CORPORATE ENVIRONMENTAL ADVISORS, INC.

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January 16, 2007

Mr. John W. Coderre, Asst. Town Administrator
Municipal Office Building
Town of Northborough
63 Main Street
Northborough, Massachusetts 01532

RE: Environmental Evaluation – Parcel 2
119 Colburn Street
Northborough, MA

Dear Mr. Coderre,

Pursuant to your request I have prepared this letter to summarize my understanding of environmental conditions on the portion of the 119 Colburn Street property identified as Parcel 2. Parcel 2 encompasses the northeast portion of the 119 Colburn Street property and includes the vacant clubhouse building, former pavilion area and former archery range area.

During verbal conversations we had in April 2006 I stated that, based on the findings of the Environmental Site Assessment prepared for the proposed Senior Center and my knowledge of site conditions, there was no reason to believe that a release of oil or hazardous materials to the environment had occurred on Parcel 2 and that environmental contamination conditions in the skeet range area on Parcel 3 do not prevent or restrict the Town from developing Parcel 2. Since April 2006 Corporate Environmental Advisors (CEA) has collected soil and groundwater samples from Parcel 2 and tested the samples for lead. The sampling activities were performed during the Phase II assessment activities related to the former skeet range area located on Parcel 3. A summary of the sampling activities and results is presented below.

Parcel 2 Assessment Activities

Between June 2006 and November 2006 water samples were collected from the former potable supply well, four soil borings were drilled on Parcel 2, four groundwater monitoring wells were installed on Parcel 2, and soil and groundwater samples were collected and analyzed for lead. Select water samples were also analyzed for arsenic.

June 2006 – Former Potable Well Sampling

On June 5, 2006 CEA personnel collected water samples from the former potable water supply well that had serviced the vacant clubhouse building and submitted those samples for arsenic and lead analyses to a Massachusetts-certified analytical laboratory. During sampling activities solid waste including a car tire and debris were observed in the former potable well. The vacant clubhouse building is currently serviced by municipal water and the former potable water supply well was not in use at the time of sampling. Analysis of the June 5th water samples reported dissolved lead at a concentration (13.8 micrograms per liter (ug/L), or parts per billion), slightly above the Massachusetts Department of Environmental Protection (MassDEP) reportable concentration (10 ug/L) and below the MassDEP drinking water standard (15 ug/L). On

June 19th the well was re-sampled for total and dissolved lead analyses to confirm or deny the presence of lead. The total lead sample was unfiltered and the dissolved lead sample was filtered to remove suspended soil particles. Analysis of the June 19th samples reported total lead above the MassDEP reportable concentration and dissolved lead below the MassDEP reportable concentration. The June 19th analytical results indicate that the lead detected in the water sample was attributable to suspended soil particles. Arsenic was not detected during either of the June sampling events.

September 2006 – Former Potable Well Decommissioning

On September 7, 2006 the former potable well was decommissioned and abandoned by Drilex Environmental. Debris in the well (sticks and a tire) was removed prior to abandonment. The well was decommissioned by filling the well with bentonite grout slurry via a tremi tube (from the bottom up) to one foot below grade. On September 8, 2006 the top foot was filled to grade with native material.

September 2006 – Drilling / Well Installations and Sampling Activities

Between September 7th and 8th, 2006 four soil borings were drilled and groundwater monitoring wells installed in the boreholes. The borings were drilled to the north, south, east and west of the former potable well to further evaluate soil and groundwater for evidence of lead impacts. Soil samples collected from each soil boring were submitted under chain-of-custody protocol for total lead analysis to a Massachusetts certified laboratory. Analysis of the soil samples reported lead concentrations at naturally occurring background concentrations and well below MassDEP Method 1 "residential" soil standards.

On September 20, 2006 the four new monitoring wells (CH-1 through CH-4) were surveyed, gauged, purged of stagnant water, and sampled for total and dissolved lead. The total lead samples were unfiltered and the dissolved lead samples were filtered to remove suspended soil particles. The groundwater analytical results reported total lead concentrations above the MassDEP reportable concentration and dissolved lead concentrations below the MassDEP reportable concentration, confirming that the lead concentrations detected in groundwater are attributable to naturally occurring lead in the suspended soil particles.

November 2006 – Groundwater Sampling Activities

On November 8, 2006 the four monitoring wells (CH-1 through CH-4) were gauged, purged of stagnant water, and sampled for total and dissolved lead. The total lead samples were unfiltered and the dissolved lead samples were filtered to remove suspended soil particles. Again, the groundwater analytical results reported total lead concentrations above the MassDEP reportable concentration and dissolved lead concentrations below the MassDEP reportable concentration, confirming that the lead concentrations detected in groundwater are attributable to naturally occurring lead in the suspended soil particles.

Conclusions

In conclusion, environmental assessment activities performed on Parcel 2 at 119 Colburn Street have not identified a release or oil or hazardous materials to the environment that requires remediation nor that would restrict or prevent the Town from developing Parcel 2 concurrent with the ongoing remediation of the skeet range area.

If you have any further questions please contact me at (508) 835-8822.

Sincerely

Adam J. Last

Adam J. Last, P.E., LSP
Principal Engineer