	NA	NA	NA	NA	BDL	7,750	11,800	NA	NA	NA		
	03/27/12		11.97	88.55	BDL	BDL	444	2,260	143	2,403	BDL	450	NA	NA	NA	NA	2,020	16,100	17,100	NA	NA	NA		
	07/16/12		12.00	88.52	BDL	BDL	534	2,630	242	2,872	BDL	614	NA	NA	NA	NA	4,640	18,300	21,800	NA	NA	NA		
	04/22/13		11.49	89.03	<2,500	<2,500	317	1,450	150	1,600	<150	390	NA	NA	NA	NA	NA	<2,500	13,000	12,400	NA	NA	NA	
B101-MW (GW-3)	04/01/05	100.00	9.99	90.01	BDL	7.2	58.5	212	12.3	224.3	BDL	92.4	44.5	96.3	BDL	BDL	1,110	1,110	4,230	300	BDL	600		
	12/19/06		11.15	88.85	BDL	BDL	4.42	BDL	BDL	BDL	BDL	BDL	6.18	11.3	0.572	BDL	683	247	725	BDL	BDL	194		
	08/10/07		11.83	88.17	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	12/31/07		11.72	88.28	BDL	BDL	BDL	22.3	BDL	BDL	22.3	BDL	BDL	NA	NA	NA	NA	1,680	562	2,230	NA	NA	NA	
	03/04/08		10.07	89.93	BDL	BDL	5.31	6.29	BDL	BDL	6.29	4.45	12.1	NA	NA	NA	NA	679	215	1,150	NA	NA	NA	
	07/03/08		11.60	88.40	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	796	BDL	994	NA	NA	NA	
	12/15/08		10.58	89.42	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	504	190	406	NA	NA	NA	
	03/31/09		10.78	89.22	BDL	BDL	3.19	3.76	BDL	BDL	3.76	BDL	BDL	NA	NA	NA	NA	834	258	805	NA	NA	NA	
	06/08/09		11.52	88.48	BDL	BDL	2.4	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	367	262	591	NA	NA	NA	
	09/03/09		11.52	88.48	BDL	BDL	2.05	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	692	186	461	NA	NA	NA	
	01/15/10		11.26	88.74	BDL	BDL	BDL	2.46	BDL	BDL	2.46	BDL	BDL	NA	NA	NA	NA	616	60.8	490	NA	NA	NA	
	03/18/10		7.78	92.22	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	122	85.0	BDL	NA	NA	NA	
	06/18/10		11.39	88.61	BDL	BDL	2.33	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	374	221	225	NA	NA	NA	
	10/05/10		12.41	87.59	BDL	51.4	BDL	11.9	BDL	BDL	11.9	BDL	BDL	NA	NA	NA	NA	500	BDL	672	NA	NA	NA	
	04/06/11		10.39	89.61	BDL	BDL	BDL	2.78	BDL	BDL	2.78	BDL	BDL	6.85	NA	NA	NA	NA	260	BDL	252	NA	NA	NA
	10/14/11		10.95	89.05	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	267	71.8	96.3	NA	NA	NA
	03/27/12		11.46	88.54	BDL	BDL	2.04	BDL	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	401	229	278	NA	NA	NA
07/16/12	11.63	88.37	2.34	BDL	2.36	BDL	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	498	317	348	NA	NA	NA		
04/22/13	11.07	88.93	<2.00	<2.00	2.12	<2.00	<2.00	<2.00	<2.00	<4.00	<3.00	<4.00	NA	NA	NA	NA	373	367	384	NA	NA	NA		

TABLE 2 - GROUND WATER ANALYTICAL RESULTS

Bossi Realty Trust
 12 Swanton Street
 Winchester, MA
 RTN 3-18598

Sample ID	Sampling Date	PVC Casing Elevation (feet)	Depth to Water (feet)	Groundwater Elevation (feet)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	m+p-Xylene (ug/L)	o-Xylene (ug/L)	Total Xylenes (ug/L)	MTBE (ug/L)	Naphthalene (by VPH) (ug/L)	Naphthalene (by EPH) (ug/L)	2-Methylnaphthalene (ug/L)	Phenanthrene	Fluorene	C ₅ -C ₈ Aliphatics (ug/L)	C ₉ -C ₁₂ Aliphatics (ug/L)	C ₉ -C ₁₀ Aromatics (ug/L)	C ₉ -C ₁₈ Aliphatics (ug/L)	C ₁₉ -C ₃₆ Aliphatics (ug/L)	C ₁₁ -C ₂₂ Aromatics (ug/L)
GW-1 Standard	---	---	---	---	5	1,000	700	NS	NS	10,000	70	140	140	10	40	30	300	700	200	700	14,000	200
GW-2 Standard	---	---	---	---	2,000	50,000	20,000	NS	NS	9,000	50,000	1,000	1,000	2,000	NA	NA	3,000	5,000	7,000	5,000	NS	50,000
GW-3 Standard	---	---	---	---	10,000	40,000	5,000	NS	NS	5,000	50,000	20,000	20,000	20,000	10,000	40	50,000	50,000	50,000	50,000	50,000	5,000
UCLs	---	---	---	---	100,000	100,000	100,000	NS	NS	100,000	100,000	100,000	100,000	100,000	100,000	400	100,000	100,000	100,000	100,000	100,000	100,000
B102B-MW (GW-2, GW-3)	04/01/05	100.97	11.35	89.62	230	1,600	680	2,560	1,910	4,470	87.4	368	114	30.6	BDL	BDL	4,620	2,250	6,910	400	BDL	500
	12/19/06		11.83	89.14	No Sample Collected																	
	08/10/07	100.96	Monitoring Well Dry During Sampling Event																			
	03/04/08		11.44	89.52	111	471	112	409	245	654	16.1	BDL	NA	NA	NA	NA	606	337	368	NA	NA	NA
	07/03/08		Monitoring Well Dry During Sampling Event																			
	12/15/08		Monitoring Well Dry During Sampling Event																			
	03/31/09		Monitoring Well Dry During Sampling Event																			
	06/08/09		Monitoring Well Dry During Sampling Event																			
	09/03/09		Monitoring Well Dry During Sampling Event																			
	01/15/10		Monitoring Well Dry During Sampling Event																			
	03/18/10		9.26	91.70	10.6	45.0	6.17	37.2	35.5	72.7	BDL	BDL	NA	NA	NA	NA	53.9	67.9	BDL	NA	NA	NA
	06/18/10		Monitoring Well Dry During Sampling Event																			
	10/05/10		Monitoring Well Dry During Sampling Event																			
	04/06/11		Monitoring Well Dry During Sampling Event																			
10/14/11		Monitoring Well Dry During Sampling Event																				
03/27/12		Monitoring Well Dry During Sampling Event																				
B103-MW (GW-2, GW-3)	04/01/05	101.04	10.39	90.65	168	4,560	1,790	6,090	2,480	8,570	BDL	392	165	105	BDL	BDL	17,400	2,560	8,950	2,400	BDL	600
	12/19/06		11.72	89.32	68.6	2,570	1,330	3,760	1,410	5,170	BDL	253	189	48.5	BDL	BDL	4,940	2,950	3,920	BDL	BDL	191
	08/10/07	101.04	12.42	88.62	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	90	NA	NA	NA
	12/31/07		12.53	88.51	BDL	797	1,030	2,310	630	2,940	BDL	261	NA	NA	NA	NA	3,930	1,940	4,140	NA	NA	NA
	03/04/08		10.64	90.40	BDL	476	764	2,580	585	3,165	BDL	303	NA	NA	NA	NA	4,390	2,360	4,320	NA	NA	NA
	07/03/08		12.21	88.83	BDL	435	1,090	2,130	424	2,554	BDL	208	NA	NA	NA	NA	3,220	1,620	3,240	NA	NA	NA
	12/15/08		11.43	89.61	BDL	310	833	1,280	339	1,619	BDL	BDL	NA	NA	NA	NA	2,550	2,040	2,540	NA	NA	NA
	03/31/09		11.36	89.68	BDL	308	1,090	2,130	394	2,524	BDL	226	NA	NA	NA	NA	2,030	1,760	2,970	NA	NA	NA
	06/08/09		12.04	89.00	12.4	272	890	1,120	220	1,340	BDL	211	NA	NA	NA	NA	884	2,120	2,550	NA	NA	NA
	09/03/09		12.13	88.91	BDL	194	1,050	819	157	976	BDL	258	NA	NA	NA	NA	BDL	BDL	3,660	NA	NA	NA
	01/15/10		11.84	89.20	BDL	120	900	896	188	1,084	BDL	255	NA	NA	NA	NA	1,610	1,690	2,860	NA	NA	NA
	03/18/10		7.85	93.19	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	NA	NA	NA	NA	BDL	BDL	BDL	NA	NA	NA
	06/18/10		12.06	88.98	BDL	145	1,040	2,150	634	2,784	BDL	207	NA	NA	NA	NA	4,320	6,110	3780	NA	NA	NA
	10/05/10		12.80	88.22	BDL	261	764	1,650	379	2,029	BDL	147	NA	NA	NA	NA	2,980	1,720	2,570	NA	NA	NA
	04/06/11		11.00	90.04	BDL	122	1,120	1,280	657	1,937	BDL	270	NA	NA	NA	NA	4,940	BDL	5,720	NA	NA	NA
	10/14/11		11.59	89.45	BDL	123	1,050	2,070	366	1,416	BDL	227	NA	NA	NA	NA	2250	3,940	2,560	NA	NA	NA
	03/27/12		13.09	87.95	BDL	171	884	1,210	377	1,587	BDL	189	NA	NA	NA	NA	2460	5,550	3,350	NA	NA	NA
07/16/12		12.10	88.94	13.1	149	706	779	276	855	21.7	144	NA	NA	NA	NA	2,280	3,630	2,330	NA	NA	NA	
04/22/13		11.55	89.49	<2.00	60.5	733	940	139	1,079	16.8	176	NA	NA	NA	NA	2,770	4,740	2,800	NA	NA	NA	

TABLE 2 - GROUND WATER ANALYTICAL RESULTS

Bossi Realty Trust
 12 Swanton Street
 Winchester, MA
 RTN 3-18598

Sample ID	Sampling Date	PVC Casing Elevation (feet)	Depth to Water (feet)	Groundwater Elevation (feet)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	m+p-Xylene (ug/L)	o-Xylene (ug/L)	Total Xylenes (ug/L)	MTBE (ug/L)	Naphthalene (by VPH) (ug/L)	Naphthalene (by EPH) (ug/L)	2-Methylnaphthalene (ug/L)	Phenanthrene	Fluorene	C ₅ -C ₈ Aliphatics (ug/L)	C ₉ -C ₁₂ Aliphatics (ug/L)	C ₉ -C ₁₀ Aromatics (ug/L)	C ₉ -C ₁₈ Aliphatics (ug/L)	C ₁₉ -C ₃₆ Aliphatics (ug/L)	C ₁₁ -C ₂₂ Aromatics (ug/L)
GW-1 Standard	---	---	---	---	5	1,000	700	NS	NS	10,000	70	140	140	10	40	30	300	700	200	700	14,000	200
GW-2 Standard	---	---	---	---	2,000	50,000	20,000	NS	NS	9,000	50,000	1,000	1,000	2,000	NA	NA	3,000	5,000	7,000	5,000	NS	50,000
GW-3 Standard	---	---	---	---	10,000	40,000	5,000	NS	NS	5,000	50,000	20,000	20,000	20,000	10,000	40	50,000	50,000	50,000	50,000	50,000	5,000
UCLs	---	---	---	---	100,000	100,000	100,000	NS	NS	100,000	100,000	100,000	100,000	100,000	100,000	400	100,000	100,000	100,000	100,000	100,000	100,000
B104-MW (GW-2, GW-3)	04/01/05	101.68	10.77	90.91	36.8	338	843	2,080	780	2,860	38.6	181	88.1	48.3	BDL	BDL	8,890	1,520	3,750	400	BDL	400
	12/19/06		12.18	89.50	BDL	43.2	329	875	285	1,160	BDL	BDL	71.1	39.3	BDL	0.464	1,690	777	1,830	BDL	BDL	157
	08/10/07	101.68	12.90	88.78	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/31/07		12.96	88.72	BDL	134	496	1,300	306	1,606	BDL	107	NA	NA	NA	NA	2,780	1,070	2,460	NA	NA	NA
	03/04/08		11.08	90.60	BDL	291	618	1,320	368	1,688	BDL	157	NA	NA	NA	NA	2,330	1,310	2,800	NA	NA	NA
	07/03/08		12.68	89.00	BDL	81.1	444	1,020	175	1,195	BDL	BDL	NA	NA	NA	NA	2,480	BDL	2,360	NA	NA	NA
	12/15/08		11.91	89.77	BDL	78.0	418	1,060	205	1,265	BDL	BDL	NA	NA	NA	NA	2,210	1,520	2,120	NA	NA	NA
	03/31/09		11.78	89.90	BDL	100	741	1,750	635	2,385	BDL	176	NA	NA	NA	NA	1,860	1,780	3,250	NA	NA	NA
	06/08/09		12.48	89.20	BDL	84.5	434	938	191	1,129	BDL	109	NA	NA	NA	NA	619	1,420	2,060	NA	NA	NA
	09/03/09		12.64	89.04	BDL	59.8	437	1,020	188	1,208	BDL	140	NA	NA	NA	NA	2,220	1,350	2,360	NA	NA	NA
	01/15/10		12.34	89.34	BDL	59.7	370	922	196	1,118	BDL	BDL	NA	NA	NA	NA	595	BDL	2,330	NA	NA	NA
	03/18/10		8.01	93.67	BDL	BDL	50.0	248	50.3	298.3	BDL	BDL	NA	NA	NA	NA	BDL	525	666	NA	NA	NA
	06/18/10		12.55	89.13	BDL	216	698	1,510	264	1,774	BDL	131	NA	NA	NA	NA	2,950	950	2,940	NA	NA	NA
	10/05/10		12.94	88.74	BDL	880	528	1,330	314	1,644	BDL	104	NA	NA	NA	NA	1,740	926	2,360	NA	NA	NA
	04/06/11		11.48	90.20	BDL	468	785	1,990	517	2,507	BDL	233	NA	NA	NA	NA	3,660	554	3,790	NA	NA	NA
	10/14/11		12.10	89.58	BDL	57.5	527	1,080	161	1,241	BDL	145	NA	NA	NA	NA	1,750	2,340	1,980	NA	NA	NA
03/27/12		12.43	89.25	BDL	372	630	1,570	307	1,877	BDL	141	NA	NA	NA	NA	3,070	5,230	2,990	NA	NA	NA	
07/16/12		12.70	88.98	BDL	548	722	1,780	364	2,144	BDL	163	NA	NA	NA	NA	3,430	5,530	3,200	NA	NA	NA	
04/22/13		12.03	89.65	<2.00	155	517	1,240	306	1,546	<30.0	117	NA	NA	NA	NA	NA	2,130	4,550	2,430	NA	NA	NA

LEGEND

BDL Below Laboratory Detection Limits

NS No Standard Published

NM Not Measured

NR Not Reported

NA Not Analyzed

* Monitoring well installed by previous consultant

Bolded values indicate concentrations above site applicable standards.

Note: All concentrations and standards reported in ug/L.

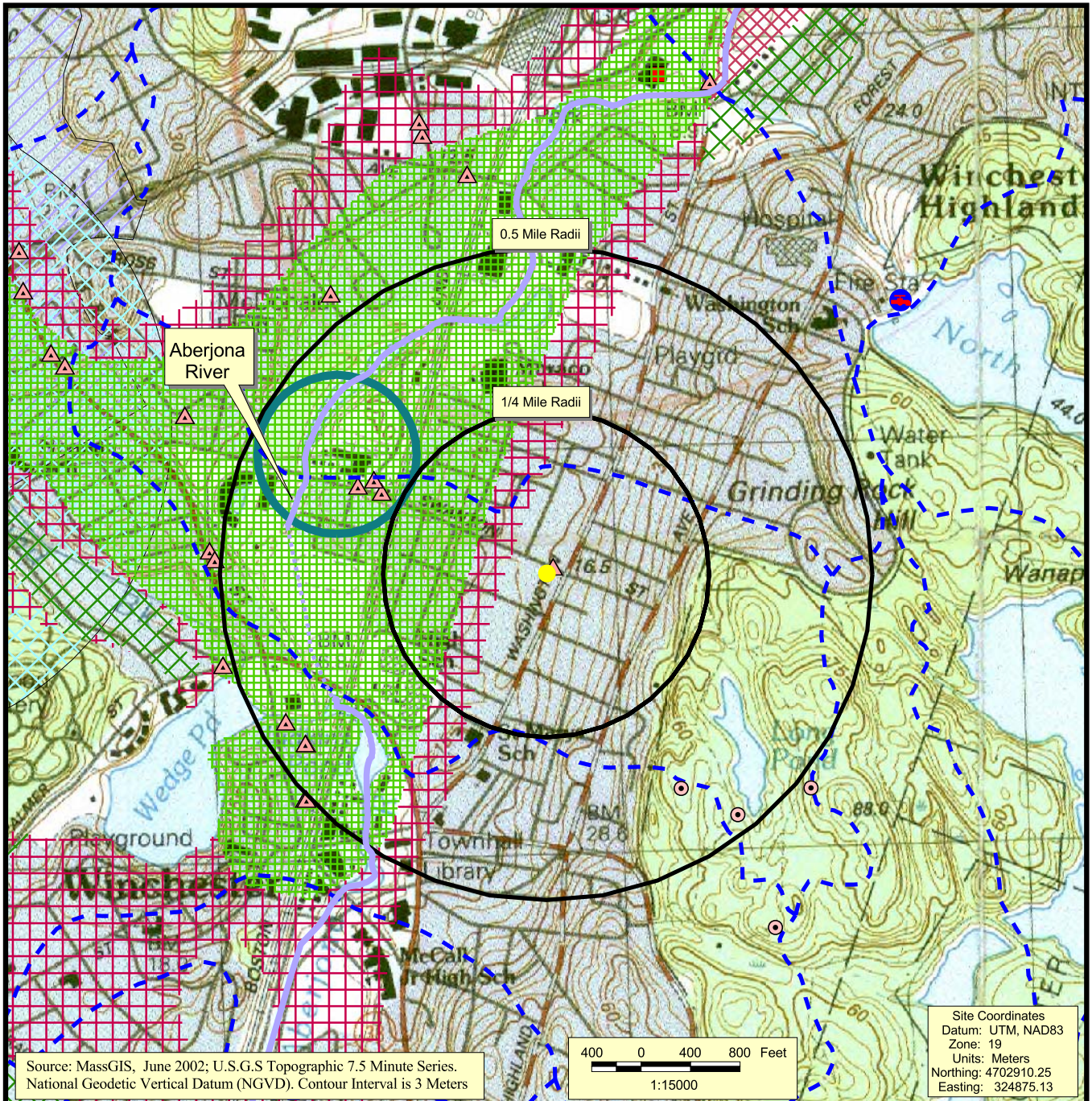
TABLE 3 - SOIL GAS SURVEY

**Bossi's Auto Group
12 Swanton Street
Winchester, MA
RTN 3-18598**

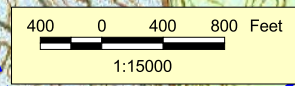
Probe ID	Date	Sample Depth (ft)	PID (ppm TVOC)			
			Maximum	Stabilized	Background	Corrected
Soil Gas PID Screening Levels for Evaluation of Indoor Air Impacts (10.1 - 11.4 eV PID)						
C5-C8 Aliphatics		7 ppm				
C9-C12 Aliphatics		7 ppm				
C9-C10 Aromatics		29 ppm				
C9-C18 Aliphatics		7 ppm				
Toluene		12 ppm				
Ethylbenzene		4 ppm				
Total Xylenes		16 ppm				
SG-1	7/13/2007	4	3.2	0.7	0.1	3.10
SG-2	7/13/2007	4	1.0	0.4	0.0	1.00
SG-3	7/13/2007	4	0.5	0.3	0.1	0.40
SG-4	7/13/2007	4	2.4	0.4	0.0	2.40
SG-5	7/13/2007	4	1.1	0.3	0.0	1.10
SG-6	7/13/2007	4	0.4	0.1	0.0	0.40
SG-7	7/13/2007	4	0.4	0.0	0.0	0.40
SG-8	7/13/2007	4	0.3	0.0	0.0	0.30
SG-9	7/13/2007	3	0.5	0.1	0.1	0.40
SG-10	7/17/2007	4	1.1	0.2	0.1	1.00
SG-11	7/17/2007	4	1.8	0.7	0.1	1.70
SG-12	7/17/2007	4	2.9	1.5	0.2	2.70
SG-13	7/17/2007	4	6.2	4.1	1.8	5.40
SG-14	7/17/2007	4	1.5	1.2	0.1	1.40
SG-15	7/17/2007	4	3.1	2.1	0.0	3.10
SG-16	7/17/2007	4	8.7	4.3	1.1	7.60
SG-17	7/17/2007	4	5.9	3.8	2.1	3.80
SG-18	7/17/2007	4	8.0	6.1	3.8	4.20
SG-19	7/17/2007	4	4.8	3.3	1.7	3.10
SG-20	7/17/2007	4	9.0	5.1	2.3	6.70
SG-21	7/18/2007	3.7	See SG-21A			
SG-21A	7/18/2007	3.7	0.5	0.3	0.0	0.50
SG-22	7/18/2007	3.65	0.8	0.7	0.0	0.80
SG-23	7/18/2007	4.1	1.2	1.1	0.0	1.20
SG-24	7/18/2007	3.5	1.6	1.1	0.1	1.50
SG-25	7/30/2007	4.03	1.2	0.8	0.0	1.20

Note

1. All soil gas survey locations were field screened for total volatile organic compounds (TVOCs) using a MiniRae 2000 photoionization detector (PID) (10.6 eV Lamp) calibrated to a benzene standard.
2. Soil gas screening results were compared to Soil Gas Action Levels set forth in Table 4.9 of MADEP Policy #WSC-02-411 (October 2002).



Source: MassGIS, June 2002; U.S.G.S Topographic 7.5 Minute Series. National Geodetic Vertical Datum (NGVD). Contour Interval is 3 Meters



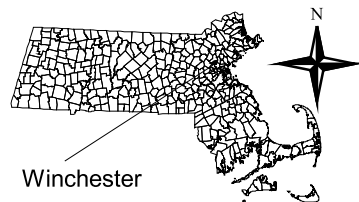
Site Coordinates
 Datum: UTM, NAD83
 Zone: 19
 Units: Meters
 Northing: 4702910.25
 Easting: 324875.13

Legend

- 12 Swanton Street, Winchester, MA
- DEP Tier Classified Oil or Hazardous Material Sites
- ▲ DEP Underground Storage Tank
- Certified Vernal Pools
- NHESP-Estimated Habitats for Rare Wildlife. ("NHESP 1999-2001 Estimated Habitats of Rare Wildlife: Use with Wetlands Protection Act")
- Solid Waste Facility

- DEP Approved Zone IIs
- Interim Wellhead Protection Area
- ACEC
- Public Water Supply Wells**
- Community Groundwater Well
- Community Surface Water Well
- Proposed Well
- Non Community Well

- Non-potential Drinking Water Source Area**
- High Yield (>300 gpm)
- Medium Yield (100-300 gpm)
- Low Yield (<50 gpm)
- Potential Drinking Water Source Area**
- High Yield (>300 gpm)
- Medium Yield (100-300 gpm)
- Low Yield (<50 gpm)
- Protected Open Space
- Major Basin/Subbasin



SITE LOCUS
 Bossi Realty Trust
 12 Swanton Street
 Winchester, MA
 RTN 3-18598

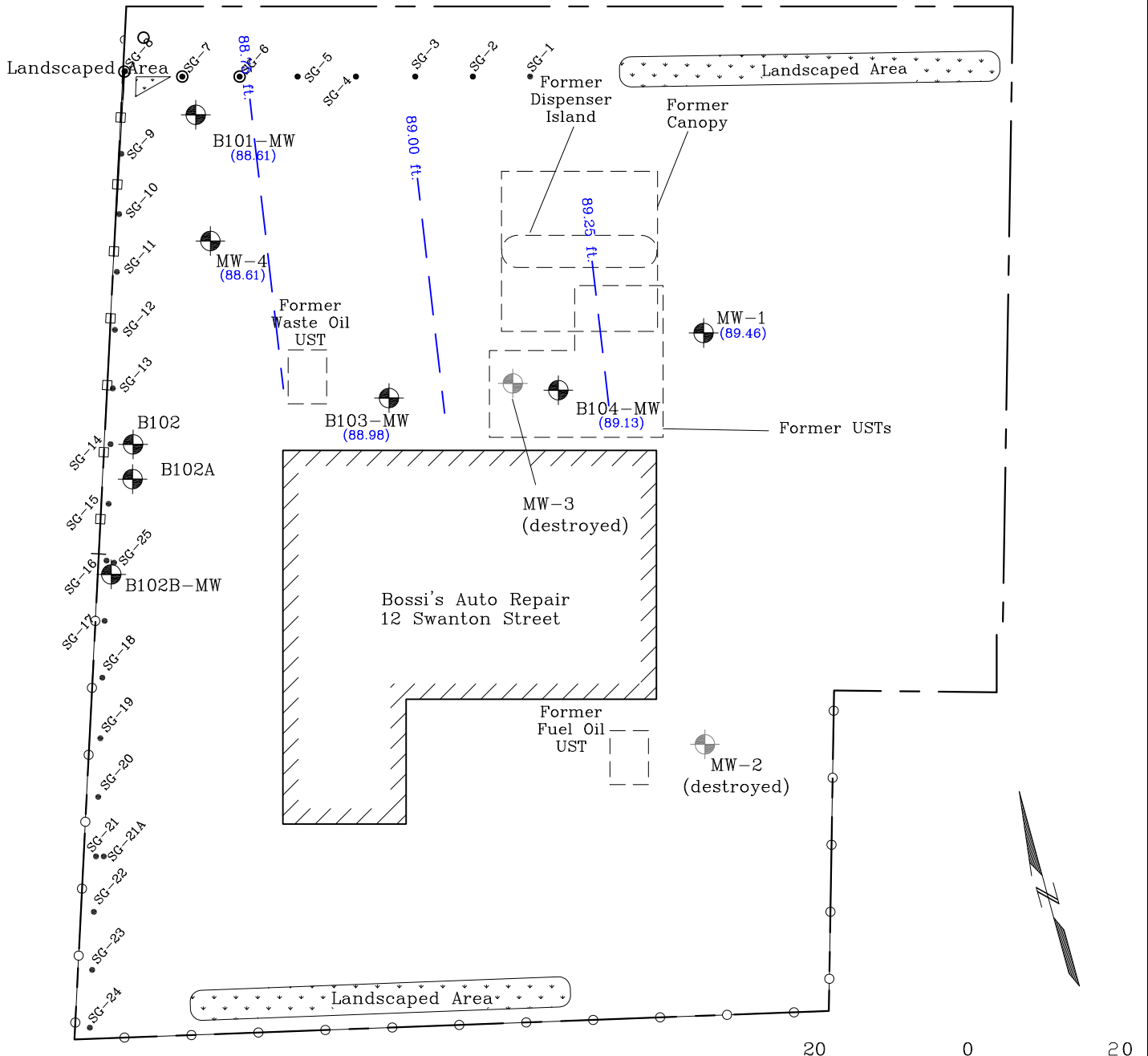
REM SERU Remediation & Environmental Management Services, Inc.
 35 Winthrop Street
 Winchester, MA 01890
 Phone: (781) 721-4455
 Fax: (781) 721-4456

July 2010

Figure 1

E:\MASS-GIS-DATA\Site-locus-maps\Bossi12swanton_sl.apr

Swanton Street

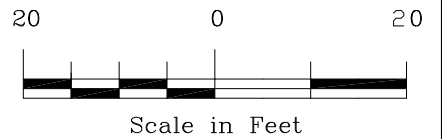


LEGEND

- B101-MW (88.61) Monitoring Well (GW Elev. (ft.))
- B102 Soil Boring
- MW-1 Monitoring Well (destroyed)

- Property Boundary
- Fence
- Guard Rail
- SG-24 Soil Gas Survey Point

89.00 ft. Ground Water Elevation Contour
June 18, 2010



SITE PLAN

Bossi Realty Trust
12 Swanton Street
Winchester, MA
RTN 3-18598

REM SERU
REMEDATION & ENVIRONMENTAL
MANAGEMENT SERVICES, INC.
35 WINTHROP STREET
WINCHESTER, MASSACHUSETTS

Figure: 2
Project: 24124-1
Date: July 2010
Scale: 1" = 20'
Approved by: TPS
Designed by: JFD

EXHIBIT I - Q & A FROM PETITIONER INTERVIEWS

QUESTIONS RECEIVED FROM THE SMALL GROUP INTERVIEWS
LARGE MEETING ROOM
WINCHESTER PUBLIC LIBRARY
FORMER BOSSI SERVICE STATION
12 SWANTON STREET
WINCHESTER, MA
RTN 3-18598
JULY 20, 2013

What effect does precipitation have on contaminant concentrations and distribution?

Precipitation falling on the paved surface primarily runs off as sheet flow and is collected in a series of catch basins along Swanton Street. A small percentage of the rainfall infiltrates through inconsistencies in the asphalt at the property. The recharge to the water table along with infiltration of precipitation on the upgradient properties with unpaved surface results in pressure distribution within the water table below the ground surface resulting in ground water movement from high to low pressure. The contaminated ground water will flow in the direction of high to low pressure. The direction of ground water movement will roughly mimic by the surface topography.

What will happen when soils are open to the rain during construction?

Infiltration potential increases when soils are unpaved. If an area is stripped of asphalt, the volume of water percolating to the water table will increase. This may increase the gradient (slope) of the water table. The contaminant concentration may become more dilute due to the additional water reaching the water table. The additional volume of water reaching the water table may result in a small degree of lateral dispersion of the plume but would probably not result in significant plume spreading.

Has the rear of the property been adequately assessed for contamination specifically the rear underground storage tank?

A soil boring was completed and a monitoring well (MW-2) was installed in the vicinity of the former fuel oil tank behind the building at the south corner of the structure. A soil sample from this boring was analyzed for petroleum including those compounds which are typically associated with heating oil. The field soils screening results did not identify elevated total volatile organic compounds (VOCs) in soils at the former tank location. Lab analysis of the soil sample did not identify petroleum in the soils near the former tank location. The ground water sample collected from this monitoring well and analyzed at a laboratory did not identify petroleum products in ground water at the former location of the tank.

Will the site development alter the conditions on which site conclusions are based?

The site conditions at the site should be consistent from pre-development to post development provided that a replacement structure is not residential in use and the structure does not have a full basement.

Will there be post development monitoring locations?

If the site is "closed out" with the MassDEP prior to future development, then it is unlikely that ground water monitoring locations will be maintained after site development activities have been completed, nor is a regulatory requirement to maintain monitoring wells at the site under this condition. If the potential site development includes contaminated soils excavation, it is likely that excavation perimeter soil samples will be collected and analyzed to document the condition of the soils left in-place.

How will monitoring occur during the site development activities?

The answer to this question depends on what site development activities occur. If excavation into contaminated areas is part of the site development scenario, then the soils will be field screened for measurements of the approximate degree of petroleum impacts to the soils. Monitoring will likely occur for potential fugitive vapors

along the property boundary to assess the potential for undesirable off-property impacts. It is also likely that any stockpiled soils will be placed on a polyethylene barrier and the stockpile will be securely covered with the same.

How do we determine the rate and direction of ground water flow?

The direction of ground water flow is assessed using water table elevations at three locations on the property. The water table elevation is established by measuring the depth to water in three monitoring wells and converting the depths to elevations based on a surface elevation survey. The rate of ground water movement in the direction of ground water flow is assessed using the soil permeability (hydraulic conductivity) and multiplying that by the hydraulic gradient to obtain a ground water velocity. This calculation was discussed in Section 5.4 on page 6 in the Phase II Comprehensive Site Assessment Report.

What is the chance that the site will not be “fixed”?

The answer varies depending on the definition of “fixed”. The site will be found to have a condition of No Significant Risk in the near future based on the results of the risk characterization conducted to date. The site will then be closed out with the MassDEP upon achieving a Condition of No Significant Risk. The site will have residual contamination that will still be detectable if a sample of soil or ground water analyzed for petroleum. Over time the site conditions will return to non-measurable concentrations of petroleum but this will occur over an extended period of time.

How long will it take to “fix” the site?

See above answer.

Does the site cleanup prevent site development?

Site development can proceed with the present levels of petroleum contamination at the site. Certain precautions will need to be undertaken during site development including the management of any petroleum impacted soils which require excavation under a future development scenario.

How does site development effect site remediation?

The current remedial strategy determined to be most effective at the site is long term monitoring to verify that the contaminant plume continues to be stable or shrinking. It is unlikely that future development will result in a reversal of this decreasing contaminant trend. It is possible and quite likely that the site conditions will improve and a permanent solution may be facilitated if site development includes the excavation of petroleum impacted soils by reducing the volume of contaminated material in the subsurface.

How can site development proceed if there is still contamination?

Certain precautions will need to be undertaken during site development to address the potential for undesired contact with contaminated soils and fugitive soil vapors and particulates along the property boundary. Future development may include the use of an impermeable membrane within the excavation of a potential building foundation which mat encroach on the area of contaminated soils and ground water.

Is remediation necessary if the site development were not to occur?

It was determined during the Phase III Remedial Action Plan that the preferred remedial scenario for the site is continued ground water monitoring and contaminant reduction through natural attenuation. Monitored natural attenuation is an assessment of the viability of the natural processes which occur in the subsurface to result in contaminant stabilization and/or reduction over time. The processes include biological degradation of the contaminants, chemical degradation of the contaminants, dispersion, dilution and adsorption onto soil particles.

Who can (property owner, property developer) remediate a site?

A site can be assessed and cleaned up by the Potentially Responsible Party (PRP which may include the site owner, operator or developer. The site may also be assessed and remediated by a third party who bears no responsibility for the cleanup. This third party may be a regulatory agency, a public interest group, an innocent landowner or a community based group.

APPENDIX I – LIST OF PETITIONERS

LIST OF PETITIONERS AND CONTACT PERSONS
 Public Involvement Plan
 Former Bossi's Service Station
 12 Swanton Street
 Winchester, MA
 RTN 3-18598

First Name	Last Name	Status	Street		Town	State	Zip
John	Orrall	Resident	12 Keenan Drive	---	Winchester	MA	01890
Joan	Bellino	Resident	33 Oak Street	---	Winchester	MA	01890
Alexander	Blumsack	Resident	21 Chester Street	---	Winchester	MA	01890
Michelle	Blumsack	Resident	21 Chester Street	---	Winchester	MA	01890
D.	Cefalo	Resident	29 Oak Street	---	Winchester	MA	01890
Greg	Chastain	Resident	266 Washington St.	---	Winchester	MA	01890
Dexter	Cronin	Resident	31 Swanton Street	---	Winchester	MA	01890
Joan	Cronin	Resident	31 Swanton Street	---	Winchester	MA	01890
Jennifer	diBenedetto	Resident	326 Washington St.	---	Winchester	MA	01890
Deborah I.	Donahue	Resident	2 Bushcliff Terrace	---	Winchester	MA	01890
Leo C.	Donahue	Resident	2 Bushcliff Terrace	---	Winchester	MA	01890
Randell	Drane	Key Petitioner	330 Washington St.	---	Winchester	MA	01890
Christine	Drane	Resident	330 Washington St.	---	Winchester	MA	01890
Heather	Eitassen	Resident	22 Grayson Road	---	Winchester	MA	01890
Christine	Falkenberg	Resident	36 Oak Street	---	Winchester	MA	01890
Kristen	Fitzgerald	Resident	6 Spruce Street	---	Winchester	MA	01890
Paula	Harker	Resident	24 Park Road	---	Winchester	MA	01890
Lanqi	Hua	Resident	296 Washinton St.	---	Winchester	MA	01890
Ula	Jurkunas	Resident	19 Swanton Street	---	Winchester	MA	01890
Andrea	Kennedy	Resident	30 Oak Street	---	Winchester	MA	01890
Afshan	Kirmani	Resident	22 Oak Street	---	Winchester	MA	01890
Erica	Kleinkopf	Resident	26 Lincoln St.	---	Winchester	MA	01890
Chiwing	Lee	Resident	270 Washington St.	---	Winchester	MA	01890
Leanne	Lee	Resident	77 Forest St.	---	Winchester	MA	01890
Cathy	MacDonald	Resident	8 Webster street	---	Winchester	MA	01890
David	McWhan	Resident	43 Oak Street	---	Winchester	MA	01890
John	Natale	Resident	45 Chester Street	---	Winchester	MA	01890
Joe	O'Connor	Resident	4 Park Road	---	Winchester	MA	01890
Amy	Pierce	Resident	325 Washington St.	---	Winchester	MA	01890
Alison	Pike	Resident	6 Park Road	---	Winchester	MA	01890
Lisa	Ran	Resident	45 Swanton Street	---	Winchester	MA	01890
Robert	Rose	Resident	16 Park Road	---	Winchester	MA	01890
Alexander	Schusteff	Resident	35 Oak Street	---	Winchester	MA	01890
Karen	Schwab	Resident	32 Oak Street	---	Winchester	MA	01890
Joe	Scotti	Resident	271 Washington St.	---	Winchester	MA	01890
Ann	Sera	Resident	5 Andrea Circle	---	Winchester	MA	01890
Jack	Shea	Resident	163 Highland Drive	---	Winchester	MA	01890
Sulan	Shediac	Resident	45 Forest Street	---	Winchester	MA	01890
Anyah	Suderman	Resident	283 Washington St.	---	Winchester	MA	01890
Brooke	Swearwigen	Resident	4 Bushcliff	---	Winchester	MA	01890
Christian M.	Tecca	Resident	312 Washinton St.	---	Winchester	MA	01890

LIST OF PETITIONERS AND CONTACT PERSONS

Public Involvement Plan
 Former Bossi's Service Station
 12 Swanton Street
 Winchester, MA
 RTN 3-18598

First Name	Last Name	Status	Street		Town	State	Zip
Patricia	Toro	Resident	43 Oak Street	---	Winchester	MA	01890
Lydia Kenion	Walsh	Resident	16 Park Road	---	Winchester	MA	01890
Liang	Xu	Resident	79 Forest St.	---	Winchester	MA	01890
Christa	Xydaki	Resident	7 Swanton Street	---	Winchester	MA	01890
Jing	Yu	Resident	336 Washington St.	---	Winchester	MA	01890
Xiaowei	Zhang	Resident	79 Forest St.	---	Winchester	MA	01890
Karen	Stromberg	NERO PIP Coordinator	MA DEP	205B Lowell Street	Wilmington	MA	1887
Douglas	Marmon	Chair	Winchester Board of Selectmen	Town Hall Second Floor, 71 Mount Vernon Street	Winchester	MA	1891
Jennifer	Murphy	Chair	Winchester Board of Health	Town Hall, 71 Mount Vernon Street	Winchester	MA	1890
Representative Jason M.	Lewis	State Representative	State House	Room 466	Boston	MA	2133
Senator Katherine	Clark	State Senator	State House	Room 513	Boston	MA	2133
Senator Patricia D.	Jehlen	State Senator	State House	Room 313A	Boston	MA	2133

APPENDIX II – DOCUMENTS ON FILE AT THE EINCHESTER PUBLIC LIBRARY

Former Bossi Service Station

12 Swanton Street

Winchester, MA 01890

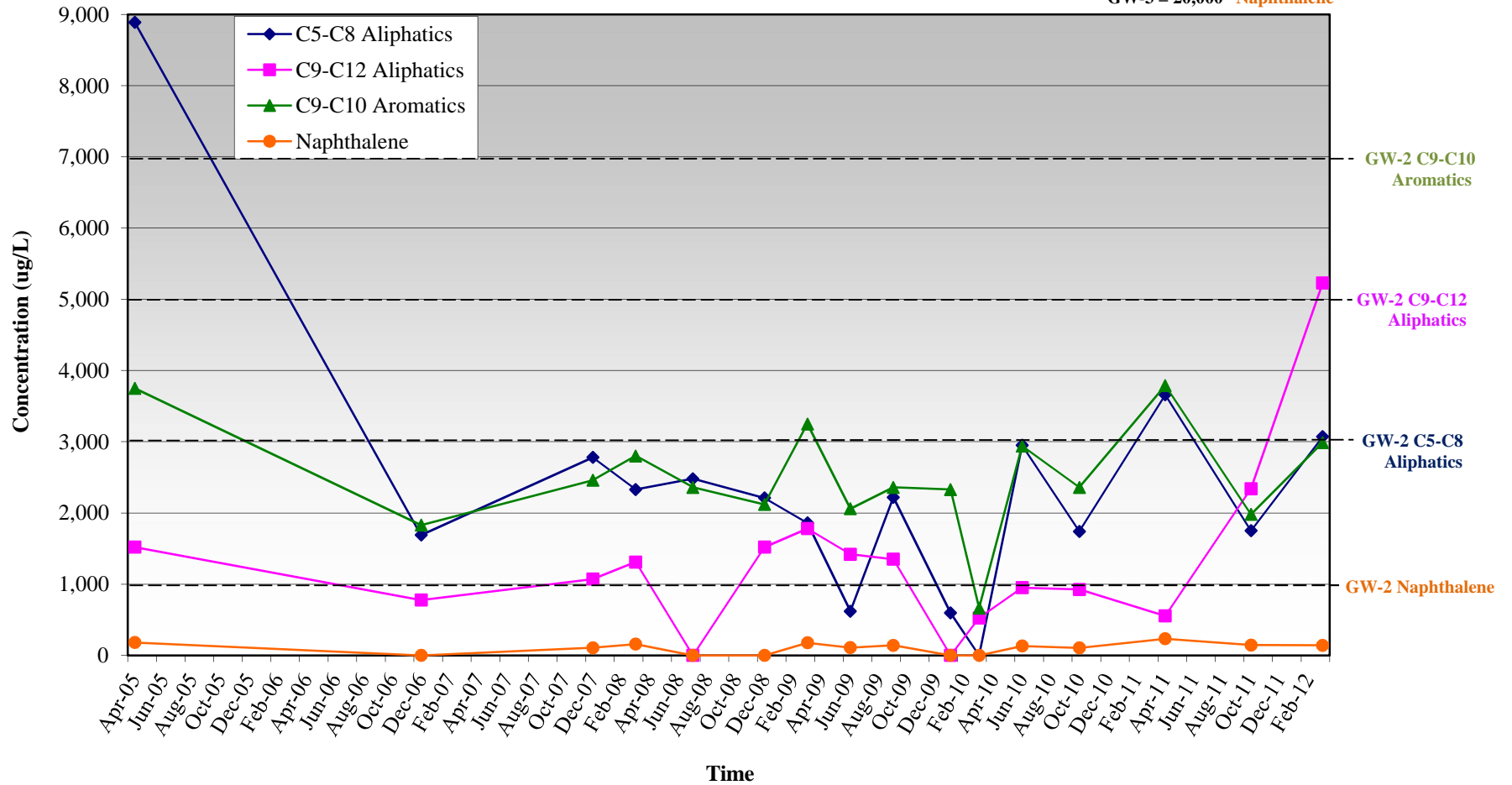
RTN 3-18598

1. Immediate Response Action Completion Report
2. Phase II Comprehensive Site Assessment
3. Phase III Remedial Action Plan
4. Phase IV Completion Report & Class C-2 Response Action Outcome
5. Post Class C-2 Response Action Outcome Status Report

APPENDIX III – SERIES PLOTS

B104-MW Contaminant Concentrations vs. Time
 Bossi Realty Trust
 12 Swanton Street
 Winchester, MA
 RTN 3-18598

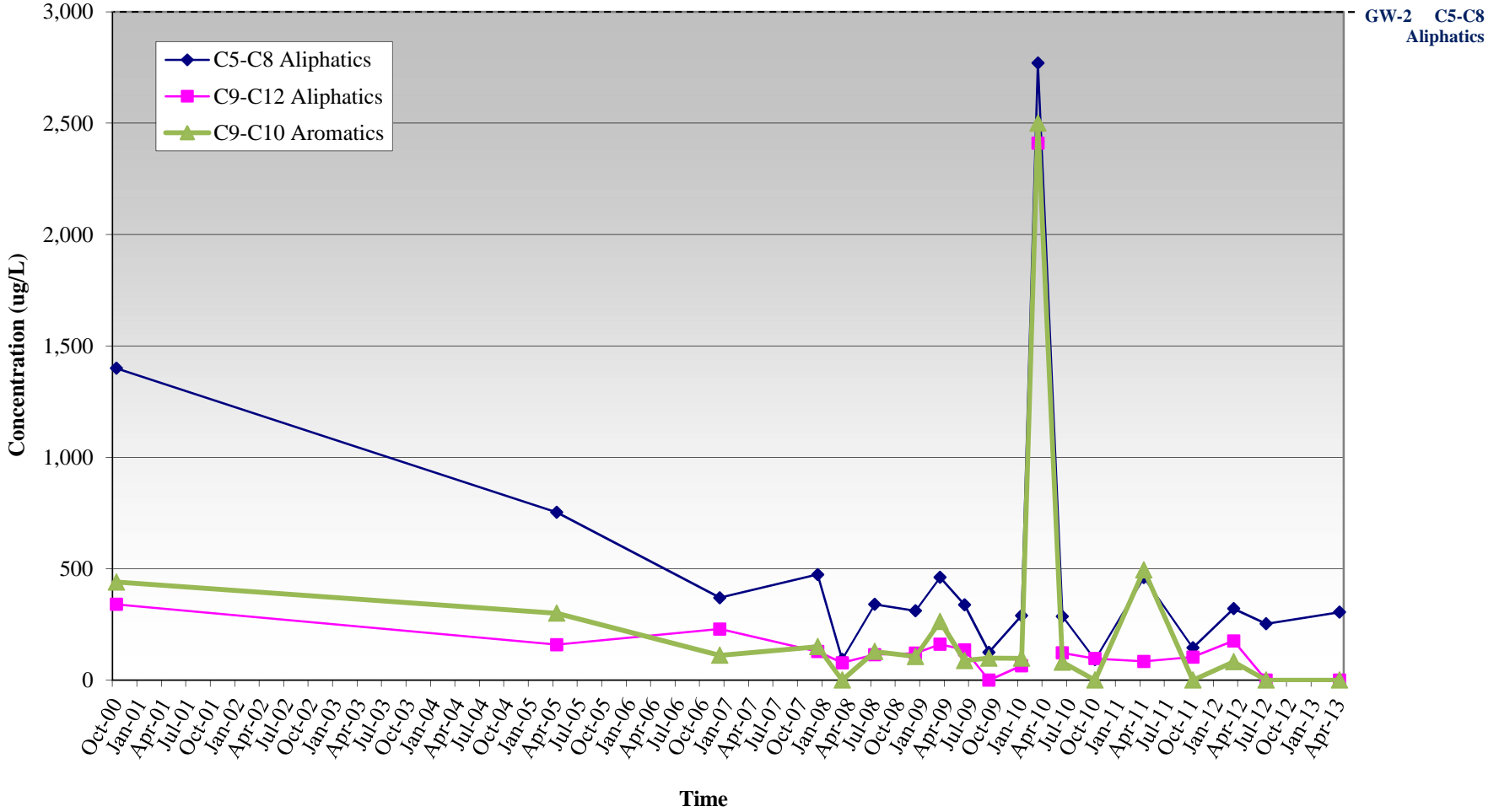
GW-3 = 50,000 ug/L C5-C8 Aliphatics
 GW-3 = 20,000 C9-C12 Aliphatics
 C9-C10 Aromatics
 Naphthalene



MW-1 Contaminant Concentrations vs. Time

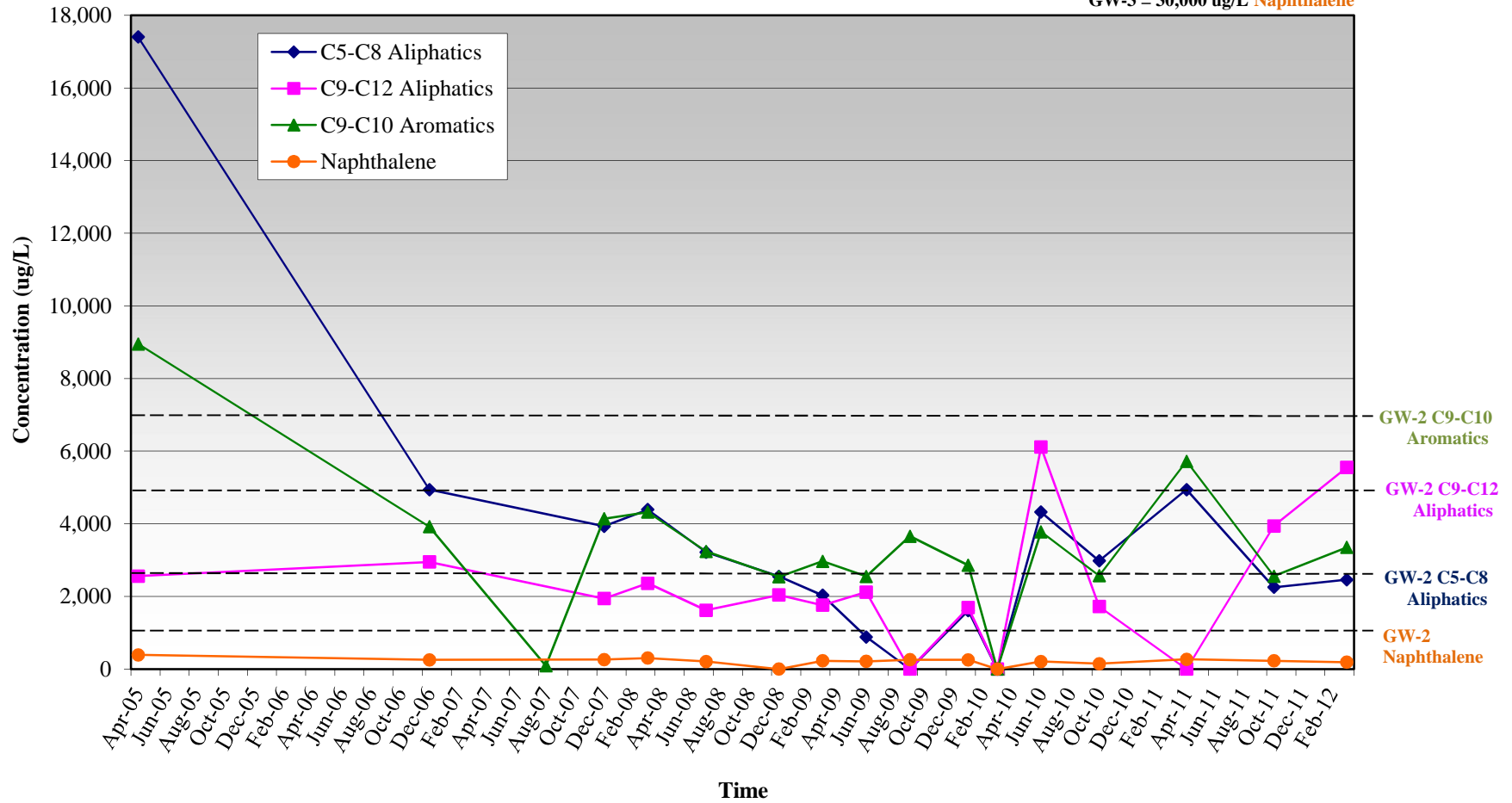
Bossi Realty Trust
 12 Swanton Street
 Winchester, MA
 RTN 3-18598

C5-C8 Aliphatics
 GW-3 = 50,000 ug/L
C9-C12 Aliphatics
 C9-C10 Aromatics
 GW-2 = 7,000 ug/L
 C9-C10 Aromatics
 GW-2 = 5,000 ug/L
C9-C12 Aliphatics

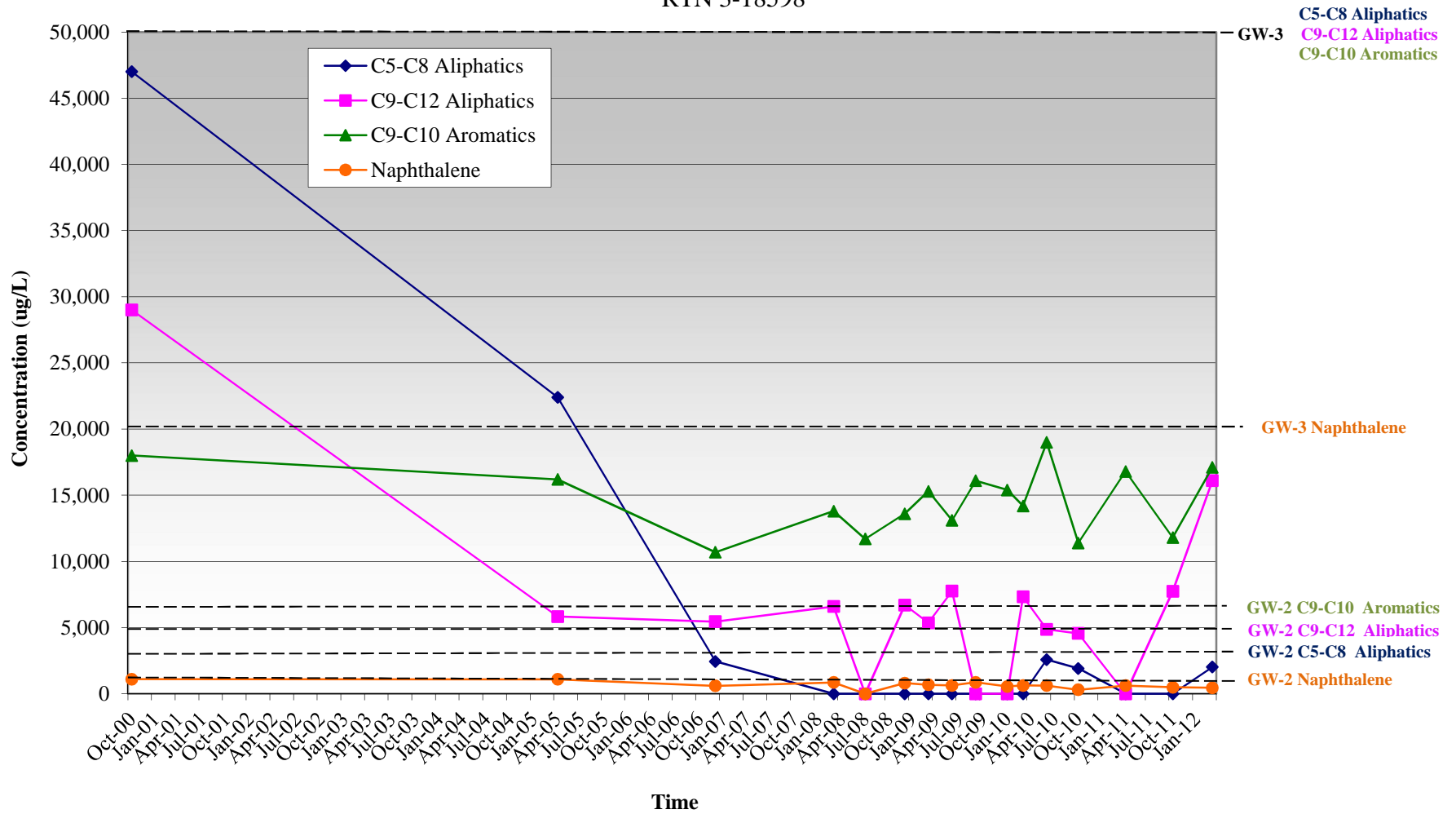


B103-MW Contaminant Concentrations vs. Time
 Bossi Realty Trust
 12 Swanton Street
 Winchester, MA
 RTN 3-18598

C5-C8 Aliphatics
 GW-3 = 50,000 ug/L C9-C12 Aliphatics
 C9-C10 Aromatics
 GW-3 = 30,000 ug/L Naphthalene

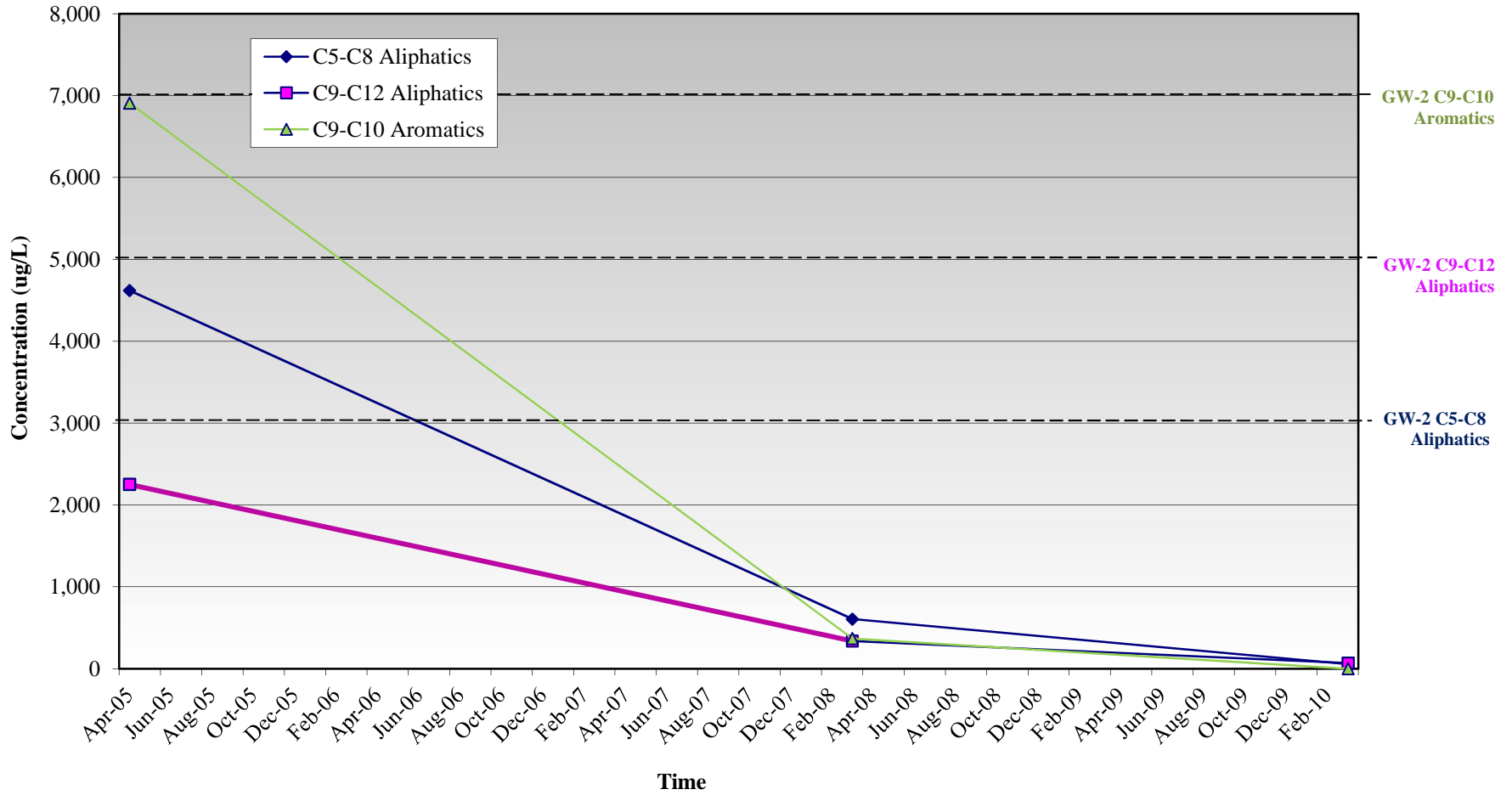


MW-4 Contaminant Concentrations Vs. Time
 Bossi Realty Trust
 12 Swanton Street
 Winchester, MA
 RTN 3-18598



B102B-MW Contaminant Concentrations vs. Time
Bossi Realty Trust
12 Swanton Street
Winchester, MA
RTN 3-18598

GW-3 = 50,000 ug/L
C5-C8 Aliphatics
C9-C12 Aliphatics
C9-C10 Aromatics



B101-MW Contaminant Concentrations vs. Time
 Bossi Realty Trust
 12 Swanton Street
 Winchester, MA
 RTN 3-18598

C5-C8 Aliphatics
 GW-3 = 50,000 ug/L C9-C12 Aliphatics
 C9-C10 Aromatics
 GW-2 = 7,000 ug/L C9-C10 Aromatics

