

Exhibit 12 Hazardous Waste

Proposed Elderly Housing Development, 245 Watertown Street, Newton, MA dated February 20, 2002 by Haley & Aldrich, written summary and test pit results only. Alpha Analytic Laboratory sample results (55 pages) available upon request

Haley & Aldrich Utility Release Abatement Measure (URAM) Report dated May 22, 2001, written summary only. The complete lab analysis and soil-boring log is available upon request, as is the required status reports indicating no remediation has yet taken place.

Haley & Aldrich is also preparing the Release Abatement Measure (RAM) plan. This will be forwarded to the committee upon receipt.

The site was used in the past as an ash dump. The URAM and RAM plan specify how the construction will proceed to be in compliance with the Massachusetts Department of Environmental Protection Contingency Plan for containing or disposing of the ash and related fill.

Additional reports available upon request:

Phase I Environmental Site Assessment dated April 21, 2000 by GEC
Report of Subsurface Investigation and Foundation recommendations dated December 29, 2000 by Geotechnical Consultants, Inc.

Haley & Aldrich, Inc.
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Boston, MA 02129-1400
Tel: 617.886.7400
Fax: 617.886.7600
www.HaleyAldrich.com



MEMORANDUM

20 February 2002
File No. 28218-001

TO: CASCAP Realty, Inc.
Dan Violi

FROM: Haley & Aldrich, Inc.
Keith Johnson, Liz Fennessy

SUBJECT: Proposed Elderly Housing Development
245 Watertown Street
Newton, Massachusetts

This memorandum presents the results of the recent sampling and testing program undertaken at the St. John the Evangelist Church property in Newton, Massachusetts. The soil testing program was designed to obtain more information related to options for on-site reuse or off-site removal of soil to be generated during the planned construction. The results of the testing program are discussed relative to their potential impact on site development costs, regulatory compliance obligations and mitigation of exposure pathways for new construction.

SOIL CHARACTERIZATION PROGRAM

A program of soil sampling was conducted in four test pit excavations to assess soil quality in the upper 10 ft of fill. Four samples were obtained from a depth of 0 to 5 ft as samples representative of potential excess material that may be generated during the proposed construction. Two samples were obtained from a depth of 5 to 10 ft to characterize the soil that will likely remain in-place below the new foundations. The soil samples were submitted to Alpha Analytical, a DEP-certified laboratory, for chemical testing. The samples were tested for the following parameters: TPH-GCFID, RCRA-8 metals, semi-VOCs, VOCs, PCBs, and the waste characteristic series. Three samples were also analyzed for TCLP lead as the total lead was greater than 20 times the RCRA TCLP criteria. The results indicate that TCLP lead is present at concentrations below 5.0 mg/l and therefore does not exhibit a characteristic of hazardous waste for leachable lead.

The test pits were excavated by Greymont Excavation to depths ranging from 6 to 17 ft under the observation of a Haley & Aldrich geologist. The approximate test pit locations are shown on the attached sketch. Logs of the test pits are also attached.

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The test pits indicated that the fill contains significant quantities of ash. The surficial fill (about 4 to 5 ft) consists of sand and gravel fill with varying amounts of bricks, asphalt, concrete and roots. The underlying fill consists of ash with cinders, scrap metal, glass and ceramic fragments. Test pits TP-101, TP-103 and TP-104 penetrated the fill at depths ranging from 5 to 16.5 ft. The underlying natural soils consist of loess and gravel.

A summary of soil quality data is shown on the attached Table I. The data indicate the presence of petroleum hydrocarbons (TPH), lead and polynuclear aromatic hydrocarbons (PAHs) at elevated levels. The presence of these compounds will impact the project with regard to reporting obligations and compliance, site development and mitigation of risk.

REGULATORY OBLIGATION

The chemical testing results indicate the presence of petroleum hydrocarbons (TPH), lead and PAHs above the reporting level required by the Massachusetts Contingency Plan (MCP). It is possible that the PAHs present are due to coal and/or wood ash, and may be exempt from reporting. However, the TPH and lead would still require reporting.

The property owner is obligated to report the presence of contaminants in soil to the DEP within 120 days of obtaining knowledge of the conditions. Following notification to the DEP, the site is considered a disposal site for which response actions will need to be performed in accordance with the time lines established in the MCP. The work must be performed under the direction of a Licensed Site Professional (LSP). Required actions and associated costs for regulatory compliance are presented in our 18 December 2001 memo.

DEVELOPMENT IMPACTS

The proposed building and site improvements should be designed to limit off-site removal of environmentally-impacted soil as discussed in previous memoranda. However, we understand that site constraints, such as drainage of this and adjacent sites, may limit the amount of soil reuse and that some off-site removal will likely be necessary.

The results of the chemical testing indicate that approximately 50% of the soil (within the east half of the building footprint) will be suitable for reuse at Massachusetts if removed from the site. The samples obtained on the western half of the site indicate that the soil would require treatment at a in-state or regional recycling or thermal treatment facility, at a premium cost of about \$20/ton as compared with unlined landfill reuse. Unit costs for landfill reuse are anticipated to range from \$25 to \$30 per ton.

MANAGEMENT OF CONTAMINATED SOIL

Management of contaminated soil will need to be conducted as a Release Abatement Measure (RAM) under the MCP. Procedures for on-site and off-site management of contaminated soil will need to be outlined in a RAM Plan submitted to DEP at least 21 days prior to the start of construction. Diligent or extra ordinary measures may need to be undertaken during

construction to limit dust generated at the site especially given the high ash content and the tendency for the lighter particles to become airborne. Potential exposures during construction will be addressed in the RAM Plan.

The work will also require preparation and implementation of a site-specific health and safety plan for workers at the site.

RISK MITIGATION FOR PROPOSED USE

The levels and type of contaminants known to be present at the site would not require removal to mitigate human health risk, but would require the use of appropriate measures to preclude direct contact with the soil. These measures will likely include construction of the building and placement of asphalt pavement over the remainder of the site. Raised landscape beds would be required to support shrubs, flowers and small trees to protect landscape workers. Clean fill may be required in utility corridors and slope treatment may be necessary to preclude direct contact with soil depending on the outcome of the risk characterization.

LONG-TERM MAINTENANCE AND FUTURE USE

Contaminant levels at the site will prohibit certain unrestricted future uses of the property, and the presence of the building and pavement will need to be maintained to mitigate human health risk for the current and foreseeable use. Therefore, an Activity and Use Limitation (AUL) will need to be implemented on the property to maintain a condition of "no significant risk" for current and future use. The AUL would prohibit activities and uses such as single family housing, gardening, or other activities and uses that may result in direct contact with the soil, other than those activities necessary for short-term utility repair or other improvements. The obligations contained in the AUL would include at a minimum the maintenance of the asphalt paving and the building.

Please call if you have any questions or comments.

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TABLE I
SOIL QUALITY DATA
PROPOSED ELDERLY HOUSING
243 WATERTOWN STREET
NEWTON, MASSACHUSETTS

SAMPLE DESIGNATION		TP-101 C1	TP-101 C2	TP-102 C1	TP-103 C1	TP-103 C2	TP-104 C1
SAMPLING DATE	RCS-1	29-Jan-02	29-Jan-02	29-Jan-02	29-Jan-02	29-Jan-02	29-Jan-02
SAMPLE DEPTH (FT.)	Reportable	0 - 5 ft	5 - 10 ft	0 - 5 ft	0 - 5 ft	5 - 10 ft	0 - 5 ft
SOIL TYPE		Fill	Fill	Fill	Fill	Fill	Fill
VOCs (ug/kg)							
Naphthalene	4,000	ND	ND	ND	ND	ND	1,000
SVOCs (ug/kg)							
Benzo(a)anthracene	700	ND	ND	ND	12,000	ND	32,000
Benzo(b)fluoranthene	700	ND	ND	ND	8,100	ND	23,000
Benzo(k)fluoranthene	7,000	ND	ND	ND	8,600	ND	28,000
Benzo(g,h,i)perylene	1,000,000	ND	ND	ND	5,900	ND	17,000
Benzo(a)pyrene	700	ND	ND	ND	10,000	ND	28,000
Benzo(e)pyrene	NA	ND	ND	ND	6,200	ND	19,000
Chrysene	7,000	ND	ND	ND	11,000	ND	38,000
Fluoranthene	1,000,000	13,000	7,500	5,400	21,000	ND	73,000
Indeno(1,2,3-cd)pyrene	700	ND	ND	ND	ND	ND	16,000
Phenanthrene	100,000	ND	ND	ND	7,400	ND	42,000
Pyrene	700,000	15,000	9,100	5,800	20,000	ND	67,000
Total SVOCs		28,000	16,600	11,200	110,200	0	383,000
PCBs (ug/kg)							
		ND	ND	ND	ND	ND	ND
TRACE METALS (mg/kg)							
Arsenic	30	7.4	20	4.9	5.1	5.7	14
Barium	1,000	31	210	30	41	36	48
Cadmium	30	ND	1.5	ND	ND	ND	0.47
Chromium	1,000	11	19	9.7	10	11	10
Lead	300	180	830	42	62	39	490
Mercury	20	0.12	0.89	0.12	ND	0.46	0.2
Silver	100	ND	1.7	ND	ND	ND	ND
TCLP Lead (mg/l)	NA	ND	0.57	--	--	--	1.2
TPH-GC/FID (mg/Kg)	200	760	380	290	1,200	220	3,000
CORROSIVITY (pH)							
	NA	8.5	8.4	8.8	9.1	8.7	8.4
IGNITABILITY (degrees F)							
	NA	> 150	> 150	> 150	> 150	> 150	> 150
REACTIVE CYANIDE (mg/Kg)							
	NA	ND	ND	ND	ND	ND	ND
REACTIVE SULFIDE (mg/Kg)							
	NA	ND	ND	ND	ND	ND	ND

Notes:

Values in bold exceed the RCS-1 reporting criteria.

-- denotes not analyzed

NA denotes not applicable

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TEST PIT LOG

Test Pit No. **TP-101**

Project 245 WATERTOWN STREET - CHEMICAL TESTING
Location NEWTON, MA
Client CASCAP REALTY, INC.
Contractor GREYMONT EXCAVATION
Equipment Used Komatsu PC 150 Track Excavator

File No. 28218-001
Date January 29, 2002
Weather Overcast 50's
H&A Rep M. Dodson

Ground El.: ft **Location:** See Plan **Groundwater depths/entry rates (in./min.):** Dry
El. Datum: NGVD

Depth (ft)	Sample ID	Stratum Change Elev./Depth (ft)	USCS Symbol	Visual-Manual Identification and Description (Color, GROUP NAME, % oversized, max. particle size, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel						Sand			Field Test			
					% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength			
0			SM	Brown silty SAND (SM), mps 3.0 in., no oversize, no structure, no odor, moist	5	5	5	5	45	35							
1.5			GP	-TOPSOIL-													
3	C1 0.0'-5.0'			Brown tan black interbedded poorly graded GRAVEL with sand (GP), mps 6.0 in., no odor 5% bricks, 5% asphalt fragments PID = 4.0/2.2 ppm	20	45	10	5	15	5							
5.0				-MISCELLANEOUS FILL-													
6	C2 5.0'-10.0'			Light gray ASH, 15% cinders, trace scrap metal, glass and glass fragments, ceramic and ceramic fragments, trace oversize, no odor, dry PID = 3.2/2.2 ppm													
9				-ASH FILL-													
12																	
15																	
16.5				TOP OF NATURAL LOESS AND GRAVEL AT 16.5 FT													
17.0				BOTTOM OF EXPLORATION 17.0 FT													

Obstructions: None **Remarks:** Observations made looking south.

Field Tests		
Dilatancy	R - Rapid	S - Slow N - None
Toughness	L - Low	M - Medium H - High
Plasticity	N - Nonplastic	L - Low M - Medium H - High
Dry Strength	N - None	L - Low M - Medium H - High V - Very High

Standing Water in Completed Pit			Boulders			Test Pit Dimensions (ft)	
at depth	Dry	ft	Diameter (in.)	Number	Approx. Vol. (cu.ft)	Pit Depth	17.0
measured after	-	hours elapsed	12" to 24"	-	= -	Pit Length x Width	15.0 x 4.0
			over 24"	-	= -		

NOTE: Soil identification based on visual-manual methods of the USCS system as practiced by Haley & Aldrich, Inc.

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TEST PIT LOG

Test Pit No. **TP-102**

Project 245 WATERTOWN STREET - CHEMICAL TESTING
Location NEWTON, MA
Client CASCAP REALTY, INC.
Contractor GREYMONT EXCAVATION
Equipment Used Komatsu PC 150 Track Excavator

File No. 28218-001
Date January 29, 2002
Weather Sunny 50's
H&A Rep M. Dodson

Ground El.: ft **Location:** See Plan **Groundwater depths/entry rates (in./min.):** Dry
El. Datum: NGVD

Depth (ft)	Sample ID	Stratum Change Elev./Depth (ft)	USCS Symbol	Visual-Manual Identification and Description (Color, GROUP NAME, % oversized, max. particle size, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel		Sand			Field Test				
					% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength
0			SP- SM	Brown to light brown poorly graded SAND with silt (SP-SM), mps 3.0 in., no oversize, layered, no odor, moist PID = 3.0/3.0 ppm	10	25	5	10	40	10				
1				-FILL-										
2														
3	C1 0.0'-5.0'													
4														
5		4.5		Gray ASH, little cinders, trace glass bottles and fragments, ceramic fragments										
6		5.5		-ASH FILL-										
		6.0		BOTTOM OF EXPLORATION 6.0 FT										

Obstructions: None

Remarks: Observations made looking south.

Field Tests

Dilatancy R - Rapid S - Slow N - None
Toughness L - Low M - Medium H - High
Plasticity N - Nonplastic L - Low M - Medium H - High
Dry Strength N - None L - Low M - Medium H - High V - Very High

Standing Water in Completed Pit

Boulders

Test Pit Dimensions (ft)

at depth Dry ft
measured after - hours elapsed

Diameter (in.)	Number	Approx. Vol. (cu.ft)
12" to 24"	-	= -
over 24"	-	= -

Pit Depth 6.0
Pit Length x Width 10.0 x 4.0

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TEST PIT LOG

Test Pit No. TP-103

Project 245 WATERTOWN STREET - CHEMICAL TESTING
Location NEWTON, MA
Client CASCAP REALTY, INC.
Contractor GREYMONT EXCAVATION
Equipment Used Komatsu PC 150 Track Excavator

File No. 28218-001
Date January 29, 2002
Weather Sunny 40's
H&A Rep M. Dodson

Ground El.: ft **Location:** See Plan **Groundwater depths/entry rates (in./min.):** Dry
El. Datum: NGVD

Depth (ft)	Sample ID	Stratum Change Elev./Depth (ft)	USCS Symbol	Visual-Manual Identification and Description (Color, GROUP NAME, % oversized, max. particle size, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel		Sand			Field Test				
					% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength
0			SP- SM	Gray brown black poorly graded SAND with silt and gravel (SP-SM), 5% oversize, mps 6.0 in. (asphalt), layered, no odor, dry 15% asphalt, 5% roots, 5% concrete fragments PID = 0.0/0.0 ppm	15	30	5	15	40	5				
3	C1 0.0'-5.0'			-MISCELLANEOUS FILL-										
		5.0		Note: Strata change slopes downward to the northwest.										
6			GP	Brown poorly graded GRAVEL with sand (GP), mps 3.0 in., layered in same direction as strata change, no odor, dry PID = 2.0/2.0 ppm										
	C2 5.0'-10.0'	7.0		Note: Mixed with approximately 25% ash 2.0 ft below strata change. Color changes to light gray.										
12				-ASH FILL-										
		14.0		TOP OF NATURAL GRAVEL AT APPROXIMATELY 14.0 FT										
15		15.0		BOTTOM OF EXPLORATION 15.0 FT										

Obstructions: None

Remarks: Observations made looking south.

Field Tests

Dilatancy R - Rapid S - Slow N - None
Toughness L - Low M - Medium H - High
Plasticity N - Nonplastic L - Low M - Medium H - High
Dry Strength N - None L - Low M - Medium H - High V - Very High

Standing Water in Completed Pit

at depth Dry ft
measured after - hours elapsed

Boulders

Diameter (in.)	Number	Approx. Vol. (cu.ft)
12" to 24"	-	= -
over 24"	-	= -

Test Pit Dimensions (ft)

Pit Depth 10.0
Pit Length x Width 15.0 x 4.0

NOTE: Soil identification based on visual-manual methods of the USCS system as practiced by Haley & Aldrich, Inc.

USCS_HATP3 USCSLIB3.GPJ 1/SCS_TP_GDT G:\28218\001\TPLOGS.GPJ Jan 31, 02



TEST PIT LOG

Test Pit No. **TP-104**

Project 245 WATERTOWN STREET - CHEMICAL TESTING
Location NEWTON, MA
Client CASCAP REALTY, INC.
Contractor GREYMONT EXCAVATION
Equipment Used Komatsu PC 150 Track Excavator

File No. 28218-001
Date January 29, 2002
Weather Overcast 50's
H&A Rep M. Dodson

Ground El.: ft **Location:** See Plan **Groundwater depths/entry rates (in./min.):** Dry
El. Datum: NGVD

Depth (ft)	Sample ID	Stratum Change Elev./Depth (ft)	USCS Symbol	Visual-Manual Identification and Description (Color, GROUP NAME, % oversized, max. particle size, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel		Sand			Field Test				
					% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength
0	C1 0.0'-5.0'		SM	Dark brown to brown gray silty SAND with gravel (SM), no oversize, layered, no odor, moist, occasional layers of rusty ash and cinders. Layer of gray ASH and CINDERS from 4.5 to 5.0 ft. PID = 4.0/1.0 ppm	10	20	5	15	25	25				
1				-MISCELLANEOUS FILL-										
2														
3														
4			4.5		ASH and CINDERS									
5			5.0	SM	TOP OF LOESS AND GRAVEL AT 5.0 FT -LOESS-									
6		6.0		BOTTOM OF EXPLORATION 6.0 FT										

Obstructions: Large roots

Remarks: Observations made looking east.

Field Tests

Dilatancy R - Rapid S - Slow N - None
Toughness L - Low M - Medium H - High
Plasticity N - Nonplastic L - Low M - Medium H - High
Dry Strength N - None L - Low M - Medium H - High V - Very High

Standing Water in Completed Pit

at depth Dry ft
measured after - hours elapsed

Boulders

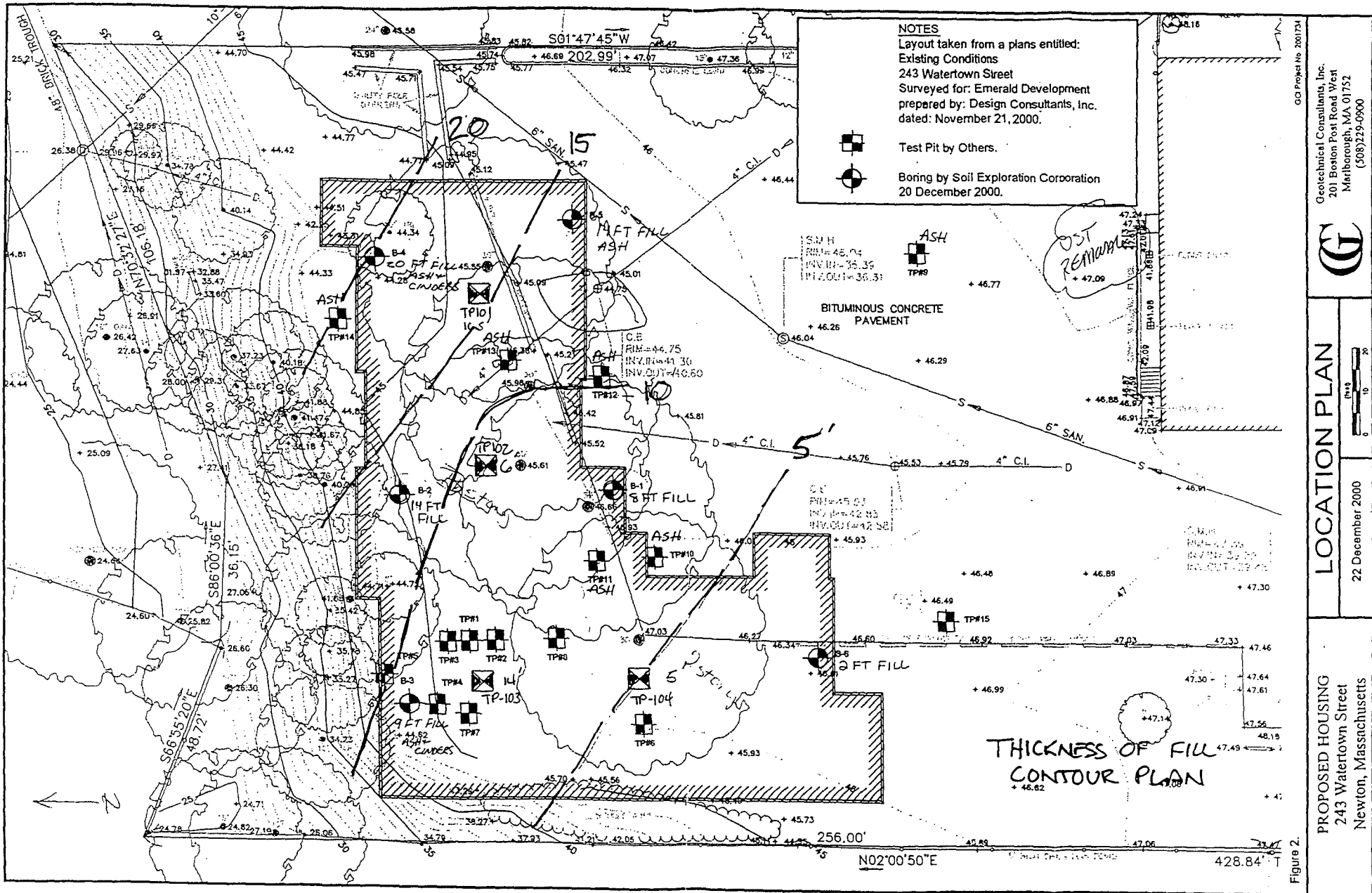
Diameter (in.)	Number	Approx. Vol. (cu.ft)
12" to 24"	-	= -
over 24"	-	= -

Test Pit Dimensions (ft)

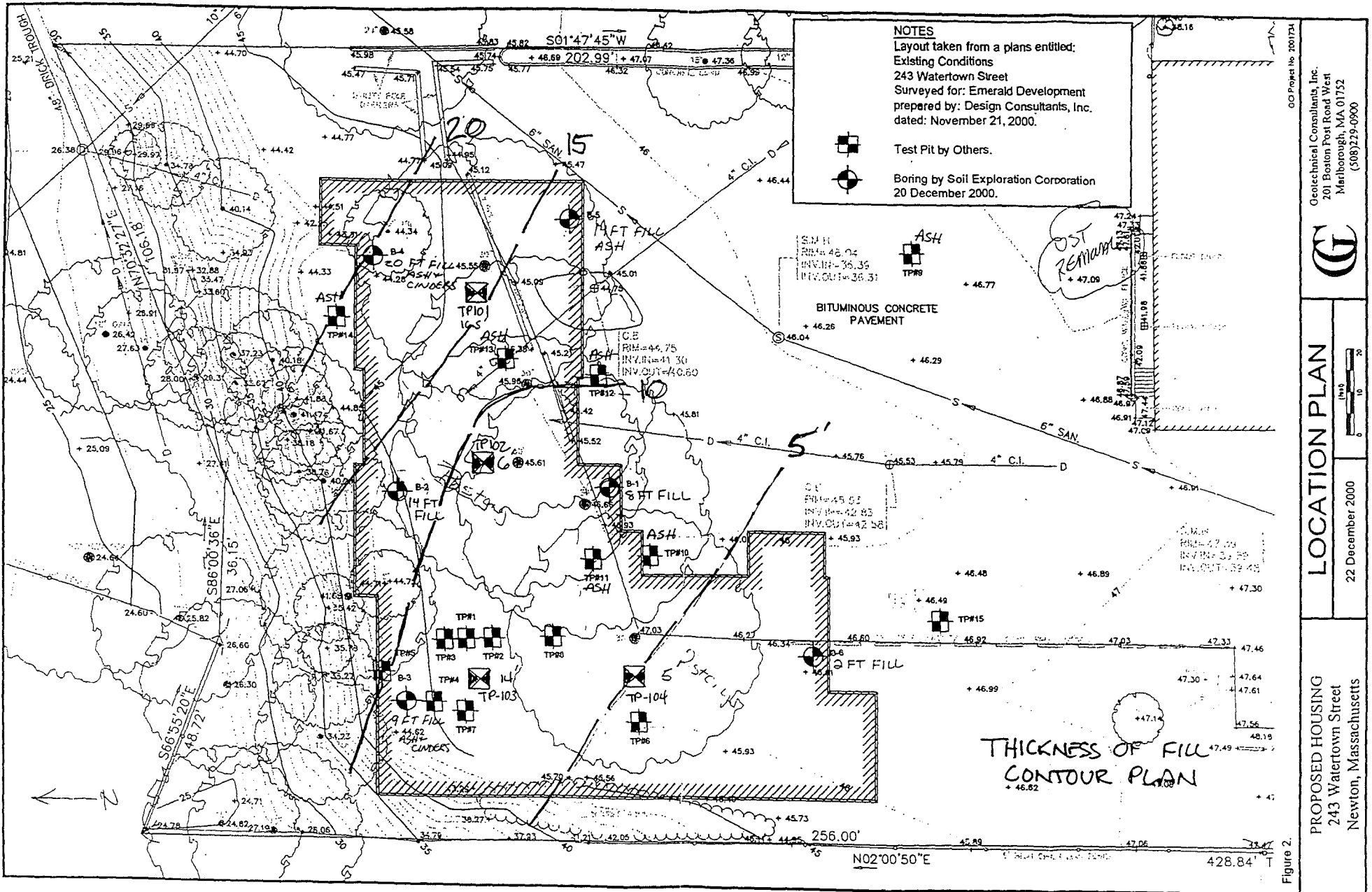
Pit Depth 6.0
Pit Length x Width 8.0 x 4.0

NOTE: Soil identification based on visual-manual methods of the USCS system as practiced by Haley & Aldrich, Inc.

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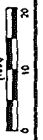
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Geotechnical Consultants, Inc.
 201 Boston Post Road West
 Marlborough, MA 01752
 (508)229-0900



LOCATION PLAN



22 December 2000

PROPOSED HOUSING
 243 Watertown Street
 Newton, Massachusetts

Haley & Aldrich, Inc.
465 Medford Street
Suite 2200
Boston, MA 02129-1400
Tel: 617.886.7400
Fax: 617.886.7600
www.HaleyAldrich.com



23 May 2002
File No. 28218-002

Department of Environmental Protection
Northeast Regional Office
205A Lowell Road
Wilmington, MA 01887

Attention: Bureau of Waste Site Cleanup

Subject: Release Notification and Notification for Conduct of a URAM
245 Watertown Street
Newton, MA

Ladies and Gentlemen:

This letter provides notification of a "120 day" reportable release and notification to conduct a Utility Related Abatement Measure (URAM) at the subject site subject to the provisions of the Massachusetts Contingency Plan 310 CMR 40.0462. The subject site is located at 245 Watertown Street in Newton as shown on Figure 1 - Project Locus. Original transmittal forms for Release Notification (BWSC-103) and URAM Notification (BWSC-106) are transmitted with this letter and copies of the forms are attached.

Release Notification

Haley & Aldrich, Inc. conducted a due diligence soil precharacterization in January 2002 on behalf of CASCAP Realty, Inc. in order to obtain information related to options for on-site reuse or off-site removal of soil generated during proposed construction activities. Soil samples representative of fill material to be excavated during proposed construction were collected from a depth of 0 to 5 ft bgs. In addition, soil samples were also collected at deeper depths (5 to 10 ft bgs) in the fill, which were considered to be representative of soil that will likely remain in-place below the new foundations.

The soil samples were submitted to Alpha Analytical, a DEP-certified laboratory, for chemical testing. The samples were tested for the following parameters: total petroleum hydrocarbons (TPH), RCRA-8 metals, volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs), PCBs, and the waste characteristic series. Three samples were also analyzed for TCLP lead as the total lead was greater than 20 times the RCRA TCLP criteria. The results indicated levels of several PAHs, lead, and TPH above RCS-1 Reportable Concentrations in the fill. Reporting category RCS-1 is applicable for the property since the site is located within 500 feet of residences. The results indicate that TCLP lead is present at concentrations below 5.0 mg/l and therefore, does not exhibit a characteristic of hazardous waste for leachable lead.

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Arizona

Washington
District of Columbia

Department of Environmental Protection
23 May 2002
Page 2

The presence of PAH compounds are believed to be due to the observed presence of ash and cinders in the fill samples and are not considered Reportable given the exclusion contained in 310 CMR 40.0317(9). Compounds considered reportable are included on the RNF.

The results of the program were relayed to CASCAP in a report titled "Proposed Elderly Housing Development, 245 Watertown Street, Newton, Massachusetts", dated 20 February 2002. CASCAP, Inc. secured ownership of the property on 19 March 2002 and thus became obligated to report the conditions at the site within 120 days from the date of ownership.

URAM Notification

Haley & Aldrich conducted a soil sampling program in May 2002 within the proposed utility alignment and roadway. Soil conditions in the roadway indicated 1.5 ft. of fill consisting of medium to fine sand. Ash fill was encountered below a depth of 1.5 ft. likely continuing below the bottom of the test pit (4.0 ft.) The shallow sample indicated Reportable Concentrations of PAH compounds and petroleum hydrocarbons. The deeper soil sample contained PAH compounds, lead and petroleum hydrocarbons at concentrations that exceed the applicable Reportable Concentrations.

The planned URAM activities involve management of more than 100 cubic yards of oil contaminated soil encountered at the site for installation of new water, sewer and drain lines for the proposed housing development at 245 Watertown Street. The utilities are located on private property within the limits shown on the attached site plan. The undersigned is serving as the Licensed Site Professional.

Excess material generated during utility installation will be removed from the site under the provisions of the 310 CMR 40.0030.

Sincerely yours,
HALEY & ALDRICH, INC.



Keith E. Johnson, LSP #9789
Vice President

Attachments

BWSC-103 Release Notification Form
BWSC-106 URAM Notification Form
Figure 1 - Project Locus
Figure 2 - Site Plan

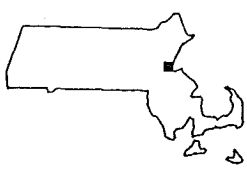
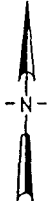
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c: Kimberly O'Brien; CASCAP Realty, Inc.
Michael Haran; CASCAP Realty, Inc.





SITE COORDINATES: 42°21'39"N 71°11'48"W



U.S.G.S. QUADRANGLE: BOSTON SOUTH, MA



UNDERGROUND
ENGINEERING &
ENVIRONMENTAL
SOLUTIONS

245 WATERTOWN STREET
NEWTON, MASSACHUSETTS

PROJECT LOCUS

APPROXIMATE SCALE: 1:25,000

MAY 2002

28218-002 A01

FIGURE 1



RELEASE & UTILITY-RELATED ABATEMENT
MEASURE (RAM & URAM) TRANSMITTAL FORM

Release Tracking Number

Pursuant to 310 CMR 40.0444 - 0446 and 310 CMR 40.0462 - 0465 (Subpart D)

-

A. SITE LOCATION:

Site Name: (optional) _____

Street: 245 Watertown Street Location Aid: _____

City/Town: Newton ZIP Code: 02465-0000

Check here if a Tier Classification Submittal has been provided to DEP for this Release Tracking Number.

Related Release Tracking Numbers That This RAM or URAM Addresses: _____

B. THIS FORM IS BEING USED TO: (check all that apply)

Submit a RAM Plan (complete Sections A, B, C, D, E, F, J, K, L and M).

Check here if this RAM Plan is an update or modification of a previously approved written RAM Plan. Date Submitted: _____

Submit a RAM Status Report (complete Sections A, B, C, E, J, K, L and M).

Submit a RAM Completion Statement (complete Sections A, B, C, D, E, G, J, K, L and M).

Confirm or Provide URAM Notification (complete Sections A, B, H, K, L and M).

Submit a URAM Status Report (complete Sections A, B, C, E, J, K, L and M).

Submit a URAM Completion Statement (complete Sections A, B, C, D, E, I, J, K, L and M).

You must attach all supporting documentation required for each use of form indicated, including copies of any Legal Notices and Notices to Public Officials required by 310 CMR 40.1400.

C. SITE CONDITIONS:

Check here if the source of the Release or Threat of Release is known.

If yes, check all sources that apply: UST Pipe/Hose/Line AST Drums Transformer Boat

Tanker Truck Vehicle Other Specify: _____

Identify Media and Receptors Affected: (check all that apply) Air Groundwater Surface Water Sediments Soil

Wetlands Storm Drain Paved Surface Private Well Public Water Supply Zone 2 Residence

School Unknown Other Specify: _____

Identify Release and/or Threat of Release Conditions at Site: (check all that apply)

2 and 72 Hour Reporting Condition(s) 120 Day Reporting Condition(s) Other Condition(s)

Describe: _____

RAMs may be conducted concurrently with an IRA only with written DEP approval
URAMs may not be conducted if any 2 or 72 Hour conditions exist at the site.

Identify Oils and Hazardous Materials Released: (check all that apply) Oils Chlorinated Solvents Heavy Metals

Others Specify: _____

D. DESCRIPTION OF RESPONSE ACTIONS: (check all that apply)

Assessment and/or Monitoring Only

Deployment of Absorbant or Containment Materials

Excavation of Contaminated Soils

Temporary Covers or Caps

Re-use, Recycling or Treatment

Bioremediation

On Site Off Site Est. Vol.: _____ cubic yards

Soil Vapor Extraction

Describe: _____

Structure Venting System

Store On Site Off Site Est. Vol.: _____ cubic yards

Product or NAPL Recovery

SECTION D IS CONTINUED ON THE NEXT PAGE.



RELEASE & UTILITY-RELATED ABATEMENT
MEASURE (RAM & URAM) TRANSMITTAL FORM

Release Tracking Number

Pursuant to 310 CMR 40.0444 - 0446 and 310 CMR 40.0462 - 0465 (Subpart D)

-

D. DESCRIPTION OF RESPONSE ACTIONS (continued):

- Landfill Cover Disposal Est. Vol.: _____ cubic yards Groundwater Treatment Systems
 - Removal of Drums, Tanks or Containers Air Sparging
 - Describe: _____ Temporary Water Supplies
 - Removal of Other Contaminated Media Temporary Evacuation or Relocation of Residents
 - Specify Type and Volume: _____ Fencing and Sign Posting
 - Other Response Actions Describe: _____
- See 310 CMR 40.0442 for limitations on the scope and type of RAMs.
See 310 CMR 40.0464 for performance standards for URAMs.**
- Check here if this RAM or URAM involves the use of Innovative Technologies. DEP is interested in using this information to aid in creating an Innovative Technologies Clearinghouse.
Describe Technologies: _____

E. TRANSPORT OF REMEDIATION WASTE: (if Remediation Waste has been sent to an off-site facility, answer the following questions)

Name of Facility: _____

Town and State: _____

Quantity of Remediation Waste Transported to Date: _____

F. RAM PLAN:

- Check here if this RAM Plan received previous oral approval from DEP as a continuation of a Limited Removal Action (LRA).
Date of Oral Approval: _____
- If a RAM Compliance Fee is required, check here to certify that the fee has been submitted. You MUST attach a photocopy of the payment. See 310 CMR 40.0444(2) to learn when a fee is not required.
- Check here if the RAM Plan is proposed for a Transition Site. If this is the case, you may need to attach an LSP Evaluation Opinion prior to undertaking the RAM, if not previously provided. See 310 CMR 40.0600 for further information about Transition Sites.

G. RAM COMPLETION STATEMENT:

- If a RAM Compliance Fee is required in connection with submission of the RAM Completion Statement, check here to certify that the fee has been submitted. You MUST attach a photocopy of the payment. You owe this fee when submitting a RAM Completion Statement if you received oral approval of a RAM that continued an LRA, and have NOT previously submitted a RAM Plan and accompanying fee.
- If any Remediation Waste will be stored, treated, managed, recycled or reused at the site following submission of the RAM Completion Statement, you must submit a Phase IV Remedy Implementation Plan, along with the appropriate transmittal form, as an attachment to the RAM Completion Statement.**

H. URAM NOTIFICATION:

Identify Location Type: (check all that apply) Public Right of Way Utility Easement Private Property

Identify Utility Type: (check all that apply) Sanitary/Combined Sewerage Water Drainage Natural Gas

Telephone Steam Lines Telecommunications Electric Other Specify: _____

Check here if you provided DEP with previous oral notification of this URAM. Date of Oral Notice: _____

Check here if the property owner was NOT contacted prior to initiation of the URAM. If this is the case, you must attach an explanation of why the owner was not contacted, including the date and time when contact ultimately occurred.

Check here if this URAM will occur in connection with the construction of new public utilities. If this is the case, document the nature and extent of encountered contamination, the scope and expense of necessary mitigation and the benefits and limitations of project alternatives.

With the exception stated below, the person undertaking the URAM must provide the name and license number of an LSP engaged or employed in connection with the URAM:

LSP Name: Keith E. Johnson LSP License Number: 9789

LSP information is not required if the URAM is limited to the excavation and/or handling of not more than 100 cubic yards of soil contaminated by Oil, or not more than 20 cubic yards of soil contaminated either by a Hazardous Material or a mixture of a Hazardous Material and Oil.



**RELEASE & UTILITY-RELATED ABATEMENT
MEASURE (RAM & URAM) TRANSMITTAL FORM**

Pursuant to 310 CMR 40.0444 - 0446 and 310 CMR 40.0462 - 0465 (Subpart D)

Release Tracking Number

-

I. URAM COMPLETION STATEMENT:

Check here if this URAM was limited to the excavation and/or handling of not more than 100 cubic yards of soil contaminated by Oil, or not more than 20 cubic yards of soil contaminated by either a Hazardous Material or a mixture of a Hazardous Material and Oil.

If any Remediation Waste will be stored, treated, managed, recycled or reused at the site following submission of the URAM Completion Statement, you must submit either a Release Abatement Measure (RAM) Plan or a Phase IV Remedy Implementation Plan, along with the appropriate transmittal form, as an attachment to the URAM Completion Statement.

J. LSP OPINION:

I attest under the pains and penalties of perjury that I have personally examined and am familiar with this transmittal form, including any and all documents accompanying this submittal. In my professional opinion and judgment based upon application of (i) the standard of care in 309 CMR 4.02(1), (ii) the applicable provisions of 309 CMR 4.02(2) and (3), and (iii) the provisions of 309 CMR 4.03(5), to the best of my knowledge, information and belief,

> if Section B of this form indicates that a Release Abatement Measure Plan is being submitted, the response action(s) that is (are) the subject of this submittal (i) has (have) been developed in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000 and (iii) complies(y) with the identified provisions of all orders, permits, and approvals identified in this submittal;

> if Section B of this form indicates that a Release Abatement Measure Status Report or a Utility-Related Abatement Measure Status Report is being submitted, the response action(s) that is (are) the subject of this submittal (i) is (are) being implemented in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000 and (iii) complies(y) with the identified provisions of all orders, permits, and approvals identified in this submittal;

> if Section B of this form indicates that a Release Abatement Measure Completion Statement or a Utility-Related Abatement Measure Completion Statement is being submitted, the response action(s) that is (are) the subject of this submittal (i) has (have) been developed and implemented in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000 and (iii) complies(y) with the identified provisions of all orders, permits, and approvals identified in this submittal;

I am aware that significant penalties may result, including, but not limited to, possible fines and imprisonment, if I submit information which I know to be false, inaccurate or materially incomplete.

Check here if the Response Action(s) on which this opinion is based, if any, are (were) subject to any order(s), permit(s) and/or approval(s) issued by DEP or EPA. If the box is checked, you MUST attach a statement identifying the applicable provisions thereof.

LSP Name: _____ LSP #: _____ Stamp: _____

Telephone: _____ Ext.: _____

FAX: (optional) _____

Signature: _____

Date: _____

An LSP Opinion is not required for a Utility-Related Abatement Measure Notification.

An LSP Opinion is not required for a URAM Completion Statement if the URAM is limited to the excavation and/or handling of not more than 100 cubic yards of soil contaminated by Oil, or not more than 20 cubic yards of soil contaminated either by Hazardous Material or a mixture of Hazardous Material and Oil.

K. PERSON UNDERTAKING RAM OR URAM:

Name of Organization: CASCAP Realty, Inc.

Name of Contact: Michael Haran Title: Executive Director

Street: 678 Massachusetts Avenue, 10th floor

City/Town: Cambridge State: MA ZIP Code: 02139-0000

Telephone: 617-234-2907 Ext.: _____ FAX: (optional) 617-503-2715

Check here if there has been a change in person undertaking the RAM or URAM.



RELEASE & UTILITY-RELATED ABATEMENT
MEASURE (RAM & URAM) TRANSMITTAL FORM

Pursuant to 310 CMR 40.0444 - 0446 and 310 CMR 40.0462 - 0465 (Subpart D)

Release Tracking Number

[] - []

L. RELATIONSHIP TO SITE OF PERSON UNDERTAKING RAM or URAM: (check one)

- RP or PRP Specify: Owner Operator Generator Transporter Other RP or PRP: _____
- Fiduciary, Secured Lender or Municipality with Exempt Status (as defined by M.G.L. c. 21E, s. 2)
- Agency or Public Utility on a Right of Way (as defined by M.G.L. c. 21E, s. 5(j))
- Any Other Person Undertaking RAM or URAM Specify Relationship: _____

M. CERTIFICATION OF PERSON UNDERTAKING RAM OR URAM:

I, Michael Haran, attest under the pains and penalties of perjury (i) that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this transmittal form, (ii) that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in this submittal is, to the best of my knowledge and belief, true, accurate and complete, and (iii) that I am fully authorized to make this attestation on behalf of the entity legally responsible for this submittal. I/the person or entity on whose behalf this submittal is made am/is aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

By: [Signature] Title: Authorized Rep. Executive Director
(signature)

For: CASCAP Realty, Inc. Date: 05/21/02
(print name of person or entity recorded in Section K)

Enter address of person providing certification, if different from address recorded in Section K:

Street: _____

City/Town: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ FAX: (optional) _____

YOU MUST COMPLETE ALL RELEVANT SECTIONS OF THIS FORM OR DEP MAY RETURN THE DOCUMENT AS INCOMPLETE. IF YOU SUBMIT AN INCOMPLETE FORM, YOU MAY BE PENALIZED FOR MISSING A REQUIRED DEADLINE.



RELEASE NOTIFICATION & NOTIFICATION RETRACTION
FORM Pursuant to 310 CMR 40.0335 and 310 CMR 40.0371 (Subpart C)

-

If assigned by DEP

A. RELEASE OR THREAT OF RELEASE LOCATION:

Street: 245 Watertown Street Location Aid: _____

City/Town: Newton ZIP Code: 02465-0000

B. THIS FORM IS BEING USED TO: (check one)

- Submit a Release Notification (complete all sections of this form).
- Submit a Retraction of a Previously Reported Notification of a Release or Threat of Release (complete Sections A, B, E, F and G of this form). You MUST attach the supporting documentation required by 310 CMR 40.0335.

C. INFORMATION DESCRIBING THE RELEASE OR THREAT OF RELEASE (TOR):

Date and time you obtained knowledge of the Release or TOR. Date: 02/20/02 Time: _____ Specify: AM PM

The date you obtained knowledge is always required. The time you obtained knowledge is not required if reporting only 120 Day Conditions.

IF KNOWN, record date and time release or TOR occurred. Date: _____ Time: _____ Specify: AM PM

Check here if you previously provided an Oral Notification to DEP (2 Hour and 72 Hour Reporting Conditions only).

Provide date and time of Oral Notification. Date: _____ Time: _____ Specify: AM PM

Check all Notification Thresholds that apply to the Release or Threat of Release: (for more information see 310 CMR 40.0310 - 40.0315)

2 HOUR REPORTING CONDITIONS

72 HOUR REPORTING CONDITIONS

120 DAY REPORTING CONDITIONS

- | | | |
|--|---|--|
| <input type="checkbox"/> Sudden Release | <input type="checkbox"/> Subsurface Non-Aqueous Phase Liquid (NAPL) Equal to or Greater than 1/2 Inch | <input checked="" type="checkbox"/> Release of Hazardous Material(s) to Soil or Groundwater Exceeding Reportable Concentration(s) |
| <input type="checkbox"/> Threat of Sudden Release | <input type="checkbox"/> Underground Storage Tank (UST) Release | <input checked="" type="checkbox"/> Release of Oil to Soil Exceeding Reportable Concentration(s) and Affecting More than 2 Cubic Yards |
| <input type="checkbox"/> Oil Sheen on Surface Water | <input type="checkbox"/> Threat of UST Release | <input type="checkbox"/> Release of Oil to Groundwater Exceeding Reportable Concentration(s) |
| <input type="checkbox"/> Poses Imminent Hazard | <input type="checkbox"/> Release to Groundwater near Water Supply | <input type="checkbox"/> Subsurface Non-Aqueous Phase Liquid (NAPL) Equal to or Greater than 1/8 Inch and Less than 1/2 Inch |
| <input type="checkbox"/> Could Pose Imminent Hazard | <input type="checkbox"/> Release to Groundwater near School or Residence | |
| <input type="checkbox"/> Release Detected in Private Well | | |
| <input type="checkbox"/> Release to Storm Drain | | |
| <input type="checkbox"/> Sanitary Sewer Release (Imminent Hazard Only) | | |

List below the Oils or Hazardous Materials that exceed their Reportable Concentration or Reportable Quantity by the greatest amount. If necessary, attach a list of additional Oil and Hazardous Material substances subject to reporting.

Name and Quantities of Oils (O) and Hazardous Materials (HM) Released:

O or HM Released	O HM (check one)	CAS # (if known)	Amount or Concentration	Units	Reportable Concentrations Exceeded, if Applicable (RCS-1, RCS-2, RCGW-1, RCGW-2)
Lead	<input type="checkbox"/> <input checked="" type="checkbox"/>	7439-92-1	830	mg/kg	RCS-1
TPH	<input checked="" type="checkbox"/> <input type="checkbox"/>	NA	3000	mg/kg	RCS-1
	<input type="checkbox"/> <input type="checkbox"/>				

D. ADDITIONAL INVOLVED PARTIES:

- Check here if attaching names and addresses of owners of properties affected by the Release or Threat of Release, other than an owner who is submitting this Release Notification (required).
- Check here if attaching Licensed Site Professional (LSP) name and address (optional).

You may write in names and addresses on the bottom of the second page of this form.



RELEASE NOTIFICATION & NOTIFICATION RETRACTION
FORM Pursuant to 310 CMR 40.0335 and 310 CMR 40.0371 (Subpart C)

-

If assigned by DEP

E. PERSON REQUIRED TO NOTIFY:

Name of Organization: CASCAP Realty, Inc.

Name of Contact: Michael Haran Title: Executive Director

Street: 678 Massachusetts Avenue, 10th floor

City/Town: Cambridge State: MA ZIP Code: 02139-0000

Telephone: 617-234-2907 Ext.: _____ FAX: (optional) 617-503-2715

F. RELATIONSHIP OF PERSON REQUIRED TO NOTIFY TO RELEASE OR THREAT OF RELEASE: (check one)

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

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

Agency or Public Utility on a Right of Way (as defined by M.G.L. c. 21E, s. 5(j))

Any Person Otherwise Required to Notify Specify Relationship: _____

G. CERTIFICATION OF PERSON REQUIRED TO NOTIFY:

I, Michael Haran, attest under the pains and penalties of perjury (i) that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this transmittal form, (ii) that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in this submittal is, to the best of my knowledge and belief, true, accurate and complete, and (iii) that I am fully authorized to make this attestation on behalf of the entity legally responsible for this submittal. I/the person or entity on whose behalf this submittal is made am/is aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

By: *Michael Haran* Title: Authorized Rep. Executive Director
(signature)

For: CASCAP Realty, Inc. Date: 05/21/02
(print name of person or entity recorded in Section E)

Enter address of the person providing certification, if different from address recorded in Section E:

Street: _____

City/Town: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ FAX: (optional) _____

YOU MUST COMPLETE ALL RELEVANT SECTIONS OF THIS FORM OR DEP MAY RETURN THE DOCUMENT AS INCOMPLETE. IF YOU SUBMIT AN INCOMPLETE FORM, YOU MAY BE PENALIZED FOR MISSING A REQUIRED DEADLINE.

**ATTACHMENT
RELEASE NOTIFICATION & NOTIFICATION RETRACTION FORM
BWSC-103**

**245 WATERTOWN STREET
NEWTON, MASSACHUSETTS**

D. ADDITIONAL INVOLVED PARTIES:

LSP Name and Address:
Keith E. Johnson
Haley & Aldrich, Inc.
465 Medford Street
Suite 2200
Boston, Massachusetts 02129
(617) 886-7318 (phone)
(617) 886-7618 (fax)

LEGEND

- BOUND FOUND
- DRILL HOLE FOUND
- STOCKPILE FENCE
- CHAIN LINK FENCE
- S SANITARY SEWER
- D DRAIN LINE
- W WATER LINE
- G GAS LINE
- E ELECTRIC LINE
- T TELEPHONE LINE
- OVERHEAD WIRES
- SANITARY MANHOLE
- DRAIN MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASINS
- UTILITY POLE
- TRAFFIC SIGNAL
- FIRE ALARM BOX
- FIRE HYDRANT
- WATER GATE
- GAS GATE
- SIGN
- SHRUB
- DRYWELL
- PROP SPOT GRADE
- PROP CLEAN OUT
- PROP CURB STOP
- HANDICAP PARKING
- GAS METER
- ABANDON
- ELECTRICAL
- TELEPHONE & CABLE

NOTE 1: THE EXACT LOCATION & INSTALLATION OF PROPOSED ELECTRICAL, CABLE & TELEPHONE LINES ARE DETERMINED BY OTHERS.

NOTE 2: CONTRACTOR TO DETERMINE/VERIFY LOCATION & SIZE OF SERVICE & CONNECT TO EXISTING WATER MAIN & PROPOSED DIOL WATER LINE.

NOTE 3: CASTINGS STRUCTURE TO BE REMOVED TO 2 FT OF FINISHED GRADE. PIPES SEALED/PLUGGED AT INVERTS W/ CEMENT STRUCTURE FILLED/COMPACTED W/ BANK RUN GRAVEL & THEN ABANDONED IN PLACE. ALL PIPES TO ALSO BE BROKEN/SEALED AT PROPERTY LINE, THEN ABANDONED IN PLACE.

NOTE 4: CONTRACTOR TO DETERMINE/VERIFY LOCATION & SIZE OF SERVICE & CONNECT TO PROPOSED DRAIN/SEWER MANHOLE.

NOTE 5: SEWER SERVICES AS SHOWN FOR FEATURES LOCATED ON OR ABOVE THE FINISH FLOOR ELEVATION OF THE FIRST BUILDING FLOOR.

NOTE 6: SIZE OF DOMESTIC WATER SERVICES ARE NOT BASED ON FIXTURE COUNT ANALYSIS. ACTUAL SIZES ARE TO BE AT OR BELOW THE 1-1/2" INCHES SIZES.

PIPE MATERIALS:

FIRE SERVICE: 4" CEMENT LINED DUCTILE IRON (CLD) CLASS 52
DOMESTIC WATER SERVICE: 2" CEMENT LINED DUCTILE IRON (CLD) CLASS 52

1-1/2" TYPE K COPPER

SEWER SERVICE: 6" PVC ASTM D3034-SDR 35
8" PVC ASTM D3034-SDR 35

ROOF DRAINS: 6" PVC ASTM D3034-SDR 35

DRAIN PIPES: 12" REINFORCED CONCRETE PIPE CLASS III, UNLESS OTHERWISE NOTED.

SEWER CLEANOUTS & INTERNAL SEWER SERVICES:

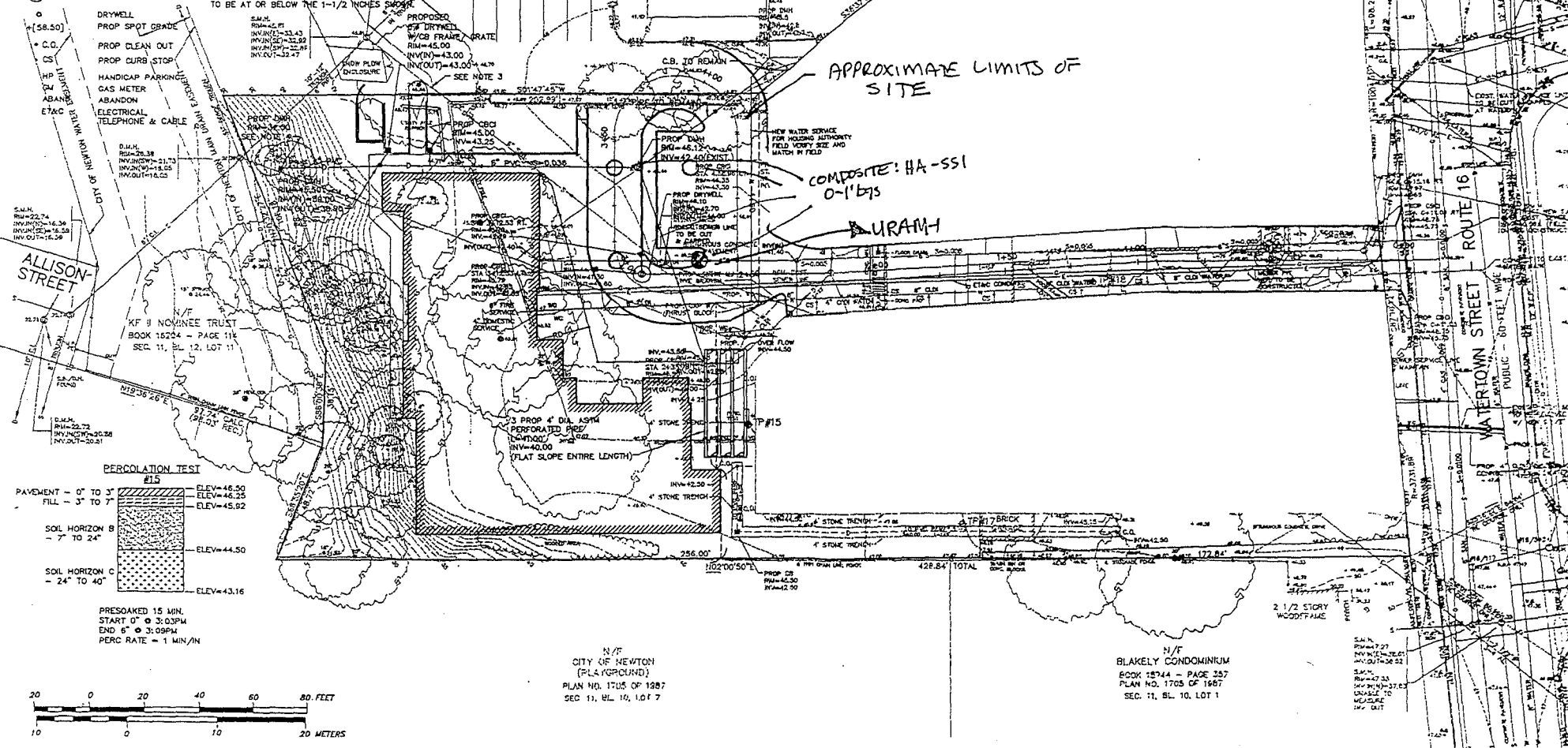
THE OWNER SHALL FURNISH AND INSTALL ALL SEWER CLEANOUTS. EXACT LOCATION OF ALL SEWER CLEANOUTS AND INTERNAL SEWER SERVICES TO BE CONFIRMED/COORDINATED BY MECHANICAL ENGINEER AND ARCHITECT.

N/F ROMAN CATHOLIC ARCHDIOCESE OF BOSTON CORP.
PLAN BY SCHOFIELD BROTHERS, INC. DATED DEC. 30, 1982 (LOT 1)

GENERAL NOTES:

1. PROPOSED DESIGN IS BASED ON THE ASSUMPTION THAT THE DEVELOPMENT OF PARCEL "A" HAS BEEN COMPLETED WITH RESPECT TO THE DRIVEWAY, GRADING, DRAINAGE AND UTILITIES AS SHOWN IN PARCEL "A".

2. ALL DIMENSIONS AND PROPOSED WORK SHOWN WITHIN PARCEL "A" DO NOT PERTAIN TO THIS PROJECT UNLESS SPECIALLY NOTED.

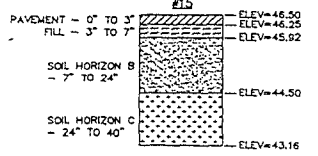


APPROXIMATE LIMITS OF SITE

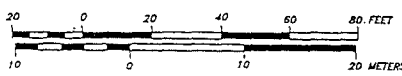
COMPOSITE: HA-SS1
0-1' b/s

DURAM

PERCOLATION TEST #15



PRESOAKED 15 MIN.
START 0" @ 3:03PM
END 6" @ 3:09PM
PERC RATE = 1 MIN/IN



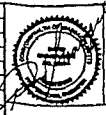
N/F CITY OF NEWTON
(PLA/GROUND)
PLAN NO. 1705 OF 1287
SEC. 11, BL. 10, LOT 7

N/F BLAKELY CONDOMINIUM
BOOK 18744 - PAGE 257
PLAN NO. 1705 OF 1587
SEC. 11, BL. 10, LOT 1

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Design Consultants, Inc.
Consulting Engineers and Surveyors
DESIGN CONSULTANTS BUILDING
285 WOODFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

SCALE:				
HORIZ:	1"=20'			
VERT:				
NO.	1.	9/5/01	SSW	GRADING, CURB LAYOUT, PARKING SPACES, & UTILITIES
				REVISIONS



DESIGN: B.J.Q.
DRAFTING: C.P.M.
CHECKED: B.J.Q.
APPROVED: B.J.Q.

UTILITIES & DRAINAGE PLAN

243 WATERTOWN STR
NEWTON, MASSACHUSETTS
PREPARED FOR
CASCAP