Harborlight Community Partners
Providing Homes & Community Support

April 30, 2014

City of Beverly
Community Preservation Committee
C/O Planning Department
191 Cabot St.
Beverly MA 01915

RE: Harborlight House Request

Dear Community Preservation Committee Members,

Thank you for investing your time and expertise into preserving and promoting elements of the great City of Beverly including recreational uses, historic preservation, open space preservation, and community housing. We appreciate your work in reviewing the many applications that such a wide number of good organizations have put forward.

Thank you for taking the time to consider partnering with us to preserve the historic Mayor John Baker home, which today functions as community housing for frail, fixed income elders in our community.

Should you have any questions about Harborlight House or this application materials please feel free to contact me at adefranza@harborlightcp.org or 978-922-1305 x 207. If any committee members would like a tour of the site we would be very pleased to have you visit.

Best Regards,

Andrew DeFranza
Executive Director

City of Beverly
Community Preservation Committee
Planning Department
191 Cabot Street, City Hall
Beverly, MA 01915
(978) 921-6000 ext. 2343 (978) 921-6187 (Fax)

2014 CPA PROJECT FUNDING APPLICATION
Project Description Form
Application and supporting materials must be submitted by May 1, 2014

Project Title: Harborlight House
Project Location/Address: 1 Monument Square
Date: 4/30/14

Name of Applicant: Harborlight Community Partners **Organization:** Same **Contact Person:** Andrew DeFranza **Mailing Address:** PO Box 507 Beverly MA 01915 **Telephone #:** 978-922-1305 x 207 **Fax#:** 978-922-2874 **Email Address:** adefranza@harborlightcp.org	**If Different From the Applicant:** **Name of Owner:** Harborlight House LLC **Mailing Address:** Same **Telephone #:** Same **Fax#:** Same **Email Address:** Same

- CPA Funding Requested: $300,000 Total Project Cost: $ 7,762,571

NOTE: Out of respect for the number of other excellent applications we are suggesting that perhaps a way to help this process is to bond a much smaller amount of money over a multi year period for this project. This could be a 5-7 year bond that uses a very small percentage of annual funding (10% or less). The result would be an initial use of $60,000 in year one to satisfy the Community Housing and/or Historic Preservation elements if you choose to apply it this way. The balance of $240,000 could be bonded over 5 years with the CPA funds used to service that capital requirement. If this concept is helpful in allowing more projects to be funded that the CPC, and the City Council and the Mayor wish to fund, HCP would volunteer to do this via a bond instead of a direct capital request. We are happy to discuss this in more detail as is convenient.

- Please circle all CPA Categories to which this project applies (more than one may apply):

Open Space — **Community Housing**
Historic Preservation — Recreation

PLEASE ATTACH THE FOLLOWING SUPPORTING INFORMATION AND DOCUMENTATION:
Please type all responses and indicate item number

1. **Applicant/Organization Background:** Please provide a brief description of your or the organization's profile and project history. Explain your ability and capacity to undertake and successfully execute the project.
2. **Project Narrative:** Please provide a thorough description of the project and goals it will achieve. In addition, please address the following items in your narrative, which should not exceed 5 typed pages:
    a. **Community Need:** Describe what community preservation need this project serves and how the project meets the General and Category Specific Evaluation Criteria as established by the CPC. Please address specific CPC criteria and the definitions listed on the Allowable Uses Chart when answering this question.
    b. **Feasibility:** List and explain all further actions or steps that will be required for completion of the project (i.e. 21E environmental assessments; zoning, planning board, conservation commission permits and approvals; easements or restrictions; subordination agreements etc…).
    c. **Maintenance & Long Term Preservation:** If on-going maintenance and upkeep is required, please describe how this will be accomplished. Explain specific guarantees that will assure long-term preservation of the project.
    d. **Maps &Visual Materials:** Please include plans, maps and other visual aids to help describe the project (i.e. USGS topographic map, assessors map, GIS/aerial photo maps, photographs, renderings or design plans etc…).
3. **Budget:** Please fill out the attached Budget Form. Please indicate which expenses CPA will directly fund. Attach supporting documentation as appropriate.
4. **Project Schedule:** Please fill out the attached Project Schedule Form. Explain each step of the project, time to accomplish the various steps, milestones and project completion date.
5. If applicable and appropriate, additional information or supporting documentation should also be attached, including but not limited to:
    a. Natural resource features
    b. Proof of site control, or plan to obtain control such as Purchase and Sale Agreement, option or deed

c. For historic properties or artifacts, a Determination of Historic Significance by the Beverly Historic District Commission
d. Historic structure report or existing conditions report
e. Letters of support sufficient to document clear endorsement by community members and groups, and where appropriate, by municipal boards, committees, commissions and departments
f. Letters from project partners and/or other funding sources
g. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed
h. Any other information useful to the Committee in considering the project

I certify, under the pains and penalties of perjury, that the information set forth in this application is true and complete to the best of my knowledge.

Applicant's Signature: _____ Date: 4/29/14

Owner's Signature: _____ Date: 4/29/14
(If Different From Applicant)

Andrew DeFranza Agent for:
(1) Harborlight Community Partners (Applicant)
(2) Harborlight Affordable Housing LP (owner)

1. Applicant/Organization Background

Sponsor/Developer:
Harborlight Community Partners is a local non profit organization affiliated with the longstanding housing efforts of First Baptist Church in Beverly. We are one of the larger non profit affordable housing organizations on the North Shore. We have also recently begun managing property for a sister non profit on the South Coast. We currently support and/or operate over 400 units of affordable housing for nearly 600 people. These include projects with various compliance elements such as PRAC 202, Section 8, LIHTC, CDBG, HOME, tax exempt bond, HUD 223 F as well as various DHCD subordinate sources. These projects include family rental housing, first time buyer housing, individual rental housing, supportive senior rental housing, homeless family rental housing, and independent senior rental housing. In the last five years we have merged together seven smaller housing development and management groups, developed the first affordable housing project using CPA funds in Hamilton, preserved two USDA projects using CPA funds in Rockport, preserved eight smaller, failing family rental buildings, helped to stabilize a local homeless shelter, and closed one of only a few 223F/LIHTC pilot deals in New England. We are committed to our community and its housing needs. We have the experience, the history, and the contextual credibility to act to meet these needs.

Development Team:
The development team has strong experience with affordable housing and the local context.

- Andrew DeFranza: Sponsor Representative
- Thad Siemakso: Architect
- Kurt James/Rackemann Sawyer and Brewster: Attorney
- John Mackey/CohnReznick: Accounting and Analysis
- MHIC: Syndicator
- Boston Private Bank and Trust: Bond Purchaser
- Contractor: TBD. We have a focus on using local vendors and suppliers.

2. Project Narrative

a. Community Need:

(Describe what community preservation need this project serves and how the project meets the General and Category Specific Evaluation Criteria as established by the CPC. Please address specific CPC criteria and the definitions listed on the Allowable Uses Chart when answering this question.)

The proposed Harborlight House project serves two community preservation needs. First, the project serves a Historic Preservation need. It does this by acquiring, rehabilitating and restoring a recognized building of historic significance, the home of John Baker the City of Beverly's first Mayor. Second, the project services a Community Housing need by acquiring, rehabilitating and making capital improvements to this building which will be used to house low income elders in need of affordable housing with on sight supportive services like home care, laundry, transportation, meal assistance, and other personal care needed to help them remain independent. This housing, per the CPC regulations, will be restricted to elders earning less than 80% of the area median income. In this case, the Harborlight House

project will be committing to serve elders earning less than 60% of area median income. The project was originally placed into a subsidiary which allowed for the leverage of low income housing tax credits and involved a non profit (Harborlight Community Partners) and an investor (Mass Housing Investment Corp). The original investor and majority owner has now exited the ownership structure and the property can be recapitalized. It is our intent to use this same financing structure by acquiring the property with a newly created subsidiary. This will allow new equity to be invested in the project and allow the needed rehabilitation and improvements which will both preserve the long term historic community asset and ensure the safe and sustainable performance of the housing asset for the fixed income elders who make their home at Harborlight House. The local Community Preservation funds from the citizens of Beverly are critical to leverage the significant resources from State capital and the low income housing tax credit equity. We expect these sources to total over $4,000,000 allowing our local Community Preservation capital to generate better than a 10 to 1 return into the City of Beverly to serve our Historic Preservation and Community Housing goals.

b. Feasibility:

(List and explain all further actions or steps that will be required for completion of the project (i.e. 21E environmental assessments; zoning, planning board, conservation commission permits and approvals; easements or restrictions; subordination agreements etc…).

Thankfully, this is a project that involves an acquisition for the purposes of preservation and rehabilitation of an existing building. With this context, and based on work over the last year, most steps in the due diligence process are complete. The project is very well along and the concept and timing are feasible.

Steps Complete:

- Special Permit in place with no new required permits, approvals or easements beyond a building permit
- New 21 E complete with no issues
- New appraisal complete
- New market study complete
- New Capital Needs Analysis complete
- New Site Plan complete
- Mass Historic Commission new "no adverse effect" finding complete
- Beverly Historic District Commission confirmation of Historic Significance complete
- Early architectural concept complete (attached)

Steps In Process:

- State Department of Housing and Community Development application for bond capital, 4% low income housing tax credit allocation, and project based operating vouchers submitted March 21, 2014. DHCD site visit was April 29, 2014. Announcements will be made June 2014. It is unusual to be funded in the first round though possible. We are planning to need to resubmit in the first quarter round of 2015 if the project is pushed back from the recent funding round.

- Beverly CPC Application Submission: May 1, 2014. The result of this application will be a critical support in securing the funding from DHCD noted above.

Steps To Come:

- Formal requests will be submitted to CEDAC, the City of Beverly, and the North Shore HOME Consortium asking to waive interest accrued on the subordinate debt of the current project. This will be done after the DHCD announcement in July 2014.
- An application will be made to the Federal Home Loan Bank for a grant in September of 2014.
- Construction permit level architectural drawings will be developed after the DHCD announcement in the third quarter of 2014.
- A bid process to determine the contractor will be held in the late fourth quarter of 2014/early first quarter of 2015. A building permit will be pulled as a part of this process. The timing of this will depend on the DHCD announcement and their timing for funding this project. If they shift the project later, the bid process will also shift to later in 2015.
- If the project is funded by DHCD in June of 2014 it is likely construction would begin the following spring of 2015. If the project is not funded until 2015 it is likely construction would begin in the spring of 2016.
- This project will involve construction in an occupied building. Once the funders have confirmed their timing either in later 2014 or later 2015, a 4-6 month process involving residents and resident families will be undertaken to plan for the process. This will involve significant communication, the confirmation of construction techniques and schedules to mitigate noise and stress, and the plan to shift residents to rooms in the building which are not under construction when their current portion of the building is under construction. Our commitment to the residents, and their families, along with their frail condition will necessitate that this process is thorough and has sufficient lead and planning time.

c. Maintenance & Long Term Preservation:

(If on-going maintenance and upkeep is required, please describe how this will be accomplished. Explain specific guarantees that will assure long-term preservation of the project.)

Harborlight House is a historically significant property that is also used 24 hours a day, every day, to provide affordable community housing for seniors. As such it has significant ongoing maintenance needs. The First Baptist Church has been involved admirably seeing to these needs and preserving this historic asset and operating it as affordable senior housing in some fashion for 50 years. We plan to continue this tradition into the next iteration of the project. This will require a variety of responses described below:

- **Property Management:**
  Harborlight Community Partners has been the contracted property manager,and will continue to be the property manager of Harborlight House in this new phase of the project. That will involve among other things an on site full time Property Manager, a part time Maintenance Technician, 24 hour on call emergency maintenance support,

periodic equipment servicing and repair including elevator service, and regular capital evaluation and planning.

- **Long term Preservation Assurance:**
  In addition to the day to day property management there are a few other key elements that will provide affirmation and guaranties of the maintenance, upkeep, and affordable housing use of this property. These are listed below.
- **Developer Guaranties:**
  As a part of this new low income housing tax credit financing Harborlight Community Partners (HCP) as the developer will have to provide guaranties of the rehabilitation of the project and its ongoing use as affordable housing. There are penalties placed on HCP for failing in this effort.
- **Capital Plan and Replacement Reserve:**
  A replacement reserve of $5,000 per unit is capitalized at the closing. $300 per unit per year is then deposited into this account. A capital repair plan is developed every five years to guide the use of this capital and to suggest any changes in the reserve deposit amounts.
- **Affordable Housing Restriction**:
  Each financial participant in the project will place an enforceable long term use restriction on the project. These restrictions will be recorded at the Registry of Deeds.

d. **Maps &Visual Materials:**
(Please include plans, maps and other visual aids to help describe the project (i.e. USGS topographic map, assessors map, GIS/aerial photo maps, photographs, renderings or design plans etc.))

- **Please see attached:**
  - Pictures
  - USGS Map
  - Site Plan
  - Design Plans Including a Locus Map

3. Budget:

Please see attached.

4. Project Schedule:

Please see attached.

5. Other Applicable Items

Please see attached:

- **Current Deed and Purchase and Sale Agreement**
- **Determination of Historic Significance by the Beverly Historic District Commission**
- **Historic structure report or existing conditions report**
- **Mass Historic Letter**

- Letters of support
- Letters from project partners and/or other funding sources
- Evidence that appropriate professional standards will be followed
- Capital Needs Assessment
- Market Study
- Phase 1 Environmental Report
- Zoning and Environmental Opinion

Pictures

HARBORLIGHT HOUSE

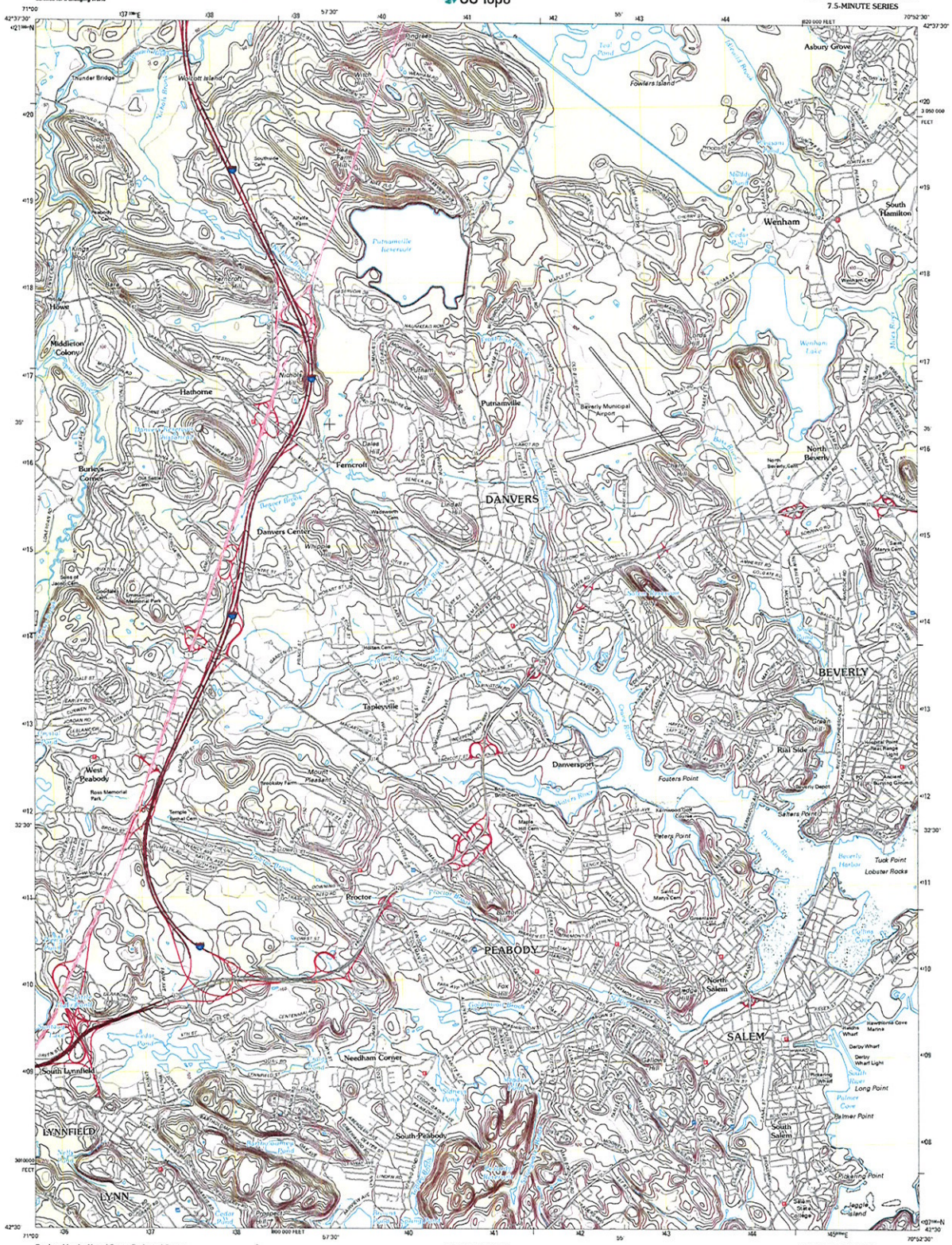
1 MONUMENT SQUARE, BEVERLY, MA

USGS Map

U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY

The National Map US Topo

SALEM QUADRANGLE
MASSACHUSETTS-ESSEX CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 19T
10 000-foot ticks: Massachusetts Coordinate System of 1983 (mainland zone)

Imagery.....NAIP, August, 2010
Roads.....©2006-2011 TomTom
Names.....GNIS, 2011
Hydrography.....National Hydrography Dataset, 2010
Contours.....National Elevation Dataset, 2008
Boundaries.....Census, BWC, EIC, USGS, 1972 - 2010

MN
GN
TRUE NORTH
MAGNETIC NORTH
9°
23 MILS

UTM GRID AND 2012 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-meter Square ID
CK
Lat/Long Corner Designation
TP

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.2

MASSACHUSETTS

QUADRANGLE LOCATION

South Groveland	Georgetown	Ipswich
Reading	Salem	Marblehead Neck
Boston North	Lynn	Marblehead South

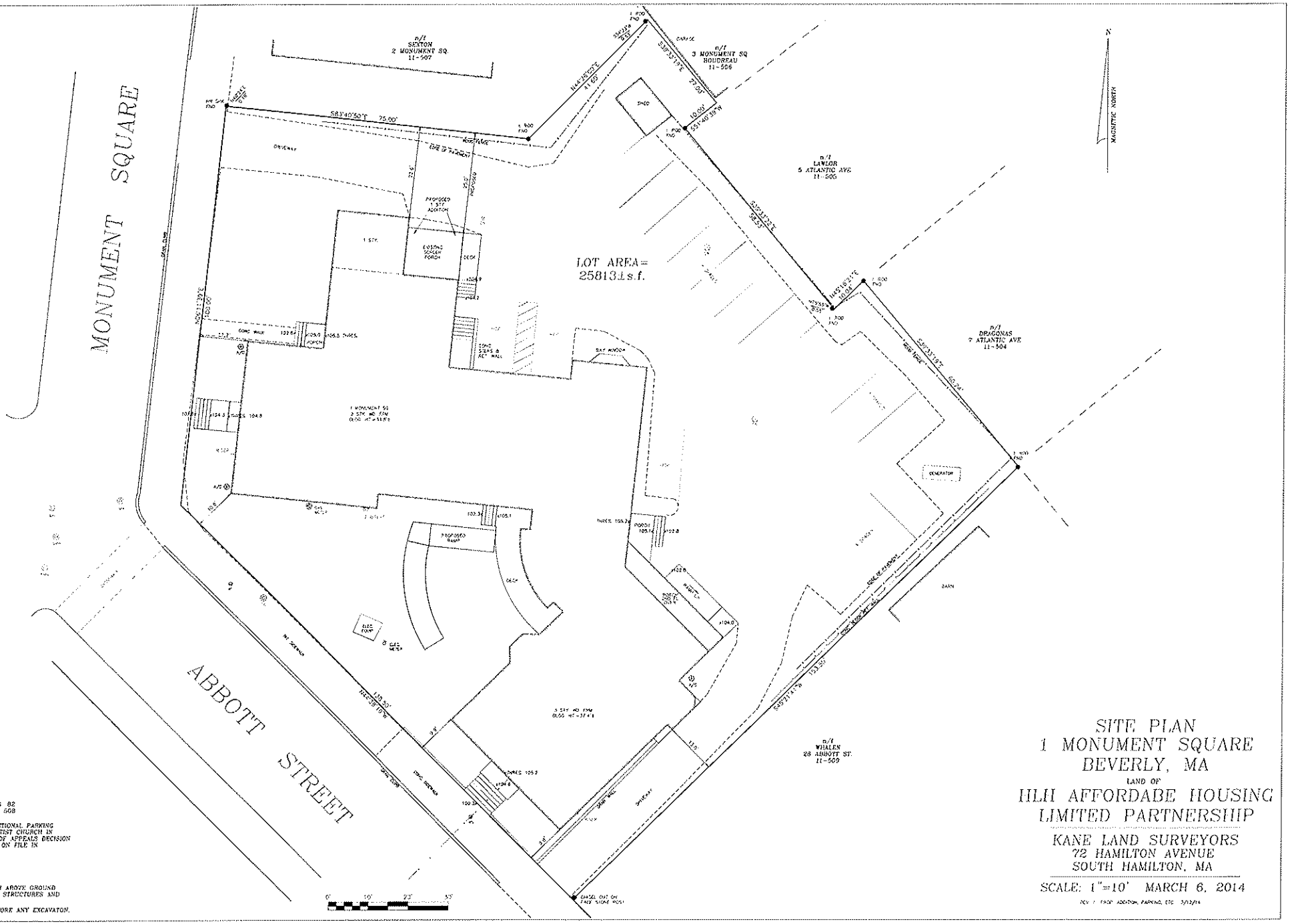
ADJOINING 7.5' QUADRANGLES

ROAD CLASSIFICATION

Interstate Route
US Route
Ramp
State Route
Local Road
4WD
Interstate Route
US Route
State Route

SALEM, MA
2012

Site Plan



S
D. BK 14386 PG 82
MAP 11 PARCEL 508
TRICT: R-6
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THE FIRST BAPTIST CHURCH IN
SE THE BOARD OF APPEALS DECISION
27, 1998, AND ON FILE IN
1665 PG. 68

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ATUM
HOWN ARE FROM ABOVE GROUND
OF OBSERVABLE STRUCTURES AND

AFE AT 811 BEFORE ANY EXCAVATION.

SITE PLAN
1 MONUMENT SQUARE
BEVERLY, MA

LAND OF

HLH AFFORDABE HOUSING LIMITED PARTNERSHIP

KANE LAND SURVEYORS
72 HAMILTON AVENUE
SOUTH HAMILTON, MA

SCALE: 1"=10' MARCH 6, 2014

REV. 1 19'0" ADDITION, PARKING, ETC. 5/12/14

Design Plans Including a Locus Map

HCP - Harborlight House

Renovation/Expansion

Schematic Progress Set
March 7, 2014

1 Monument Square
Beverly, MA 01915

Siemasko + Verbridge

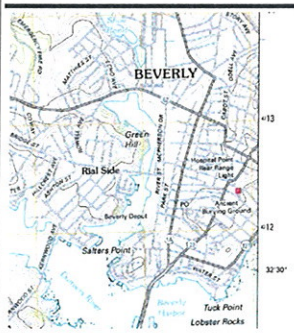
Architecture
Interior Design
Landscape Design
Decorating

svdesign.com
978.927.3745

• NEW ISSUED ○ ISSUED WITH NO CHANGES ■ REVISED ISSUE □ REVISED - NOT ISSUED / SK ISSUED

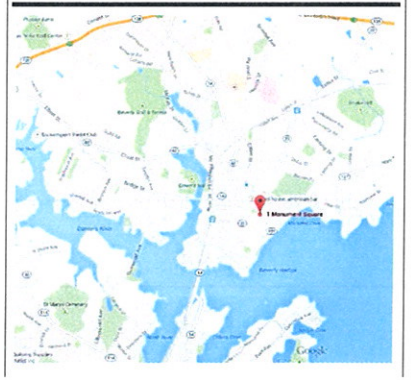
Sheet Number	Sheet Name	ISSUE 1 - Preliminary Plans and Specifications March 7, 2014	ISSUE 2 - YY.YY.YY	ISSUE 3 - YY.YY.YY	ISSUE 4 - YY.YY.YY	ISSUE 5 - YY.YY.YY	ISSUE 6 - YY.YY.YY	ISSUE 7 - YY.YY.YY	ISSUE 8 - YY.YY.YY	COMMENTS
Schematic Design										
A0.00	Cover Page and Project Information	•								
A0.1	Existing First Floor Plan	•								
A0.2	Existing Second Floor Plan	•								
A0.3	Existing Third Floor Plan	•								
A1.4	Proposed First Floor Plan 30 Unit	•								
A1.5	Proposed Second Floor Plan 30 Unit	•								
A1.6	Proposed Third Floor Plan 30 Unit	•								

VICINITY MAP



MAP TAKEN FROM USGS 7.5 MINUTE SERIES MAP

LOCATION MAP



PROJECT INFORMATION

BUILDING ADDRESS:	1 Monument Ave, Beverly, MA 01915
BLOCK AND LOT NUMBER:	Map 11; Parcel 508
OCCUPANCY TYPE:	R-2
CONSTRUCTION TYPE:	5A
BUILDING AREA:	17,430 S.F. (Existing); 17,630 S.F. (Proposed)
PROJECT DATUM ELEVATION:	First Floor Elevation = 105.2'
FIREPROOFING:	Fully Sprinklered Building
ZONING:	R-6

	Existing Unit Distribution	Proposed Unit Distribution
First Floor	12	10
Second Floor	19	17
Third Floor	2	3
Total	33	30
Handicap Units	2	2

Area Designation	Area Calculation	Percentage of Building Total
Residences	7,366 S.F. (gross)	41.8%
Stair Areas	1,137 S.F. (gross)	6.5%
Common Areas	9,210 S.F. (gross)	52.3%
Total	17,630 S.F. (gross)	100%

NOTE: Area calculations do not take into account basements. Existing kitchen, restrooms, laundry room, mechanical rooms, and storage areas are included in the total.

Area Designation	Area Calculation	Percentage of Lot Total
Building Footprint	7,323 S.F. (gross)	26.4%
Developed Areas	11,376 S.F. (net)	44.0%
Open Areas	7,144 S.F. (gross)	27.6%
Lot Area Total	25,843 S.F. (gross)	100%

*Parking Requirements
The requirements for parking of this parcel was set by special permit from the Beverly Zoning Board of Appeals. The minimum required parking for this was set at 1.75 Parking/Dwelling Unit. This was a request 26 spaces on site. Currently there are 19 parking spaces on site, 18 of which are Handicap Accessible parking spaces. The total 26 on site parking spaces have been granted an easement from the First Baptist Church in Beverly, (an adjacent site). There will be no changes to the current parking situation since the project.

Unit Designation	Area Calculations	Unit Designation	Area Calculations
Unit #1	255 S.F.	Unit #19	315 S.F.
Unit #2 *	245 S.F.	Unit #20	235 S.F.
Unit #3 *	245 S.F.	Unit #21	235 S.F.
Unit #4 *	255 S.F.	Unit #22	230 S.F.
Unit #5 *	HAS BEEN ELIMINATED	Unit #23	250 S.F.
Unit #6	245 S.F.	Unit #24	HAS BEEN ELIMINATED
Unit #7	HAS BEEN ELIMINATED	Unit #25	245 S.F.
Unit #8	255 S.F.	Unit #26	245 S.F.
Unit #9	245 S.F.	Unit #27	200 S.F.
Unit #10	200 S.F.	Unit #28	195 S.F.
Unit #11	195 S.F.	Unit #29	210 S.F.
Unit #12	210 S.F.	Unit #30	200 S.F.
Unit #13	245 S.F.	Unit #31	200 S.F.
Unit #14 *	245 S.F.	Unit #32	235 S.F.
Unit #15	245 S.F.	Unit #33	245 S.F.
Unit #16 *	255 S.F.	Unit #34	HAS BEEN ELIMINATED
Unit #17	HAS BEEN ELIMINATED	Unit #35	353 S.F.
Unit #18 *	245 S.F.		

NOTE
The designations have been kept consistent from making conversions to proposed scale. Proposed project will have 30 Units. Units numbered marked according to existing conditions have been noted in bold that. Handicap units for the proposed project have been named with an asterisk.
Garage has its own entrance but inside. Existing common entrances on each floor are existing to remain.

Revisions

Issue	Date & Issue Description	Check	By
	Schematic Progress Set	Mar 7 2014	

Project Name: Renovation/Expansion
Description: Cover Page and Project Information
Scale: 12" = 1'-0"
Date: Mar 7 2014
Drawn by: tdbe
Plot Date: 3/12/2014 5:15:05 PM
Checked by: Cbcdar
File Name:
Project #: 11-1125.00

Proposed New Construction
HCP - Harborlight House
1 Monument Square
Beverly, MA 01915

Siemasko + Verbridge
Architecture
Interior Design
Landscape Design
Decorating
1326 Dodge Street
Beverly, Massachusetts 01915
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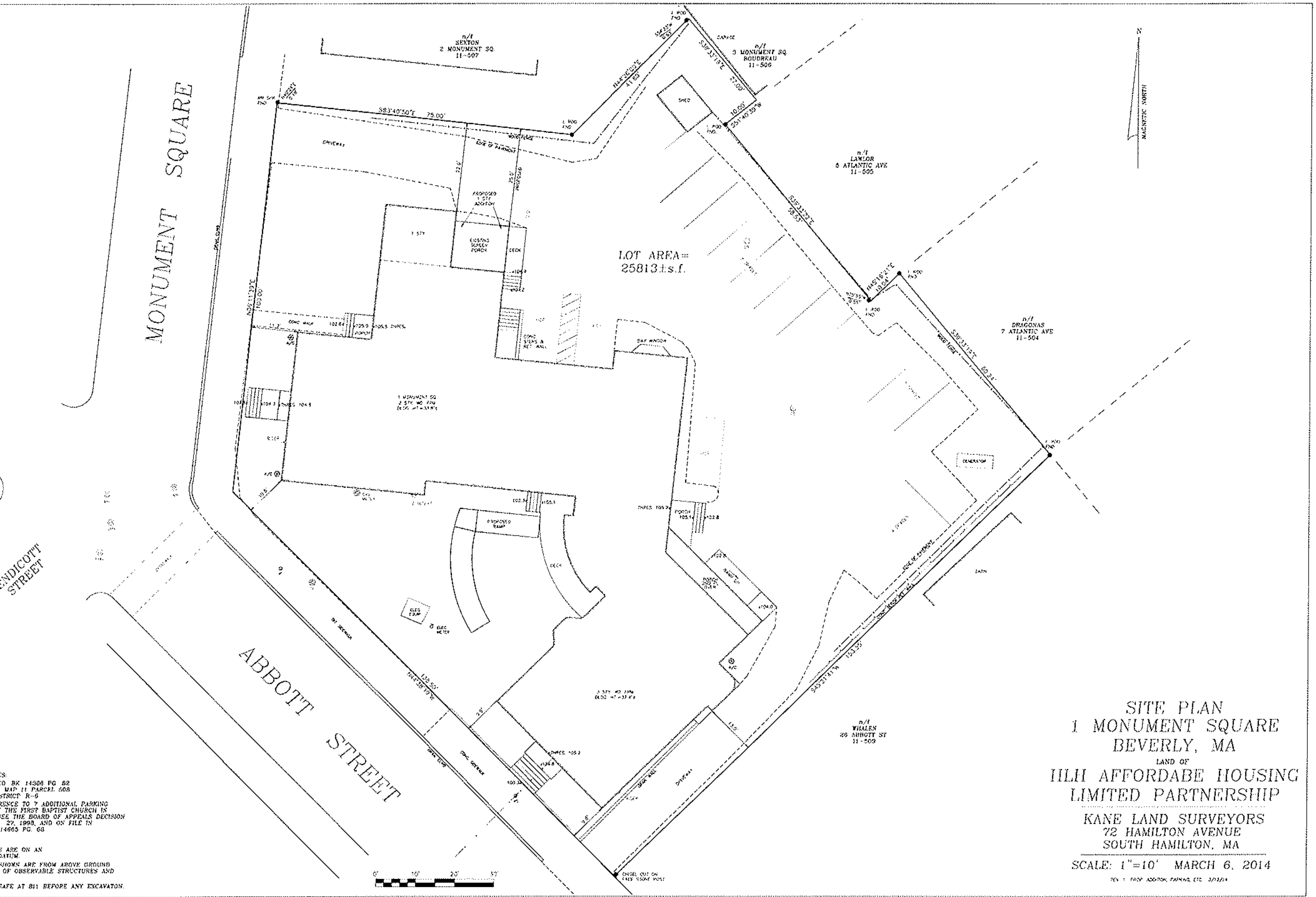
Cover Page and Project Information

A0.00



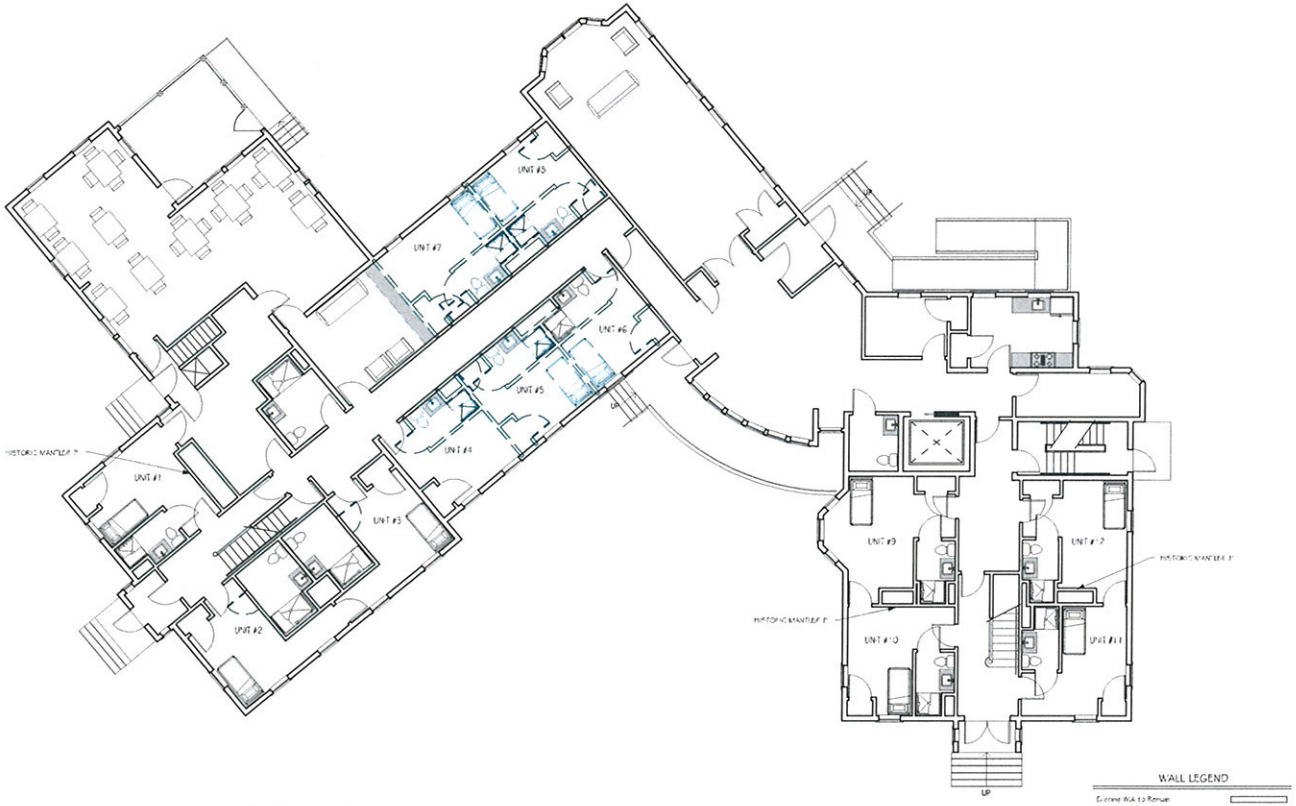
SITE PLAN
1 MONUMENT SQUARE
BEVERLY, MA

LAND OF

HLH AFFORDABE HOUSING
LIMITED PARTNERSHIP

KANE LAND SURVEYORS
72 HAMILTON AVENUE
SOUTH HAMILTON, MA

SCALE: 1"=10' MARCH 6, 2014



1 Existing First Floor Plan
1/8" = 1'-0"

EXISTING SQUARE FOOTAGE CALCULATIONS	
First Floor Plan	2,1[illegible]2 SF
Second Floor Plan	2,053 SF
Third Floor Plan	3,260 SF
Total	**17,430 SF**

NOTE: ALL SQUARE FOOT TAKE OFFS ARE APPROXIMATE UNTIL PROPER FIELD SURVEY HAS BEEN COMPLETED.

Revisions

Issue	Date & Issue Description	Check	By
	Schematic Progress Set	March 7, 2014	

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Project Name
Kerrisson Dynamics
Description
Existing First Floor Plan
Scale: 1/8" = 1'-0"
Date: March 7, 2014
Drawn by: Jaffee
File Name:
Plot Date: 3/10/2014 11:32:31 AM
Checked by: Chicka
Project #: 114022.007

1 Monument Square
Beverly, MA 01915

Architecture
Interior Design
Landscape Design
Decorating
t 978.927.3745 f 978.927.6345

Proposed New Construction
HCP - Harborlight House

Siemasko + Verbridge

126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com

Existing First Floor Plan

A0.1

WALL LEGEND

Exterior Wall to Remain

Demo Wall or Component

1 Existing Second Floor Plan
1/8" = 1'-0"

EXISTING SQUARE FOOTAGE CALCULATIONS	
First Floor Plan	7,117.5 SF
Second Floor Plan	7,053 SF
Third Floor Plan	3,260 SF
Total	**17,430 SF**

NOTE: ALL SQUARE FOOT TAKE OFFS ARE APPROXIMATE UNTIL PROPER FIELD SURVEY HAS BEEN COMPLETED.

Revisions

Issue	Date & Issue Description	Check	By

Schematic Progress Set

Mar.8.2014

Project Name
Kenmore Exposure
Description
Existing Second Floor Plan
Scale: 1/8" = 1'-0"
Date: March 7, 2014
Drawn by: Jeffer
File Name:
Plot Date: 3/10/2014 11:32:35 AM
Checked by: Checker
Project #: 11A022007

Proposed New Construction
HCP - Harborlight House
1 Monument Square
Beverly, MA 01915

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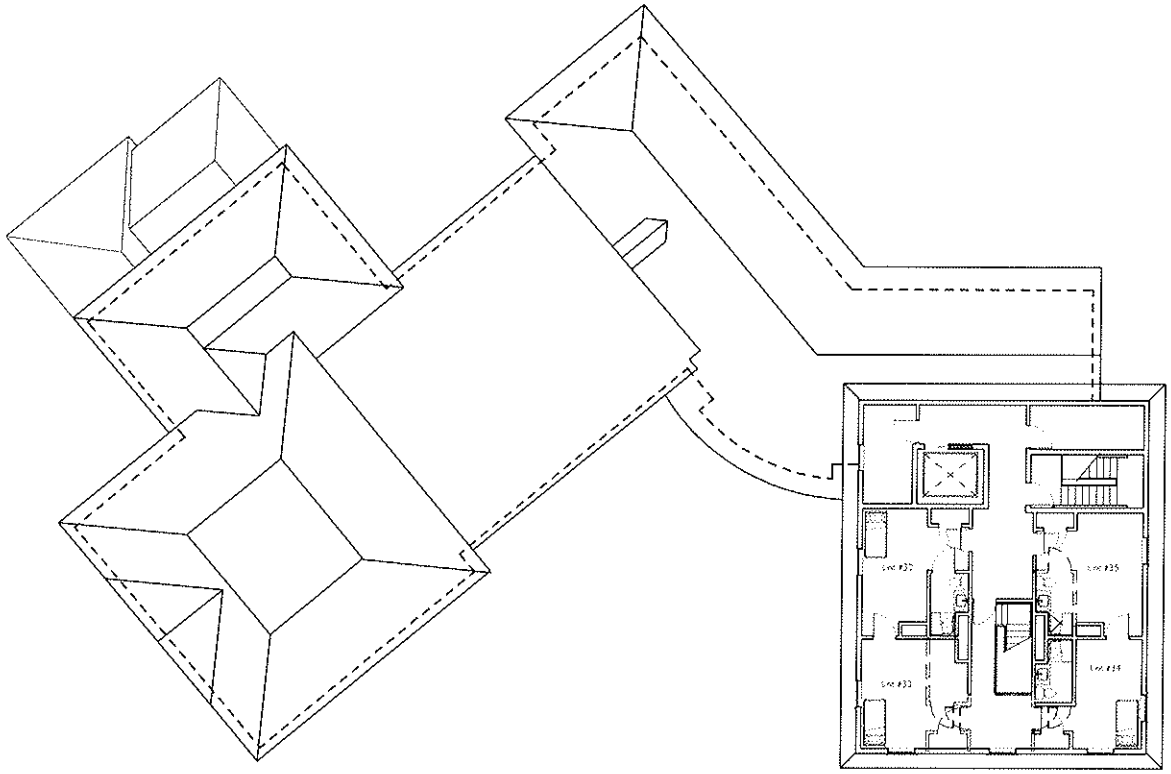
Landscape Design
Decorating
126 Dodge Street Beverly, Massachusetts 01915 www.siemasko.com 978.927.3745 978.927.6365

Existing Second Floor Plan

A0.2

...onal, Current HCP Harborlight House 05 - Schematic Design HI H Schematic Design 2014_02_27.rvt



WALL LEGEND

Existing Third Floor Plan

EXISTING SQUARE FOOTAGE CALCULATIONS	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Total	17,430 SF

Proposed New Construction

HCP - Harborlight House

Siemasko + Verbridge

1 Monument Square
Beverly, MA 01915

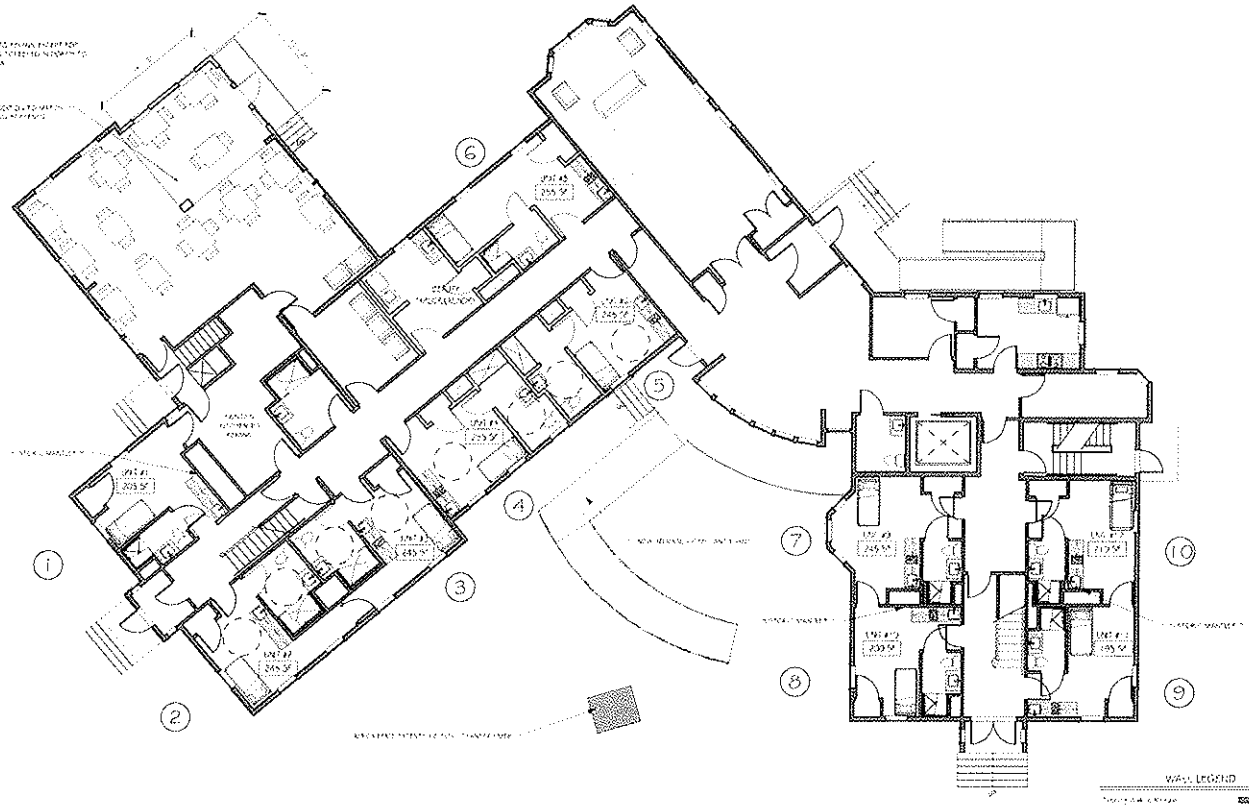
Architecture
Interior Design
Landscape Design
Decorating

Project Name
Project Number
Description
Existing Site/Plan
Scale: 1/8"=1'-0"
Date: March 2014
Drawn by: Jeffer
File Name:

Revisions
Schematic Progress Set
Mar 27 2014
Issue Date & Issue Description Check By

Existing Third Floor Plan

A0.3



Proposed First Floor Plan 30 Vrs Option

PROPOSED SQUARE FOOTAGE CALCULATIONS	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Total	[illegible]

WALL LEGEND

Room Color Legend

- Circulation
- Common Spaces
- Employee Spaces
- Existing Room Nonconcrete Only
- New Room New Nonconcrete

(#) [illegible]

Revisions

Issue	Date & Issue Description	Check	By
	Schematic Progress Set		

Project Name
Kenwood Terrace
Description
Project Fact Plan Notes
Scale: 1/8" = 1'-0"
Date: Mar 27 2014
Drawn by: [illegible]
Checked by: [illegible]
File Name: [illegible]

Proposed New Construction
HCP - Harborlight House
1 Monument Square
Beverly, MA 01915

Architecture
Interior Design
Landscape Design
Decorating

Siemasko + Verbridge
126 Bridge Street
Beverly, Massachusetts 01915
www.siemasko.com
1.978.927.1224
1.978.927.1225

Proposed Fact Plan Notes

A1.4

Proposed Second Floor Plan 30 Unit Option
1/8" = 1'-0"

PROPOSED SQUARE FOOTAGE CALCULATIONS	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Total	17,630 SF

NOTE: ALL SQUARE FOOT TAKE OFFS ARE APPROXIMATE UNTIL PROPER FIELD CONDITIONS HAS BEEN CONFIRMED

WALL LEGEND

Existing Wall to Remain
Proposed New Wall

Room Color Legend

- Circulation
- Common Spaces
- Employee Spaces
- Existing Room Kitchenette Only
- New Room New Kitchenette

(#) Proposed Dwelling Unit Number

Proposed New Construction
HCP - Harborlight House
Siemasko + Verbridge
1 Monument Square
Beverly, MA 01915

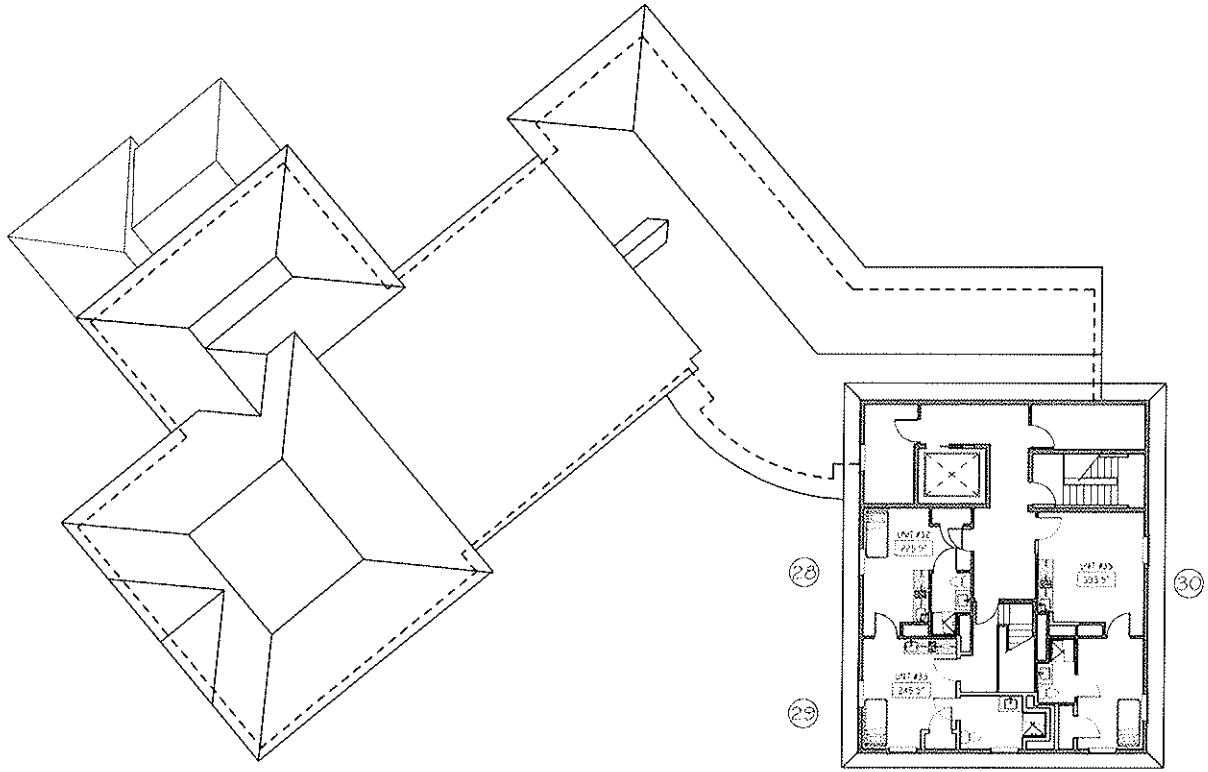
Architecture
Interior Design
Landscape Design
Decorating

Project Name
Revised Issues
Description
Scale: 1/8" = 1'-0"
Date: Mar 21 2014
Drawn by: [illegible]
File Name:
Plot Date: [illegible]
Checked by: [illegible]
Project #: [illegible]

Revisions
Issue | Date & Issue Description | Check | By

Schematic Progress Set

A1.5



Proposed Third Floor Plan 30 Unit Option

PROPOSED SQUARE FOOTAGE CALCULATIONS	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Total	17,680 SF

WALL LEGEND

Room Color Legend

- Circulation
- Common Spaces
- Employee Spaces
- Existing Room Alterations Only
- New Room Area Alterations

Proposed New Construction

HCP - Harborlight House

1 Monument Square
Beverly, MA 01915

Siemasko + Verbridge

Architecture
Interior Design
Landscape Design
Decorating

Project Name
Account Number
Description
Scale: 1/8"=1'-0"
Date: March 2, 2015
Drawn by: [illegible]
File Name:

Revisions

Issue	Date & Issue Description	Check	By

Schematic Progress Set

Mark 1 2014

Proposed Third Floor Plan 30 Unit

A1.6

Siemasko + Verbridge
Architecture
Interior Design

126 Dodge Street
Beverly, Massachusetts 01915
t: 978.927.3745
f: 978.927.6365
www.svdesign.com

Harborlights House
Harborlight Community Partners
1 Monument Avenue
Beverly, MA 01915

Outline Specification
Prepared by Siemasko + Verbridge March 6, 2014.

I. DESCRIPTION:

This project involves the reconfiguration of units within an existing elderly housing facility. The current 17,430 square foot building contains 35 bedroom style units. We are proposing to reduce the overall unit count to 30. The building's common areas will remain largely untouched, except as noted on the attached drawing set.

Units designated as "Existing Room Kitchenette Only" will remain mostly in-tact. The scope in these rooms includes the installation of compact kitchenettes, the patching and repairing of disturbed finishes, and in some rooms, the removal of existing fire place mantles, and the infill of their associated chimneys.

In several locations throughout the building, we will be reducing the number of units in order to create larger units geared more towards independent living. These units have been labeled on the attached plans as "New Room New Kitchenette". The scope of work for these units will be further outlined herein and at a minimum will include new bathrooms, new kitchenettes, and all new finishes throughout.

Several employee spaces will be reconfigured in order to allow for the proposed larger units. This includes the elimination of a beauty parlor on the second floor (to be relocated), as well as the decrease in size of an employee break room. On the first floor, part of the reduction of units will allow for a laundry room adjacent to the dining room waiting area.

The scope of work will also include the enclosing of an existing screened porch on the north-west side of the building. As part of the reconfiguration of space there will be a need for structural work to be completed in order to support the floors above. The contractor will re-use the existing floor and roof structures and will infill screened partitions with new 2x6 exterior walls providing structural support as necessary.

The project will also include the installation of a new ramp on the Abbott Street side of the building. The current deck/stair configuration does not provide adequate handicap accessibility and the ramp will help alleviate that issue. Ramp shall be constructed of a non-slip material and will have a slope no greater than 1:12.

II. SPECIFICATIONS:

Demolition

Demolition of building materials and transportation away from site will be carried out in accordance with all local, state, and federal laws and codes. Any demolition of materials above and beyond what is required to make way for new work will be replaced in kind at no cost to the owner.

Recycle a minimum of 50% (by volume) of all removed materials, appliances, structure, and finishes. New materials shall be used efficiently and a minimum of 75% of construction waste shall be recycled. All cardboard and foam packaging materials shall be set aside and recycled.

Foundations, Site Work

If necessary at the screened porch enclosure:
The intent is to re-use the existing foundation/footings and floor framing at the screened in porch. If no foundation exists, provide new 10" concrete foundation walls, 3000 PSI minimum strength after 28 days, on new 20" wide, 10" deep footing with (3) #4 bar at bottom of footing.

At the new wood ramp (Abbott Street Side):
Provide new 12" Sono Tubes to a minimum 4'-0" below grade. The top shall be flush with grade. Provide all post/footing connection hardware required. Allow for a 8" x 24" x 7' grade beam at the base of the ramp.

Allow for a 4" reinforced concrete pad landing (over compacted fill) at the base of the ramp. New walk to be dry laid brick walkway (min 5'-0" wide)

Framing

All required interior framing to be 2x wood studs to match thickness of existing walls. Where new walls are to be constructed use 2x4 studs (use 2x6 or 2x8 walls where necessary for plumbing or HVAC requirements). All studs to be spaced 16" o.c. maximum.

All wood in contact with concrete or masonry, and wood framing intended for new ramp shall be pressure treated.

Provide all required blocking for ADA/AAB compliant accessories, kitchen cabinets, etc.

Wood construction that has been exposed to water shall be ventilated and allowed to dry complete for a minimum of 10 days. Furthermore, after substantial completion and before occupancy, contractor/owner shall allow construction to dry completely will remove from the building any accumulated VOCs.

Contractor shall provide a minimum of 60% FSC certified wood for entire amount of wood used on the project.

Roofing, Siding, Insulation and Trim

All exposed flashing and drips to match existing.

Where necessary, on the exterior of the building, take care to match existing details in size and profile. All siding and trim shall be of the same material.

When exterior wall cavities become exposed during the course of construction, contractor shall provide spray in foam insulation that will meet the minimum requirements set forth in the 2009 IEBC.

At porch enclosure, provide insulation in floor, wall, and ceiling/roof cavities in accordance with the following R-Values:

Floor; R-30
Walls; R-13 + R 3.8 (continuous insulation)
Ceiling/Roof; R 38

Windows and Doors:

New windows at enclosed screened in porch shall be low 'e' wood double hung windows to match existing. Grille pattern will be 6 over 6 simulated divided light 7/8" bar widths. Hardware finish to be antique brass. All operable double hung windows to have half-height operable screens.

New door at enclosed screen porch shall be a single panel out-swinging wood french door with a low 'e' full glazing panel. Grille pattern will be traditional/colonial style 15 pane simulated divided light with 7/8" bar widths. Door hardware to be brass and shall be lever style. Provide locking hardware set.

For all exterior window and door applications, contractor shall verify and provide tempered glass where required by Code. Provide other accessories, as necessary for a complete installation, per manufacturer's instructions. Caulk intersection between trim and window frame. Provide and install all necessary flashing including cap flashing at all head casings. Install a strip of ice and watershield at all window heads, and jambs, to a minimum width of 6" or 1" wider than trim dimension, whichever is greater. Provide removable storm panels for all windows.

New Interior Doors to be solid core hardboard pre-finished wood door, raised panel to match existing, with hardware to match existing material and profile. All door hardware to be ADA/AAB compliant lever type. Maximum threshold transitions shall be 1/4" (1/2" with appropriately beveled threshold). Coordinate lockset requirements with building management.

Finishes:

Flooring:
Prepare subfloor and provide flat, smooth, clean surface for the installation of all new floorings materials.

All new flooring installed shall be low or no VOC, including any adhesives, underlayments, or other materials required by the manufacturer for proper installation.

In all affected baths, seal all edges to baseboard, tub and thresholds to form a water tight floor. Contractor shall provide allowances for specific floor materials priced out.

Allow for all new carpet in common areas throughout.

Unit Bedroom Areas– Carpet throughout. Carpet shall be broad loom style with underpad below. Provide all accessories and transition strips required for installation.

Unit Bathroom Areas- Bathrooms that are existing to remain will not get new flooring. In new unit bathrooms, provide ceramic tile floor with 4" ceramic cove base to match. Allow for 12" x 12" ceramic tile, with gray Laticrete (or equal) grout.

Trim:
All trim and mouldings to be pre-primed and shall be caulked, sanded, and prepared for painting.

In rooms designated "Existing Room New Kitchenette", patch and repair all disturbed trim with materials to match existing.

In units designated "New Room New Kitchenette", provide baseboard, door casings, and window casings as required.

In all common areas, patch and repair disturbed trim to match existing. New trim shall match existing in material and profile.

Walls and Ceilings:
In all units repaint all finish surfaces; Patch and repair all surfaces damaged during renovations. Match existing materials and maintain all required fire separations.

In units designated "New Room New Kitchenette" provide a minimum of one layer of 5/8" G.W.B. with smooth skim coat plaster finish. Maintain all required fire separations.

Paint:
Paint at all interior walls, ceilings, and trim of affected apartments and common areas.
1 coat primer, 2 coats Latex finish, Benjamin Moore Eco Spec or equal no- VOC paint. Color TBD by Owner.

Built-ins/Cabinetry:
Kitchenette systems are based upon Dwyer Classic kitchen series. All rooms designated ADA/AAB compliant will receive compact kitchens with all required knee spaces and reach ranges. Provide blocking in wall as required for installation and install unit as per manufacturer's specifications. As a minimum provide:

- -Base cabinet run with sink and electric range stove top. Allow for one pull out work surface/eating surface. Counter top materials to be solid surface.
- -Sinks shall receive lever style faucet handles and sink shall be a maximum of 8" deep.
- -Under counter refrigerator
- -Upper cabinet run (installed with-in AAB/ADA compliant reach ranges) with exhaust fans for range top
- -Where space allows, provide microwave oven

Bathrooms– Kraft Maid or equal with Corian countertops with eased edge new base cabinet for storage. Base cabinet configuration shall allow for necessary knee clearance when in the open position.
*Linen Closet*s– 5 adjustable wood shelves
BR Closets – Shelf and stainless steel HD pole in all closets. All shelves and rods must be adjustable height.
Note: All cabinet doors and drawer hardware to be loop handles.

Fixtures/Accessories/Hardware:
Bathroom Sinks –Toto (model 501.4) counter mounted lavatory, with Moen (model L4625) faucet with lever handles to match. Clearly identify hot and cold markings. Typical unit sinks shall be adaptable for ADA clearances.
Toilets –Toto (model CST 744SL) shall have an elongated bowl.
Shower Systems –Aquatic 260030 bathtub with Delta 55011 shower head; wall mounted with minimum 60" hose. All showers to have single lever handles with clearly identified hot and cold markings. Provide all required blocking for grab bars (to Massachusetts AAB and UFAS standards) prior to installation of tub unit.
Accessories –New toilet paper holder, 2 towel bars, and hand towel holder at all bathrooms. Mount hardware at required AAB/ADA heights.
Mirrors – New frameless mirror at all bathrooms, mirrors must extend to counter backsplash in all units and be no higher than 40" above finished floor.
Medicine Cabinets – Provide semi-recessed medicine cabinet adjacent to sink in unit bathrooms.

Appliances:
All units to receive new Energy Star labeled appliances. Include unpacking and installation in base price. Provide all required utilities for installation as per manufacturer's specifications.

Electrical:

All new lights within units to be fluorescent, ceiling mounted fixtures and all emergency exit signs to be LED. All overhead light fixtures will be able to accommodate a 2700 lumen lamp minimum. For remodeled units allow for two ceiling mounted fixtures in the bedroom areas (similar or equal to Seagull Model: 79435BLE-962 Flourescent Flush Fixture) and a combination light/exhaust fan in the bathroom. Emergency exit signs shall be similar or equal to Lightolier Model: LLNURW (LED with battery backup).

In new unit bathrooms provide exhaust fan with an energy efficient motor rated for continuous duty and w minimum rating of 50 CFM. Allow for fan to be connected to timer switch.

All electrical switches to be rocker type mounted no higher than 48" above finished floor. All Thermostats to be mounted no higher than 54" above finishes floor in all spaces. All new phone jacks and receptacle outlets to be installed 18" minimum above finished floor.

Provide receptacles next to all phone jacks for TTY devices.
Provide (2) additional outlets in accessible units to accommodate medical equipment and assistive technology.

Provide mandatory CO detector system, and all other required life safety devices. Devices shall be hardwired and connected to central alarm system

End of Specification

12.3 Preliminary Building Code Analysis

Building Code Abstract for use in One Stop submission

Please answer the questions below, or include a building code review document which addresses each of the items.

Please identify the code(s) that were used in the analysis, including what edition.
2009 IBC (w/ Massachusetts Amendments)
2009 IEBC

If the building is new construction:

Is this building entirely use group R-2 or is it mixed use?
The building is entirely an R-2 use group.
If mixed use, what other occupancies or uses?
NA
Construction type: Please identify type per Mass Building Code classification.
5A
Allowable height and area:
Three Stories (50 Feet); 12,000 SF/Story (36,000 Total)
Actual height and area:
Three Stories (38'+/-); 17,430 SF
Fire protection (sprinklers) choose one: None NFPA 13D NFPA 13R NFPA 13
NFPA 13
Will any variances or waivers from the building code be required? If so, please attach a description.
We do not anticipate any waivers or variances from the building department.

If the building is existing:

Is the building considered "historic" for the purposes of the building code?

Which compliance method is proposed for this project. Choose one:
Prescriptive compliance Work area compliance Performance compliance

If prescriptive compliance is proposed pleas identify areas of repair, alteration and addition on the plans submitted in Section 16 of the One Stop

If work area compliance is proposed, identify the proposed classification of the work:
Repairs Level 1 Level 2 Level 3 Change of Occupancy Addition

If performance compliance is proposed, attach a draft of the investigation and evaluation that will be submitted for acceptance by the code official.

If additions are proposed, regardless of compliance method, submit an analysis verifying the project will conform to height and area limitations as established in the most recent edition of the code.

The existing building height is approximately 38'-0" +/-. This is allowed by current code and we are not increasing the height of the building.

We are increasing the building's finished area by approximately 200 square feet by enclosing a screened in porch on the first floor. The current Gross Floor area for the building is +/- 17,430 square feet. Our proposed square foot condition (+/-17,630 s.f.) is still well within the total allowed (36,000 s.f.) by the building code

12.4 Accessibility – Appendix H

Exhibit 12.4: Accessibility Information

All developments must comply with the Massachusetts Architectural Access Board (AAB) regulations (521 C.M.R*et seq.);* the federal Fair Housing Act, as amended (42 U.S.C. §§ 3601 *et seq.*) and implementing regulations (24 C.F.R. § 100.205); and Title II of the Americans with Disabilities Act ("ADA"), as amended (42 U.S.C. § 12131 *et seq.*) and implementing regulations (ADAAG 28 C.F.R. Part 35) and standards (2010 ADA Standards). In addition, developments which receive any type of federal funds (other than tax credits or tenant-based Section 8 certificates or vouchers) must comply with Section 504 of the Rehabilitation Act of 1973 , as amended (29 U.S.C. § 794 *et seq.*) and implementing regulations (UFAS 24 C.F.R. Part 8) and standards (Uniform Federal Accessibility Standards ("UFAS")). Developments which have commercial space or any other "public accommodations" must also comply with Title III of the ADA (42 U.S.C. § 12183 *et seq.*) and implementing regulations (28 C.F.R. Part 36) and standards (2010 ADA Standards). Developments must also comply with any other applicable federal, state or local requirements for accessibility.

ADA Title II and Section 504 require owners to survey their developments (a Self-Evaluation) and, if necessary, develop and implement a plan (Transition Plan) to bring them into compliance up to the point of undue financial burden and/or structural unfeasibility. Upon refinancing or other financial change in the development, ADA and Section 504 regulations require that any remaining necessary accessibility changes identified in the Transition Plan be implemented up to the newly calculated point of undue financial burden.

Project Name	Harborlights House Addition/Renovation
Existing Financing/Subsidy Type:	
Has a 504 and/or ADA Self-Evaluation been completed?	Yes
Did the Self-Evaluation find any accessibility issues needing correction?	Yes
Was a Transition Plan developed?	Items will be rolled into proposed project scope.
Have all the modifications included in the Transition Plan been completed?	No, but items that have not been completed are included in our scope of work.

To ensure compliance with the applicable federal laws, prior to loan closing, the owner will be required to certify that a Self-Evaluation has been completed. Furthermore, the owner will be required to certify that:

- No modifications are necessary, because either the Self-Evaluation concluded that no modifications were necessary, or all modifications identified in the Self-Evaluation have been completed; or
- All outstanding elements of the Transition Plan will be included in the scope of work related to the refinancing and will be completed as expeditiously as financially feasible; or
- All outstanding elements of the Transition Plan are included in the scope of work related to the refinancing up to the point at which the changes would impose an undue financial burden or structural unfeasibility, and documentation as to the financial burden and/or structural unfeasibility has been prepared.

Self-Evaluation Findings:

In general, the building is accessible to the public and common spaces are navigable by individuals with disabilities. The building has an elevator that allows access to the common spaces on all three floors. There are an appropriate number of handicap parking spaces and the route from the parking lot to the entrance door is accessible. However, there are several accessibility dimensional issues in the building that we will work to correct during the upcoming project.

There are several doors within common spaces that do not comply with the proper maneuvering clearances as defined by Chapter 26 of 521 CMR. These are the doors that access the historic staircases in both historic wings of the building. We recommend that the contractor provide automatic opening devices for these non-compliant doors.

Overall, the common toilet/bathroom facilities are accessible. The doors are sized properly, and have the required maneuvering clearances. Grab bars have been provided in accordance with the requirements. Tubs (where provided) have been supplied with grab bars and they have the appropriate clearances and accessories. The vanities in these common facilities are not currently compliant. Issues include incorrect height of the vanity surface as well as insufficient knee clearance below. We recommend replacing the non-complaint vanities with compliant lavatory equipment.

There is an accessible route from the entrance door to the elevator. The elevator doors on all three floors meet the requirements for approaches and maneuvering clearances. The signage and controls provided are not in compliance with their respective requirements. We would recommend that the controls be placed at 42" above finish floor (to the center of the control panel), and that the third floor control buttons be moved to the opposite side of the door so as to allow more ease of access. The signage for the elevator should be reviewed in detail and updated to provide proper Braille requirements and signage heights.

There are several ramps within the building that generally are in compliance. In several cases, the handrails for the ramps do not extend the minimum distance beyond the top and bottom of the ramp. Where possible, we recommend that the handrails be replaced in order to comply with 521 CMR Chapter 24.5.

In the common kitchen on the first floor, the sink needs to be addressed. The sink has been installed in a non-compliant counter top (the top surface of the counter top is too tall) and does not have the proper knee clearances below. We suggest that the contractor replace this assembly to bring it in compliance with dimensional requirements.

There are several items that we will not be able to fix due to structural unfeasibility. At the historic stair for the "harbor side" portion of the building, our routes to Units #27 and #28 (on the second floor) and Units #33 and #34 (on the third floor) are not compliant. The measured distance between the face of the

door and the edge of the handrail is 2'-8". We cannot remedy this situation given the location of the historic stair in relation to the load bearing walls on either side of the stairwell. Furthermore, given the building code requirements for fire separation, removal of this door is not an option.

The other item we cannot fix pertains to the second floor ramp that connects the most recent addition to the "city side" portion of the building. The existing slope of the ramp is approximately 9.5% (1.14" rise for every 12" of run) and is too steep. Given the height difference between the existing floors and the limited space for ramping, it will be structurally unfeasible to comply with the slope requirements.

12.5 Sustainability – Appendix I

Appendix I. Design Self Evaluation (Green Building)

In order to enable DHCD to evaluate the sustainable design provisions of each project, sponsors are to provide summary information regarding green building techniques and sustainable design using the following checklist.

Feature	**Verification Requirement**	**Check if included**	**Comment** (explain all items that are not included)
Site Design:			
1. Minimize light pollution of the night sky by avoiding over-lighting outdoor spaces and by directing lighting toward the ground plane.	Include in outline specification. Submit site lighting plan and fixture information with commitment documents.		*At this point we do not foresee adding exterior lighting. Any lighting added will comply with this requirement.*
2. Use native landscape plants that are drought tolerant. Avoid plants that are on the Massachusetts Invasive species list. Use ground-cover plants where grass is not appropriate. Preserve existing trees where possible.	Include in outline specification. Submit landscape plan with commitment documents.		*We have not yet specified exterior plantings and do not anticipate much new landscaping. Newly landscaped areas will not receive species on the Mass. Invasive species list and we will preserve existing trees where possible.*
3. Install systems for the recharge of roof rainwater runoff into the groundwater. This may include downspouts to previous landscape surfaces ample for percolation.	Include in outline specification. Submit plans with commitment documents.		*There will be no changes to the roof rainwater runoff system/gutters. This system shall be existing to remain.*
4. Plant deciduous trees along the south side of building and paved surfaces to provide summer shade.	Indicate on site plan.		*The current plan includes very little outside work, and we will not be providing new trees along the south side of the building.*
5. Install covered bike racks.	Indicate on site plan.		*There are no new bike racks proposed for this project.*
Building Design:			
6. Manage water at the building envelope to exclude water. Install flashing at horizontal exterior joints.	Submit flashing details with commitment documents.		*We do not anticipate any new horizontal seams. Should this occur, all horizontal seems will be properly flashed and caulked so as to disallow the infiltration of water.*
7. Seal the building envelope against air infiltration. Use spray foam around windows and doors, and sealant beneath plates. Provide complete air infiltration barrier including lapped and taped joints.	Submit results from blower door test at randomly selected units at completion of construction. (10% of total units minimum).		*The scope of the project does not provide for installing a complete air barrier. Where exterior walls are opened from the inside, we will add insulation and air barriers as required.*

8. At slab-on-grade construction for conditioned spaces, provide a thermal break and insulation at slab edge and underside.	Indicate on wall section.		*No portion of the project matches this construction type.*
9. Insulate the building to a standard 15% better than code requirements. Include attic/ roof insulation of R-40 minimum.	Include in outline specification a list of insulation values, including walls, foundation, band joists, windows, and roof.		*When exterior floor/wall/ceiling/roof cavities are exposed during the construction process we will provide insulation in the exposed cavity. New insulation will be open cell foam and R-Values will meet the minimum code requirements set forth in the 2009 IEBC.*
10. Install boilers or furnaces that exceed 90% efficiency. Size heating systems to take into account air sealing and insulation. Do not oversize equipment.	Include in outline specification.		*There are no proposed changes to the heating/cooling equipment for the building. These systems are existing to remain.*
11. Install Energy Star labeled appliances.	Include in outline specification.	X	*New appliances (including kitchen cook tops and laundry equipment) will be Energy Star rated.*
12. Install only fluorescent light fixtures within units. Install all LED emergency exit signs.	Include in outline specification.	X	*New ceiling mounted fixtures in renovated rooms shall be Seagull Model: 79435BLE-962 (Flourescent Flush Fixture). Any new required emergency signs will be Lightolier Model: LLNURW (LED with battery backup)*
13. Install multi-speed bathroom fans at each bathroom with energy efficient motor rated for continuous duty with a minimum rating of 50 cfm. Control fan with timer.	Include in outline specification.	X	*This requirement has been included in the outline specification.*
14. Use no-VOC interior paints. Use low VOC carpets, flooring, and adhesives.	Include in outline specification.	X	*Paints will Benjamin Moore Eco Spec or Equal no-VOC Paint.*
15. Provide mandatory CO detector system	Include in outline specification.	X	*All required life safety devices, including CO and Smoke Detectors, emergency lights, and exit signs will be provided*
16. Install non-paper-faced mold-resistant wallboard or cement board at areas susceptible to moisture, including kitchens, bathrooms, and laundry rooms.	Include in outline specification.	X	*We will use Greenboard (or equal) gypsum wall board in the damp areas of the kitchens/baths, and will use a cementacious backer board for all designated wet applications.*

17. Install ceramic tile or water-impervious sheet flooring with all edges sealed to the baseboard, tub, and threshold to form a water-tight floor in bathrooms.	Include in outline specification.	X	*This requirement has been included in the outline specification.*
18. Install FSC Certified wood for at least 60% of total wood used.	Include in outline specification.	X	*This requirement has been included in the outline specification.*
19. Install passive and active systems to harness renewable energy.	Submit outline specification as well as statement of expected energy saved and funding strategy.		*There is no intent to install new systems that would harness renewable energy.*
20. Specify that demolition procedures recycle at least 50% of all removed materials by volume, including site materials, appliances, structure, and finishes.	Include in outline specification.	X	*This requirement has been included in the outline specification.*
21. Specify that construction procedures use materials efficiently, and that at least 75% of construction waste be recycled. Recycle all cardboard and foam packaging materials.	Include in outline specification.	X	*This requirement has been included in the outline specification.*
22. Ventilate new or renovated wood construction fully after exposure to water so that wood dries completely (10 days). Also ventilate the interior spaces after substantial completion and before occupancy to dry construction and remove any accumulated VOCs.	Include in outline specification.	X	*This requirement has been included in the outline specification.*
Building Management and Operations:			
23. Provide designated spaces for recycling containers for use by residents. Include recycling instructions to resident households. Provide management-monitored recycling program and weekly collections.	Indicate space on floor plan(s). Include in management plan.		*There are existing recycling procedures/locations in place for the building, and those practices will remain in effect throughout construction and beyond.*
24. Provide tenants with educational materials about recycling procedures, and efficient building systems operations and maintenance.	Include in management plan.		*Tenants have access to the current recycling facilities and are encouraged to recycle.*

25. Have all building systems inspected by a qualified independent commissioning agent immediately after construction, including verification that the systems achieve the efficiencies specified.	Include in outline specification.		*HVAC equipment is existing to remain. Near the end of the construction project, existing equipment will be serviced and cleaned in order to maintain proper operation.*

Exhibit 14.2: Final Energy Budget

Energy budget information is necessary to analyze the adequacy of the operating budget and to compare the efficiency of different building types. Please complete the following Form

Project name: Harborlights House

Unit/Building Type: 30 Units/R-3 Use Construction type: VA

Your name & Title: Ryan McShera

Firm: Siemasko + Verbridge

Telephone: (978)927-3745 E-mail: ryan@svdesign.com Date: March 7, 2014

	Area in S.F.	*U Value*
Walls		
Glass		
Roof		
Floor Perimeter		
Floor Area*		
Height (net, each floor)		
Number of Bedrooms		

* Note that floor area figure must agree with square footage information from earlier sections of the application, to indicate the total heated area.

Large portions of the building's exterior envelope are existing to remain, and the exterior wall cavities will not be exposed during construction. In locations where the exterior cavity is exposed, the contractor will provide insulation, minimum R-value shall be R-13 with R-3.8 continuous insulation.

At location where screened porch will be enclosed, the contractor will provide insulation in the floor, wall, and ceiling/roof framing cavities to the following R-values:

Floor- R-30
Walls- R-13 + R-3.8 continuous insulation
Ceiling/Roof- R-38

Minimum U-values for fenestration shall be .35

For existing buildings that are being rehabbed please submit a detailed audit or 12 months of utility costs of the previous years energy use.

Does this project propose to switch to a different fuel type? Yes _____ No _X_

If yes, please briefly detail, along with a description of what items the tenant will be responsible for paying for, and what items the owners will cover. (For instance: presently individually metered electric heat and hot water proposed switch to master-metered gas heat and hot water paid by owner.)

_____

_____

_____

_____

Please do not complete a separate Form for each building type. If the buildings cannot be added together, please indicate the number of buildings by each type. (For example, Building Type A, typical of 4. Community building, typical of 1.)

Utility account data for: Gas #4262427460

End Date	Start Date	Btu	Therms	Total Charge	Supply Charge	Delivery Charge	Service Charges
2/8/2014	1/10/2014	246,400,000	2464	$ 3,215.91	$ 1,951.49	$ 1,264.42	
1/9/2014	12/10/2013	281,200,000	2812	$ 3,665.28	$ 2,227.10	$ 1,438.18	
12/9/2013	11/8/2013	196,100,000	1961	$ 2,571.53	$ 1,553.11	$ 1,018.42	
11/7/2013	10/9/2013	107,900,000	1079	$ 1,311.62	$ 854.57	$ 457.05	
10/8/2013	9/13/2013	65,600,000	656	$ 790.78	$ 519.55	$ 271.23	
9/12/2013	8/10/2013	54,600,000	546	$ 694.43	$ 432.43	$ 262.00	
8/9/2013	7/11/2013	37,100,000	371	$ 492.09	$ 293.83	$ 198.26	
7/10/2013	6/11/2013	51,000,000	510	$ 643.49	$ 403.92	$ 239.57	
6/10/2013	5/10/2013	86,900,000	869	$ 1,040.38	$ 688.25	$ 352.13	
5/9/2013	4/10/2013	117,500,000	1175	$ 1,492.98	$ 930.60	$ 562.38	
4/9/2013	3/9/2013	196,400,000	1964	$ 2,545.47	$ 1,555.49	$ 989.98	
3/8/2013	2/8/2013	219,100,000	2191	$ 2,829.61	$ 1,735.27	$ 1,094.34	
2/7/2013	1/10/2013	240,100,000	2401	$ 3,096.65	$ 1,901.59	$ 1,195.06	
1/9/2013	12/8/2012	241,500,000	2415	$ 3,121.22	$ 1,912.68	$ 1,208.54	
12/7/2012	11/7/2012	185,700,000	1857	$ 2,408.88	$ 1,470.74	$ 938.14	
11/6/2012	10/10/2012	105,700,000	1057	$ 1,280.48	$ 811.73	$ 468.75	
10/9/2012	9/11/2012	73,700,000	737	$ 894.63	$ 561.15	$ 333.48	
9/10/2012	8/9/2012	46,200,000	462	$ 604.27	$ 351.77	$ 252.50	
8/8/2012	7/12/2012	32,400,000	324	$ 438.07	$ 246.69	$ 191.38	
7/11/2012	6/9/2012	55,100,000	551	$ 701.96	$ 419.53	$ 282.43	
6/8/2012	5/10/2012	84,100,000	841	$ 1,011.47	$ 640.34	$ 371.13	
5/9/2012	4/10/2012	110,700,000	1107	$ 1,335.86	$ 842.87	$ 492.99	
4/9/2012	3/9/2012	153,900,000	1539	$ 1,866.37	$ 1,171.79	$ 694.58	
3/8/2012	2/8/2012	206,100,000	2061	$ 2,480.12	$ 1,569.25	$ 910.87	
2/7/2012	1/11/2012	206,700,000	2067	$ 2,484.19	$ 1,573.81	$ 910.38	
1/10/2012	12/9/2011	216,900,000	2169	$ 2,612.25	$ 1,651.48	$ 960.77	
				$ 45,629.99	$ 28,271.03	$ 17,358.96	$ 91,259.98

Utility account data for: Electric #3988429020

End Date	Start Date	kWh	Demand Usage	Total Charge	Supply Charge	Delivery Charge	Demand Charge	Service Charges	
2/13/2014	1/18/2014	12400	37.2			$ 417.51	$ 223.20	$ 17.78	
1/17/2014	12/17/2013	17440	43.2			$ 587.19	$ 259.20	$ 18.28	
12/16/2013	11/15/2013	15040	45.6			$ 506.40	$ 273.60	$ 18.05	
11/14/2013	10/17/2013	12480	37.2			$ 420.21	$ 223.20	$ 17.79	
10/16/2013	9/18/2013	13240	38.8			$ 445.77	$ 232.80	$ 17.87	
9/17/2013	8/17/2013	18480	49.6			$ 622.23	$ 297.60	$ 18.39	
8/16/2013	7/18/2013	19320	59.6			$ 650.51	$ 357.60	$ 18.47	
7/17/2013	6/18/2013	21640	60			$ 728.60	$ 360.00	$ 18.70	
6/17/2013	5/17/2013	16880	53.2			$ 568.34	$ 319.20	$ 18.23	
5/16/2013	4/17/2013	12960	40.8			$ 428.79	$ 244.80	$ 17.84	
4/16/2013	3/15/2013	14560	40.8			$ 477.74	$ 244.80	$ 18.00	
3/14/2013	2/14/2013	13240	36.8			$ 406.11	$ 220.80	$ 16.62	
2/13/2013	1/16/2013	13360	39.6			$ 357.65	$ 237.60	$ 15.60	
1/15/2013	12/14/2012	14960	40			$ 429.06	$ 240.00	$ 17.27	
12/13/2012	11/15/2012	12960	38.4			$ 371.70	$ 230.40	$ 17.18	
11/14/2012	10/17/2012	12600	36.4			$ 361.38	$ 218.40	$ 17.16	
10/16/2012	9/18/2012	13360	46			$ 383.17	$ 276.00	$ 17.19	
9/17/2012	8/16/2012	20040	51.2			$ 574.74	$ 307.20	$ 17.51	
8/15/2012	7/17/2012	19440	56			$ 557.53	$ 336.00	$ 17.48	
7/16/2012	6/19/2012	18440	56.4			$ 528.85	$ 338.40	$ 17.44	
6/18/2012	5/16/2012	15360	41.6			$ 440.53	$ 249.60	$ 17.29	
5/15/2012	4/17/2012	12320	17.6			$ 360.48	$ 105.60	$ 17.15	
4/16/2012	3/15/2012	13680	40			$ 408.25	$ 240.00	$ 17.21	
3/14/2012	2/14/2012	12320	38.4			$ 361.68	$ 230.40	$ 16.86	
2/13/2012	1/18/2012	11520	39.2			$ 333.63	$ 235.20	$ 16.60	
1/17/2012	12/17/2011	13400	38.8			$ 388.03	$ 232.80	$ 16.61	
						$ 12,116.08	$ 6,734.40	$ 454.57	$ 19,305.05

Budget

City of Beverly
Community Preservation Committee
Planning Department
191 Cabot Street, City Hall
Beverly, MA 01915
(978) 921-6000 ext. 2343 (978) 921-6187 (Fax)

2014 CPA PROJECT FUNDING APPLICATION
Project Budget Form

- Project Title: Harborlight House
- Applicant Contact Information: 978-922-1305 x 207; adefranza@harborlightcp.org
  Contact Person: Andrew DeFranza
  Organization: Harborlight Community Partners

SOURCES OF FUNDING		
Source	**Amount**	**Percentage of Total Budget**
Community Preservation Act Fund	$300,000 (can be bonded)	3.9%
Low Income Housing Tax Credits	$2,023,000	26.1%
Assumed Existing State and City Subordinate Debt	$950,000	12.2%
New State Subordinate Debt	$2,100,000	27.1%
Federal Home Loan Bank Grant	$500,000	6.4%
Philanthropy	$250,000	3.2%
Sponsor Secondary Loan	$1,279,450	16.5%
Project Operating Income	$37,000	.5%
Developer Fee Loan/Deferment	$323,121	4.2%
Total Project Funding	$7,762,571	100%

ITEMIZED PROJECT EXPENSES		
Expense	**Amount**	**To Be Funded by CPA? Y/N** *Please refer to DOR's Allowable Uses Chart
Acquisition	$3,100,000	Y
Rehabilitation	$2,470,000	Y
Soft Costs	$1,057,941	N
Required Capitalized Reserves	$488,388	N
Developer Fee (Half Deferred)	$646,242	N
Total Project Expenses	$7,762,571	

*If the project is a community housing project, please submit a development budget and a sources and uses budget. Also, home ownership projects shall include an affordability analysis, and housing rental projects shall include a five-year operating budget.

Please feel free to photocopy or recreate this form if more room is needed.

Section 3
SOURCES AND USES OF FUNDS

Sources of Funds

Private Equity:

81 . Developer's Cash Equity		$0
82 . Tax Credit Equity (net amount) *(See line 360, Section 5, page 18.)*		$2,023,000
83 . Developer's Fee/Overhead, Contributed or Loaned		$323,121
84 . Other Source:	Sponsor Loan	$1,529,450

Optional user calculations

Public Equity:

85 . HOME Funds, as Grant		$
86 . Grant:	Beverly CPA (loaned in via spons	$300,000
87 . Grant:	Operating Budget	$37,000
88 . **Total Public Equity**		$337,000

Subordinate Debt (see definition):

		Amount	Rate	Amortiz.	Term	
89 . Home Funds-DHCD, as Subordinate Debt		$650,000	%	yrs.	yrs.	
Source:	HOME Existing: State, Regional,					
90 . Home Funds-Local, as Subordinate Debt		$250,000	%	yrs.	yrs.	
Source:	CEDAC-HIF Existing withno inte					
91 . Subordinate Debt		$50,000	%	yrs.	yrs.	
Source:	CDBG Existing: No interest					
92 . Subordinate Debt		$500,000	%	yrs.	yrs.	$1,104,450
Source:	FHLB New					
93 . Subordinate Debt		$2,100,000	%	yrs.	yrs.	
Source:	AHTF/HSF/Other New					
94 . Total Subordinate Debt		$3,550,000				

Permanent Debt (Senior):

		Amount	Rate	Override	Amortiz.	Term	MIP
95 . **MHFA**	MHFA Program 1	$	%	%	yrs.	yrs.	%
96 . **MHFA**	MHFA Program 2	$	%	%	yrs.	yrs.	%
97 . **MHP Fund Permanent Loan**		$	%		yrs.	yrs.	%
98 . **Other Permanent Senior Mortgage**		$0	3.00%		30.00	20.00	0.000%
Source:	Local Bank-FHLB Advance						
99 . **Other Permanent Senior Mortgage**		$	%		yrs.	yrs.	%
Source:							

100 . **Total Permanent Senior Debt**	$0	
101 . **Total Permanent Sources**	$7,762,571	($0)

Construction Period Financing:

		Amount	Rate	Term
102 . Construction Loan		$4,269,414	3.00%	18.0
Source:	Boston Private			
Repaid at:	Construction Completion	*(event)*		
103 . Other Interim Loan		$0	%	mos.
Source:				
Repaid at:		*(event)*		
104 . Syndication Bridge Loan		$0	%	mos.
Source:				
Repaid at:		*(event)*		

Uses of Funds

Direct Construction: *The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.*

105 . Who prepared the estimates? John Burns: Landmark Structures

Name *Signature*

106 . Basis for estimates? Early Plans and Specifications

	DV	Trade Item	Amount	Description
107 .	3	Concrete	$17,600	
108 .	4	Masonry	$32,500	
109 .	5	Metals	$5,500	
110 .	6	Rough Carpentry	$117,800	
111 .	6	Finish Carpentry	$102,500	
112 .	7	Waterproofing	$0	
113 .	7	Insulation	$4,575	
114 .	7	Roofing	$55,500	
115 .	7	Sheet Metal and Flashing	$2,000	
116 .	7	Exterior Siding	$87,500	
117 .	8	Doors	$30,300	
118 .	8	Windows	$0	
119 .	8	Glass	$10,000	
120 .	9	Lath & Plaster		
121 .	9	Drywall	$75,000	
122 .	9	Tile Work	$25,000	
123 .	9	Acoustical		
124 .	9	Wood Flooring		
125 .	9	Resilient Flooring		
126	9	Carpet	$75,000	
127 .	9	Paint & Decorating	$90,000	
128 .	10	Specialties	$13,700	
129 .	11	Special Equipment	$15,000	
130 .	11	Cabinets	$52,500	
131 .	11	Appliances	$45,000	
132 .	12	Blinds & Shades	$25,000	
133 .	13	Modular/Manufactured	$10,000	
134 .	13	Special Construction	$30,000	
135 .	14	Elevators or Conveying Syst.	$50,000	
136 .	15	Plumbing & Hot Water	$168,000	
137 .	15	Heat & Ventilation	$157,355	
138 .	15	Air Conditioning	$100,000	
139	15	Fire Protection	$0	
140 .	16	Electrical	$130,000	
141 .		Accessory Buildings		
142 .		Other/misc	$55,170	Bond and Permit
143 .		**Subtotal Structural**	$1,582,500	
144 .	2	Earth Work	$14,000	
145 .	2	Site Utilities		
146 .	2	Roads & Walks	$45,000	
147 .	2	Site Improvement	$20,000	
148 .	2	Lawns & Planting		
149	2	Geotechnical Conditions		
150	2	Environmental Remediation		
151	2	Demolition	$80,000	
152 .	2	Unusual Site Cond		
153 .		**Subtotal Site Work**	$159,000	
154 .		**Total Improvements**	$1,741,500	
155 .	1	General Conditions	$234,500	
156 .		**Subtotal**	$1,976,000	
157 .	1	Builders Overhead	$107,500	
158 .	1	Builders Profit	$64,500	
159 .		**TOTAL**	$2,148,000	

160 Total Cost/square foot: $123.24 Residential Cost/s.f.: $123.24

Development Budget:

		Total	Residential	Commercial	Comments
161 . Acquisition: Land		$600,000	$600,000		
162 . Acquisition: Building		$2,500,000	$2,500,000		
163 . **Acquisition Subtotal**		$3,100,000	$3,100,000	$0	
164 . Direct Construction Budg		$2,148,000	$2,148,000		(from line 159)
165 . Construction Contingency		$322,000	$322,000		15.0% of construction
166 . **Subtotal: Construction**		$2,470,000	$2,470,000	$0	
General Development Costs:					
167 . Architecture & Engineering		$125,000	$125,000		
168 . Survey and Permits		$30,000	$30,000		
169 . Clerk of the Works		$25,000	$25,000		
170 . Environmental Engineer		$10,000	$10,000		
171 . Bond Premium		$42,694	$42,694		
172 . Legal		$150,000	$150,000		
173 . Title and Recording		$25,000	$25,000		
174 . Accounting & Cost Cert.		$70,000	$70,000		
175 . Marketing and Rent Up		$20,000	$20,000		
176 . Real Estate Taxes		$19,000	$19,000		
177 . Insurance		$23,000	$23,000		
178 . Relocation		$135,000	$135,000		
179 . Appraisal		$2,500	$2,500		
180 . Security		$0	$0		
181 . Construction Loan Interest		$114,750	$114,750		
182 . Inspecting Engineer		$20,000	$20,000		
183 . Fees to:	Market Study	$5,500	$5,500		
184 . Fees to:	DHCD	$9,457	$9,457		
185 . MIP		$0	$0		
186 . Credit Enhancement Fees		$0	$0		
187 . Letter of Credit Fees		$0	$0		
188 . Other Financing Fees		$0			
189 . Development Consultant		$25,000	$25,000		WIHED
190 . Other:	Bank Bond F	$21,347	$21,347		
191 . Other:	MassDevelop	$42,694	$42,694		
192 . Soft Cost Contingency		$141,999	$141,999		15.5% of soft costs
193 . **Subtotal: Gen. Dev.**		$1,057,941	$1,057,941	$0	
194 . **Subtotal: Acquis., Const and Gen. Dev.**		$6,627,941	$6,627,941	$0	
195 . Capitalized Reserves		$488,388	$488,388.00		RR and full year ops
196 . Developer Overhead		$323,121	$323,121		
197 . Developer Fee		$323,121	$323,121		
198 . **Total Development Cost**		$7,762,571	$7,762,571	$0	**TDC per unit** $258,752
199 . **TDC, Net**		$6,951,062	$6,951,062	$0	**TDC, Net per unit** $231,702

Additional Detail on Development Pro-Forma:

200 .	Gross Syndication Investment	
	Off-Budget Costs:	
	Syndication Costs:	
201 .	Syndication Legal	
202 .	Syndication Fees	
203 .	Syndication Consultants	
204 .	Bridge Financing Costs	
205 .	Investor Servicing (capitalized)	
206 .	Other Syndication Expenses	
207 .	Total Syndication Expense	$0
208 .	Current Reserve Balance	
	Reserves (capitalized):	
209 .	Development Reserves	
210 .	Initial Rent-Up Reserves	
211 .	Operating Reserves	$338,388
212 .	Net Worth Account	
213 .	Other Capitalized Reserves	$150,000
214 .	Subtotal: Capitalized Reserves	$488,388
215 .	Letter of Credit Requirements	
216 .	Total of the Above	$488,388

Check: Line 214 is the same as line 195.

Please Answer The Following	Dev. Reserves	Initial Rent-Up	*Op. Reserves*	Net Worth	*Other*	Letter of Credit
Who requires the reserves?			Syndicator		Syndicator	
Who administers the reserves?			Owner		Owner	
When and how are they used?			Operating Need		Replacement Items	
Under what circumstances can they be released?			Approval of syndicator		Approval of syndicator	

Unit Sales (For Sale Projects Only):

217 .	Gross Sales From Units	$
218 .	Cost of Sales (Commissions, etc.)	$
219 .	Net Receipt from Sales	$0

Debt Service Requirements:

220 .	Minimum Debt Service Coverage	1.2
221 .	Is this Project subject to HUD Subsidy Layering Review?	Yes

Optional user comments

Project Schedule

City of Beverly
Community Preservation Committee
Planning Department
191 Cabot Street, City Hall
Beverly, MA 01915
(978) 921-6000 ext. 2343 (978) 921-6187 (Fax)

2014 CPA PROJECT FUNDING APPLICATION
Project Schedule Form

- Project Title: Harborlight House
- Applicant Contact Information: 978-922-1305 x 207; adefranza@harborlightcp.org
  Contact Person: Andrew DeFranza
  Organization: Harborlight Community Partners

Please provide a project timeline below and describe the various activities, noting all project milestones.

	Estimated Date	Activity
Project Start	12/1/2014	Acquisition: Closing of Funding Sources and Construction Loan (this will largely depend on DHCD's timing and will impact the balance of the schedule)
Project Milestone	May 2015	Rehabilitation: Start Construction
50% Completion	July 2015	Rehabilitation: 50% project completion
Project Milestone	November 2015	Rehabilitation complete
Project Completion	March 2016	Project Finalization: Cost certification complete. All construction bills and soft costs paid. Construction loan repaid. Equity from tax credits invested.

Please Note: If the project is approved, the applicant must agree to and sign a Memorandum of Understanding (MOU). Funds will be disbursed based on the conditions of the MOU executed as part of the project award.

Please feel free to photocopy or recreate this form if more room is needed.

Current Deed and Purchase and Sale Agreement

3

25

10/24/97 9:30 inst. 125
BK 14386 PG 82

DEED

Harborlight House Properties, Inc., a charitable corporation duly established under the laws of the Commonwealth of Massachusetts, and located in Beverly, Essex County, Massachusetts, for consideration paid of $315,769.15, comprised of the payment of $160,000.00 and the assumption of the existing first mortgage of the premises held by Beverly National Bank dated August 11, 1988, recorded with the Essex South Registry of Deeds in Book 9650, Page 140, having an outstanding balance of $245,769.15, grants to HLH Affordable Housing Limited Partnership, a Massachusetts limited partnership having an address of One Monument Square, Beverly, Massachusetts, with quitclaim covenants the land in said Beverly with the buildings thereon situated at One Monument Square, and bounded and described as follows:

Property Address: One Monument Square, Beverly, MA 01915

the address

Beginning on Abbott Street at the Southwesterly corner of the parcel of land hereinafter described and thence running

NORTHWESTERLY, by said Abbott Street and by Endicott Street (also known as Monument Square), on several courses, largely Northwesterly and Northerly, about one hundred seventy-eight (178) feet to land now or formerly of William A. Creesy; thence running

EASTERLY, by said William A. Creesy land about seventy-five (75) feet to a corner; and thence

NORTHEASTERLY, still by said William A. Creesy land, about forty-one (41) feet to land now or formerly of Varina; thence running

SOUTHEASTERLY, by said Varina land about twenty-seven (27) feet to a point at land of Nina C. and John S. Baker, said point being in the Northwesterly boundary line of said Baker land; thence running

SOUTHWESTERLY, by a line in extension of said Baker Northwesterly boundary ten (10) feet to a point; thence running

SOUTHEASTERLY, by a line parallel to the Southwesterly boundary line of said Baker land about sixty (60) feet to said parcel of land hereinafter described; thence running

SOUTHWESTERLY, by said parcel of land hereinafter described about one hundred forty-eight (148) feet to Abbott Street and the point of beginning.

There is excepted therefrom, however, a strip thereof ten (10) feet wide and approximately sixty (60) feet long adjoining the land of said Nina C. and John

Return
Hale & Dorr
60 State Street
Boston, MA 02109
Att: K Bachman

S. Baker as set forth in deed of Albert Boyden, Executor, to Peer P. Johnson dated September 7, 1935 and recorded with Essex South District Registry of Deeds, Book 3049, Page 583.

ALSO, another parcel of land with the buildings thereon situated on 24 Abbott Street, in said Beverly, bounded and described as follows:

SOUTHERLY, by Abbott Street, sixty (60) feet;

WESTERLY, by land now or formerly of Baker at a right angle with said Street, about one hundred fifty-eight and 50/100 (158.50) feet;

NORTHERLY, by land of the Wilson Estate, now or formerly, about sixty (60) feet; and

EASTERLY, by land of Morton, about one hundred fifty-three and 75/100 (153.75) feet at a right angle with Abbott Street.

Both of said parcels being the same premises conveyed to said Harborlight House Properties, Inc. by deed of The First Baptist Church in Beverly, dated November 8, 1965, recorded with said Deeds in Book 5319, Page 722.

Said premises are conveyed subject to and with the assumption by the grantee of the above-referenced mortgage to the Beverly National Bank.

The undersigned hereby certifies that the within conveyance does not constitute a sale or disposition subject to the terms of M.G.L. Chapter 180, Section 8A. Accordingly, the same is not a sale of all or substantially all of the assets of the grantor.

EXECUTED as a sealed instrument this 22 day of October, 1997.

WITNESS: HARBORLIGHT HOUSE PROPERTIES, INC.

Mary Ann Gachignard By: [signature]

Name: MARY M MILLER

Its: President

CANCELLED

NEEDS REC
ESSEX SOUTH
10/24/97

TAX 729.60
CASH 729.60

9817A000 09:27
EXCISE TAX

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss. October 22, 1997

Then personally appeared the above-named Mary M. Miller President (title) as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of Harborlight House Properties, Inc., before me.

Sylvia Guarnotta
Notary Public
My commission expires: 1-2-98

STANDARD FORM
PURCHASE AND SALE AGREEMENT

This 17 day of **March**, 2014.

1. PARTIES AND MAILING ADDRESSES

(fill in)

HLH Affordable Housing Limited Partnership, a Massachusetts limited partnership, having an address of P.O. Box 507, Beverly Massachusetts 01915,

hereinafter called the SELLER, agrees to SELL and

Harborlight House LLC, a Massachusetts limited liability company, having an address of P.O. Box 507, Beverly Massachusetts 01915,

2. DESCRIPTION
(fill in and include title reference)

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises: **that certain parcel of land, as more particularly described on Exhibit A attached hereto, with the buildings and improvements thereon situated in Beverly, Massachusetts located on .59 acres of land, more or less, and being known as "Harborlight House", containing 35 apartments, and numbered One Monument Square. For title purposes only, see Deed from Harborlight Housing Properties, Inc., dated October 24, 1997, recorded with Essex South District Registry of Deeds in Book 14386, Page 82.**

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

(fill in or delete)

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposers, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, ~~and, ONLY IF BUILT IN~~, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers;~~and~~ **together with all of the interests and rights of the SELLER in and under all leases, contracts, agreements, warranties and guarantees related to all or any portion of the Premises, and including, subject to the provisions of any applicable governmental laws, statutes, ordinances, bylaws, codes, rules and regulations, all of the rights and interest of the SELLER in any licenses, permits and approvals for the ownership, use, occupancy, maintenance and operation of the Premises.**

but excluding **all accounts, including, but not limited to, all escrows and reserves, which shall be released to SELLER at the Time for Performance.**

4. TITLE DEED
(fill in)
**Include here by specific reference any restrictions, easements, rights and obligations in party walls not included in (b), leases, municipal and other liens, other encumbrances, and make provision to protect SELLER against BUYER's breach of SELLER's covenants in leases, where necessary.*

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven **calendar** days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except

(a) Provisions of existing building and zoning laws;
(b) Existing rights and obligations in party walls which are not the subject of written agreement;
(c) Such taxes for the then current **fiscal** year as are not due and payable on the date of the delivery of such deed;
(d) Any liens for municipal betterments assessed after the date of this agreement;
(e) Easements, restrictions and reservations of record, if any, so long as the same do not prohibit or materially interfere with the current use of said premises;.

~~*(f)~~

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. REGISTERED TITLE

In addition to the foregoing, if the title to said premises is registered, said deed shall be in form sufficient to entitle the BUYER to a Certificate of Title of said premises, and the SELLER shall deliver with said deed all instruments, if any, necessary to enable the BUYER to obtain such Certificate of Title.

7. PURCHASE PRICE
(fill in); space is allowed to write out the amounts if desired

The agreed purchase price for said premises is **Three Million One Hundred Thousand and 00/100 ($3,100,000.00)** dollars of which

$10.00 have been paid as a deposit this day; and
$3,099,990.00 are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s) **or Bank's counsel check and personal checks for not more than $1,000.00**; and
$3,100,000.00 TOTAL

8. TIME FOR PERFORMANCE; DELIVER OF DEED *(fill in)*

Such deed is to be delivered at **10:00** o'clock A.M. on the **17th** day of **March, 2015, or such earlier date and time as BUYER elects by at least ten (10) business days' notice to SELLER,** at the **Essex (South)** Registry of Deeds **or, at the request of BUYER, at the office of the counsel for the BUYER or BUYER'S lender,** unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement. **BUYER shall have the right to extend the Time for Performance for up to three successive thirty (30) day periods upon notice to SELLER at least ten (10) business days prior to the then Time for Performance.**

9. POSSESSION AND CONDITION OF PREMISES.
(attach a list of exceptions, if any)

Full possession of said premises ~~free of all tenants and occupants, except as herein provided,~~ is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted, and (b) not in violation of said building and zoning laws, and (c) in compliance with provisions of any instrument referred to in clause 4 hereof. The BUYER shall be entitled personally to inspect said premises prior to the delivery of the deed in order to determine whether the condition thereof complies with the terms of this clause.

10. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM
(Change period of time if desired.)

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, ~~then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless~~ the SELLER ~~elects to~~ **shall** use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event ~~the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon~~ the time for performance hereof shall be extended for a period of thirty **calendar** days.

11. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement **including any interest thereon** shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

12. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, **or if any portion of the premises has been taken by eminent domain,** then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either

(a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance **or taking,** less any amounts reasonably expended by the SELLER for any partial restoration, or

(b) if a holder of a mortgage on said premises shall not permit the insurance **or taking** proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

13. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed **and except for the warranties hereinafter referred to, all of which shall survive.**

14. USE OF MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

15. INSURANCE
**Insert amount (list additional types of insurance and amounts as agreed)*

Until the delivery of the deed, the SELLER shall maintain insurance on said premises as follows:

Type of Insurance	*Amount of Coverage*
(a) Fire and Extended Coverage	**$ Full Replacement cost coverage or such lesser amount which is sufficient to avoid co-insurance**
(b)	

16. ADJUSTMENTS
(list operating expenses, if any, or attach schedule)

Collected rents, ~~mortgage interest,~~ water and sewer charges, operating expenses (if any) according to the schedule attached hereto or set forth below, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned as and when collected by either party. **Real estate transfer taxes shall be paid by SELLER. Any recording fees as to the deed and the release of existing encumbrances shall be paid for by SELLER. All recording costs as to mortgages and related encumbrances granted by BUYER and the title insurance premium shall be paid by BUYER. Each party shall pay its own attorneys' fees. SELLER will transfer all security deposits, last month's rents and interest thereon to BUYER at the Time for Performance. BUYER and SELLER agree to share equally all escrow costs payable to the Escrow Agent in connection with escrow services hereunder.**

17. ADJUSTMENT OF UNASSESSED AND ABATED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained; and, if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed.

~~18. BROKER'S FEE~~
~~*(fill in fee with dollar amount or percentage; also name of Brokerage firm(s))*~~

~~A Broker's fee for professional services of~~
~~is due from the SELLER to~~

~~the Broker(s) herein, but if the SELLER pursuant to the terms of clause 21 hereof retains the deposits made hereunder by the BUYER, said Broker(s) shall be entitled to receive from the SELLER an amount equal to one half the amount so retained or an amount equal to the Broker's fee for professional services according to this contact, whichever is the lesser.~~

~~19. BROKER(S) WARRANTY~~
~~*(fill in name)*~~

~~The Broker(s) named herein warrant(s) that the Broker(s) is(are) duly licensed as such by the Commonwealth of Massachusetts.~~

20. DEPOSIT
(fill in name)

All deposits made hereunder shall be held in **an interest bearing** escrow **account** by **SELLER's counsel** as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER. **Interest shall be split except that in the event of a default, interest shall follow the deposit.**

21. BUYER'S DEFAULT; DAMAGES

If the BUYER shall fail to fulfill the BUYER's agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages ~~unless within thirty days after the time for performance of this agreement or any extension hereof, the SELLER otherwise notifies the BUYER in writing,~~ **and this shall be SELLER's sole legal and equitable remedy**.

~~22. RELEASE BY HUSBAND OR WIFE~~

~~The SELLER's spouse hereby agrees to join in said deed and to release and convey all statutory and other rights and interests in said premises.~~

~~23. BROKER AS PARTY~~

~~The Broker(s) named herein join(s) in this agreement and become(s) a party hereto, insofar as any provisions of this agreement expressly apply to the Broker(s), and to any amendments or modifications of such provisions to which the Broker(s) agree(s) in writing.~~

24. LIABILITY OF TRUSTEE, SHAREHOLDER, BENEFICIARY, etc.

If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

25. WARRANTIES AND REPRESENTATIONS
(fill in); if none, state "none"; if any listed, indicate by whom each warranty or representation was made

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER or the Broker(s):

See Rider.

~~26. MORTGAGE CONTINGENCY CLAUSE~~
~~*(omit if not provided for in Offer to Purchase)*~~

~~In order to help finance the acquisition of said premises, the BUYER shall apply for a conventional bank or other institutional mortgage loan of $_____ at prevailing rates, terms and conditions. If despite the BUYER's diligent efforts an unconditional commitment for such loan cannot be obtained on or before _____, the BUYER may terminate this agreement by written notice to the SELLER and/or the Broker(s), as agent(s) for the SELLER, prior to the expiration of such time, whereupon any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto. In no event will the BUYER be deemed to have used diligent efforts to obtain such commitment unless the BUYER submits a complete mortgage loan application conforming to the foregoing provisions on or before _____, 19____. Diligent efforts by the BUYER shall not require an obligation of applying to more than one institutional mortgage lender.~~

27. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and enures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

28. LEAD PAINT LAW

The parties acknowledge that, under Massachusetts law, whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster, or other material so as to make it inaccessible to children under six years of age.

29. SMOKE DETECTORS

The SELLER shall, at the time of the delivery of the deed, deliver a certificate from the fire department of the city or town in which said premises are located stating that said premises have been equipped with approved smoke detectors in conformity with applicable law.

30. ADDITIONAL PROVISIONS

~~The initialed riders, if any, attached hereto, are incorporated herein by reference.~~
The additional provisions set forth in Rider attached hereto are incorporated herein by this reference.

FOR RESIDENTIAL PROPERTY CONSTRUCTED PRIOR TO 1978, BUYER MUST ALSO HAVE SIGNED LEAD PAINT "PROPERTY TRANSFER NOTIFICATION CERTIFICATION"

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

HLH AFFORDABLE HOUSING LIMITED PARTNERSHIP

By: HLH AFFORDABLE HOUSING INC., its General Partner

By: _____
SELLER ~~(or spouse)~~
Name: Andrew DeFranza
Title: Authorized Agent

_____
~~SELLER~~

_____
~~BUYER~~

HARBORLIGHT HOUSE LLC

By: HARBORLIGHT HOUSE MM LLC, its Manager

By: HARBORLIGHT COMMUNITY PARTNERS, INC., its Manager

By: _____
BUYER
Name: Andrew DeFranza
Title: Authorized Agent

_____
~~Broker(s)~~

EXTENSION OF TIME FOR PERFORMANCE
Date _____

The time for the performance of the foregoing agreement is extended until _____ o'clock _____ M. on the _____ day of _____, 19_____ time still being of the essence of this agreement as extended. In all other respects, this agreement is hereby ratified and confirmed. This extension, executed in multiple counterparts, is intended to take effect as a sealed instrument.

_____
SELLER (or spouse)

_____
SELLER

_____
BUYER

_____
BUYER

_____
Broker(s)

RIDER TO PURCHASE AND SALE AGREEMENT
BETWEEN
HLH AFFORDABLE HOUSING LIMITED PARTNERSHIP, SELLER
AND
HARBORLIGHT HOUSE LLC, BUYER

31. All notices required or to be given hereunder shall be in writing and deemed duly given when delivered or mailed by registered or certified mail, return receipt requested, postage and registration or certification charges prepaid, addressed to the respective party at the address set forth in paragraph 1 and, if to BUYER with a copy to: Kurt A. James, Esquire, Rackemann, Sawyer & Brewster, P.C., 160 Federal Street, Boston, Massachusetts 02110 and, if to SELLER with a copy to: John C. Thomson, Esquire, 9 Thoreau Circle, Beverly, Massachusetts 01915, or to such other address or addresses as may from time to time be designated by either party by written notice to the other.

32. From and after the date of this Agreement, the SELLER agrees to permit the BUYER and its designees reasonable access, at reasonable times, to the Premises for the purpose of making measurements, inspections, and the like.

33. Without limitation of any other provisions in this Agreement, said Premises shall not be considered to be in compliance with the provisions of this Agreement with respect to title unless:

(a) All structures and improvements on said Premises, including, but not limited to any driveway(s), any garage(s), any cesspool(s) and any leach fields and all means of access to said Premises shall be wholly within the lot lines of said Premises and shall not encroach upon or under any property not within such lot lines;

(b) No building, structure, improvement, way or property of any kind encroaches upon or under said Premises from other premises;

(c) Title to said Premises is insurable, for the benefit of the BUYER, by a title company of BUYER's selection in a fee owner's policy of title insurance, at normal premium rates, in the American Land Title Association form currently in use, subject only to those printed exceptions to title normally included in the "jacket" to such form or policy; and

(d) Said Premises abut a public way, duly laid out or accepted as such by the town or city in which said premises are located.

34. The BUYER warrants and represents to the SELLER and the SELLER represents and warrants to the BUYER that it has dealt with no broker or other person entitled to a broker's commission in connection with the negotiation or execution of this Agreement or the consummation of the transaction contemplated hereby except the broker(s) listed herein, if any, and each agrees to hold the other harmless and indemnify the other against all damages, claims, losses and liabilities, including legal fees, incurred by the other, arising out of or resulting from the failure of its representation and warranty. This provision shall survive the closing hereunder.

35. At the Time for Performance, SELLER shall deliver to BUYER the following duly executed (and notarized) documents or instruments (the "SELLER Closing Documents"):

(a) Deed to the Premises in accordance with the provisions of Section 4 of this Agreement.

(b) Bill of Sale transferring all personal property to the BUYER.

(c) An absolute assignment and assumption of leases and rents (the "Lease Assignment and Assumption").

(d) Original executed copies of all leases or copies of signed leases if originals are not in its control.

(e) Notices to tenants under all leases notifying them of the sale of the Premises to BUYER and directing that any future rents be paid to BUYER or BUYER's management company.

(f) An affidavit in the form customarily required by BUYER's title insurer for the purposes of deleting from the owner's and lender's title policies the standard exceptions for parties in possession and mechanics' liens.

(g) An affidavit establishing that SELLER is not a foreign person as defined in I.R.S. Code Section 1445 (and the regulations promulgated thereunder) in the form recommended by the Internal Revenue Service for the purpose of establishing that the withholding requirements of said Section 1445 do not apply to this transaction.

(h) SELLER's 10-Year ownership certificate executed by SELLER.

(i) Any customary forms required to comply with Internal Revenue Service reporting requirements.

(j) All instruments evidencing SELLER's due organization, legal existence and authority to enter into and be bound by the SELLER Closing Documents and convey title such that BUYER will become the record owner of title to the Premises.

(k) Termination notices of existing service contracts not assumed by BUYER.

(l) Assignment and assumption of contracts (the "Contract Assignment and Assumption").

(m) A Certificate of Compliance from the municipality's fire department, in accordance with M.G.L. c. 148, Section 26F1/2, for the carbon monoxide detectors on the Premises.

(n) A Certificate of Compliance from the municipality's fire department stating that the Premises have been equipped with adequate smoke detectors and heat detectors, if applicable.

(o) A Lead Paint Certificate for each unit.

(p) An Assignment of the HAP Contract.

(q) A Certificate of Compliance/Certificate of Exemption pursuant to Chapter 40T.

(r) Any other documents reasonably required by BUYER's mortgage lender or its counsel to be delivered at the Time for Performance pursuant to this Agreement.

36. At the Time for Performance, BUYER shall deliver to SELLER the following duly executed (and notarized) documents or instruments:

(a) The Lease Assignment and Assumption.

(b) The Contract Assignment and Assumption.

37. BUYER's obligations hereunder are conditioned upon BUYER's receipt of the following prior to closing (the "BUYER Approvals"):

(a

(b) HUD's determination of approved rents on the Section 8 project-based Housing Assistance Payment contract ("HAP Contract") for the Premises;

(c)

(d)

(e) Issuance by Massachusetts Development Finance Agency of up to $5,000,000 of tax exempt bonds (the "Bonds");

(f) Receipt of a binding commitment from a bank or other institutional lender to purchase the Bonds on terms acceptable to BUYER;

(g) Receipt of a binding commitment from the Department of Housing and Community Development to allocate at least $213,000 of 4% low income housing tax credits ("LIHTC's") to BUYER;

(j) Receipt of a binding commitment from a syndicator to purchase the LIHTC's for a purchase price of at least $2,020,000 and otherwise on terms acceptable to BUYER.

BUYER hereby agrees to use diligent efforts to obtain the BUYER Approvals. In the event that BUYER is unable to obtain the BUYER Approvals prior to closing, BUYER shall have the right, at BUYER's election, to terminate this Agreement. In the event that BUYER elects to terminate this Agreement in accordance with the provisions of this Section, then all deposits shall be forthwith refunded to BUYER, together with any interest earned thereon, and the parties hereto shall have no further recourse or obligations to the other.

SELLER: _____ **BUYER:** _____

EXHIBIT A
(Legal Description)

EXHIBIT B
(Form of SELLER Note and Mortgage)

Determination of Historic Significance by the Beverly Historic District Commission

Application for Determination of Historic Significance

City of Beverly, Massachusetts

Historic District Commission

City Hall, 191 Cabot Street, Beverly, MA 01915

Project Proponent: (Name and Contact Information)	Harborlight Community Partners C/O Andrew DeFranza PO Box 507 Beverly MA 01915 978-922-1305 x 207 adefranza@harborlightcp.org
Name of Project:	Harborlight House
Historic Name of Property:	John I. Baker House
Address of Project:	1 Monument Square
Year built:	1871
Source for year built:	MACRIS Database Referencing Essex County Registry of Deeds, Atlas Town of Beverly

Please submit six copies of this cover sheet and six copies of the following supporting materials:

☐ If *listed on the State Register of Historic Places*, a copy of the State Register of Historic Places or the Massachusetts Cultural Resource Information System (MACRIS) database showing the property name, address and listing status[1].

OR (if *not listed on the State Register of Historic Places*) all of the following:

X If available, a copy of the Massachusetts Historical Commission (MHC) Inventory Form[2] **Attached**

X A brief statement describing how the property is significant in the history, archaeology, architecture or culture of Beverly (no more than 500 words) **Please see item 9 on FORM B of the Mass Historic Commission document.**

X Color photographs of the project property (no more than 5) **Attached**

For Official Use Only:

Date received: 2-14-14 **BHDC Meeting date:** N/A

DETERMINATION

The Beverly Historic District Commission hereby certifies that:

☑ The property is listed on the State Register of Historic Places

☐ The property has been determined by the BHDC to be significant in the history, archaeology, architecture or culture of Beverly. Meeting date:_____

☐ The property is not historically significant. Meeting date:_____

Signed: William B Finch /12 Date: 2/26/14

William Finch, Chair

Historic structure report or existing conditions report

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	BEV.149
Historic Name:	Baker, John I. House
Common Name:	
Address:	1 Monument Sq
City/Town:	Beverly
Village/Neighborhood:	Central Business
Local No:	169
Year Constructed:	
Architect(s):	
Architectural Style(s):	Italianate
Use(s):	Nursing Home; Other Medical; Single Family Dwelling House
Significance:	Architecture
Area(s):	BEV.A: Beverly Center Historic District BEV.E: Monument Square Area
Designation(s):	Nat'l Register District (7/5/1984)

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

Friday, February 14, 2014 at 4:26: PM

BEV. 149

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

NR - 7.5.84

In Area no.	Form no.
CA	149

2

1 Monument Sq.

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.

11/508

1. Town Beverly

Address 1 Monument Square

Name John I. Baker House

Present use Dwelling

Present owner 1st Baptist Church

3. Description:

Date 1871

Source Assessor's Records

Style Italianate

Architect Unknown

Exterior wall fabric Wood-Clapboard

Outbuildings (describe)

Other features Hipped Roof with dormers; Quoins, connected by addition to building at 24 Abbott Street.

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:

One acre or less XX Over one acre ____

Approximate frontage 178 feet

Approximate distance of building from street 15 feet

6. Recorded by Lester Levy

Organization Beverly Hist Comm.

Date January 1980

30M-5-77

BEV. 149

7. Original owner (if known) John I. Baker

Original use Dwelling

Subsequent uses (if any) and dates Medical Center 1935-1953; Retirement Home 1962-present

8. Themes (check as many as applicable)

Aboriginal		Conservation		Recreation	
Agricultural		Education		Religion	
Architectural		Exploration/ settlement		Science/ invention	
The Arts					
Commerce		Industry		Social/ humanitarian	
Communication		Military			
Community development	x	Political	x	Transportation	

9. Historical significance (include explanation of themes checked above)

This stately, Italiante building which faces directly onto Monument Square was built in 1871 for John I. Baker. The land on which it stands was a portion of the land known as the Morgan Field which Mr. Baker purchased from the Bancroft heirs in 1867.

At the time Mr. Baker had this house built, he was the town's representative to the General Court at Boston. A year earlier he had been the Prohibition Party's candidate for State Treasurer.

Born in Beverly on August 16, 1812, Mr. Baker served the town for more than fifty years and was closely associated with all major changes in the community's growth from a small fishing and farming town to a major industrial and manufacturing city.

Mr. Baker's first entry into public service was in 1836 when he was elected to the office of Town Clerk. In 1840 he was elected Representative from this district to the Massachusetts Legislature, serving for 17 years. He was also elected a State Senator in 1863 and 1864. A member of the Prohibition Party, he was the party's candidate for Governor in 1876.

When Beverly became a city in 1894, Mr. Baker was the natural choice for the first Mayor, serving during 1895.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Essex County Registry of Deeds
Atlas, Town of Beverly, 1880
Beverly Citizen, March 5, 1892

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

BEV.149

Community:	Form No:
BEVERLY	169
Property Name: John I. Baker House	

In business matters, Mr. Baker was active in both real estate and industrial development. His real estate holdings were scattered throughout the town and he was involved in many of the early housing developments and sub-divisions during the post Civil War period of industrial growth. He was influential in the development of the Beverly Water Works and served as president of the Beverly Gas and Light Company and the Beverly and Danvers Street Railway.

Mr. Baker died on February 17, 1897, at the age of 85.

Mass Historic Letter

RECEIVED

FEB 18 2014

MASS. HIST. COMM

#21256

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Harborlight House

Location / Address: 1 Monument Square

City / Town: 1 Monument Square Beverly MA 01915

Project Proponent

Name: Harborlight Community Partners

Address: PO Box 507

City/Town/Zip/Telephone: Beverly 01915 978-922-1305 x 207

After review of the MHC's files and the materials you submitted, the MHC has determined that the proposed project will ~~have "no adverse effect"~~ on significant historic or archaeological properties.

Brona Simon 3/13/14

Brona Simon — Date
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name	Type of License or funding (specify)
Federal Home Loan Bank	FHLB Affordable Housing Grant
City of Beverly	Community Preservation Act Funding
MA DHCD	{Tax credits, Affordable Housing Trust Fund, Housing Stabilization Fund}
MassDevelopment	Tax Exempt Bond

Project Description (narrative):

This is currently a housing building for low income seniors. We plan to refinance the project and rehab the building. The use as affordable senior housing will remain the same.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

No there is no demolition.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation. All rehab will be inside the existing shell. There will be a new roof, mechanicals, carpet and paint. We will add kitchenettes to each unit. We will increase some units by reducing from 35 to 31.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

There is no new construction. All of the work is rehabilitation or improvement of existing area including the expansion of the dining area onto a currently three season adjacent porch.

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify. Yes. The building is in the Monument Sq. area and was home to ~~the~~ John Baker. Please see attached MCRIS records.

What is the total acreage of the project area?

Woodland	0	acres
Wetland	0	acres
Floodplain	0	acres
Open space	> than .1	acres
Developed	0	acres

Productive Resources:		
Agriculture	0	acres
Forestry	0	acres
Mining/Extraction	0	acres
Total Project Acreage	.592	acres

What is the acreage of the proposed new construction? 0 acres

What is the present land use of the project area?
This project is currently affordable senior housing.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

Plese see attached

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: _____ Date: 2/14/14

Name: Andrew DeFranza

Address: PO Box 507

City/Town/Zip: Beverly MA 01915

Telephone: 978-922-1305 x207

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

Letters of support sufficient to document clear endorsement by community members and groups, and where appropriate, by municipal boards, committees, commissions and departments

- Councilor Rand
- Representative Parisella
- Senator Lovely

14 Central St. #2

Beverly, MA

01915

Department of Housing and Community Economic Development
C/O Mr. Aaron Gornstein, Undersecretary
100 Cambridge St. #300
Boston MA 02114

March 17, 2014

RE: Harborlight House Project

Undersecretary Gornstein,

Harborlight House has been a local resource providing affordable housing and supportive services for frail, low income, seniors for over 50 years. We are eager to see our community asset thrive sustainably for many more decades. I would like to encourage DHCD to support the request of Harborlight Community Partners to recapitalize and rehabilitate Harborlight House. With the critical investment of 4% low income housing tax credits, local resources, project based Section 8 and MRVP vouchers, and State bond capital Harborlight House can be improved and preserved for hundreds of future residents and those who live there today.

Please feel free to contact me with any questions regarding this proposal. Thank you for considering supporting this worthy project in our Ward.

Sincerely,
Estelle Rand

Estelle Rand
Ward 2 City Councilor
978-473-9891
erand@beverlyma.gov

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

JERALD A. PARISELLA
STATE REPRESENTATIVE
6TH ESSEX DISTRICT
BEVERLY

STATE HOUSE, ROOM 174
TEL. (617) 722-2877
Jerald.Parisella@MAhouse.gov

Committees:
Vice Chair, Veterans
Election Laws
Transportation

March 3, 2014

Mr. Aaron Gornstein, Undersecretary
Department of Housing and Community Development
100 Cambridge St. #300
Boston MA 02114

RE: Harborlight House Project

Dear Undersecretary Gornstein,

Harborlight House has been a local resource providing affordable housing and supportive services for frail, low income, seniors for over 50 years. We are eager to see our community asset thrive sustainably for many more decades. I would like to encourage DHCD to support the request of Harborlight Community Partners to recapitalize and rehabilitate Harborlight House. With the critical investment of 4% low income housing tax credits, local resources, project based Section 8 and MRVP vouchers, and State bond capital Harborlight House can be improved and preserved for hundreds of future residents and those who live there today.

Thank you for considering supporting this worthy project in our City.

Sincerely,

Jerald A. Parisella
State Representative

The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

SENATOR JOAN B. LOVELY
Second Essex District

STATE HOUSE, ROOM 215
BOSTON, MA 02133-1053
TEL. (617) 722-1410
FAX (617) 722-1347
JOAN.LOVELY@MASENATE.GOV
WWW.MASENATE.GOV

Chair
MENTAL HEALTH AND SUBSTANCE ABUSE

Vice Chair
VETERANS AND FEDERAL AFFAIRS

Undersecretary Aaron Gornstein
Department of Housing and Community Development
100 Cambridge Street #300
Boston, MA 02114

March 5, 2013

RE: Harborlight House Project

Dear Undersecretary Gornstein,

I write to offer my support for the recapitalization and rehabilitation of the Harborlight House in the City of Beverly. Harborlight House has been providing affordable housing and supportive services for seniors with limited income for over 50 years. Since the early 1960s, Harborlight House has maintained a warm, kind atmosphere in an excellent location just blocks from the ocean and Beverly's downtown. As the needs of its residents have evolved, the Harborlight House has upgraded its facilities and services in order to provide the utmost in elder care for decades. Truly, Harborlight House is a unique and high-quality resource for many of our community's most vulnerable members. I am eager to see this community asset thrive sustainably for many more decades.

The Harborlight House project proposal is comprehensive and sustainable, encompassing facility upgrades and improvements, a shift from assisted living to supportive housing status and financial and capital restructuring. With the critical investment of 4% low income housing tax credits, local resources, project-based Section 8 and MRVP vouchers, and State bond capital, Harborlight House can be improved and preserved for hundreds of future residents and those who live there today.

Thank you for your consideration of this worthy project.

Sincerely,

Joan B. Lovely

Senator Joan B. Lovely

Letters from project partners and/or other funding sources

- **Project Partners:**
  - Elder Service Plan of the North Shore
  - Senior Care
  - Associated Home Care

- **Funding Sources:**
  - MHIC
  - Boston Private Bank and Trust
  - Mass Development

Elder Service Plan of the North Shore, Inc.
37 Friend Street • Lynn, MA 01902 • (781) 715-6608 • FAX: (781) 715-6699

March 7, 2014

Department of Housing and Community Economic Development
C/O Mr. Aaron Gornstein, Undersecretary
100 Cambridge St. #300
Boston MA 02114

RE: Harborlight House Project

Dear Undersecretary Gornstein,

We have been partnering with Harborlight Community Partners to provide a wide variety of services to residents at Harborlight House for many years. I am writing today to indicate our interest in continuing to support the social services needed for the frail low-income elders living at Harborlight House. These services, including home care, meals, cleaning and laundry, transportation, and others are critical to helping these seniors remain independent and out of institutional settings that are costly and typically not desired by the seniors themselves. Blending affordable housing and supportive services is efficient for the State and Federal governments, the need continues to escalate, and we look forward to continuing to build upon this partnership with Harborlight Community Partners.

Thank you for your thoughtful consideration of lending support to this worthy project.

Sincerely,

Robert D. Wakefield, Jr.
Executive Director

Main Office
49 Blackburn Center
Gloucester, MA 01930
978-281-1750 • 1-866-927-1050
FAX (978) 281-1753
TDD (978) 282-1836

SeniorCare
Elder Services | Information | Solutions

100 Cummings Center
Suite 106-H
Beverly, MA 01915
978-281-1750 • 1-866-927-1050
FAX (978) 969-0358
TDD (978) 282-1836

March 3, 2014

Department of Housing and Community Economic Development
C/O Mr. Aaron Gornstein, Undersecretary
100 Cambridge St. #300
Boston MA 02114

RE: Harborlight House Project

Undersecretary Gornstein,

I am writing today to indicate Senior Care's interest in supporting the social services needed for the frail low income elders living at Harborlight House. These services, including home care, support with meals, cleaning and laundry, transportation, and others are critical to helping these seniors remain independent and out of institutional settings that are costly and typically are not desired by the seniors themselves. Senior Care, as one of the State's 27 Aging Service Access Points, is uniquely able to provide these services and associated infrastructure. Blending affordable housing and supportive services in this way is efficient for the State and Federal governments. It is also a much preferred homelike option for low income elders in need of care. Senior Care is pleased to partner with Harborlight Community Partners to provide services at Harborlight House.

Thank you for considering supporting this worthy project in our district.

Sincerely,

Scott Trenti
Executive Director

AHC Associated Home Care, Inc.

March 3, 2014

Department of Housing and Community Economic Development
C/O Mr. Aaron Gornstein, Undersecretary
100 Cambridge St. #300
Boston MA 02114

RE: Harborlight House Project

Undersecretary Gornstein,

We have been partnering with Harborlight Community Partners to provide a wide variety of services to residents at Harborlight House for over 5 years. We have also been working with Harborlight Community Partners to provide home care services at Turtle Creek and Turtle Woods, two other affordable supportive housing settings. We are able to make these service available to low income elders in need of care through strategic partnership s with SeniorCare and Elder Service Plan of the North Shore.

I am writing today to indicate our interest in continuing to provide the social services needed for the frail low income elders living at Harborlight House. These services, including home care, meals, cleaning and laundry, transportation, and others are critical to helping these seniors remain independent and out of institutional settings that are costly and typically are not desired by the seniors themselves. Blending affordable housing and supportive services in this way is efficient for the State and Federal governments as well as the local communities. It is also a much preferred homelike option for low income elders in need of care and their families. Associated Home Care is pleased to partner with Harborlight Community Partners to provide services at Harborlight House.

Thank you for considering supporting this worthy project in our community.

Sincerely,

Michael Trigilio, President
Associated Home Care

Beverly • Burlington • Leominster • Marblehead • North Andover • 800.231.0874 • www.associatedhomecare.com

MASSACHUSETTS HOUSING EQUITY FUND, INC.
70 Federal Street, 6th Floor
Boston, Massachusetts 02110

March 17, 2014

Mr. Andrew DeFranza
Executive Director
Harborlight Community Partners
283 Elliot Street
Beverly, MA 01915

Re: Harborlight House, Beverly, MA (the "Project")

Dear Mr. DeFranza:

This proposal set forth the terms and conditions under which Massachusetts Housing Equity Fund XXI ("MHEF") or a substitute direct investor will acquire an interest in the project limited partnership (the "Partnership"). The terms and conditions contained herein are based on the information provided to us; any material issues uncovered during our due diligence review may invalidate this offer. In addition, this proposal is subject to approval of MHEF's board of directors. MHEF reserves the right to alter or withdraw this commitment prior to its acceptance.

It should be noted that several assumptions in the One Stop may require further refinement in order to meet the requirements of the Low Income Housing Tax Credit Program. It should be noted that assumed debts must carry AFR and are subject to the true debt test. If the assumed debts are not carrying AFR, their face amounts must be discounted. The One Stop assumes existing debt of $950,000 from the MA Department of Housing and Community Development ("DHCD") that will carry AFR, currently at 3.36%, and new debt from the City, State and Federal Home Loan Bank of $2,900,000 which will be without interest. Prior to closing, it is anticipated that accrued interest on the existing debt will be forgiven. If the accrued interest is not forgiven, the property will not have sufficient residual value to support the debt at a rate equivalent to AFR. In order to earn acquisition credits based on the full value of the property, as determined by the Kirk & Company appraisal prepared on March 7, 2014, an entity unrelated from the Seller is expected to loan, without interest, an additional $1,629,450 to the Project Partnership.

Additionally, MHIC and the investor(s), will require the project to maintain break-even operations throughout the compliance period while trending revenues at 2%, operating expenses at 3% and real estate taxes at 2.5%. The projections currently show a cash operating deficit starting in 2028. We also require that any amount of development fee which is payable from cash flow have a reasonable expectation of payment within a reasonable time period, currently assessed at 10 years from project completion. The assumed project-based subsidy will be imperative to achieve these requirements.

The terms and conditions of this commitment are:

1. Price: MHEF's Capital Contribution for a 99.99% share of the limited partnership as sole limited partner will be $2,024,291 ($0.96 per $1.00 of Low Income Housing Tax Credit) (the "Capital Contribution"), subject to change as outlined below. The price of the Low Income Housing Tax Credit is based upon information provided by the Sponsor as of the date of this letter, including annual Low Income Housing Tax Credits ("LIHTC") of $210,885 (the "Projected LIHTC"), of which $210,885 (the "Projected First Year LIHTC") will be available in Year 2015, and $210,885 will be available each year between Years 2016 and 2024. Any material change to the financing structure, scope of the Project, development budget, anticipated completion and lease-up schedules, amount of LIHTC allocation or number of tax-credit units will result in a change to the final price.

MHEF will make its Capital Contribution in four (4) installments: (i) $303,644, or 15% of the Capital Contribution, upon closing of the syndication (expected to occur in October 2014); (ii) $506,073 or 25%, within ten business days following receipt by MHEF of a certificate by the Project Architect that the construction project has achieved 100% completion (expected to occur in November 2015) (the "Completion Installment"); (iii) $1,204,575, or the balance less $10,000, within twenty business days after receipt by MHEF of (a) evidence that the project has operated for three consecutive months at break-even, the permanent financing has closed, and the construction loan has been repaid; (b) receipt by MHEF of Form 8609 approved by DHCD with respect to the low-income housing tax credit, (expected to occur in March 2016) (the "Break-even Installment"); and (iv) $10,000, or the balance, within ten business days following receipt by MHEF of the tax return and annual report for the Partnership for the first year in which LIHTC is available (the "Final Installment").

The general partner will be required to make certain warranties and representations prior to the delivery of each installment of the Capital Contribution by MHEF.

2. Adjustments to Capital Contribution for Reduced LIHTC: The Capital Contribution of MHEF shall be adjusted by the general partner to reflect any reduction in the LIHTC as of the date of the Break-even Installment. The adjustment, if any is required, shall be calculated by MHEF within 10 business days after receipt by MHEF of certain information and certifications from the general partner that will be specified in the partnership agreement, provided that the general partner has promptly fulfilled all reasonable requests by MHEF for additional information necessary to the computation of such adjustment. In the event that, as of such date, actual LIHTC based on Form 8609 is less than the Projected LIHTC, then the Break-even Installment shall be reduced

by an amount (the "LIHTC Reduction Adjuster Amount") which shall equal the product of $0.96 multiplied by the amount of such shortfall. If the LIHTC Reduction Adjuster Amount exceeds the amount of the Break-even Installment, the Final Installment will be reduced by the amount of such excess. If the LIHTC Reduction Adjuster Amount exceeds the sum of the Break-even and Final Installments, the general partner shall cause the Partnership to make a distribution to MHEF in the amount of such excess. If the actual LIHTC based on Form 8609 is greater than the Projected LIHTC, then the Fourth Installment shall be increased by an amount (the "LIHTC Upward Adjuster Amount") which shall equal $0.96 per dollar of excess of the actual LIHTC over the Projected LIHTC, subject to the limitation set forth below.

3. **Adjustments to Capital Contribution for LIHTC Timing:** The Capital Contribution of MHEF shall be adjusted by the General Partner to reflect any change in the timing of delivery of the LIHTC. The adjustment, if any is required, shall be calculated by MHEF at the time of payment of the Break-even Installment. In the event that the actual first year LIHTC based on Form 8609 is less than the Projected First Year LIHTC, then the Break-even Installment shall be reduced by an amount (the "First Year Shortfall Adjuster Amount") which shall equal $0.86 per dollar of shortfall. If the actual first year LIHTC based on Form 8609 is greater than the Projected First Year LIHTC (and such increase is not attributable to an overall increase in the actual LIHTC over the Projected LIHTC), then the Break-even Installment shall be increased by an amount (the "First Year LIHTC Upward Adjuster Amount") which shall equal $0.86 per dollar of the excess of the actual first year LIHTC over the Projected First Year LIHTC not attributable to an increase in the actual LIHTC over the Projected LIHTC, subject to the limitation set forth below.

4. **Cap on Upward Adjusters:** The sum of the LIHTC Upward Adjuster Amount and the First Year LIHTC Upward Adjuster Amount shall not exceed the lesser of (x) 5% of the total amount of MHEF's Capital Contribution and (y) $105,000.

5. **Credit Recapture:** If the Partnership or MHEF suffers recapture of all or a portion of the LIHTC for any reason other than a change of law, the General Partner shall cause the Partnership to make a distribution to MHEF equal to $1.00 for each $1.00 of recaptured credit (a "Recapture Distribution").

6. **Sponsor:** The Project sponsor is Harborlight Community Partners of Beverly, MA. The Sponsor will guarantee the obligations of the General Partner.

7. Project Partnership: A to-be-formed Massachusetts limited partnership (the "Partnership") will be the owner of the Project. The general partner of the Partnership will be an entity (the "General Partner") ***unrelated*** to the Sponsor.

8. Scope of Work: The scope of work is to be detailed in architectural plans and specifications to be submitted to MHEF. MHEF must receive an engineer's report from an engineer acceptable to MHEF representing that the Project budget is adequate to complete the Project as specified in the plans and specifications, that the Project can be completed within the proposed time frame and that the scope of work is adequate for the proposed purpose. MHEF reserves the right to require additions to the scope of work based upon the initial plan review and construction cost analysis included in the engineer's report. MHEF will agree to use the same engineer engaged by other funders for as long as the engineer is approved or approvable by MHEF.

9. Project Schedule: The Sponsor represents that the requirements of the Project's tax credit allocation will be met on a timely basis. The Sponsor plans to begin construction work no later than October 2014 and to place the Project in service no later than October 2014. The Sponsor anticipates that approximately 12 months will be required to complete the Project.

10. Minority Participation: The Sponsor must agree to cause at least 10% of the eligible development costs of the Project to be paid to minority-owned businesses and at least 25% of the worker hours utilized in the construction of the Project to be furnished by minority workers. In addition, the Sponsor must agree to a plan to cause at least 10% of annual operating expenses to be paid to minority-owned businesses.

11. Management Agent: Harborlight Community Partners will be the Management Agent for the Project. MHEF must consent to any change or replacement of management agent, subject to provisions for termination and replacement set forth in the MHEF form partnership agreement and the MHEF form management agreement.

12. Construction Financing: The Partnership expects that Boston Private Bank will provide a construction loan in the amount of $4,301,451sourced from tax exempt bond proceeds at an interest rate of 3.00% and a term of 18 months. The Partnership expects to receive commitments from DHCD and the Sponsor for subordinate, combination construction and permanent loans in the amount of $2,100,000 (the "State Loans") and $800,000 (the "Sponsor Loans"), respectively. An entity unrelated to the Seller will commit $1,629,450 for a subordinate, combination construction and permanent loan. In addition, the Partnership expects to receive a commitment from DHCD to rollover subordinate loans in the amount of $950,000 (the

"State Rollover Loans"). The terms and conditions of these loans must be acceptable to MHEF, and MHEF must be satisfied that these terms and conditions can be met. MHEF has incorporated in the financial forecasts specific terms and conditions for these loans. Any changes in the terms and conditions of these loans prior to the syndication closing may result in a change in the amount of MHEF's Capital Contribution.

13. Permanent Financing: Based on information provided to us, the financial forecasts incorporate the following assumptions on permanent financing: (1) a $1,100,000 subordinate loan from DHCD of Housing Stabilization Funds at an interest rate of 0% and a term of 40 years; (2) a $1,000,000 subordinate loan from DHCD of Affordable Housing Trust Funds at an interest rate of 0% and a term of 40 years; (3) a $300,000 subordinate loan from the Sponsor sourced from the City of Beverly at an interest rate of 0.00% and a term of 40 years; (4) a $500,000 subordinate loan from the Sponsor sourced from the Federal Home Loan Bank of Boston at an interest rate of 0% and a term of 30 years; (5) the State Rollover Loans in the amount of $950,000 at an interest rate of 3.36% (or AFR, whichever is higher) and a term of 40 years; and (6) a $1,629,450 subordinate loan from an entity unrelated to the Seller at an interest rate of 0% and a term of 50 years. The above-described loans must be on terms and conditions acceptable to MHEF and MHEF must be satisfied that these terms and conditions can be met. MHEF has incorporated in the financial forecasts specific terms and conditions for these loans Any changes in the terms and conditions of these loans prior to the syndication closing may result in a change in the amount, terms, and conditions of MHEF's Capital Contribution.

14. Rental Assistance: The financial forecast assumes that 25 units will have project-based subsidy. Any changes to the anticipated rental assistance may result in a change in the amount, terms, and conditions of MHEF's Capital Contribution.

15. Guarantees: The general partner will, under the terms set forth in the MHEF form partnership agreement, be required to guarantee the development and operations of the Project, including the Partner's obligation to make Adjuster Distributions and Recapture Distributions. The general partner's liability will be unlimited. The Sponsor will, under the terms set forth in the MHEF form sponsor's guaranty, be required to guarantee certain obligations of the general partner with respect to development costs, operating deficits, unauthorized withdrawals, and Adjuster Distributions and Recapture Distributions. The Sponsor's aggregate liability for its guaranty of the general partner's obligations will be limited as follows:

a. In the event of a withdrawal of the general partner without the consent of MHEF, there will be liquidated damages equal to the sum of Nondeferred Development Fee, all development overhead reimbursed by the Partnership to the Sponsor ("Overhead"), and the deferred development fee payable to the Sponsor (the "Deferred Development Fee"), provided that the Sponsor's liability for payment of such liquidated damages in excess of the Nondeferred Development Fee and Overhead shall be limited to a right by the Partnership to offset such liability against payments of the Deferred Development Fee as they come due. The obligations of the Sponsor and the general partner under the guaranties shall continue despite any withdrawal.

b. The Sponsor's liability for payment of any development cost overrun, including operating deficits occurring prior to the due date of the Break-even Installment, shall be unlimited. This guaranty will terminate on the later of (x) issuance of permanent certificates of occupancy for all units and common areas in the Project, (y) 100% completion under the Partnership's construction contract and (z) the due date of the Break-even Installment.

c. The Sponsor's liability for payment of operating deficits shall be limited as follows: until such time as the Company has achieved five (5) consecutive twelve-month periods of break-even operations, the Sponsor's liability for any unpaid operating deficits shall be limited to $169,195. After the Company achieves five (5) consecutive twelve-month periods of break-even operations, the Sponsor shall have no liability for operating deficits

d. The Sponsor's liability to contribute funds to the General Partner for purposes of enabling the General Partner to meet its obligations with respect to distributions to MHEF under Sections 2, 3 and 4 above (collectively, "Adjuster Distributions") shall be unlimited. This

guaranty will terminate 30 days after MHEF has determined all adjuster amounts as described above, provided the Sponsor has paid all amounts determined by MHEF to be due.

e. The Sponsor's liability to contribute funds to the General Partner for purposes of enabling the General Partner to meet its obligations with respect to distributions under Section 5 above ("Recapture Distributions") shall be unlimited. This guaranty will terminate 30 days after the end of the Compliance Period, provided there has been no recapture of any LIHTC with respect to which MHEF has not received all Recapture Distributions due it.

f. The liability limitations described above shall apply if and only if (i) the events or circumstances giving rise to the liability in question did not result from fraud or intentional misrepresentation on the part of the Sponsor, the general partner or their affiliates; and (ii) the Sponsor (or the general partner) pays amounts owed under the Sponsor's guaranty promptly when due, but in no event later than sixty calendar days after it receives actual or constructive notice that an amount is owed or, alternatively, presents an acceptable plan for payment with interest accruing after 60 days at 1.5% per month.

g. The Sponsor shall receive credit toward the amounts set forth in clause (c) above for the following: (i) amounts paid by the general partner on account of the operating deficit; and (ii) amounts received by the Partnership from rent increases, grants, loans or other financing sources arranged by the Sponsor or the general partner and applied to the operating deficits, provided that such rent increases, grants, loans and financial sources, as the case may be, do not impair the tax benefits expected to be derived by MHEF.

h. The Sponsor shall have a net worth at closing and throughout the Compliance Period (tested annually) of at least $2 million, of which $200,000 shall be held in liquid investments.

16. Required Reserves: The Partnership will be required to establish an operating reserve with an initial deposit of $338,388 (the "Operating Reserve Minimum"), which shall be made at the time of the Break-even Installment of MHEF's Capital Contribution. Thereafter, in any month in which the balance of funds in the operating reserve is less than the Operating Reserve Minimum, a deposit shall be made to the operating reserve of an amount equal to all net cash flow until such time as the balance in the operating reserve again equals the Operating Reserve Minimum. In addition to the foregoing operating reserve, the Partnership will be required to establish a replacement reserve with an initial deposit of $150,000, which shall be

made at the time of the Break-even Installment of MHEF's Capital Contribution. The Partnership shall maintain the aforementioned replacement reserve by making monthly installment deposits as shown in the financial forecasts. Reserves required by any lender shall be counted toward the above reserve requirements only with the consent of MHEF.

17. Distribution of Profits, Losses, Tax Credits, Cash Flow and Proceeds from Capital Transactions: Profits, losses and tax credits shall be allocated 99.99% to MHEF and 0.01% to the General Partner. Unless otherwise specified herein or in the final partnership agreement, cash flow from operations after costs, liabilities and reserves shall be applied as follows: (a) first, to the operating reserve to the extent required above; (b) second, to the payment of the Deferred Development Fee, without interest; (c) third, to the payment of principal and interest on the State Rollover Loans; (d) fourth, to any necessary repayments of the State Loans; and (e) fifth, the balance will be split 99.99% to MHEF and .01% to the General Partner. Proceeds from a capital transaction shall be used first for the payment of all debts and liabilities, then, in the case of a sale of the Property to pay a disposition fee to MHEF equal to 3% of the sale price. The balance will be split 49% to the General Partner and 51% to MHEF.

18. Right of Refusal: MHEF will consent to the granting by the Partnership to the Sponsor of a right of first refusal to purchase the Project at the minimum price as defined in Section 42(i)7(B) of the Internal Revenue Code, as amended (the "Minimum Price"), and of an option to purchase the Project for the greater of the Minimum Price and the fair market value of the Project, appraised as low-income housing.

19. Publicity: The Sponsor shall: (a) consult with MHEF regarding any publicity for the Project such as marketing events, announcements, brochures, project signs, etc.; b) upon request, provide MHEF with photographs, renderings, slides or any available reproducible image of the Project; c) provide at the site of the Project, from the commencement of construction work until substantial occupancy, a sign satisfactory to MHEF and in accordance with applicable law identifying MHEF as a source of funding for the Project; and d) make appropriate reference to MHEF as a source of funding in all publicity relating to the Project during the term of the Partnership.

20. Reports: The General Partner will be responsible for providing unaudited quarterly and audited annual financial reports and statements, budgets, tax returns and K-1's, annual reports, certificates of insurance and such other information on the management and operation of the Partnership's property as MHEF may request, as detailed in the MHEF form partnership agreement.

21. General Conditions: In addition to the foregoing, closing and funding of this investment shall be contingent upon the following:

a. Issuance, effective as of closing, of an ALTA owner's title insurance policy satisfactory to MHEF and containing no exceptions and evidence, including without limitation, opinions of counsel, satisfactory to MHEF that the Project complies with all applicable laws, including zoning and environmental laws and laws governing existing and proposed uses of the Project.

b. Submission to MHEF of a report, prepared by a qualified person, based on an assessment satisfactory to MHEF, demonstrating the absence of a release or threat of release of hazardous materials or oil (as those terms are defined in M.G.L. c. 21E) from, at or on the Project site.

c. Submission to MHEF of organizational documents of the Sponsor and the General Partner and an opinion of counsel, in form and substance satisfactory to MHEF, that all agreements and instruments executed by the Sponsor and the General Partner in connection with the transaction are legal, valid, binding and enforceable.

d. Submission to MHEF of certificates or binders of insurance, effective as of closing, with respect to comprehensive general liability insurance and with respect to all-risk insurance on the Project and in amounts as follows:

(i) for all-risk insurance, in amounts sufficient to satisfy the provisions of an "agreed amount" coinsurance endorsement, or, if such endorsement is not available, in amounts sufficient to prevent the Partnership from becoming a coinsurer, and in either case not less than 100% of the full insurable replacement cost of the Project; and

(ii) for general liability insurance, in amounts not less than $2,000,000 per occurrence for bodily injury or death and $2,000,000 per occurrence for property damage.

e. Submission to MHEF of any and all information which it may reasonably request from time to time concerning the financial condition of the Sponsor, the General Partner, the Partnership and the Project both before and after closing.

f. ***Intentionally deleted.***

g. Submission to MHEF prior to closing of copies of the management plan, marketing and affirmative marketing plans and other documents relating to the operation of the Project, all in form satisfactory to MHEF.

h. Submission to MHEF of an instrument survey of the Project site and surveyor's report sufficient to delete the survey exception from the owner's title insurance policy and identifying all easements, improvements, utility locations, encroachments and public ways.

i. Submission to MHEF of all loan documentation with respect to financing for the Project, all in form satisfactory to MHEF. Such documentation shall include binding commitment letters for any permanent financing together with evidence of approval by the permanent lenders of all due diligence submitted in connection with the closing.

j. Submission to MHEF of an architect's contract, a construction contract, payment, performance and lien bonds with respect to the construction contract, a construction review agreement between the partnership, the construction lender and an independent inspecting engineer, and such other construction documentation as MHEF may reasonably request, all in form acceptable to MHEF.

k. Submission to MHEF of a certification by the Partnership accountant that the accountant (i) has reviewed the financial forecasts and benefit projections prepared by MHEF and the tax opinion prepared by the Partnership's tax counsel and (ii) agrees with the assumptions and methodologies used therein.

l. Absence of any material change in the financial condition of the Sponsor or in the nature or condition of the Project. For purposes of this paragraph, a material change shall include the acquisition by MHEF at any time subsequent to the date of this letter of information concerning an existing condition different from MHEF's understanding of the Project or the Sponsor as of the date of this letter.

The foregoing is not intended to describe all of the terms and provisions of the investment, but is intended as a summary of the major conditions of the investment. Prior to closing, complete draft documents covering the transaction will be provided to you and your legal counsel for review and comment. MHEF has prepared forms of documents, including partnership agreement, fee agreements, sponsor guaranty and management agreement, and it will be a condition of the investment that such forms of documents be utilized in connection with the Project.

As we have previously stated, final terms of this transaction are, of course, subject to approval of MHEF's board of directors and the Investor.

If you find these terms acceptable, please sign below and return the original to my attention by March 31, 2014 so that we may begin processing our investment approval. If the offer is not accepted on or before that date, the terms offered by MHEF in this letter shall be null and void, unless this offer is extended. This offer expires on April 17, 2014 unless both parties agree to extend.

We look forward to working with you to bring the Project successfully to completion. If you have any questions, please do not hesitate to call me at 617-850-1049.

Sincerely,

Christine M. Vincenti
Investment Officer

Read and Accepted by an authorized officer of:

Harborlight Community Partners

By:_____
Name:
Title:

Attachment: Project financial forecast dated 3/17/2014.

MHEF XXI
Harborlight House
Workpaper Index

3/14/2014
3:39 PM

Page #	Workpaper
1	Projection of Benefits
2	Summary of Investment Results
3	Partnership and Timing Assumptions
4	Operating Assumptions & 4A - Commercial Rent Assumptions, if applicable
5	Financing and Tax Credit Assumptions
6	Development Sources and Uses Analysis
7	Taxable Loss / (Income) Analysis
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21	Cash Needs Internal Rate of Return Calculation
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MHEF XXI
Harborlight House
Partnership and Timing Assumptions

Partnership Information

Partnership Name	Harborlight House
Percentage acquired in project	99.99%
State credit to investor (y/n?)	No

Use of Operating Cash Flow Available after Payment of Required Debt Service

Priority #	Priority Pointer	Priority Description
1	1	Developer Fee - 100% of available cash flow
2	7	Soft Loan 3 - 100% of available cash flow
3	6	Soft Loan 2 - 100% of available cash flow
4	9	Soft Loan 5 - 100% of available cash flow
5	5	Soft Loan 1 - 100% of available cash flow
6	8	Soft Loan 4 - 100% of available cash flow

% of Sale Proceeds	99.99%
% of Operating Cash Flow	99.99%
Capitalization Rate on Sale	30.00%

Bona Fide Debt Test

Capitalizaion Rate	6.00%	
Years to Evaluate	2044	2064
Last year of compliance p	2030	

Date Information

Construction Start	10/1/2014
Construction Completion Begin	11/1/2014
Investor Admission Date	10/1/2014
Construction Completion Installment	11/1/2015
Assumed Year of Sale	2030
Partnership Formation Date	10/1/2014
Acquisition Depreciation Start Date	11/1/2014

GP Operating Deficit Loan Information

Maximum Amount of General Partner	0
Interest Rate of the Loan	0.00%
Priority for Repayment From Cash Flow	

Cover initial year operating deficits from development budget? No

Notes:

Placed in Service, Rent Up and Tax Credit Occupancy Assumptions

Date	Placed in Service	Rent Up Non Assisted	Rent Up Assisted	Rent Up Market	Tax Credit Occupancy
Jan-14					
Feb-14					
Mar-14					
Apr-14					
May-14					
Jun-14					
Jul-14					
Aug-14					
Sep-14					
Oct-14					
Nov-14		5	25		
Dec-14					
Total Units	0	5	25	0	0
Average %	0.00%	16.67%	16.67%	0.00%	0.00%
End of Year %	0.00%	100.00%	100.00%	0.00%	0.00%
Jan-15					30
Feb-15					
Mar-15					
Apr-15					
May-15					
Jun-15					
Jul-15					
Aug-15					
Sep-15					
Oct-15	30				
Nov-15					
Dec-15					
Total Units	30	0	0	0	30
Average %	25.00%	100.00%	100.00%	0.00%	100.00%
End of Year %	100.00%	100.00%	100.00%	0.00%	100.00%
Jan-16					
Feb-16					
Mar-16					
Apr-16					
May-16					
Jun-16					
Jul-16					
Aug-16					
Sep-16					
Oct-16					
Nov-16					
Dec-16					
Total Units	0	0	0	0	0
Average %	100.00%	100.00%	100.00%	0.00%	100.00%
End of Year %	100.00%	100.00%	100.00%	0.00%	100.00%
Total Units	30	5	25	0	30
Percentage of full year expenses to be reflected during first year					17%

MHEF XXI
Harborlight House
Operating Assumptions

	Current Potential Rent (FMR-2014)		Tenant	Overhang
0 BR	1,042	0	1,042	79%
1 BR	1,164	0	1,164	89%
2 BR	1,454	0	1,454	0%
3 BR	1,811	0	1,811	0%
4 BR	1,969	0	1,969	0%

RENT INFORMATION

Unit Description			Number of Units			Comparison to Section 42 Limits					LIHTC Overhang Actual/Max Ratio
Description	BR	Set Aside	Non Assist.	Assisted	Market	Rent/Mth	Section 42	Utility	Net Allowed	Difference	
Assisted	0	60%	5			825	989	0	989	164	83%
	0	60%		25		1,035	989	0	989	(47)	105%
							0	0	0	0	#DIV/0!
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
	Total Units		5	25	0	30					
	Total Rent per Month		4,125	25,875	0	30,000					
	Total Rent per Year		49,500	310,500	0	360,000					
	Vacancy Rates		3%	3%	7%						

EXPENSES

Pro rate first year operating expense		By Rentup Percentage
Laundry Income		
Other Income		30,500
Administrative		115,188
Maintenance		100,200
Utilities		46,000
Tenant Services		0
Insurance		18,000
Operating Expenses		279,388
Water & Sewer		10,000
Real Estate Taxes		19,000
Management Fee %		5.53%
or Amount		
	338,388	308,388

Assumptions for Project Based Rent Expiration

Current Gross Potential Rents	360,000
Current Gross Potential without Subsidy	0
Year Assistance Contract Runs Out	2099
Percentage decline in Rents	0.00%

RESERVES

Base Annual Replacement Reserve Deposit	9,000
Annual Increase In Deposits	1.0%
Deposit Begin	1/1/2015
Interest On Replacement Reserve	1.0%
Initial Deposit	
Recourse	No
Personal Property / Building %	80%

INFLATION RATES

	Non Assist.	Assisted	Market	Operating Expenses	Real Estate Taxes	Water & Sewer	Other
2014	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2015	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2016	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2017	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2018	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2019	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2020	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2021	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2022	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2023	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2024	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2025	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2026	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2027	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2028	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2029	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%
2030	2.00%	2.00%	2.00%	3.00%	2.50%	3.00%	1.00%

Gross Rental Income	360,000	
Vacancy	(10,800)	
Net rental income	349,200	
Laundry & Other	30,500	
Total Net Revenue	379,700	
Operating Expenses (w/o mgmt fee/reserve)	308,388	
Mgmt Fee	21,000	
Replacement Reserve	9,000	
MIP		
total Opex	338,388	
NOI	41,312	
Debt Service	0	
DSCR	#DIV/0!	
50% Opex/DS		169,194
		0

MHEF XXI
Harborlight House
Financing and Tax Credit Assumptions

4,301,451 114,750

CONSTRUCTION PERIOD FINANCING		
	LOAN 1	LOAN 2
Lender		
Interest Rate	3.1232%	
Date	Loan Draws	
Jan-14		
Feb-14		
Mar-14		
Apr-14		
May-14		
Jun-14		
Jul-14		
Aug-14		
Sep-14		
Oct-14	537,681	
Nov-14	1,075,363	
Dec-14	1,075,363	
	2,688,407	0
Jan-15	537,681	
Feb-15	537,681	
Mar-15	537,681	
Apr-15		
May-15		
Jun-15		
Jul-15		
Aug-15		
Sep-15		
Oct-15		
Nov-15		
Dec-15		
	1,613,044	0
Jan-16		
Feb-16		
Mar-16		
Apr-16		
May-16		
Jun-16		
Jul-16		
Aug-16		
Sep-16		
Oct-16		
Nov-16		
Dec-16		
	0	0
Repay Date	11/1/2015	11/1/2015
(1)Pay (2)Accrue	1	1

PERMANENT FINANCING								Nonrecourse
Type	Source	Principal	Interest Rate	Amortization	Start date	MIP	Subsidy	Debt
Hard								y
Hard								y
MHFA								y
MHFA								y
Simple	DHCD HSF/OTHER	1,100,000	0.000%	40.00	10/1/2014			y
Simple 2	Beverly CPA	300,000	0.000%	40.00	10/1/2014			y
Soft 1	FHLB	500,000	0.000%	30.00	10/1/2014			y
Soft 2	**HOME Existing**	**650,000**	**3.360%**	40.00	10/1/2014			y
Soft 3	**CEDAC-HIF-CDBG Existing**	**300,000**	**3.360%**	40.00	10/1/2014			y
Soft 4	AHTF	1,000,000	0.000%	40.00	10/1/2014			y
Soft 5	**Sponsor Loans**	**1,629,450**	**0.000%**	50.00	10/1/2014			y
Soft 6								y
	Total	5,479,450						

1 & 2 - hard debt, 3 &4 compounding interest, 5 & 6 simple interest, 7 & 8 MHFA, 9 & 10 add'l compounding interest

TAX CREDIT INFORMATION				
Allocation Information		Rate	Amount	130%?
Acquisition	Mar-14	3.26%	81,500	
Rehabilitation	Mar-14	3.26%	129,385	100%
Are credit rates locked?		n	210,885	
Year of allocation / More than One?		2015	n	
Number of buildings		1		
Project Location		Beverly, MA		
Census Tract		0		
Set Aside		40/60		
Are there additional rent restrictions?		n	State Credit	0

LIHTC units	30
Per unit cap	250,000
Credit	4%
	300,000
Project cap	1,000,000

HUD Very Low Income Limits

# of Persons	1	2	3	4	5	6	7	8
Income Limit	32,950	37,650	42,350	47,050	50,800	54,600	58,350	62,100

Allowable Rents							
# of Bedrooms		0	1	2	3	4	5
30%	1	494	530	635	734	819	903
50%	2	824	883	1,059	1,223	1,365	1,506
60%	3	989	1,059	1,271	1,468	1,638	1,807
Utility Allowance							

LIHTC Basis Reductions		Rehab	Acquisition
Amount of federally subsidized debt			
Amount of tax exempt bonds			
	Total	0	0

0

MHEF XXI
Harborlight House
Development Sources and Uses Analysis

TOTAL USES	Total	Construction/ Rehabilitation	Shell	Land	Amortized & Expensed Costs	Non Deductible
Acquisition	3,100,000		2,500,000	600,000		
Construction Loan Interest	114,750	57,375	0	0	57,375	
Construction/Rehab Costs	2,293,001	2,293,001				
Construction Contingency	215,000	215,000				
Architecture & Engineering	125,000	125,000				
Survey and Permits	30,000	30,000				
Bond Premium	43,015	43,015				
Legal	150,000	150,000			0	
Title & Recording	25,000	25,000				
Accounting & Cost Certification	70,000	70,000				
Marketing & Rent Up	20,000				20,000	
Real Estate Taxes	0					
Insurance	5,000	5,000				
Appraisal	2,500	2,500				
Tax Credit Fees	8,036				8,036	
Broker Fees	0					
Permanent Finance Fees	43,013				43,013	
Construction Financing Fees	21,507	21,507				
Soft Cost Contingency	135,790	135,790				
Relocation	135,000	135,000				
Environmental Engineer	10,000	10,000				
Clerk of the Works	25,000	25,000				
Market Study	5,500	5,500				
Inspecting Engineer	20,000	20,000				
Operating Reserve 1	338,388					338,388
Additional Reserve	0					
Replacement Reserve	150,000					150,000
Developer Overhead	321,112	321,112	0			
Development Fee	321,112	321,112				
Development Consultant	25,000	25,000				
	0				0	
Syndication Costs	0					
Initial Year Operating Deficit	0					0
Accrued Capitalized Interest	840	840				
Repay Construction Loans	4,301,451					4,301,451
TOTAL	12,055,015	4,036,752	2,500,000	600,000	128,424	4,789,839
	7,753,564	0	-			

AMORTIZABLE COSTS

Description	Amount	Start Date	Term (Mths)
Legal	0	10/1/2014	180
Permanent Financing Fees		1/0/1900	480
Lender Legal		1/0/1900	480
MassDevelopment	43,013	10/1/2014	240
Tax Credit Fees	8,036	10/1/2014	180
MIP		6/11/2013	12
TOTAL	51,049		

Amount of Construction Costs Not Qualifying for Historic Credit	
Amount of Construction Costs Not Qualifying for Low Income Tax Credit	67,895
Personal Property	
Site Costs	
Commercial Construction Costs (for Tax Credit Basis)	0
Commercial Acquisition Costs (for Tax Credit Basis)	
Is more than 80% of the gross rental income residential	y

Deposit Date	Interest Rate	Recourse
12/1/2014	1.00%	No
12/1/2014	1.00%	No

% GDS depreciation	0%
Historic Credit (0% or 20%)	0%

50 % test	60%	
Project Basis		7,136,752
Tax Exempt Bond Amount		4,301,451
15% Test	102.04%	
Depreciable Basis before constr		2,500,000
Hard Construction		2,551,016

SOURCES OF FUNDS

MHIC Equity		2,024,291
State Credit		
General Partner Equity		100
Initial Year Operating Surplus		0
Development Fee Note		248,883
Construction Loans		4,301,451
	0	0
	0	0
DHCD HSF/OTHER		1,100,000
Beverly CPA		300,000
FHLB		500,000
HOME Existing		650,000
CEDAC-HIF-CDBG Existing		300,000
AHTF		1,000,000
Sponsor Loans		1,629,450
	0	0
Accrued Capitalized Interest		840
Total Sources		12,055,015
checked okay		

Schedule of Limited Partner Capital Contribution

10/1/14	Initial - Admission	303,644	15.00%
1/1/15	Completion - 25%	0	0.00%
4/1/15	Completion - 50%	0	0.00%
11/1/15	Completion - 100%	506,073	25.00%
3/1/16	Perm Loan/Form 8609	1,204,575	59.51%
4/1/16	Final - Tax Return	10,000	0.49%
11/1/16	Form 8609 & Tax Return	0	0.00%
	Total	2,024,291	100.00%

Reconciliation of Forecasts to Sources and Uses

	Forecasts	One Stop	Difference
Total Development Costs	12,055,015	7,820,820	4,234,195
Less Construction Loan	(4,301,451)		(4,301,451)
Construction Loan Interest			0
Additional Lease up reserve			0
Syndication Cost		0	0
Less Dev Fee & OH		(68,096)	68,096
Accrued Capital Interest		840	(840)
Reconciled	**7,753,564**	**7,753,564**	**0**

Development Fee

Will a Development Fee Note Be Issued?	y
Interest Rate on Development Note	0.000%
Priority of Development Note - If no note=0, otherwise 1-6	1
Is Development Fee Nonrecourse?	n
Is Development Note to Related Party?	n
Is Development Note Recipient Cash Basis?	n
Fixed fee amount	321,112
Development Fee paid from equity (actual)	72,229

Note:

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MHEF XXI
Harborlight House
Taxable Loss / (Income) Analysis

Year	Operating Income	Operating Expenses	Amortized and Expensed Development Costs	Depreciation	Interest Income	Mortgage Interest	Fees Payable from Operating Cash Flow	General Partner Distribution	Partnership Taxable (Income) / Loss	99.99% Fund Share
2014	(63,283)	54,898	10,672	0	(282)	7,140	0	0	9,144	9,143
2015	(379,700)	329,388	70,061	121,491	(3,432)	32,188	0	0	169,996	169,979
2016	(386,989)	338,948	2,686	237,700	(5,056)	33,270	0	0	220,558	220,536
2017	(394,421)	348,788	2,686	237,700	(5,198)	34,388	0	0	223,943	223,920
2018	(401,998)	358,916	2,686	237,700	(5,343)	35,543	0	0	227,505	227,482
2019	(409,724)	369,342	2,686	237,700	(5,489)	36,737	0	0	231,252	231,229
2020	(417,601)	380,073	2,686	237,700	(5,638)	37,972	0	0	235,192	235,168
2021	(425,632)	391,119	2,686	280,700	(4,715)	39,247	0	0	283,406	283,377
2022	(433,821)	402,489	2,686	306,500	(3,783)	40,566	0	0	314,638	314,606
2023	(442,171)	414,193	2,686	278,980	(3,918)	41,400	0	0	291,171	291,142
2024	(450,684)	426,240	2,686	268,468	(3,905)	42,178	0	0	284,984	284,956
2025	(459,364)	438,641	2,686	272,068	(3,893)	43,105	0	0	293,243	293,214
2026	(468,214)	451,406	2,686	255,844	(4,032)	44,191	0	0	281,881	281,853
2027	(477,238)	464,546	2,686	247,356	(4,018)	45,448	0	0	278,780	278,752
2028	(486,439)	478,071	2,686	251,076	(4,005)	46,890	0	0	288,279	288,250
2029	(495,821)	491,994	2,552	245,380	(4,129)	48,465	0	0	288,442	288,413
2030	(505,387)	506,326	2,151	247,471	(4,054)	50,094	0	0	296,601	296,571
2031	0	0	0	0	0	0	0	0	0	0
	(7,098,487)	6,645,377	120,359	3,963,835	(70,889)	658,821	0	0	4,219,015	4,218,593

Notes

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MHEF XXI
Harborlight House
Operating Cash Flow Analysis

Year	Gross Potential Rent: Non Assist.	PBA	Market	Laundry	Other	Vacancy	Commercial Rents		Net Collected Income	Operating Expenses: Operating Expenses	Real Estate Taxes	Water & Sewer	Management Fee	Deficit Offset	Total Operating Expenses
2014	8,250	51,750	0	0	5,083	(1,800)	0		**63,283**	46,565	3,167	1,667	3,500		**54,898**
2015	49,500	310,500	0	0	30,500	(10,800)	0		**379,700**	279,388	19,000	10,000	21,000		**329,388**
2016	50,490	316,710	0	0	30,805	(11,016)	0		**386,989**	287,770	19,475	10,300	21,403		**338,948**
2017	51,500	323,044	0	0	31,113	(11,236)	0		**394,421**	296,403	19,962	10,609	21,814		**348,788**
2018	52,530	329,505	0	0	31,424	(11,461)	0		**401,998**	305,295	20,461	10,927	22,233		**358,916**
2019	53,580	336,095	0	0	31,738	(11,690)	0		**409,724**	314,454	20,972	11,255	22,661		**369,342**
2020	54,652	342,817	0	0	32,056	(11,924)	0		**417,601**	323,887	21,497	11,593	23,096		**380,073**
2021	55,745	349,673	0	0	32,376	(12,163)	0		**425,632**	333,604	22,034	11,941	23,540		**391,119**
2022	56,860	356,667	0	0	32,700	(12,406)	0		**433,821**	343,612	22,585	12,299	23,993		**402,489**
2023	57,997	363,800	0	0	33,027	(12,654)	0		**442,171**	353,920	23,150	12,668	24,455		**414,193**
2024	59,157	371,076	0	0	33,357	(12,907)	0		**450,684**	364,538	23,728	13,048	24,926		**426,240**
2025	60,340	378,498	0	0	33,691	(13,165)	0		**459,364**	375,474	24,322	13,439	25,406		**438,641**
2026	61,547	386,068	0	0	34,028	(13,428)	0		**468,214**	386,738	24,930	13,842	25,895		**451,406**
2027	62,778	393,789	0	0	34,368	(13,697)	0		**477,238**	398,340	25,553	14,258	26,395		**464,546**
2028	64,034	401,665	0	0	34,712	(13,971)	0		**486,439**	410,291	26,192	14,685	26,903		**478,071**
2029	65,314	409,698	0	0	35,059	(14,250)	0		**495,821**	422,599	26,847	15,126	27,422		**491,994**
2030	66,620	417,892	0	0	35,410	(14,535)	0		**505,387**	435,277	27,518	15,580	27,951		**506,326**
2031	0	0	0	0	0	0	0		**0**	0	0	0	0		**0**
	930,895	5,839,248	0	0	531,448	(203,104)	0	0	**7,098,487**	5,678,155	371,391	203,235	392,595	0	**6,645,377**

Year	Replacement Reserve Deposits	Net Operating Income	Hard Debt Service	**Cash Flow Available (1)**	Uses of Cash Flow After Payment of Hard Debt Service: Developer Fee	Soft Loan 3	Soft Loan 2	Soft Loan 5	Soft Loan 1	Soft Loan 4	Operating Reserve Withdrawals		Cash Flow Available to be Distributed	Fund Share 99.99%	Debt Coverage Ratio
2014	0	8,385	0	**8,385**	8,385	0	0	0	0	0	0		0	0	
2015	9,000	41,312	0	**41,312**	41,312	0	0	0	0	0	0		0	0	NA
2016	9,090	38,951	0	**38,951**	38,951	0	0	0	0	0	0		0	0	NA
2017	9,181	36,452	0	**36,452**	36,452	0	0	0	0	0	0		0	0	NA
2018	9,273	33,809	0	**33,809**	33,809	0	0	0	0	0	0		0	0	NA
2019	9,365	31,017	0	**31,017**	31,017	0	0	0	0	0	0		0	0	NA
2020	9,459	28,069	0	**28,069**	28,069	0	0	0	0	0	0		0	0	NA
2021	9,554	24,960	0	**24,960**	24,960	0	0	0	0	0	0		0	0	NA
2022	9,649	21,683	0	**21,683**	5,928	15,755	0	0	0	0	0		0	0	NA
2023	9,746	18,232	0	**18,232**	0	18,232	0	0	0	0	0		0	0	NA
2024	9,843	14,601	0	**14,601**	0	14,601	0	0	0	0	0		0	0	NA
2025	9,942	10,781	0	**10,781**	0	10,781	0	0	0	0	0		0	0	NA
2026	10,041	6,767	0	**6,767**	0	6,767	0	0	0	0	0		0	0	NA
2027	10,141	2,551	0	**2,551**	0	2,551	0	0	0	0	0		0	0	NA
2028	10,243	(1,875)	0	**(1,875)**	0	0	0	0	0	0	1,875		0	0	NA
2029	10,345	(6,518)	0	**(6,518)**	0	0	0	0	0	0	6,518		0	0	NA
2030	10,449	(11,388)	0	**(11,388)**	0	0	0	0	0	0	11,388		0	0	NA
2031	0	0	0	**0**	0	0	0	0	0	0	0		0	0	NA
	155,321	297,789	0	**297,789**	248,883	68,688	0	0	0	0	19,781	0	0	0	

Amount of initial year (surplus) contributed to development budg 0

MHEF XXI
Harborlight House
Depreciation Analysis

	Basis	Basis Adjustments	Historic Credit Basis	0% Historic Credit	Depreciable Basis
Construction / Rehabilita	4,036,752	0	4,036,752	0	4,036,752
Shell	2,500,000		2,500,000		2,500,000
Personal Property	0		0		0
Site	0		0		0
Commercial	0		0	0	0
Non Qualifying Historic Cos	0		0		0
	6,536,752	0	6,536,752	0	6,536,752

Notes:

Depreciation

	Construction/ Rehabilitation		Acquisition Shell		Personal Property		Site Costs		Commercial		Repl. Reserve Withdrawals		
Year	MACRS	GDS	MACRS	GDS	MACRS	GDS	MACRS	GDS	MACRS	GDS	MACRS	GDS	Total
2014	0	0	0	0	0	0	0	0	0	0			0
2015	30,581	0	90,909	0	0	0	0	0	0	0	0	0	121,491
2016	146,791	0	90,909	0	0	0	0	0	0	0	0	0	237,700
2017	146,791	0	90,909	0	0	0	0	0	0	0	0	0	237,700
2018	146,791	0	90,909	0	0	0	0	0	0	0	0	0	237,700
2019	146,791	0	90,909	0	0	0	0	0	0	0	0	0	237,700
2020	146,791	0	90,909	0	0	0	0	0	0	0	0	0	237,700
2021	146,791	0	90,909	0	0	0	0	0	0	0	43,000	0	280,700
2022	146,791	0	90,909	0	0	0	0	0	0	0	68,800	0	306,500
2023	146,791	0	90,909	0	0	0	0	0	0	0	41,280	0	278,980
2024	146,791	0	90,909	0	0	0	0	0	0	0	30,768	0	268,468
2025	146,791	0	90,909	0	0	0	0	0	0	0	34,368	0	272,068
2026	146,791	0	90,909	0	0	0	0	0	0	0	18,144	0	255,844
2027	146,791	0	90,909	0	0	0	0	0	0	0	9,656	0	247,356
2028	146,791	0	90,909	0	0	0	0	0	0	0	13,376	0	251,076
2029	146,791	0	90,909	0	0	0	0	0	0	0	7,680	0	245,380
2030	146,791	0	90,909	0	0	0	0	0	0	0	9,771	0	247,471
2031	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2,232,446	0	1,454,545	0	0	0	0	0	0	0	276,843	0	3,963,835

Amortized and Expensed Development Costs

	Amortization Expense							Expensed Development Costs					
Year	Legal	anent Financing	Lender Legal	lassDevelopmei	Tax Credit Fees			Const Interest	Marketing & Rent U	Tax & Insur	ountng and Cost Cert		Total
2014	0	0	0	538	134	0	672	0	10,000	0	0		10,672
2015	0	0	0	2,151	536	0	2,686	57,375	10,000		0		70,061
2016	0	0	0	2,151	536	0	2,686	0					2,686
2017	0	0	0	2,151	536	0	2,686	0					2,686
2018	0	0	0	2,151	536	0	2,686						2,686
2019	0	0	0	2,151	536	0	2,686						2,686
2020	0	0	0	2,151	536	0	2,686						2,686
2021	0	0	0	2,151	536	0	2,686						2,686
2022	0	0	0	2,151	536	0	2,686						2,686
2023	0	0	0	2,151	536	0	2,686						2,686
2024	0	0	0	2,151	536	0	2,686						2,686
2025	0	0	0	2,151	536	0	2,686						2,686
2026	0	0	0	2,151	536	0	2,686						2,686
2027	0	0	0	2,151	536	0	2,686						2,686
2028	0	0	0	2,151	536	0	2,686						2,686
2029	0	0	0	2,151	402	0	2,552						2,552
2030	0	0	0	2,151	0	0	2,151						2,151
2031	0	0	0	0	0	0	0						0
Total	0	0	0	34,948	8,036	0	42,984	57,375	20,000	0	0	0	120,359

MHEF XXI
Harborlight House
Tax Credit Analysis

Qualified Basis Calculation		
Construction / Rehab Basis (1)	4,036,752	
Acquisition Basis (1)		2,500,000
Commercial Basis (1)	0	0
Total Depreciable Basis	4,036,752	2,500,000
(1) Reductions for federal grants and historic credits have already been taken into consideration		
Basis Reductions	67,895	
Eligible Basis	3,968,857	2,500,000
Difficult to Develop	100%	
Applicable Fraction	100.000%	100%
Qualified Basis	3,968,857	2,500,000

Federal Low Income Housing Tax Credit Calculation		
Credit Rate	3.26%	3.26%
Low Income Credit Calculated	129,385	81,500
Credit Allocation	129,385	81,500
Allowable Credit	129,385	81,500

Notes

Annual Low Income Housing Tax Credits					
	Credit Percentage		Credit Amount		Total
Year	Rehabilitation	Acquisition	Rehabilitation	Acquisition	Credit
2014	0.00%	0.00%	0	0	0
2015	100.00%	100.00%	129,385	81,500	210,885
2016	100.00%	100.00%	129,385	81,500	210,885
2017	100.00%	100.00%	129,385	81,500	210,885
2018	100.00%	100.00%	129,385	81,500	210,885
2019	100.00%	100.00%	129,385	81,500	210,885
2020	100.00%	100.00%	129,385	81,500	210,885
2021	100.00%	100.00%	129,385	81,500	210,885
2022	100.00%	100.00%	129,385	81,500	210,885
2023	100.00%	100.00%	129,385	81,500	210,885
2024	100.00%	100.00%	129,385	81,500	210,885
2025	0.00%	0.00%	0	0	0
2026	0.00%	0.00%	0	0	0
2027					0
2028					0
2029					0
Total	1000.00%	1000.00%	1,293,847	815,000	2,108,847

Historic Rehabilitation Tax Credit Calculation		
Year	Percentage In Service	Credit Amount
2014	0.00%	0
2015	100.00%	0
2016	0.00%	0
Total		0

Solar & Cogeneration Credit	
2014	0
2015	
2016	
2017	
2018	
2019	
2020	
2021	
2022	0
	0

0

MHEF XXI
Harborlight House
Soft Debt Analysis - Compounding Interest Loans

Issued by	FHLB	Principal	500,000	5
Start date	10/1/2014	Rate	0.000%	
Priority	5	Term	30.00	
Percent of Cash Flow	100%	Capitalized interest	0	

Year	Cash Flow Available	Interest	Balance	Payment	Expense	Mths
2014	0	0	500,000	0	0	3
2015	0	0	500,000	0	0	12
2016	0	0	500,000	0	0	12
2017	0	0	500,000	0	0	12
2018	0	0	500,000	0	0	12
2019	0	0	500,000	0	0	12
2020	0	0	500,000	0	0	12
2021	0	0	500,000	0	0	12
2022	0	0	500,000	0	0	12
2023	0	0	500,000	0	0	12
2024	0	0	500,000	0	0	12
2025	0	0	500,000	0	0	12
2026	0	0	500,000	0	0	12
2027	0	0	500,000	0	0	12
2028	0	0	500,000	0	0	12
2029	0	0	500,000	0	0	12
2030	0	0	500,000	0	0	12
2031	0	0	0	0	0	12
		0		0	0	207

Issued by	HOME Existin	Principal	650,000	6	
Start date	10/1/2014	Rate	3.360%		
Priority	3	Term	40.00	Not to Exceed	
Percent of Cash Flow	100%	Capitalized interest	0	$	-

Year	Cash Flow Available	Interest	Balance	Payment	Expense	Mths
2014	0	5,460	655,460	0	5,460	3
2015	0	22,023	677,483	0	22,023	12
2016	0	22,763	700,247	0	22,763	12
2017	0	23,528	723,775	0	23,528	12
2018	0	24,319	748,094	0	24,319	12
2019	0	25,136	773,230	0	25,136	12
2020	0	25,981	799,211	0	25,981	12
2021	0	26,853	826,064	0	26,853	12
2022	0	27,756	853,820	0	27,756	12
2023	0	28,688	882,508	0	28,688	12
2024	0	29,652	912,160	0	29,652	12
2025	0	30,649	942,809	0	30,649	12
2026	0	31,678	974,487	0	31,678	12
2027	0	32,743	1,007,230	0	32,743	12
2028	0	33,843	1,041,073	0	33,843	12
2029	0	34,980	1,076,053	0	34,980	12
2030	0	36,155	1,112,208	0	36,155	12
2031	0	0	0	0	0	12
	0	462,208		0	462,208	207

Issued by	CEDAC-HIF-C	Principal	300,000	7
Start date	10/1/2014	Rate	3.360%	
Priority	2	Term	40.00	
Percent of Cash Flow	100%	Capitalized interest	840	

Year	Cash Flow Available	Interest	Balance	Payment	Expense	Mths
2014	0	2,520	302,520	0	1,680	3
2015	0	10,165	312,685	0	10,165	12
2016	0	10,506	323,191	0	10,506	12
2017	0	10,859	334,050	0	10,859	12
2018	0	11,224	345,274	0	11,224	12
2019	0	11,601	356,875	0	11,601	12
2020	0	11,991	368,866	0	11,991	12
2021	0	12,394	381,260	0	12,394	12
2022	15,755	12,810	378,316	15,755	12,810	12
2023	18,232	12,711	372,795	18,232	12,711	12
2024	14,601	12,526	370,721	14,601	12,526	12
2025	10,781	12,456	372,395	10,781	12,456	12
2026	6,767	12,512	378,140	6,767	12,512	12
2027	2,551	12,706	388,295	2,551	12,706	12
2028	0	13,047	401,341	0	13,047	12
2029	0	13,485	414,826	0	13,485	12
2030	0	13,938	428,765	0	13,938	12
2031	0	0	0	0	0	12
	68,688	197,452		68,688	196,612	207

Issued by	AHTF	Principal	1,000,000	8
Start date	10/1/2014	Rate	0.000%	
Priority	6	Term	40.00	
Percent of Cash Flow	100%	Capitalized interest	0	

Year	Cash Flow Available	Interest	Balance	Payment	Expense	Mths
2014	0	0	1,000,000	0	0	3
2015	0	0	1,000,000	0	0	12
2016	0	0	1,000,000	0	0	12
2017	0	0	1,000,000	0	0	12
2018	0	0	1,000,000	0	0	12
2019	0	0	1,000,000	0	0	12
2020	0	0	1,000,000	0	0	12
2021	0	0	1,000,000	0	0	12
2022	0	0	1,000,000	0	0	12
2023	0	0	1,000,000	0	0	12
2024	0	0	1,000,000	0	0	12
2025	0	0	1,000,000	0	0	12
2026	0	0	1,000,000	0	0	12
2027	0	0	1,000,000	0	0	12
2028	0	0	1,000,000	0	0	12
2029	0	0	1,000,000	0	0	12
2030	0	0	1,000,000	0	0	12
2031	0	0	0	0	0	12
	0	0		0	0	

MHEF XXI
Harborlight House
Analysis of Soft Debt Loans and Loans Bearing Simple Interest

Issued by	Sponsor Loans	Principal	1,629,450	9
Start date	10/1/2014	Rate	0.000%	
Priority	4	Term	50.00	
Percent of Cash Flow	100%	Capitalized interest	0	

Year	Cash Flow Available	Interest	Balance	Payment	Expense	Mths
2014	0	0	1,629,450	0	0	3
2015	0	0	1,629,450	0	0	12
2016	0	0	1,629,450	0	0	12
2017	0	0	1,629,450	0	0	12
2018	0	0	1,629,450	0	0	12
2019	0	0	1,629,450	0	0	12
2020	0	0	1,629,450	0	0	12
2021	0	0	1,629,450	0	0	12
2022	0	0	1,629,450	0	0	12
2023	0	0	1,629,450	0	0	12
2024	0	0	1,629,450	0	0	12
2025	0	0	1,629,450	0	0	12
2026	0	0	1,629,450	0	0	12
2027	0	0	1,629,450	0	0	12
2028	0	0	1,629,450	0	0	12
2029	0	0	1,629,450	0	0	12
2030	0	0	1,629,450	0	0	12
2031	0	0	0	0	0	12
	0	0		0	0	

Issued by	0	Principal	0	10
Start date	1/0/1900	Rate	0.000%	
Priority	0	Term	0.00	
Percent of Cash Flow	0%	Capitalized interest	0	

Year	Cash Flow Available	Interest	Balance	Payment	Expense	Mths
2014	0	0	0	0	0	0
2015	0	0	0	0	0	0
2016	0	0	0	0	0	0
2017	0	0	0	0	0	0
2018	0	0	0	0	0	0
2019	0	0	0	0	0	0
2020	0	0	0	0	0	0
2021	0	0	0	0	0	0
2022	0	0	0	0	0	0
2023	0	0	0	0	0	0
2024	0	0	0	0	0	0
2025	0	0	0	0	0	0
2026	0	0	0	0	0	0
2027	0	0	0	0	0	0
2028	0	0	0	0	0	0
2029	0	0	0	0	0	0
2030	0	0	0	0	0	0
2031	0	0	0	0	0	0
	0	0		0	0	

				11
Issued by	DHCD HSF/OTHER	Principal	1,100,000	
Start date	10/1/2014	Rate	0.000%	
Priority	0	Term	40.00	
Percentage of Cash Flow	100%	Due at Maturity	1,100,000	
Soft Debt - Simple Interest		Capitalized Interest	(0)	1

Year	Cash Flow Available	Interest	Balance	Payment	Expense	Mths
2014	0	0	1,100,000	0	0	3
2015	0	0	1,100,000	0	(0)	12
2016	0	0	1,100,000	0	(0)	12
2017	0	0	1,100,000	0	(0)	12
2018	0	0	1,100,000	0	(0)	12
2019	0	0	1,100,000	0	(0)	12
2020	0	0	1,100,000	0	(0)	12
2021	0	0	1,100,000	0	(0)	12
2022	0	0	1,100,000	0	(0)	12
2023	0	0	1,100,000	0	(0)	12
2024	0	0	1,100,000	0	(0)	12
2025	0	0	1,100,000	0	(0)	12
2026	0	0	1,100,000	0	(0)	12
2027	0	0	1,100,000	0	(0)	12
2028	0	0	1,100,000	0	(0)	12
2029	0	0	1,100,000	0	(0)	12
2030	0	0	1,100,000	0	(0)	12
2031	0	0	0	0	0	12
	0	0		0	(0)	207

				12
Issued by	Beverly CPA	Principal	300,000	
Start date	10/1/2014	Rate	0.000%	
Priority	0	Term	40.00	
Percentage of Cash Flow	100%	Due at Maturity	300,000	
Soft Debt - Simple Interest		Capitalized Interest	(0)	1

Year	Cash Flow Available	Interest	Balance	Payment	Expense	Mths
2014	0	0	300,000	0	0	3
2015	0	0	300,000	0	(0)	12
2016	0	0	300,000	0	(0)	12
2017	0	0	300,000	0	(0)	12
2018	0	0	300,000	0	(0)	12
2019	0	0	300,000	0	(0)	12
2020	0	0	300,000	0	(0)	12
2021	0	0	300,000	0	(0)	12
2022	0	0	300,000	0	(0)	12
2023	0	0	300,000	0	(0)	12
2024	0	0	300,000	0	(0)	12
2025	0	0	300,000	0	(0)	12
2026	0	0	300,000	0	(0)	12
2027	0	0	300,000	0	(0)	12
2028	0	0	300,000	0	(0)	12
2029	0	0	300,000	0	(0)	12
2030	0	0	300,000	0	(0)	12
2031	0	0	0	0	0	12
	0	0		0	(0)	207

MHEF XXI
Harborlight House
Debt Summary Analysis

INTEREST SUMMARY & Annual Letter of Credit Fees

Year	Hard 1	Hard 2	MHFA 1	MHFA 2	Simple 1	Simple 2	Soft 1	Soft2	Soft 3	Soft 4	Soft 5	Soft 6	Total
2014	0	0	0	0	0	0	0	5,460	1,680	0	0	0	7,140
2015	0	0	0	0	(0)	(0)	0	22,023	10,165	0	0	0	32,188
2016	0	0	0	0	(0)	(0)	0	22,763	10,506	0	0	0	33,270
2017	0	0	0	0	(0)	(0)	0	23,528	10,859	0	0	0	34,388
2018	0	0	0	0	(0)	(0)	0	24,319	11,224	0	0	0	35,543
2019	0	0	0	0	(0)	(0)	0	25,136	11,601	0	0	0	36,737
2020	0	0	0	0	(0)	(0)	0	25,981	11,991	0	0	0	37,972
2021	0	0	0	0	(0)	(0)	0	26,853	12,394	0	0	0	39,247
2022	0	0	0	0	(0)	(0)	0	27,756	12,810	0	0	0	40,566
2023	0	0	0	0	(0)	(0)	0	28,688	12,711	0	0	0	41,400
2024	0	0	0	0	(0)	(0)	0	29,652	12,526	0	0	0	42,178
2025	0	0	0	0	(0)	(0)	0	30,649	12,456	0	0	0	43,105
2026	0	0	0	0	(0)	(0)	0	31,678	12,512	0	0	0	44,191
2027	0	0	0	0	(0)	(0)	0	32,743	12,706	0	0	0	45,448
2028	0	0	0	0	(0)	(0)	0	33,843	13,047	0	0	0	46,890
2029	0	0	0	0	(0)	(0)	0	34,980	13,485	0	0	0	48,465
2030	0	0	0	0	(0)	(0)	0	36,155	13,938	0	0	0	50,094
2031	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	(0)	(0)	0	462,208	196,612	0	0	0	658,821

LOAN BALANCE SUMMARY

Year	Hard 1	Hard 2	MHFA 1	MHFA 2	Simple 1	Simple 2	Soft 1	Soft2	Soft 3	Soft 4	Soft 5	Soft 6	Total	Development Note	Total Debt	1.00% Appreciation	Loan to Value Ratio
2014	0	0	0	0	1,100,000	300,000	500,000	655,460	302,520	1,000,000	1,629,450	0	5,487,430	240,498	5,727,928	7,136,752	0.80
2015	0	0	0	0	1,100,000	300,000	500,000	677,483	312,685	1,000,000	1,629,450	0	5,519,618	199,186	5,718,804	7,208,120	0.79
2016	0	0	0	0	1,100,000	300,000	500,000	700,247	323,191	1,000,000	1,629,450	0	5,552,888	160,234	5,713,122	7,280,201	0.78
2017	0	0	0	0	1,100,000	300,000	500,000	723,775	334,050	1,000,000	1,629,450	0	5,587,275	123,782	5,711,058	7,353,003	0.78
2018	0	0	0	0	1,100,000	300,000	500,000	748,094	345,274	1,000,000	1,629,450	0	5,622,818	89,973	5,712,791	7,426,533	0.77
2019	0	0	0	0	1,100,000	300,000	500,000	773,230	356,875	1,000,000	1,629,450	0	5,659,555	58,957	5,718,512	7,500,798	0.76
2020	0	0	0	0	1,100,000	300,000	500,000	799,211	368,866	1,000,000	1,629,450	0	5,697,527	30,888	5,728,415	7,575,806	0.76
2021	0	0	0	0	1,100,000	300,000	500,000	826,064	381,260	1,000,000	1,629,450	0	5,736,774	5,928	5,742,702	7,651,564	0.75
2022	0	0	0	0	1,100,000	300,000	500,000	853,820	378,316	1,000,000	1,629,450	0	5,761,586	0	5,761,586	7,728,080	0.75
2023	0	0	0	0	1,100,000	300,000	500,000	882,508	372,795	1,000,000	1,629,450	0	5,784,753	0	5,784,753	7,805,361	0.74
2024	0	0	0	0	1,100,000	300,000	500,000	912,160	370,721	1,000,000	1,629,450	0	5,812,331	0	5,812,331	7,883,414	0.74
2025	0	0	0	0	1,100,000	300,000	500,000	942,809	372,395	1,000,000	1,629,450	0	5,844,654	0	5,844,654	7,962,249	0.73
2026	0	0	0	0	1,100,000	300,000	500,000	974,487	378,140	1,000,000	1,629,450	0	5,882,078	0	5,882,078	8,041,871	0.73
2027	0	0	0	0	1,100,000	300,000	500,000	1,007,230	388,295	1,000,000	1,629,450	0	5,924,975	0	5,924,975	8,122,290	0.73
2028	0	0	0	0	1,100,000	300,000	500,000	1,041,073	401,341	1,000,000	1,629,450	0	5,971,864	0	5,971,864	8,203,513	0.73
2029	0	0	0	0	1,100,000	300,000	500,000	1,076,053	414,826	1,000,000	1,629,450	0	6,020,330	0	6,020,330	8,285,548	0.73
2030	0	0	0	0	1,100,000	300,000	500,000	1,112,208	428,765	1,000,000	1,629,450	0	6,070,423	0	6,070,423	8,368,403	0.73
2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,452,087	0.00
															5,882,078		
SUMMARY OF CAPITALIZED INTEREST															768,006		
Total					(0)	(0)	0	0	840	0	0	0	840		6,650,084		

0

MHEF XXI
Harborlight House
Construction Loan Analysis

		0.260%						0.000%				
0		3.123%						0.000%	0			
Date	Loan Draws	Interest	Payment	Balance	Capitalized	Expensed	Loan Draws	Interest	Payment	Balance	Capitalized	Expensed
Jan-14	0	0		0	0	0	0	0		0	0	0
Feb-14	0	0	0	0	0	0	0	0	0	0	0	0
Mar-14	0	0	0	0	0	0	0	0	0	0	0	0
Apr-14	0	0	0	0	0	0	0	0	0	0	0	0
May-14	0	0	0	0	0	0	0	0	0	0	0	0
Jun-14	0	0	0	0	0	0	0	0	0	0	0	0
Jul-14	0	0	0	0	0	0	0	0	0	0	0	0
Aug-14	0	0	0	0	0	0	0	0	0	0	0	0
Sep-14	0	0	0	0	0	0	0	0	0	0	0	0
Oct-14	537,681	700	0	537,681	700	0	0	0	0	0	0	0
Nov-14	1,075,363	2,799	0	1,613,044	2,799	0	0	0	0	0	0	0
Dec-14	1,075,363	5,598	0	2,688,407	5,598	0	0	0	0	0	0	0
	2,688,407	9,096	0		9,096	0	0	0	0		0	0
Jan-15	537,681	7,697	0	3,226,088	7,697	0	0	0	0	0	0	0
Feb-15	537,681	9,096	0	3,763,770	9,096	0	0	0	0	0	0	0
Mar-15	537,681	10,495	0	4,301,451	10,495	0	0	0	0	0	0	0
Apr-15	0	11,195	0	4,301,451	11,195	0	0	0	0	0	0	0
May-15	0	11,195	0	4,301,451	0	11,195	0	0	0	0	0	0
Jun-15	0	11,195	0	4,301,451	0	11,195	0	0	0	0	0	0
Jul-15	0	11,195	0	4,301,451	0	11,195	0	0	0	0	0	0
Aug-15	0	11,195	0	4,301,451	0	11,195	0	0	0	0	0	0
Sep-15	0	11,195	0	4,301,451	0	11,195	0	0	0	0	0	0
Oct-15	0	11,195	0	4,301,451	0	11,195	0	0	0	0	0	0
Nov-15	0	0	4,301,451	0	0	0	0	0	0	0	0	0
Dec-15	0	0	0	0	0	0	0	0	0	0	0	0
	1,613,044	105,654	4,301,451		38,483	67,171	0	0	0		0	0
Jan-16	0	0	0	0	0	0	0	0	0	0	0	0
Feb-16	0	0	0	0	0	0	0	0	0	0	0	0
Mar-16	0	0	0	0	0	0	0	0	0	0	0	0
Apr-16	0	0	0	0	0	0	0	0	0	0	0	0
May-16	0	0	0	0	0	0	0	0	0	0	0	0
Jun-16	0	0	0	0	0	0	0	0	0	0	0	0
Jul-16	0	0	0	0	0	0	0	0	0	0	0	0
Aug-16	0	0	0	0	0	0	0	0	0	0	0	0
Sep-16	0	0	0	0	0	0	0	0	0	0	0	0
Oct-16	0	0	0	0	0	0	0	0	0	0	0	0
Nov-16	0	0	0	0	0	0	0	0	0	0	0	0
Dec-16	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0		0	0	0	0	0		0	0
	4,301,451	114,750	4,301,451		47,579	67,171	0	0	0		0	0

MHEF XXI
Harborlight House
Development Fee, Asset Management Fee & Incentive Management Fee Analysis

Development Fee Payments from Operations

Fixed Fee Amount	321,112
Cash Flow Priority	1
Interest Rate	0.000%
Interest Accrual Starts	11/1/2015
Priority	1
Percent of Cash Flow	100%

Asset Management Fee Payments

Percentage of Cash Flow	0%
Base Annual Fee Amount	0
Cash Flow Priority	0
Inflation	3.0%
Priority	0
Fee Accrual Starts	11/01/15
Cumulative	No

Incentive Management Fee Payments

Percentage of Cash Flow	0%
Maximum Percentage of Collected Reve	0%
Priority	0
Cumulative	No

Year	Cash Flow Available	Payments	Interest Accrual	Balance	Interest Paid	Principal paid	Cash Flow Available	Payment	Accrued Fee	Ending Balance	Cash Flow Available	Payment	0.0% of Collected Revenue	Ending Balance
				248,883										
2014	8,385	8,385	0	240,498	0	8,385	0	0	0	0	0	0	0	0
2015	41,312	41,312	0	199,186	0	41,312	0	0	0	0	0	0	0	0
2016	38,951	38,951	0	160,234	0	38,951	0	0	0	0	0	0	0	0
2017	36,452	36,452	0	123,782	0	36,452	0	0	0	0	0	0	0	0
2018	33,809	33,809	0	89,973	0	33,809	0	0	0	0	0	0	0	0
2019	31,017	31,017	0	58,957	0	31,017	0	0	0	0	0	0	0	0
2020	28,069	28,069	0	30,888	0	28,069	0	0	0	0	0	0	0	0
2021	24,960	24,960	0	5,928	0	24,960	0	0	0	0	0	0	0	0
2022	21,683	5,928	0	0	0	5,928	0	0	0	0	0	0	0	0
2023	18,232	0	0	0	0	0	0	0	0	0	0	0	0	0
2024	14,601	0	0	0	0	0	0	0	0	0	0	0	0	0
2025	10,781	0	0	0	0	0	0	0	0	0	0	0	0	0
2026	6,767	0	0	0	0	0	0	0	0	0	0	0	0	0
2027	2,551	0	0	0	0	0	0	0	0	0	0	0	0	0
2028	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2029	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2030	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		248,883	0		0	248,883	0	0	0	0	0	0	0	

Total Development Uses (excluding dev fee)		11,733,903
Developer Overhead	321,112	
Development Consultant	25,000	
Syndication Costs	0	
Repay Construction Loans	4,301,451	
Operating Reserve 1	338,388	
Additional Reserve	0	
Replacement Reserve	150,000	
Acquisition Costs	3,100,000	8,235,951
Qualifying Development Uses		3,497,952

Allowable Development Fee Calculation

Acquisition Costs @	5.00%	155,000	
First $3,000,000 @	15.00%	450,000	
Next $2,000,000 @	12.50%	62,244	
Over $5,000,000 @	10.00%	0	
Allowable Fee	667,244		n/a

Less: Amounts deemed to be developer compensation

Developer Overhead	321,112	
Development Consultant	25,000	
		(346,112)
Development Fee - net of fee equivalents		n/a

Alternative Development Fee Amount: Yes 1

Negotiated Development Fee Amount	321,112
Development Overhead	321,112
Development Consultant	25,000
Total Development Fee & Equi	667,224
	0

Notes:

MHEF XXI
Harborlight House
Analysis of Reserve Activity

Replacement Reserve

Year	Deposits	Withdrawals	1.0% Interest	Balance
2014	150,000		0	150,000
2015	9,000	0	45	159,045
2016	9,090	0	1,636	169,771
2017	9,181	0	1,744	180,695
2018	9,273	0	1,853	191,821
2019	9,365	0	1,965	203,152
2020	9,459	0	2,079	214,690
2021	9,554	215,000	1,120	10,363
2022	9,649	0	152	20,164
2023	9,746	0	250	30,160
2024	9,843	30,000	201	10,204
2025	9,942	0	152	20,298
2026	10,041	0	253	30,592
2027	10,141	31,000	202	9,935
2028	10,243	0	151	20,328
2029	10,345	0	255	30,929
2030	10,449	31,000	207	10,584
2031	0	0	0	0
Total	305,321	307,000	12,263	

Operating Reserve 1

Year	Cash Flow Available	Deposits	Operating Deficits		1.00% Interest	Balance
2014	0	338,388	0		282	338,670
2015	0	0	0		3,387	342,057
2016	0	0	0		3,421	345,477
2017	0	0	0		3,455	348,932
2018	0	0	0		3,489	352,421
2019	0	0	0		3,524	355,946
2020	0	0	0		3,559	359,505
2021	0	0	0		3,595	363,100
2022	0	0	0		3,631	366,731
2023	0	0	0		3,667	370,398
2024	0	0	0		3,704	374,102
2025	0	0	0		3,741	377,843
2026	0	0	0		3,778	381,622
2027	0	0	0		3,816	385,438
2028	0	0	1,875		3,854	387,418
2029	0	0	6,518		3,874	384,773
2030	0	0	11,388		3,848	377,233
2031	0	0	0		0	0
Total	0	338,388	19,781	0	58,626	

Deposits Begin - 1-Dec-14 Limit on Deposits - 500,000
Cash Flow Priority - 0 Percent of Cash Flow - 100%

Additional Reserve

Year	Cash Flow Available	Deposits			1.00% Interest	Balance
2014	0	0			0	0
2015	0	0			0	0
2016	0	0			0	0
2017	0	0			0	0
2018	0	0			0	0
2019	0	0			0	0
2020	0	0			0	0
2021	0	0			0	0
2022	0	0			0	0
2023	0	0			0	0
2024	0	0			0	0
2025	0	0			0	0
2026	0	0			0	0
2027	0	0			0	0
2028	0	0			0	0
2029	0	0			0	0
2030	0	0			0	0
2031	0	0			0	0
Total	0	0	0	0	0	

Deposits Begin - 1-Dec-14 Limit on Deposits - 0
Cash Flow Priority - 0 Percent of Cash Flow - 0%

Interest Income Summary

Year				
2014	0	282	0	282
2015	45	3,387	0	3,432
2016	1,636	3,421	0	5,056
2017	1,744	3,455	0	5,198
2018	1,853	3,489	0	5,343
2019	1,965	3,524	0	5,489
2020	2,079	3,559	0	5,638
2021	1,120	3,595	0	4,715
2022	152	3,631	0	3,783
2023	250	3,667	0	3,918
2024	201	3,704	0	3,905
2025	152	3,741	0	3,893
2026	253	3,778	0	4,032
2027	202	3,816	0	4,018
2028	151	3,854	0	4,005
2029	255	3,874	0	4,129
2030	207	3,848	0	4,054
2031	0	0	0	0
Total	12,263	58,626	0	70,889

Reserve Balance Summary

Year				
2014	150,000	338,670	0	488,670
2015	159,045	342,057	0	501,102
2016	169,771	345,477	0	515,248
2017	180,695	348,932	0	529,627
2018	191,821	352,421	0	544,243
2019	203,152	355,946	0	559,097
2020	214,690	359,505	0	574,195
2021	10,363	363,100	0	373,463
2022	20,164	366,731	0	386,895
2023	30,160	370,398	0	400,559
2024	10,204	374,102	0	384,307
2025	20,298	377,843	0	398,141
2026	30,592	381,622	0	412,214
2027	9,935	385,438	0	395,373
2028	20,328	387,418	0	407,746
2029	30,929	384,773	0	415,702
2030	10,584	377,233	0	387,817
2031	0	0	0	0
Total	1,462,732	6,211,667	0	

Notes: Replenishing non-interest bearing escrows (included in reserve summary)

Real Estate Taxes	0
Insurance	0
Broker Fees	0
Add'l Reserves/escrows	0

0

MHEF XXI
Harborlight House
Minimum Gain Analysis - Operating Tier

Year	Asset Addition	Historic Rehab Basis Reduction	Depreciation & Amortization	Reserves	Adjusted Basis of Assets	3rd Party Non-recourse Debt Outstanding	Partner Recourse Debt	Non-recourse Developer Fee Note	Recourse Reserves	Subtotal Non-Recourse Debt	Total Partnership Minimum Gain	GP Share	Fund Share	Fund % Share*
2014	7,187,801	0	10,672	488,670	7,665,800	5,487,430	0	240,498	0	5,727,928	0		0	99.99%
2015	0	0	191,552	501,102	7,486,680	5,519,618	0	199,186	0	5,718,804	0	0	0	99.99%
2016	0	0	240,386	515,248	7,260,440	5,552,888	0	160,234	0	5,713,122	0	0	0	99.99%
2017	0	0	240,386	529,627	7,034,433	5,587,275	0	123,782	0	5,711,058	0	0	0	99.99%
2018	0		240,386	544,243	6,808,661	5,622,818	0	89,973	0	5,712,791	0	0	0	99.99%
2019	0		240,386	559,097	6,583,130	5,659,555	0	58,957	0	5,718,512	0	0	0	99.99%
2020	0		240,386	574,195	6,357,841	5,697,527	0	30,888	0	5,728,415	0	0	0	99.99%
2021	215,000		283,386	373,463	6,088,722	5,736,774	0	5,928	0	5,742,702	0	0	0	99.99%
2022	0		309,186	386,895	5,792,968	5,761,586	0	0	0	5,761,586	0	0	0	99.99%
2023	0		281,666	400,559	5,524,965	5,784,753	0	0	0	5,784,753	259,788	26	259,762	99.99%
2024	30,000		271,154	384,307	5,267,559	5,812,331	0	0	0	5,812,331	544,772	54	544,718	99.99%
2025	0		274,754	398,141	5,006,638	5,844,654	0	0	0	5,844,654	838,016	84	837,932	99.99%
2026	0		258,530	412,214	4,762,181	5,882,078	0	0	0	5,882,078	1,119,897	112	1,119,785	99.99%
2027	31,000		250,042	395,373	4,526,297	5,924,975	0	0	0	5,924,975	1,398,677	140	1,398,538	99.99%
2028	0		253,762	407,746	4,284,908	5,971,864	0	0	0	5,971,864	1,686,956	169	1,686,788	99.99%
2029	0		247,933	415,702	4,044,932	6,020,330	0	0	0	6,020,330	1,975,398	198	1,975,200	99.99%
2030	31,000		249,622	387,817	3,798,425	6,070,423	0	0	0	6,070,423	2,271,999	227	2,271,771	99.99%
2031	0		0	0	3,410,607	0	0	0	0	0	0	0	0	99.99%
2032	0		0	0	3,410,607	0	0	0	0	0	0	0	0	99.99%
	7,494,801	0	4,084,194											

*Fund Share is net of portion attributable to partner non-recourse debt

Year	Capital Contribution	Income (Loss)	Syndication Costs	Historic Basis Reduction	Cash Distributions	Ending Capital	Basis Adjustment for Historic Recapture	Theoretical Capital	Minimum Gain	Minimum Deficit Restoration Obligation	Obligated Capital
2014	303,644	(9,143)	0	0	0	294,500	0	294,500	0	0	506,073
2015	506,073	(169,979)		0	0	630,594	0	630,594	0	0	1,214,575
2016	1,214,575	(220,536)		0	0	1,624,632	0	1,624,632	0	0	0
2017	0	(223,920)		0	0	1,400,712	0	1,400,712	0	0	0
2018	0	(227,482)		0	0	1,173,230	0	1,173,230	0	0	0
2019	0	(231,229)			0	942,001	0	942,001	0	0	0
2020	0	(235,168)			0	706,832	0	706,832	0	0	0
2021	0	(283,377)			0	423,455		423,455	0	0	
2022	0	(314,606)			0	108,849		108,849	0	0	
2023	0	(291,142)			0	(182,293)		(182,293)	259,762	0	
2024	0	(284,956)			0	(467,248)		(467,248)	544,718	0	
2025	0	(293,214)			0	(760,463)		(760,463)	837,932	0	
2026	0	(281,853)			0	(1,042,316)		(1,042,316)	1,119,785	0	
2027	0	(278,752)			0	(1,321,068)		(1,321,068)	1,398,538	0	
2028	0	(288,250)			0	(1,609,318)		(1,609,318)	1,686,788	0	
2029	0	(288,413)			0	(1,897,731)		(1,897,731)	1,975,200	0	
2030	0	(296,571)			0	(2,194,302)		(2,194,302)	2,271,771	0	
2031	0	0			0	0		0	0	0	
2032	0	0			0	0		0	0	0	
	2,024,291	(4,218,593)	0	0	0						

Asset Add'n Components	
Land	600,000
Shell	2,500,000
Const/Rehab	4,036,752
Amortized	51,049
Asset Add'n	7,187,801

0

BOSTON PRIVATE BANK & TRUST COMPANY

February 14, 2014

Andrew DeFranza, Executive Director
Harborlight Community Partners
PO Box 507
Beverly, MA 01915

RE: Harborlight Community Partners – Harborlight House

Dear Mr. DeFranza:

Boston Private Bank & Trust Company is pleased to offer this strong letter of interest to provide construction financing for the development of the Harborlight Community Partners – Harborlight House project in Beverly, MA (the "Project"). This Project will allow you to continue to offer high-quality supportive senior housing for limited income seniors at Harborlight House, and we would be delighted to work with you, the Department of Housing and Community Development, and the other members of your team on this important initiative.

We understand the Project involves the recapitalization of the property, which includes reducing the number of units from 35 to 31, as well as replacing old systems and making other capital improvements.

We have reviewed your preliminary budgets for the Project, and we can indicate our strong interest in providing financing – anticipated to be tax exempt financing - according to their terms. We are willing to consider providing financing of $3,500,000.00 or up to 80% of the stabilized value of the property, including the value of any Housing Tax Credits associated with the property, as estimated by the Bank's appraiser, plus up to 90% of any subordinate public debt committed to the Project but not advanced into the Project, according to terms acceptable to the Bank. We have worked with developer/sponsors such as Harborlight many times to structure tax exempt financing to meet the requirements of various equity and subsidy providers.

We are eager to work with you to sponsor an application to the Federal Home Loan Bank of Boston's Affordable Housing Program that would enhance the financial feasibility of the Project.

Please be aware that this is not a commitment of funds, and that any commitment is fully conditioned upon further due diligence and review and approval of the Bank's Loan Committee.

I am very pleased to express the Bank's interest in working again with Harborlight Community Partners and the Department of Housing and Community Development on this project. Please feel free to contact me at 617-912-3701 with any questions. Thank you.

Sincerely,

Peter Hollands
Senior Vice President

cc: Howard Tarlow, Boston Private Bank
Esther Schlorholtz, Boston Private Bank
Brian Gregory, Boston Private Bank

MASSDEVELOPMENT

99 High Street
Boston, Massachusetts
02110
Tel: 617-330-2000
800-445-8030
Fax: 617-330-2001
www.massdevelopment.com

February 27, 2014

Andrew DeFranza
Executive Director
Harborlight Community Partners
PO Box 507
Beverly, MA 01915

Subject: Harborlight House, Beverly

Dear Mr. DeFranza:

MassDevelopment is pleased to provide this letter of interest to provide tax-exempt bond financing to help fund the renovation and restructuring of Harborlight House, located in Beverly.

I have reviewed the preliminary pro-forma for the Harborlight House project and conclude that this project would be an excellent candidate for tax-exempt bond financing, and is similar in scope to other projects that have been successfully financed with MassDevelopment tax-exempt bonds.

MassDevelopment expects to serve as the conduit issuer of the tax-exempt bond financing and not as the direct lender. This is not a commitment to provide financing, and is only an expression of interest to receive an application for financing to evaluate the project's eligibility for tax-exempt bond financing.

Such financing is subject to compliance with all MassDevelopment tax-exempt bond and low income housing tax credit application requirements, all federal and Commonwealth of Massachusetts laws and requirements applicable to tax-exempt bond financing and low income housing tax credits.

I look forward to receiving an application and to working with you on the Harborlight House financing.

Sincerely,

Anthony E. Fracasso
Senior Vice President

Printed on recycled paper manufactured in Massachusetts

Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.

Harborlight Community Partners has strong experience with the rehabilitation and restoration of affordable housing projects. Recent examples of this work would be the major overhaul and improvements made to Pigeon Cove Ledges in Rockport utilizing CPA funding and the substantial rehabilitation of Turtle Creek in Beverly that is nearly complete.

In order to ensure that the appropriate professional standard would be met for the Harborlight House rehabilitation project, we would involve the expertise of the following members of our team:

- Architect: We plan to use Siemakso and Verbridge, a well-qualified and professional local architecture firm. We have worked on three affordable housing rehabilitation projects with them in recent years. Siemakso and Verbridge will have to approve of all phases of the project and ensure the work is done to their specification.
- Clerk of the Works: We plan to use Belinda Luscinskas, a well-experienced construction manager with a graduate degree in Real Estate Development from MIT and a Civil Engineering Degree from Northeastern. Ms. Luscinskas will be on site multiple times per week to observe the construction process, report on progress and help ensure that the work is done consistently with professional standards and the architect's specifications.
- General Contractor: The general contractor will be appointed via a formal bid process. This process will require appropriate licenses, insurance, relevant experience, and good references. We have worked with Martins Construction out of Danvers on three recent projects.
- Project Manager: HCP will provide a project manager from internal staff. This will likely be either Andrew DeFranza or Enrique Tamayo. It is possible HCP would partner with the Women's Institute of Housing and Economic Development to perform this service if needed.

Capital Needs Assessment

MATTHEW YARMOLINSKY
Capital Planning and Project Implementation for Real Estate

38 Newbury Street Newton, MA 02459
T 617 795 1776 F 617 630 8686
E mattyar@rcn.com

Capital Needs Assessment
Harborlight House
Beverly, MA
3/10/14

Prepared for:
Harborlight Community Partners, Inc.
P.O. Box 507
Beverly, MA 01915
Attn: Andrew DeFranza

Prepared By: Matthew Yarmolinsky

Capital Needs Assessment

Harborlight House, Beverly, MA

March 10, 2014

Property Overview

On September 6, 2013, I visited Harborlight House in Beverly, MA with Buck Shupp, Facilities Manager for Harborlight Community Partners. Access was provided to a representative sampling of units, all common areas, the roof and mechanical rooms. The purpose of this visit was to assess the existing conditions of the property in the context of a proposed financial restructuring, to develop a planning tool to enable the Developer to anticipate significant capital needs on an ongoing basis in consideration of past capital investment. This plan offers a proposed scope of near term building improvements in consideration of a proposed near term capital investment into the project. Recommendations are based information gathered during the course of the site inspections and additional information provided by the Developer.

In some cases additional investigation, beyond the scope of this report, is recommended to more fully explore the extent and underlying cause of specific building issues. Some of the existing building components have come to the end of their useful life and will be replaced with new components comparable to what is in place or to a standard consistent with current industry practice.

A draft of this report was reviewed with Andrew DeFranza, Executive Director of Harborlight Community Partners.

Harborlight House is a 35-unit, assisted living community. The property is comprised of two historic wood frame houses joined by a two-story link-building constructed approximately 15 years ago. At the time the link-building was constructed, the entire development was substantially renovated. The property is located in a residential area near downtown Beverly and features parking on grade at the rear and landscaped grounds with limited outdoor, passive recreation and sitting areas. The building includes a variety of services and amenities including a dining room and commercial kitchen; a variety of

common-use rooms. Building finishes and equipment appear appropriate for its present use.

The condition of the building systems, envelope and interior finishes is generally good, given the age of the property. The building and grounds appear to be well maintained. Nonetheless, the project sponsor has developed a proposed scope of improvements which involve reducing the density of the project from 35 to 30 units and enlarging a number of units to provide more amenities for the residents. In addition, the proposed redevelopment includes a many improvements to address current capital needs and to improve the facility to meet the needs of the elderly population.

The attached capital needs assessment identifies a proposed scope of **near-term work** which includes but is not limited to: site improvements including the resurfacing of the roadway and parking area; replacement of the wood fence at the rear of the property; landscaping improvements; foundation repair and waterproofing at lower level, under dinging room; exterior door replacement and installation of automatic openers in select locations; expansion of rear deck by HP ramp; repair of deteriorating wood elements at front porch; minor exterior carpentry repair and replacement of older wood siding in preparation for painting of the siding and trim; reconfiguration of entry lobby to improve circulation; dining room expansion (close-in screened porch); library reconfiguration; replacement of most common area floor finishes in accordance with standard useful life assumptions; replacement of acoustical ceiling tile; allowance for common area furniture; relocate laundry facility from basement to 1st floor; allowance to correct drainage issue in main kitchen at lower level; allowance to expand service kitchen on main floor; elevator modernization including new cab finishes; unit level carpet replacement according to standard useful life assumptions; unit reconfiguration (5 units) and addition of kitchenettes in 19 units; replacement of bathroom vanities and tops; sprinkler work associated with unit and common area reconfiguration; replacement of existing assorted HVAC units with new central air-conditioning system; replacement of common area and unit-level lighting; modification of fire alarm system in accordance with common area and unit reconfiguration; installation of video surveillance equipment and allowance funds to relocate the electrical transformer from the center of the front yard facing the public sidewalk to a more remote location.

In consideration of recent observations and information provided by management, no work has been identified, which would suggest the need to replace any major building systems or components significantly in advance of their standard expected useful life.

Estimated Cost

The purpose of the attached Capital Needs Study and Reserve Analysis is to assess the existing conditions of the property, identify future capital needs and to ascribe costs in an effort to meet the ongoing capital needs of the property on a current basis. The overall objective is to maintain the property in stable operating condition for the long term. It is assumed that this work will be funded through some combination of near term capital

investment, capitalized replacement reserve, ongoing annual contributions to the replacement reserve and the infusion of outside capital in the latter years of the plan.

The estimated cost for the near term work, initial five years, described in this report is approximately **$1,200,000** project-wide or **$40,000 per unit**. Over the twenty-year term of the plan the estimated needs total approximately $1,600,000 project wide, or $53,300 per unit.

Please note, year one capital costs have been marked up by 16% to cover the cost of general conditions, overhead and profit for the work to be performed by a general contractor. An additional 10% is shown as a "design-contingency" pending refinement of proposed year-one scope of work.

According to Developer, the proposed capitalization of the replacement reserve following the financial restructuring is $150,000. Annual reserve deposits are projected at $9,000, or $300 per unit, per year. Contributions to the replacement reserve are trended for inflation at 3% per year over the twenty-year term of the plan. The Replacement Reserve Analysis shows that existing balances, and scheduled reserve contributions appear insufficient to meet the physical needs of the property beyond year 9 of the 20-year plan.

The reserve analysis is predicated on information regarding projected reserve balances, annual reserve contributions and assumptions regarding trending for inflation in accordance with information provided by the Developer.

Conclusion

The proposed replacement reserve balance and annual contributions combined with a near term capital investment of approximately $1,150,000 appear sufficient to meet the projected capital needs of the development for the first 9 years of the plan.

Harborlight House—CNA 2014

Harborlighthouse—Project sign

Harborlight House—Front elevation

Harborlight House—Front elevation, partial

Harborlight House—Rear elevation

Harborlight House—Front yard, screen at electrical transformer

Harborlight House—Historic detail at secondary egress

Harborlight House—CNA 2014

Harborlight House—Older clapboard siding

Harborlight House—Wood siding, peeling paint

Harborlight House—Patio at front

Harborlight House—HP access at rear

Harborlight House—Parking area at rear

Harborlight House—Rooftop HVAC equipment

Harborlight House—CNA 2014

Harborlight House—Emergency generator

Harborlight House—Utility area , lower level

Harborlight House—Main lobby

Harborlight House—Dining area, expansion proposed

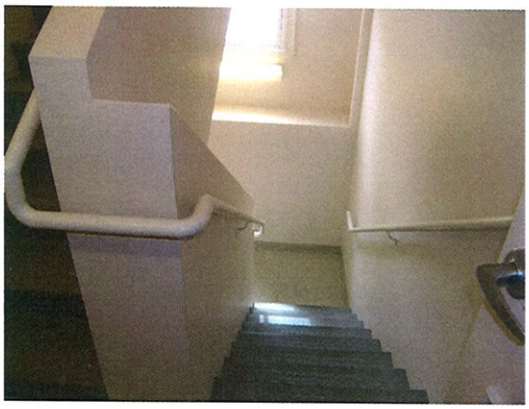
Harborlight House—Common corridor

Harborlight House—Typical unit bathroom

Harborlight House—CNA 2014

Harborlight House—Historic stair, low guardrails

Harborlight House—Historic stairs, low rails



Harborlight House—Newer common stairs

Harborlight House—Attic HVAC equipment

Harborlight House—Gas-fired boilers

Harborlight House—Fire alarm control panel

CAPITAL NEEDS WORKSHEET - 20 YEAR SCHEDULE - Harborlight House

Property Name:	Harborlight House
Inspection Date:	9/6/13
Project Number:	
Property Address:	Beverly, MA
Project Age:	15

Replacement Schedule Codes					
1	100%	in 1 yr	5	20%	ovr 5 yr
2	50%	ovr 2 yr	6	10%	ovr 10yr
3	33%	ovr 3 yr	7	5%	ovr 20yr
4	25%	ovr 4 yr	8	7%	other

Cost Assumptions	
Inflation on	
Replacement Cost	3.00%

Unit Mix				
0 BR	1 BR	2 BR	3 BR	4 BR
28	0	0	0	0
Total Units:				28

CAPITAL ITEMS												FUTURE REPLACEMENT COSTS									
Replacement Item	Notes	Quantity of Item (unit)	Cost per Item	Total Cost	Age Now	Avg Life	Replacement years 1st	Later			R/S Type	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023
Site Improvements																					
Landscaping/Site improv.	Allowance	1 ls	25,000.00	25,000	0	20	2014	N/A	N/A	N/A	1	25,000	0	0	0	0	0	0	0	0	0
Paving, Conc. Walk/Entry	Limited, Optg	1 sf	0.00	0	15	30	2028	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Paving, Asphalt Roadway/Parking	Scarify and Resurface	11650 sf	2.50	29,125	15	20	2014	N/A	N/A	N/A	1	29,125	0	0	0	0	0	0	0	0	0
Fence at perimeter of parking	Replace	331 sf	45.00	14,895	15	20	2014	N/A	N/A	N/A	1	14,895	0	0	0	0	0	0	0	0	0
Add dumpster enclosure	Replace	1 ls	7,500.00	7,500	0	20	2014	N/A	N/A	N/A	1	7,500	0	0	0	0	0	0	0	0	0
Site Sign		1 ls	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Bldg Mtd Lights	Optg	1 ea	0.00	0	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Subtotal												**76,520**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Building Exterior																					
Rebuild foundation wall. Mech. Room		1 ea	5,000.00	5,000	0	20	2014	N/A	N/A	N/A	1	5,000	0	0	0	0	0	0	0	0	0
Address drainage at bsmnt		1 ea	5,000.00	5,000	0	20	2014	N/A	N/A	N/A	1	5,000	0	0	0	0	0	0	0	0	0
Primary Entry Door	Install auto-opener	1 ea	5,000.00	5,000	0	20	N/A	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Historic Doors	One set double doors	3 ls	1,500.00	4,500	0	20	2014	N/A	N/A	N/A	1	4,500	0	0	0	0	0	0	0	0	0
Secondary Egress Doors		3 ea	1,200.00	3,600	15	20	2014	N/A	N/A	N/A	1	3,600	0	0	0	0	0	0	0	0	0
Ramp at entry from parking	Allowance to expand porch	1 ls	25,000.00	25,000	0	20	2014	N/A	N/A	N/A	1	25,000	0	0	0	0	0	0	0	0	0
Wood deck, front	Allow. For carpentry repairs	1 ea	10,000.00	10,000	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	11,255	0	0	0	0	0
Ext. Walls, Historic--Wood Clpbrd	Repl. portion of older siding	4500 sf	12.50	56,250	50	30	2014	N/A	N/A	N/A	1	56,250	0	0	0	0	0	0	0	0	0
Ext. Walls--Wood Clapboard	Prepare and paint	12000 sf	2.00	24,000	5	7	2014	2021	2028	N/A	1	24,000	0	0	0	0	0	0	29,517	0	0
Misc. allow. Carpentry repairs		1 ls	10,000.00	10,000	0	20	2014	N/A	N/A	N/A	1	10,000	0	0	0	0	0	0	0	0	0
DH Windows, Vinyl & Wood Clad	Allow. To refurb	1 ea	5,000.00	5,000	various	30	2014	N/A	N/A	N/A	1	5,000	0	0	0	0	0	0	0	0	0
Asphalt shingle roof, right		2500 sf	4.00	10,000	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	13,048
Asphalt shingle roof, center		1400 sf	4.00	5,600	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	7,307
EPDM roof, center		2500 sf	10.00	25,000	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	32,619
Asphalt shingle roof, left		3200 sf	4.00	12,800	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	16,701
Gutters and downspouts	Incl. above	1 ls	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Subtotal												**138,350**	**0**	**0**	**0**	**11,255**	**0**	**0**	**29,517**	**0**	**69,675**
Common Areas																					
Vestibule Door	Install auto-opener	1 ls	5,000.00	5,000	0	20	2014	N/A	N/A	N/A	1	5,000	0	0	0	0	0	0	0	0	0
Vestibule door	see above	1 ls	0.00	0	8	25	2030	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Entry Lobby	Redesign lobby/sunroom	1 ls	15,000.00	15,000	0	20	2014	N/A	N/A	N/A	1	15,000	0	0	0	0	0	0	0	0	0
Dining Room Expansion, close-in porch		1 ls	60,000.00	60,000	0	20	2014	N/A	N/A	N/A	1	60,000	0	0	0	0	0	0	0	0	0
Library	Open into dining area--Allow.	1 ls	10,000.00	10,000	0	20	2014	N/A	N/A	N/A	1	10,000	0	0	0	0	0	0	0	0	0
Office, carpet		2 ea	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Office expansion space, VCT		1 ea	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Common area carpet	Allowance	1 ls	30,000.00	30,000	0	10	2014	2024	N/A	N/A	1	30,000	0	0	0	0	0	0	0	0	0
Common area ACT	Replace tiles	1 ls	20,000.00	20,000	0	20	2014	N/A	N/A	N/A	1	20,000	0	0	0	0	0	0	0	0	0
Common areas--F,F & E	Allowance	1 ls	30,000.00	30,000	0	20	2014	N/A	N/A	N/A	1	30,000	0	0	0	0	0	0	0	0	0
Common bath-bsmnt		1 ls	0.00	0	15	30	2028	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Common bath, 1st		1 ls	0.00	0	15	10	2014	2024	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Second floor ramp		1 ls	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Relocate laundry to 1st floor		1 ls	20,000.00	20,000	0	20	2014	N/A	N/A	N/A	1	20,000	0	0	0	0	0	0	0	0	0
2nd fl. laundry/beauty shop		1 ls	0.00	0	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Modify common stair rails		1 ls	10,000.00	10,000	0	20	2033	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Comm. Kitchen	Correct drainage issues	1 ls	10,000.00	10,000	0	20	2014	N/A	N/A	N/A	1	10,000	0	0	0	0	0	0	0	0	0
Service kitchen	Allow. For expansion	1 ls	20,000.00	20,000	0	20	2014	N/A	N/A	N/A	1	20,000	0	0	0	0	0	0	0	0	0
Mailboxes	Replacement Allowance	1 ls	2,500.00	2,500	20	20	2014	N/A	N/A	N/A	1	2,500	0	0	0	0	0	0	0	0	0
Elevator Finishes		1 ea	7,500.00	7,500	15	20	2014	N/A	N/A	N/A	1	7,500	0	0	0	0	0	0	0	0	0
Elevator Mech.	Allow. confirm scope	1 ea	75,000.00	75,000	15	20	2014	N/A	N/A	N/A	1	75,000	0	0	0	0	0	0	0	0	0
Subtotal												**305,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Units																					
Eliminate 5 units, increase size 5 units		5 ea	15,000.00	75,000	0	30	2014	N/A	N/A	N/A	1	75,000	0	0	0	0	0	0	0	0	0

CAPITAL NEEDS WORKSHEET - 20 YEAR SCHEDULE - Harborlight House

Property Name:	**Harborlight House**
Inspection Date:	9/6/13
Project Number:	
Property Address:	Beverly, MA
Project Age:	15

Replacement Schedule Codes					
1	100%	in 1 yr	5	20%	ovr 5 yr
2	50%	ovr 2 yr	6	10%	ovr 10yr
3	33%	ovr 3 yr	7	5%	ovr 20yr
4	25%	ovr 4 yr	8	7%	other

CAPITAL ITEMS											FUTURE REPLACEMENT COSTS									
Replacement Item	Notes	Quantity of Item (unit)	Cost per Item	Total Cost	Age Now	Avg Life	Replacement years 1st	Later		R/S Type	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033
Site Improvements																				
Landscaping/Site improv.	Allowance	1 ls	25,000.00	25,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Paving, Conc. Walk/Entry	Limited, Optg	1 sf	0.00	0	15	30	2028	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Paving, Asphalt Roadway/Parking	Scarify and Resurface	11650 sf	2.50	29,125	15	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Fence at perimeter of parking	Replace	331 sf	45.00	14,895	15	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Add dumpster enclosure	Replace	1 ls	7,500.00	7,500	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Site Sign		1 ls	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Bldg Mtd Lights	Optg	1 ea	0.00	0	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Subtotal												**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Building Exterior																					
Rebuild foundation wall. Mech. Room		1 ea	5,000.00	5,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Address drainage at bsmnt		1 ea	5,000.00	5,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Primary Entry Door	Install auto-opener	1 ea	5,000.00	5,000	0	20	N/A	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Historic Doors	One set double doors	3 ls	1,500.00	4,500	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Secondary Egress Doors		3 ea	1,200.00	3,600	15	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Ramp at entry from parking	Allowance to expand porch	1 ls	25,000.00	25,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Wood deck, front	Allow. For carpentry repairs	1 ea	10,000.00	10,000	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Ext. Walls, Historic--Wood Clpbrd	Repl. portion of older siding	4500 sf	12.50	56,250	50	30	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Ext. Walls--Wood Clapboard	Prepare and paint	12000 sf	2.00	24,000	5	7	2014	2021	2028	N/A	1	0	0	0	0	36,302	0	0	0	0	0
Misc. allow. Carpentry repairs		1 ls	10,000.00	10,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
DH Windows, Vinyl & Wood Clad	Allow. To refurb	1 ea	5,000.00	5,000	various	30	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Asphalt shingle roof, right		2500 sf	4.00	10,000	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Asphalt shingle roof, center		1400 sf	4.00	5,600	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
EPDM roof, center		2500 sf	10.00	25,000	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Asphalt shingle roof, left		3200 sf	4.00	12,800	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Gutters and downspouts	Incl. above	1 ls	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Subtotal												**0**	**0**	**0**	**0**	**36,302**	**0**	**0**	**0**	**0**	**0**
Common Areas																					
Vestibule Door	Install auto-opener	1 ls	5,000.00	5,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Vestibule door	see above	1 ls	0.00	0	8	25	2030	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Entry Lobby	Redesign lobby/sunroom	1 ls	15,000.00	15,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Dining Room Expansion, close-in porch		1 ls	60,000.00	60,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Library	Open into dining area--Allow.	1 ls	10,000.00	10,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Office, carpet		2 ea	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Office expansion space, VCT		1 ea	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Common area carpet	Allowance	1 ls	30,000.00	30,000	0	10	2014	2024	N/A	N/A	1	40,317	0	0	0	0	0	0	0	0	0
Common area ACT	Replace tiles	1 ls	20,000.00	20,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Common areas--F,F & E	Allowance	1 ls	30,000.00	30,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Common bath-bsmnt		1 ls	0.00	0	15	30	2028	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Common bath, 1st		1 ls	0.00	0	15	10	2014	2024	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Second floor ramp		1 ls	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Relocate laundry to 1st floor		1 ls	20,000.00	20,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
2nd fl. laundry/beauty shop		1 ls	0.00	0	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Modify common stair rails		1 ls	10,000.00	10,000	0	20	2033	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	17,535
Comm. Kitchen	Correct drainage issues	1 ls	10,000.00	10,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Service kitchen	Allow. For expansion	1 ls	20,000.00	20,000	0	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Mailboxes	Replacement Allowance	1 ls	2,500.00	2,500	20	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Elevator Finishes		1 ea	7,500.00	7,500	15	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Elevator Mech.	Allow. confirm scope	1 ea	75,000.00	75,000	15	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Subtotal												**40,317**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**17,535**
Units																					
Eliminate 5 units, increase size 5 units		5 ea	15,000.00	75,000	0	30	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0

CAPITAL NEEDS WORKSHEET - 20 YEAR SCHEDULE - Harborlight House

Property Name:	Harborlight House
Inspection Date:	9/6/13
Project Number:	
Property Address:	Beverly, MA
Project Age:	15

Replacement Schedule Codes					
1	100%	in 1 yr	5	20%	ovr 5 yr
2	50%	ovr 2 yr	6	10%	ovr 10yr
3	33%	ovr 3 yr	7	5%	ovr 20yr
4	25%	ovr 4 yr	8	7%	other

Cost Assumptions	
Inflation on	
Replacement Cost	3.00%

Unit Mix				
0 BR	1 BR	2 BR	3 BR	4 BR
28	0	0	0	0
Total Units:				28

CAPITAL ITEMS												FUTURE REPLACEMENT COSTS									
Replacement Item	Notes	Quantity of Item (unit)	Cost per Item	Total Cost	Age Now	Avg Life	Replacement years 1st	Later			R/S Type	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023
Unit Entry Doors, Wood		30 ea	0.00	0	15	30	2028	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Unit Entry Hardware		30 ea	0.00	0	15	30	2028	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Floor Finish, Carpet		27 ea	500.00	13,500	15	20	2014	N/A	N/A	N/A	5	2,700	2,781	2,864	2,950	3,039	0	0	0	0	0
Floor Finish, Carpet	2nd cycle	30 ea	500.00	15,000	0	10	2024	N/A	N/A	N/A	4	0	0	0	0	0	0	0	0	0	0
Unit Painting	Optg	30 ea	0.00	0	15	10	2024	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Window Treatment, roller	Optg	30 ea	0.00	0	15	10	2014	2024	N/A	N/A	6	0	0	0	0	0	0	0	0	0	0
Closet Doors, swing	Optg	30 ea	0.00	0	15	30	2028	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Int. Doors	Optg.	30 ls	0.00	0	15	35	2033	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Add Kitchenettes, 21 units	Allowance	23 ea	5,000.00	115,000	0	20	2014	N/A	N/A	N/A	1	115,000	0	0	0	0	0	0	0	0	0
Bathroom Floor, Porcelain tile	Optg	30 ea	0.00	0	15	30	2028	N/A	N/A	N/A	6	0	0	0	0	0	0	0	0	0	0
1 Piece, F/G		30 ea	1,250.00	37,500	15	25	2023	N/A	N/A	N/A	6	0	0	0	0	0	0	0	0	0	4,893
Shower valve	Optg	30 ea	0.00	0	15	30	2028	N/A	N/A	N/A	7	0	0	0	0	0	0	0	0	0	0
Toilet, 1.6 gpf		30 ea	0.00	0	15	30	2028	N/A	N/A	N/A	7	0	0	0	0	0	0	0	0	0	0
Bathroom vanity & top		30 ea	350.00	10,500	15	20	2014	N/A	N/A	N/A	1	10,500	0	0	0	0	0	0	0	0	0
Accessories	Standard, Repl. Allow.	30 ea	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Medicine Cabinet, Surface mtd.	Optg	30 ea	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Bathroom fans	Replace fans and controls	30 ea	300.00	9,000	15	20	2014	N/A	N/A	N/A	1	9,000	0	0	0	0	0	0	0	0	0
GFCI (Baths)	Existing	30 ea	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Smoke Detectors--In-unit	Optg	30 ea	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Subtotal												**137,200**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,893**
Plumbing/DHW/Sprinkler																					
DHW Generation	Lochinvar, gas boiler	1 ea	15,000.00	15,000	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	19,572
DHW Storage Tank	Lochinvar 120 gal	2 ea	3,500.00	7,000	5	15	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	9,133
DWV Distribution	Cast iron/PVC	1 ls	0.00	0	15	50	N/A	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Hot and Cold Distribution	Optg	1 ls	0.00	0	15	35	2033	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Sprinkler, units/common areas	Allowance	1 ls	30,000.00	30,000	0	50	2014	N/A	N/A	N/A	1	30,000	0	0	0	0	0	0	0	0	0
Subtotal												**30,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**28,705**
Heating/HVAC																					
Central Heat Plant	Slantfin Caravan	2 ea	15,000.00	30,000	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	39,143
Controls	RayPac	1 ea	1,500.00	1,500	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	1,688	0	0	0	0	0
Circulating pumps, heat	Recently replaced	2 ea	5,000.00	10,000	1	15	2027	N/A	N/A	N/A	2	0	0	0	0	0	0	0	0	0	0
Common area HVAC	Maintain/repl. exist equipment	7 ea	12,500.00	87,500	15	20	2018	N/A	N/A	N/A	5	0	0	0	0	19,696	20,287	20,896	21,523	22,168	0
Install new central AC	Units only	1 ls	150,000.00	150,000	0	20	2014	N/A	N/A	N/A	1	150,000	0	0	0	0	0	0	0	0	0
Reznor--AHU		1 ls	12,500.00	12,500	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	14,069	0	0	0	0	0
HW Base B'd	Optg	1 ls	0.00	0	15	20	2018	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Subtotal												**150,000**	**0**	**0**	**0**	**35,453**	**20,287**	**20,896**	**21,523**	**22,168**	**39,143**
Electrical																					
Main Service		1 ls	0.00	0	15	40	N/A	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
House panels	Rewiring incl. in unit work	1 ls	0.00	0	15	40	N/A	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Common Area Lighting		1 ls	20,000.00	20,000	15	20	2014	N/A	N/A	N/A	1	20,000	0	0	0	0	0	0	0	0	0
Unit Lighting		30 ls	350.00	10,500	15	20	2014	N/A	N/A	N/A	1	10,500	0	0	0	0	0	0	0	0	0
FACP	Panel and peripheral equip.	1 ls	30,000.00	30,000	15	20	2014	N/A	N/A	N/A	1	30,000	0	0	0	0	0	0	0	0	0
Common Area Peripherals	Optg	1 ea	0.00	0	15	25	2023	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Emergency Call System	Optg	1 ls	0.00	0	15	20	2014	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Exit Signage / Emerg.ltg.	Maintain, Optg	1 ls	0.00	0	15	30	2028	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Video Surveillance		1 ls	10,000.00	10,000	0	20	2014	N/A	N/A	N/A	1	10,000	0	0	0	0	0	0	0	0	0
Emergency generator	Kohler	1 ls	0.00	0	15	35	2033	N/A	N/A	N/A	1	0	0	0	0	0	0	0	0	0	0
Electrical transformer	Investigate possible relocation	1 ls	20,000.00	20,000	0	20	2014	N/A	N/A	N/A	1	20,000	0	0	0	0	0	0	0	0	0
Subtotal												**90,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other																					
General Contractor's GCs, OH &P	@16%	1 ls	148,000	148,000	0	20	2014	N/A	N/A	N/A	1	148,000	0	0	0	0	0	0	0	0	0
Design Contingency	@10%	1 ls	93,000	93,000	0	20	2014	N/A	N/A	N/A	1	93,000	0	0	0	0	0	0	0	0	0
Subtotal												**241,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Annual Totals												**1,168,570**	**0**	**0**	**0**	**46,708**	**20,287**	**20,896**	**51,040**	**22,168**	**142,416**

CAPITAL NEEDS WORKSHEET - 20 YEAR SCHEDULE - Harborlight House

Property Name:	Harborlight House
Inspection Date:	9/6/13
Project Number:	
Property Address:	Beverly, MA
Project Age:	15

Replacement Schedule Codes					
1	100%	in 1 yr	5	20%	ovr 5 yr
2	50%	ovr 2 yr	6	10%	ovr 10yr
3	33%	ovr 3 yr	7	5%	ovr 20yr
4	25%	ovr 4 yr	8	7%	other

CAPITAL ITEMS											FUTURE REPLACEMENT COSTS									
Replacement Item	Notes	Quantity of Item (unit)	Cost per Item	Total Cost	Age Now	Avg Life	Replacement years 1st	Later		R/S Type	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033
Unit Entry Doors, Wood		30 ea	0.00	0	15	30	2028	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Unit Entry Hardware		30 ea	0.00	0	15	30	2028	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Floor Finish, Carpet		27 ea	500.00	13,500	15	20	2014	N/A	N/A	N/A 5	0	0	0	0	0	0	0	0	0	0
Floor Finish, Carpet	2nd cycle	30 ea	500.00	15,000	0	10	2024	N/A	N/A	N/A 4	5,040	5,191	5,347	5,507	0	0	0	0	0	0
Unit Painting	Optg	30 ea	0.00	0	15	10	2024	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Window Treatment, roller	Optg	30 ea	0.00	0	15	10	2014	2024	N/A	N/A 6	0	0	0	0	0	0	0	0	0	0
Closet Doors, swing	Optg	30 ea	0.00	0	15	30	2028	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Int. Doors	Optg.	30 ls	0.00	0	15	35	2033	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Add Kitchenettes, 21 units	Allowance	23 ea	5,000.00	115,000	0	20	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Bathroom Floor, Porcelain tile	Optg	30 ea	0.00	0	15	30	2028	N/A	N/A	N/A 6	0	0	0	0	0	0	0	0	0	0
1 Piece, F/G		30 ea	1,250.00	37,500	15	25	2023	N/A	N/A	N/A 6	5,040	5,191	5,347	5,507	5,672	5,842	6,018	6,198	6,384	0
Shower valve	Optg	30 ea	0.00	0	15	30	2028	N/A	N/A	N/A 7	0	0	0	0	0	0	0	0	0	0
Toilet, 1.6 gpf		30 ea	0.00	0	15	30	2028	N/A	N/A	N/A 7	0	0	0	0	0	0	0	0	0	0
Bathroom vanity & top		30 ea	350.00	10,500	15	20	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Accessories	Standard, Repl. Allow.	30 ea	0.00	0	15	20	2018	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Medicine Cabinet, Surface mtd.	Optg	30 ea	0.00	0	15	20	2018	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Bathroom fans	Replace fans and controls	30 ea	300.00	9,000	15	20	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
GFCI (Baths)	Existing	30 ea	0.00	0	15	20	2018	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Smoke Detectors--In-unit	Optg	30 ea	0.00	0	15	20	2018	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Subtotal											**5,040**	**5,191**	**5,347**	**5,507**	**5,672**	**5,842**	**6,018**	**6,198**	**6,384**	**0**
Plumbing/DHW/Sprinkler																				
DHW Generation	Lochinvar, gas boiler	1 ea	15,000.00	15,000	15	25	2023	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
DHW Storage Tank	Lochinvar 120 gal	2 ea	3,500.00	7,000	5	15	2023	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
DWV Distribution	Cast iron/PVC	1 ls	0.00	0	15	50	N/A	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Hot and Cold Distribution	Optg	1 ls	0.00	0	15	35	2033	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Sprinkler, units/common areas	Allowance	1 ls	30,000.00	30,000	0	50	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Subtotal											**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Heating/HVAC																				
Central Heat Plant	Slantfin Caravan	2 ea	15,000.00	30,000	15	25	2023	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Controls	RayPac	1 ea	1,500.00	1,500	15	20	2018	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Circulating pumps, heat	Recently replaced	2 ea	5,000.00	10,000	1	15	2027	N/A	N/A	N/A 2	0	0	0	7,343	7,563	0	0	0	0	0
Common area HVAC	Maintain/repl. exist equipment	7 ea	12,500.00	87,500	15	20	2018	N/A	N/A	N/A 5	0	0	0	0	0	0	0	0	0	0
Install new central AC	Units only	1 ls	150,000.00	150,000	0	20	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Reznor--AHU		1 ls	12,500.00	12,500	15	20	2018	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
HW Base B'd	Optg	1 ls	0.00	0	15	20	2018	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Subtotal											**0**	**0**	**0**	**7,343**	**7,563**	**0**	**0**	**0**	**0**	**0**
Electrical																				
Main Service		1 ls	0.00	0	15	40	N/A	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
House panels	Rewiring incl. in unit work	1 ls	0.00	0	15	40	N/A	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Common Area Lighting		1 ls	20,000.00	20,000	15	20	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Unit Lighting		30 ls	350.00	10,500	15	20	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
FACP	Panel and peripheral equip.	1 ls	30,000.00	30,000	15	20	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Common Area Peripherals	Optg	1 ea	0.00	0	15	25	2023	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Emergency Call System	Optg	1 ls	0.00	0	15	20	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Exit Signage / Emerg.ltg.	Maintain, Optg	1 ls	0.00	0	15	30	2028	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Video Surveillance		1 ls	10,000.00	10,000	0	20	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Emergency generator	Kohler	1 ls	0.00	0	15	35	2033	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Electrical transformer	Investigate possible relocation	1 ls	20,000.00	20,000	0	20	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Subtotal											**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other																				
General Contractor's GCs, OH &P	@16%	1 ls	148,000	148,000	0	20	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Design Contingency	@10%	1 ls	93,000	93,000	0	20	2014	N/A	N/A	N/A 1	0	0	0	0	0	0	0	0	0	0
Subtotal											**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Annual Totals											**45,357**	**5,191**	**5,347**	**12,850**	**49,537**	**5,842**	**6,018**	**6,198**	**6,384**	**17,535**

20 YEAR SUMMARY AND REPLACEMENT RESERVE ANALYSIS--Harborlight House

Property Name:	Harborlight House
Inspection Date:	9/6/13
Project Number:	
Property Address:	Beverly, MA
Project Age:	15

Total Unit Mix				
0 BR	1 BR	2 BR	3 BR	4 BR
30	0	0	0	0
Total Units:				30

CAPITAL ITEMS	TOTAL FUTURE REPLACEMENT COSTS																			
Replacement Item	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033
Site Improvements	76,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Exterior	138,350	0	0	0	11,255	0	0	29,517	0	69,675	0	0	0	0	36,302	0	0	0	0	0
Common Areas	305,000	0	0	0	0	0	0	0	0	0	40,317	0	0	0	0	0	0	0	0	17,535
Units	137,200	0	0	0	0	0	0	0	0	4,893	5,040	5,191	5,347	5,507	5,672	5,842	6,018	6,198	6,384	0
Plumbing/DHW/Sprinkler	30,000	0	0	0	0	0	0	0	0	28,705	0	0	0	0	0	0	0	0	0	0
Heating	150,000	0	0	0	35,453	20,287	20,896	21,523	22,168	39,143	0	0	0	7,343	7,563	0	0	0	0	0
Electrical	90,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GC's OH & P/Contingency	241,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Annual Totals	1,168,570	0	0	0	46,708	20,287	20,896	51,040	22,168	142,416	45,357	5,191	5,347	12,850	49,537	5,842	6,018	6,198	6,384	17,535

5 yrs 1,215,278 cost/unit 40,509

10 yrs 1,472,085

Cost and Reserve Funding Assumptions		
Initial Reserve Balance +	150,000	
Initial Annual Reserve Deposit	9,000	$ 300 per unit/2014
Inflation on Reserve Deposits	3.00%	
Interest on Deposits/Withdrawals	3.00%	

RESERVE ANALYSIS	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033
Begining Balance	150,000	159,000	173,179	188,066	203,690	172,674	167,853	162,587	126,894	119,772	(10,901)	(44,163)	(36,896)	(29,411)	(29,044)	(64,968)	(56,788)	(48,364)	(39,686)	(30,748)
Annual Deposit *	9,000	9,270	9,548	9,835	10,130	10,433	10,746	11,069	11,401	11,743	12,095	12,458	12,832	13,217	13,613	14,022	14,442	14,876	15,322	15,782
Additional Deposit *			0																	
Total Deposit	9,000	9,270	9,548	9,835	10,130	10,433	10,746	11,069	11,401	11,743	12,095	12,458	12,832	13,217	13,613	14,022	14,442	14,876	15,322	15,782
Annual Withdrawal *	1,168,570	0	0	0	46,708	20,287	20,896	51,040	22,168	142,416	45,357	5,191	5,347	12,850	49,537	5,842	6,018	6,198	6,384	17,535
Ending Balance	(1,009,570)	168,270	182,727	197,901	167,112	162,820	157,703	122,616	116,127	(10,901)	(44,163)	(36,896)	(29,411)	(29,044)	(64,968)	(56,788)	(48,364)	(39,686)	(30,748)	(32,502)
Ending Balance w/int	(1,009,570)	173,179	188,066	203,690	172,674	167,853	162,587	126,894	119,772	(10,901)	(44,163)	(36,896)	(29,411)	(29,044)	(64,968)	(56,788)	(48,364)	(39,686)	(30,748)	(32,502)
Additional Capital	1,168,570																			
Adjusted Ending Balance	159,000	173,179	188,066	203,690	172,674	167,853	162,587	126,894	119,772	(10,901)	(44,163)	(36,896)	(29,411)	(29,044)	(64,968)	(56,788)	(48,364)	(39,686)	(30,748)	(32,502)

* Assumes deposits and withdrawals made mid-year.
+Proposed initial deposit per HCP

Market Study

KIRK&COMPANY

Market Study
Harborlight House
An existing affordable assisted living development in
Beverly, Essex County, Massachusetts

Effective Date of Report: September 11, 2013
Date of Last Site Inspection: August 8, 2013

Prepared by:

David S. Kirk, MAI, CRE®
Mass. Certified General
Real Estate Appraiser No. 1520

Brett N. Pelletier
Mass. Appraisal Trainee
Real Estate Appraiser No. 103241

Prepared for:

Andrew DeFranza
Harborlight Community Partners
Executive Director
PO Box 507
Beverly MA 01915

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September 11, 2013

Andrew DeFranza
Harborlight Community Partners
Executive Director
PO Box 507
Beverly MA 01915

Re: Harborlight House; Beverly, MA

Dear Mr. DeFranza:

At your request, we have analyzed the 35 units of assisted living with available supportive services in the referenced proposed development and its market for the purpose of determining the marketability of the proposed project and future alternative housing models. The existing development will consists of 35 units all of which will be affordable using a number of financial programs including Low Income Housing Tax Credits (LIHTC), Section 8 housing assistance payments, Program of All-Inclusive Care for the Elderly (PACE), Aging Service Access Points (ASAP), Group Adult Foster Care (GAFC) and Medicaid Home and Community Based Services Waiver program (Medicaid Waiver) along with the Social Security shelter supplement program (SSI-G) to supplement income for the lowest income residents. The 35-unit development is targeted to low-income elders within the community and the surrounding market area who are in need of affordable housing with supportive services.

You are considering changing the project from an assisted living model to a supportive housing model and potentially reduce the unit total and increase the unit size. In addition, you expect to add small kitchenette's to each unit that may include a small cook top, refrigerator, a sink, and ancillary cabinetry. Other than requiring financial assistance the targeted population resides in traditional rental and independent living facilities for the elderly within the primary and secondary market areas and may require additional supportive services. It is our understanding that this report will be used to assist you in your due diligence regarding the property. Briefly, based on our analysis and inquiry, we have concluded that:

1. The property is a well-established existing development and the well-proportioned and competitively equipped units should support a favorable market position. The site will be located in Beverly with good access to transportation, services, shopping and recreation. However, additional unit features and amenities such as kitchenettes and larger unit sizes could enhance marketability, support a favorable rent-up, and contribute to the property's competitiveness in the future.
2. The 35 units of assisted living with supportive services at the subject are offered to households earning less than 60% of the area median income. The estimated market-rate

rents for the proposed subject property are in the range of $1,200 for the efficiency units. Because of the financial assistance available for prospective residents earning less than 60% AMI, the market advantage over estimated market rents is considered to be extraordinarily attractive.

3. The eligibility ribbon of the Primary Market Area (PMA) indicates a demand measurement of 1,642 65+ households earning less than 60% AMI, indicating a required capture rate of 2.13% and 766 65+ households earning between 50% and 60% AMI, indicating a required capture rate of 4.57%. Applying this frailty adjustment to the SMA indicates a refined demand measurement of 8,403 65+ households earning less than 60% AMI and 4,210 65+ households earning between 50% and 60% AMI, indicating a required capture rate of 0.42% and 0.83% respectively.

4. Due to the affordability factor of this project, the units are expected to remain well occupied in future and through any construction or conversion period. Immediate absorption is anticipated based on the length of current waiting lists and occupancy of similar affordable properties in the area, and the current limited availability of affordable supportive living units with supportive services within the region and throughout Massachusetts. A senior rental project with supportive services at this location and subject to the preliminary schematic plans provided by the developer should be competitive with existing properties in the market at this time, subject to the derived market rents set forth in this report.

5. The assisted living certification model in Massachusetts requires properties to comply with regulations and protocols that can put additional pressure on affordable housing developments offering services to seniors. The additional regulations can make it difficult to serve the intended clients and meet financial obligations of the property and providers. The certified assisted living model provides less flexibility for affordable operators and sponsors and can make creating value for residential service users and reaching community objectives difficult. A spectrum of services similar to the assisted living model are available for low-income senior within affordable rental properties, on a cost effective basis. The supportive living model can potentially be less susceptible to congressional and budgetary approvals and allocations and can create flexibility within the financing and marketability of the property, expanding the potential resident population and use of more public programs that provide low-income seniors with service coordination and support, similar to assisted living.

The attached report serves as a summary of our findings. All of our conclusions are based on preliminary information provided by the developer. Changes to the development plans may require a re-evaluation of our conclusions. We are delighted to be of service to you. If you have any questions regarding the content of this report please feel free to contact us.

Sincerely,

David S. Kirk, MAI

Brett A. Pellerin

KIRK&COMPANY
Real Estate Counselors

Brett N. Pelletier

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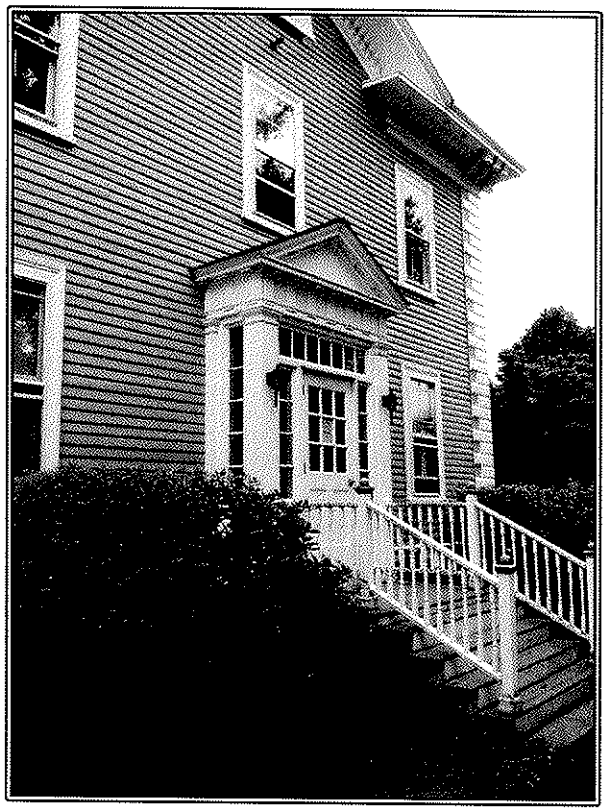
Part I: Introduction



Property Description

Harborlight House is an existing affordable assisted living residence for low-income seniors within Beverly and surrounding communities. The property is located at 1 Monument Square in Beverly, Massachusetts. The property was originally constructed as a single family home in approximately 1870, converted for use as medical office in the 1930s, later converted to a single room occupancy (SRO) rooming house in 1963, and in 1998 the property was converted to its current use as an assisted living residence. The property consists of two buildings joined with a common hallway and atrium. The property is located on a 0.59-acre site and includes 35 assisted living units. The site is an irregularly shaped parcel located at the intersection of Monument Square and Abbott Street in Beverly. The site is bounded by Abbott Street to the south, Monument Square to the west, and single and small multi-family homes to the north and east. The area surrounding the subject property is extremely well kept and has nicely landscaped seating areas and a clean parking lot. The area is well occupied and sidewalks and city areas are generally kept clean and the subject property is well maintained and the grounds are pleasantly

appointed. The existing development includes 35 units within a single 2.5-story building and includes common areas and facilities.

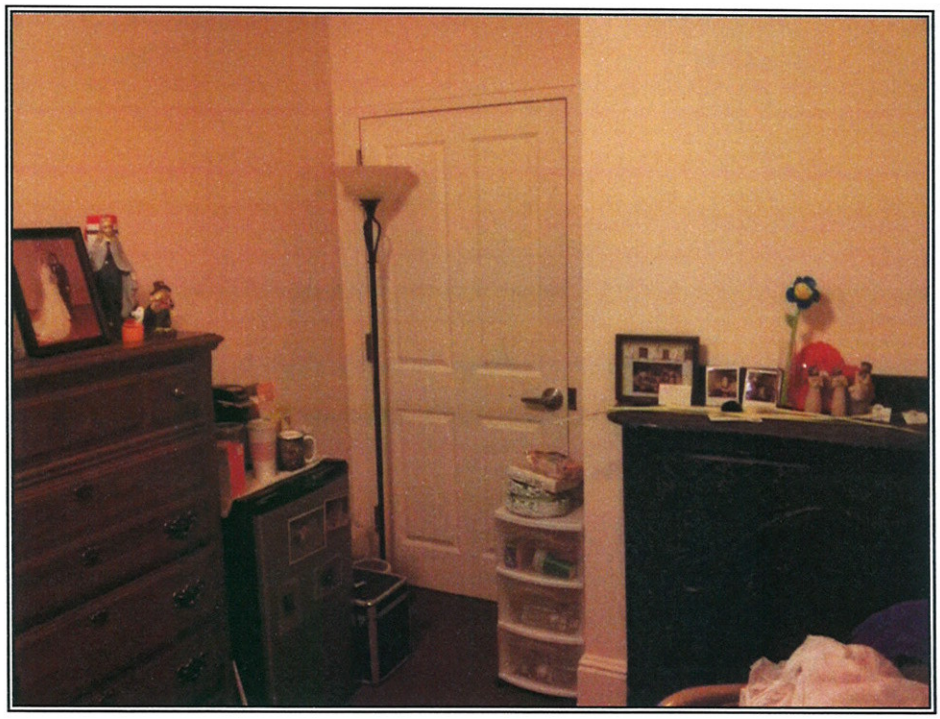
The property offers 35 efficiency units of approximately 300+- square feet with private bathrooms. The units currently do not feature private kitchens or kitchenettes, however, two common kitchens are available for resident use. The units at the property include individually controlled heat, 24-hour emergency call system, and cable TV and telephone hookups. Harborlight House features accessible entry, hallways, elevator, and common rooms, a parlor, library, sunroom, sitting areas and porches for activities and socializing, shared resident kitchens, water coolers and vending machines, and a beauty parlor with hairdresser available by appointment. The property is located in the downtown neighborhood of Beverly within walking distance to shopping, restaurants, the public library, several houses of worship and beaches.

In addition to housing, the property also provides on-site service coordination and administration. The services available at Harborlight House include three meals a served daily, 24-hour personal care staff on the premises, weekly laundry service tor machine-washable clothing and linens, weekly housekeeping services including vacuuming, dusting, trash removal, and bathroom cleaning, activities programs including exercises, games, movies, musical and other presentations, crafts, ecumenical vespers, and outings around New England. Personal care planning and service coordination including assistance with bathing, dressing, self-administered medication management, and other needs as required by the resident's individual service plan. The property also offers cable and high-speed Internet hookup, a fire alarm system, sprinkler system, and an intercom system. The project and location are considered both suitable and competitive for the existing and intended residential use.

Harborlight House is a certified Assisted Living facility, as governed by the Commonwealth of Massachusetts under 651 CMR 12.00 (Certification Procedures and Standards for Assisted Living Residences). According to Code of Massachusetts Regulation 651 CMR 12.00, an Assisted Living Residence is any entity, however organized, whether conducted for profit or not for profit, which meets all of the following criteria: (a) provides room and board; and (b) provides, directly by its employees or through arrangements with another organization which the entity may or may not control or own, Personal Care Services for three or more adults who are not related by consanguinity or affinity to their care provider; and (c) collects payments or third party reimbursements from or on behalf of residents to pay for the provision of

assistance with the Activities of Daily Living, or arranges for the same. Under the Assisted Living Certification Standards, certified assisted living properties are required to comply with certain requirements and regulations and pay an annual certification fee. Requirements include, but are not limited to, physical requirements pertaining to the physical plant and unit features, service and service coordination requirements, staffing requirements, meal requirements, skilled care service requirements, screening and assessment guidelines, service plan requirements, annual reporting and record keeping requirements, training and continuing education requirements for staff, and compliance review requirements.

Below are photographs of typical unit finishes and common areas.



The developer is considering changing the project from an assisted living model to a supportive housing model and potentially reducing the unit total and increase the unit size. In addition, you expect to add small kitchenette's to each unit that may include a small cook top, refrigerator, a sink, and ancillary cabinetry. Other than requiring financial assistance the targeted population resides in traditional rental and independent living facilities for the elderly within the primary and secondary market areas and may require additional supportive services. It is our understanding that this report will be used to assist you in your due diligence regarding the property.

The existing development consists of 35 units all of which will be affordable using a number of financial programs including Low Income Housing Tax Credits (LIHTC), Section 8 housing assistance payments, Program of All-Inclusive Care for the Elderly (PACE), Aging Service Access Points (ASAP), Group Adult Foster Care (GAFC) and Medicaid Home and Community Based Services Waiver program (Medicaid Waiver) along with the Social Security shelter supplement program (SSI-G) to supplement income for the lowest income residents.

PACE Elder Service Plans provide comprehensive medical and social services to frail elders so that they can live in their communities instead of in nursing homes or assisted living facilities. A team of health professionals conducts an assessment of each elder's needs, and develops a plan of total care. Services are typically provided in an adult day health center, but may be given in the elder's home or other facility. PACE guidelines provide for services for residents age 55 or older who live in the service area of an PACE ESP organization, are able to live safely in the community, are certified by the state as eligible for nursing home care, and agree to receive health services exclusively through the ESP/PACE organization. The PACE ESP program is covered by Medicare and MassHealth and if a resident qualifies for MassHealth, there are no fees for the program services. The annual income limit guidelines for PACE ESP for 2013 are $25,560 and countable assets must be no greater than $2000. If residents do not qualify for MassHealth, a monthly premium will be assessed. PACE ESP offer benefits including coordinated care for frail elders given by doctors, nurses, aides, therapists, social workers, nutritionists, and other medical and social service providers. These services include: primary and specialty medical care, emergency care, medical supplies and equipment, prescription drugs, physical, occupational, and recreational therapy, dental, podiatry, vision, and audiology services, nutritional counseling and meals, adult day health care, transportation to the

health center, nursing facility care if needed, hospitalization, in-home services, and family caregiver support

Aging Services Access Points, (ASAP), were established under Chapter 19A of Massachusetts General Laws to provide access to services for seniors. There are 27 ASAPs throughout Massachusetts in exclusive geographic areas. ASAPs provide the following direct services: information and referral; interdisciplinary case management: intake, assessment, development and implementation of service plans; monitoring of service plans; and reassessment of needs; and protective services: investigations of abuse and neglect of elders.

The Massachusetts Home Care Program provides interdisciplinary care management and in-home support services to elders in Massachusetts. Eligibility for the Home Care Program is based on age, residence, income, and ability to carry out daily tasks such as bathing, dressing and meal preparation. Clients must be 60 years of age or older and clients must be residents of Massachusetts and not living in an institutional setting or Assisted Living Residence.

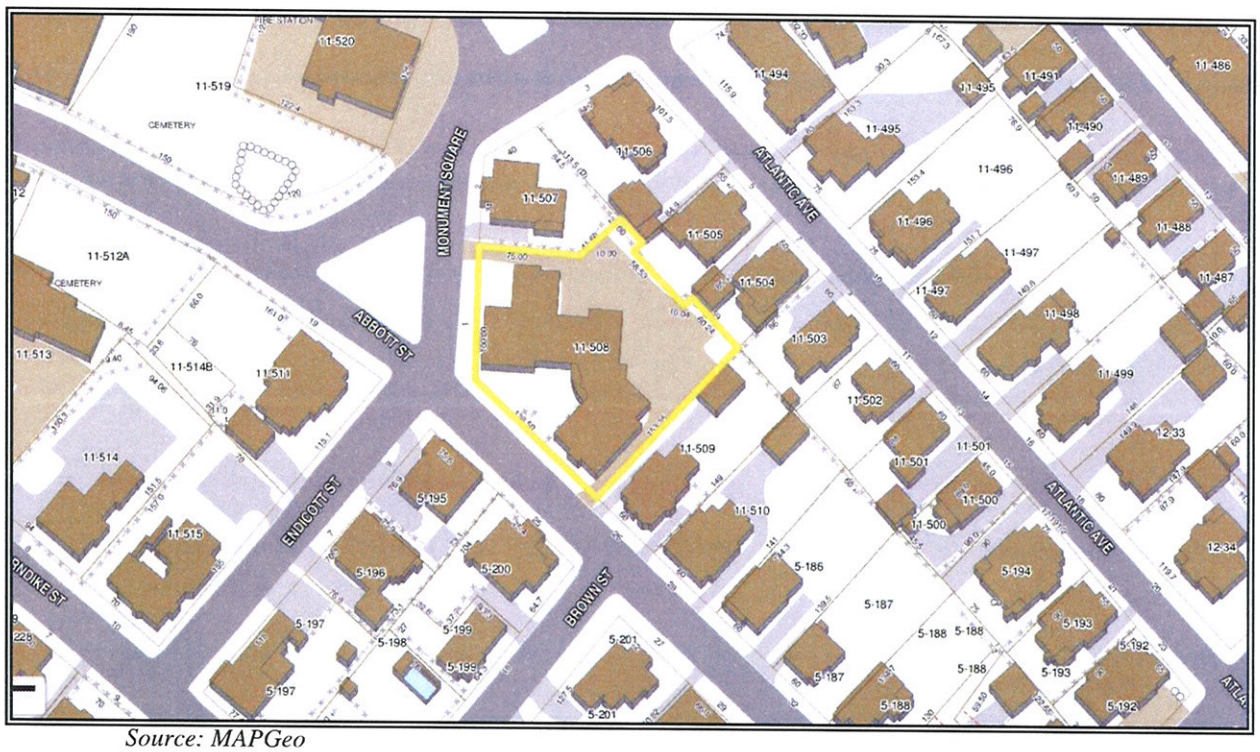
The income limits are based on a sliding fee scale, with monthly co-payments of $7 - $135 which are required for individuals with incomes above the Federal Poverty Level. In order to qualify, residents must require assistance with at least 2 Activities of Daily Living (ADLs) or 6-10 ADLs and/or IADLs (Instrumental Activities of Daily Living). In addition to care management, the home care programs offer a wide array of support services, including: homemaker services, personal care, home delivered meals, supportive day programs, home health services, assistance with chores, grocery shopping and delivery,

The Supportive Housing Initiative was developed by the Executive Office of Elder Affairs (EOEA) and the Department of Housing and Community Development (DHCD) to create an "assisted living like" environment in state funded public elderly/disabled housing developments. This program was first implemented on a pilot basis in 1999 at three elder housing developments. By pooling resources that are currently being invested by an Aging Service Access Point (ASAP) and a housing authority in an existing development, frail, low-income elders have an opportunity to access a model of affordable supportive housing that promotes independence and aging in place.

Like traditional assisted living, services are offered on an as needed basis, 24 hours per day. Residents who do not qualify for state funded home care services based on their frailty level and income are able to privately purchase the entire package of supportive services or some

of the services based upon their need. Residents who are home care eligible receive all or some of the services at no additional cost. Services under the Supportive Housing Initiative Program include service coordination, case management, 24-hour personal care/on-site, on-call person, homemaker services and laundry, medication reminders, social activities, ad at least one meal per day. There are currently 30 program sites for the Supportive Housing Initiative aggregating 4,118 units of supportive housing throughout Massachusetts, none of which are located within Beverly.

The assisted living certification model in Massachusetts requires properties to comply with regulations and protocols that can put additional pressure on affordable housing developments offering services to seniors. The additional regulations can make it difficult to serve the intended clients and meet financial obligations of the property and providers. The certified assisted living model provides less flexibility for affordable operators and sponsors and can make creating value for residential service users and reaching community objectives difficult. A spectrum of services similar to the assisted living model is available for low-income senior within affordable rental properties, on a cost effective basis. The supportive living model can potentially be less susceptible to congressional and budgetary approvals and allocations and can create flexibility within the financing and marketability of the property, expanding the potential resident population and use of more public programs that provide low-income seniors with service coordination and support, similar to assisted living.

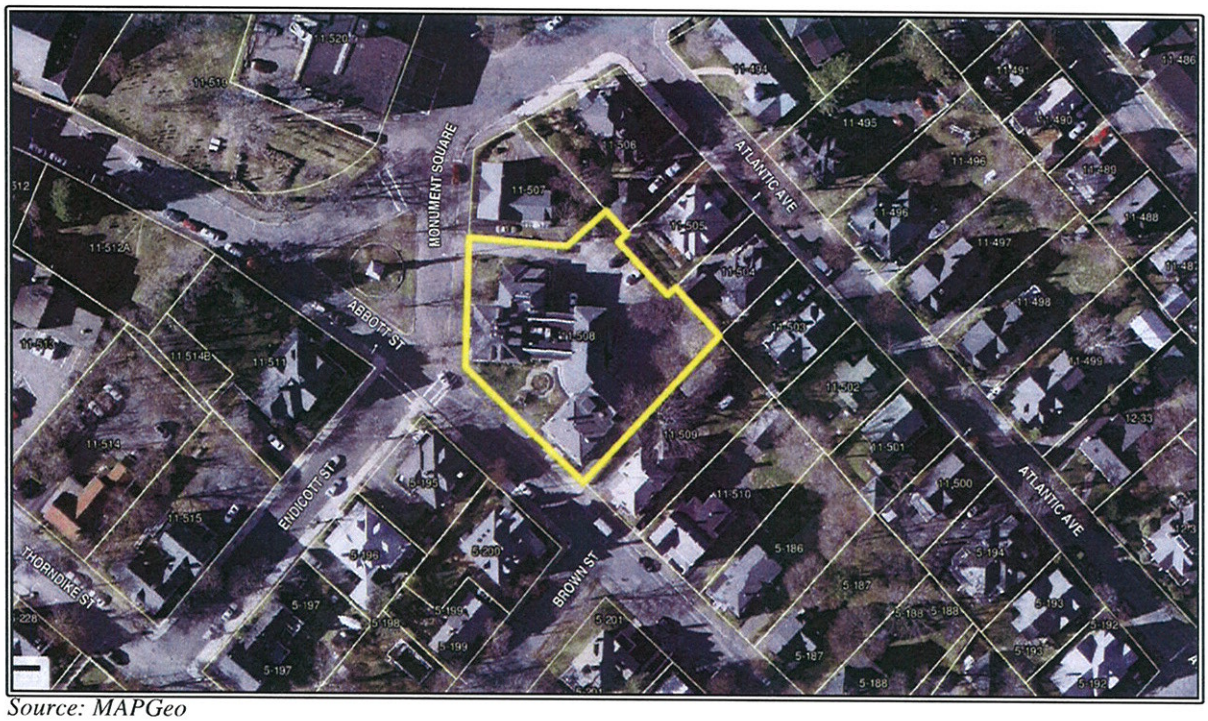


Source: MAPGeo

Site Description

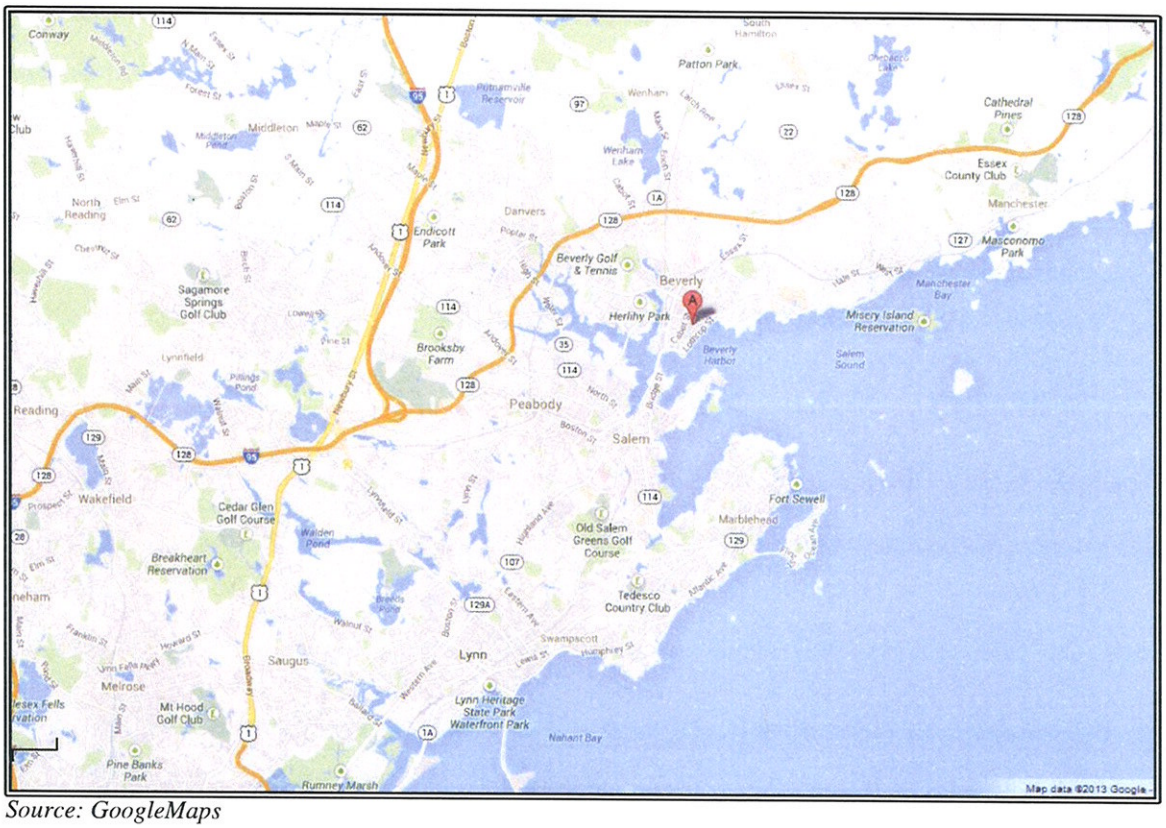
The existing affordable assisted living development is located on a 0.59-acre site at 1 Monument Square in Beverly, Massachusetts. The developer is proposing to renovate the existing 35-unit assisted living development into an affordable supportive living housing with supportive services for low-income elders. The existing structure on the site is a 2.5-story wood, elevator, and building, formerly used as a single-family home, medical offices, and a SRO housing development.

Site Density:	59 units per acre
Shape:	Irregular
Frontage:	Approximately 100 feet on Monument Square and 138.5 feet on Abbott Street
Topography:	Relatively level and at street grade
Utilities:	Water, sewer, electricity, natural gas, TV cable, high speed Internet, and telephone.



Source: MAPGeo

Part II: Analysis and Description



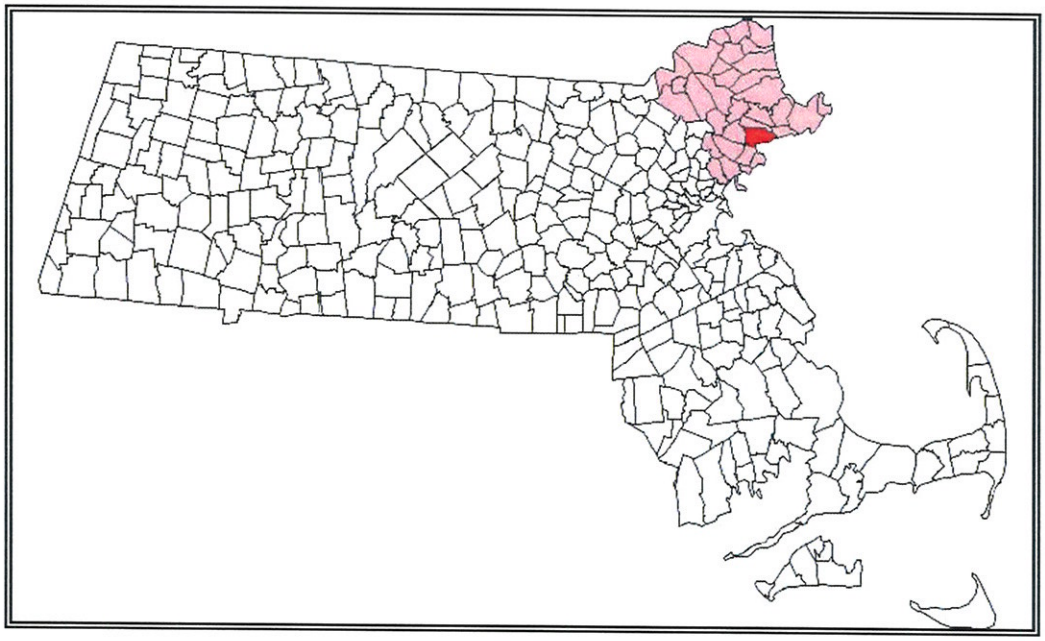
Source: GoogleMaps

Beverly and Region

The City of Beverly is one of the oldest communities in Massachusetts and is reported to be the birthplace of the United States Navy, noting that the first ship commissioned by the Navy first sailed from Beverly Harbor. Beverly is home to Endicott College and a campus of the public North Shore Community College as well as the site of the North Shore Music Theatre. Beverly is located in Northeastern Massachusetts, bordered by Danvers on the west, Wenham on the north and east, Wenham and Manchester on the east, and Beverly Harbor and the Danvers River on the south. Beverly is approximately 7 miles north of Lynn; 18 miles north of Boston; and 88 miles south of Portland, Maine.

The principal highway through Beverly is State Route 128, the circumferential highway around Boston, which passes through the city from east to west. Other important roads include State Routes 22 and 127. Commuter rail service to North Station, Boston, is available from Beverly Farms (travel time: 42-49 min.; 25 MBTA parking spaces), Prides Crossing (travel time: 40-47 min.; 6 spaces), Montserrat (travel time 35-41 min.; 101 spaces), North Beverly (travel time: 42-44 min.; 82 spaces), and Beverly Depot (travel time 30-37 min.; 200 spaces). Additionally, Beverly is a member of the Massachusetts Bay Transportation Authority (MBTA),

which provides fixed route bus service to North Beverly and Salem Depot. The MBTA also provides THE RIDE, a paratransit service for the elderly and disabled.



Source: Wikipedia.com

Regional Overview

Nationally and regionally economic conditions have improved over the past 12 months after the severe economic crisis. Recent improvements in both the national the regional economy indicate signs of recovery and overall general improving economic conditions. The Federal Reserve Board (Fed), in its June 5, 2013 publication of the Beige Book, for the Boston (First) District, reported economic activity continuing to expand at a moderate pace throughout the district. According to the Beige Book, business contacts generally report year-over-year increases in economic activity, although some; notably in software and information technology services and staffing, indicate the pace of growth is slowing. Retailers mostly say demand is recovering well after weather-related softness during the winter; manufacturing contacts' sales are also ahead of last year. With only a few exceptions, businesses are not hiring much beyond replacement. Aside from food, input prices are generally said to be unchanged, although a few manufacturers have raised their own prices. The outlook is fairly positive, with most respondents expecting the current pace to continue or pick up.

According to estimates released by the U.S. Commerce Department's Bureau of Economic Analysis (BEA), the gross domestic product (GDP) increased 1.8% in the first quarter

2013 after increasing 0.4% in the fourth quarter of 2012. The increase in real GDP in the first quarter primarily reflected positive contributions from personal consumption expenditures, private inventory investment, and residential fixed investment that were partly offset by negative contributions from federal government spending, state and local government spending, and exports. Imports, which are a subtraction in the calculation of GDP, decreased. The Commerce Department reported that retail sales increased 0.6% after edging up 0.1% in April. Excluding automobiles, gasoline and building materials, sales increased 0.3% after rising 0.2% in April.

The consumer price index (CPI), as reported by the U.S. Department of Labor, increased 0.1% in May according to the most recent report of June 18, 2013. The CPI for the nation has increased 1.4% over the past 12 months before seasonal adjustment. According to the Bureau of Labor Statistics, the shelter index rose 0.3% and accounted for more than half of the items increase in May. The energy index rose modestly, with the gasoline index flat but increases in the electricity and natural gas indexes accounting for the rise. The food index, however, turned down in May, with the food at home index falling 0.3%.

S&P Indices (S&P)s reported in a June 2013 press release that the U.S. National Home Price Index increased by 11.6% and 12.1% for the 10- and 20-city composites, respectively. According to S&P, both composites saw annualized price increases of 2.6% and 2.5% from March to April. All of the 20 MSAs saw increases of annual returns in April. Boston experienced home price increase of 2.2% over the period.

A national consumer confidence index, published monthly by the Conference Board, has improved slightly in July, after declining in June as reported in their June 25, 2013 survey. The consumer confidence index currently stands at 81.4 which is up from 74.3 in May. The Conference Board reported, "Consumer Confidence increased for the third consecutive month and is now at its highest level since January 2008. Consumers are considerably more positive about current business and labor market conditions than they were at the beginning of the year. Expectations have also improved considerably over the past several months, suggesting that the pace of growth is unlikely to slow in the short-term, and may even moderately pick up." The current consumer confidence report indicates an overall improvement in consumer's current outlook and expectations of the future.

Nationally, current mortgage rates are hovering around historical lows. According to HSH Associates, the average for a 30-year fixed conventional mortgage is currently 4.53% in the

Boston, MA area. According to data compiled The Warren Group, 2012 sales of single-family homes in Beverly increased 18.6% to 287 over 2011 levels of 242 with median sale prices increasing 9.3% over the year to reach $355,000 from $324,750 in 2011. The sale of condominiums in Beverly increased 38.1% to 87 over 2011 levels of 63, with average sale prices decreasing 6.7% over the year to reach $195,000 from $209,000 in 2011.

Single Famliy Home Sales

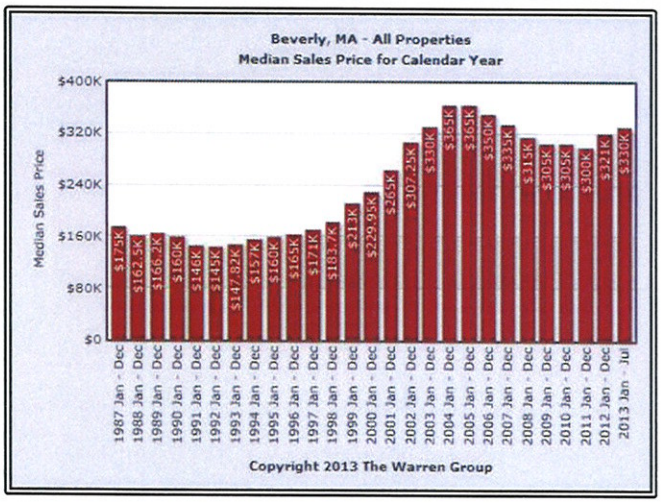
Year	Volume	% Change	Median Price	% Change
2013	198	-31.0%	$356,250	0.4%
2012	287	18.6%	$355,000	9.3%
2011	242	-7.3%	$324,750	-3.1%
2010	261	3.6%	$335,000	3.6%
2009	252	-8.0%	$323,250	-4.9%
2008	274	4.2%	$340,000	-7.9%
2007	263	-12.9%	$369,000	-3.7%
2006	302	-12.0%	$383,000	-0.9%
2005	343	11.7%	$386,500	0.0%
2004	307	-1.9%	$386,500	10.1%
2003	313		$351,000	

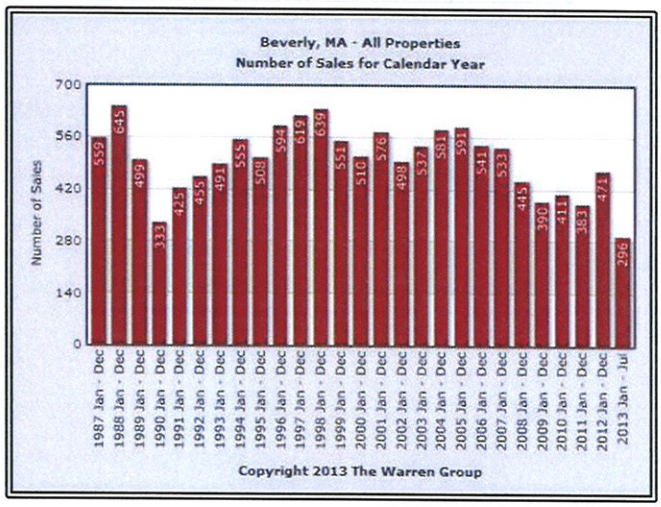
Source: The Warren Group

Condominium Sales

Year	Volume	% Change	Median Price	% Change
2013	1	-98.9%	$191,000	-2.1%
2012	87	38.1%	$195,000	-6.7%
2011	63	-25.0%	$209,000	4.5%
2010	84	15.1%	$200,000	-2.9%
2009	73	-31.1%	$206,000	-7.7%
2008	106	-46.7%	$223,250	-2.9%
2007	199	32.7%	$230,000	-7.3%
2006	150	-2.6%	$248,000	-2.6%
2005	154	4.1%	$254,500	10.2%
2004	148	23.3%	$231,000	7.7%
2003	120		$214,450	

Source: The Warren Group





Real Estate Market

According to Cassidy Turley/FHO in their second quarter 2013 MarketWATCH report, the greater Boston market has experienced the second consecutive quarter of flat, yet balanced fundamentals. Sporadic labor market recovery paired with uncertainty over the Fed's bond purchasing program is creating ambiguity in the corporate sector. Demand will remain stable through the second half of the year – though its composition will continue to undergo a restructuring. Both nationally and in Massachusetts, economic fundamentals continue to show signs of improvement, however, at a slower pace than has been experienced since the recovery

began and has yet to fully recover to below-crash levels with elevated unemployment and sluggish economic growth.

There have been no large multi-family building permits issued in the city of Beverly since 2011 and only 2 reported small multi-family building permits of 13 units or less issued in 2012. The majority of building permits issued within the city have been for the new construction of single-family homes, additions, and improvements, with a small number of commercial permits. The lack of available multifamily developable land in the city of Beverly combined with restrictive zoning and current economic conditions has contributed to the low number of building permits issued for multi-family residences. The number of single-family building permits is evidence of the low density and development character of the Beverly area and surrounding communities.

New Privately-Owned Residential Building Permits - Beverly, MA

July Year to Date	YTD 2013		2012		2011		2010		2009	
Item	*Buildings /Units*	*Construction Cost*	*Buildings /Units*	*Construction Cost*	*Buildings /Units*	*Construction Cost*	*Buildings /Units*	*Construction Cost*	*Buildings /Units*	*Construction Cost*
Single-Family	8/8	$3,830,000	4/4	$1,079,000	4/4	$1,067,000	9/9	$2,989,325	8/8	$4,039,653
Two Family	0/0	$0	0/0	$0	0/0	$0	0/0	$0	0/0	$0
Three/Four Family	0/0	$0	0/0	$0	3/9	$1,117,299	0/0	$0	0/0	$0
Five or More Family	0/0	$0	2/29	$2,527,564	1/20	$4,132,408	0/0	$0	0/0	$0
Total	**8/8**	**$3,830,000**	**6/33**	**$3,606,564**	**8/33**	**$6,316,707**	**9/9**	**$2,989,325**	**8/8**	**$4,039,653**

Source: U.S. Census Bureau

Transportation

The principal highway through Beverly is State Route 128, the circumferential highway around Boston, which passes through the city from east to west. Other important roads include State Routes 22 and 127. Commuter rail service to North Station, Boston, is available from Beverly Farms (travel time: 42-49 min.; 25 MBTA parking spaces), Prides Crossing (travel time: 40-47 min.; 6 spaces), Montserrat (travel time 35-41 min.; 101 spaces), North Beverly (travel time: 42-44 min.; 82 spaces), and Beverly Depot (travel time 30-37 min.; 200 spaces). Additionally, Beverly is a member of the Massachusetts Bay Transportation Authority (MBTA), which provides fixed route bus service to North Beverly and Salem Depot. The MBTA also provides THE RIDE, a paratransit service for the elderly and disabled.

Massachusetts benefits from a broad-based and well-established transportation network. Logan International Airport, located in the city of Boston, is one of the country's most active terminals serving both domestic and international travelers. A large interstate highway system connects Massachusetts with the rest of New England and the country. Interstate 95 connects with State Route 128 and forms the inner loop around Boston, while Interstate 495 forms the

outer loop, both of which run in a generally north-south direction. The Massachusetts Turnpike (Interstate 90) originates in Boston and connects the city with points west and upstate New York. The John F. Fitzgerald Expressway (the Central Artery) runs north-south through Boston and connects the north and south shores. The Central Artery Project, completed in 2006, expanded and depressed the Southeast Expressway and connected the Massachusetts Turnpike to Logan Airport through the Ted Williams Tunnel to ease traffic congestion and beautify the city of Boston.

Population

Beverly is an established residential community. According to the 2010 census, the population of Beverly was reported at 39,502, while the population of residents age 65 and older was 5,783; or 14.6% of the population. According to demographic data provided by *STDBOnline*, the 65+ population of Beverly was 5,963 in 2012, or 15.1% of the population, and is estimated at 6,704, or 16.9% of the population in 2017; an increase of 15.9% over the seven year period. According to data provided by the Massachusetts Metropolitan Area Planning Council, the senior citizen population of Beverly had increased 9.6% from 1990 to 2000, decreased slightly 1.4% from 2000 to 2010, however is projected to increase 28.2% between 2010 and 2020, 27.7% from 2020 to 2030, and another 10.0% from 2030 to 2035. According to the 2010 census, the population of the Secondary Market Area (SMA) was reported at 183,530, while the population of residents age 65 and older was 30,799; or 16.8% of the population. According to demographic data provided by *STDBOnline*, the 65+ population of the SMA was 31,936 in 2012, or 17.4% of the population, and is estimated at 36,050, or 19.3% of the population in 2017; an increase of 17.1% over the seven year period. Overall, the population of seniors aged 65 and older within Beverly and the secondary market is increasing at a higher rate than other population cohorts within the market and the population trends as a whole. This confirms the trend of increasing populations of seniors age 65 and older and is putting increased pressure on senior housing alternatives within the market and going forward.

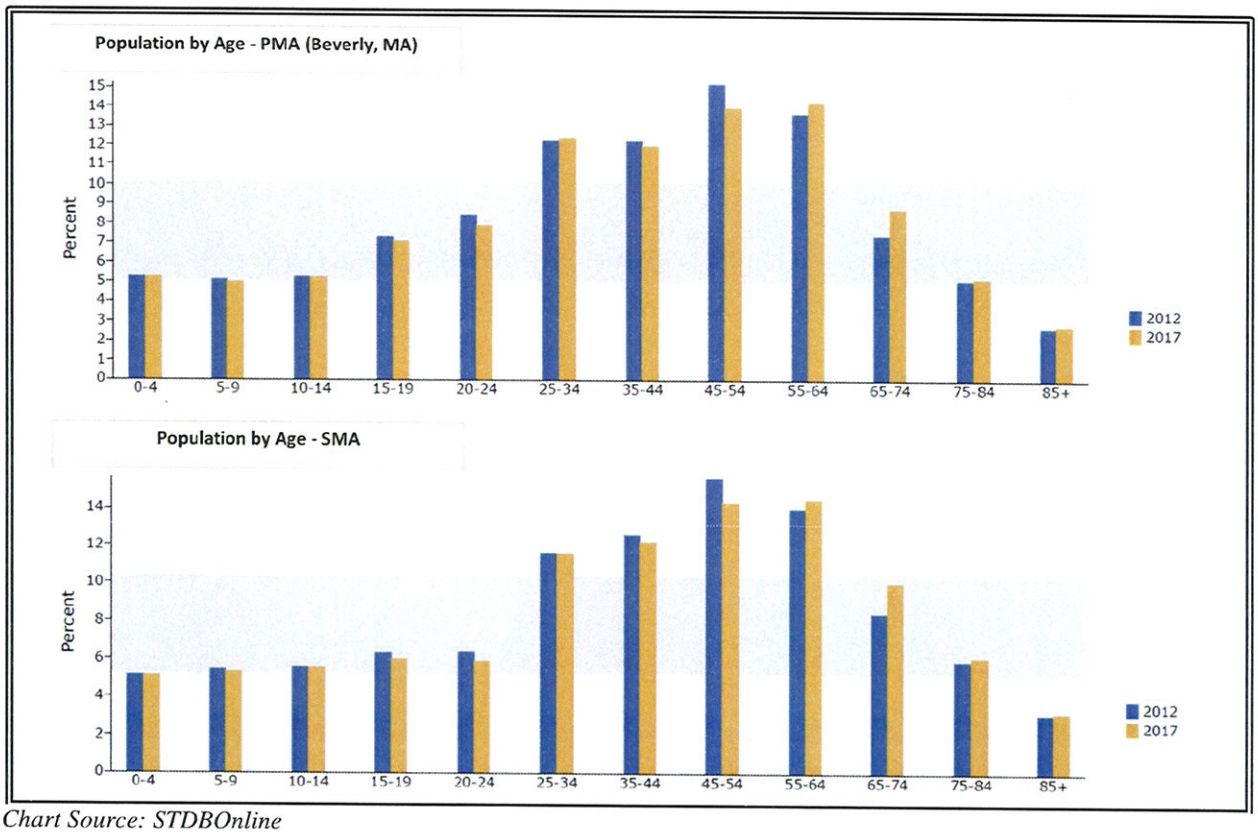


Chart Source: STDBOnline

MetroFuture 2035 Update - Projected Population by Municipality and Age
MetroFuture Modeling Region - Beverly, MA

Age Range	1990	2000	% Change	2010	% Change	2020	% Change	2030	% Change	2035	% Change
00-04	2,693	2,507	**-6.9%**	2,068	**-17.5%**	2,049	**-0.9%**	2,061	**0.6%**	2,075	**0.7%**
05-09	2,279	2,468	**8.3%**	2,269	**-8.0%**	2,110	**-7.0%**	2,228	**5.6%**	2,264	**1.6%**
10-14	2,017	2,369	**17.5%**	2,430	**2.5%**	2,190	**-9.9%**	2,238	**2.2%**	2,277	**1.7%**
15-19	2,614	2,511	**-4.0%**	2,720	**8.4%**	2,442	**-10.2%**	2,288	**-6.3%**	2,312	**1.1%**
20-24	2,717	2,399	**-11.7%**	2,428	**1.2%**	2,380	**-2.0%**	2,215	**-6.9%**	2,220	**0.3%**
25-29	3,415	2,456	**-28.1%**	2,209	**-10.1%**	2,486	**12.6%**	2,278	**-8.4%**	2,177	**-4.4%**
30-34	3,651	2,984	**-18.3%**	2,121	**-28.9%**	2,411	**13.6%**	2,345	**-2.7%**	2,227	**-5.0%**
35-39	3,252	3,449	**6.0%**	2,684	**-22.2%**	2,516	**-6.3%**	2,897	**15.1%**	3,012	**4.0%**
40-44	2,765	3,434	**24.2%**	3,261	**-5.0%**	2,600	**-20.3%**	3,051	**17.3%**	3,225	**5.7%**
45-49	2,056	3,046	**48.2%**	3,439	**12.9%**	2,742	**-20.3%**	2,637	**-3.8%**	2,651	**0.5%**
50-54	1,611	2,739	**70.0%**	3,140	**14.6%**	2,945	**-6.2%**	2,389	**-18.9%**	2,200	**-7.9%**
55-59	1,715	1,898	**10.7%**	2,462	**29.7%**	2,788	**13.3%**	2,227	**-20.1%**	1,991	**-10.6%**
60-64	1,719	1,408	**-18.1%**	2,289	**62.5%**	2,766	**20.9%**	2,600	**-6.0%**	2,533	**-2.6%**
65-69	1,754	1,398	**-20.3%**	1,779	**27.2%**	2,482	**39.5%**	2,885	**16.2%**	3,071	**6.4%**
70-74	1,423	1,472	**3.4%**	1,295	**-12.0%**	2,066	**59.5%**	2,524	**22.2%**	2,748	**8.9%**
75-79	1,140	1,319	**15.7%**	1,144	**-13.3%**	1,443	**26.1%**	2,001	**38.6%**	2,272	**13.6%**
80-85	736	997	**35.5%**	999	**0.2%**	943	**-5.6%**	1,535	**62.8%**	1,771	**15.4%**
85+	638	1,050	**64.6%**	931	**-11.3%**	947	**1.8%**	1,119	**18.1%**	1,211	**8.2%**
65+	5,691	6,236	**9.6%**	6,149	**-1.4%**	7,882	**28.2%**	10,065	**27.7%**	11,074	**10.0%**

Chart Source: Metropolitan Area Planning Council

Household growth is similar to the population growth of the selected geographies. According to demographic data provided by *STDBOnline*, the number of households in Beverly

has decreased since 2010 from 15,850, with an estimated 2012 household count of 15,796 and an estimated 2017 household count of 15,995. The household count in the SMA has increased since 2010 from 75,911, with an estimated 2012 household count of 75,991, and an estimated 2017 household count of 77,427.

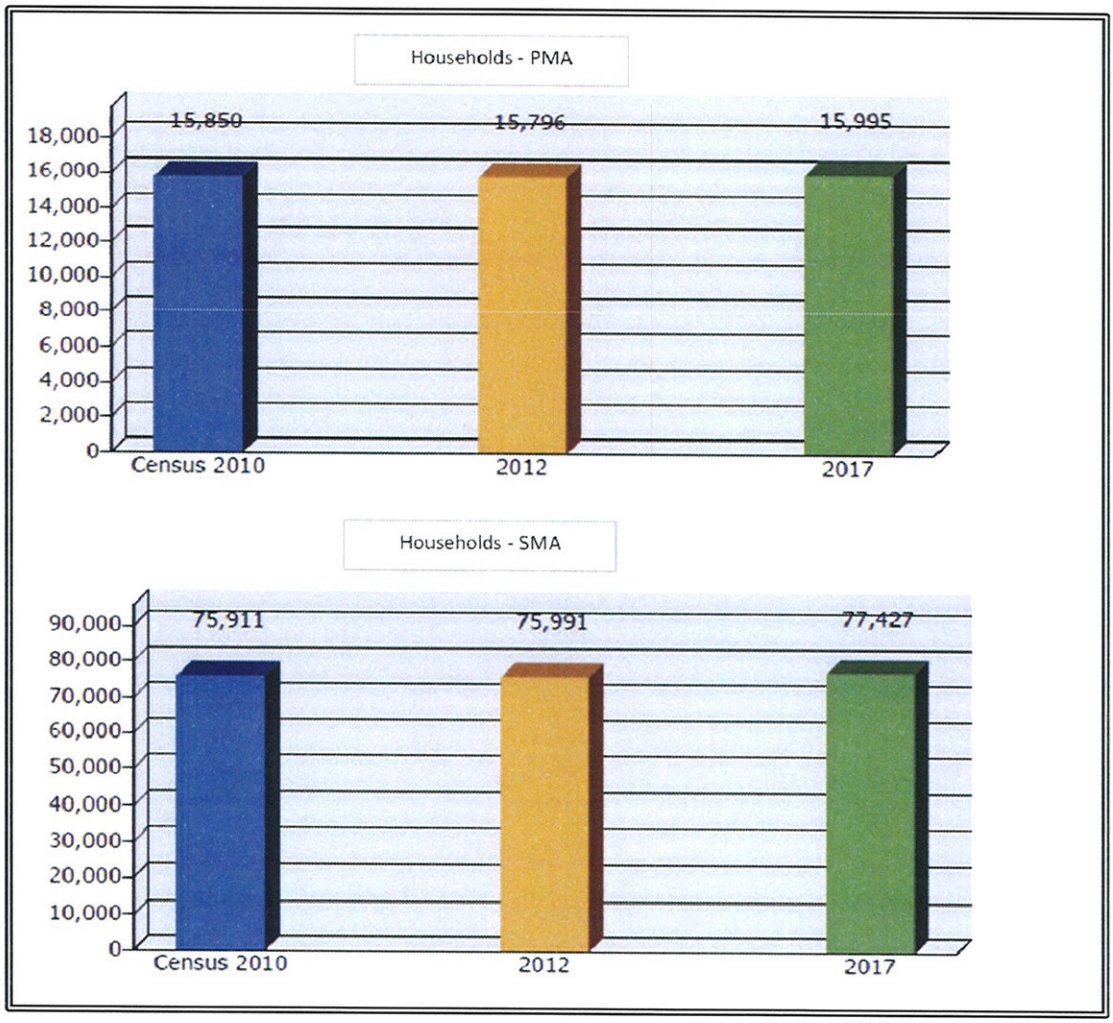
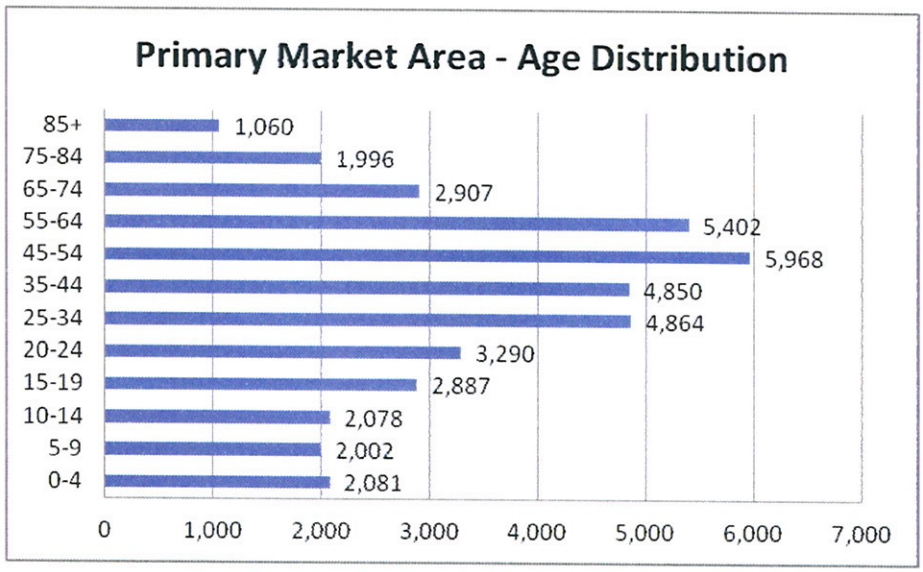
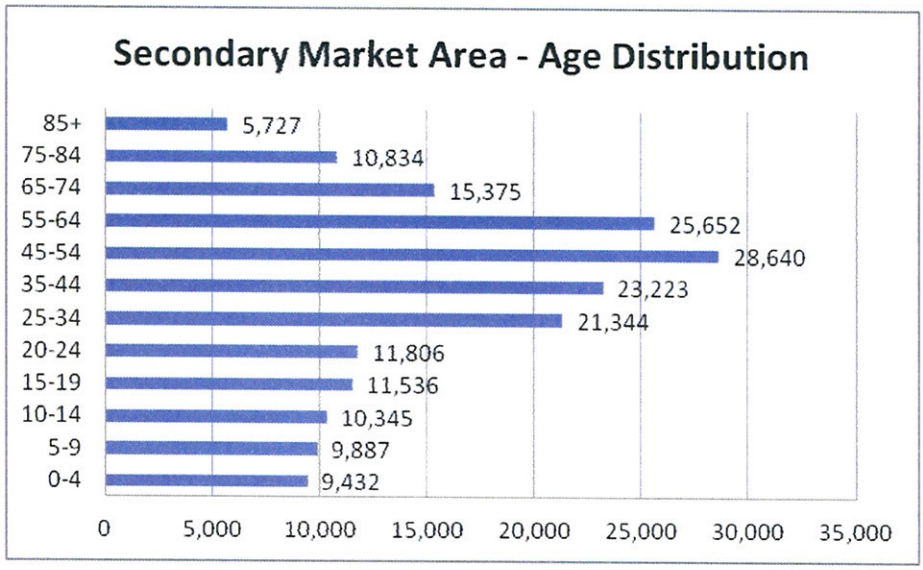


Chart Source: STDBOnline

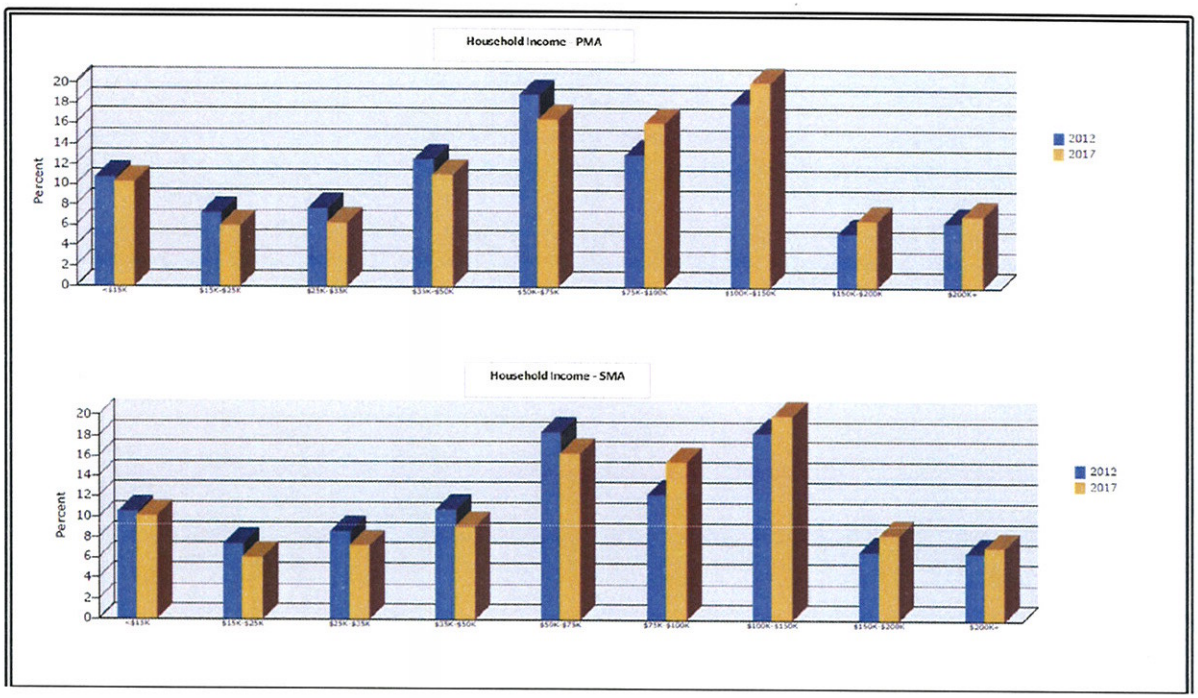
According to the data provided by *STDBOnline*, the population distribution within Beverly, and both the primary and secondary market area are similar. The cohort charts depict a normal population distribution in the primary and secondary market area. The population of Beverly and the primary and secondary market areas are balanced with an increase in overall population projected at each level. However, as the charts indicate below, there is a concentration of residents between the ages of 45 and 64.



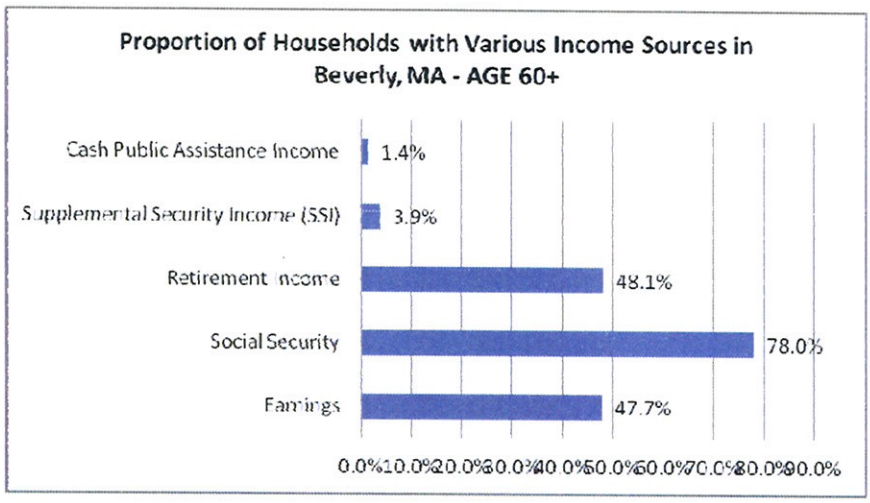


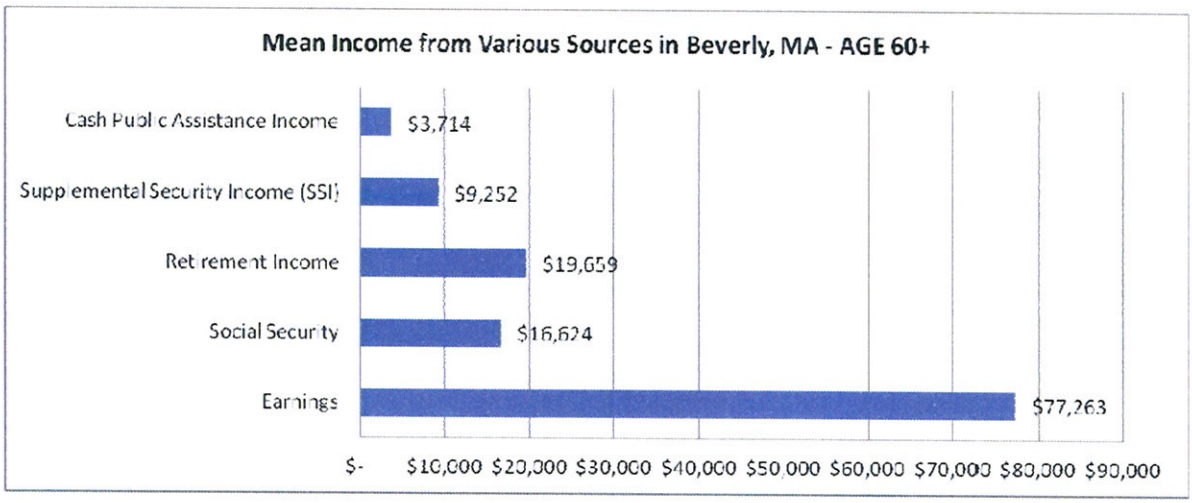
Income

A study conducted by *STDBOnline*, estimates the median household income (MHI) of 65+ households in Beverly at $53,890, compared to a MHI estimate of $53,390 for the SMA. According to *STDBOnline*, the median 65+ household income for Beverly was $53,890 in 2012, while estimated median income will increase to $62,279 in 2017.



Data provided by the U.S. Census Bureau, estimates 78.0% of households age 60 and older receive income from Social Security benefits, 48.1% receive income from private retirement, and 47.7% receive income from wages. Additionally, the data indicates the mean income from Social Security benefits in Beverly is $16,624, the mean income from private retirement is $19,659, and the mean income from wages was $77,263, as indicated by the charts below.


Proportion of Households with Various Income Sources in Beverly, MA - AGE 60+
Cash Public Assistance Income
1.4%
Supplemental Security Income (SSI)
3.9%
Retirement Income
48.1%
Social Security
78.0%
Earnings
47.7%
0.0% 10.0% 20.0% 30.0% 40.0% 50.0% 60.0% 70.0% 80.0% 90.0%


Mean Income from Various Sources in Beverly, MA - AGE 60+
Cash Public Assistance Income
$3,714
Supplemental Security Income (SSI)
$9,252
Retirement Income
$19,659
Social Security
$16,624
Earnings
$77,263
$- $10,000 $20,000 $30,000 $40,000 $50,000 $60,000 $70,000 $80,000 $90,000

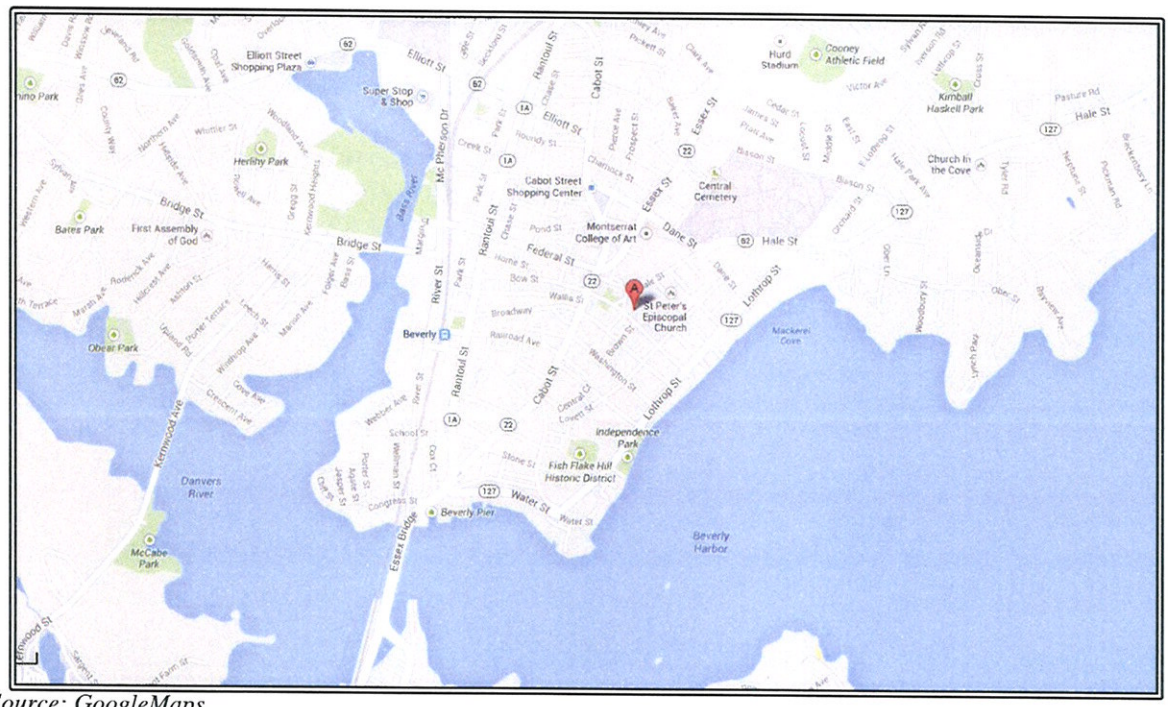
Conclusion

Economic activity in the U.S. continues to improve; however, the economic growth of the nation can be characterized as modest as the economy of the nation is in recovery. Employment, GDP, investment spending, consumer confidence, and availability of capital for investment are slowly showing signs of improvement. On July 30, 2013, the Federal Reserve Bank decided to keep the target range for the federal funds rate at 0 to ¼% and currently anticipates that this exceptionally low range for the federal funds rate will be appropriate at least as long as the unemployment rate remains above 6.5%, inflation between one and two years ahead is projected to be no more than a half percentage point above the Committee's 2% longer-run goal, and longer-term inflation expectations continue to be well anchored. In determining how long to maintain a highly accommodative stance of monetary policy, the Committee will also consider other information, including additional measures of labor market conditions, indicators of inflation pressures and inflation expectations, and readings on financial developments. When the Committee decides to begin to remove policy accommodation, it will take a balanced approach consistent with its longer-run goals of maximum employment and inflation of 2%.

Nationally, growth in household spending has picked up recently but remains constrained by high unemployment, modest income growth, lower housing wealth, and tight credit. Business spending on equipment and software has risen significantly; however, investment in nonresidential structures is declining and employers remain reluctant to add to payrolls. Housing starts have edged up but remain at a depressed level. Although the pace of economic recovery is likely to be moderate for a time, the Committee anticipates a gradual return to higher levels of resource utilization in a context of price stability. Real estate recoveries are driven mainly by employment growth and when GDP, and the labor markets begin to add jobs again, the real estate markets can begin to recover.

The PMA and SMA have 65+ population projections that are expected to grow at a much faster rate than that of the city of Beverly as a whole and the region, through 2017. The region is conveniently located to major regional transportation centers and employment centers within the market area, making it a suitable location for the current use as a service-rich affordable elderly housing development. Because of the tenure of the existing housing inventory in Beverly, new additions to multifamily supply are in high demand. High occupancy in the rental market, low

levels of housing production and turnover, and observed rental increases in the existing inventory support a growing demand for affordable rental housing units within Beverly and the market.



Source: GoogleMaps

Site and Neighborhood

The subject site is located at 1 Monument Square in Beverly; approximately one-half block off Cabot Street the downtown neighborhood of Beverly. It is located within walking distance to City Hall, the Police Station, downtown Fire Department, shopping and beaches. The downtown neighborhood of the city has various retail and commercial outlets along Cabot Street and there is a major shopping center located across Route 128 in Danvers. The subject has good access to neighborhood and regional transportation and services and is a good compliment to elderly or senior housing due to its proximity to the Beverly Senior Center.

The Beverly Senior Center is located approximately one mile north of the subject property. The Beverly Senior Center provides senior citizens with various services such as special events and theme parties, day trips to museums, restaurants, and casinos classes in the arts including quilting, watercolors and acrylics. The Senior Center provides information, referral and outreach to elders, technology assistance, group traveling, support groups, daily activities, wellness programs, a community garden, limited meals service, AARP Tax-Aide Program, legal assistance, Meals-On-Wheels, and transportation.

Access

The site is located on the eastern side of Monument Square, just east of Cabot Street, a main thoroughfare in Beverly, approximately one-half block from the downtown neighborhood

of Beverly. The majority of the prospective residents will likely be residents of Beverly and surrounding communities. The subject site is conveniently located to major interstate highways, enhancing access to regional and local employment, services, and amenities.

Visibility

Because of the location of the existing building, the site has excellent visibility. Pedestrian visibility is good along Monument Square and Abbott Street and the surrounding neighborhood. The site is highly visible to passersby in vehicles and on foot.

Site Qualities

The site is the location of an existing affordable assisted living project and is irregularly shaped. The site is relatively level and at street grade. There is approximately 100 feet on Monument Square and 138.5 feet on Abbott Street. In addition to the site's proximity to employment centers, senior-targeted services, interstate roadways, scenic views of the neighboring downtown area, proximity to open space, and the building's historic nature and neighborhood offer extraordinary amenities and site benefits that enhance marketability.

Pipeline

According to the Beverly Planning Department, there are few residential projects in various stages of development within the city. However, there are no affordable elderly residential projects currently in the planned pipeline.

Competitive Market Position LIHTC Program Units

The existing project includes 35 units, all of which will be affordable using a number of financial programs including Low Income Housing Tax Credits (LIHTC), Section 8 housing assistance payments, Program of All-Inclusive Care for the Elderly (PACE), Aging Service Access Points (ASAP), Group Adult Foster Care (GAFC) and Medicaid Home and Community Based Services Waiver program (Medicaid Waiver) along with the Social Security shelter supplement program (SSI-G) to supplement income for the lowest income residents. The maximum rents under the LIHTC program for the subject units have been calculated using the following charts for 30%, 50%, and 60% AMI levels.

Maximum Section 42 Rent Calculation
Based on 2013 HUD Area Median Income*

Persons/ Household	Median Income	30% Median Income	Rent year at 30%	Month Rent	Less Utility Allowance	Maximum LIHTC Rent	Unit Size
1	**$33,083**	**$19,850**	**$5,955**	**$496**	**$0.00**	**$496**	**Efficiency**
1.5	$35,417	$21,250	$6,375	$531			
2	$37,750	$22,650	$6,795	$566			

Persons/ Household	Median Income	50% Median Income	Rent year at 30%	Month Rent	Less Utility Allowance	Maximum LIHTC Rent	Unit Size
1	**$66,100**	**$33,050**	**$9,915**	**$826**	**$0.00**	**$826**	**Efficiency**
1.5	$70,850	$35,425	$10,628	$886			
2	$75,600	$37,800	$11,340	$945			

Persons/ Household	Median Income	60% Median Income	Rent year at 30%	Month Rent	Less Utility Allowance	Maximum LIHTC Rent	Unit Size
1	**$66,100**	**$39,660**	**$11,898**	**$992**	**$0.00**	**$992**	**Efficiency**
1.5	$70,850	$42,510	$12,753	$1,063			
2	$75,600	$45,360	$13,608	$1,134			

Under the LIHTC program, at least 40% of the units in the project must have rents affordable to households earning less than 60% of the area median income or at least 20% of the units in the project must have rents affordable to household earning less than 50% of the area median income. All utilities are included in monthly rents and therefore no adjustment is necessary for a utility allowance.

The projected maximum allowable rents have been estimated by calculating annual rent at 30% of annual income, limited to 60% of the Area Median Income (AMI). It is assumed for this analysis that all utilities are included in monthly rents. For the LIHTC units, the proposed

rents are set at the maximum allowable rents as set forth under the Section 42 regulations. The maximum allowable rents do, however, appear to offer a substantial market advantage based on the determination of market rent for the units at the subject property derived in the next section of this report.

Comparable Rental Analysis and Determination of Market Rent

The subject property competes with studio and one-bedroom units located in the rental apartment and independent/assisted living markets surrounding Beverly, Massachusetts. The property is exceptionally well maintained and well kept and is distinguished from the market in that regard. The property also competes with other affordable multifamily rental developments in the market, especially those that provide on-site service coordination. In order to determine market conditions and the market position of the proposed units at the property a sample of four properties was selected to survey and analyze. The sample is generally located in close proximity to the subject within similar neighborhoods and surrounding communities. Additionally, independent and assisted living projects have been surveyed and analyzed for comparative purposes. The National Council of Affordable Housing Market Analysts define market rent as the rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features and amenities.

The sample is generally located in close proximity to the subject within similar neighborhoods and surrounding communities. Factors used to determine the market area include location, accessibility and transportation access. The subject is located in Beverly with good access to transportation sources. The subject is targeted to low-income elders within the Beverly community who may require additional supportive services.

Factors such as population density and access to transportation were considered when identifying a local market geographically small enough to conduct a reasonable survey but large enough to include enough competitive comparables. Thus, the primary market area (PMA) is defined as the city of Beverly and the secondary market area (SMA) is defined as the areas within the PMA and Marblehead, Manchester by the Sea, Peabody, Danvers, and Salem.

Residential Rent Comparables

No.	Property	Unit Type	Unit Size (sf)	Monthly Rent	Rent/ SF	Rent Includes	Occupancy
SP	**Harborlight House** 1 Monument Square Beverly, MA	Studio/Efficiancy	300	$1,200	$4.00	Heat/Hot Water Electricity Cold Water Sewer/Trash Service Coordination	100%
1	**The Townhomes of Beverly** 201 Broughton Drive Beverly, MA	1 Bedroom - 1 Bathroom	716	$1,266	$1.77	Heat Hot Water Cold Water Sewer/Trash	100%
2	**Jefferson at Salem Station** 190 Bridge Street Salem, MA	1 Bedroom - 1 Bathroom	815	$1,696	$2.08	Heat Hot Water Cold Water Sewer/Trash	98%
3	**Avalon Danvers** 1101 Kirkbride Drive Danvers, MA	1 Bedroom - 1 Bathroom	805	$1,380	$1.71	Heat-Gas Hot Water Cold Water Sewer/Trash	99%
4	**Avalon Essex** One Avalon Drive Peavody, MA	1 Bedroom - 1 Bathroom	824	$1,490	$1.81	Heat Hot Water Cold Water Sewer/Trash	99%

Comparable Rental 1

The Townhomes of Beverly is a multifamily development community located at 201 Broughton Drive in Beverly, MA. The Townhomes of Beverly offers, one-, two-, and three-bedroom units. The Townhomes of Beverly offers one-bedroom, one-bathroom units of approximately 716 square feet and currently rent for $1,266 per month, or $1.77 per square foot. This property is located in a suburban residential neighborhood and the site has convenient access to local and regional amenities including transportation and services.

The on-site amenities available to all residents include common function room, security, 24-hour emergency maintenance, surface parking, and landscaped grounds. Each unit features fully-applianced kitchen including range, refrigerator, dishwasher, and garbage disposal, wall-to-wall carpeting, individual climate control, cable TV access, and air-conditioning.

According to the property manager, the property is currently 100% occupied with no units currently vacant. Heat, hot water, sewer, cold water, and trash are included in rent, all other utilities are separately metered and the responsibility of the tenant.

The Townhomes of Beverly is considered to have superior on-site amenities and unit size and amenities; however, the property does not offer any services or provide an on-site services

coordinator. Overall, the Townhomes of Beverly is considered inferior to the subject with regard to the lack of available resident services.

Comparable Rental 2

Jefferson at Salem Station is a multifamily development community located at 190 Bridge Street in Salem, MA. Jefferson at Salem Station offers, one- and two-bedroom units. They offer one-bedroom, one-bathroom units of approximately 815 square feet and currently rent for $1,696 per month, or $2.08 per square foot. This property is located in a suburban residential neighborhood and the site has convenient access to local and regional amenities including transportation and services.

The on-site amenities available to all residents include common function room, security, 24-hour emergency maintenance, surface parking, and landscaped grounds. Each unit features fully-applianced kitchen including range, refrigerator, dishwasher, and garbage disposal, wall-to-wall carpeting, individual climate control, cable TV access, and air-conditioning.

According to the property manager, the property is currently 98% occupied with no few units currently vacant. Heat, hot water, sewer, cold water, and trash are included in rent, all other utilities are separately metered and the responsibility of the tenant.

Jefferson at Salem Station is considered to have superior on-site amenities and unit size and amenities; however, the property does not offer any services or provide an on-site services coordinator. Overall, the property is considered inferior to the subject with regard to the lack of available resident services.

Comparable Rental 3

Avalon Danvers is a multifamily development community located at 1101 Kirkbridge Drive in Danvers, MA. Avalon Danvers offers, one- and two-bedroom units. They offer one-bedroom, one-bathroom units of approximately 805 square feet and currently rent for $1,380 per month, or $1.71 per square foot. This property is located in a suburban residential neighborhood and the site has convenient access to local and regional amenities including transportation and services.

The on-site amenities available to all residents include common function room, security, 24-hour emergency maintenance, surface parking, and landscaped grounds. Each unit

features fully-applianced kitchen including range, refrigerator, dishwasher, and garbage disposal, wall-to-wall carpeting, individual climate control, cable TV access, and air-conditioning.

According to the property manager, the property is currently 99% occupied with no few units currently vacant. Heat, hot water, sewer, cold water, and trash are included in rent, all other utilities are separately metered and the responsibility of the tenant.

Avalon Danvers is considered to have superior on-site amenities and unit size and amenities; however, the property does not offer any services or provide an on-site services coordinator. Overall, the property is considered inferior to the subject with regard to the lack of available resident services.

Comparable Rental 4

Avalon Essex is a multifamily development community located at 1101 Kirkbridge Drive in Danvers, MA. Avalon Essex offers, one- and two-bedroom units. They offer one-bedroom, one-bathroom units of approximately 824 square feet and currently rent for $1,490 per month, or $1.81 per square foot. This property is located in a suburban residential neighborhood and the site has convenient access to local and regional amenities including transportation and services.

The on-site amenities available to all residents include common function room, security, 24-hour emergency maintenance, surface parking, and landscaped grounds. Each unit features fully-applianced kitchen including range, refrigerator, dishwasher, and garbage disposal, wall-to-wall carpeting, individual climate control, cable TV access, and air-conditioning.

According to the property manager, the property is currently 99% occupied with no few units currently vacant. Heat, hot water, sewer, cold water, and trash are included in rent, all other utilities are separately metered and the responsibility of the tenant.

Avalon Essex is considered to have superior on-site amenities and unit size and amenities; however, the property does not offer any services or provide an on-site services coordinator. Overall, the property is considered inferior to the subject with regard to the lack of available resident services.

Additional Properties

Independent and Assisted Living Properties

Residential Rent Comparables

No.	Property	Unit Type	Unit Size (sf)	Monthly Rent	Rent/ SF	Rent Includes	Occupancy
SP	**Harborlight House** 1 Monument Square Beverly, MA	Studio/Efficiancy	300	$1,200	$4.00	Heat/Hot Water Electricity Cold Water Sewer/Trash Service Coordination	100%
1	**The Herrick House** 89 Herrick Street Beverly, MA	One-Bedroom - AL Two-Bedroom - AL	417 516	$5,323 $6,540	$12.76 $12.67	Heat/Hot Water Electricity Cold Water Sewer/Trash Service Coordination	100%
2	**Sunrise Assisted Living at Gardner Park** 73 Margin Street Peabody, MA	Studio - AL	NA	$4,350		Heat/Hot Water Electricity Cold Water Sewer/Trash Service Coordination	100%
3	**Atria Merrimack Place** 85 Storey Avenue Newburyport, MA	Studio - IL Studio - AL	400 400	$3,200 $7,450	$8.00 $18.63	Heat/Hot Water Electricity Cold Water Sewer/Trash Service Coordination	100%
4	**Brightview Danvers** 50 Endicott Street Danvers, MA	Studio - AL One-Bedroom - AL	NA NA	$2,900 $5,595		Heat/Hot Water Electricity Cold Water Sewer/Trash Service Coordination	100%

Affordable Housing

Throughout the analysis of the subject property and market, no seasonal or workforce housing developments or units were identified. Due to the senior and service oriented nature of the subject property, seasonal and workforce housing alternatives are not considered reasonable alternatives to the subject. There are 15 LIHTC properties located within the primary market area, aggregating 1,331 units of affordable housing for elders as indicated by the chart below.

Project Name	Project Address:	Project City:	Project State:	Project ZIP Code:	Total Number of Units:	Total Low-Income Units:	Efficiency Units:	1-Bedroom Units:
HERITAGE AT DANVERS	21 SUMMER ST	DANVERS	MA	1923	80	16	46	30
CONANT VILLAGE	238 CONANT ST	DANVERS	MA	1923	60	18	0	0
240 CONANT STREET	240 CONANT ST	DANVERS	MA	1923	60	18	0	0
CABOT AFFORDABLE HOUSING	245 CABOT ST	BEVERLY	MA	1915	45	44	42	3
FAIRWEATHER APARTMENTS	40R HIGHLAND AVE	SALEM	MA	1970	321	306	259	62
LAFAYETTE HOUSING LIMITED PARTNERSHIP	102 LAFAYETTE ST	SALEM	MA	1970	61	61	0	10
LORING TOWERS	1000 LORING AVE	SALEM	MA	1970	250	250	0	104
PUTNAM FARM AT DANVERS	9 SUMMER ST	DANVERS	MA	1923	80	16	43	33
SALEM HEIGHTS PRESERVATION ASSOCIATES, LP	12 POPE ST	SALEM	MA	1970	283	255	0	97
TWELVE SUMMER STREET APARTMENTS	12 SUMMER ST	MANCHESTER	MA	1944	21	17	7	0
117 LAFAYETTE	117 LAFAYETTE ST	SALEM	MA	1970	63	42		
POINT COOP	64 HARBOR ST	SALEM	MA	1970	77	60		
PEQUOT HIGHLANDS	12 1ST ST	SALEM	MA	1970	250	106	1	42
SALEM POINT RENTAL	1 PRINCE STREET PL	SALEM	MA	1970	61	61	0	8
BROWN SCHOOL RESIDENCES	200 LYNN ST	PEABODY	MA	1960	61	61	0	35
					1,773	1,331		

Beverly Housing Authority

The Beverly Housing Authority (BHA) currently operates and maintains nine rental properties aggregating approximately 497 units of affordable housing for elders and disabled residents within Beverly. According to the BHA, current occupancy within the portfolio is 100% and the wait list is approximately one to two years depending on unit size and resident needs.

Development Name	Number of Units	Program Type
Chestnut Park	68	Federal Housing - Elderly
Garden City Towers	100	
Total	**168**	
Development Name	**Number of Units**	**Program Type**
Roger Conant Apartments	50	State Housing - Elderly
Federal Street Apartments	57	
45 Balch Street	26	
Kelleher Apartments	54	
Essex Street Apartments	50	
Upton Place	42	
Cedar Street Apartments	50	
Total	**329**	

Conclusion

All of the properties surveyed are located within the primary and secondary market areas of the subject property and include a mix of studio and efficiency units and one-bedroom units. Unit designs at the subject are well-proportioned and comparable to most of the existing

inventory in the subject's market area. The site has good access to transportation systems, and local and regional shopping and services. The size of the units are considered well-proportioned to the market, however do not include a kitchenette. The subject property is competitive with most of the elderly multifamily properties that provide supportive services and assisted living properties in the surrounding communities. The subject property will be distinguished from the competitive projects by its quality of construction, project amenities and services, location within Beverly's downtown neighborhood, and proximity to neighborhood shopping, transportation and services.

The net market rents for the subject property are based on a survey performed on September 4, 2013 and have been derived as of the date of this report through a comparative analysis with the market rents at the comparable properties in the market area. Adjustments were made for building design and location, unit amenities, site amenities, and utilities included in the rent. The market rent determination was based on the four rental comparables and four assisted living comparables described above, and evaluation of the current market by Kirk & Company. Current market rents at the subject are estimated at $1,200 for efficiency units. Based on analysis of the comparable properties and the current rent roll, market rents are estimated to be achievable for the subject property. The maximum restricted rents for the subject property under the LIHTC program are: $992 per month for efficiency units at 60% AMI. Market-rate and affordable properties within the market area are well occupied and according to local housing authorities and agencies, affordable properties have long waiting lists. Because of the utilization of financial subsidy programs such as LIHTC the market advantage is considered to be very attractive for this project.

Indicated Market Advantage

The proposed rent for rental units at the subject under the Section 42 program has a considerable advantage over the market rent calculated in the sections above. The market advantage is the indicated discount from market rent of the proposed units rent. Market advantage is defined by the National Council of Affordable Housing Market Analysts (NCAHMA) as the difference, expressed as a percentage, between the estimated market rent for an apartment property without income restrictions and the lesser of (a) the owner's proposed rents or (b) the maximum rents permitted by the financing program for the same apartment property.

The market advantage of 17% for efficiency units to be offered to residents with incomes at or below 60% of AMI is considered significant. The market advantage is the indicated discount from market rent of the proposed rent. The market advantage has been quantified in the following chart. This market advantage, combined with the projected demand identified in the next section, should result in continued high occupancy of the property.

Market Advantage - Maximum LIHTC Rents

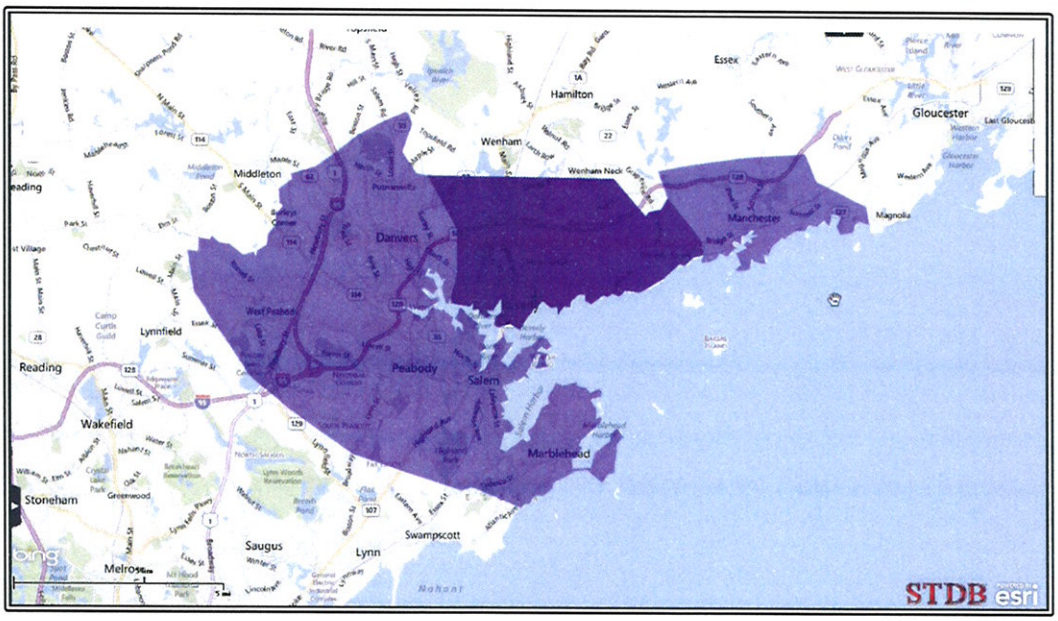
Unit Type	Size (SF)	Section 42 Rent	Market Rent	Market Advantage
Studio/Efficiency Apartment - 60% AMI	300	$992	$1,200	17%

Housing Demand Analysis

Capture Rate of Household Demand

In forecasting household demand and the required capture rate of the subject property, two overlapping market areas have been examined: the primary and secondary market areas. The coastal nature of the region in which the subject is located is of lower density and the physical characteristics of the areas further impact the density of the region. The primary and secondary market areas are considered reasonable based on travel time to services, shopping and regional and neighborhood transportation and services. Additionally, the residential character within the neighborhood make the site particularly attractive for elderly residential use. Both primary and secondary market areas may attract rental prospects from further geographies although the selected primary and secondary market areas are a reasonable market definition. The demand analysis worksheets are included in the appendices of this report.

From conversations with property managers in the area and analysis of the geographical, transportation, and political boundaries within the market, the primary market area was identified to be the city of Beverly, and the secondary market area is defined as the PMA and Marblehead, Manchester by the Sea, Peabody, Danvers, and Salem according to the following map.

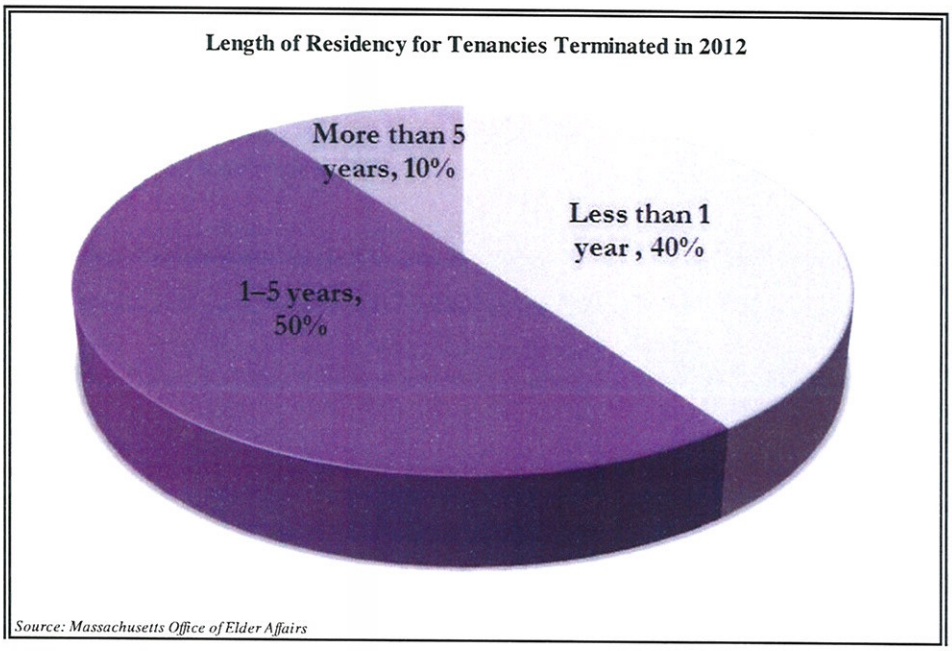


The primary and secondary market areas are considered reasonable based on travel time to services, shopping and regional transportation centers. Both primary and secondary market areas may attract rental prospects from further geographies, especially based on demand for the

specialized services the property offers; however the selected primary and secondary market areas are a reasonable market definition. The demand analysis worksheets are included in the appendices of this report.

According to the *Assisted Living Residency Annual Report - 2012* published by the Massachusetts Executive Office of Elder Affairs (EOEA), there are currently 13,691 units of certified Assisted Living housing in Massachusetts with an overall occupancy of 90%, up from 11,944 in 2006; an increase of 14.6%. Of those units, 10,695 are traditional units, up from 9,874 in 2006 and 2,996 are special care units, up from 2,070 in 2006. The average age of residents in assisted living facilities in Massachusetts was 85.9 years old as of 2012 with 63% age 85 or older, up from 53% in 2006. Turnover in Massachusetts assisted living facilities was 43% in 2012, the same as it was in 2006. Below is a chart illustrating the various causes of termination from facilities in 2012.

Additionally, the *Assisted Living Residency Annual Report – 2012* indicated that the average length of stay for residents terminating tenancy in 2012 is 2.1 years as outlined in the chart below.



Affordable Demand Analysis

It is assumed for the purposes of this study that 100% of the units at the subject property will be restricted under the Section 42 LIHTC program and reserved for individuals and households age 65 and older earning less than 60% of the Area Median Income (AMI). The first measurement of demand for these affordable units includes all households in the market with a head of householder at least 65 years of age that have income levels low enough to qualify for units at the subject property and also have incomes that are high enough to be able to afford the unit rent at the subject property. Households with incomes in this range are said to be in the ribbon of eligibility and would qualify for occupancy of a rental unit at the property. The capture rate for this first measurement of demand is the percentage of existing households in the ribbon of eligibility that would have to move to the subject for it to reach full occupancy.

The measurement of demand screens include all households within the PMA and SMA that have income levels at or below and 60% AMI, in order to qualify for the units at the subject property under the LIHTC program. In estimating the capture rate for the property, the maximum eligible income has been calculated on the basis of current income limits as defined by the Department of Housing and Urban Development for the subject's geographic region. NCAHMA defines capture rate as the percentage of age, size, and income qualified renter households in the primary market area that the property must capture to fill the units. The

Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the primary market area.

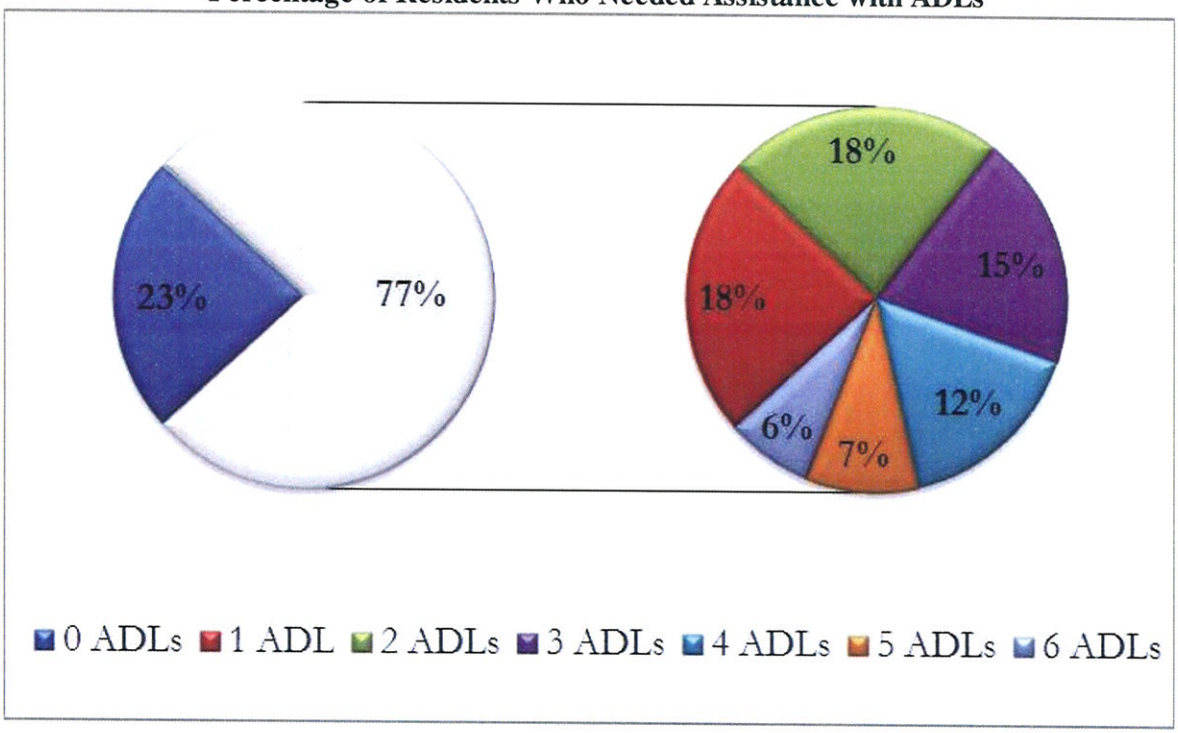
In estimating the capture rate for the property, the maximum eligible income has been calculated on the basis of current HUD income limits. Studio households within assisted living or supportive living residences are typically measured as one- and two-person households with at least one member of the household age 65 or older. In estimating the minimum income in the ribbon that can be absorbed, a maximum ratio of rent to income of 30% is typical for affordable multifamily projects. It is reasonable to assume, however, that residents within affordable elderly projects and projects with supportive services spend more of their income on housing costs and a maximum ratio of rent to income of between 30% and 40% is typical for projects similar to the subject.

The demand analysis for households earning less than 60% AMI indicates that there are a total of about 1,887 households in the ribbon of income eligibility that qualify for an efficiency unit within the PMA. The demand analysis for households earning less than 60% AMI indicates that there are a total of about 9,659 households in the ribbon of income eligibility that qualify for an efficiency unit within the SMA. Additionally, when the ribbon is adjusted to between 50% and 60% of AMI, the demand analysis indicates that there are a total of about 880 households in the ribbon of income eligibility that qualify for an efficiency unit within the PMA. The demand analysis for households earning between 50% and 60% AMI indicates that there are a total of about 4,839 households in the ribbon of income eligibility that qualify for an efficiency unit within the SMA. This represents a high-quality tenant who can support the maximum tax credit rent by allocating between 30% and 50% of their annual income.

The final characteristic of the target population at the subject property is frailty. Assisted Living and Supportive Living properties with supportive services cater to elderly residents, a majority of which may have difficulty with performing one or more Activity of Daily Living (ADL) or Instrumental Activity of Daily Living (IADL), however, do not cater to those who require assistance with more than four ADLs. In the *Assisted Living Residency Annual Report - 2012* published by the Massachusetts Executive Office of Elder Affairs (EOEA), 13% of elders living within assisted living facilities in Massachusetts require assistance with more than four ADLs, as indicated by the chart below. That number is up from 10% as reported in the 2006

annual report. These residents requiring assistance with more than four ADLs would likely be best suited for medically intensive nursing facilities.

Percentage of Residents Who Needed Assistance with ADLs



Source: Massachusetts Office of Elder Affairs

As indicated by the chart above, 77% of residents currently residing in assisted living within Massachusetts have difficulty with at least one ADL or IADL, up from 73% in 2006, while 63% required assistance with at least one, but no more than four ADLs and 13% of the population residing in assisted living facilities has difficulty with more than four ADLs; a level of frailty, which may not be suitable for assisted living or supportive living facilities. In order to calculate the portion of the income-qualified households in the PMA and SMA that has the appropriate level of frailty for independent living with supportive services, the percentage of the population with difficulty with at least one ADL or IADL is adjusted by the percentage of the population with difficulty with more than four ADLs.

The second measurement of demand applies an adjustment to the number of households in the ribbon of eligibility, calculated above, for the percentage of the population with difficulty with difficulty with no more than four ADLs. The percentage of potential residents who either do not require assistance with at least one ADL and those who require assistance but with fewer

than five ADLs is estimated to be 87% based on the above information. Applying this percentage to the previous estimate of demand in the PMA for the eligible ribbon indicates a refined demand measurement of 1,642 65+ households earning less than 60% AMI, indicating a required capture rate of 2.13% and 766 65+ households earning between 50% and 60% AMI, indicating a required capture rate of 4.57%. Applying this frailty adjustment to the SMA indicates a refined demand measurement of 8,403 65+ households earning less than 60% AMI and 4,210 65+ households earning between 50% and 60% AMI, indicating a required capture rate of 0.42% and 0.83% respectively, as indicated by the chart below.

Capture Rate Analysis Summary - Efficiency Unit

Affordable Units	PMA Income Qualified 65+ HH	SMA Income Qualified 65+ HH
<60% AMI	2.13%	0.42%
50%-60% AMI	4.57%	0.83%

As of the most recent affordable housing inventory conducted by the Department of Housing and Community Development (DHCD) dated April 30, 2013, Beverly has 1,849 units of affordable housing or approximately 11.2% of the entire housing stock of the city. There are 15 LIHTC properties located within the primary market area, aggregating 1,331 units of affordable housing for elders. The penetration rate is defined by the National Council of Affordable Housing Market Analysts (NCAHMA) as the percentage of age and income qualified renter households in the market area that all existing and proposed properties, to be completed within six months of the subject, and which are competitively priced to the subject, must capture to achieve a stabilized level of occupancy. The subject property will add has 35 units of LIHTC affordable housing to the LIHTC inventory, however, the property exists within the market. According to data provided by the Census and interpreted within this report, there are a total of about 1,642 households in the ribbon of income eligibility that qualify for an efficiency unit within the PMA. Penetration rates have not been derived for tax-credit units within the PMA and SMA, however, other subsidy programs and sources are available for affordable properties within the market and therefore the penetration rate is not considered an appropriate independent measure of demand for this application.

Absorption

The existing project is currently 100% occupied with a waiting list of approximately six months to one year. The market for affordable senior rental housing is stable in Beverly and the region with occupancy reported in the 100% range for comparable properties and Massachusetts-wide assisted living facility occupancy reported upwards of 90% and affordable properties in the market have extensive wait lists. The subject property currently has a wait list for studio units of roughly six names, which management indicated would be a wait of approximately 6 to 12 months. It is reasonable to assume the subject could maintain full occupancy during any future renovations and afterwards, assuming a continued professional marketing campaign and professional property management effort is undertaken to qualify new and maintain existing tenants throughout any transition.

Certification

We hereby certify that:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions of the initial appraisal, and are our personal, unbiased professional analyses, opinions and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

4. Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

5. The reported analyses, opinions and conclusions were developed and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice, promulgated by the Appraisal Foundation.

6. David S. Kirk and Brett N. Pelletier have made inspections of the property that is the subject of this report.

7. Both David S. Kirk and Brett N. Pelletier are competent to appraise the subject property. Mr. Kirk is a state certified general real estate appraiser in Massachusetts and he has had substantial experience appraising all types of residential and commercial properties. No one provided significant professional assistance to the person(s) signing this report.

8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

9. The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic education certification. David S. Kirk is currently certified under this program through December 31, 2016.

David S. Kirk, MAI

Brett N. Pelletier

Part III: Appendices

1. Qualifications

Appendix 1

Qualifications of the Appraisers

DAVID S. KIRK, MAI, CRE

Mr. Kirk is the Principal and Founder of Kirk & Company, a real estate appraisal, consulting and investment counseling company located in Boston, Massachusetts. Kirk & Company offers real estate consulting services to institutions, corporations, investors and developers. Services include advice, analysis and assistance on real estate investment, disposition, and development, including property valuation, marketability and feasibility studies.

Prior to founding Kirk & Company in 1993, he was a Senior Vice-President and Principal of The Boston Financial Group, and the Director of the Boston Financial Consulting Group, a division within the company that offers real estate consulting services. Lend Lease acquired Boston Financial in September of 1999. Prior to 1971, Mr. Kirk was an account executive with Landauer Associates (New York City), real estate consultants, where he was an appraiser of commercial, industrial and residential properties for purposes of financing, joint venture, disposition and corporate merger/acquisition.

Mr. Kirk is a member of the Appraisal Institute (MAI) and the Counselors of Real Estate (CRE). He was the President for 2001 of the Counselors of Real Estate and the 2001 President of the Greater Boston Chapter of The Appraisal Institute. He is a member of the Greater Boston Real Estate Board, the National Association of Realtors, and the Urban Land Institute. Mr. Kirk is a Certified General Real Estate Appraiser in the Commonwealth of Massachusetts and a licensed real estate broker in Massachusetts and New York.

Mr. Kirk is a graduate of the University of Pennsylvania where he majored in Architecture and the Wharton Graduate School of Business where he majored in Finance. He has been a speaker and a panelist at conferences of, among others, the Urban Land Institute, the National Trust for Historic Preservation, the Mortgage Bankers Association of America, the Society of Real Estate Appraisers, and the Massachusetts Bar Association. He was chairman of an advisory working group on Troubled Properties for the United States Department of Housing and Urban Development.

Mr. Kirk was a member of the Board of Editors of *Banker & Tradesman* and a contributing writer to the *New England Real Estate Journal*, and a co-author of *Real Estate: A Hidden Corporate Asset* (American Society of Real Estate Counselors, 1986). He has written articles which have appeared in national real estate periodicals including *The Appraisal Journal* and *Real Estate Review*. His article, "Using the Reversion/Shelter Approach to Appraise Subsidized Housing," co-authored with David A. Smith, was honored as the best *Appraisal Journal* article written in 1983, recipient of the Robert H. Armstrong Award.

Brett N. Pelletier

Mr. Pelletier joined Kirk & Company in 2005 to assist in the appraisal and consulting process, which includes narrative appraisal reports, feasibility studies, acquisition analysis and customized market research. Kirk & Company offers real estate consulting services to institutions, corporations, investors and developers. Services include advice, analysis and assistance on real estate investment, disposition, and development, including property valuation, marketability and feasibility studies. Mr. Pelletier specializes in the appraisal and analysis of market-rate, mixed-income, and affordable housing properties.

Prior to joining Kirk & Company, Mr. Pelletier served as campaign intern with John Kerry for President and was a legislative intern in the Boston office of the late Senator Edward M. Kennedy. Mr. Pelletier received his Bachelor's Degree in Finance with minors in English and Government from Bentley College where he focused on Corporate Finance and Real Estate with coursework in Real Estate Law, Real Estate Financing and Urban Planning & Development. Mr. Pelletier has successfully completed the Basic Appraisal Principals course (2006), Uniform Standards of Professional Appraisal Practice course (2006), Basic Appraisal Procedures course (2006), Highest & Best Use and Market Studies, and Real Estate Finance, Statistics, and Valuation Modeling courses (2007), General Appraiser Income Approach (Parts 1& 2), Business Practices and Ethics course (2008), General Appraiser Sales Comparison Approach (2008), General Appraiser Report Writing (2009), General Appraiser Cost Approach & Site Valuation (2009) provided by the Appraisal Institute.

Mr. Pelletier is a Licensed Real Estate Appraiser Trainee in the state of Massachusetts. Mr. Pelletier is a member of the Preservation Society of Newport County and Fall River Historical Society, non-profit organizations that preserve and protect the architectural heritage of Newport County, Rhode Island and Fall River, Massachusetts.

Appendix 2

Capture Rate Worksheets

Demographic Data - Primary Market Area - Studio Unit - 60% AMI
Households Age 65 and Older - Beverly, MA

Market Area:	*Primary Market Area*	
*STDBOnline Estimates**		
Total Households	**Total**	**% Change**
2000 Households	15,750	
2010 Households	15,850	0.6%
2012 Households	15,796	-0.3%
2017 Households	15,995	1.3%
2012 Housing Units		
Owner Occupied Units	56.1%	8,973
Renter Occupied Units	38.6%	6,174
Qualified Renter Household Calculations		
FY2013 MFI (HUD)	$94,400	
60% of median	$56,640	63.8%
50% of median	$47,200	56.7%
30% of median	$28,320	37.8%

Low Income Housing Data		**Units:**	35
2012 Household Income Data*			
Median Area Income:	$53,890		
from	**to**	**Count**	**%**
Less than	$15,000	750	19.5%
$15,000	$24,999	529	13.8%
$25,000	$34,999	429	11.2%
$35,000	$49,999	576	15.0%
$50,000	$74,999	625	16.3%
$75,000	$99,999	362	9.4%
$100,000	$149,999	346	9.0%
$150,000	$199,999	102	2.7%
$200,000	or more	122	3.2%
Total		**3,841**	**100%**

Projected Demand and Capture Rate from Eligible Ribbon		
1. Minimum Eligible Income		
Minimum eligible household income		$0
2. Maximum Eligible Income		
Maximum eligible household income		$39,660
3. Total 2012 Households in Eligible Ribbon	49.1%	1,887
4. Frailty Adjustment - Between 0 and 4 ADLs	87.0%	1,642
5. Indicated Capture Rate of All Households in Eligible Ribbon		2.13%

** Data provided by STDBOnline with US Census Imputation/ACS 5-year Estimates 2011*

Demographic Data - Primary Market Area - Studio Unit - 60% AMI
Households Age 65 and Older - Beverly, MA

Market Area:	*Primary Market Area*	
*STDBOnline Estimates**		
Total Households	**Total**	**% Change**
2000 Households	15,750	
2010 Households	15,850	0.6%
2012 Households	15,796	-0.3%
2017 Households	15,995	1.3%
2012 Housing Units		
Owner Occupied Units	56.1%	8,973
Renter Occupied Units	38.6%	6,174
Qualified Renter Household Calculations		
FY2013 MFI (HUD)	$94,400	
60% of median	$56,640	63.8%
50% of median	$47,200	56.7%
30% of median	$28,320	37.8%

Low Income Housing Data		**Units:**	35
2012 Household Income Data*			
Median Area Income:	$53,890		
from	**to**	**Count**	**%**
Less than	$15,000	750	19.5%
$15,000	$24,999	529	13.8%
$25,000	$34,999	429	11.2%
$35,000	$49,999	576	15.0%
$50,000	$74,999	625	16.3%
$75,000	$99,999	362	9.4%
$100,000	$149,999	346	9.0%
$150,000	$199,999	102	2.7%
$200,000	or more	122	3.2%
Total		**3,841**	**100%**

Projected Demand and Capture Rate from Eligible Ribbon		
1. Minimum Eligible Income		
Minimum eligible household income		$19,850
2. Maximum Eligible Income		
Maximum eligible household income		$39,660
3. Total 2012 Households in Eligible Ribbon	22.9%	880
4. Frailty Adjustment - Between 0 and 4 ADLs	87.0%	766
5. Indicated Capture Rate of All Households in Eligible Ribbon		4.57%

** Data provided by STDBOnline with US Census Imputation/ACS 5-year Estimates 2011*

Demographic Data - Secondary Market Area - Studio Unit - 60% AMI
Households Age 65 and Older - Beverly, MA

Market Area:	*Secondary Market Area*	
*STDBOnline Estimates**		
Total Households	**Total**	**% Change**
2000 Households	72,090	
2010 Households	75,911	5.3%
2012 Households	75,991	0.1%
2017 Households	77,427	1.9%
2012 Housing Units		
Owner Occupied Units	58.3%	45,140
Renter Occupied Units	36.0%	27,874
Qualified Renter Household Calculations		
FY2013 MFI (HUD)	$94,400	
60% of median	$56,640	60.5%
50% of median	$47,200	53.5%
30% of median	$28,320	36.6%

Low Income Housing Data		Units:	35
2012 Household Income Data*			
Median Area Income:	$55,390		
from	**to**	**Count**	**%**
Less than	$15,000	3,487	16.9%
$15,000	$24,999	2,748	13.3%
$25,000	$34,999	2,563	12.4%
$35,000	$49,999	2,771	13.4%
$50,000	$74,999	3,556	17.2%
$75,000	$99,999	1,820	8.8%
$100,000	$149,999	2,264	11.0%
$150,000	$199,999	761	3.7%
$200,000	or more	701	3.4%
Total		**20,671**	**100%**

Projected Demand and Capture Rate from Eligible Ribbon		
1. Minimum Eligible Income		
Minimum eligible household income		$0
2. Maximum Eligible Income		
Maximum eligible household income		$39,660
3. Total 2012 Households in Eligible Ribbon	46.7%	9,659
4. Frailty Adjustment - Between 0 and 4 ADLs	87.0%	8,403
5. Indicated Capture Rate of All Households in Eligible Ribbon		0.42%

** Data provided by STDBOnline with US Census Imputation/ACS 5-year Estimates 2011*

Demographic Data - Secondary Market Area - Studio Unit - 60% AMI
Households Age 65 and Older - Beverly, MA

Market Area:	*Secondary Market Area*	
*STDBOnline Estimates**		
Total Households	**Total**	**% Change**
2000 Households	72,090	
2010 Households	75,911	5.3%
2012 Households	75,991	0.1%
2017 Households	77,427	1.9%
2012 Housing Units		
Owner Occupied Units	58.3%	45,140
Renter Occupied Units	36.0%	27,874
Qualified Renter Household Calculations		
FY2013 MFI (HUD)	$94,400	
60% of median	$56,640	60.5%
50% of median	$47,200	53.5%
30% of median	$28,320	36.6%

Low Income Housing Data		Units:	35
2012 Household Income Data*			
Median Area Income:	$55,390		
from	**to**	**Count**	**%**
Less than	$15,000	3,487	16.9%
$15,000	$24,999	2,748	13.3%
$25,000	$34,999	2,563	12.4%
$35,000	$49,999	2,771	13.4%
$50,000	$74,999	3,556	17.2%
$75,000	$99,999	1,820	8.8%
$100,000	$149,999	2,264	11.0%
$150,000	$199,999	761	3.7%
$200,000	or more	701	3.4%
Total		**20,671**	**100%**

Projected Demand and Capture Rate from Eligible Ribbon		
1. Minimum Eligible Income		
Minimum eligible household income		$19,850
2. Maximum Eligible Income		
Maximum eligible household income		$39,660
3. Total 2012 Households in Eligible Ribbon	23.4%	4,839
4. Frailty Adjustment - Between 0 and 4 ADLs	87.0%	4,210
5. Indicated Capture Rate of All Households in Eligible Ribbon		0.83%

** Data provided by STDBOnline with US Census Imputation/ACS 5-year Estimates 2011*

Phase 1 Environmental Report

Prepared For:
Mr. Andrew DeFranza
Harborlight Community Partners
P.O. Box 507
Beverly, MA 01915

January 22, 2014

Phase I Environmental Site Assessment
1 Monument Square
Beverly, MA
IES Project No. 2014-01-0020

Prepared By:
IES, Inc.
7 Kimball Lane, Building A
Lynnfield, MA 01940
617-623-8880

IES Inc.
ENVIRONMENTAL CONSULTANTS
Established 1986

January 22, 2014

Mr. Andrew DeFranza
Harborlight Community Partners
P.O. Box 507
Beverly, MA 01915

Re: Phase I Environmental Site Assessment
1 Monument Square
Beverly MA
IES Project #2014-01-0020

Dear Mr. DeFranza,

As requested, and in accordance with the Terms of our Contract, IES, Inc. has conducted a "Phase I Environmental Site Assessment" (ASTM E 1527-13) of the above referenced property. Please note that the USEPA has established that the ASTM E1527-13 Standard is consistent with the requirements of the final rule for All Appropriate Inquiries (AAI) and may be used to comply with the provisions of the rule.

The following is our **Executive Summary**, which details the major findings of the report:

1. This Phase I Environmental Site Assessment consisted of a historical review, a site inspection, and research of State and local files, as depicted in Sections 1 through 6 of this report.

2. The subject site consists of one, irregular-shaped parcel of land located at 1 Monument Square in the City of Beverly, MA. The 0.592-acre site is currently occupied by a two-story, clapboard building, which contains a basement and a partial third floor. The on-site building was constructed around 1886 and has been occupied by an assisted living facility (Harborlight House) for approximately fifty years. Prior to that time, the site was occupied by doctor's offices between at least the 1930's and 1950's; and dwellings between at least 1891 and 1907. The on-site structure is currently heated with natural gas and is serviced with municipal water and sewer. In the past, the site building was heated with fuel oil, which was stored in several above ground tanks (ASTs) located in the basement. No evidence of any current or former underground storage tanks (USTs) was found during this investigation.

3. No "Recognized Environmental Conditions" (REC's) or Controlled Recognized Environmental Conditions (CRECs) were identified during this investigation. However, a Historical Recognized Environmental Condition (HREC) was identified during this assessment. The HREC is associated with a release of fuel oil to the soil at the site from two ASTs located in the basement, which was identified in 1998 during a limited subsurface investigation performed by McPhail Associates of Cambridge, MA. A "Limited Removal Action" (LRA) was performed by McPhail, which included the excavation and removal of approximately four cubic yards of petroleum impacted soil in the vicinity of the ASTs where oil staining was observed on the concrete floor. Post excavation soil samples obtained from the site revealed low levels of Extractable Petroleum Hydrocarbons (EPH), which were all below RCS-1 Reportable Concentrations, according to McPhail. McPhail concluded that "no further action is considered necessary with respect to this release". Based on McPhail's

report indicating that the release of fuel oil to the soil at the site was adequately addressed with a LRA, it does not appear that this HREC requires any further action at this time.

4. Potential off-site environmental threats identified during this assessment include the nearby DEP Disposal Site and DEP Spills (RTNs 3-18272, 3-10970 and N85-0470) and RCRA Generator (MAD981074024) documented at the Fire Station at 15 Hale Street, which is located approximately 150 feet northwest of the subject site. However, due to the "RAO" or "closed" status, these nearby DEP spills/releases do not appear to pose a significant potential off-site environmental threat at this time. In addition, there are no documented violations associated with the RCRA Generator at this nearby property, which mitigates the threat it poses.

   Further, please note that if any contamination is detected at the site that originates from an off-site source, the site owner has the option to file a "Downgradient Property Status Submittal" pursuant to 310 CMR 40.0180. According to 310 CMR 40.0184(1), "any person who establishes and maintains Downgradient Property Status....shall not be subject to the deadlines for Tier Classification and Comprehensive Response Actions" and applicable fees.

5. "We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 1 Monument Square in Beverly, MA, the property. Any exceptions to, or deletions from, this practice are described in this report. This assessment has revealed evidence of a Historical Recognized Environmental Condition (HREC) in connection with the property.

6. Based on the 1998 report by McPhail Associates, Inc. that indicates a relatively minor release of fuel oil occurred at the subject site from ASTs in 1998, the site is considered a **"Moderate Environmental Risk"** (see **Attachment "AA"**) regarding soil and/or groundwater contamination. However, it is our opinion that in accordance with IES's **"Cleanup Risk Rating"**, which is depicted in **Attachment "AAA"** immediately following this Summary, IES would classify the subject site as a **"Low Cleanup Risk"**, based on McPhail's findings that the LRA adequately addressed the on-site fuel oil release and that no further action was needed with regard to this release.

   Finally, it is the opinion of IES, Inc. that no further actions are necessary at the site at this time.

Furthermore, if additional data becomes available, or related quantitative or qualitative analysis is performed, IES should review the material to determine if the findings in this report should be modified.

Respectfully submitted,
IES, Inc.

Kerry Asetta
Vice President

Reviewed by:

Daniel Jaffe
President

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SECTION 1.0

PHASE 1
ENVIRONMENTAL SITE ASSESSMENT
1 Monument Square
Beverly, MA

INTRODUCTION

1.1. PURPOSE

At the request of Mr. Andrew DeFranza of Harborlight Community Partners, IES conducted a "Phase I Environmental Site Assessment" (ASTM E 1527-13) at the property located at 1 Monument Square in Beverly, MA. Please note that the USEPA has established that the revised ASTM E1527-13 Standard is consistent with the requirements of the final rule for All Appropriate Inquiries (AAI) and may be used to comply with the provisions of the rule.

This Phase I included a visual inspection of the subject site on January 21, 2014; a review of aerial photographs and historical atlases, research of public records; a review of updated Federal, State and Local databases and files pertaining to the site and nearby properties.

The purpose of the Phase I Assessment is to identify, to the extent feasible, pursuant to the processes prescribed by ASTM E1527-13, *recognized environmental conditions* in connection with the property. R*ecognized Environmental Conditions* are defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

1.2. SCOPE OF SERVICES

IES, Inc. ("Environmental Professional") meets the definition of Environmental Professional as defined in §312.10(b), and has performed the following "Environmental Investigation" in conformance with the scope and limitations set forth in the *American Society for Testing and Materials* (ASTM) Practice E-1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" for the aforementioned property, with any exceptions noted in the report. As previously stated, the USEPA has established that the revised ASTM E1527-13 Standard is consistent with the requirements of the final rule for All Appropriate Inquiry and may be used to comply with the provisions of the rule.

The four components utilized in this Phase I Environmental Site Assessment to identity Recognized Environmental Conditions include a Records Review; Site Reconnaissance; Interviews with current and/or past site owners, operators, and occupants of the property and local government officials; and an evaluation of the information.

There were no significant "datagaps" as defined by ASTM E-1527-13 that would affect the ability of the Environmental Professionals to identify Recognized Environmental Conditions at the site. In addition, any limiting conditions, deviations, exceptions, significant assumptions, and special terms and conditions are discussed as applicable in the report.

The Environmental Professionals that conducted this Phase I Environmental Site Assessment declare, that to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in §312.10 of 40 CFT §312. We also have specific qualifications based on educations, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the All Appropriate Inquiry in conformance with the standards and practices set forth in 40 CFR Part 312.

Kerry Asetta

Name of Environmental Professional

Signature

SECTION 2.0
SITE DESCRIPTION/SITE RECONNAISSANCE

2.1. Site Location and Legal Description

Site Address:	1 Monument Square Beverly, MA
County:	Essex
Site Owner:	HLH Affordable Housing, Ltd.
Parcel ID:	11-508
Site Area:	0.592 acres
Property Use:	Assisted Living
USGS Topographic Quadrangle:	Salem, MA

2.2 Site & Vicinity Characteristics

The site consists of one, irregular-shaped parcel of land located at 1 Monument Square in the City of Beverly, MA. The site is located in a predominantly residential area of Beverly. Nearby surface water includes Beverly Harbor, which is located approximately 0.20 miles southeast of the site; and the Bass River, which is situated approximately 0.40 miles to the west of the subject property.

According to the USGS Salem, MA Quadrangle Map, the site is situated approximately 50 feet above mean sea level, as shown in **Figure 1, Attachment "A"** of this Report. The site is also identified by the City of Beverly Assessors Department as Parcel ID# 11-508, as shown in **Figure 2, Attachment "A"**.

The subject site is occupied by a two-story, clapboard, building, which contains a basement and a partial third floor. The site building is currently utilized as a 35-unit assisted living facility (Harborlight House).

There was no evidence of surface water in the immediate vicinity of the site. However, Beverly Harbor is situated approximately 0.20 miles southeast of the site. The groundwater flow at the site is assumed to be to the south, based on the local topography and the presence of the nearby Beverly Harbor. However, a groundwater flow survey was not performed at the subject site by IES, and local variations may exist.

2.3 Exterior Observations

According to Beverly Assessor's Department records, the site contains 0.592 acres of land. The easterly exterior portion of the site is asphalt-paved and utilized for parking. The area to the west of the building contains a small area landscaped with grass and shrubs. Items noted on the exterior portions of the site included a diesel-fired generator, a trash dumpster, and a wooden storage shed. It is noted that due to the presence of snow cover, a thorough inspection of the exterior portions of the site was not possible at the time of the site visit.

There was no evidence of any existing UST's at the site, above ground storage tanks (AST's), 55-gallon drums, stressed vegetation, or surface water observed on the visible exterior portions of the subject site.

2.4 Interior Observations

According to Beverly Assessor's Department records, the site building contains 15,632 square feet of interior space. An inspection of the site was conducted by IES on January 21, 2014. The inspection included the basement and the common areas on the uppr floors. The individual bedrooms were not inspcted. However, due to the usage, the storage of significant quantities of oil and/or hazardous materials in these areas is not considered likely.

An inspection of the basement in the site building revealed it contians a storage area, a kitchen, mechanical rooms, and an elevator machine room. Oil and/or hazardous materials noted in the basement were limited to several containers (≤5 gallon each) of paint, acetone, and varius household cleaning products, which were all noted to be in good condition with no evidence of any leaks or spills. Other items observed in the basement included three natural gas-fired furnaces, two water heaters, a walk-in freezer, food products, chairs, tables, and maintenance supplies. The basement floor consists of concrete and vinyl, with several floor drains observed that likely discharge to the municipal sewer system. Further, an inspection of the elevator machine room did not reveal the presence of any oil or oil staining on flooring in this area.

An interior inspection of the first floor revealed it consists of bedrooms, a kitchen, a parlor, a library, a dining room, and restrooms. No oil and/or hazardous materials were observed in any of the inspected areas on the first floor.

An inspection of the second and partial third floors revealed they consist of bedrooms, kitchens, an office, and a hairdressing room. No oil and/or hazardous materilas were noted in the inspected areas on these floors.

2.5 Current Use of the Property

The subject site is occupied by a two-story clapboard building, which contains a basement and a partial third floor. The site is currently utilized as an assisted living facility (Harborlight House) for the elderly. The site building is currently heated with natural gas and serviced is with municipal water and sewer.

2.6 Past Uses of the Property

The subject site is improved with a two-story clapboard structure, which was constructed around 1886, according to Beverly Assessor's Department records.

A review of Sanborn Atlases was performed as part of this investigation. This review revealed the subject site was occupied by Doctor's Offices on the 1950 and 1958 Atlases. Prior to that time, the site was occupied by a dwelling in 1907.

The 1891, 1896, and 1901 Sanborn Atlases indicate the site contained different property lines, which encompassed the northerly abutting property and did not include the easterly portion of the site. The 1891, 1896, and 1901 Atlases indicate the subject site was occupied by two dwellings and a shed or barn at those times.

According to the Facilities Manager, Mr. Buck Shupp, the site has been utilized as an assisted living facility for 50 years.

According to Beverly Building Department records revealed the site was occupied by a house in 1923; by doctor's offices in 1936, 1953, and 1959; and by an assisted living facility (Harborlight House) since the 1960's.

2.7 Current Uses of Adjoining Properties and the Surrounding Area

The subject site is abutted to the north by dwellings located at 2 and 3 Monument Square; to the east by dwellings located at 5, 7, and 9 Atlantic Avenue; to the south by a dwelling at 26 Abbott Street and Abbott Street; and to the west by Monument Square. The area further south of the site, across Abbott Street, is occupied by dwellings located at 9 Endicott Street and 25 Abbott Street. The area further west of the site, across Monument Square, is occupied by a dwelling at 19 Abbott Street.

The nearest commercial properties to the site are a fire station (Central Fire Station) at 15 Hale Street, which is located approximately 150 feet northwest of the site; and a church (Church of Christ Scientist) at 19 Hale Street, which is located approximately 150 feet northeast of the site.

There were no existing gasoline stations, fuel depots, commercial printers, or dry cleaners, identified in the immediate vicinity of the subject site.

2.8 Past Uses of Adjoining Properties and the Surrounding Area

According to Beverly Assessor's Department records, the adjoining dwellings located on Monument Square, Atlantic Avenue, Abbott Street, and Endicott Street were all constructed between approximately 1860 and 1913.

According to Sanborn Atlases, the northerly adjoining properties on Monument Square were occupied by a dwelling and a club (American Legion) on the 1950 and 1958 Atlases; and by two dwellings on the 1891, 1896, 1901, and 1907 Atlases.

In addition, the Sanborn Atlas review revealed the easterly adjoining properties along Atlantic Avenue and the southerly abutting properties along Abbott Street contained dwellings on the 1891, 1896, 1901, 1907, 1950, and 1958 Atlases.

Finally, according to Sanborn Atlases, the westerly abutting properties contained dwellings between at least 1891 and 1958. It is also noted that the Fire Station located approximately 150 feet northwest of the site on Hale Street, has been present since at least 1891.

SECTION 3.0
USER/OWNER & MUNICIPAL INFORMATION

3.1 Title/Ownership Records

According to the City of Beverly Assessor's records, the site has been owned by Peking Garden of Beverly (Book 87, Page 129) since 1993. The previous owner of the site is listed as Shirley Labrie. No additional information was available at this time since a Title Search was not supplied to IES.

3.2 Review of Environmental Liens and Activity & Use Limitations (AUL's)

To meet the requirements of 40 CFR 312.20 and 312.25, a search for the existence of environmental liens and Activity & Use Limitations (AUL's) that are filed or recorded against the property was conducted as part of this investigation.

According to "FirstSearch" report, which was prepared for the site and surrounding area by Environmental Data Resources, Inc. (EDR) of Milford, CT (updated to June 17, 2013), the subject site is not listed as the location of a Disposal Site with a Class A-3, Class A-4, Class B-2, or Class B-3 Response Action Outcome (RAO) Statement. Therefore, there are no Activity & Use Limitations (AUL's) present at the site.

3.3 Specialized Knowledge

No additional specialized knowledge or experience related to the property or nearby properties was supplied to IES, such as information obtained from individuals involved in the same line of business as the current or former occupants of the property or an adjoining property, who may have specialized knowledge of the chemicals and processes used by this type of business.

3.4 Valuation Reduction for Environmental Issues

Mr. Buck Schupp, the Facilities manager for Harborlight Community Partners, stated that he was not aware of any reason for a significantly lower purchase price of the subject site due to environmental issues. Mr. Schupp also noted that he was not aware of any environmental issues associated with the site.

3.5 Commonly Known or Reasonably Ascertainable Information

No information regarding the site was obtained from sources other than those described in subsequent sections of this report involving commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases.

Specifically, information regard past uses of the property, specific chemicals that are present or once were present at the property, information on spills or other chemical releases that have taken

place at the property, and information regarding environmental cleanups that have taken place at the property are all included in other sections of this report.

3.6 Owner, Property Manager, Occupant Information

3.6.1 Interview With Owner

The site owner was not interviewed as part of this investigation.

3.6.2 Interview With Site Manager

Mr. Buck Schupp, the Facilities Manager for Harborlight Community Partners, was interviewed as part of this investigation. According to Mr. Schupp, he has worked for Harborlight Community Partners for twenty years. Mr. Schupp stated that the subject site has been used as an assisted living facility for at least 50 years. Mr. Schupp noted that the site building is currently heated with natural gas and is serviced with municipal water and sewer. Mr. Schupp stated that tanks located at the site are limited to a diesel tank associated with an on-site generator. Mr. Schupp noted that the only chemicals stored or used at the site are small amounts of cleaning chemicals. Mr. Schupp provided IES with a copy of an "Environmental Site Assessment" dated June 30, 1998 by McPhail Associates, Inc. of Cambridge, MA, which is discussed in Section 4.3.6 of this report.

3.6.3 Interview With Occupants

Ms. Karen Estey, the on-site property manager of the "Harborlight House" was interviewed as part of this investigation. Ms. Estey stated that she has worked at the site for 1.5 years. According to Ms. Estey, she is not aware of any environmental issues associated with the subject property. In addition, Ms. Estey stated that she thought the building was formerly heated with oil, which was stored in above ground tanks located in the basement. Ms. Estey also noted that the "Harborlight House" has been present at the site for 50 years, and prior to that time, the site contained two residential dwellings.

3.7 Interviews With Local Government Officials

As detailed in the following Section 4 of this report, IES contacted the City of Beverly Fire Department, Building Department, Assessor's Department, Water & Sewer Department, Health Department, and City Clerk's Office, in order to obtain information pertaining to the site.

3.8 Interviews with Others

No other persons were interviewed during this investigation.

SECTION 4.0
RECORDS REVIEW

4.1 Standard Environmental Sources – Federal Records

4.1.1 National Priority List Sites

The EPA's National Priority List (NPL) for the State of Massachusetts (updated to April 26, 2013) was reviewed for nearby EPA investigations. This research revealed that the site is not listed on the NPL databases and there are no NPL listed properties identified within a 1.0-mile radius of the subject site. In addition, there were no Federal Delisted NPL sites identified within a 0.5 mile radius of the subject site.

4.1.2 CERCLIS Listings

The CERCLIS database updated to April 26, 2013 by the USEPA was reviewed for nearby EPA investigations. The result of this research indicated that the site is not listed on the CERCLIS database or as a CERCLIS NFRAP listed property. In addition, there are no CERCLIS listed properties identified within 0.5 miles of the subject site.

Finally, it is noted that the subject site is not included on the Federal Institutional Control/ Engineering Control (IC/EC) registries (updated to June 17, 2013)

4.1.3 RCRA CORRACTS Facilities; RCRA non-CORRACTS TSD Facilities (updated to September 10, 2013)

The subject site is not listed as a RCRA CORRACTS facility or a RCRA Non-CORRACTS TSD facility. There are no RCRA Non-CORRACTS TSD facilities located within a 0.5-mile radius of the site. However, there is one (1) RCRA CORRACTS facility identified within a 1.0-mile radius of the site. This RCRA CORRACTS facility is identified as the "USM Machinery Division" facility at 181 Elliot Street (MAD043415991), which is located approximately 0.80 miles northwest of the subject site. According to the EDR FirstSearch Report, this facility was "assigned a low corrective action priority". Due to the distance and apparent downgradient location, this RCRA CORRACTS facility is not considered a significant off-site environmental threat.

4.1.4 RCRA Generators (updated to September 10, 2013)

The subject site is not listed as the location of a RCRA generator. However, there are seven (7) RCRA Licensed Hazardous Waste Generators identified within a 0.25-mile radius of the subject site. The RCRA Generators documented within 0.20 miles of the site are summarized in the following Table 1:

Table 1
Summary of Nearby RCRA Generators

Name/Address	Facility ID/Status	Distance/Direction
Beverly Fire Department/ 15 Hale Street	MAD981074024/ CESQG	150 feet/ Northwest
North Shore Community College/ 17 Brisco Street	MAD982190159/ CESQG	0.10 miles/ North-Northwest
Sam's Cleaners/ 128 Cabot Street	MAD019169747/ NLR	0.18 miles/ West-Southwest
Auto Dyne Corp./ 8-10 Railroad Avenue	MAD982199903/ NLR	0.20 miles/ West-Southwest
North Shore Dental Lab/ 275 Cabot Street	MAD07176914/ NLR	0.20 miles/ North-Northwest
CESQG = Conditionally Exempt Small Quantity Generator (<100 kg/month) NLR = No Longer Regulated		

Due to the proximity, the RCRA Generator documented at 15 Hale Street (MAD981074024) may pose a potential off-site environmental threat to the subject site. However, it is noted that there are no documented violations associated with this nearby RCRA Generator.

In addition, due to the distance (≥0.10 miles) and absence of any documented violations, the remaining RCRA generators listed in Table 1 are not considered significant off-site environmental threats.

Finally, due to the distance (≥0.21 miles), the remaining RCRA Generators documented within 0.25 miles of the site are not considered significant potential off-site environmental threats.

4.1.5 ERNS Sites (updated to September 30, 2013)

The subject site is not listed on the "Emergency Response Notification System" (ERNS) database. Additionally, there are no ERNS incidents identified within 0.20 miles of the subject site.

4.2 Standard Environmental Sources – State Records

4.2.1 State Listed Sites (updated to October 8, 2013)

A review of State Hazardous Waste Sites (SWHS) was performed regarding releases of oil and hazardous materials that have been reported to the Massachusetts Department of Environmental Protection (MADEP).

The subject site is not listed as a DEP Disposal Site. However, there are thirty-three (33) DEP Disposal Sites identified within 0.5 miles of the subject site. The DEP Disposal Sites documented within 0.25 miles of the subject site are summarized in the following Table 2:

Table 2
Summary of Nearby DEP Disposal Sites

RTN	Name/Address	Status	Location
3-10970	N/A/ 15 Hale Street	RAO	150 feet/ Northwest
3-19282	Beverly National Bank/ 240 Cabot Street	RAO	0.11 miles/ Northwest
3-2553	N/A/ 11 Winter Street	RAO	0.21 miles/ North
RAO = Response Action Outcome Statement received by the DEP			

Due to the proximity of the DEP Disposal Site documented at 15 Hale Street (RTN 3-10970), pertinent regulatory files and/or records associated with this listing was reviewed at the DEP's Northeast Regional Office in order to obtain sufficient information in determining if a Recognized Environmental Condition, Historical Recognized Environmental Condition, Controlled Environmental Condition, or a de minimis condition exists at the property in connection with this listing.

RTN 3-10970: 15 Hale Street, Beverly, MA

A "Summary Statement" report dated July 5, 1994 by Cyn Environmental Services of Stoughton, MA was obtained from the DEP relative to this nearby DEP Disposal Site. According to the Cyn report, in May of 1994, a "small gasoline spill" occurred during a "fuel delivery". Approximately 50 gallons of gasoline was released "onto the asphalt surface of the parking lot". An Immediate Response Action (IRA) was performed, which included the application of absorbent material and the disposal of the contaminated absorbent into 55-gallon drums. Cyn stated that "because the gasoline did not migrate from the asphalt surface to onto soil, into groundwater, into any waterways, or any other media, background levels were never impacted". Therefore, Cyn concluded that "a Class A-1 RAO has been achieved and no further action is required". Due to the "RAO" status, relatively minor nature, and apparent absence of a release to the soil or groundwater, this nearby DEP Disposal Site is not considered a significant off-site environmental threat to the subject site.

In addition, due to the distance (≥0.11 miles) and "RAO" status, the remaining DEP Disposal Sites listed in Table 2 are not considered significant off-site environmental threats.

In addition, due to the distance (≥0.30 miles), the remaining DEP Disposal Sites identified within 0.5 miles of the site are not considered significant off-site environmental threats.

Finally, it is noted that there are no "Priority" Tier 1A sites located within a 1.0-mile radius of subject site.

4.2.2 Leaking Underground Storage Tanks (updated to October 8, 2013)

Environmental Data Resources (EDR) "FirstSearch Report" provides a list of "Leaking Underground Storage Tank" (LUST), and it is noted that that Massachusetts does not have a LUST list. The FirstSearch Report indicated if a spill originated with an underground storage tank, and as such is identified as a LUST site.

The subject site is not listed as a location of a LUST Site. However, there are ten (10) LUST Sites documented within 0.5 miles of the subject site. The UST-related releases identified within 0.30 miles of the site are documented in the following Table 3:

Table 3
Summary of Nearby UST-Related Releases

RTN	Name/Address	Status	Location
3-18270	N/A/ 15 Hale Street	RAO	150 feet/ Northwest
N85-0470	N/A/ 15 Hale Street	Gasoline/ Unknown	150 feet/ Northwest
3-15521	N/A/ 295 Cabot Street	RAONR	0.30 miles/ North-Northwest
RAO = Response Action Outcome Statement received by DEP RAONR = RAO Not Required. Linked to another Release Tracking Number (RTN)			

RTN 3-18270: 15 Hale Street, Beverly, MA

A review of available DEP documents relative to this adjoining UST-related release was performed as part of this investigation. A "Response Action Outcome Statement" report dated May 2001 by Weston and Sampson of Peabody, MA was obtained from the DEP relative to this nearby UST-related release. According to this report, a 72-hour notification condition was "encountered during the removal of a 1,000 gallon gasoline UST" located at this property in May of 1999. Approximately 20 cubic yards of contaminated soil was excavated following the tank removal. Weston and Sampson stated that "the release appears to be localized and limited to soil in the top 2 to 4 feet below grade. Groundwater was not encountered in the excavation that extended to 7 feet below grade". Weston and Sampson concluded that low levels of residual contamination remains in the soil that is below S-1 Method 1 soil standards and a Class A-2 RAO was applicable. Due to the "RAO" status, and apparent absence of a groundwater release, this nearby UST-related release is not considered a significant off-site environmental threat to the subject site.

N85-047: 15 Hale Street, Beverly, MA

According to the EDR FirstSearch Report, a release of an "unknown" quantity of gasoline from a UST was reported to the DEP in June of 1985. A copy of a "DEQE Oil and Hazardous Material Spill/Release Incident Initial Inspection Report" was obtained from the DEP relative to this nearby UST-related release. According to the DEQE report, contaminated soil was encountered during the removal of a 330 gallon gasoline UST from this property in June of

1985. The DEQE report noted that contaminated soil was to be removed from the property and observation wells were to be installed to address this release. However, the DEQE report oes not indicate if these activities were ever completed. Due to the proximity and absence of additional information, this nearby UST-related release is considered to pose a potential off-site environmental threat. However, mitigating factors include the amount of time that has elapsed (28 years) since this release occurred.

In addition, due to the distance (0.30 miles), the remaining UST-related release listed in Table 3 is not considered a significant off-site environmental threat.

Further, due to the distance (≥0.40 miles), the remaining UST-related releases identified within 0.5 miles of the site are not considered significant off-site environmental threats.

4.2.3 Spills List

The subject site is not listed as the location of a DEP Spill/Release. However, there are twenty-eight (28) DEP listed Spills/Releases (originating from sources other than UST's) documented within 0.5 miles of the subject site. The spills/releases identified within 0.20 miles of the subject site, that have not been previously discussed, are summarized in the following Table 4:

Table 4
Summary of Nearby Spills/Releases

ID#	Name/Address	Material/ Quantity	Location
N88-0349	City Hall Rear/ 191 Cabot Street	#2 Fuel Oil/ 1-10 Gallons	0.10 miles/ West
N86-0566	Sam's Cleaners/ 128 Cabot Street	Perchloethene/ 10 Gallons	0.18 miles/ West-Southwest
N84-0668	N/A/ 23 Essex Street	#4 Fuel Oil/ 15 Gallons	0.19 miles/ North
N89-0322		#4 Fuel Oil/ 100 Gallons	

Due to the distance (≥0.10 miles), "closed" status, amount of time that has elapsed (over 24 years), and relatively minor nature, the spills/releases listed in Table 4 are not considered significant off-site environmental threats at this time.

Finally, due to the distance (≥0.21 miles), the remaining spills/releases documented within 0.5 miles of the subject site are not considered significant off-site environmental threats.

4.2.4 Solid Waste/Landfill Facilities - within 0.5 miles

A review of the Active Solid Waste Landfill List (Updated to June 10, 2013) for Massachusetts revealed that there are no SWL Facilities located within 0.5 miles of the subject site.

4.2.5 Registered Underground Storage Tanks

A review of the Massachusetts State Registered Underground Storage Tank list (updated to October 11, 2013) revealed that the subject site is not listed. However, there is one (1) State Registered UST facility identified within 0.25 miles of the subject site. This UST facility is identified as "Sam's Cleaners" at 128 Cabot Street (ID# 1619), which is located approximately 0.18 miles west-southwest of the subject site. One, 2,000-gallon fuel oil UST is listed as "in use" at this property. However, due to the distance, this UST facility is not considered a significant off-site environmental threat to the subject site.

Additional information regarding USTs at the site and surrounding area is included in section 4.3.1 of the report.

4.2.6 Institutional Control & Engineering Control Registries (updated to June 17, 2013)

According to "FirstSearch" report, which was prepared for the site and surrounding area by Environmental Data Resources, Inc. (EDR) of Milford, CT, the subject site is not listed as the location of a Disposal Site with a Class A-3, Class A-4, Class B-2, or Class B-3 Response Action Outcome (RAO) Statement. Therefore, the subject site is not the location of an Institutional Control (i.e. Activity & Use Limitation).

Similarly, according to the a "FirstSearch" report, which was prepared for the site and surrounding area by Environmental Data Resources (EDR), neither the subject site nor any of the abutting properties are listed as the location of a Disposal Site with a Class A-4 or Class B-3 Response Action Outcome (RAO) Statement. Therefore, there are no "Engineered Controls" present at the site.

4.2.7 Federal/State Brownfield Sites (updated to September 24, 2013 & December 31, 2012)

The subject site is not included on either the Federal or State Brownfield list, and none of the adjoining properties are listed. Additionally, there are no State or Federal Brownfield Sites identified within 0.50 miles of the subject site.

4.2.8 State and Tribal Voluntary Cleanup Sites (updated to September 17, 2013)

There were no State or Tribal Voluntary Cleanup Sites identified within a 0.5 mile radius of the subject site.

4.3 Additional Environmental Record Sources

4.3.1 City of Beverly Fire Department & City Clerk's Office

Records regarding underground storage of oil and hazardous materials were requested from the Office of Fire Prevention of the Beverly Fire Department. According to Inspector Steve Tanzella

of the Beverly Fire Department, there are records relative to above ground fuel oil tanks at the subject site. Inspector Tanzella noted that he is not aware of any USTs relative to the subject site.

According to a clerk (Helen) at the Beverly Clerk's Office, there are no records relative to any USTs on file for the subject site.

4.3.2 Beverly Health Department

The City of Beverly Health Department records were requested for incidents at the site. According to a clerk (Kathy) of the Beverly Health Department, the only record on file pertaining to the subject site is a complaint on "early morning deliveries", and there are no environmental related issues documented at the site with this Department.

4.3.3 Beverly Sewer and Water Department

The City of Beverly Water & Sewer Department was contacted relative to municipal drinking water supplies and resources in Beverly. According to a clerk (Jane) at the Beverly Water and Sewer Billing Department, the subject site is connected to both municipal water and sewer. The City of Beverly obtains it's drinking water from the Ipswich River and three reservoirs, which include Wenham Lake Reservoir, Puntnamville Reservoir, and Longham Reservoir.

4.3.4 Beverly Building Department & Assessor's Office

A review of records on file at the Beverly Building Department was performed as part of this assessment. According to these records, the site was occupied by a house in 1923; by doctor's offices in 1936 and 1853; and by the "Harborlight House" since at least 1968. Previous owners of the site include First Baptist Church, Dr. Johnson and Dr. Parkhurst, and J.I. Baker.

Records on file at the Beverly Assessor's Department indicate that the subject site is owned by HLH Affordable Housing Ltd. and is used as an "assisted/shared living" facility. These records also indicate the site building was constructed around 1886 and is heated with "gas". Finally, these records indicate the site building contains a finished area of 15,632 square feet of space and has a "total value" of $1,304,400.

4.3.5 Beverly Conservation Commission

There are no wetlands present at the site.

4.3.6 Previous Environmental Reports

IES, Inc. has not conducted any previous investigations at the subject site. However, the Facilities Manager of Harborlight Community Partners, Mr. Buck Schupp, provided IES with a copy of an "Environmental Site Assessment" dated June 30, 1998 by McPhail Associates of Cambridge, MA. The McPhail assessment included a visual inspection of the site, an assessment of site history, records research at Beverly municipal offices, a review of a database produced by EDR, a records

search at the DEP, and a limited subsurface investigation in the area of two above ground fuel oil tanks. According to McPhail, the site building was heated with fuel oil, which was stored in above ground storage tanks, at the time of their investigation. McPhail stated that the site buildings were constructed prior to 1880; and were utilized as residential dwellings until the 1950's, when one of the buildings was converted to a doctor's office. McPhail stated that their review of municipal records, the site was used as a "boarding home for the aged" in 1963. The previous report noted that the Beverly Fire Department records indicated there were a total of five, 275-gallon fuel oil ASTs documented at the site; and "no records of any below-grade oil storage tanks" for the site.

McPhail stated that the subsurface investigation consisted of "shallow bore holes to a depth of about 6 inches to 1 foot just below the concrete floor, collection of soil samples, and completion of laboratory testing". McPhail stated that "during the course of our assessment evidence of a release of fuel oil was detected in the area of the two ASTs in the basement of the harborlight house. Subsequently, four cubic yards of petroleum impacted soil was removed from the site as a Limited Removal Action (LRA)". Subsequent to the completion of the soil excavation, five "discrete soil samples were collected from the limits of the excavation", and were submitted for laboratory analysis of Extractable Petroleum Hydrocarbons (EPH). The laboratory results revealed low levels of EPH compounds, "which were all below RCS-1 reporting thresholds". McPhail stated that "given that the concentrations at the limits of the excavation were below the applicable RCS-1 reporting thresholds, no further action is considered necessary and the LRA is considered complete". Finally, McPhail concluded that "based upon the studies conducted to date and alter completion of the limited removal action, we have found no indication of the presence of a release of oil or hazardous materials at the subject site".

SECTION 5.0
SUBSURFACE INVESTIGATION

5.1 Site Geology/Hydrology

The site's geology and hydrology were not determined during this investigation.

5.2 Soil Sampling And Analysis

No soils samples were collected as part of this assessment.

5.3 Groundwater Sampling And Analysis

No groundwater samples were collected as part of this assessment.

5.4 Vapor Migration

As previously discussed, releases of petroleum impacted the nearby property at 15 Hale Street (RTNs 3-10970, 3-18270, and N85-0470), which is situated approximately 150 feet northwest of the subject site. However, RAO statements have been received by the DEP for RTNs 3-10970 and 3-18270; and N85-0470 is listed as "closed", which mitigates the potential for vapor migration from the releases documented at this property. In addition, a fuel oil release was identified in the soil at the site in 1998, which was addressed through a LRA, which resulted in low levels of petroleum concentrations remaining at the site that were below RCS-1 Reportable Concentrations. Therefore vapor migration does not appear to be a significant issue at this time.

SECTION 6.0
FINDINGS & CONCLUSIONS

6.1 Summary of Findings

This Phase I Environmental Site Assessment consisted of a historical review, a site inspection, research of State and local files, as depicted in Sections 1 through 5 of this report.

The subject site consists of one, irregular-shaped parcel of land located at 1 Monument Square in the City of Beverly, MA. The 0.592-acre site is currently occupied by a two-story, clapboard building, which contains a basement and a partial third floor. The on-site building was constructed around 1886 and has been occupied by an assisted living facility (Harborlight House) for approximately fifty years. Prior to that time, the site was occupied by doctor's offices between at least the 1930's and 1950's; and dwellings between at least 1891 and 1907. The on-site structure is currently heated with natural gas and is serviced with municipal water and sewer. In the past, the site building was heated with fuel oil, which was stored in several above ground tanks (ASTs) located in the basement. No evidence of any current or former underground storage tanks (USTs) was found during this investigation.

No "Recognized Environmental Conditions" (REC's) or Controlled Recognized Environmental Conditions (CRECs) were identified during this investigation. However, a Historical Recognized Environmental Condition (HREC) was identified during this assessment. The HREC is associated with a release of fuel oil to the soil at the site from two ASTs located in the basement, which was identified in 1998 during a limited subsurface investigation performed by McPhail Associates of Cambridge, MA. A Limited Removal Action (LRA) was performed by McPhail, which included the excavation and removal of approximately four cubic yards of petroleum impacted soil in the vicinity of the ASTs where oil staining was observed on the concrete floor. Post excavation soil samples obtained from the site revealed low levels of Extractable Petroleum Hydrocarbons (EPH), which were all below RCS-1 Reportable Concentrations, according to McPhail. McPhail concluded that "no further action is considered necessary with respect to this release". Based on McPhail's report indicating that the release of fuel oil to the soil at the site was adequately addressed with a LRA, it does not appear that this HREC requires any further action at this time.

Potential off-site environmental threats identified during this assessment include the nearby DEP Disposal Site and DEP Spills (RTNs 3-18272, 3-10970 and N85-0470) and RCRA Generator (MAD981074024) documented at the Fire Station at 15 Hale Street, which is located approximately 150 feet northwest of the subject site. However, due to the "RAO" or "closed" status, these nearby DEP spills/releases do not appear to pose a significant potential off-site environmental threat at this time. In addition, there are no documented violations associated with the RCRA Generator at this nearby property, which mitigates the threat it poses.

Further, please note that if any contamination is detected at the site that originates from an off-site source, the site owner has the option to file a "Downgradient Property Status Submittal" pursuant to 310 CMR 40.0180. According to 310 CMR 40.0184(1), "any person who establishes and maintains

Downgradient Property Status....shall not be subject to the deadlines for Tier Classification and Comprehensive Response Actions" and applicable fees.

6.2 Conclusions & Opinion

"We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 1 Monument Square in Beverly, MA, the property. Any exceptions to, or deletions from, this practice are described in this report. This assessment has revealed evidence of a Historical Recognized Environmental Condition (HREC) in connection with the property.

Based on the 1998 report by McPhail Associates, Inc. that indicates a relatively minor release of fuel oil occurred at the subject site from ASTs in 1998, the site is considered a **"Moderate Environmental Risk"** (see **Attachment "AA"**) regarding soil and/or groundwater contamination. However, it is our opinion that in accordance with IES's **"Cleanup Risk Rating"**, which is depicted in **Attachment "AAA"** immediately following this Summary, IES would classify the subject site as a **"Low Cleanup Risk"**, based on McPhail's findings that the LRA adequately addressed the on-site fuel oil release and that no further action was needed with regard to this release.

6.3. Recommendations For Further Investigation

None at this time.

SECTION 7.0
LIMITATIONS & CONDITIONS

1. The purpose of this Phase I Environmental Assessment Report is to address the likelihood of a release or threat of release of oil or hazardous materials at the subject site. The information obtained from sub-contractors, personal interviews, public records, and maps is subject to the personal recollection of those persons interviewed, and the availability and accuracy of the records on file with the State and municipal agencies. IES not be responsible for errors resulting from incorrect information provided by these sources.
2. This report was designed to assess the physical characteristics of the Site with regard to the likelihood of a release or threat of release of oil or hazardous materials and no attempt was made to investigate the regulatory compliance of the Site regarding Federal, State, or Local Laws and Regulations.
3. Our conclusions are based on the contents of this report and are a result of the interpretation of the existing data that was compiled.
4. If additional historical or analytical data becomes available, IES shall reserve the right to review this material to determine if the conclusions in this report are to be modified or updated.
5. IES has not made any attempt to definitively determine any impact that any release or threat of release, from the subject site, has on any surrounding properties nor has IES made any attempt to definitively determine any impact that any release or threat of release, from any surrounding properties, has on this subject site, therefore, if determination of said impacts are required by the Client, and in-depth subsurface exploration program must be undertaken and IES further recommends consultation with an attorney be initiated to determine the potential for liabilities.
6. Any laboratory analysis of samples collected by IES, at or beneath the site, was completed by independent laboratories. Unless otherwise noted in this Report, IES has accepted their data at face value without additional verification. No warranty the analytical results or procedures is expressed or implied by IES. Laboratory analyses are limited to those discussed in the report unless otherwise specified.
7. This Report is only a Phase I Environmental Site Assessment and additional work may be required, as defined in the Massachusetts Contingency Plan (MCP 310 CMR 40.0480), in order to complete a Phase I-Initial Site Investigation Report (Phase I Report), and should you desire to proceed with a Phase I Report, a more detailed description of this additional work will be forwarded to you in a subsequent Proposal.
8. The Report produced, in accordance with the aforementioned Scope of Work, is only a Phase I Environmental Site Assessment Report, and should this site exhibit a release, additional work may be required, as defined in the Massachusetts Contingency Plan (MCP 310 CMR 40.0480), in order to complete a Phase I-Initial Site Investigation Report (Phase I Report).
9. IES's completion of this project was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same geographical area. IES observed a degree of care and skill generally exercised by other consultants under similar circumstances and conditions. IES's findings and conclusions must be considered not as scientific certainties, but rather as our professional opinion concerning the significance of the limited data gathered during the course of this project. No other warranty, expressed or implied, is made. IES does not and cannot represent that the sites does not contain any hazardous substances, contaminants, pollutants, petroleum hydrocarbons, or any other latent conditions beyond that

observed by IES during the course of this Project. The conclusions presented in this Report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of the described services or the time and budgetary constraints imposed by the Client.

SECTION 10.0

REFERENCES

9.1 Public Information Contacts

NAME	TITLE	AFFILIATION	TELEPHONE
Mr. Steve Tanzella	Inspector	Beverly Fire Department	978-922-2424
Ms. Karen L'Italien	Clerk	Beverly Building Department	978-921-6025
Kathy	Clerk	Beverly Health Department	978-921-8591
Helen	Clerk	Beverly City Clerk's Office	978-921-6000
N/A	On-Line	Beverly Assessor's Office	978-921-6000
Jane	Clerk	Beverly Water & Sewer Department	978-921-6053
Ms. Karen Estey	Property Manager	Harborlight House	978-927-2121
Mr. Buck Schupp	Facilities Manager	Harborlight Community Partners	

9.2. References

1. "Bedrock Geologic Map of Massachusetts", E-an Zen, 1983.

2. Emergency Response and Waste Site Cleanup files, Massachusetts Department of Environmental Protection (DEP) Northeast Regional Office, Wilmington MA.

3. BWSC/GIS "Priority Resource Map", Salem, MA. DEP NERO, Wilmington MA

4. USEPA Region I, CERCLIS database (updated to April 26, 2013)

5. USEPA Region I, National Priority List (NPL) (updated to April 26, 2013)

6. "Sanborn Atlases of Beverly" (dated 1891, 1896, 1901, 1907, 1950, and 1959)

7. City of Beverly Building Department, Clerk's Office, Assessor's Office, Fire Department, Health Department, and Water & Sewer Department.

ATTACHMENT "A"

FIGURES & PHOTOGRAPHS

Site location Map

Topo: 0.75 Mile Radius

EDR Environmental Data Resources Inc

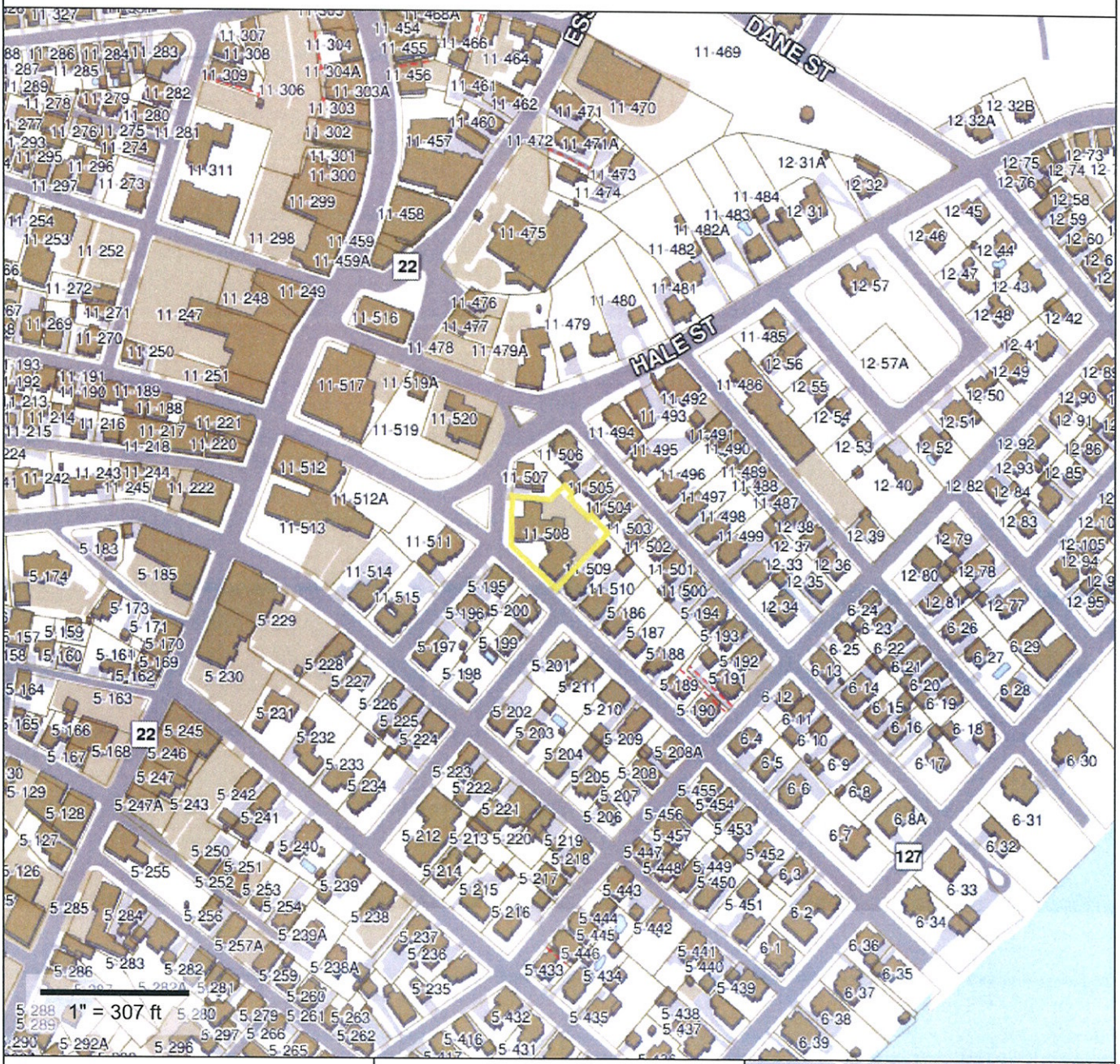
1 MONUMENT SQUARE BEVERLY, MA 01915

Map Image Position: TP
Map Reference Code & Name: 42070-E8 Salem
Map State(s): MA
Modified Date: 1985
Map Image Position: E
Map Reference Code & Name: 42070-E7 Marblehead North
Map State(s): MA
Modified Date: 1985

City of Beverly

January 13, 2014

1 Monument Square



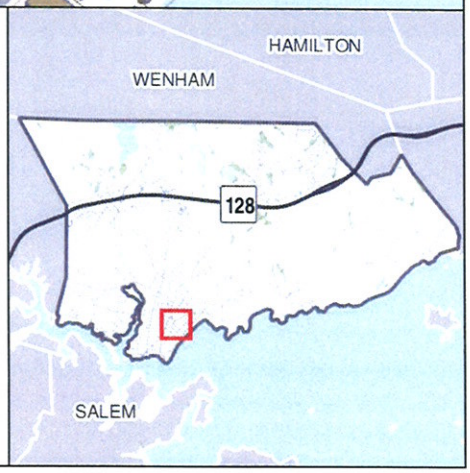
Property Information

Property ID 11-508
Location 1 MONUMENT SQ
Owner

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated July 8, 2013



Photograph #1 - View of Containers of Paint/Cleaners Stored in Basement

Photograph #2 - View of Natural Gas-Fired Furnace in Basement.

IES, INC.
ENVIRONMENTAL CONSULTANTS

Photograph #3 - View of Natural Gas-Fired Furnaces in Basement.

Photograph #4 - View of Generator on Exterior of Site

IES, INC.
ENVIRONMENTAL CONSULTANTS

ATTACHMENT "AA"

IES CLEANUP RISK RATINGS

ATTACHMENT "AA"
IES CLEANUP RISK RATINGS

- **High Cleanup Risk:** Documented environmental "problems" at the site, which are considered likely to require remedial activities at the subject site. Environmental "problems" include documented spills or releases at the site or visual evidence of a release (staining, stressed vegetation, etc.) at the site. Also, significant potential on-site sources of contamination, including past or existing underground storage tanks at the site which have exceeded their expected lifespan; or historical usage of the site likely to lead to contamination (industrial, automotive repair, dry cleaner, etc.), particularly if a dry well or on-site septic system is, or has been, utilized. Due to the availability of a "Downgradient Property Status" (DPS) submittal, off-site threats of contamination resulting in a "High Risk" are limited to those significant enough to potentially require the site owner to perform actions necessary to "prevent, eliminate, or minimize danger to health, safety, public welfare and/or the environment".

- **Moderate Cleanup Risk:** Documented/observed environmental releases or threats of release at the subject site that may pose an environmental threat to the site, but where the actual threat could not be conclusively determined. High Risk Businesses may be considered "Moderate Risk" if there is no record of underground storage tanks, no dry wells, and disposal is and has been via the municipal sewer system, rather than an on-site septic system. Also, on-site sources of contamination or releases which have been addressed. For example, an RAO, NFA or comparable status for an on-site release; a satisfactory UST removal report; or relatively new underground tanks, with proper monitoring devices.

- **Low Cleanup Risk:** No apparent visual or historical evidence to indicate that a release or threat of release would impact the site from an on-site source. Nearby DEP/EPA listed properties are either at a sufficient distance, down gradient location, or minor in nature so as not to pose a significant environmental threat; and there is no evidence that any off-site threats of contamination would require any site activities beyond the completion of a DPS submittal. Minor pavement staining and the presence of cleaning products or above ground tanks in good condition is not necessarily evidence of a release or threat of release.

  Please note that the presence or absence of release cannot be conclusively determined without the benefit of a subsurface investigation, and therefore, "Low Cleanup Risk" should not be construed as a conclusive determination of a site, which *does not* exhibit a release.

The above refers to environmental risks only, and does not address asbestos, lead paint or radon. Financial or liability risks may be dependent on the applicability of a Downgradient Property Status (DPS) submittal.

ATTACHMENT "AAA"

IES Environmental Risk Rating

ATTACHMENT "AAA"
IES ENVIRONMENTAL RISK RATINGS

- **High Environmental Risk:** Documented environmental "problems" at the site, at abutting properties, or at nearby up gradient properties, which are considered likely to affect the subject site. Environmental "problems" include documented spills or releases at the site or nearby properties, or visual evidence of a release (staining, stressed vegetation, etc.) at the site. Also, significant potential sources of contamination, including past or existing underground storage tanks at or in the immediate vicinity of the site which have exceeded their expected lifespan; or historical usage of the site or nearby properties likely to lead to contamination (industrial, automotive repair, dry cleaner, etc.), particularly if a dry well or on-site septic system is, or has been, utilized.

- **Moderate Environmental Risk:** Documented/observed environmental releases or threats of release at nearby properties that may pose an environmental threat to the site, but where the actual threat could not be conclusively determined. High Risk Businesses may be considered "Moderate Risk" if there is no record of underground storage tanks, no dry wells, and disposal is and has been via the municipal sewer system, rather than an on-site septic system. Also, on-site sources of contamination or releases which have been addressed. For example, an RAO, NFA or comparable status for an on-site release; a satisfactory UST removal report; or relatively new underground tanks, with proper monitoring devices.

- **Low Environmental Risk:** No apparent visual or historical evidence to indicate that a release or threat of release would impact the site, either from on-site or off-site sources. Nearby DEP/EPA listed properties are either at a sufficient distance, down gradient location, or minor in nature so as not to pose a significant environmental threat. Minor pavement staining and the presence of cleaning products or above ground tanks in good condition is not necessarily evidence of a release or threat of release.

  Please note that the presence or absence of release cannot be conclusively determined without the benefit of a subsurface investigation, and therefore, "Low Environmental Risk" should not be construed as a conclusive determination of a site, which *does not* exhibit a release.

The above refers to environmental risks only, and does not address asbestos, lead paint or radon. Financial or liability risks may be dependent on the applicability of a Downgradient Property Status (DPS) submittal.

ATTACHMENT "B"
DATABASE SEARCH REPORT

Harbrolight Community Partners
1 Monument Square
Beverly, MA 01915

Inquiry Number: 3829436.1s
January 14, 2014

FirstSearch Report

Automated Delivery

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

FORM-NULL-BCS

Search Summary Report

TARGET SITE 1 MONUMENT SQUARE
BEVERLY, MA 01915

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	Y	0	0	0	0	0	0	0
NPL Delisted	Y	0	0	0	0	0	0	0
CERCLIS	Y	0	0	0	0	-	0	0
NFRAP	Y	0	0	0	0	-	2	2
RCRA COR ACT	Y	0	0	0	0	1	0	1
RCRA TSD	Y	0	0	0	0	-	0	0
RCRA GEN	Y	0	2	0	-	-	0	2
Federal IC / EC	Y	0	0	0	0	-	0	0
ERNS	Y	0	0	2	-	-	0	2
State/Tribal CERCLIS	Y	0	2	1	30	35	10	78
State/Tribal SWL	Y	0	0	0	0	-	2	2
State/Tribal LTANKS	Y	0	1	0	12	-	0	13
State/Tribal Tanks	Y	0	0	1	-	-	2	3
State/Tribal IC / EC	Y	0	0	0	6	-	1	7
State/Tribal VCP	Y	0	0	0	0	-	0	0
ST/Tribal Brownfields	Y	0	0	0	0	-	0	0
US Brownfields	Y	0	0	0	0	-	0	0
Other SWF	Y	0	0	0	0	-	1	1
Other Haz Sites	Y	0	-	-	-	-	0	0
Local Land Records	Y	0	-	-	-	-	0	0
Spills	Y	0	2	7	19	-	12	40
Other	Y	0	3	8	-	-	3	14
EDR Exclusive	Y	0	0	0	1	0	0	1
	- Totals --	0	10	19	68	36	33	166

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Search Summary Report

TARGET SITE: **1 MONUMENT SQUARE**
BEVERLY, MA 01915

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	04/26/2013	1.000	0	0	0	0	0	0	0
	Proposed NPL	04/26/2013	1.000	0	0	0	0	0	0	0
	NPL LIENS	10/15/1991	TP	0	-	-	-	-	0	0
NPL Delisted	Delisted NPL	04/26/2013	1.000	0	0	0	0	0	0	0
CERCLIS	CERCLIS	04/26/2013	0.500	0	0	0	0	-	0	0
	FEDERAL FACILITY	05/31/2013	0.500	0	0	0	0	-	0	0
NFRAP	CERC-NFRAP	04/26/2013	0.500	0	0	0	0	-	2	2
RCRA COR ACT	CORRACTS	09/10/2013	1.000	0	0	0	0	1	0	1
RCRA TSD	RCRA-TSDF	09/10/2013	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	09/10/2013	0.250	0	0	0	-	-	0	0
	RCRA-SQG	09/10/2013	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	09/10/2013	0.250	0	2	0	-	-	0	2
Federal IC / EC	US ENG CONTROLS	06/17/2013	0.500	0	0	0	0	-	0	0
	US INST CONTROL	06/17/2013	0.500	0	0	0	0	-	0	0
	LUCIS	08/20/2013	0.500	0	0	0	0	-	0	0
ERNS	ERNS	09/30/2013	0.250	0	0	2	-	-	0	2
State/Tribal CERCLIS	SHWS	10/08/2013	1.000	0	2	1	30	35	10	78
State/Tribal SWL	SWF/LF	06/10/2013	0.500	0	0	0	0	-	2	2
State/Tribal LTANKS	LUST	10/08/2013	0.500	0	1	0	9	-	0	10
	LAST	10/08/2013	0.500	0	0	0	3	-	0	3
	INDIAN LUST	02/01/2013	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	10/11/2013	0.250	0	0	1	-	-	2	3
	AST	10/22/2009	0.250	0	0	0	-	-	0	0
	INDIAN UST	09/28/2012	0.250	0	0	0	-	-	0	0
	FEMA UST	01/01/2010	0.250	0	0	0	-	-	0	0
State/Tribal IC / EC	INST CONTROL	10/08/2013	0.500	0	0	0	6	-	1	7
State/Tribal VCP	INDIAN VCP	09/17/2013	0.500	0	0	0	0	-	0	0

Search Summary Report

TARGET SITE: **1 MONUMENT SQUARE**
BEVERLY, MA 01915

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
ST/Tribal Brownfields	BROWNFIELDS	12/31/2012	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	09/24/2013	0.500	0	0	0	0	-	0	0
Other SWF	DEBRIS REGION 9	01/12/2009	0.500	0	0	0	0	-	0	0
	ODI	06/30/1985	0.500	0	0	0	0	-	1	1
	INDIAN ODI	12/31/1998	0.500	0	0	0	0	-	0	0
Other Haz Sites	US CDL	08/06/2013	TP	0	-	-	-	-	0	0
	US HIST CDL	09/01/2007	TP	0	-	-	-	-	0	0
Local Land Records	LIENS 2	02/06/2013	TP	0	-	-	-	-	0	0
	LIENS	06/21/2012	TP	0	-	-	-	-	0	0
Spills	HMIRS	09/30/2013	TP	0	-	-	-	-	0	0
	SPILLS	09/30/1993	0.500	0	2	7	19	-	2	30
	RELEASE	10/08/2013	TP	0	-	-	-	-	10	10
	SPILLS 90	12/11/2012	0.500	0	0	0	0	-	0	0
	SPILLS 80	03/10/1998	0.500	0	0	0	0	-	0	0
Other	RCRA NonGen / NLR	09/10/2013	0.250	0	0	5	-	-	1	6
	DOT OPS	07/31/2012	TP	0	-	-	-	-	0	0
	DOD	12/31/2005	1.000	0	0	0	0	0	0	0
	FUDS	12/31/2011	1.000	0	0	0	0	0	0	0
	CONSENT	06/30/2013	1.000	0	0	0	0	0	0	0
	ROD	04/26/2013	1.000	0	0	0	0	0	0	0
	UMTRA	09/14/2010	0.500	0	0	0	0	-	0	0
	US MINES	08/01/2013	0.250	0	0	0	-	-	0	0
	TRIS	12/31/2011	TP	0	-	-	-	-	0	0
	TSCA	12/31/2006	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	HIST FTTS	10/19/2006	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	ICIS	07/20/2011	TP	0	-	-	-	-	0	0
	PADS	06/01/2013	TP	0	-	-	-	-	0	0
	MLTS	07/22/2013	TP	0	-	-	-	-	0	0
	RADINFO	09/30/2013	TP	0	-	-	-	-	0	0
	FINDS	03/08/2013	TP	0	-	-	-	-	1	1
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	RMP	05/08/2012	TP	0	-	-	-	-	0	0
	NPDES	05/16/2013	TP	0	-	-	-	-	0	0
	DRYCLEANERS	10/21/2013	0.250	0	0	1	-	-	0	1

Search Summary Report

TARGET SITE: **1 MONUMENT SQUARE**
BEVERLY, MA 01915

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
	ENF	08/01/2004	TP	0	-	-	-	-	0	0
	AIRS	10/22/2013	TP	0	-	-	-	-	0	0
	TIER 2	12/31/2011	TP	0	-	-	-	-	0	0
	LEAD	10/03/2013	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	SCRD DRYCLEANERS	03/07/2011	0.500	0	0	0	0	-	0	0
	HW GEN	09/25/2013	0.250	0	3	2	-	-	0	5
	2020 COR ACTION	11/11/2011	0.250	0	0	0	-	-	0	0
	LEAD SMELTERS	01/29/2013	TP	0	-	-	-	-	0	0
	US FIN ASSUR	10/28/2013	TP	0	-	-	-	-	0	0
	COAL ASH DOE	12/31/2005	TP	0	-	-	-	-	0	0
	GWDP	09/01/2011	TP	0	-	-	-	-	0	0
	EPA WATCH LIST	06/30/2013	TP	0	-	-	-	-	0	0
	US AIRS	10/23/2013	TP	0	-	-	-	-	0	0
	PRP	04/15/2013	TP	0	-	-	-	-	0	0
	COAL ASH EPA	08/17/2010	0.500	0	0	0	0	-	0	0
	Financial Assurance	12/01/2010	TP	0	-	-	-	-	1	1
	PCB TRANSFORMER	02/01/2011	TP	0	-	-	-	-	0	0
EDR Exclusive	EDR MGP	08/28/2009	1.000	0	0	0	1	0	0	1
	- Totals --			0	10	19	68	36	33	166

Site Information Report

Request Date: JANUARY 13, 2014
Request Name: KERRY ASETTA

Search Type: COORD
Job Number: 2014-01-0020
Filtered Report

Target Site: 1 MONUMENT SQUARE
BEVERLY, MA 01915

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)	UTMs	
Longitude:	70.877000	70.8770000 - 70° 52' 37.20"	Easting:	345884.8
Latitude:	42.547700	42.5477000 - 42° 32' 51.72"	Northing:	4712082.5
Elevation:	52 ft. above sea level		Zone:	Zone 19

Demographics

Sites: 133 **Non-Geocoded:** 33 **Population:** N/A

RADON

Federal EPA Radon Zone for ESSEX County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 01915

Number of sites tested: 11

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.200 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	4.300 pCi/L	73%	27%	0%

Federal Area Radon Information for ESSEX COUNTY, MA

Number of sites tested: 177

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.875 pCi/L	92%	8%	0%
Living Area - 2nd Floor	2.700 pCi/L	100%	0%	0%
Basement	4.281 pCi/L	64%	34%	1%

Site Information Report

RADON

State Database: MA Radon

Radon Test Results

County	% of sites>4 pCi/L	Median
ESSEX	36	2.8

Target Site Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.

No sites found for target address

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	CERC-NFRAP --MA0001285758	DANE STREET BEACH	DANE STREET BEACH BEVERLY, MA 01915	NON GC	N/A	N/A
	CERC-NFRAP --MAD980910244	NORTH RIVER	SALEM HARBOR - RT. 114 SALEM, MA 01970	NON GC	N/A	N/A
W109	CORRACTS	U S M MACHINERY DIVISION	181 ELLIOT ST BEVERLY, MA 01915	0.80 NW	- 40	1
D9	DRYCLEANERS --398286	SAMS CLEANERS	128 CABOT ST BEVERLY, MA 01915	0.18 WSW	+ 4	2
78	EDR MGP	BEVERLY GAS AND ELECTRIC CO	RIVER STREET BEVERLY, MA 1915	0.48 West	- 46	N/A
F22	ERNS		20 LOVETT STREET BEVERLY, MA	0.24 SSW	- 2	3
F23	ERNS		20 LOVETT STREET BEVERLY, MA	0.24 SSW	- 2	4
	Financial Assurance --1650	AMOCO SERVICE STATION	RTE 128 N/B BEVERLY, MA 01915	NON GC	N/A	N/A
	FINDS	SCRUBBING BOARD THE	149 STATE ST BEVERLY, MA	NON GC	N/A	N/A
A2	HW GEN		15 HALE ST BEVERLY, MA	0.05 NNE	- 1	5
B6	HW GEN	NORTH SHORE COMMUNITY COLLEGE	17 BRISCO ST BEVERLY, MA 01915	0.10 NNW	+ 3	6
C8	HW GEN	CENTRAL CYCLE	237 CABOT ST BEVERLY, MA 01915	0.12 NNW	- 1	7
11	HW GEN		23 ESSEX ST. BEVERLY, MA	0.19 North	- 3	8
12	HW GEN	JEFFREY TANNEBRING DR	22 BROADWAY BEVERLY, MA 01915	0.20 West	+ 10	9
31	INST CONTROL --3-0001938	PREVIOUS BUILDING	190-200 RANTOUL 31-33 PAR BEVERLY, MA 01915	0.36 West	- 21	N/A
32	INST CONTROL --3-0024158	TOWN PAINT	311-317 CABOT ST BEVERLY, MA 01915	0.37 NNW	- 7	N/A

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
45	INST CONTROL --3-0022843	MAP 5 LOT 80	119R RANTOUL ST BEVERLY, MA 01915	0.41 WSW	- 30	N/A
55	INST CONTROL --3-0015798	FMR BEVERLY AUTO WRECKING PROP	60R PLEASANT ST BEVERLY, MA 01915	0.45 WSW	- 34	N/A
N64	INST CONTROL --3-0015246	WEST OF PARK ST	54 WEST DANE ST BEVERLY, MA 01915	0.46 NW	- 36	N/A
Q71	INST CONTROL --3-0000808	GATEWAY TOWERS	58-60 RANTOUL ST BEVERLY, MA 01915	0.47 WSW	- 10	N/A
	INST CONTROL --3-0025749	VITALE SITE	LP HENDERSON RD BEVERLY, MA 01915	NON GC	N/A	N/A
24	LAST --3-0022688 / RAO	NO LOCATION AID	9 DANE ST BEVERLY, MA 01915	0.27 North	+ 0	N/A
26	LAST --3-0027182 / RAO	NO LOCATION AID	48 RAILROAD AVE BEVERLY, MA 01915	0.31 WSW	- 3	N/A
28	LAST --3-0019950 / RAO	NO LOCATION AID	12 MUNROE ST BEVERLY, MA 01915	0.35 North	- 2	N/A
A2	LUST --3-0018270 / RAO		15 HALE ST BEVERLY, MA	0.05 NNE	- 1	10
25	LUST --3-0015521 / RAONR	NO LOCATION AID	295 CABOT ST BEVERLY, MA 01915	0.30 NNW	- 1	12
H39	LUST --3-0004751 / RAO	ZAMPELL REFRACTORIES INC	51 PARK ST BEVERLY, MA 01915	0.40 WNW	- 29	16
I41	LUST --3-0004596 / DEPNDS	GASOLINE STATION	61 CABOT ST BEVERLY, MA 01915	0.40 SW	+ 0	17

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
44	LUST --3-0019454 / RAO	NO LOCATION AID	327 RANTOUL ST BEVERLY, MA 01915	0.40 NW	- 33	18
54	LUST --3-0013548 / RAO	NO LOCATION AID	52 CABOT ST BEVERLY, MA 01915	0.44 SW	- 4	N/A
N57	LUST --3-0000100 / DEPNFA		123 PARK ST BEVERLY, MA	0.45 NW	- 35	N/A
O62	LUST --3-0003466 / STMRET --3-0014031 / RAONR --3-0014445 / RAONR	BOSTON GAS CO	44 RIVER ST BEVERLY, MA 01915	0.46 West	- 38	N/A
Q68	LUST --3-0003285 / PENNFA	RICHDALE DAIRY STORE 64	74 RANTOUL ST BEVERLY, MA 01915	0.47 WSW	- 12	N/A
Q70	LUST --3-0026792 / RAONR	NO LOCATION AID	58 TO 60 RANTOUL ST BEVERLY, MA	0.47 WSW	- 12	N/A
	ODI	BRIMBAL AVENUE LANDFILL	OFF BRIMBALL ADJ TO ROUTE BEVERLY, MA	NON GC	N/A	N/A
D10	RCRA NonGen / NLR --MAD019169747	SAMS CLEANERS INC	128 CABOT ST BEVERLY, MA 01915	0.18 WSW	+ 4	20
D13	RCRA NonGen / NLR --MAD982199903	AUTO DYNE CORP	8-10 RAILROAD AVE BEVERLY, MA 01915	0.20 WSW	+ 4	22
E14	RCRA NonGen / NLR --MAD071716914	NORTH SHORE DENTAL LAB	275 CABOT ST BEVERLY, MA 01915	0.20 NNW	+ 0	24
15	RCRA NonGen / NLR --MAD051787075	RICES RENTAL CENTER INC	115 CABOT ST BEVERLY, MA	0.21 SW	+ 3	26
E19	RCRA NonGen / NLR --MAD980523724	NEW ENGLAND BIOLABS ORGANIC SY	283 CABOT ST BEVERLY, MA 01915	0.23 NNW	- 1	28

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	RCRA NonGen / NLR --MAD980667604	SCRUBBING BOARD THE	149 STATE ST BEVERLY, MA	NON GC	N/A	N/A
A1	RCRA-CESQG --MAD981074024	BEVERLY FIRE DEPARTMENT	15 HALE ST BEVERLY, MA 01915	0.05 NNE	- 1	31
B5	RCRA-CESQG --MAD982190159	NORTH SHORE COMMUNITY COLLEGE	17 BRISCO ST BEVERLY, MA 01915	0.10 NNW	+ 3	33
	RELEASE --3-0028699 / RAO	SERVICE AREA	RTE 128 N BEVERLY, MA	NON GC	N/A	N/A
	RELEASE --3-0011634 / RAO	AMTRAK YD	BRIDGE ST SALEM, MA 01970	NON GC	N/A	N/A
	RELEASE --3-0025834 / RAO	NORTHERLY ALONG MBTA ROW TO BR	BRIDGE STREET AT SAINT PE SALEM, MA 01970	NON GC	N/A	N/A
	RELEASE --3-0013366 / RAO	NO LOCATION AID	FLINT ST CHANNEL SALEM, MA 01970	NON GC	N/A	N/A
	RELEASE --3-0024678 / RAO	CABLE OIL RESERVOIRS - SALEM H	FORT AVE SALEM, MA 01970	NON GC	N/A	N/A
	RELEASE --3-0025749 / RAO	VITALE SITE	LP HENDERSON RD BEVERLY, MA 01915	NON GC	N/A	N/A
	RELEASE --3-0015335 / RAO	MA ELEC POWER STA #29 WEST SAL	MUSSOLINI RD SALEM, MA 01970	NON GC	N/A	N/A
	RELEASE --3-0018032 / RAO	NO LOCATION AID	PARK ST BEVERLY, MA 01915	NON GC	N/A	N/A
	RELEASE --3-0022921 / RAO	NO LOCATION AID	PEARL ST SALEM, MA 01970	NON GC	N/A	N/A

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	RELEASE --3-0014317 / RAO		WEST ST BEVERLY, MA	NON GC	N/A	N/A
A2	SHWS --3-0010970 / RAO		15 HALE ST BEVERLY, MA	0.05 NNE	- 1	35
C7	SHWS --3-0019282 / RAO	BEVERLY NATIONAL BANK FEDERAL	240 CABOT ST BEVERLY, MA 01915	0.11 NW	- 1	37
E16	SHWS --3-0002553 / RAO		11 WINTER ST BEVERLY, MA 01915	0.21 North	+ 3	39
25	SHWS --3-0012730 / RAO	NO LOCATION AID	295 CABOT ST BEVERLY, MA 01915	0.30 NNW	- 1	41
29	SHWS --3-0004563 / WCSPRM	OFFICE SUPPLY STORE FMR	218-226 RANTOUL ST BEVERLY, MA 01915	0.36 WNW	- 21	46
30	SHWS --3-0031642 / RAO		50 BROADWAY BEVERLY, MA	0.36 West	- 21	N/A
31	SHWS --3-0001938 / RAO	PREVIOUS BUILDING	190-200 RANTOUL 31-33 PAR BEVERLY, MA 01915	0.36 West	- 21	N/A
32	SHWS --3-0024158 / RAO	TOWN PAINT	311-317 CABOT ST BEVERLY, MA 01915	0.37 NNW	- 7	N/A
36	SHWS --3-0019691 / RAO	NO LOCATION AID	277 RANTOUL ST BEVERLY, MA 01915	0.38 WNW	- 35	N/A
G37	SHWS --3-0026266 / DPS		134 RANTOUL ST BEVERLY, MA	0.39 WSW	- 27	N/A
G38	SHWS --3-0012382 / RAO	JAMES ONEIL	131 RANTOUL ST BEVERLY, MA	0.40 WSW	- 28	N/A

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

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TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
43	SHWS --3-0010489 / RAO	FROM 57 CABOT TO BARTLETT	REAR OF 18 UNION ST BEVERLY, MA 01915	0.40 SW	- 1	N/A
45	SHWS --3-0022843 / RAO	MAP 5 LOT 80	119R RANTOUL ST BEVERLY, MA 01915	0.41 WSW	- 30	N/A
46	SHWS --3-0024061 / RAO	NO LOCATION AID	14 1/2 ROUNDY ST BEVERLY, MA 01915	0.41 NNW	- 23	N/A
J47	SHWS --3-0029212 / RAO		87 PARK ST BEVERLY, MA	0.42 WNW	- 36	N/A
49	SHWS --3-0026219 / RAO	RANTOUL SERVICE STATION	112 RANTOUL ST BEVERLY, MA 01915	0.43 WSW	- 23	N/A
K50	SHWS --3-0013510 / RAO		102 PARK ST BEVERLY, MA	0.43 NW	- 36	N/A
K52	SHWS --3-0014594 / RAONR	MHD FACILITY	PARK ST BEVERLY, MA 01915	0.44 NW	- 36	N/A
53	SHWS --3-0016905 / RAO	NO LOCATION AID	14 BAKER AVE BEVERLY, MA 01915	0.44 NNE	+ 30	N/A
55	SHWS --3-0015798 / RAO	FMR BEVERLY AUTO WRECKING PROP	60R PLEASANT ST BEVERLY, MA 01915	0.45 WSW	- 34	N/A
M56	SHWS --3-0004340 / RAO	ENGINES & COMPONENTS INC	12 LOTHROP ST BEVERLY, MA 01915	0.45 SSW	- 18	N/A
58	SHWS --3-0011092 / RAO	NYNEX BLDG	15 ELLIOT ST BEVERLY, MA 01915	0.45 NNW	- 16	N/A
M60	SHWS --3-0023987 / RAO	SIDEWALK IN FRONT	13 LOTHROP ST BEVERLY, MA	0.45 SSW	- 19	N/A

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
O61	SHWS --3-0028627 / RAO		50R RIVER ST BEVERLY, MA	0.46 West	- 37	N/A
O62	SHWS --3-0013672 / RAONR --3-0003466 / STMRET --3-0011585 / RAONR	BOSTON GAS CO	44 RIVER ST BEVERLY, MA 01915	0.46 West	- 38	N/A
N64	SHWS --3-0015246 / RAO	WEST OF PARK ST	54 WEST DANE ST BEVERLY, MA 01915	0.46 NW	- 36	N/A
P66	SHWS --3-0001585 / LSPNFA	SHORE SALES	97 RIVER ST BEVERLY, MA 01915	0.46 WNW	- 35	N/A
Q70	SHWS --3-0026792 / RAONR	NO LOCATION AID	58 TO 60 RANTOUL ST BEVERLY, MA	0.47 WSW	- 12	N/A
Q71	SHWS --3-0000808 / RAO	GATEWAY TOWERS	58-60 RANTOUL ST BEVERLY, MA 01915	0.47 WSW	- 10	N/A
72	SHWS --3-0030030 / RAO	SERENITY REALTY	133 ELLIOTT ST BEVERLY, MA 01915	0.47 NNW	- 22	N/A
R74	SHWS --3-0024397 / RAONR	INTERSEC OF FEDERAL AND RIVER	BETWEEN 97 AND 100 RIVER BEVERLY, MA 01915	0.48 WNW	- 36	N/A
R76	SHWS --3-0028058 / RAONR	NO LOCATION AID	FEDERAL AND RIVER STS BEVERLY, MA 01915	0.48 WNW	- 37	N/A
R77	SHWS --3-0023013 / STMRET	BETWEEN 97 AND 100 RIVER ST	FEDERAL AND RIVER STS BEVERLY, MA 01915	0.48 WNW	- 37	N/A
S81	SHWS --3-0014067 / RAONR	BEVERLY CHEMICAL TERM CO INC	101 WATER ST BEVERLY, MA	0.51 SSW	- 37	N/A
82	SHWS --3-0019224 / RAO	CORNER OF FEDERAL AND MARGIN	MARGIN ST BEVERLY, MA 01915	0.51 WNW	- 44	N/A

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
S83	SHWS --3-0030655 / URAM --3-0000234 / REMOPS	NO LOCATION AID	109-123 WATER ST BEVERLY, MA 01915	0.51 SSW	- 36	N/A
T84	SHWS --3-0010405 / RAO	JUBILEE YACHT CLUB	129 WATER ST TUCK PT BEVERLY, MA 01915	0.51 SSW	- 41	N/A
85	SHWS --3-0027244 / RAO	NO LOCATION AID	114-116 WATER ST BEVERLY, MA	0.51 SSW	- 37	N/A
T86	SHWS --3-0012129 / RAO	IN BEVERLY HARBOR	WATER ST AND MAPLE AVE BEVERLY, MA 01915	0.52 SSW	- 39	N/A
87	SHWS --3-0004006 / RAO	PROPERTY	69 CHASE ST BEVERLY, MA 01915	0.53 NNW	- 22	N/A
88	SHWS --3-0020960 / RAO --3-0025225 / RAO --3-0015854 / RAO	NO LOCATION AID	43 WATER ST BEVERLY, MA 01915	0.53 SW	- 37	N/A
89	SHWS --3-0028622 / RAO	446 RANTOUL STREET	446 RANTOUL ST BEVERLY, MA 01915	0.56 NNW	- 31	N/A
90	SHWS --3-0002585 / DEPNFA		11 CABOT ST BEVERLY, MA 01915	0.57 SW	- 26	N/A
U91	SHWS --3-0029400 / RAONR	NO LOCATION AID	103-105 ELLIOTT ST BEVERLY, MA 01915	0.58 NNW	- 36	N/A
V92	SHWS --3-0001811 / RAO	COMMERCIAL PROPERTY	11-25 WATER ST BEVERLY, MA 01915	0.59 SW	- 37	N/A
V93	SHWS --3-0027340 / RAO	COMMERCIAL PROPERTY	8 WATER ST BEVERLY, MA 01915	0.60 SW	- 37	N/A
U94	SHWS --3-0001427 / RAO	UTILITY METALS	109 ELLIOTT ST BEVERLY, MA 01915	0.60 NNW	- 36	N/A

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
95	SHWS --3-0023221 / RAO --3-0022636 / RAO	NO LOCATION AID	474 RANTOUL ST BEVERLY, MA	0.61 NNW	- 26	N/A
96	SHWS --3-0019091 / RAO	VINCENT FREEMAN	112 ELLIOTT ST BEVERLY, MA 01915	0.63 NW	- 32	N/A
97	SHWS --3-0018015 / RAO	NO LOCATION AID	107 ESSEX ST BEVERLY, MA 01915	0.64 NNE	+ 1	N/A
98	SHWS --3-0029174 / TIER1D		90 BISSON ST BEVERLY, MA	0.66 ENE	- 34	N/A
99	SHWS --3-0031341 / UNCLSS	CABLE N192	131 ELLIOT STREET BEVERLY, MA 01915	0.66 NW	- 30	N/A
100	SHWS --3-0002887 / RAO		10-12 CONGRESS ST BEVERLY, MA	0.68 SW	- 38	N/A
101	SHWS --3-0010048 / RAO --3-0021040 / RAONR	NO LOCATION AID	383 CABOT ST BEVERLY, MA 01915	0.70 NNW	- 15	N/A
102	SHWS --3-0030647 / RAO	NO LOCATION AID	2 MILL STREET BEVERLY, MA	0.74 NNW	- 20	N/A
103	SHWS --3-0000199 / DPS	QUIK MART #30226	389 CABOT ST BEVERLY, MA 01915	0.74 NNW	- 18	N/A
104	SHWS --3-0015913 / RAO --3-0017127 / DPS		4 COLON ST BEVERLY, MA	0.75 NNW	- 17	N/A
105	SHWS --3-0022457 / RAO	BEVERLY SALEM BRIDGE	BEVERLY SHIP CANNEL BEVERLY, MA	0.76 SW	- 52	N/A
106	SHWS --3-0028362 / RAO	NO LOCATION AID	22 GRANT ST BEVERLY, MA 01915	0.78 NNW	- 15	N/A

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
107	SHWS --3-0014715 / RAO		ELLIOT ST BEVERLY, MA	0.80 NW	- 38	N/A
W108	SHWS --3-0000610 / RAO --3-0014836 / RAO	RTE 62 EX	181 ELLIOT STREET BEVERLY, MA	0.80 NW	- 40	N/A
110	SHWS --3-0018351 / RAO		418 CABOT ST BEVERLY, MA	0.89 NNW	- 24	N/A
111	SHWS --3-0017923 / RAO		240 ELLIOT ST BEVERLY, MA	0.93 NW	- 36	N/A
112	SHWS --3-0019684 / RAO		HALE ST BEVERLY, MA	0.93 ENE	- 20	N/A
113	SHWS --3-0024363 / TIER1D	NORTH ATLANTIC AIR	47 LP HENDERSON RD BEVERLY, MA 01915	0.95 North	- 6	N/A
114	SHWS --3-0015323 / RAO	NO LOCATION AID	3 BRIDGE ST SALEM, MA 01970	0.95 SSW	- 32	N/A
115	SHWS --3-0018343 / RAO	AT BRIDGE ST	EASTERN AVE BEVERLY, MA 01915	0.98 WNW	+ 3	N/A
116	SHWS --3-0028307 / RAO	CUL-DE-SAC	17 BAYVIEW AVE BEVERLY, MA 01915	0.99 East	- 33	N/A
	SHWS --3-0028699 / RAO	SERVICE AREA	RTE 128 N BEVERLY, MA	NON GC	N/A	N/A
	SHWS --3-0011634 / RAO	AMTRAK YD	BRIDGE ST SALEM, MA 01970	NON GC	N/A	N/A
	SHWS --3-0025834 / RAO	NORTHERLY ALONG MBTA ROW TO BR	BRIDGE STREET AT SAINT PE SALEM, MA 01970	NON GC	N/A	N/A

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SHWS --3-0013366 / RAO	NO LOCATION AID	FLINT ST CHANNEL SALEM, MA 01970	NON GC	N/A	N/A
	SHWS --3-0024678 / RAO	CABLE OIL RESERVOIRS - SALEM H	FORT AVE SALEM, MA 01970	NON GC	N/A	N/A
	SHWS --3-0025749 / RAO	VITALE SITE	LP HENDERSON RD BEVERLY, MA 01915	NON GC	N/A	N/A
	SHWS --3-0015335 / RAO	MA ELEC POWER STA #29 WEST SAL	MUSSOLINI RD SALEM, MA 01970	NON GC	N/A	N/A
	SHWS --3-0018032 / RAO	NO LOCATION AID	PARK ST BEVERLY, MA 01915	NON GC	N/A	N/A
	SHWS --3-0022921 / RAO	NO LOCATION AID	PEARL ST SALEM, MA 01970	NON GC	N/A	N/A
	SHWS --3-0014317 / RAO		WEST ST BEVERLY, MA	NON GC	N/A	N/A
A3	SPILLS --3-1127		15 HALE ST. BEVERLY, MA	0.05 NNE	- 1	48
4	SPILLS --0000	CITY HALL REAR	191 CABOT STREET BEVERLY, MA 01915	0.10 West	+ 3	49
D9	SPILLS --0000	SAMS CLEANERS	128 CABOT ST BEVERLY, MA 01915	0.18 WSW	+ 4	50
11	SPILLS --0000		23 ESSEX ST. BEVERLY, MA	0.19 North	- 3	51
E16	SPILLS --3-2553		11 WINTER ST BEVERLY, MA 01915	0.21 North	+ 3	52

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
17	SPILLS --0000		2 ELM STREET BEVERLY, MA 01915	0.21 WSW	+ 6	53
E18	SPILLS --0000	MASS ELECTRIC TRANSFORMER	CABOT & WINTER STS BEVERLY, MA 01915	0.22 NNW	- 1	54
20	SPILLS --0000		POND ST./MUNICIPAL PARKIN BEVERLY, MA	0.23 NNW	- 7	55
21	SPILLS --0000	RESIDENCE	31 HIGHLAND AVE HAMILTON, MA 01936	0.24 WSW	+ 12	56
27	SPILLS --0000	THE SHANTY	306 CABOT ST BEVERLY, MA 01915	0.35 NNW	- 4	N/A
33	SPILLS --0000		163 RAILROAD AVE HAMILTON, MA 01936	0.37 West	- 22	N/A
34	SPILLS --0000	ABANDONED OIL TANK	2 FAYETTE ST BEVERLY, MA 01915	0.37 SW	+ 0	N/A
35	SPILLS --0000		18 FAYETTE ST BEVERLY, MA 01915	0.38 SW	- 4	N/A
H40	SPILLS --3-4751	ZAMPEL REFACTORIES	51 PARK ST BEVERLY, MA 01915	0.40 WNW	- 29	N/A
I42	SPILLS --3-4596	TANK REMOVAL	61 CABOT ST BEVERLY, MA 01915	0.40 SW	+ 0	N/A
J48	SPILLS --0000	VILLAGE ROOFING	90 PARK STREET BEVERLY, MA 01915	0.42 WNW	- 36	N/A
L51	SPILLS --0000		95 RANTOUL ST. BEVERLY, MA 01915	0.44 WSW	- 16	N/A

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
M56	SPILLS --3-4340	ENGINES & COMPONENTS INC	12 LOTHROP ST BEVERLY, MA 01915	0.45 SSW	- 18	N/A
L59	SPILLS --0000		97 RANTOUL ST BEVERLY, MA 01915	0.45 WSW	- 15	N/A
O63	SPILLS --3-3466	MASS ELECTRIC	44 RIVER ST BEVERLY, MA 01915	0.46 West	- 38	N/A
N64	SPILLS --3-3677	WEST OF PARK ST	54 WEST DANE ST BEVERLY, MA 01915	0.46 NW	- 36	N/A
P65	SPILLS --0000	BASS RIVER	98 RIVER ST BEVERLY, MA 01915	0.46 WNW	- 34	N/A
P67	SPILLS --3-1585		97 RIVER ST. BEVERLY, MA	0.46 WNW	- 35	N/A
Q69	SPILLS --3-0808		58-60 RANTOUIL ST BEVERLY, MA	0.47 WSW	- 12	N/A
R73	SPILLS --0000		RIVER ST./FEDERAL/MCPHERS BEVERLY, MA	0.48 WNW	- 35	N/A
75	SPILLS --3-1124		47 BUTMAR STREET BEVERLY, MA	0.48 NE	- 15	N/A
79	SPILLS --0000		45 RANTOUL ST BEVERLY, MA 01915	0.49 WSW	- 9	N/A
80	SPILLS --0000	VEH FUEL TANK SPILL	RIVER ST NORWELL, MA 02061	0.50 WSW	- 40	N/A
	SPILLS --0000		RTE. 1A BEVERLY, MA	NON GC	N/A	N/A

Sites Summary Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

TOTAL: 166 GEOCODED: 133 NON GEOCODED: 33

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SPILLS --0000		W. DANE ST. BEVERLY, MA	NON GC	N/A	N/A
	SWF/LF --Closed	BEVERLY BRIMBAL AVENUE LANDFIL	BRIMBAL AVE BEVERLY, MA 01915	NON GC	N/A	N/A
	SWF/LF --Inactive	OLD SALEM LANDFILL	MARLBOROUGH RD SALEM, MA 01970	NON GC	N/A	N/A
D10	UST --1619 --In Use	SAMS CLEANERS INC	128 CABOT ST BEVERLY, MA 01915	0.18 WSW	+ 4	57
	UST --22140 --In Use	RAPID REFILL #120	RTE 128 BEVERLY, MA 01915	NON GC	N/A	N/A
	UST --1650 --Removed	AMOCO SERVICE STATION	RTE 128 N/B BEVERLY, MA 01915	NON GC	N/A	N/A

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

CORRACTS

EDR ID: 1000520680 **DIST/DIR:** 0.805 NW **ELEVATION:** 12 **MAP ID:** W109

NAME: U S M MACHINERY DIVISION **Rev:** 09/10/2013

ADDRESS: 181 ELLIOT ST
BEVERLY, MA 01915
ESSEX

SOURCE: US EPA

CORRACTS:

EPA ID: MAD043415991
EPA Region: 01
Area Name: ENTIRE FACILITY
Actual Date: 20001004
Action: CA210SF - CA Responsibility Referred To A Non-RCRA Federal Authority, Corrective Action at the facility or area referred to CERCLA
NAICS Code(s): 333298
All Other Industrial Machinery Manufacturing
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: MAD043415991
EPA Region: 01
Area Name: ENTIRE FACILITY
Actual Date: 20090924
Action: CA075LO - CA Prioritization, Facility or area was assigned a low corrective action priority
NAICS Code(s): 333298
All Other Industrial Machinery Manufacturing
Original schedule date: Not reported
Schedule end date: Not reported

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

DRYCLEANERS

EDR ID: S101030239 **DIST/DIR:** 0.177 WSW **ELEVATION:** 56 **MAP ID:** D9

NAME: SAMS CLEANERS
ADDRESS: 128 CABOT ST
BEVERLY, MA 01915

Rev: 10/21/2013
ID/Status: 398286

SOURCE: MA Department of Environmental Protection

DRYCLEANERS:
Facility ID: 398286
DEP Region Code: NE
Contact: JAY KIM
Classification Type: Non-applicability classification--still in business but not using perc

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

ERNS

EDR ID: 984503670 **DIST/DIR:** 0.243 SSW **ELEVATION:** 50 **MAP ID:** F22

NAME:

Rev: 09/30/2013

ADDRESS: 20 LOVETT STREET
BEVERLY, MA
ESSEX

SOURCE: US National Response Center, United States Coast Guard

Click this hyperlink while viewing on your computer to access additional ERNS detail in the EDR Site Report.

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

ERNS

EDR ID: 984503671 **DIST/DIR:** 0.243 SSW **ELEVATION:** 50 **MAP ID:** F23

NAME:

Rev: 09/30/2013

ADDRESS: 20 LOVETT STREET
BEVERLY, MA
ESSEX

SOURCE: US National Response Center, United States Coast Guard

Click this hyperlink while viewing on your computer to access additional ERNS detail in the EDR Site Report.

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

HW GEN

EDR ID: S104000389 **DIST/DIR:** 0.055 NNE **ELEVATION:** 51 **MAP ID:** A2

NAME:

Rev: 09/25/2013

ADDRESS: 15 HALE ST
BEVERLY, MA

SOURCE: MA Department of Environmental Protection

HW GEN:
EPA Id: MAD981074024
RCRA Generator Status: VSQG
State Generator Status: Not reported

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

HW GEN

EDR ID: S112552923 **DIST/DIR:** 0.100 NNW **ELEVATION:** 55 **MAP ID:** B6

NAME: NORTH SHORE COMMUNITY COLLEGE **Rev:** 09/25/2013

ADDRESS: 17 BRISCO ST
BEVERLY, MA 01915

SOURCE: MA Department of Environmental Protection

HW GEN:
EPA Id: MAD982190159
RCRA Generator Status: VSQG
State Generator Status: Not reported

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

HW GEN

EDR ID: S112560635 **DIST/DIR:** 0.122 NNW **ELEVATION:** 51 **MAP ID:** C8

NAME: CENTRAL CYCLE **Rev:** 09/25/2013

ADDRESS: 237 CABOT ST
BEVERLY, MA 01915

SOURCE: MA Department of Environmental Protection

HW GEN:
EPA Id: MV9789222400
RCRA Generator Status: VSQG
State Generator Status: Not reported

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

HW GEN

EDR ID: S101028552 **DIST/DIR:** 0.192 North **ELEVATION:** 49 **MAP ID:** 11

NAME:

Rev: 09/25/2013

ADDRESS: 23 ESSEX ST.
BEVERLY, MA
ESSEX

SOURCE: MA Department of Environmental Protection

HW GEN:
EPA Id: MV9789214242
RCRA Generator Status: VSQG
State Generator Status: Not reported

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

HW GEN

EDR ID: S112560633 **DIST/DIR:** 0.197 West **ELEVATION:** 62 **MAP ID:** 12

NAME: JEFFREY TANNEBRING DR **Rev:** 09/25/2013

ADDRESS: 22 BROADWAY
BEVERLY, MA 01915

SOURCE: MA Department of Environmental Protection

HW GEN:
EPA Id: MV9789220105
RCRA Generator Status: VSQG
State Generator Status: Not reported

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

LUST

EDR ID: S104000389 **DIST/DIR:** 0.055 NNE **ELEVATION:** 51 **MAP ID:** A2

NAME:

ADDRESS: 15 HALE ST
BEVERLY, MA

Rev: 10/08/2013
ID/Status: 3-0018270 / RAO

SOURCE: MA Department of Environmental Protection

LUST:

Facility:
Release Tracking Number/Current Status: 3-0018270 / RAO
Status Date: 05/11/2001
Source Type: UST
Release Town: BEVERLY
Notification Date: 05/07/1999
Category: 72 HR
Associated ID: Not reported
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil Or Haz Material: Oil

Location Type: MUNICIPAL
Source: UST

Click here to access the MA DEP site for this facility:

Chemicals:
Chemical: GASOLINE
Quantity: 780 parts per million
Chemical: GASOLINE
Quantity: 779 parts per million

Actions:
Action Type: Response Action Outcome - RAO
Action Status: Fee Not Required - Fee Credited-FMCRA Use Only
Action Date: 12/4/2002
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 5/11/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: Fee Received - FMCRA Use Only
Action Date: 5/11/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has not been

- Continued on next page -

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

LUST

EDR ID: S104000389 **DIST/DIR:** 0.055 NNE **ELEVATION:** 51 **MAP ID:** A2

NAME:

ADDRESS: 15 HALE ST
BEVERLY, MA

Rev: 10/08/2013
ID/Status: 3-0018270 / RAO

SOURCE: MA Department of Environmental Protection

reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 5/7/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: IRA Assessment Only
Action Date: 5/7/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Compliance and Enforcement Action
Action Status: Interim Deadline Letter Issued
Action Date: 6/15/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 6/15/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 7/6/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 7/6/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

LUST

EDR ID: S104545879 **DIST/DIR:** 0.303 NNW **ELEVATION:** 51 **MAP ID:** 25

NAME: NO LOCATION AID
ADDRESS: 295 CABOT ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0015521 / RAONR

SOURCE: MA Department of Environmental Protection

LUST:

Facility:
Release Tracking Number/Current Status: 3-0015521 / RAONR
Status Date: 02/07/2001
Source Type: UST
Release Town: BEVERLY
Notification Date: 09/12/1997
Category: 72 HR
Associated ID: 3-0012730
Phase: Not reported
Response Action Outcome: -
Oil Or Haz Material: Oil

Location Type: COMMERCIAL
Source: UST

Click here to access the MA DEP site for this facility:

Chemicals:
Chemical: GASOLINE
Quantity: 1.44 inches
Chemical: NAPL
Quantity: 1.44 inches

Actions:
Action Type: Compliance and Enforcement Action
Action Status: Notice of Non-Compliance Issued
Action Date: 1/3/2001
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 10/12/1999
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 10/28/1997
Response Action Outcome: Not reported

Action Type: Phase 4
Action Status: Completion Statement Received

- Continued on next page -

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

LUST

EDR ID: S104545879 **DIST/DIR:** 0.303 NNW **ELEVATION:** 51 **MAP ID:** 25

NAME: NO LOCATION AID
ADDRESS: 295 CABOT ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0015521 / RAONR

SOURCE: MA Department of Environmental Protection

Action Date: 10/28/1999
Response Action Outcome: Not reported

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 11/10/1997
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 11/10/1997
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 11/19/1998
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Modified Revised or Updated Plan Received
Action Date: 12/3/1998
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Modified Revised or Updated Plan Received
Action Date: 2/13/1998
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 2/23/1998
Response Action Outcome: Not reported

Action Type: RLFA
Action Status: FLDRUN
Action Date: 2/24/1998
Response Action Outcome: Not reported

Action Type: RLFA
Action Status: FLDRUN
Action Date: 2/25/1998
Response Action Outcome: Not reported

Action Type: RAO Not Required
Action Status: Linked to a Tier Classified Site

- Continued on next page -

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

LUST

EDR ID: S104545879 **DIST/DIR:** 0.303 NNW **ELEVATION:** 51 **MAP ID:** 25

NAME: NO LOCATION AID
ADDRESS: 295 CABOT ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0015521 / RAONR

SOURCE: MA Department of Environmental Protection

Action Date: 2/7/2001
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: RTN Linked to TCLASS Via Tier Classification Submittal
Action Date: 2/7/2001
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Revised Statement or Transmittal Received
Action Date: 2/7/2001
Response Action Outcome: Not reported

Action Type: RLFA
Action Status: FLDRUN
Action Date: 3/2/1998
Response Action Outcome: Not reported

Action Type: RLFA
Action Status: FLDRUN
Action Date: 3/5/1998
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 4/10/1998
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 4/16/1999
Response Action Outcome: Not reported

Action Type: Phase 2
Action Status: Scope of Work Received
Action Date: 6/4/1997
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Tier 2 Classification
Action Date: 7/25/1996
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Transmittal, Notice, or Notification Received

- Continued on next page -

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

LUST

EDR ID: S104545879 **DIST/DIR:** 0.303 NNW **ELEVATION:** 51 **MAP ID:** 25

NAME: NO LOCATION AID
ADDRESS: 295 CABOT ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0015521 / RAONR

SOURCE: MA Department of Environmental Protection

Action Date: 7/25/1996
Response Action Outcome: Not reported

Action Type: RLFA
Action Status: FLDRAN
Action Date: 7/30/1999
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Legal Notice Published
Action Date: 7/31/1996
Response Action Outcome: Not reported

Action Type: Phase 4
Action Status: Written Plan Received
Action Date: 8/2/1999
Response Action Outcome: Not reported

Action Type: Phase 3
Action Status: Completion Statement Received
Action Date: 8/28/1998
Response Action Outcome: Not reported

Action Type: Phase 2
Action Status: Completion Statement Received
Action Date: 8/5/1998
Response Action Outcome: Not reported

Action Type: Compliance and Enforcement Action
Action Status: Interim Deadline Letter Issued
Action Date: 8/6/1999
Response Action Outcome: Not reported

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 9/12/1997
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: IRA Assessment Only
Action Date: 9/12/1997
Response Action Outcome: Not reported

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

LUST

EDR ID: U002010438 **DIST/DIR:** 0.400 WNW **ELEVATION:** 23 **MAP ID:** H39

NAME: ZAMPELL REFRACTORIES INC
ADDRESS: 51 PARK ST
BEVERLY, MA 01915
ESSEX
SOURCE: MA Department of Environmental Protection

Rev: 10/08/2013
ID/Status: 3-0004751 / RAO

LUST:

Facility:
Release Tracking Number/Current Status: 3-0004751 / RAO
Status Date: 11/05/1996
Source Type: UST
Release Town: BEVERLY
Notification Date: 10/01/1993
Category: NONE
Associated ID: Not reported
Phase: Not reported
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Oil Or Haz Material: Not reported

Location Type: INDUSTRIAL
Source: UST

Click here to access the MA DEP site for this facility:

Chemicals:
Chemical: UNKNOWN
Quantity: Not reported

Actions:
Action Type: Release Disposition
Action Status: Valid Transition Site
Action Date: 10/1/1993
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 11/5/1996
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 4/19/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

LUST

EDR ID: S100828213 **DIST/DIR:** 0.402 SW **ELEVATION:** 52 **MAP ID:** I41

NAME: GASOLINE STATION
ADDRESS: 61 CABOT ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0004596 / DEPNDS

SOURCE: MA Department of Environmental Protection

LUST:

Facility:
Release Tracking Number/Current Status: 3-0004596 / DEPNDS
Status Date: 05/31/1996
Source Type: UST
Release Town: BEVERLY
Notification Date: 10/02/1992
Category: NONE
Associated ID: Not reported
Phase: Not reported
Response Action Outcome: -
Oil Or Haz Material: Oil

Location Type: GASSTATION
Source: UST

Click here to access the MA DEP site for this facility:

Chemicals:
Chemical: PETROLEUM
Quantity: Not reported

Actions:
Action Type: Release Disposition
Action Status: Valid Transition Site
Action Date: 10/2/1992
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 10/2/1992
Response Action Outcome: Not reported

Action Type: TREGS
Action Status: DEPNDS
Action Date: 5/31/1996
Response Action Outcome: Not reported

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

LUST

EDR ID: S104562510 **DIST/DIR:** 0.405 NW **ELEVATION:** 19 **MAP ID:** 44

NAME: NO LOCATION AID
ADDRESS: 327 RANTOUL ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0019454 / RAO

SOURCE: MA Department of Environmental Protection

LUST:

Facility:
Release Tracking Number/Current Status: 3-0019454 / RAO
Status Date: 12/05/2000
Source Type: UST
Release Town: BEVERLY
Notification Date: 04/13/2000
Category: 72 HR
Associated ID: Not reported
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil Or Haz Material: Oil

Location Type: COMMERCIAL
Location Type: RESIDNTIAL
Source: UST

Click here to access the MA DEP site for this facility:

Chemicals:
Chemical: #2 FUEL OIL
Quantity: 122 parts per million
Chemical: FUEL OIL #2
Quantity: 122 parts per million

Actions:
Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 12/5/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 12/5/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: Fee Received - FMCRA Use Only
Action Date: 12/6/2000

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Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

LUST

EDR ID: S104562510 **DIST/DIR:** 0.405 NW **ELEVATION:** 19 **MAP ID:** 44

NAME: NO LOCATION AID
ADDRESS: 327 RANTOUL ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0019454 / RAO

SOURCE: MA Department of Environmental Protection

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 4/13/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 4/13/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 5/17/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 6/13/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Oral Approval of a Modified Plan
Action Date: 8/21/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA NonGen / NLR

EDR ID: 1000374240 **DIST/DIR:** 0.177 WSW **ELEVATION:** 56 **MAP ID:** D10

NAME: SAMS CLEANERS INC
ADDRESS: 128 CABOT ST
BEVERLY, MA 01915
ESSEX
SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD019169747

RCRA NonGen / NLR:
Date form received by agency: 08/23/2004
Facility name: SAMS CLEANERS INC
Facility address: 128 CABOT ST
BEVERLY, MA 01915
EPA ID: MAD019169747
Contact: BARBARA MODUGNO
Contact address: 128 CABOT ST
BEVERLY, MA 01915
Contact country: US
Contact telephone: (617) 555-1212
Contact email: Not reported
EPA Region: 01
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: SAMS CLEANERS INC
Owner/operator address: 128 CABOT ST
BEVERLY, MA 01915
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/08/1991
Owner/Op end date: 08/23/2004

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

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Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA NonGen / NLR

EDR ID: 1000374240 **DIST/DIR:** 0.177 WSW **ELEVATION:** 56 **MAP ID:** D10

NAME: SAMS CLEANERS INC
ADDRESS: 128 CABOT ST
BEVERLY, MA 01915
ESSEX
SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD019169747

Historical Generators:
Date form received by agency: 12/09/1982
Facility name: SAMS CLEANERS INC
Classification: Small Quantity Generator

Hazardous Waste Summary:
Waste code: F002
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA NonGen / NLR

EDR ID: 1000325165 **DIST/DIR:** 0.197 WSW **ELEVATION:** 56 **MAP ID:** D13

NAME: AUTO DYNE CORP
ADDRESS: 8-10 RAILROAD AVE
BEVERLY, MA 01915
ESSEX
SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD982199903

RCRA NonGen / NLR:
Date form received by agency: 06/16/1987
Facility name: AUTO DYNE CORP
Facility address: 8-10 RAILROAD AVE
BEVERLY, MA 01915
EPA ID: MAD982199903
Mailing address: 8 - 10 RAILROAD AVE
BEVERLY, MA 01915
Contact: ROBERT PRATL
Contact address: 8 - 10 RAILROAD AVE
BEVERLY, MA 01915
Contact country: US
Contact telephone: (508) 927-2277
Contact email: Not reported
EPA Region: 01
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: AUTO DYNE CORP
Owner/operator address: 8 - 10 RAILROAD AVE
BEVERLY, MA 01915
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/08/1991
Owner/Op end date: Not reported

Owner/operator name: ROBERT PRATL
Owner/operator address: 8 - 10 RAILROAD AVE
BEVERLY, MA 01915
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 10/16/2004
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No

- Continued on next page -

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA NonGen / NLR

EDR ID: 1000325165 **DIST/DIR:** 0.197 WSW **ELEVATION:** 56 **MAP ID:** D13

NAME: AUTO DYNE CORP

ADDRESS: 8-10 RAILROAD AVE
BEVERLY, MA 01915
ESSEX

SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD982199903

Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA NonGen / NLR

EDR ID: 1000406530 **DIST/DIR:** 0.203 NNW **ELEVATION:** 52 **MAP ID:** E14

NAME: NORTH SHORE DENTAL LAB
ADDRESS: 275 CABOT ST
BEVERLY, MA 01915
ESSEX
SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD071716914

RCRA NonGen / NLR:
Date form received by agency: 07/21/1980
Facility name: NORTH SHORE DENTAL LAB
Facility address: 275 CABOT ST
BEVERLY, MA 01915
EPA ID: MAD071716914
Contact: UNKNOWN UNKNOWN
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: (999) 999-9999
Contact email: Not reported
EPA Region: 01
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: NORTH SHORE DENTAL LAB
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/08/1991
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

- Continued on next page -

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA NonGen / NLR

EDR ID: 1000406530 **DIST/DIR:** 0.203 NNW **ELEVATION:** 52 **MAP ID:** E14

NAME: NORTH SHORE DENTAL LAB

ADDRESS: 275 CABOT ST
BEVERLY, MA 01915
ESSEX

SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD071716914

Violation Status: No violations found

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA NonGen / NLR

EDR ID: 1000221402 **DIST/DIR:** 0.207 SW **ELEVATION:** 55 **MAP ID:** 15

NAME: RICES RENTAL CENTER INC

ADDRESS: 115 CABOT ST
BEVERLY, MA
ESSEX

SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD051787075

RCRA NonGen / NLR:
Date form received by agency: 02/09/1987
Facility name: RICES RENTAL CENTER INC
Facility address: 115 CABOT ST
BEVERLY, MA 01915
EPA ID: MAD051787075
Contact: HERBERT RICE
Contact address: 115 CABOT ST
BEVERLY, MA 01915
Contact country: US
Contact telephone: (508) 922-5660
Contact email: Not reported
EPA Region: 01
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: RICES RENTAL CENTER INC
Owner/operator address: 115 CABOT ST
BEVERLY, MA 01915
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 03/01/1990
Owner/Op end date: 06/03/1991

Owner/operator name: RICE RENTAL CENTER INC
Owner/operator address: 115 CABOT ST
BEVERLY, MA 01915
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 10/16/2004
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No

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Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA NonGen / NLR

EDR ID: 1000221402 **DIST/DIR:** 0.207 SW **ELEVATION:** 55 **MAP ID:** 15

NAME: RICES RENTAL CENTER INC

ADDRESS: 115 CABOT ST
BEVERLY, MA
ESSEX

SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD051787075

Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA NonGen / NLR

EDR ID: 1000112035 **DIST/DIR:** 0.227 NNW **ELEVATION:** 51 **MAP ID:** E19

NAME: NEW ENGLAND BIOLABS ORGANIC SYNTH DIV
ADDRESS: 283 CABOT ST
BEVERLY, MA 01915
ESSEX
SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD980523724

RCRA NonGen / NLR:
Date form received by agency: 01/12/1982
Facility name: NEW ENGLAND BIOLABS ORGANIC SYNTH DIV
Facility address: 283 CABOT ST
BEVERLY, MA 01915
EPA ID: MAD980523724
Contact: ROGER KNOTT
Contact address: 283 CABOT ST
BEVERLY, MA 01915
Contact country: US
Contact telephone: (508) 927-8576
Contact email: Not reported
EPA Region: 01
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: NEW ENGLAND BIOLABS ORGANIC SYNTH DIV
Owner/operator address: 283 CABOT ST
BEVERLY, MA 01915
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 03/01/1990
Owner/Op end date: 06/30/1991

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

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Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA NonGen / NLR

EDR ID: 1000112035 **DIST/DIR:** 0.227 NNW **ELEVATION:** 51 **MAP ID:** E19

NAME: NEW ENGLAND BIOLABS ORGANIC SYNTH DIV
ADDRESS: 283 CABOT ST
BEVERLY, MA 01915
ESSEX
SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD980523724

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: U002
Waste name: ACETONE (I)

Waste code: U003
Waste name: ACETONITRILE (I,T)

Waste code: U007
Waste name: ACRYLAMIDE

Waste code: U044
Waste name: CHLOROFORM

Waste code: U056
Waste name: BENZENE, HEXAHYDRO- (I)

Waste code: U080
Waste name: METHANE, DICHLORO-

Waste code: U108
Waste name: 1,4-DIETHYLENEOXIDE

Waste code: U112
Waste name: ACETIC ACID ETHYL ESTER (I)

Waste code: U117
Waste name: ETHANE, 1,1'-OXYBIS-(I)

Waste code: U154
Waste name: METHANOL (I)

Waste code: U196
Waste name: PYRIDINE

Waste code: U213

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Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA NonGen / NLR

EDR ID: 1000112035 **DIST/DIR:** 0.227 NNW **ELEVATION:** 51 **MAP ID:** E19

NAME: NEW ENGLAND BIOLABS ORGANIC SYNTH DIV

Rev: 09/10/2013
ID/Status: MAD980523724

ADDRESS: 283 CABOT ST
BEVERLY, MA 01915
ESSEX

SOURCE: US Environmental Protection Agency

Waste name: FURAN, TETRAHYDRO-(I)

Violation Status: No violations found

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA-CESQG

EDR ID: 1004716643 **DIST/DIR:** 0.055 NNE **ELEVATION:** 51 **MAP ID:** A1

NAME: BEVERLY FIRE DEPARTMENT
ADDRESS: 15 HALE ST
BEVERLY, MA 01915
ESSEX
SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD981074024

RCRA-CESQG:
Date form received by agency: 10/29/1985
Facility name: BEVERLY FIRE DEPARTMENT
Facility address: 15 HALE ST
BEVERLY, MA 01915
EPA ID: MAD981074024
Contact: KENNETH PELONZI
Contact address: 15 HALE ST
BEVERLY, MA 01915
Contact country: US
Contact telephone: (508) 922-2424
Contact email: Not reported
EPA Region: 01
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:
Owner/operator name: CITY OF BEVERLY
Owner/operator address: 15 HALE ST
BEVERLY, MA 01915
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 10/16/2004
Owner/Op end date: Not reported

Owner/operator name: BEVERLY FIRE DEPARTMENT
Owner/operator address: 15 HALE ST
BEVERLY, MA 01915
Owner/operator country: US

- Continued on next page -

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA-CESQG

EDR ID: 1004716643 **DIST/DIR:** 0.055 NNE **ELEVATION:** 51 **MAP ID:** A1

NAME: BEVERLY FIRE DEPARTMENT
ADDRESS: 15 HALE ST
BEVERLY, MA 01915
ESSEX
SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD981074024

Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/08/1991
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA-CESQG

EDR ID: 1004717202 **DIST/DIR:** 0.100 NNW **ELEVATION:** 55 **MAP ID:** B5

NAME: NORTH SHORE COMMUNITY COLLEGE
ADDRESS: 17 BRISCO ST
BEVERLY, MA 01915
ESSEX
SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD982190159

RCRA-CESQG:
Date form received by agency: 01/14/1987
Facility name: NORTH SHORE COMMUNITY COLLEGE
Facility address: 17 BRISCO ST
BEVERLY, MA 01915
EPA ID: MAD982190159
Mailing address: 3 ESSEX ST
BEVERLY, MA 01915
Contact: WILLIAM-J CARROLL
Contact address: 3 ESSEX ST
BEVERLY, MA 01915
Contact country: US
Contact telephone: (508) 927-4850
Contact email: Not reported
EPA Region: 01
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:
Owner/operator name: FRIENDS OF NORTH SHORE COMM COLLEGE
Owner/operator address: 3 ESSEX ST
BEVERLY, MA 01915
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 10/16/2004
Owner/Op end date: Not reported

Owner/operator name: NORTH SHORE COMMUNITY COLLEGE
Owner/operator address: 3 ESSEX ST

- Continued on next page -

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

RCRA-CESQG

EDR ID: 1004717202 **DIST/DIR:** 0.100 NNW **ELEVATION:** 55 **MAP ID:** B5

NAME: NORTH SHORE COMMUNITY COLLEGE
ADDRESS: 17 BRISCO ST
BEVERLY, MA 01915
ESSEX
SOURCE: US Environmental Protection Agency

Rev: 09/10/2013
ID/Status: MAD982190159

BEVERLY, MA 01915
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/08/1991
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:
Waste code: D011
Waste name: SILVER

Waste code: F002
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SHWS

EDR ID: S104000389 **DIST/DIR:** 0.055 NNE **ELEVATION:** 51 **MAP ID:** A2

NAME:

ADDRESS: 15 HALE ST
BEVERLY, MA

Rev: 10/08/2013
ID/Status: 3-0010970 / RAO

SOURCE: MA Department of Environmental Protection

SHWS:
Release Tracking Number/Current Status: 3-0010970 / RAO
Release Town: BEVERLY
Notification Date: 05/09/1994
Category: TWO HR
Associated ID: Not reported
Current Status: Response Action Outcome
Status Date: 07/07/1994
Phase: Not reported
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Oil Or Haz Material: Oil
Location Type: MUNICIPAL

Click here to access the MA DEP site for this facility:

Chemicals:
Chemical: GASOLINE
Quantity: 50 gallons

Actions:
Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 5/9/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA
Action Status: FOLFLD
Action Date: 5/9/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA
Action Status: FOLOFF
Action Date: 5/9/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 5/9/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced

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Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SHWS

EDR ID: S104000389 **DIST/DIR:** 0.055 NNE **ELEVATION:** 51 **MAP ID:** A2

NAME:

ADDRESS: 15 HALE ST
BEVERLY, MA

Rev: 10/08/2013
ID/Status: 3-0010970 / RAO

SOURCE: MA Department of Environmental Protection

to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 6/3/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 7/7/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 7/7/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SHWS

EDR ID: S104482605 **DIST/DIR:** 0.113 NW **ELEVATION:** 51 **MAP ID:** C7

NAME: BEVERLY NATIONAL BANK FEDERAL ST

ADDRESS: 240 CABOT ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0019282 / RAO

SOURCE: MA Department of Environmental Protection

SHWS:
Release Tracking Number/Current Status: 3-0019282 / RAO
Release Town: BEVERLY
Notification Date: 02/14/2000
Category: TWO HR
Associated ID: Not reported
Current Status: Response Action Outcome
Status Date: 04/13/2000
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil Or Haz Material: Oil
Location Type: COMMERCIAL
Source: PIPE

Click here to access the MA DEP site for this facility:

Chemicals:
Chemical: HYDRAULIC OIL
Quantity: 40 gallons
Chemical: HYDRAULIC FLUID
Quantity: 40 gallons

Actions:
Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 2/14/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 2/14/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 3/15/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO

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Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SHWS

EDR ID: S104482605 **DIST/DIR:** 0.113 NW **ELEVATION:** 51 **MAP ID:** C7

NAME: BEVERLY NATIONAL BANK FEDERAL ST

ADDRESS: 240 CABOT ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0019282 / RAO

SOURCE: MA Department of Environmental Protection

Action Status: RAO Statement Received
Action Date: 4/13/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 4/20/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 4/27/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 4/28/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SHWS

EDR ID: S101023015 **DIST/DIR:** 0.211 North **ELEVATION:** 55 **MAP ID:** E16

NAME:

Rev: 10/08/2013
ID/Status: 3-0002553 / RAO

ADDRESS: 11 WINTER ST
BEVERLY, MA 01915
ESSEX

SOURCE: MA Department of Environmental Protection

SHWS:
Release Tracking Number/Current Status: 3-0002553 / RAO
Release Town: BEVERLY
Notification Date: 09/07/1989
Category: NONE
Associated ID: Not reported
Current Status: Response Action Outcome
Status Date: 02/22/1996
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil Or Haz Material: Oil
Location Type: RESIDNTIAL
Source: PIPE

Click here to access the MA DEP site for this facility:

Chemicals:
Chemical: PETROLEUM
Quantity: Not reported

Actions:
Action Type: Release Abatement Measure
Action Status: Written Plan Received
Action Date: 11/3/1995
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS
Action Status: LSPFA
Action Date: 11/3/1995
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
Action Status: Fee Received - FMCRA Use Only
Action Date: 11/6/1995
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 2/22/1996

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Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SHWS

EDR ID: S101023015 **DIST/DIR:** 0.211 North **ELEVATION:** 55 **MAP ID:** E16

NAME:

ADDRESS: 11 WINTER ST
BEVERLY, MA 01915
ESSEX

SOURCE: MA Department of Environmental Protection

Rev: 10/08/2013
ID/Status: 3-0002553 / RAO

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
Action Status: Completion Statement Received
Action Date: 2/22/1996
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 9/7/1989
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition
Action Status: Valid Transition Site
Action Date: 9/7/1989
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SHWS

EDR ID: S104545879 **DIST/DIR:** 0.303 NNW **ELEVATION:** 51 **MAP ID:** 25

NAME: NO LOCATION AID
ADDRESS: 295 CABOT ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0012730 / RAO

SOURCE: MA Department of Environmental Protection

SHWS:
Release Tracking Number/Current Status: 3-0012730 / RAO
Release Town: BEVERLY
Notification Date: 07/25/1995
Category: 120 DY
Associated ID: 3-0012730
Current Status: Response Action Outcome
Status Date: 07/30/2001
Phase: PHASE V
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil Or Haz Material: Hazardous Material

Click here to access the MA DEP site for this facility:

Chemicals:
Chemical: UNKNOWN CHEMICAL OF TYPE - HAZARDOUS MATERIAL
Quantity: 5700 micrograms per liter
Chemical: UNKNOWN CHEMICAL OF TYPE - HAZARDOUS MATERIAL
Quantity: 13000 micrograms per liter
Chemical: UNKNOWN CHEMICAL OF TYPE - HAZARDOUS MATERIAL
Quantity: 12000 micrograms per liter

Actions:
Action Type: Release Abatement Measure
Action Status: Written Plan Received
Action Date: 1/29/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 10/12/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 4
Action Status: Completion Statement Received
Action Date: 10/28/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action

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Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SHWS

EDR ID: S104545879 **DIST/DIR:** 0.303 NNW **ELEVATION:** 51 **MAP ID:** 25

NAME: NO LOCATION AID
ADDRESS: 295 CABOT ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0012730 / RAO

SOURCE: MA Department of Environmental Protection

Action Status: Written Plan Received
Action Date: 11/10/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5
Action Status: Inspection and Monitoring Report Received
Action Date: 11/13/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 11/19/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Modified Revised or Updated Plan Received
Action Date: 12/3/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Modified Revised or Updated Plan Received
Action Date: 2/13/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 2/23/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
Action Status: Revised Statement or Transmittal Received
Action Date: 2/7/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
Action Status: RTN Linked to TCLASS Via Tier Classification Submittal
Action Date: 2/7/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has not been

- Continued on next page -

SHWS

EDR ID: S104545879 **DIST/DIR:** 0.303 NNW **ELEVATION:** 51 **MAP ID:** 25

NAME: NO LOCATION AID
ADDRESS: 295 CABOT ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0012730 / RAO

SOURCE: MA Department of Environmental Protection

reduced to background.

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 4/10/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5
Action Status: Inspection and Monitoring Report Received
Action Date: 4/12/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 4/16/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5
Action Status: Inspection and Monitoring Report Received
Action Date: 5/23/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
Action Status: Completion Statement Received
Action Date: 5/23/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 2
Action Status: Scope of Work Received
Action Date: 6/4/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 7/25/1995
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition

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Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SHWS

EDR ID: S104545879 **DIST/DIR:** 0.303 NNW **ELEVATION:** 51 **MAP ID:** 25

NAME: NO LOCATION AID
ADDRESS: 295 CABOT ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0012730 / RAO

SOURCE: MA Department of Environmental Protection

Action Status: Reportable Release under MGL 21E
Action Date: 7/25/1995
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
Action Status: Transmittal, Notice, or Notification Received
Action Date: 7/25/1996
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 1
Action Status: Completion Statement Received
Action Date: 7/25/1996
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
Action Status: Tier 2 Classification
Action Date: 7/25/1996
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FLDRAN
Action Date: 7/30/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 7/30/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
Action Status: Legal Notice Published
Action Date: 7/31/1996
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 8/18/1995
Response Action Outcome: A permanent solution has been achieved. Contamination has not been

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Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SHWS

EDR ID: S104545879 **DIST/DIR:** 0.303 NNW **ELEVATION:** 51 **MAP ID:** 25

NAME: NO LOCATION AID

ADDRESS: 295 CABOT ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0012730 / RAO

SOURCE: MA Department of Environmental Protection

reduced to background.

Action Type: Phase 4
Action Status: Written Plan Received
Action Date: 8/2/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 3
Action Status: Completion Statement Received
Action Date: 8/28/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 2
Action Status: Completion Statement Received
Action Date: 8/5/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Compliance and Enforcement Action
Action Status: Interim Deadline Letter Issued
Action Date: 8/6/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: IRA Assessment Only
Action Date: 9/12/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 9/18/1995
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SHWS

EDR ID: S100828212 **DIST/DIR:** 0.357 WNW **ELEVATION:** 31 **MAP ID:** 29

NAME: OFFICE SUPPLY STORE FMR

ADDRESS: 218-226 RANTOUL ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0004563 / WCSPRM

SOURCE: MA Department of Environmental Protection

SHWS:
Release Tracking Number/Current Status: 3-0004563 / WCSPRM
Release Town: BEVERLY
Notification Date: 10/01/1993
Category: NONE
Associated ID: Not reported
Current Status: Waiver Completion Statement Permanent
Status Date: 06/15/1995
Phase: Not reported
Response Action Outcome: -
Oil Or Haz Material: Not reported
Location Type: COMMERCIAL
Location Type: FORMER
Source: UNKNOWN

Click here to access the MA DEP site for this facility:

Chemicals:
Chemical: UNKNOWN
Quantity: Not reported

Actions:
Action Type: TREGS
Action Status: WAVSIG
Action Date: 1/20/1994
Response Action Outcome: Not reported

Action Type: Release Disposition
Action Status: Valid Transition Site
Action Date: 10/1/1993
Response Action Outcome: Not reported

Action Type: TREGS
Action Status: WAVACC
Action Date: 3/15/1994
Response Action Outcome: Not reported

Action Type: TREGS
Action Status: WCSPRM
Action Date: 6/15/1995
Response Action Outcome: Not reported

Action Type: TREGS

- Continued on next page -

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SHWS

EDR ID: S100828212 **DIST/DIR:** 0.357 WNW **ELEVATION:** 31 **MAP ID:** 29

NAME: OFFICE SUPPLY STORE FMR

ADDRESS: 218-226 RANTOUL ST
BEVERLY, MA 01915

Rev: 10/08/2013
ID/Status: 3-0004563 / WCSPRM

SOURCE: MA Department of Environmental Protection

Action Status: WAVDN
Action Date: 7/29/1993
Response Action Outcome: Not reported

Action Type: TREGS
Action Status: WAVREC
Action Date: 7/29/1993
Response Action Outcome: Not reported

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SPILLS

EDR ID: S101029196 **DIST/DIR:** 0.055 NNE **ELEVATION:** 51 **MAP ID:** A3

NAME:

ADDRESS: 15 HALE ST.
BEVERLY, MA
ESSEX

SOURCE: MA Department of Environmental Protection

Rev: 09/30/1993
ID/Status: 3-1127

MA Spills:
Facility ID: 3-1127 Spill ID: N85-0470
Staff Lead: GUARCIARIELLO Date Entered: Not reported
Last Entered: Not reported First Response: Not reported
Spill Date: 19850627 Spill Time: Not reported
Report Date: Not reported Report Time: Not reported
Case Closed: YES Mat Type: Not reported
Virgin Waste: Not reported Contam Soil: Not reported
Env Impact: Not reported Other Impact: Not reported
Material: GASOLINE Other Material: Not reported
Qty Reported: UNKNOWN Qty Actual: Not reported
Qty Reported: Not reported Qty Actual: Not reported
CAS No: Not reported PCB Lev (ppm): Not reported
Source: U.S.T. Other Source: Not reported
Incident: LEAK Other Incdnt: Not reported
Cleanup Type: Not reported Contractor: Not reported
Referral: SA LUST Elig: Not reported
Report Prep: Not reported Category: Not reported
Notifier: Not reported
Notif Tel: Not reported
Days/Close: 1

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SPILLS

EDR ID: S101018318 **DIST/DIR:** 0.098 West **ELEVATION:** 55 **MAP ID:** 4

NAME: CITY HALL REAR

ADDRESS: 191 CABOT STREET
BEVERLY, MA 01915
ESSEX

SOURCE: MA Department of Environmental Protection

Rev: 09/30/1993
ID/Status: 0000

MA Spills:
Facility ID: 0000 Spill ID: N88-0349
Staff Lead: LUTHER, W Date Entered: 19880620
Last Entered: 19890721 First Response: 19880310
Spill Date: Not reported Spill Time: Not reported
Report Date: 19880310 Report Time: 10:15AM
Case Closed: YES Mat Type: PETROLEUM
Virgin Waste: VIRGIN Contam Soil: Not reported
Env Impact: SOIL Other Impact: Not reported
Material: #2 FUEL OIL Other Material: Not reported
Qty Reported: 1-10 Qty Actual: 1-10
Qty Reported: GALLONS Qty Actual: GALLONS
CAS No: Not reported PCB Lev (ppm): Not reported
Source: U.S.T. Other Source: Not reported
Incident: LEAK Other Incdnt: Not reported
Cleanup Type: Not reported Contractor: NOT USED
Referral: NO LUST Elig: Not reported
Report Prep: Not reported Category: Not reported
Notifier: Not reported
Notif Tel: Not reported
Days/Close: 1

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SPILLS

EDR ID: S101030239 **DIST/DIR:** 0.177 WSW **ELEVATION:** 56 **MAP ID:** D9

NAME: SAMS CLEANERS
ADDRESS: 128 CABOT ST
BEVERLY, MA 01915

Rev: 09/30/1993
ID/Status: 0000

SOURCE: MA Department of Environmental Protection

MA Spills:
Facility ID: 0000 Spill ID: N86-0566
Staff Lead: BRADLEY, R Date Entered: Not reported
Last Entered: Not reported First Response: Not reported
Spill Date: 19860702 Spill Time: Not reported
Report Date: Not reported Report Time: Not reported
Case Closed: YES Mat Type: Not reported
Virgin Waste: Not reported Contam Soil: Not reported
Env Impact: Not reported Other Impact: Not reported
Material: PERCHLOETHENE Other Material: Not reported
Qty Reported: 5 (10 GALS. Qty Actual: Not reported
Qty Reported: Not reported Qty Actual: Not reported
CAS No: Not reported PCB Lev (ppm): Not reported
Source: Not reported Other Source: Not reported
Incident: Not reported Other Incdnt: Not reported
Cleanup Type: Not reported Contractor: Not reported
Referral: Not reported LUST Elig: Not reported
Report Prep: Not reported Category: Not reported
Notifier: Not reported
Notif Tel: Not reported
Days/Close: 1

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SPILLS

EDR ID: S101028552 **DIST/DIR:** 0.192 North **ELEVATION:** 49 **MAP ID:** 11

NAME:

ADDRESS: 23 ESSEX ST.
BEVERLY, MA
ESSEX

SOURCE: MA Department of Environmental Protection

Rev: 09/30/1993
ID/Status: 0000

MA Spills:
Facility ID: 0000 Spill ID: N84-0668
Staff Lead: CHAPMAN Date Entered: Not reported
Last Entered: Not reported First Response: Not reported
Spill Date: 19841005 Spill Time: Not reported
Report Date: Not reported Report Time: Not reported
Case Closed: YES Mat Type: Not reported
Virgin Waste: Not reported Contam Soil: Not reported
Env Impact: Not reported Other Impact: Not reported
Material: #4 FUEL OIL Other Material: Not reported
Qty Reported: 15 GAL. Qty Actual: Not reported
Qty Reported: Not reported Qty Actual: Not reported
CAS No: Not reported PCB Lev (ppm): Not reported
Source: Not reported Other Source: Not reported
Incident: Not reported Other Incdnt: Not reported
Cleanup Type: Not reported Contractor: Not reported
Referral: Not reported LUST Elig: Not reported
Report Prep: Not reported Category: Not reported
Notifier: Not reported
Notif Tel: Not reported
Days/Close: 1

Facility ID: 0000 Spill ID: N89-0322
Staff Lead: STEWART, B Date Entered: Not reported
Last Entered: Not reported First Response: Not reported
Spill Date: 19890309 Spill Time: Not reported
Report Date: Not reported Report Time: Not reported
Case Closed: YES Mat Type: Not reported
Virgin Waste: Not reported Contam Soil: Not reported
Env Impact: Not reported Other Impact: Not reported
Material: #4 FUEL OIL Other Material: Not reported
Qty Reported: 10O GAL. Qty Actual: Not reported
Qty Reported: Not reported Qty Actual: Not reported
CAS No: Not reported PCB Lev (ppm): Not reported
Source: U.S.T. Other Source: Not reported
Incident: Not reported Other Incdnt: Not reported
Cleanup Type: Not reported Contractor: Not reported
Referral: Not reported LUST Elig: Not reported
Report Prep: Not reported Category: Not reported
Notifier: Not reported
Notif Tel: Not reported
Days/Close: 1

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SPILLS

EDR ID: S101023015 **DIST/DIR:** 0.211 North **ELEVATION:** 55 **MAP ID:** E16

NAME:

ADDRESS: 11 WINTER ST
BEVERLY, MA 01915
ESSEX

SOURCE: MA Department of Environmental Protection

Rev: 09/30/1993
ID/Status: 3-2553

MA Spills:
Facility ID: 3-2553 Spill ID: N89-0628
Staff Lead: OTTENHEIMER, D Date Entered: 19890626
Last Entered: 19940201 First Response: 19890425
Spill Date: 19890411 Spill Time: Not reported
Report Date: 19890425 Report Time: 03:00PM
Case Closed: YES Mat Type: PETROLEUM
Virgin Waste: VIRGIN Contam Soil: Not reported
Env Impact: Not reported Other Impact: Not reported
Material: #2 FUEL OIL Other Material: Not reported
Qty Reported: 51-100 Qty Actual: ----------
Qty Reported: GALLONS Qty Actual: ----------
CAS No: Not reported PCB Lev (ppm): NONE
Source: PIPE/HOSE/LINE Other Source: Not reported
Incident: LEAK Other Incdnt: Not reported
Cleanup Type: --- Contractor: NOT USED
Referral: SA LUST Elig: NO
Report Prep: Not reported Category: Not reported
Notifier: LT.TANZELLA
Notif Tel: Not reported
Days/Close: 0

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SPILLS

EDR ID: S101017946 **DIST/DIR:** 0.214 WSW **ELEVATION:** 58 **MAP ID:** 17

NAME:

ADDRESS: 2 ELM STREET
BEVERLY, MA 01915
ESSEX

SOURCE: MA Department of Environmental Protection

Rev: 09/30/1993
ID/Status: 0000

MA Spills:
Facility ID: 0000 Spill ID: N87-1802
Staff Lead: OTTENHEIMER, D Date Entered: 19880205
Last Entered: 19940203 First Response: 19871224
Spill Date: 19871223 Spill Time: Not reported
Report Date: 19871224 Report Time: 09:15AM
Case Closed: YES Mat Type: PETROLEUM
Virgin Waste: VIRGIN Contam Soil: Not reported
Env Impact: SOIL Other Impact: Not reported
Material: #2 FUEL OIL Other Material: Not reported
Qty Reported: NONE Qty Actual: NONE
Qty Reported: _____ Qty Actual: _____
CAS No: Not reported PCB Lev (ppm): Not reported
Source: PIPE/HOSE/LINE Other Source: Not reported
Incident: LEAK Other Incdnt: Not reported
Cleanup Type: Not reported Contractor: NOT USED
Referral: NO LUST Elig: Not reported
Report Prep: Not reported Category: Not reported
Notifier: Not reported
Notif Tel: Not reported
Days/Close: 0

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SPILLS

EDR ID: S101043938 **DIST/DIR:** 0.216 NNW **ELEVATION:** 51 **MAP ID:** E18

NAME: MASS ELECTRIC TRANSFORMER
ADDRESS: CABOT & WINTER STS
BEVERLY, MA 01915
ESSEX
SOURCE: MA Department of Environmental Protection

Rev: 09/30/1993
ID/Status: 0000

MA Spills:
Facility ID: 0000 Spill ID: N92-1106
Staff Lead: FONKEM, V Date Entered: Not reported
Last Entered: 19920917 First Response: 19920828
Spill Date: 19920828 Spill Time: Not reported
Report Date: 19920828 Report Time: 11:30PM
Case Closed: YES Mat Type: PETROLEUM
Virgin Waste: WASTE Contam Soil: Not reported
Env Impact: Not reported Other Impact: Not reported
Material: TRANSFORMER OIL Other Material: Not reported
Qty Reported: 11-50 Qty Actual: ----------
Qty Reported: GALLONS Qty Actual: GALLONS
CAS No: Not reported PCB Lev (ppm): NONE
Source: TRANSFORMER Other Source: Not reported
Incident: RUPTURE Other Incdnt: Not reported
Cleanup Type: --- Contractor: NOT USED
Referral: NO LUST Elig: NO
Report Prep: Not reported Category: Not reported
Notifier: MRS RINGLAND/MASS ELECTRIC
Notif Tel: Not reported
Days/Close: 1

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SPILLS

EDR ID: S101032676 **DIST/DIR:** 0.227 NNW **ELEVATION:** 45 **MAP ID:** 20

NAME:

Rev: 09/30/1993
ID/Status: 0000

ADDRESS: POND ST./MUNICIPAL PARKING LOT
BEVERLY, MA
ESSEX

SOURCE: MA Department of Environmental Protection

MA Spills:
Facility ID: 0000 Spill ID: N86-5022
Staff Lead: NDI, K Date Entered: Not reported
Last Entered: Not reported First Response: Not reported
Spill Date: 19860608 Spill Time: Not reported
Report Date: Not reported Report Time: Not reported
Case Closed: YES Mat Type: Not reported
Virgin Waste: Not reported Contam Soil: Not reported
Env Impact: Not reported Other Impact: Not reported
Material: DIESEL FUEL Other Material: Not reported
Qty Reported: Not reported Qty Actual: Not reported
Qty Reported: Not reported Qty Actual: Not reported
CAS No: Not reported PCB Lev (ppm): Not reported
Source: Not reported Other Source: Not reported
Incident: Not reported Other Incdnt: Not reported
Cleanup Type: Not reported Contractor: Not reported
Referral: Not reported LUST Elig: Not reported
Report Prep: Not reported Category: Not reported
Notifier: Not reported
Notif Tel: Not reported
Days/Close: 1

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

SPILLS

EDR ID: S101045582 **DIST/DIR:** 0.237 WSW **ELEVATION:** 64 **MAP ID:** 21

NAME: RESIDENCE
ADDRESS: 31 HIGHLAND AVE
HAMILTON, MA 01936
ESSEX
SOURCE: MA Department of Environmental Protection

Rev: 09/30/1993
ID/Status: 0000

MA Spills:
Facility ID: 0000 Spill ID: N93-0136
Staff Lead: GORRASI, M Date Entered: Not reported
Last Entered: 19930210 First Response: 19930203
Spill Date: 19930203 Spill Time: Not reported
Report Date: 19930203 Report Time: 02:30PM
Case Closed: YES Mat Type: PETROLEUM
Virgin Waste: VIRGIN Contam Soil: Not reported
Env Impact: Not reported Other Impact: Not reported
Material: #2 FUEL OIL Other Material: Not reported
Qty Reported: UNKNOWN Qty Actual: UNKNOWN
Qty Reported: ---------- Qty Actual: ----------
CAS No: Not reported PCB Lev (ppm): NONE
Source: U.S.T. Other Source: Not reported
Incident: TANK REMOVAL Other Incdnt: Not reported
Cleanup Type: Not reported Contractor: NOT USED
Referral: NO LUST Elig: NO
Report Prep: Not reported Category: Not reported
Notifier: KEVIN KELLEHER/KELLEHER FUEL
Notif Tel: Not reported
Days/Close: 0

Site Detail Report

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

UST

EDR ID: 1000374240 **DIST/DIR:** 0.177 WSW **ELEVATION:** 56 **MAP ID:** D10

NAME: SAMS CLEANERS INC

ADDRESS: 128 CABOT ST
BEVERLY, MA 01915
ESSEX

SOURCE: MA Department of Fire Services, Office of the Public Safety

Rev: 10/11/2013
ID/Status: 1619
ID/Status: In Use

UST:

Facility:
Facility ID: 1619
Owner Id: 569
Owner: BARBARA MODUGNO
Owner Address: 128 CABOT ST
Owner City,St,Zip: BEVERLY, MA 01915
Telephone: (617) 922-4745
Description: Other
Fire Dept. ID: 9030
Date of Inspection: Not reported

Tank ID: 1
Serial Number: Not reported
Tank Status: In Use
Status Date: Not reported
Date Installed: 05/08/1973
Capacity: 2000
Contents: Fuel Oil
Tank Type: Not reported
Tank Usage: Consumptiv
Tank Material: Steel
Tank Leak Detection: Not reported
Pipe Material: Not reported
Pipe Container: Not reported
Pipe Leak Detection: Not reported
Above Ground: No

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites. NPL LIENS - Federal Superfund Liens.

NPL Delisted: DELISTED NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. DELISTED NPL - National Priority List Deletions

CERCLIS: CERCLIS CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System FEDERAL FACILITY - Federal Facility Site Information listing.

NFRAP: CERCLIS-NFRAP Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls. LUCIS - Land Use Control Information System.

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

Database Descriptions

State/Tribal CERCLIS: SHWS Contains information on releases of oil and hazardous materials that have been reported to DEP. SHWS - Site Transition List

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Solid Waste Facility Database/Transfer Stations

State/Tribal LTANKS: LUST Sites within the Leaking Underground Storage Tank Listing that have a UST listed as its source. LUST - Leaking Underground Storage Tank Listing LAST - Leaking Aboveground Storage Tank Sites. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Summary Listing of all the Tanks Registered in the State of Massachusetts AST - Aboveground Storage Tank Database. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. FEMA UST - Underground Storage Tank Listing.

State/Tribal IC / EC: INST CONTROL Activity and Use Limitations establish limits and conditions on the future use of contaminated property, and therefore allow cleanups to be tailored to these uses. INST CONTROL - Sites With Activity and Use Limitation

State/Tribal VCP: INDIAN VCP R1 INDIAN VCP R7 - Voluntary Cleanup Priority Lisitng. A listing of voluntary cleanup priority sites located on Indian Land located in Region 1. INDIAN VCP R7 - Voluntary Cleanup Priority Listing

ST/Tribal Brownfields: BROWNFIELDS Under Massachusetts law, M.G.L. c. 21E is the statute that governs the cleanup of releases of oil and/or hazardous material to the environment. The Brownfields Act of 1998 amended M.G.L. c. 21E by establishing significant liability relief and financial incentives to spur the redevelopment of brownfields, while ensuring that the Commonwealth's environmental standards are met. Most brownfields are redeveloped with the benefit of liability protections that operate automatically under M.G.L. c. 21E. BROWNFIELDS - Completed Brownfields Covenants Listing

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: DEBRIS REGION 9 ODI - Open Dump Inventory. An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria. ODI - Open Dump Inventory INDIAN ODI - Report on the Status of Open Dumps on Indian Lands.

Database Descriptions

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs US HIST CDL - National Clandestine Laboratory Register.

Local Land Records: LIENS 2 A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. LIENS 2 - CERCLA Lien Information LIENS - Liens Information Listing.

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System RELEASE - Reportable Releases. MA SPILLS - Historical Spill List. SPILLS 90 - SPILLS90 data from FirstSearch. SPILLS 80 - SPILLS80 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators DOT OPS - Incident and Accident Data. DOD - Department of Defense Sites. FUDS - Formerly Used Defense Sites. CONSENT - Superfund (CERCLA) Consent Decrees. ROD - Records Of Decision. UMTRA - Uranium Mill Tailings Sites. US MINES - Mines Master Index File. TRIS - Toxic Chemical Release Inventory System. TSCA - Toxic Substances Control Act. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). HIST FTTS - FIFRA/TSCA Tracking System Administrative Case Listing. HIST FTTS INSP - FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing. SSTS - Section 7 Tracking Systems. ICIS - Integrated Compliance Information System. PADS - PCB Activity Database System. MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. FINDS - Facility Index System/Facility Registry System. RAATS - RCRA Administrative Action Tracking System. RMP - Risk Management Plans. BRS - Biennial Reporting System. NPDES - NPDES Permit Listing. DRYCLEANERS - Regulated Drycleaning Facilities. ENFORCEMENT - Enforcement Action Cases. AIRS - Permitted Facilities Listing. TIER 2 - Tier 2 Information Listing. LEAD - Lead Inspection Database. INDIAN RESERV - Indian Reservations. SCRD DRYCLEANERS - State Coalition for Remediation of Drycleaners Listing. Financial Assurance 2 - Financial Assurance Information Listing. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). GWDP - Ground Water Discharge Permits. HW GEN - List of Massachusetts Hazardous Waste Generators. PRP - Potentially Responsible Parties. LEAD SMELTER 2 - Lead Smelter Sites. LEAD SMELTER 1 - Lead Smelter Sites. COAL ASH EPA - Coal Combustion Residues Surface Impoundments List. US FIN ASSUR - Financial Assurance Information. COAL ASH DOE - Sleam-Electric Plan Operation Data. PCB TRANSFORMER - PCB Transformer Registration Database. Financial Assurance 1 - Financial Assurance Information Listing. FEDLAND - Federal and Indian Lands. EPA WATCH LIST - EPA WATCH LIST. US AIRS MINOR - Air Facility System Data. 2020 COR ACTION - 2020 Corrective Action Program List. Financial Assurance 3 - Financial Assurance Information listing.

EDR Exclusive: EDR MGP The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination. EDR MGP - EDR Proprietary Manufactured Gas Plants

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal CERCLIS: Department of Environmental Protection

Updated Quarterly

State/Tribal SWL: Department of Environmental Protection

Updated Quarterly

State/Tribal LTANKS: Department of Environmental Protection

Updated Quarterly

State/Tribal Tanks: Department of Fire Services, Office of the Public Safety

Updated Quarterly

Database Sources

State/Tribal IC / EC: Department of Environmental Protection

Updated Quarterly

State/Tribal VCP: EPA, Region 7

Varies

ST/Tribal Brownfields: Office of the Attorney General

Updated Annually

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: EPA, Region 9

No Update Planned

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Local Land Records: Environmental Protection Agency

Varies

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

EDR Exclusive: EDR, Inc.

No Update Planned

Street Name Report for Streets near the Target Property

Target Property: 1 MONUMENT SQUARE
BEVERLY, MA 01915

JOB: 2014-01-0020

Street Name	Dist/Dir	Street Name	Dist/Dir
Abbott St	0.01 SW		
Atlantic Ave	0.05 NE		
Bancroft Ave	0.14 NE		
Bow St	0.10 WNW		
Briscoe St	0.07 NNW		
Broadway	0.11 West		
Brown St	0.06 South		
Butman St	0.22 NNE		
Cabot St	0.11 NNW		
Central Ct	0.20 SSW		
Central St	0.20 SW		
Chapman St	0.17 WNW		
Chapman Ter	0.20 NW		
Connecting Road	0.03 North		
Dane St	0.23 NE		
Elm St	0.20 WSW		
Endicott St	0.01 SSW		
Federal St	0.11 NW		
Franklin Pl	0.18 SW		
Hale St	0.05 North		
Highland Ter	0.25 WSW		
Home St	0.22 WNW		
Hopkins Ave	0.21 East		
Ives St	0.18 East		
Knowlton St	0.22 NNW		
Lovett Ct	0.24 SSW		
Lovett St	0.12 SE		
Milton St	0.13 WSW		
Monument Sq	0.00 --		
Ocean St	0.10 NE		
Pond St	0.21 NNW		
Railroad Ave	0.19 SW		
State Hwy 127	0.21 SE		
State Hwy 22	0.10 WNW		
State Hwy 62	0.22 NNE		
Thorndike St	0.07 SW		
Vestry St	0.15 WSW		
Vestry Ter	0.23 WSW		
Wallis St	0.10 West		
Washington St	0.13 SW		
Watch Hill Ln	0.14 NNE		
Winter St	0.19 North		

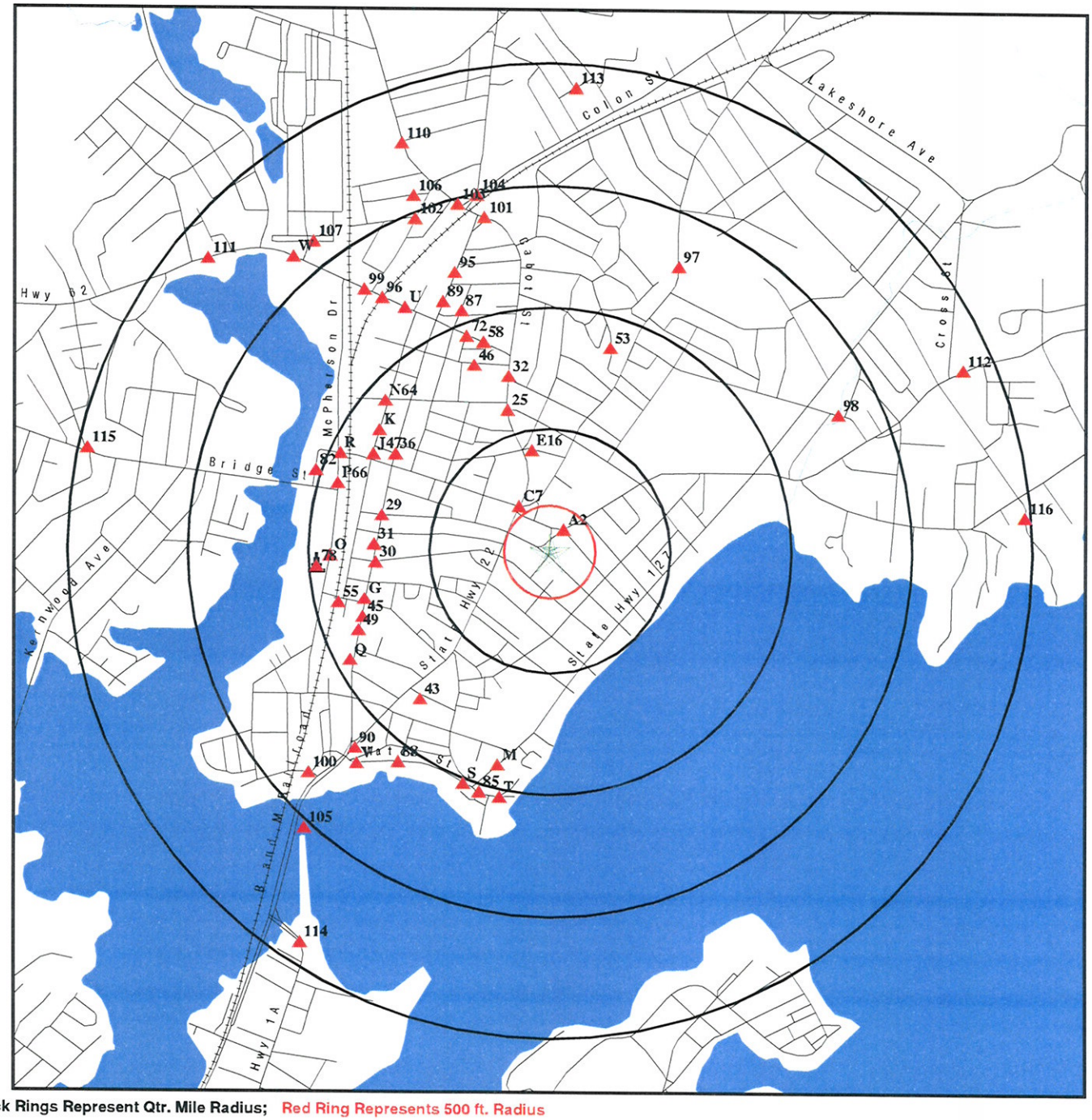
Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites

EDR Environmental Data Resources Inc

1 MONUMENT SQUARE BEVERLY, MA 01915



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- Target Property (Latitude: 42.5477 Longitude: 70.877)
- Identified Sites
- Indian Reservations BIA
- National Priority List Sites
- Dept. Defense Sites

EDR Reference Code (EDR Internal use only): 3829436.1s

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14-01-14.14:49:09.Tue

Environmental FirstSearch

0.500 Mile Radius

ASTM MAP: CERCLIS, RCRATSD, LUST, SWL

EDR Environmental Data Resources Inc

1 MONUMENT SQUARE BEVERLY, MA 01915

Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

- **Target Property (Latitude: 42.5477 Longitude: 70.877)**
- **Identified Sites**
- **National Priority List Sites**
- **Dept. Defense Sites**
- **Indian Reservations BIA**

EDR Reference Code (EDR Internal use only): 3829436.1s
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14-01-14.14:49:27.Tue

Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS

EDR Environmental Data Resources Inc

1 MONUMENT SQUARE BEVERLY, MA 01915

Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- Target Property (Latitude: 42.5477 Longitude: 70.877)
- Identified Sites
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA

EDR Reference Code (EDR internal use only): 3829436.1s

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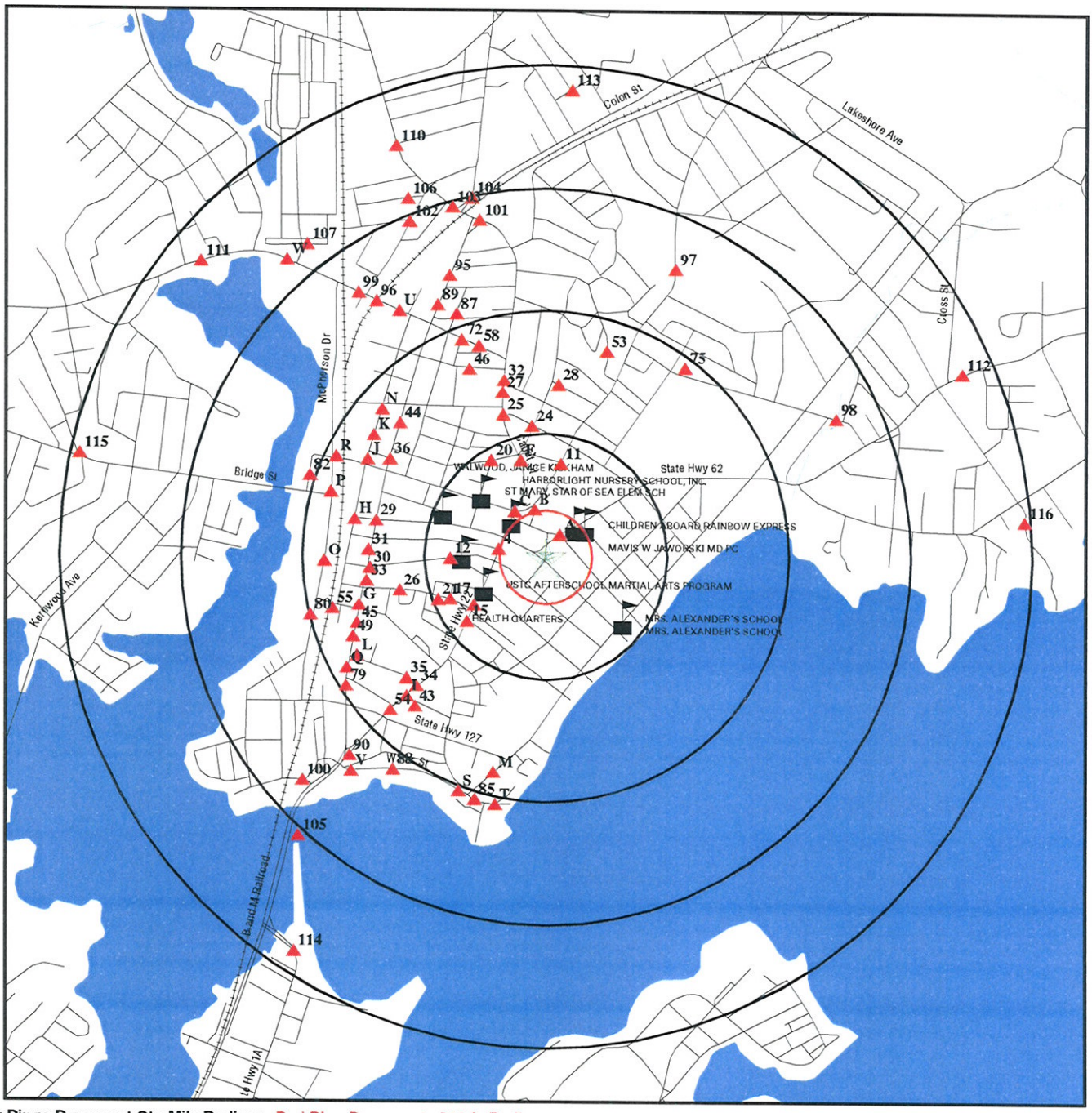
14-01-14.14:49:39.Tue

Environmental FirstSearch

1.000 Mile Radius
Non ASTM Map, Spills, FINDS

EDR® Environmental Data Resources Inc

1 MONUMENT SQUARE BEVERLY, MA 01915



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- Target Property (Latitude: 42.5477 Longitude: 70.877)
- Identified Sites
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA

EDR Reference Code (EDR Internal use only): 3829436.1s
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14-01-14.14:49:45.Tue

Site location Map

Topo: 0.75 Mile Radius

EDR® Environmental Data Resources Inc

1 MONUMENT SQUARE BEVERLY, MA 01915

Map Image Position: TP
Map Reference Code & Name: 42070-E8 Salem
Map State(s): MA
Modified Date: 1985
Map Image Position: E
Map Reference Code & Name: 42070-E7 Marblehead North
Map State(s): MA
Modified Date: 1985

Fax To: IES, Inc
Contact: Kerry Asetta
Fax : 000-000-0000
Date: 01/14/2014

Fax From: Beth Christensen
EDR
Phone: 1-800-352-0050

EDR PUR-IQ® Report

"the intelligent way to conduct historical research"

for
Harbrolight Community Partners
1 Monument Square
Beverly, MA 01915
Lat./Long. 42.5477 / 70.877
EDR Inquiry # 3829436.1s

The EDR PUR-IQ report facilitates historical research planning required to complete the Phase I ESA process. The report identifies the *likelihood* of prior use coverage by searching proprietary EDR-Prior Use Reports® comprising nationwide information on: city directories, fire insurance maps, aerial photographs, historical topographic maps, flood maps and National Wetland Inventory maps.

Potential for EDR Historical (Prior Use) Coverage - Coverage in the following historical information sources may be used as a guide to develop your historical research strategy:

1. City Directory:	Coverage may exist for portions of Essex County, MA.
2. Fire Insurance Map:	When you order online any EDR Package or the EDR Radius Map with EDR Sanborn Map Search/Print, you receive site specific Sanborn Map coverage information at no charge.
3. Aerial Photograph:	Coverage exists for portions of Essex County for 1987, 1946, 1986, 1938, 1985, 1955, 1960, 1978 Shipping time 3-5 business days.
4. Topographic Map:	The USGS 7.5 min. quad topo sheet(s) associated with this site:

Historical: Coverage exists for ESSEX County

Current:	Target Property:	TP | 1985 | 42070-E8 Salem, MA
	Additional required for 1 Mile radius:	E | 1985 | 42070-E7 Marblehead North, MA

EDR's network of professional researchers, located throughout the United States, accesses the most extensive national collections of city directory, fire insurance maps, aerial photographs and historical topographic map resources available for Beverly, MA. These collections may be located in multiple libraries throughout the country. To ensure maximum coverage, EDR will often assign researchers at these multiple locations on your behalf. Please call or fax your EDR representative to authorize a search.

EDR™ Environmental
Data Resources Inc

EDR - HISTORICAL SOURCE(S) ORDER FORM

IES, Inc
Kerry Asetta
Account # 1018188

Harbrolight Community Partners
1 Monument Square
Beverly, MA 01915
ESSEX County
Lat./Long. 42.5477 / 70.877
EDR Inquiry # 3829436.1s

Should you wish to change or add to your order, fax this form to your EDR account executive:

Beth Christensen
Ph: 1-800-352-0050 Fax: 1-800-231-6802

Reports

___ EDR Sanborn Map® Search/Print

___ EDR Fire Insurance Map Abstract

___ EDR Multi-Tenant Retail Facility® Report

___ EDR City Directory Abstract

___ EDR Aerial Photo Decade Package

___ USGS Aerial 5 Package

___ USGS Aerial 3 Package

___ EDR Historical Topographic Maps

___ Paper Current USGS Topo (7.5 min.)

___ Environmental Lien Search

___ Chain of Title Search

___ NJ MacRaes Industrial Directory Report

___ EDR Telephone Interview

Shipping:

___ Email
___ Express, Next Day Delivery
___ Express, Second Day Delivery
___ Express, Next day Delivery Customer Account
___ Express, Second Day Delivery Customer Account
___ U.S. Mail

RUSH SERVICE IS AVAILABLE

Acct # _____
Acct # _____

Thank you

ATTACHMENT "C"
Regulatory/Municipal Records

SCANNED

ARCHIVED 07/07/06

BEVERLY BEVERLY
3-0010970
15 HALE ST
BEVERLY FIRE DEPT

SCANNED

BWSC Records Retention Check List

Date File Segregated: 07/07/08 MJS

DEP Box # N/A

SRC Box #

Region: 3 **RTN : 3-0010970** **Notification Date: 5/9/1994**
Closing Action: RAORCD A1 Date: 7/7/1994

Site Name/Location Aid: BEVERLY FIRE DEPT
Address: 15 HALE ST, BEVERLY

Permanent Record

X Notification Records -- circle document(s): RNF RLF RLFA

X Response Action Outcome -- circle type: Class A Class B

_____ Activity and Use Limitation

_____ No Further Action (NFA) Submittal

_____ Waiver Completion Statement

_____ LSP Evaluation Opinion – circle type: NDS NFA

_____ Notice of Audit Findings (NOFA)
- _____ Level 1
- _____ Level 2
- _____ Level 3

____ Audit Follow Up Plan and Post Audit Completion Statement

X Correspondence – circle document(s): NOR, NORA, NON, PAN, ACOP, UAO,

_____ Other

_____ Phase 1 Initial Site Investigation

_____ Phase II-Comprehensive Site Assessment

BWSC Records Retention Check List

Records Storage Center

_____Appendices in support of permanent records:

_____Analytical Data – Type:_____

_____Boring Logs

_____Other

_____Phase III-Comprehensive Remedial Action Alternatives

_____Phase IV-Implementation of Selected Remedial Action

_____Phase V-Operation, Maintenance and/or Monitoring

_____IRA – circle submittal(s): Plan Status Report Completion Report

_____ RAM -- circle submittal(s): Plan Status Report Completion Report

_____ URAM -- circle submittal(s): Plan Status Report Completion Report

_____Bill of Lading (BOL)

_____Tier 1 Permit – circle submittal(s): Application Extension

_____Tier Classification – circle submittal(s): Tier Classification Tier II Extension

_____Special Project Designation -- Application

_____Transition Permit

_____Waiver Application

_____Public Involvement Records

Massachusetts Department of Environmental Protection **BWSC-004**
Bureau of Waste Site Cleanup

RESPONSE ACTION OUTCOME (RAO) STATEMENT
(pursuant to 310 CMR 40.1056)

Release Tracking Number: 3 - 10970

A. RELEASE OR THREAT OF RELEASE LOCATION :

Release Name if Previously Assigned (classified sites only): na

Street: 15 Hale Street Location Aid: Beverly Fire Station

City/Town: Beverly Zip Code: 01915 -

Additional Release Tracking Numbers Addressed in this RAO: na

Provide a clear and accurate description of the location of the site or the location and boundaries of the disposal site or portion of the disposal site to which the RAO applies, as specified in 310 CMR 40.1003(4) with this submittal.

Is a site or disposal site map or survey attached to this RAO Statement? [XX] No Yes

Does this RAO apply to a portion of a disposal site? [XX] No Yes If yes, attach a statement regarding the relationship of the RAO Statement to any other RAO Statements that have been filed for the disposal site, if applicable, together with a statement as to whether any additional response actions are needed for any other portions of the disposal site.

B. PERSON SUBMITTING RAO STATEMENT:

Name of Organization: Dandy Corporation

Name of Contact: Mr. David Moran Title: Vice President

Street: 548 Middle Street

City/Town: Weymouth State: MA Zip Code: 02188 -

Telephone: 617 - 340 - 7587 Ext. na

C. RELATIONSHIP TO RELEASE OR THREAT OF RELEASE OF PERSON SUBMITTING RAO STATEMENT:

(check one/specify)

[XX] RP Specify (circle one): Owner Operator (Generator) Transporter Other RP:

[ ] PRP Specify (circle one): Owner Operator Generator Transporter Other PRP:

[ ] Fiduciary/Secured Lender

[ ] Agency/Public Utility on a Right of Way

[ ] Other Person:

D. RESPONSE INFORMATION:

RAO Status: First [XX] Revised

Was initial notification oral? [ ] No [XX] Yes Date: 05 / 09 / 94

Is a Release Notification Form (RNF) attached? [XX] No Yes

Was a RNF previously submitted? No [XX] Yes Date: 07 / 07 / 94

Is a RAO Compliance Fee attached? [XX] No [ ] Yes A fee is required 120 days after Release Notification and prior to Tier Classification.

E. RAO INFORMATION:

RAO CLASS:		RISK CHARACTERIZATION METHOD:		GROUNDWATER CATEGORY:		SOIL CATEGORY:	
[XX] A-1	[ ] B-1	[ ] 1		[ ] GW-1		[ ] S-1	
[ ] A-2	[ ] B-2	[ ] 2	n/a	[ ] GW-2	n/a	[ ] S-2	n/a
[ ] A-3	[ ] C	[ ] 3		[ ] GW-3		[ ] S-3	

Was contamination reduced to background level(s) at a disposal site? [ ] No [XX] Yes

Is this RAO based upon the implementation of an Activity and Use Limitation? [XX] No [ ] Yes

If yes, indicate the type of Activity and Use Limitation implemented at the disposal site:

Date filed with Registry of Deeds: ___ / ___ / ___ Registry or Court Location:

Book/Page Number (or other identifier):

Attach to this RAO Statement a copy of any and all Activity and Use Limitations which have been implemented under 310 CMR 40.1070 and an Activity and Use Limitation Opinion pursuant to 310 CMR 40.1056(2)(g).

Will Post-RAO Operation and Maintenance (O & M) be conducted at the site pursuant to 310 CMR 40.0896 (for Class C RAOs only)?

[XX] No [ ] Yes If yes, check one: [ ] Active O & M [ ] Passive O & M

Attach to this RAO Statement a description of any operation, maintenance, and/or monitoring that will be required to confirm and/or maintain those conditions at the disposal site upon which the RAO is based.

Massachusetts Department of Environmental Protection **BWSC-004**
Bureau of Waste Site Cleanup

RESPONSE ACTION OUTCOME (RAO) STATEMENT
(pursuant to 310 CMR 40.1056)

Release Tracking Number: 3 - 10970

F. RESPONSE ACTIONS COMPLETED:
(Check all that apply)

TYPE OF RESPONSE ACTION:	YES	NO	COMPLETION STATEMENT ATTACHED	COMPLETION STATEMENT PREVIOUSLY SUBMITTED	DATE OF DOCUMENT
Immediate Response Action*	☒	☐	☐	☐	__/__/__
Release Abatement Measure*	☐	☒	☐	☐	__/__/__
Utility-Related Abatement Measure*	☐	☒	☐	☐	__/__/__
Phase I	☐	☒	☐	☐	__/__/__
Phase II	☐	☒	☐	☐	__/__/__
Phase III	☐	☒	☐	☐	__/__/__
Phase IV	☐	☒	☐	☐	__/__/__
Phase V	☐	☒	☐	☐	__/__/__

*If multiple actions were completed at a disposal site, provide an attachment stating the date of the Completion Statement for each.

G. DESCRIPTION OF RESPONSE ACTIONS: Provide details on attachments, as warranted.
(Check all that apply)

REMOVAL OF REMEDIATION WASTE:

- ☐ Contaminated Water
- ☐ Contaminated Soils (check all that apply):
  - ☐ Excavate
  - ☐ Store
  - ☐ Treat
  - ☐ Re-use
  - ☐ Recycle Actual Volume: _____ cubic yards
  - ☐ Landfill Actual Volume: _____ cubic yards
- ☒ Drums/Tanks/Containers 4 @ 1500P WEHS
- ☐ NAPL 1 @ 55G WGM
- ☐ Other: _____

OTHER RESPONSE ACTIONS:

- ☐ Drainage Controls
- ☐ Berms/Dikes/Impoundments
- ☐ Temporary Covers/Caps
- ☐ Waste/Product Recovery
- ☐ Temporary Evacuation/Relocation of Residents
- ☐ Temporary Water Supplies
- ☐ Vent System
- ☐ Groundwater Treatment Systems
- ☐ Other: _____
- ☐ ASSESSMENT ONLY

H. FINDINGS AND CONCLUSIONS:

Except where previously submitted and specified, submit all documentation, plans, and/or reports necessary to support the RAO to the Department, including, without limitation, the following:

- For all Class A RAOs, information documenting the extent to which levels of oil and/or hazardous material in the environment have been reduced to background, and for all Class A-2 and A-3 RAOs, the results of the feasibility evaluation conducted pursuant to 310 CMR 40.0860 demonstrating that the achievement of background is not feasible.
- For all Class A and Class B RAOs, information supporting the conclusion that a level of No Significant Risk has been achieved or exists.
- For all Class A RAOs and where applicable to Class C RAOs, a demonstration that all uncontrolled sources, as specified in 310 CMR 40.1003(5) have been eliminated or controlled.
- For all Class C RAOs, information supporting the conclusion that no substantial hazards remain at the disposal site.
- For all Class C RAOs, a copy of the plan, as specified in 310 CMR 40.0861(2)(h), which presents definitive and enterprising steps to be taken toward achieving a Permanent Solution at the disposal site.

Massachusetts Department of Environmental Protection **BWSC-004**
Bureau of Waste Site Cleanup

RESPONSE ACTION OUTCOME (RAO) STATEMENT
(pursuant to 310 CMR 40.1056)

Release Tracking Number: 3 - 10970

I. LSP OPINION:

Name of Organization: Cyn Environmental Services

LSP Name: Gerald E. McCarthy Title: LSP, Technical Supervisor

Telephone: 617 - 464 - 6372 Ext. n/a

I attest that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this attestation, and in my professional judgment, the response action(s) that is the subject of this submittal complies with the provisions of M.G.L. c. 21A, §§ 19-19J, 309 CMR, M.G.L. c. 21E, 310 CMR 40.0000, and all other laws, regulations, orders, permits, and approvals applicable to such response action(s). I am aware that significant penalties may result, including, but not limited to, possible fines and imprisonment, if I wilfully submit information which I know to be false, inaccurate or incomplete.

Signature: Gerald E. McCarthy

Date: 3/21/95

License Number: 3953

Seal: COMMONWEALTH OF MASSACHUSETTS GERALD E McCARTHY NO. 3953 REGISTERED LICENSED SITE PROFESSIONAL

J. CERTIFICATION OF PERSON SUBMITTING RAO STATEMENT:

I certify under penalties of law that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this certification, and that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained herein is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for wilfully submitting false, inaccurate, or incomplete information.

Signature: Date: 3/23/95

Name of Person (print): DAVID S MURAN JR

CYN
ENVIRONMENTAL
SERVICES

3-10970
Beverly
15 Hale St.

6 April 1995

Department of Environmental Protection
Northeast Regional Office
10 Commerce Way
Woburn, MA 01801

RE: Revised Response Action Outcome (RAO) Statement, BWSC-004

RTN #3-10970, BEVERLY

Cyn Environmental Services was recently made aware of an inconsistency in the previously submitted Response Action Outcome (RAO) Statement (RTN #3-10970) relating to the BLOCK A of form BWSC-004. Although the "Yes" block was checked for "Does the RAO apply to a portion of a disposal site?", the text of the RAO Summary Statement clearly states that the entire disposal site, as defined by the vertical and horizontal extent of the release, was cleaned up to a level of No Significant Risk. Therefore, we are submitting the enclosed revised BWSC-004 to eliminate the inconsistency.

If you have any questions, please contact me at 1-800-242-5818.

Sincerely,
CYN ENVIRONMENTAL SERVICES

Gerald E. McCarthy

Gerald E. McCarthy, LSP
Technical Supervisor

/rl

ONE 617-464-6370 • 1-800-242-5818 (Mass.) • 1-800-622-6365 (outside Mass.) • FAX 617-464-6382

MPR

RAO Verification Form

Location:

Street 15 Hale Street
City/Town Beverly

Tracking # 3-10970

Check one:
( )RAO-in house
(✓)RAO-LSP, assigned
( )RAO-LSP, unassigned

Staff Lead Assigned: Kyle MacAfee

Reviewer's Comments: SIMPLE SPILL — CLEANUP SUFFICIENT

Verifier's Comments:

The submittal is administratively & technically complete. Class A-1 is an appropriate RAO classification for this cleanup.

Reviewer's Name and Title: Kyle MacAfee, LSP II
Reviewer's signature and date: 7/12/94

Verifier's Name and Title: Rogen Chu, LSP
Verifier's signature and date: 7/28/94

KM

Massachusetts Department of Environmental Protection -003
Bureau of Waste Site Cleanup

OIL AND HAZARDOUS MATERIAL RELEASE NOTIFICATION FORM (pursuant to 310 CMR 40.0371)

Release Tracking Number: 3 - 10970

A. RELEASE OR THREAT OF RELEASE (TOR) LOCATION:

Street: 15 Hale Street Location Aid: Beverly Fire Station
City/Town: Beverly Zip Code: 01915 -

B. NOTIFIER INFORMATION:

Name of Organization: Dandy Corporation
Contact Name: Mr. David Moran Title: Vice President
Street: 548 Middle Street
City/Town: Weymouth State: MA Zip Code: 02188 -
Telephone: 617 - 340 - 7587 Ext. na

C. RELEASE OR TOR AFFILIATION OF NOTIFIER (pursuant to M.G.L.c.21E§7 and 310 CMR 40.0331):

(check one/specify)

- [X] Responsible Party (RP) Specify (circle one): Owner Operator (Generator) Transporter Other RP: ____
- [ ] Potentially Responsible Party (PRP) Specify (circle one): Owner Operator Generator Transporter Other PRP: ____
- [ ] Fiduciary/Secured Lender
- [ ] Agency/Public Utility on a Right of Way
- [ ] Other Person: ____

D. ADDITIONAL INFORMATION ATTACHED:

(check all that apply)

- [X] Names and addresses of owners of all impacted properties (required)
- [ ] Contractor name and address (optional)
- [ ] Licensed Site Professional (LSP) name and address (optional)
- [ ] Other: ____

E. INFORMATION ON RELEASE OR THREAT OF RELEASE (TOR):

Knowledge of Release or TOR Date: 05/09/94 Time: 10 : 00 am/pm (circle one) [ ] Check here if Release/TOR Date is Unknown
Release or TOR Date (if different): __/__/__ Time: __ : __ am/pm (circle one) [ ] Check here if Release/TOR Time is Unknown

Previous Oral Notification to DEP? [ ] No [X] Yes Previous Oral Notification to DEP Date: 05/09/94 Time: 10 : 15 am/pm (circle one)

Notification Thresholds (pursuant to 310 CMR 40.0311-15):

2 HOUR NOTIFICATION (check all that apply):

- [X] Sudden Release
- [ ] Oil Sheen
- [ ] Release Detected in Private Well
- [ ] Imminent Hazard
- [ ] Threat of Sudden Release
- [ ] Release to Storm Drain
- [ ] Sanitary Sewer Release (Imminent Hazard)

72 HOUR NOTIFICATION (check all that apply):

- [ ] Subsurface Non-Aqueous Phase Liquid (NAPL)
- [ ] Underground Storage Tank (UST) Release
- [ ] Release to Groundwater near Water Supply
- [ ] Release to Groundwater near School or Residence
- [ ] Threat of UST Release

120 DAY NOTIFICATION (check all that apply):

- [ ] Release of Hazardous Material(s) to soil or groundwater exceeding Reportable Concentration(s)
- [ ] Release of Oil to soil exceeding Reportable Concentration(s) and affecting more than 2 cubic yards
- [ ] Release of Oil to groundwater exceeding Reportable Concentration(s)

Name and Quantities of Oil (O) and/or Hazardous Material (HM) Released:
(If needed, attach a list of additional OHM Substances.)

OHM REPORTED:	O (check one)	HM (check one)	CAS# (if known)	Amount/ Concentration	Units	Reportable Concentrations Exceeded (if applicable)
Gasoline	X			50	Gallons	

Massachusetts Department of Environmental Protection **BWSC-003**
Bureau of Waste Site Cleanup

OIL AND HAZARDOUS MATERIAL RELEASE NOTIFICATION FORM (pursuant to 310 CMR 40.0371)

Release Tracking Number: 3 - 10970

F. ACTIONS TAKEN OR PROPOSED (IMMEDIATE RESPONSE ACTION, UTILITY-RELATED ABATEMENT MEASURE, RELEASE ABATEMENT MEASURE, PHASE I REPORT, LIMITED REMOVAL ACTION):

Actions: IRA Oral Plan Approval Date: 05 / 09 / 94 IRA Assessment Only: [XX] No [ ] Yes

Was a Release Abatement Measure or Utility-Related Abatement Measure terminated due to discovery of a 2 hour or 72 hour release? [XX] No [ ] Yes

If yes, provide relevant Release Tracking Numbers: _____

Additional information relevant to the release or Threat of Release attached: [ ] No [XX] Yes If yes, check all that apply:

[XX] Response Action Outcome Statement [ ] Immediate Response Action Completion Statement

[ ] Other: _____

G. SIGNATURE AND CERTIFICATION:

I certify under penalties of law that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this certification, and that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained herein is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for wilfully submitting false, inaccurate, or incomplete information.

Signature: _____ Date: 07 / 06 / 94

Name of Person (print): DAVID S MORAN JR.

RECEIVED
JUL 7 1994
DEP/NORTHEAST REGION
WOBURN, MASS.

KM

rev'd 7-7-94

CYN ENVIRONMENTAL SERVICES

5 July 1994

Summary Statement

Release Tracking #3-10970

Site:	Beverly Fire Station 15 Hale Street Beverly, MA 01915
R.P.:	Dandy Corporation 548 Middle Street Weymouth, MA 02188
Contact:	Mr. David Moran, Vice President
Telephone:	(617) 340-7587

On May 9, 1994 at approximately 10:00 AM, a small gasoline spill resulted at the above site as a Dandy Corporation tank truck was making a fuel delivery. While making the delivery, the tank truck's fuel pump failed, causing approximately fifty (50G) gallons of gasoline to be released from the pump onto the asphalt surface of the parking lot. The driver immediately shut down the refueling operations when he noticed the spill. Please refer to the attached site sketch for additional information.

Cyn Environmental Services of Stoughton, Massachusetts was contracted by Dandy corporation to perform the cleanup, and to provide Licensed Site Professional services. Cyn Environmental Services, on behalf of Dandy Corporation, orally notified the Department of Environmental Protection of the release at 10:15 AM on May 9, 1994. An Immediate Response Action (IRA) was also discussed at this time.

The IRA included applying absorbent material to remove the fifty gallons of gasoline from the surface of the parking lot, and to sweep up and shovel the contaminated absorbent into 55 gallon 17-H drums for proper disposal. The IRA also included pumping out the contents of a number of gasoline filled 5-gallon buckets that were on site. The fuel in these buckets were to be used as part of tank tightness testing procedures that were being conducted on this tank.

ONE 617-464-6370 • 1-800-242-5818 (Mass.) • 1-800-622-6365 (outside Mass.) • FAX 617-464-6382

The IRA was completed by Cyn Environmental Services. Four (4) 55 gallon 17-H drums of an RQ Waste Environmentally Hazardous Substances, (the oily absorbents contaminated with gasoline/benzene), were generated and transported to Environmental Waste Resources (EWR), Incorporated, in Waterbury, Connecticut for proper disposal. Enclosed, please find a copy of manifest MA G156705. The gasoline from the 5-gallon buckets was transferred into one (1) 55 gallon 17-H drum and transported to EWR under the same manifest but as an RQ Waste Gasoline Mixture.

Conclusions and Recommendations

Pursuant to 310 CMR 40.1036(1)(a) and 310 CMR 40.1020(2), a level of No Significant Risk and a Permanent Solution (RAO Class A-1) have been achieved at all sites where concentrations of oil and hazardous materials have been reduced to background levels. In this case, the fifty gallons of gasoline leaked from the failed fuel pump of the tank truck onto the asphalt surface of the parking lot. Because the gasoline did not migrate from the asphalt surface onto soil, into groundwater, into any waterways, or any other media, background levels were never impacted. In addition, the refueling process was immediately shut down upon the discovery of the release, thereby eliminating the source of the contamination (310 CMR 40.1003(5)). Therefore, it is my professional opinion that a Class A-1 outcome has been achieved and no further action is required.

Soil and groundwater categories were left blank on the RAO because they do not apply in this case.

This Summary Statement and accompanying Response Action Outcome Statement refer only to the release of fifty gallons of gasoline at the above mentioned site.

Very truly yours,
CYN ENVIRONMENTAL SERVICES

Gerald E. McCarthy

Gerald E. McCarthy, LSP
Technical Supervisor

COMMONWEALTH OF MASSACHUSETTS
GERALD E. McCARTHY
NO. 3953
REGISTERED
LICENSED SITE PROFESSIONAL

A Partnership Including
Professional Corporations
75 State Street
Boston, MA 02109-1807
617-345-5000
Facsimile 617-345-5077

Boston
Chicago
Los Angeles
Miami
Newport Beach
New York
Tallinn (Estonia)
Vilnius (Lithuania)
Washington, D.C.

Associated (Independent) Offices
London
Paris

McDERMOTT, WILL & EMERY

Erich R. Luschei
Attorney at Law
617-345-5034

July 7, 1994

VIA FACSIMILE AND FIRST CLASS MAIL

Mr. Kyle MacAfee
Environmental Engineer
Ms. Mary Bester-Colby
Branch Chief
Emergency Response Section
Department Of Environmental Protection
Metro Boston/Northeast Regional Office
10 Commerce Way
Woburn, MA 01801

Re: Response to Notice of Responsibility Concerning Gas Spill At Beverly Fire Headquarters, 15 Hale Street, RTN #3-10970

Dear Mr. MacAfee and Ms. Bester-Colby:

This firm represents Global Petroleum ("Global") in connection with the above-referenced Notice of Responsibility. As discussed in more detail below, Global is not a responsible person within the meaning of M.G.L. ch. 21E, § 5 and on that basis Global disclaims any responsibility for the site. However, the responsible party in this case hired Cyn Environmental Services ("Cyn") for the purpose of complying with Chapter 21E and the Massachusetts Contingency Plan. It is our understanding that the spill has been cleaned up, and that Cyn has submitted, or will be submitting an RNF and RAO to the Department.

As you may be aware, the spill involved in this case occurred when a pump on a gasoline truck malfunctioned and spilled approximately 35 to 50 gallons of gasoline. The truck was owned by Dandy Corporatoin, which is an independent carrier for Global.

Section 5 of Chapter 21E imposes liability for the costs of assessment, containment and removal on five categories of persons. None of these categories apply to Global in the present

case. Sections 5(a)(1) and 5(a)(2) are not applicable because Global is not a past or present owner or operator of the site. Sections 5(a)(3) and 5(a)(4) are not applicable because liability is not imposed on a person who transports or arranges for the transportation of oil. Griffith v. New England Tel. & Tel. Co., 414 Mass. 824, 829 (1993).

With respect to section 5(a)(5), Global is not a "person who otherwise caused or is legally responsible for a release of oil." Liability under this subsection only applies when there is intentional conduct or conduct in breach of common law or contract duties. Marenghi v. Barton, Middlesex Sup. Ct., Civ. 90-863-B, Lawyer's Weekly No. 12-105-94. In the present case, the spill was caused by a pump that spontaneously malfunctioned. Global did not own the truck or the pump, could not have intended to cause the spill, could not have reasonably foreseen that the pump would malfunction, and has no contractual responsibility for the spill.

For the foregoing reasons, Global disclaims any liability for the release involved here. As noted above, however, the responsible party has accepted responsibility for the spill, retained Cyn as an LSP, and is submitting or has submitted an RNF and RAO.

Should you have authority of which I am unaware supporting the DEP's position that Global is a responsible party, or are aware of facts that I have overlooked, please call me at your earliest opportunity.

Very truly yours,

Erich R. Luschei

cc: Jennifer Slifka-Vidal, Esq.

\26525\026\50QKMERL.02

Massachusetts Department of Environmental Protection **BWSC-001**
Bureau of Waste Site Cleanup

Release Tracking Number: D - 10970

OHM RELEASE LOG FORM

A. LOG INFORMATION:

Log Date: 5/9/94

Log Time: 10 : 10 (circle one) am/pm

Use of Form: (check one)
- ☐ Initial Office
- ☐ Boston
- ☒ Amended

TYPE OF CALL (check one):
- ☒ Release or TOR
- ☐ Complaint
- ☐ Inquiry

CALLER (check one):
- ☐ PRP
- ☐ Public Safety Official
- ☐ Other Government Agency
- ☐ Citizen
- ☐ Anonymous
- ☐ LSP/PRP Agent
- ☐ Other Person: _____

Reporting Person: _____

Telephone: ___ - ___ - ___ Ext. _____

Organization: _____

DISPOSITION OF CALL (check the one most applicable disposition below):

If selecting either of the two following options, assign a Release Tracking Number in the space provided above.
- ☒ Reportable Release or TOR
- ☐ Release or TOR Less than Reporting Threshold

If selecting any of the disposition options below, do not assign a Release Tracking Number.
- ☐ Release or TOR Exempt from Reporting Requirements (not referred)
- ☐ Referral to Other Agency (circle one): BOH FD DPH DOT EPA USCG Other: _____
- ☐ Referral to Other Division (circle one): AQC ENF/SF HW IWW SW WPC WS WW Other: _____
- ☐ Referral to Site Discovery
- ☐ No Action

B. RELEASE OR THREAT OF RELEASE (TOR) LOCATION:

Street: 15 Hale St. Location Aid: Beverly Fire H.Q.

City/Town: Beverly

Type of Location (circle all that apply): Commercial Industrial Residential School Municipal State Federal Right of Way Roadway Water Body Open Space Other: _____

C. RELEASE OR TOR INFORMATION:

Knowledge of Release or TOR Date: ___/___/___ Time: ___ : ___ am/pm (circle one) ☐ Check here if Release/TOR Date is Unknown

Release or TOR Date (if different): ___/___/___ Time: ___ : ___ am/pm (circle one) ☐ Check here if Release/TOR Time is Unknown

2 HOUR NOTIFICATION (check all that apply):
- ☐ Sudden Release
- ☐ Oil Sheen
- ☐ Release Detected in Private Well
- ☐ Imminent Hazard
- ☐ Threat of Sudden Release
- ☐ Release to Storm Drain
- ☐ Sanitary Sewer Release (Imminent Hazard)

72 HOUR NOTIFICATION (check all that apply):
- ☐ Subsurface NAPL
- ☐ UST Release
- ☐ Release to Groundwater near Water Supply
- ☐ Release to Groundwater near School or Residence
- ☐ Threat of UST Release

120 DAY NOTIFICATION (check all that apply):
- ☐ Release of HM(s) to soil or groundwater exceeding RC(s)
- ☐ Release of Oil to soil exceeding RC(s) and affecting more than 2 cubic yards
- ☐ Release of Oil to groundwater exceeding RC(s)

Source of Release or Threat of Release (circle all that apply): UST Pipe/Hose/Line Fuel Tank AST Drums Transformer Tanker Truck Boat Vehicle Unknown Other: _____

Federal LUST Eligible: ☐ Yes ☐ No ☐ Unknown

Type of Release or TOR (circle all that apply): Leak Spill Rupture Dumping Tank Removal Overfill Vehicle Accident Test Failure Threat Only Fire Unknown Other: _____

Media/Receptors Affected (circle all that apply): Air Groundwater Surface Water Sediments Soil Storm Drain Private Well Public Water Supply Zone 2 Residence School Unknown Other: _____

OHM REPORTED:	O (check one)	HM (check one)	AMT/CONCENTRATION	UNITS	S (check one for RC only)	GW (check one for RC only)
	☐	☐			☐	☐
	☐	☐			☐	☐

Massachusetts Department of Environmental Protection **BWSC-001**
Bureau of Waste Site Cleanup

Release Tracking Number: 3 - 10970

OHM RELEASE LOG FORM

D. DESCRIPTION:
CHANGE PRP TO ONE LISTED ON SECTION "E"
GLOBAL OIL LISTED AS ORIGINAL PRP IS NOT RESPONSIBLE UNDER MGL CH 21E §5.

E. POTENTIALLY RESPONSIBLE PARTY INFORMATION:
(check one)
☐ PRP Unknown ☐ PRP Performing Response Actions ☐ PRP Unwilling or Unable to Perform Response Actions

Name of Organization: DANDY CORPORATION
Name of Contact: DAVID MORAN Title: VICE PRESIDENT
Street: 548 MIDDLE ST.
City/Town: WEYMOUTH State: MA Zip Code: 02188 -
Telephone: 617 - 340 - 7587 Ext. ☐ Check here if other persons or additional PRPs are listed on a RLFA

Name of Local Contact: Title:
Street:
City/Town: State: Zip Code: -
Telephone: - - Ext.

F. PRP CONTRACTOR AND LSP (if known):
PRP Contractor:
Name of Contact:
Telephone: - - Ext.

LSP Organization (if applicable): License Number:
Name of LSP:
Telephone: - - Ext.

G. ACTIONS TAKEN OR PROPOSED:
Actions: Oral Plan Approval Date: / / IRA Assessment Only: ☐ Yes ☐ No
Action Taken by Whom: ☐ PRP ☐ DEP ☐ Other:
State Contractor: ☐ No ☐ Yes:

H. OTHER AGENCIES/DIVISIONS INVOLVED WITH REPORTABLE RELEASE:

AGENCY	CONTACT	PHONE	INITIATED BY: PRP	DEP	AGENCY
		- - Ext.	☐	☐	☐
		- - Ext.	☐	☐	☐

I. DEP ASSIGNMENT:
RNF Submittal Requested: ☐ No ☐ Yes, From:
Provisions of 21E Explained: ☐ Yes ☐ No, Why:
Prepared by (please print): KYLE MACRAE
Signature: Regional Use:
Staff Lead Assigned (if different from Preparer): Number of RLFA Pages Attached:

MER

Commonwealth of Massachusetts
Executive Office of Environmental Affairs
Department of Environmental Protection
Metro Boston/Northeast Regional Office

William F. Weld
Governor
Trudy S. Coxe
Secretary, EOEA
Thomas B. Powers
Acting Commissioner

URGENT LEGAL MATTER: PROMPT ACTION NECESSARY
CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Global Petroleum
800 South Street
Waltham, Massachusetts 02254

Attn: Lucia Smith

RE: BEVERLY
Beverly Fire Headquarters
15 Hale Street
RTN #3-10970

NOTICE OF RESPONSIBILITY:
M.G.L. c. 21E & 310 CMR 40.0000

Dear Ms. Smith:

On May 9, 1994 at 10:10 a.m., the Department of Environmental Protection (the Department or DEP) received oral notification that there is or has been a release of oil and/or hazardous material at the above-referenced property which requires one or more response actions. Based on this information, the Department has reason to believe that the subject property or portion(s) thereof is a disposal site as defined in the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, M.G.L. c. 21E, and the Massachusetts Contingency Plan, 310 CMR 40.0000 (the MCP). The assessment and cleanup of disposal sites is governed by M.G.L. c. 21E and the MCP.

The purpose of this notice is to inform you of your legal responsibilities under state law for assessing and/or remediating the subject release. For purposes of this notice, the terms and phrases used herein shall have the meaning ascribed to them by the MCP unless the text clearly indicates otherwise.

STATUTORY LIABILITIES

The Department has reason to believe that you (as used in this letter, "you" refers to Global Petroleum) are a Potentially Responsible Party (a PRP) with liability under M.G.L. c. 21E, § 5, for response action costs. Section 5 makes the following parties liable to the Commonwealth of Massachusetts: current owners or operators of a site from or at which there is or has been a release/threat of release of oil or hazardous material; any person who owned or operated a site at the time hazardous material was stored or disposed of; any person who arranged for the transport, disposal, storage or treatment of hazardous material

to or at a site; any person who transported hazardous material to a transport, disposal, storage or treatment site from which there is or has been a release/threat of release of such material; and any person who otherwise caused or is legally responsible for a release/threat of release of oil or hazardous material at a site.

This liability is "strict", meaning it is not based on fault, but solely on your status as an owner, operator, generator, transporter or disposer. It is also joint and several, meaning that you may be liable for all response action costs incurred at the site, regardless of the existence of any other liable parties.

The MCP requires responsible parties to take necessary response actions at properties where there is or has been a release or threat of release of oil and/or hazardous material. If you do not take the necessary response actions, or fail to perform them in an appropriate and timely manner, the Department is authorized by M.G.L. c. 21E to have the work performed by its contractors. By taking such actions, you can avoid liability for response action costs incurred by the Department and its contractors in performing these actions, and any sanctions which may be imposed for failure to perform response actions under the MCP.

You may be liable for up to three (3) times all response action costs incurred by the Department. Response action costs include, without limitation, the cost of direct hours spent by Department employees arranging for response actions or overseeing work performed by persons other than the Department or their contractors, expenses incurred by the Department in support of those direct hours, and payments to the Department's contractors. (For more detail on cost liability, see 310 CMR 40.1200.)

The Department may also assess interest on costs incurred at the rate of twelve percent (12%), compounded annually. To secure payment of this debt, the Commonwealth may place liens on all of your property in the Commonwealth. To recover the debt, the Commonwealth may foreclose on these liens or the Attorney General may bring legal action against you.

In addition to your liability for up to three (3) times all response action costs incurred by the Department, you may also be liable to the Commonwealth for damages to natural resources caused by the release. Civil and criminal liability may also be imposed under M.G.L. c. 21E, § 11, and civil administrative penalties may be imposed under M.G.L. c. 21A, § 16 for each violation of M.G.L. c. 21E, the MCP, or any order, permit or approval issued thereunder.

NECESSARY RESPONSE ACTIONS

The subject site shall not be deemed to have had all the necessary and required response actions taken unless and until all substantial hazards presented by the site have been eliminated and a level of No Significant Risk exists or has been achieved in compliance

with M.G.L. c. 21E and the MCP. In addition, the MCP requires persons undertaking response actions at disposal sites to perform Immediate Response Actions (IRAs) in response to "sudden releases", Imminent Hazards and Substantial Release Migration. Such persons must continue to evaluate the need for IRAs and notify the Department immediately if such a need exists.

You are also reminded that at the time of oral notification to DEP, you were advised by the Department that the following response actions were approved as an IRA: absorbing and drumming of an estimated 50 gallons of spilled gasoline, and the excavation and drumming of soils impacted as the result of the pump failure during a delivery.

You must employ or engage a Licensed Site Professional (LSP) to manage, supervise or actually perform the necessary response actions at the subject site. In addition, the MCP requires persons undertaking response actions at a disposal site to submit to the Department a Response Action Outcome Statement (RAO) prepared by an LSP in accordance with 310 CMR 40.1000 upon determining that a level of No Significant Risk already exists or has been achieved at a disposal site or portion thereof. [You may obtain a list of the names and addresses of these licensed professionals from the Board of Registration of Hazardous Waste Site Cleanup Professionals at (617) 556-1145.]

There are several other submittals required by the MCP which are related to release notification and/or response actions that may be conducted at the subject site in addition to an RAO, that, unless otherwise specified by the Department, <u>must</u> be provided to DEP within specific regulatory timeframes. The submittals are as follows:

(1) If one has not been submitted, a Release Notification Form (RNF) must be submitted to DEP pursuant to section 310 CMR 40.0333 within 60 calendar days of the initial date of oral notification to DEP of a release pursuant to 310 CMR 40.0300 or from the date the Department issues a Notice of Responsibility (NOR), whichever occurs earlier;

(2) Unless an RAO is submitted earlier, an Immediate Response Action (IRA) Plan prepared in accordance with 310 CMR 40.0420, or an IRA Completion Statement (310 CMR 40.0427) must be submitted to DEP within 60 calendar days of the initial date of oral notification to DEP of a release pursuant to 310 CMR 40.0300 or from the date the Department issues an NOR, whichever occurs earlier; and

(3) Unless an RAO is submitted earlier, a completed Tier Classification Submittal pursuant to 310 CMR 40.0510, and, if appropriate, a completed Tier I Permit Application pursuant to 310 CMR 40.0700, must be submitted to DEP within one year of the initial date of oral notification to DEP of a release pursuant to 310 CMR 40.0300 or from the date the Department issues an NOR, whichever occurs earlier.

(4) Pursuant to the Department's "Timely Action Schedule and Fee Provisions", 310 CMR 4.00, a fee of $750 must be included with an RAO statement that is submitted to the Department more than 120 calendar days after the initial date of oral notification to DEP of a release pursuant to 310 CMR 40.0300 or after the date the Department issues an NOR, whichever occurs earlier, and before Tier Classification. A fee is not required for an RAO submitted to the Department within 120 days of the date of oral notification to the Department, or the date the Department issues an NOR, whichever date occurs earlier, or after Tier Classification.

It is important to note that you must dispose of any Remediation Waste generated at the subject location in accordance with 310 CMR 40.0030 including, without limitation, contaminated soil and/or debris. Any Bill of Lading accompanying such waste must bear the seal and signature of an LSP or, if the response action is performed under the direct supervision of the Department, the signature of an authorized representative of the Department.

The Department encourages parties with liabilities under M.G.L. c. 21E to take prompt action in response to releases and threats of release of oil and/or hazardous material. By taking prompt action, you may significantly lower your assessment and cleanup costs and avoid the imposition of, or reduce the amount of, certain permit and annual compliance fees for response actions payable under 310 CMR 4.00.

If you have any questions relative to this notice, you should contact Kyle MacAfee at the letterhead address or (617) 935-2160. All future communications regarding this release must reference the Release Tracking Number (RTN #3-10970) contained in the subject block of this letter.

Sincerely,

Kyle MacAfee
Environmental Engineer

Mary Bester-Colby
Branch Chief
Emergency Response Section

MBC/Km/kc

/cc: Board of Health, P.O. Box 441, Beverly, MA 01915
Fire Department, 15 Hale St., Beverly, MA 01915
DEP data entry/file
Attachment: Release Notification Form; BWSC - 003

Massachusetts Department of Environmental Protection **BWSC-002**
Bureau of Waste Site Cleanup

Release Tracking Number: 3-10970

OHM RELEASE LOG FORM ATTACHMENT

A. LOG/RELEASE LOCATION INFORMATION:

City/Town: BEVERLY Date: 5/9/94 Time: 11:30 am/pm (circle one)

Use of Attachment (check one): [X] Field [ ] Follow-up Office [ ] Attachment Page(s): ____ of ____

B. ADDITIONAL DESCRIPTION:

Is this form being used to document an Oral IRA Plan approval and/or conditions? [ ] Yes [X] No

STAIN RUNS 5' X 20', PUDDLED INTO LOW POINTS IN LOT.
SOIL CONTAMINATED IN 2' X 5' AREA IN GRAVE YARD, AROUND HEADSTONES & ALONG EDGE OF LOT.

C. ADDITIONAL POTENTIALLY RESPONSIBLE PARTY INFORMATION:

[ ] Other PRP [ ] Other Contact If Other Contact, Specify Relationship to Release: ____

Name of Organization: ____

Contact Name: ____ Title: ____

Street: ____

City/Town: ____ State: ____ Zip Code: ____ - ____

Telephone: ____ - ____ - ____ Ext. ____

Name of Local Contact: ____ Title: ____

Street: ____

City/Town: ____ State: ____ Zip Code: ____ - ____

Telephone: ____ - ____ - ____ Ext. ____

D. DEP ASSIGNMENT:

Preparer of RLFA (please print): KYLE MACAFEE

Signature: [signature]

Staff Lead Assigned (if different from Preparer): ____

Massachusetts Department of Environmental Protection **BWSC-001**
Bureau of Waste Site Cleanup

DEP

OHM RELEASE LOG FORM

Release Tracking Number: 3-10970

A. LOG INFORMATION:

Log Date: 5/9/99

Log Time: 10 : 10 (circle one) am/pm

Use of Form: (check one)
- [x] Initial Office
- [ ] Boston
- [ ] Amended

TYPE OF CALL (check one):
- [x] Release or TOR
- [ ] Complaint
- [ ] Inquiry

CALLER (check one):
- [x] PRP
- [ ] Public Safety Official
- [ ] Other Government Agency
- [ ] Citizen
- [ ] Anonymous
- [ ] LSP/PRP Agent
- [ ] Other Person: _____

Reporting Person: Lucia Smith

Telephone: 398 - 4290 Ext. _____

Organization: Cylobal Petroleum

DISPOSITION OF CALL (check the one most applicable disposition below):

If selecting either of the two following options, assign a Release Tracking Number in the space provided above.
- [x] Reportable Release or TOR
- [ ] Release or TOR Less than Reporting Threshold

If selecting any of the disposition options below, do not assign a Release Tracking Number.
- [ ] Release or TOR Exempt from Reporting Requirements (not referred)
- [ ] Referral to Other Agency (circle one): BOH FD DPH DOT EPA USCG Other: _____
- [ ] Referral to Other Division (circle one): AQC ENF/SF HW IWW SW WPC WS WW Other: _____
- [ ] Referral to Site Discovery
- [ ] No Action

B. RELEASE OR THREAT OF RELEASE (TOR) LOCATION:

Street: 15 Hale St

Location Aid: Beverly FD

City/Town: Beverly

Type of Location (circle all that apply): Commercial Industrial Residential School Municipal State Federal Right of Way Roadway Water Body Open Space Other: _____

C. RELEASE OR TOR INFORMATION:

Knowledge of Release or TOR Date: 5/9/99 Time: 10 : 00 am/pm (circle one) [ ] Check here if Release/TOR Date is Unknown

Release or TOR Date (if different): 5/7/99 Time: 9 : 30 am/pm (circle one) [ ] Check here if Release/TOR Time is Unknown

2 HOUR NOTIFICATION (check all that apply):
- [x] Sudden Release
- [ ] Oil Sheen
- [ ] Release Detected in Private Well
- [ ] Imminent Hazard
- [ ] Threat of Sudden Release
- [ ] Release to Storm Drain
- [ ] Sanitary Sewer Release (Imminent Hazard)

72 HOUR NOTIFICATION (check all that apply):
- [ ] Subsurface NAPL
- [ ] UST Release
- [ ] Release to Groundwater near Water Supply
- [ ] Release to Groundwater near School or Residence
- [ ] Threat of UST Release

120 DAY NOTIFICATION (check all that apply):
- [ ] Release of HM(s) to soil or groundwater exceeding RC(s)
- [ ] Release of Oil to soil exceeding RC(s) and affecting more than 2 cubic yards
- [ ] Release of Oil to groundwater exceeding RC(s)

Source of Release or Threat of Release (circle all that apply): UST Pipe/Hose/Line Fuel Tank AST Drums Transformer Tanker Truck Boat Vehicle Unknown Other: _____

Federal LUST Eligible: [ ] Yes [ ] No [ ] Unknown

Type of Release or TOR (circle all that apply): Leak Spill Rupture Dumping Tank Removal Overfill Vehicle Accident Test Failure Threat Only Fire Unknown Other: _____

Media/Receptors Affected (circle all that apply): Air Groundwater Surface Water Sediments Soil Storm Drain Private Well Public Water Supply Zone 2 Residence School Unknown Other: _____

OHM REPORTED:	O (check one)	HM (check one)	AMT/CONCENTRATION	UNITS	S (check one for RC only)	GW (check one for RC only)
gasoline	[x]	[ ]	35-50	gals	[ ]	[ ]
	[ ]	[ ]			[ ]	[ ]

Massachusetts Department of Environmental Protection BWSC-001
Bureau of Waste Site Cleanup

DEP

OHM RELEASE LOG FORM

Release Tracking Number: 3-10970

D. DESCRIPTION:
35-50 gals of gasoline released as a result of a pump failure during delivery. Spill impacted pavement and a small amount of soil on an adjacent cemetery. FD applied speedy dry to the spill

E. POTENTIALLY RESPONSIBLE PARTY INFORMATION:
(check one)
☐ PRP Unknown ☐ PRP Performing Response Actions ☐ PRP Unwilling or Unable to Perform Response Actions

Name of Organization: Global Petroleum
Name of Contact: Lucia Smith Title:
Street: 800 South St
City/Town: Waltham State: MA Zip Code: 02254 - 9161
Telephone: 617 - 398 - 4290 Ext. ☐ Check here if other persons or additional PRPs are listed on a RLFA

Name of Local Contact: Title:
Street:
City/Town: State: Zip Code: -
Telephone: - - Ext.

F. PRP CONTRACTOR AND LSP (if known):
PRP Contractor: CYN
Name of Contact: Kevin Stetson
Telephone: 800 - 242 - 5918 Ext.

LSP Organization (if applicable): License Number:
Name of LSP:
Telephone: - - Ext.

G. ACTIONS TAKEN OR PROPOSED:
Actions: IRA Oral Plan Approval Date: 5/9/94 IRA Assessment Only: ☐ Yes ☒ No
Action Taken by Whom: ☒ PRP ☐ DEP ☐ Other:
State Contractor: ☒ No ☐ Yes:

H. OTHER AGENCIES/DIVISIONS INVOLVED WITH REPORTABLE RELEASE:

AGENCY	CONTACT	PHONE	INITIATED BY: PRP	DEP	AGENCY
		- - Ext.	☐	☐	☐
		- - Ext.	☐	☐	☐

I. DEP ASSIGNMENT:
RNF Submittal Requested: ☐ No ☒ Yes, From:
Provisions of 21E Explained: ☒ Yes ☐ No, Why:
Prepared by (please print): J. S. Sayers
Signature: Scott Sayers Regional Use:
Staff Lead Assigned (if different from Preparer): KYLE MACAFEE Number of RLFA Pages Attached:

Massachusetts Department of Environmental Protection **BWSC-002**
Bureau of Waste Site Cleanup

DEP

OHM RELEASE LOG FORM ATTACHMENT

Release Tracking Number: 3 - 10970

A. LOG/RELEASE LOCATION INFORMATION:

City/Town: Beverly Date: 5/9/94 Time: 10:15 am/pm (circle one)

Use of Attachment (check one): ☐ Field ☐ Follow-up Office ☒ Attachment Page(s): 1 of 1

B. ADDITIONAL DESCRIPTION:

Is this form being used to document an Oral IRA Plan approval and/or conditions? ☐ Yes ☐ No

Approval to Conduct IRA:

- CSW will absorb spill from pavement with speedy dry and dispose of spent absorbent
- they will remove and drum impacted soil on the edge of the pavement
- waste will be removed immediately from site.

C. ADDITIONAL POTENTIALLY RESPONSIBLE PARTY INFORMATION:

☒ Other PRP ☐ Other Contact If Other Contact, Specify Relationship to Release:

Name of Organization: Dandy Corp.

Contact Name: Dave Miran Title:

Street: 548 Middle St

City/Town: E. Weymouth State: MA Zip Code: 02189 -

Telephone: 617 - 340 - 7587 Ext.

Name of Local Contact: Title:

Street:

City/Town: State: Zip Code: -

Telephone: - - Ext.

D. DEP ASSIGNMENT:

Preparer of RLFA (please print): S. Sayers

Signature: Scott Sayers

Staff Lead Assigned (if different from Preparer): ~~Sta~~ Kyle MacRae

Weston & Sampson
ENGINEERS, INC.

Five Centennial Drive
Peabody, Massachusetts 01960-7985
Tel: (978) 532-1900 Fax: (978) 977-0100

Report

City of

Beverly, Massachusetts

Fire Department Headquarters
15 Hale Street, MA

3-18220

Response Action Outcome Statement

May, 2001

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G:\Hazwaste\Beverly\96117.E\RAO Submittal\Fire Dept RAO report.doc

LIST OF FIGURES

Figure 1 Locus Map

Figure 2 Site Plan

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LIST OF APPENDICES

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EXECUTIVE SUMMARY

Weston & Sampson Engineers, Inc., prepared this report to support a Class A-2 Response Action Outcome (RAO) statement for Release Tracking Number (RTN) 3-18270. The RTN is associated with a 72-hour notification condition encountered during removal of a 1,000-gallon gasoline underground storage tank (UST) located at the Fire Department Headquarters. The UST was removed on May 7, 1999, and approximately 20 cubic yards of gasoline-contaminated soil were excavated following tank removal.

The results of a Method 1 risk characterization indicate that a condition of No Significant Risk to human health, safety, public welfare, and the environment exists for current and future Site uses based on the following:

- Sources of potential releases have been eliminated at the Site.
- The release appears to be localized and limited to soil in the top 2 to 4 feet below grade. Groundwater was not encountered in the excavation that extended to 7 feet below grade.
- Contaminant concentrations in residual soil samples are below applicable S-1 Method 1 soil standards.

An Activity and Use Limitation (AUL) is not required to maintain a condition of No Significant Risk, therefore a Class A-2 RAO can be obtained for this Site.

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1.0 INTRODUCTION

1.1 General

Weston & Sampson Engineers, Inc., prepared this report on behalf of the City of Beverly, Massachusetts, to support a Class A-2 Response Action Outcome (RAO) statement for Release Tracking Number (RTN) 3-18270. The RTN is associated with a 72-hour condition encountered during removal of a 1,000-gallon gasoline underground storage tank (UST) located at the Fire Department Headquarters. The UST was removed on May 7, 1999, and approximately 20 cubic yards of petroleum-contaminated soils were excavated following tank removal. The "Site" is defined as the area of the former UST and petroleum-contaminated soil.

This report includes a summary of the fieldwork completed to date, results of the Method 1 risk characterization, and an RAO Completion Statement prepared in accordance with 310 CMR 40.1056 of the Massachusetts Contingency Plan (MCP). The information presented in this report is subject to Weston & Sampson's Limitations presented in Appendix A. Copies of the RAO transmittal form (BWSC Form 104), public notification letters, and the RAO fee are included in Appendix B. The original BWSC form is attached.

1.2 Background

The Beverly Fire Department Headquarters site is located at 15 Hale Street, at the intersection of Hale Street and Endicott Street (Figure 1 - Locus Map) several blocks east from the center of Beverly. The geographical location coordinates are as follows:

Longitude:	42° 32' 54" N
Latitude:	70° 52' 41" W
UTM Coordinates:	345,927 N
	4,712,345 W

As shown on Figure 2 - Site Plan, two USTs (a 1,000-gallon gasoline and 2,000-gallon diesel) were formerly located in the southeast corner of the property, and a 55-gallon buried drum was located adjacent to the west side of the building. The 1,000-gallon gasoline UST was installed in 1971 and the 2,000-gallon diesel UST was installed in 1966. Both USTs were constructed of single-wall steel. The age and contents of the 55-gallon drum were unknown.

On May 7, 1999, Weston & Sampson observed the removal of both USTs and the buried 55-gallon drum from the Site. The tank removals were performed at that time to comply with federal and state UST upgrade requirements, and were not associated with any documented spills or releases. Upon removal, the tanks and drum were assessed for structural integrity. No visual evidence of pinhole punctures, ruptures, or split seams was observed on the USTs. The 55-gallon drum was corroded and damaged with several holes (some of which may have occurred during excavation) and contained only rainwater.

During the excavation activities, soil samples were field-screened for the presence of total volatile organic vapors (TVOCs) using a Thermo OVM model 580B™ photoionization detector (PID). There was no evidence of petroleum contamination in the vicinity of the 2,000-gallon UST and 55-gallon drum. Petroleum staining was observed in the 1,000-gallon UST excavation, and PID readings in soil samples from this excavation ranged from 8 to 779 parts per million volume (ppmv). In accordance with 310 CMR 40.0313(2), the Massachusetts Department of Environmental Protection (DEP) was notified of this 72-hour reporting condition on May 7, 1999, and assigned RTN 3-18270 to this Site. Approximately 20 cubic yards of petroleum-contaminated soil were removed from the excavation of the 1,000-gallon UST and transported to Environmental Soil Management, Inc., in Loudon, New Hampshire, for off-Site disposal.

The PID measurements obtained during and following excavation are presented in Table 1. Most of the contamination was present at 2 to 4 feet below grade. The UST excavation extended to approximately 7 feet below grade, and there was no visual or olfactory evidence of contamination in soil left in place. The post-excavation PID measurements ranged from 11 to 98 ppmv, and confirmatory soil samples were collected from the excavation sidewalls and bottom for laboratory analysis of volatile petroleum hydrocarbons (VPH) with target volatile organic compounds (VOCs), and extractable petroleum hydrocarbons (EPH) with target polycyclic aromatic hydrocarbons (PAHs) by DEP Method 1.0. The results are presented in Table 2 and discussed in Section 2.0 of this report.

Groundwater was not encountered in the excavation that extended to 7 feet below grade. Based on

field-screening measurements and observations, the extent of contaminated soil appeared to be primarily in the top 2 to 4 feet below grade and decreased with depth. The depth of excavation was approximately 7 feet below grade and groundwater was not encountered, therefore, groundwater sampling was not performed.

1.3 Current Regulatory Status

A UST Closure Report and Immediate Response Action (IRA) Completion Statement were submitted to DEP in May 1999. Based on the Site conditions encountered and soil data obtained, Weston & Sampson recommended a Class A-2 RAO be prepared for the Site and submitted as an addendum to the IRA Completion Statement.

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2.0 RISK CHARACTERIZATION

2.1 Applicability of Method 1 Risk Characterization

A Method 1 Risk Characterization was performed to evaluate if petroleum contaminants reported in soil at the Site pose a condition of "No Significant Risk" to human health and the environment under current and reasonably foreseeable Site use. The Method 1 Risk Characterization was performed in accordance with 310 CMR 40.0970 of the MCP and the DEP publication, *Guidance for Disposal Site Risk Characterization - In Support of the Massachusetts Contingency Plan* (July 1995). This risk characterization method was determined to be applicable for the Site because: 1) petroleum contamination was limited to soil, 2) all contaminants detected in soil samples have applicable Method 1 cleanup standards, and 3) no bioaccumulating contaminants are known to be present within the top two feet of soil at the Site.

2.2 Applicable Soil and Groundwater Categories

2.2.1 Soil

Soil at the Site is classified as S-3 in accordance with 310 CMR 40.0933(7)(b). Contaminated soil is located less than 15 feet below grade beneath a paved area and, therefore is considered "potentially accessible." The frequency and intensity of exposure to soil at the Site is low for children. The frequency of use by an on-Site worker is high; however, the intensity of contact with soil is considered low because the Site is paved.

2.2.2 Groundwater

Groundwater at the Site is classified as GW-2 and GW-3. By definition under the MCP, all groundwater is classified as GW-3 because it eventually discharges to a surface water body. At this Site, groundwater ultimately discharges to Beverly Harbor located approximately 1,000 feet to the southeast. GW-2 classification is also applicable because the former 1,000-gallon UST is within 30 feet of the on-Site building and the average depth to groundwater is less than 15 feet below grade based on hydrogeological data from other properties in the nearby vicinity.

Weston & Sampson prepared Figure 3 - Area Receptors Map using Massachusetts Geographic Information System (MassGIS) data in the ArcView software package, Version 3.1. Based on the

MassGIS map, GW-1 classification is not applicable for this Site. The Site does not lie within a Zone II, Interim Wellhead Protection Area, Potentially Productive Aquifer, or Zone A of a Class A surface water body. There are no known private wells located within 500 feet of the Site.

2.3 Contaminants of Concern

All contaminants reported above laboratory method detection limits (MDLs) in soil were retained as contaminants-of-concern (COC) for this risk characterization. The soil analytical results are summarized in Table 2 and indicate the following as COCs:

VPH Parameters:	C_5-C_8 Aliphatics C_9-C_{12} Aliphatics C_9-C_{10} Aromatics	Target VOCs: Xylenes
EPH Parameters:	C_9-C_{18} Aliphatics C_{19}-C_{36} Aliphatics C_{11}-C_{22} Aromatics	Target PAHs: None

All target PAH concentrations in soil were below MDLs.

2.4 Comparison of Exposure-Point Concentrations to Applicable Method 1 Standards

The concentration at each soil sample location was assumed to be the exposure-point concentration (EPCs) for comparison to applicable Method 1 soil standards. As shown in Table 2, soil concentrations were compared to both S-1 and S-3 Method 1 soil standards. Although S-3 Method standards are applicable under current Site use conditions (Section 2.2.1), the S-1 Method 1 soil standards are considered to be protective of human health for all future Site uses, including residential. All COC concentrations were below S-1 and S-3 Method 1 soil standards.

2.5 Uncertainty Analysis

Most of the uncertainty in a Method 1 Risk Characterization is associated with the use of the S-1 Method 1 soil standards. The S-1 soil standards are considered to be protective of health for all potential uses of a site including residential use which is associated with a potentially high level of exposure to environmental media (e.g., soil and groundwater) for a range of age groups. To be protective of most potential human receptors at a site, a number of conservative assumptions regarding exposure are necessary in developing the S-1 soil standards that may not be applicable for the site being evaluated.

A significant source of uncertainty associated with this Method 1 Risk Characterization is with the characterization of soils throughout the Site. Based on the confirmatory soil sampling, no significant soil contamination appears to remain at the Site. However, the presence or absence of petroleum contamination cannot be stated with any amount of certainty for areas that were not sampled.

2.6 Characterization of Risk to Health, Public Welfare, and the Environment

In accordance with 310 CMR 40.0973, a condition of "No Significant Risk" of harm to health, public welfare, and the environment exists during current and reasonably foreseeable uses of the Site because all EPCs in soil are below the applicable Method 1 soil standards.

2.7 Characterization of Risk of Harm to Safety

The criteria for characterizing the risk to safety associated with current and future activities at a disposal site and the surrounding environment is specified in 310 CMR 40.0960. The threat of explosion due to the presence volatiles in the building from contaminated groundwater is the usually the primary concern regarding public safety at a Site. At this Site, groundwater was not impacted by the petroleum release, and will not likely be in the future since the sources of contamination (UST and contaminated soil) were removed. Based on an evaluation of the present and anticipated Site conditions, a condition of "No Significant Risk" to public safety exists.

2.8 Activity and Use Limitations

An Activity and Use Limitation (AUL) is not required if EPCs in soil are below the applicable Method 1 cleanup standard for S-1 soils, or if contaminant concentrations are consistent with background levels. As shown in Table 2, all of the EPCs in soil are below the applicable Method 1 S-1 cleanup standards; therefore, an AUL is not required to achieve or maintain a condition of "No Significant Risk" under current or reasonably foreseeable Site uses.

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3.0 RESPONSE ACTION OUTCOME COMPLETION STATEMENT

The Site information requirements for an RAO statement are provided in this section. The information presented below in ***bold italic*** text corresponds to the requirements specified in 310 CMR 40.1056 of the MCP.

3.1 General Disposal Site Information

a. ***Disposal Site Name and DEP Release Tracking Number:***

Beverly Fire Department Headquarters
15 Hale Street
Beverly, Massachusetts 01915
Release Tracking Number (RTN) 3-18270

b. ***Class of RAO:***

The RAO for this Site is Class A-2 as defined in 310 CMR 40.1036 (2). A Method 1 Risk Characterization was used to evaluate risk at the Site because the release was limited to soil and Method 1 soil standards were available for all of the COCs identified. Although residual soil contamination is present at the Site, the results of the risk characterization indicate that a condition of "No Significant Risk" exists for current and future Site uses, including residential. Therefore, an AUL is not required to achieve or maintain a condition of "No Significant Risk".

c. ***Risk Characterization Method:***

A condition of No Significant Risk at this Site is based upon the results of a Method 1 Risk Characterization.

d. ***Other RAO Statements or Further Remedial Response Actions related to a portion of or the entire Disposal Site:***

There have been no other RAO statements previously filed for this Site. Based on field investigations, remedial measures undertaken at the Site and the data provided in this report, no additional response actions are required for this Site

e. ***Post-RAO Active Operation and Maintenance requirements for Class C RAO:***

Not applicable.

3.0 RESPONSE ACTION OUTCOME COMPLETION STATEMENT

The Site information requirements for an RAO statement are provided in this section. The information presented below in *bold italic* text corresponds to the requirements specified in 310 CMR 40.1056 of the MCP.

3.1 General Disposal Site Information

a. ***Disposal Site Name and DEP Release Tracking Number:***

Beverly Fire Department Headquarters
15 Hale Street
Beverly, Massachusetts 01915
Release Tracking Number (RTN) 3-18270

b. ***Class of RAO:***

The RAO for this Site is Class A-2 as defined in 310 CMR 40.1036 (2). A Method 1 Risk Characterization was used to evaluate risk at the Site because the release was limited to soil and Method 1 soil standards were available for all of the COCs identified. Although residual soil contamination is present at the Site, the results of the risk characterization indicate that a condition of "No Significant Risk" exists for current and future Site uses, including residential. Therefore, an AUL is not required to achieve or maintain a condition of "No Significant Risk".

c. ***Risk Characterization Method:***

A condition of No Significant Risk at this Site is based upon the results of a Method 1 Risk Characterization.

d. ***Other RAO Statements or Further Remedial Response Actions related to a portion of or the entire Disposal Site:***

There have been no other RAO statements previously filed for this Site. Based on field investigations, remedial measures undertaken at the Site and the data provided in this report, no additional response actions are required for this Site

e. ***Post-RAO Active Operation and Maintenance requirements for Class C RAO:***

Not applicable.

f. *Indication of Whether RAO is based upon implementation of an Activity and Use Limitation (AUL) at the Disposal Site:*

An AUL is not required to support the RAO statement for this Site because concentrations in soil are below applicable Method 1 S-1 soil standards. Therefore, a condition of No Significant Risk to human health exists for current and future Site uses.

g. *LSP Opinion as to whether requirements of applicable class of RAO have been met:*

A copy of the LSP Opinion is provided in Appendix C.

h. *Certification of RAO Statement and all documents submitted with RAO Statement:*

See the LSP Opinion in Appendix C.

h. *Indication as to whether Oil and/or Hazardous Material in soil or groundwater exceed one or more Upper Concentration Limits:*

The concentration of all COCs in soil are below applicable Upper Concentration Limits.

3.2 Supporting Documentation for the RAO

a. *Clear and accurate description of the location of the Site for which the RAO applies:*

This RAO statement applies to the Site identified as RTN 3-18270. The dimensions of the 1,000-gallon UST excavation delineate the Site limits. As shown in Figure 2 – Site Plan, the Site consists of an approximately 180 square-foot area located at the southeast corner of the property, approximately 30 feet from the Fire Department Headquarters building. Post-excavation soil sampling indicated that petroleum contaminants related to the release have been reduced to concentrations below applicable Method 1 S-1 soil standards.

b. *Demonstration that all uncontrolled sources, as specified in 310 CMR 40.1003(5) have been eliminated or controlled.*

The 1,000-gallon UST and approximately 20 cubic yards of contaminated soil were removed on May 7, 1999 and shipped off-Site for disposal. The petroleum release appears to have been incidental (i.e., due to a spill or minor leak from piping) and not associated with a long-term UST release based on the following observations:

- Visual observations indicated that the 1,000-gallon UST was in good condition with no evidence of leaking.

- Contaminated soil appeared to be localized in the top 2 to 4 feet of soil near the former 1,000-gallon UST, and the PID field measurements and observations indicated that contamination decreased with depth.

c. *Information supporting the conclusion that a level of No Significant Risk has been achieved or exists:*

The information supporting the conclusion of "No Significant Risk" is presented in Section 2.0 of this report. In summary, a condition of "No Significant Risk" exists based on the following:

- Sources of potential releases have been eliminated at the Site.
- All COCs in soil are below applicable S-1 Method 1 soil standards.

d. *For Class C RAOs, information supporting the conclusion that no substantial hazards remain at the Disposal Site:*

Not applicable.

e. *For Class A RAOs, information documenting the extent to which levels of oil and/or hazardous material in the environment, and for all Class A-2 and A-3 RAOs, the results of the feasibility evaluation demonstrating that the achievement of background is not feasible:*

Background sampling was not conducted at the Site and background concentrations are assumed to be non-detect. Contaminants were detected in post-excavation soil samples at concentrations above detection limits; therefore, it is concluded that remedial actions at the Site did not achieve background. Based on criteria in the DEP publication "*Draft Guidance on Evaluating the Feasibility of Achieving or Approaching Background*" (June 1997), it is not feasible to achieve background at this Site for the following reasons:

- The soil concentrations left in place do not pose a significant risk to human health, public welfare, safety or the environment under current and future Site conditions, including residential.
- Residual contamination in soil will continue to reduce over time to background levels by natural attenuation processes (i.e., biodegradation).
- Some of the contaminants in the fill material represent background; therefore, response actions to address these conditions are not warranted.

- The cost to remove additional soil would outweigh the benefits, since a level of No Significant Risk can be achieved without the implementation of an Activity and Use Limitation.

f. *For Class A-4 and B-3 RAOs, demonstrations that achievement of Upper Concentration Limits in soul located at a depth greater than 15 feet from the ground surface or beneath an engineered barrier is not feasible.*

Not applicable.

g. *A copy of any and all AULs certified by the appropriate registry of deeds or land registration office which have been implemented under 310 CMR 40.1070.*

Not applicable.

h. *An AUL Opinion with AUL Opinion form where applicable:*

Not applicable.

i. *Description of any operations, maintenance and/or monitoring required to maintain conditions at the Disposal Site upon which the RAO is based:*

Operation, maintenance and/or monitoring activities are not required to confirm or maintain the conditions at the Site upon which the RAO is based.

j. *For Class C RAOs, a copy of the plan, as specified in 310 CMR 40.0861(2)(h), which presents definitive and enterprising steps to be taken toward achieving a Permanent Solution at the disposal site.*

Not applicable.

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Figures

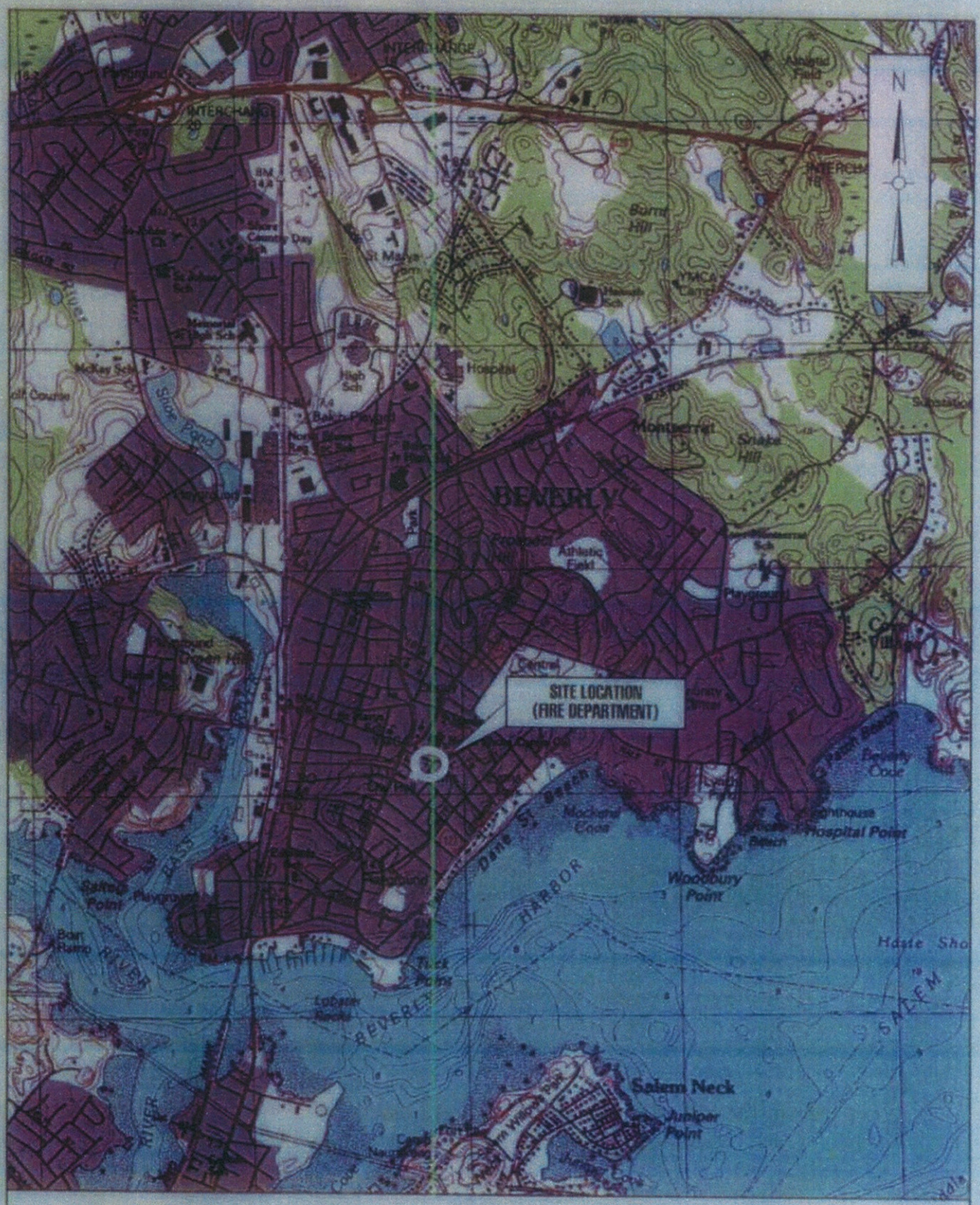


FIGURE 1

FIRE DEPARTMENT-BEVERLY, MASSACHUSETTS

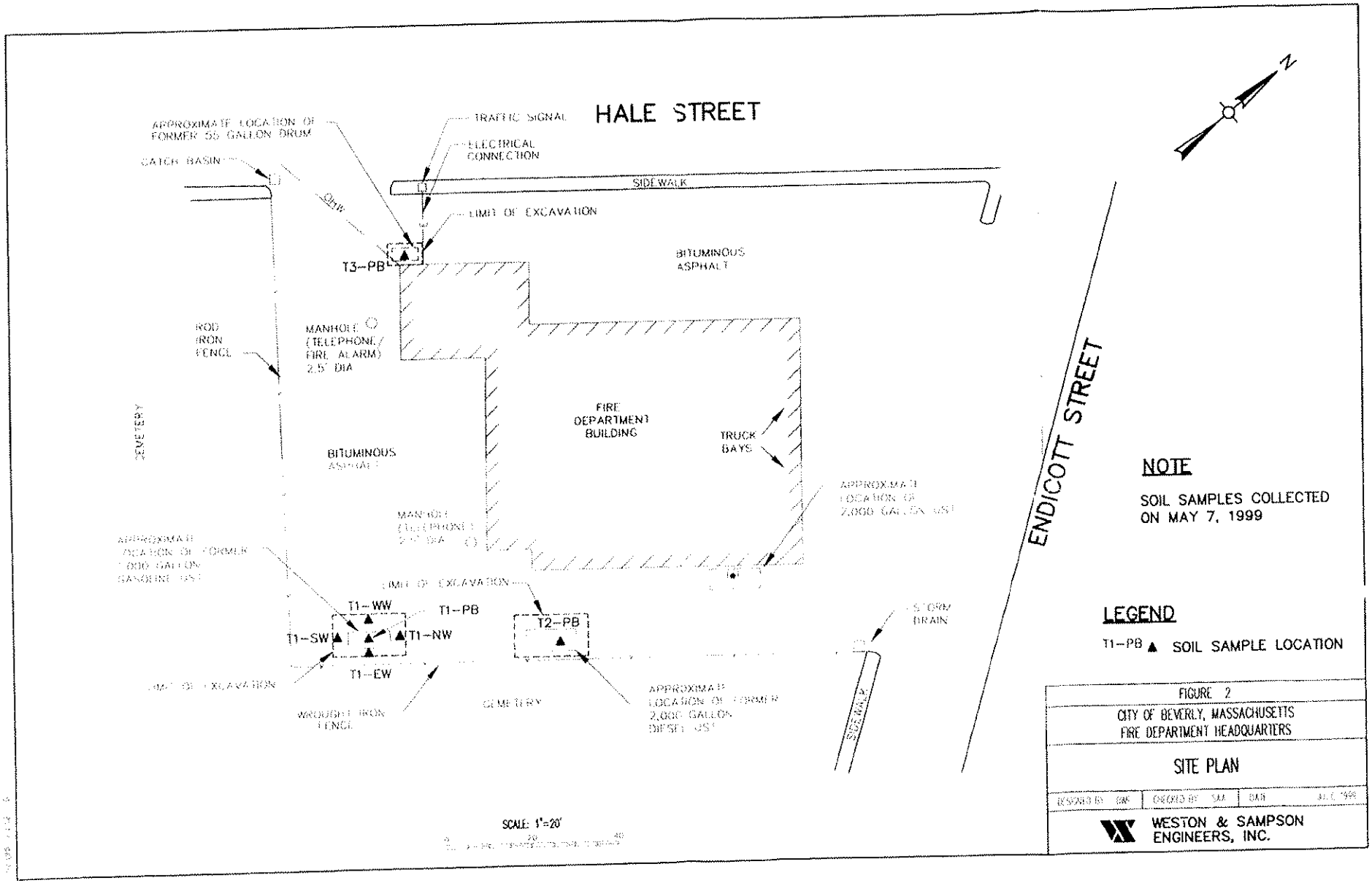
LOCUS MAP

SOURCE: USGS 7.5 x 15 MINUTE SERIES, MASS. QUAD, 1985

APPROX. SCALE: 1 : 12,500

0 ¼ 1 MILE

Weston & Sampson


HALE STREET
ENDICOTT STREET
APPROXIMATE LOCATION OF FORMER 55 GALLON DRUM
CATCH BASIN
TRAFFIC SIGNAL
ELECTRICAL CONNECTION
SIDEWALK
LIMIT OF EXCAVATION
T3-PB
BITUMINOUS ASPHALT
ROD IRON FENCE
MANHOLE (TELEPHONE/ FIRE ALARM) 2.5' DIA
FIRE DEPARTMENT BUILDING
TRUCK BAYS
CEMETERY
BITUMINOUS ASPHALT
APPROXIMATE LOCATION OF 2,000 GALLON UST
APPROXIMATE LOCATION OF FORMER 1,000 GALLON GASOLINE UST
LIMIT OF EXCAVATION
T1-WW
T1-PB
T1-SW
T1-NW
T1-EW
T2-PB
STORM DRAIN
LIMIT OF EXCAVATION
WROUGHT IRON FENCE
CEMETERY
APPROXIMATE LOCATION OF FORMER 2,000 GALLON DIESEL UST
SIDEWALK
SCALE: 1"=20'
NOTE
SOIL SAMPLES COLLECTED ON MAY 7, 1999
LEGEND
T1-PB ▲ SOIL SAMPLE LOCATION
FIGURE 2
CITY OF BEVERLY, MASSACHUSETTS
FIRE DEPARTMENT HEADQUARTERS
SITE PLAN
WESTON & SAMPSON ENGINEERS, INC.

ATTACHMENT "D"
Oil/Hazardous Materials Records

ATTACHMENT "E"
Title Search And/Or Deed
(Not Provided)

ATTACHMENT "F"
Previous Subject Site Assessments
(Not Provided)

McPHAIL ASSOCIATES, INC.
Geotechnical Engineers

July 20, 1998

Massachusetts Housing Investment Corporation
Massachusetts Housing Equity Fund
1998 Limited Partnership
70 Federal Street
Boston, MA 02210

Community Economic Development
Assistance Corporation
18 Tremont Street
Boston, MA 02108

Massachusetts Department
of Housing & Community Development
100 Cambridge Street
Boston, MA 02202

Community Development Office
Beverly City Hall
191 Cabot Street
Beverly, MA 01915

Reference: Harborlight House, One Monument Square; Beverly, Massachusetts
Limned Removal Action Completion Report dated March 30, 1998
Environmental Site Assessment Report dated June 30, 1998

To Whom It May Concern:

In accordance with your request, we hereby extend reliance of our reports entitled *"Limited Removal Action Completion Report • Harborlight House, One Monument Square; Beverly"* dated March 30, 1998 and *"Environmental Site Assessment • Harborlight House, .One Monument Square; Beverly'* dated June 30, 1998 to the addressees hereof, subject to the conditions set forth below.

The referenced work was executed on behalf of Harborlight House Properties, Inc. under the terms of an agreement and contract dated September 3, 1997 which is incorporated herein by reference, and is subject to the terms and conditions stated therein.

The above mentioned addressees agree and acknowledge that the report and the findings in the report shall not, in whole or in part, be disseminated, conveyed, used or relied upon by any other party without prior written consent of McPhail Associates, Inc.

We trust that the above is sufficient for your present requirements. Should you have questions, please call us.

Very truly yours,

McPHAIL ASSOCIATES, INC.

t2 t a

Ambrose J. Donovan, L.S.P.

xc: Trinity Financial, Inc. (Mr. Bill O'Hare)

3216\Aeliance.Let
AJO/rch

30 Norfolk Street
Cambridge, Massachusetts 02139
617/868-1420
617/868-1423 (Fax)

McPHAIL ASSOCIATES, INC.
Geotechnical Engineers

ENVIRONMENTAL SITE ASSESSMENT

HARBORLIGHT HOUSE
ONE MONUMENT SQUARE

BEVERLY MASSACHUSETTS

for

Harborlight House/Trinity Financial

June 30, 1998

Project No. 3216

30 Norfolk Street
Cambridge, Massachusetts 02139
617/868-1420
617/868-1423 (Fax)

McPHAIL ASSOCIATES, INC.

Geotechnical Engineers

June 30, 1998

Harborlight House Properties, Inc.
1 Monument Square
Beverly, MA 01915

Attention: Ms. Mary Miller

Reference: 1 Monument Square, Beverly, Massachusetts
Environmental Site Assessment

Dear Ms. Miller:

The purpose of this report by McPhail Associates; Inc. is to present the results of an Environmental Site Assessment for the presence of oil and hazardous materials for the property at 1 Monument Square, in Beverly, Massachusetts. Refer to the Project Location Plan (Figure 1) for the general site locus.

These services were performed and this report was prepared in accordance with our proposal dated September 3, 1997 and the subsequent authorization of Ms. Mary Miller, President of Harborlight House Properties, Inc. These services are subject to the limitations in Appendix A.

The subject investigation was conducted pursuant to the Massachusetts Oil and Hazardous Materials Release Prevention and Response Act (MGL Chapter 21E) and pursuant to the Massachusetts Contingency Plan (310 CMR 40.0000).

Scope of Assessment

Our environmental site assessment included a visual inspection of the site and the surrounding properties for visible or olfactory evidence of a release of oil and/or hazardous materials, an assessment of the site history relative to the possible presence of oil or hazardous materials, a records search at the municipal offices in the Town of Beverly for permits issued for the storage and/or use of oil or hazardous materials, a review of a computer database generated by EDR Sanborn (EDR) of Southport, Connecticut that covers the subject site and surrounding parcels and a records search at the Massachusetts Department of Environmental Protection (DEP) Northeast Regional Office for reports of incidents involving releases of oil or hazardous materials on or in the vicinity of the subject parcel.

The scope of our Environmental Site Assessment included a limited subsurface investigation, in the immediate area of the two above ground fuel oil storage tanks (ASTs) where oil accumulations were observed on the surface of the concrete floor. The subsurface investigation consisted of shallow bore holes to a depth of about 6 inches to 1 foot just below the concrete floor, collection of soil samples and completion of laboratory testing.

30 Norfolk Street
Cambridge, Massachusetts 02139
617 1868·1420
6171868·1423 (Fax)

During the course of our assessment evidence of a release of fuel oil was detected in the area of the two ASTs in the basement of the harborlight house. Subsequently, approximately 4 cubic yards of petroleum impacted soil was removed from the site as a Limited Removal Action (LRA). Based upon the successful completion of the LRA as documented in our reported entitled "Limited Removal Action Completion Report, Harborlight House, One Monument Square, Beverly, Massachusetts" and dated March 30, 1998, no further action is considered necessary with respect to this release.

Further, our scope of services does not include documentation of the presence of lead paint, asbestos or radon gas in the existing structures.

Existing Conditions

The Harborlight House includes buildings at 1 Monument Square and 24 Abbott Street in Beverly, Massachusetts. The property consists of an irregular shaped parcel occupying approximately 25,800 square feet, identified as Parcel 508 on Map 11 according to the Beverly Assessor's Office. Currently, the property is occupied by two, two-and-one-half-story wood framed buildings interconnected by single story corridor/breezeway which is occupied by a sitting room and porch. The existing structures have a total footprint area of approximately 4,000 square feet.

Fronting onto Monument Square to the west, the site is bounded to the north and east by residential and commercial office properties and Abbott Street defines the southern boundary of the site. Site boundaries are indicated on the enclosed Se Plan, Figure 2, which is based upon a site survey entitled "Topographic Plan of Land in Beverly, Massachusetts," completed by Schofield Brothers of New England, dated November 14, 1997 and was provided by Trinity Financial.

In general, the area surrounding the site is occupied by commercial and residential property. The area surrounding the site is serviced by public utilities including water, sewer and electricity. Natural gas service is located in the surrounding areas, but the subject property is currently heated by fuel-oil which is stored in above ground storage tanks located in the basements of each of the buildings.

Wastewater is disposed of into the City of Beverly sanitary sewer system. Catch basins on the subject site as well as Abbott Street and in Monument Square are utilized to control surface drainage.

Site History

Our research into the site history included a review of records at the City of Beverly Municipal Departments, the City of Beverly Public Library, and a review of historical Sanborn Maps and city directories.

Sanborn Fire Insurance Maps dated 1891, 1896, 1901, 1907, 1950, 1958, 1964 and 1960 and Beverly City Directories dated 1906, 1909, 1912, 1921, 1926, 1931, 1936, 1941, 1946, 1951, 1956, and 1961 were reviewed by McPhail Associates at the City of Beverly Public Ubrary. In addition to the city directories, the library also provided historical atlases of the City of Beverly dated 1880, 1897, and 1907. Based upon the Cy of Beverly Assessor's Department records, the existing structures were built prior to 1880.

Based upon available historic infomnation, the existing structures were residential homes until the 1950's when the building at 24 Abbott Street was converted to a doctor's office. Based upon permits and records of inspections from the various municipal departments, the two structures were utilized as a "boarding home for the aged" in 1963. According to the municipal records, the current owner of record is the First Baptist Church of Beverly located at 221 Cabot Street in Beverly.

Historic maps and city directories indicate that the area surrounding the subject site has been predominantly residential. Toward the west and northwest are properties owned by the City of Beverly consisting of several cemeteries dating back to the early 1800's and the Beverly Fire Department which was constructed in the 1920's.

Visual Site Inspection

Interior Inspection

A visual inspection of the subject site was performed on October 22, 1997 by an environmental geologist from our office, for the purpose of noting present conditions relative to the environmental site assessment. On the day of the site investigation, Ms. Carol Hanson of the Harlborlight House accompanied McPhail Associates during the visual inspection through the basement and first floor of the facility.

The existing structure is utilized as a retirement home. The existing structures include sleeping quarters, dining rooms, function rooms, a kitchen, store rooms and administrative offices.

The basement area of One Monument Square is occupied by a kitchen, cold storage, a laundry room and boiler room. Three 275-gallon fuel-oil above ground storage tanks (ASTs) are located within the basement, two ASTs were located within the primary boiler room and supply one boiler. No petroleum odors were detected and no petroleum stains were observed on the floor in the vicinity of these two ASTs at the time of the site inspection. The third AST is located in the area of the laundry room which supplies a separate boiler. In the general area of the boiler in the laundry room, an oil stain, approximately 12 inches in diameter, was observed on the floor in the area where the copper fuel-oil line protruded from the floor and went to the boiler. The fuel line at the boiler was inspected for evidence of dripping oil or oil accumulations at the fittings of the fuel filter and fuel line associated with this boiler. None was observed. However, based upon this observation of staining on the floor we recommended that this area be investigated further.

On March 16, 1998 this area was re-examined and 'probing' of the concrete floor in the vicinity this third AST indicated that the staining was limited to the surface of the concrete floor. Based upon the location of the staining relative to the copper supply line above the concrete floor, we anticipate that the oil staining was likely a result of regular burner maintenance.

The three ASTs, in the basement of One Monument Square are located between 15 and 20 feet away from their respective boiler; a copper supply pipe was observed buried beneath the concrete floor slab supplying oil from the ASTs to the boilers. The ASTs appeared to be in good condition at the time of our investigation, with no apparent damage or leaks. No petroleum odors were detected in either rooms.

In the basement of 24 Abbott Street, the space is utilized for storage of seasonal furniture, supply storage and a boiler room. In the boiler room, two 275-gallon fuel-oil above ground storage tanks ASTs and boiler were observed. Both ASTs were manifolded together and located 15 feet away from the boiler; a copper supply pipe was buried beneath the concrete floor slab supplying oil from the ASTs to the boiler. The ASTs were in good condition at the time of our investigation, with no apparent damage or leaks. No petroleum odors were detected and no petroleum stains were observed on the floor. In the basement of 24 Abbott Street, evidence of the former coal storage bins and ash pits were observed in the boiler room.

The first floor of each building is occupied by administrative office, sleeping quarters,.health care rooms, rest rooms, function rooms and dining rooms. The upper two floors were not inspected at the request of the personnel at the Harbo ight House so that residents would not be disturbed. Based upon our observation of the basement and first floor areas, cleaning supply storage is limited to supply closets.

Exterior Inspection

The exterior of the building was traversed on foot. No evidence of odors or stains were observed on the pavement surrounding the building. On the exterior of the building the oil fill spouts associated with each of the ASTs were located. No oil staining was observed on the exterior building wall or ground in the immediate area of the oil fills. There was no evidence of stressed vegetation in the immediate areas of the oil fills. Two catch basins located in the parking lot were examined for any evidence of oily sheens or odors. One catch basin was dry and no odors were detected. The other catch basin contained standing water and was free of any oily sheens or odors.

Subsurface Investigation

On December 10, 1997, McPhail Associates personnel returned to the Harbo ight House to investigate the oil staining on the floor adjacent to the boiler in the laundry room. Instead of investigating the AST in the laundry room, we observed extensive oil staining was observed on the

floor in the vicinity of the two oil tanks in the basement of 24 Abbott Street. Soil samples were collected from beneath the concrete floor for chemical analysis by Extractable Petroleum Hydrocarbons (EPH).

The results of the chemical testing indicated the presence of C9-C18 Aliphatics in a concentration of 9,070 milligrams per kilograms (mg/kg), C19-C39 Aliphatics in a concentration of 1,970 mglkg, and C10-C22 Aromatics in a concentration of 4,840 mglkg. The concentrations of the C9-C18 Aliphatics and C10-C22 Aromatics exceeded the RCS-1 reportable concentrations of 1,000 mg/kg and 200 mglkg, respectively. Based upon the exceedence of the EPH standards for C9-C18 Aliphatics and C1O-C22 Aromatics, McPhail Associates recommended that a Limited Removal Action (LRA) be undertaken.

Details of site observations and chemical test results associated with the Limited Removal Action are presented in the report prepared by McPhail Associates, Inc. entitled "Limited Removal Action Completion Report, Harborlight House, One Monument Square, Beverly, Massachusetts" and dated March 30, 1998. The activities completed under the LRA are summarized below.

Limited Removal Action Summary

On March 16, 1998 approximately four (4) cubic yards of contaminated soil was removed by Cyn Environmental Services utilizing a VACTOR soil vacuum truck. When the limits of the excavation were reached, five discrete soil samples were collected from the limits of the excavation. All five samples were submitted for laboratory analysis for extractable petroleum hydrocarbons (EPH).

The laboratory testing indicated: (i) the presence of the C9 - C18 Aliphatics in concentrations ranging from 12.4 milligrams per kilograms (mglkg) to 33.4 mglkg which are all below the RCS-1 soil standard of 1,000 mglkg, (ii) the presence of C19 - C36 Aliphatics in concentrations rariging from below the method detection limof 10 mglkg to 26.0 mglkg which are all below the RCS-1 standard of 2,500 mglkg, and (iii) the presence of the C10 - C22 Aromatics in concentrations ranging from below the method detection limit of 10 mglkg to 51 mglkg which are all below the RCS-1 standard of 200 mglkg. Given that the concentrations at the limits of the excavation were below the applicable RCS-1 reporting thresholds, no further action is considered necessary and the LRA is considered complete.

Municipal Records Search

Our inquiry at the City of Beverly Fire Department indicated that they have records of three above ground storage tanks (ASTs) at One Monument Square and two above ground storage tanks at 24 Abbott Street each with a capacity of 275-gallons. According to the records at the Beverly Fire Department, the ASTs were installed in the years of 1963 and 1965. The Fire Department did not have any records on the presence of below-grade oil storage tanks on the subject site. According

to Chief Palmer, he does not recall any releases of oil or hazardous materials at the site or within the site vicinity that would be a concern to the site. Fire Department records dated 1989 indicate that Harborlight House was cited for the storage of gasoline powered equipment in the basement of the building at 24 Abbott Street. A follow-up inspection by the Fire Department documented that the power equipment was removed.

Based upon our inquiry at the City of Beverly Board of Health, we were informed that there were no environmental issues associated with the site.

DEP Records Search

A file search at the Commonwealth of Massachusetts Department of Environmental Protection (DEP) Northeast Regional Office in Woburn, Massachusetts included the Standard Release Report, dated July 28, 1997; the RCRA Handlers List, dated April 1, 1997; and the Water Supply Protection Atlas.

Our review of the DEP records indicated that several minor spills have occurred in the vicinity of the subject site however, none is considered to have had any impact on the subject site. The DEP records indicated that twenty (20) sites located within a one-mile radius of the subject site are listed as disposal sites by the DEP.

The listed sites include the Beverly Fire Department at 15 Hale Avenue 250 feet to the northwest; a residence at 11 Winter Street located 0.071 miles northeast of the site; an Office Supply Store (fmr.) at 218-226 Rantoul Street located 0.299 southwest of the site; Property at 123 Park Street located 0.327 miles northwest of the site; Zampbell Refractories Inc. at 51 Park Street located 0.346 miles southwest; Beverly DPW at 148 Park Street located 0.372 miles northwest of the site; Property at 69 Chase Street located 0.379 miles northwest of the site; Shore Sales at 97 River Street located 0.387 miles northwest; Best Petroleum at 437 Rantoul Street located 0.375 miles northwest; Dipiero's Exxon at 472-474 Rantoul Street located 0.421 miles northwest; Utility Metals at 109 Elliot Street located 0.461 miles northwest of the site; Mobil Gasoline Station at 112 Elliot Street located 0.464 miles northwest; Paul's Mobil Station at 61 Cabot Street located 0.472 miles southwest; Boston Gas Company 44 River Street located 0.490 miles southwest; Richdale Dairy Store at 74 Rantoul Street located 0.499 miles southwest; Gateway Towers at 58-60 Rantoul Street located 0.520 miles southwest; Former Citgo Station at 389 Cabot Street located 0.564 miles northwest; Gasoline Station at 12-16 Cabot Street located 0.685 miles southwest; Property at 11-25 Water Street located 0.686 miles southwest; and Morton Thiokoi-Ventron Div at 10-12 Congress Street located 0.763 miles southwest.

In general, each of the above listed sites, with the exception of the Beverly Fire Department at 15 Hale Avenue and the property located at 11 Winter Street is considered to be topographically downgradient of the subject site, and hence, they are considered unlikely to pose a threat of impact to the subject site.

11 Winter Street, RTN 3-2553

In regard to the property located at 11 Winter Street, which is located 0.071 miles to the northeast of the subject site and topographically upgradient, we reviewed a Response Action Outcome (RAO) prepared by DeRosa Environmental Consulting, Inc. (DeRosa) of Ipswich, Massachusetts dated January 24, 1996.

Based upon information provided in the RAO report, the DEP was notified on April 25, 1989 based upon the knowledge of a release of No. 2 fuel oil from a leaking fuel line in the basement of the building located at 11 Winter Street. DeRosa reported that the release originated from the piping of two existing 275-gallon above ground storage tanks (ASTs) to the oil burner. According to the RAO, a Notice of Responsibility (NOR) was issued to Goldberg Properties (the owner) on September 7, 1989 and DEP Spill No.: ERB-N89-628 was assigned to the property. DeRosa reported that the initial response actions were conducted at the property immediately following the release was discovered included replacement of the fuel-oil supply line and the removal and disposal of petroleum impacted soils.

DeRosa stated in their RAO that groundwater was not encountered during their investigatory activities at 11 Winter Street. The RAO also stated that based on information collected as part of the investigation, it was the professional opinion of the Licensed Site Professional, that the risk to the public health, safety, welfare, and/or the environment at the property had been eliminated. Based upon the opinion of the LSP and considering that groundwater was not encountered during remedial activities, the 11 Winter Street property is unlikely to pose any substantial threat of impact to the subject site.

15 Hale Street, RTN 3-10970

In May 1994, a spill of approximately 50 gallons of gasoline occurred at the Beverly Fire Department during routine filling of the underground fuel tanks. The Fire Department maintains two underground storage tanks (USTs) for fueling of the vehicle fleet. The USTs consist of a 1,000 gallon capacity diesel tank and a 2,000 gallon capacity gasoline tank. The surface spill was assigned a Release Tracking Number 3-10970. According to the DEP files, the gasoline was released from the delivery truck during the transfer of fuel to a UST. An Immediate Response Action (IRA) was prepared and completed by Cyn Environmental of South Boston, Massachusetts included spreading of adsorbent material on the oil spill, power washing of the pavement, collection of the wash water and petroleum from along the street curb. A Class A-1, Response Action Outcome (RAO) was completed and submitted to the DEP in September 1994 indicating a permanent solution had been achieved. Based upon the response actions taken at 15 Hale Street, the site is unlikely to pose any substantial threat of impact to the subject site.

Finally, a review of the RCRA Hazardous Waste Handlers List dated April 1, 1997 documented three hazardous waste handlers in the immediate vicinity of the site which are discussed below.

Database Search

A computer database search completed for this general area and dated September 2, 1997, was performed by EDR Sanborn of Southport, Connecticut. The database includes a record search of federal and state database information indicating potential and actual environmental threats located w hin a half-mile radius of the subject site. The EDR Sanborn report identifies the location of National Priorities List sites, CERCUS sites, and RCRIS - Small and large Quantity Generators. A copy of the EDR report is included in Appendix B.

Based upon research data provided by EDR, there are no National Priorities List sites located within 1-mile of the subject site according to the August 4, 1997 listing prepared by the U.S. Environmental Protection Agency (EPA). Further, the EDR report indicates that, as of August 22, 1997, there are no EPA listed CERCUS sites located within one-half mile of the subject site.

Finally, the EDR report indicates that there are three RCRIS Small Quantity Generators within a one-quarter mile radius of the subject site based upon a federal file update of April 1, 1997. The small quantity generators are Sam's Cleaners, Inc. located at 128 Cabot Street, Rices Rental Center, Inc. located at 115 Cabot Street and North Shore Dental Lab located at 275 Cabot Street. The EDR report indicates that the wastes generated at the sites include spent cleaning solvent, waste petroleum products and waste medical supplies, respectively. According to the EDR report no violations have been recorded related to these three locations. Based upon our review of the available file information, these locations do not appear to pose a threat to the subject site.

Summary and Conclusions

The purpose of this report was to assess the physical characteristics of the property and building known as the Harborlight House in Beverly, Massachusetts pursuant to the Massachusetts Oil and Hazardous Materials Release Prevention and Response Act (MGL Chapter 21E) and pursuant to the New Massachusetts Contingency Plan (310 CMR 40.0000).

Our study included a visual inspection of the site and surrounding area, a review of the site history relative to the possible presence of oil and hazardous materials, and a review of and state records. Historically, the site was been occupied by residential property since the later 1800's.

During our site visit, oil staining was observed on the concrete floor in the laundry room in close proximity to the copper supply line serving the oil burner. At that time we recommended that this are be investigated further to determine if soil beneath the concrete floor was impacted.

McPhail Associates returned to the site to complete a limited investigation to collect soil samples from beneath the concrete floor. However on the return visit, extensive oil staining was observed on the floor in the vicinity of two other oil tanks in the basement of 24 Abbott Street. Soil samples were collected from beneath the concrete floor for chemical analysis by Extractable Petroleum Hydrocarbons (EPH).

The results of the chemical testing indicated the concentrations of the C9-C18 Aliphatics and C10-C22 Aromatics exceeded the RCS-1 reportable concentrations of 1,000 mg/kg and 200 mglkg, respectively. Based upon the exceedence of the EPH standards for C9-C18 Aliphatics and C10-C22 Aromatics, McPhail Associates recommended that a Limited Removal Action (LRA) be undertaken. Details of site observations and chemical test results form the Limited Removal Action are presented in the report prepared by McPhail Associates, Inc. entitled "Limited Removal Action Completion Report, Harborlight House, One Monument Square, Beverly, Massachusetts" and dated March 30, 1998.

Pursuant to the provisions of the MCP 40.0317(15), concentrations of petroleum hydrocarbons were reduced to levels below the applicable reporting thresholds (RCS-1) within the allowable time period (120 days). Specifically, the LRA completed at the Harborlight House consisted of removal of approximately 4 cubic yards of petroleum contaminated soil within 120 days of obtaining knowledge of the release. Given that the EPH concentrations detected at the limits of the excavation were below the applicable RCS-1 reporting thresholds, notification of the DEP is not required and no further action is considered necessary.

Lastly, the area of the staining in the laundry room was investigated further and based upon visual observations and probing of the concrete floor indicted that the oil staining was limited to the concrete surface.

While two documented releases have occurred at properties within 400 feet of the subject site, there is no anticipated impact to the subject site. Both sites have had Response Action Outcome statements indicating that a level of no significant risk had been achieved by the response actions. Further, we have found no evidence that other DEP listed sites in the vicinity of the subject parcel have an impact or pose a threat of impact to the subject parcel.

No attempt was made to check on the compliance of present or past owners of the site with federal, state or local laws and regulations except as otherwise documented herein. McPhail Associates, Inc. did not perform any testing or laboratory analyses to determine the presence or concentration of asbestos or urea formaldehyde at the site or in the environment at the site.

This study and report have been prepared on behalf of and for the exclusive use of Harborlight House and Trinity Financial for use in an environmental evaluation of the sites as it relates to acquiring the properties for financing renovations of the property. This report and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party nor used in whole or in part by any other party without prior written consent of McPhail Associates, Inc.

McPhail Associates, Inc. acknowledges and agrees that this report may be conveyed to the lending institution associated with financing of the property for which McPhail Associates, Inc. has currently been engaged. This report has been prepared in accordance with current generally accepted geoenvironmental practices. No other warranty, expressed or implied, is made. This study has

been performed and this report has been prepared in accordance with the terms and conditions contained in our proposal for services dated September 3, 1997 which is incorporated herein by reference.

In conclusion, based upon the studies conducted to date and alter completion of the limited Removal Action, we have found no indication of the presence of a release of oil or hazardous materials at the subject site.

We trust that the above is sufficient for your present requirements. Should you have any questions concerning the recommendations presented herein, please do not hesitate to call us.

Very truly yours,

aLSO '

Andrew W. Bakinowski

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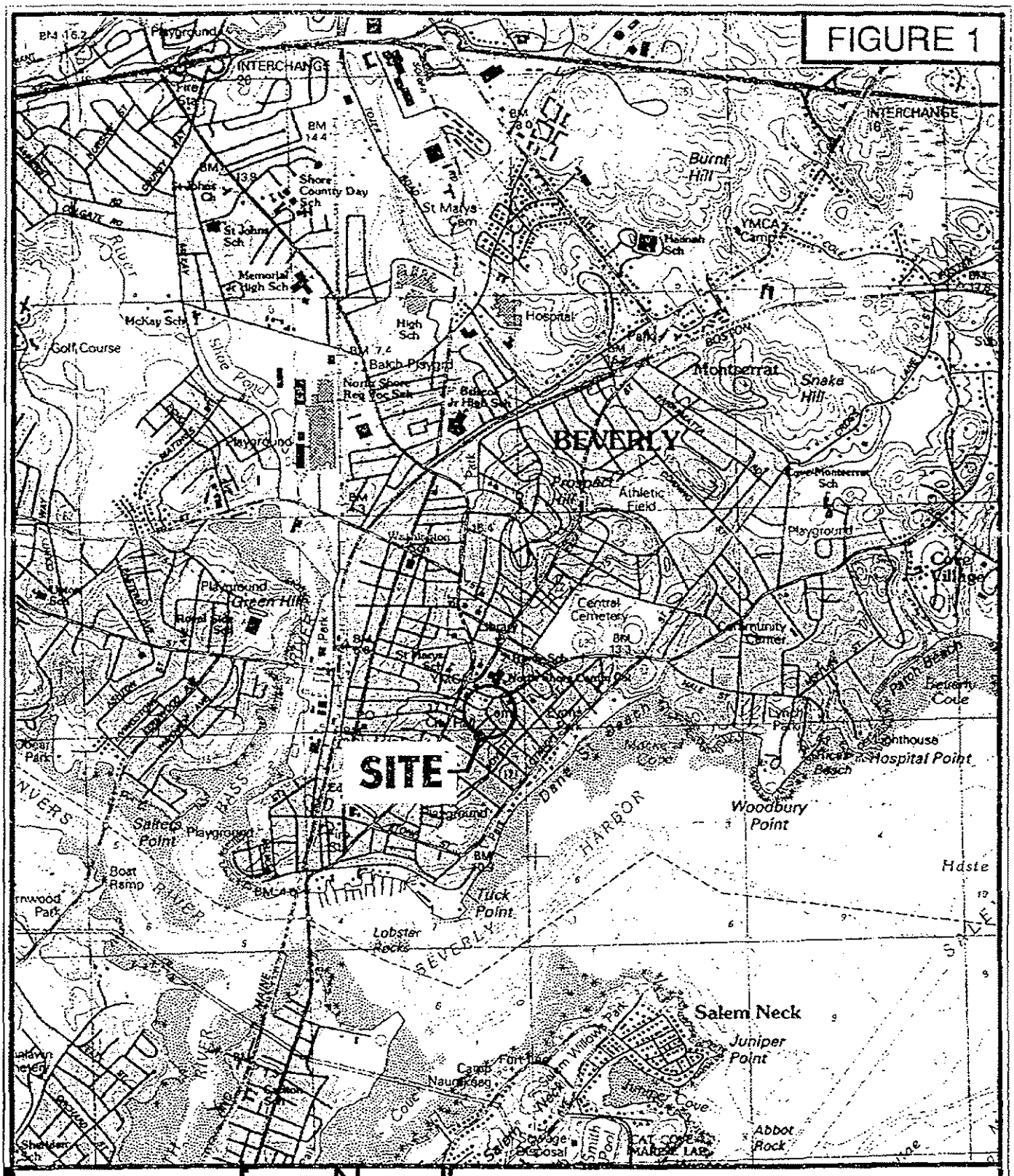
Ambrose J. Donovan, L.S.P.

3216-E.REP
Enclosures
A.JO/AWB/awb

xc: Trinity Financial, Inc. (Mr. William O'Hare)

FIGURE 1



ASSCOATES.INC.
Geotechnical Engineers
30 Norfolk Street
Cambridge, MA 02139
617/868-1420
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N

SCALE 1:25,000

PROJECT LOCATION PLAN

I MONUMENT SQUARE

BEVERLY

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Zoning and Environmental Opinion

HALE AND DORR LLP
COUNSELLORS AT LAW

60 STATE STREET, BOSTON, MASSACHUSETTS 02109
617-526-6000 • FAX 617-526-5000

August 4, 1998

Massachusetts Housing Investment Corporation
70 Federal Street
Boston, MA 02110

Massachusetts Department of Housing
and Community Development
100 Cambridge Street
Boston, MA 02108

Community Economic Development
Assistance Corporation
19 Temple Place
Boston, MA 02111

City of Beverly
City Hall
191 Cabot Street
Beverly, MA 01915

Massachusetts Housing Equity Fund
1998 Limited Partnership
70 Federal Street
Boston, MA 02110

The First Baptist Church in Beverly
221 Cabot Street
Beverly, MA 01915

Re: Harborlight House
One Monument Square, Beverly, MA

Ladies and Gentlemen:

We have acted as counsel to HLH Affordable Housing Limited Partnership, a Massachusetts limited partnership ("Borrower"), in connection with the renovation and addition to (the "Renovation") the facility known as Harborlight House, located at One Monument Square, Beverly, Massachusetts (the "Premises"), financed in part

with loans (the "Loans") from the Massachusetts Housing Investment Corporation, the Massachusetts Department of Housing and Community Development, the Community Economic Development Assistance Corporation, the City of Beverly and The First Baptist Church in Beverly (collectively, "Lenders") to Borrower, and with an equity investment in Borrower (the "Investment") from the Massachusetts Housing Equity Fund 1998 Limited Partnership ("Investor"). The Premises are located at One Monument Square, Beverly, Massachusetts, and are shown on a plan entitled "Topographic Plan of Land in Beverly, Mass., Prepared for Harborlight House," dated November 14, 1997, prepared by Schofield Brothers of New England, Inc. (the "Site Plan") In connection with the Loans and the Investment, you have requested our opinion as to zoning and environmental matters more particularly described below.

The Premises are used for subsidized elderly housing. The Renovation will include construction of an addition to the existing building on the Premises, resulting in an increase in the number of units from 27 to 35.

We have examined, reviewed and specifically relied upon the following in connection with the opinions expressed below:

1. Publication entitled, "Zoning Ordinance: Chapter 29, City of Beverly, Massachusetts, 20th Printing, Amendments through August 30, 1997, confirmed to be current by the City of Beverly Building Department through July 23, 1998 (the date of the Building Permit) (the "Zoning Ordinance");

2. Map entitled, "Zoning Map of the City of Beverly, Massachusetts, Revised January 9, 1996," confirmed to be current by the Beverly Building Department through July 23, 1998 (the date of the Building Permit) (the "Zoning Map");

3. Architect's Certificates (2) from Bergmeyer Associates, Inc., copies of which are attached hereto as Exhibit A (the "Architect's Certificate");

4. Certificate from HLH Affordable Housing Limited Partnership (the "Borrower's Certificate") dated of even date herewith, a copy of which is attached hereto as Exhibit B;

5. Decision of the Board of Appeal of the City of Beverly (the "Board of Appeal"), dated January 27, 1998, recorded with the Essex South Registry of Deeds in Book 14665, Page 68, granting a Special Permit for subsidized elderly housing to allow an increase in the number of units from 27 to 35 (the "Special Permit");

6. Building Permit No. 54370 issued by the City of Beverly dated July 23, 1998, a copy of which is attached hereto as Exhibit C (the "Building Permit").

In connection with this opinion, we have made such investigation of law and public records and have made such other investigation as we consider necessary and which are customarily made by counsel in financing transactions of this magnitude in the Boston area to enable us to express an opinion as to the matters set forth below. We have examined and relied upon the instruments, documents, records and plans enumerated above with respect to the information shown or contained therein, and we have assumed the authenticity of all signatures, the conformity to originals of all copies, the accuracy of architectural and engineering data and computations on all stamped and certified plans, and the validity of all laws, ordinances and regulations. Nothing has come to our attention which would suggest that the foregoing assumptions are inaccurate. We express no opinion except as to matters explicitly set forth below, and we limit our opinion to the facts known to us at this time. Without limiting the foregoing, we wish to point out that we state no opinion concerning the compliance of the Premises with building codes, health codes or other rules and regulations (including, without limitation, requirements under the Occupational Safety and Health Act and the regulations of the Architectural Access Board). Furthermore, we make no representation as to the accuracy or completeness of the records of the City of Beverly Building Department.

A. Zoning

1. Dimensional Requirements

The Borrower's Certificate states that the Premises have been continuously operated as subsidized elderly housing since 1963. The records of the City of Beverly Building Department indicate that a permit was issued on February 23, 1968 to construct an addition to join two buildings at One Monument Square and 24 Abbot Street for Harborlight House, the only structural change to the improvements on the Premises prior to the Renovations reflected in the City's records. The improvements on the Premises are nonconforming with respect to minimum front yard setback and maximum building height. Based upon the Architect's Certificate, the Renovation involves no construction in the front yard nor an increase in the height of the improvements. Based upon and subject to the foregoing, and in reliance upon the provisions of M.G.L. Chapter 40A, Section 7 with respect to preexisting nonconforming structures, it is our opinion that, as to the dimensional requirements of the Zoning Ordinance, the improvements on the Premises constitute a lawful preexisting nonconforming structure, and if the Renovations are completed in accordance with the Plans and Specifications referenced in the Architect's Certificate,

the Premises shall continue to constitute a lawful, preexisting nonconforming structure.

2. Use Regulations

Based upon our review of the Zoning Ordinance and the Zoning Map, the Premises are located within an R-6 residential zoning district, in which subsidized elderly housing is now a use allowed by special permit. Prior to issuance of the Special Permit, no special permit had been issued for the Premises. As stated in the Borrower's Certificate, the Premises have been used as a 27-unit subsidized elderly housing facility since 1963. The Board of Appeal recognized that the existing improvements on the Premises constituted a permitted, preexising use under the Zoning Ordinance, and granted permission for the Renovations, including the increase in the number of units in the facility from 27 to 35. A copy of the Special Permit is attached hereto as Exhibit D. Based upon the foregoing, it is our opinion that the use of the Premises as a 35-unit subsidized elderly housing facility is permitted under the Zoning Ordinance, as affected by the Special Permit. The use of the Premises as a 35 unit assisted living facility, with the financial assistance provided by the Lenders in connection with the Renovations, constitutes a permitted subsidized elderly housing facility permitted under the Zoning Ordinance as affected by the Special Permit.

3. Parking Requirements

There is no specific use requirement for subsidized elderly housing in Section 29-24 of the Zoning Ordinance relating to parking and loading requirements. The use item in the Zoning Ordinance most closely related to subsidized elderly housing is congregate housing for the elderly and permanently disabled. The City of Beverly Building Inspector applied the requirement of .75 spaces per unit for this use to the Premises. Accordingly, 26 parking spaces are required for the 35 units. As set forth in the Architect's Certificate, following the Renovations, there will be 19 parking spaces on the Premises. The Special Permit was granted with the condition that The First Baptist Church in Beverly grant an easement for seven (7) additional parking spaces, to bring the total number of parking spaces available to the Premises to 26 in compliance with the off-street parking requirements of Section 29-24 of the Zoning Ordinance. Section 29-24.C.(1). provides that required off-street parking spaces may be provided on a nearby lot. The required easement has been granted and is attached hereto as Exhibit E, which easement satisfies the requirement of the Special Permit. Based upon the foregoing, it is our opinion that, upon completion of the Renovations, the Premises will be in compliance with the parking requirements of the Zoning Ordinance.

4. Conclusion

Based upon the foregoing, the Premises, if rehabilitated in accordance with the Plans and Specifications referenced in the Architect's Certificate, and used as a 35-unit subsidized elderly housing facility as contemplated by the Special Permit, will constitute a permitted use and structure in conformance with the Zoning Ordinance, including without limitation, the dimensional, use, parking and all other provisions thereof.

B. Environmental Matters

1. M.G.L. Chapter 21 Section 43. Pursuant to M.G.L. c. 21, §§ 43(2) and (3), the Division of Water Pollution Control ("DWPC") published regulations at 314 C.M.R. 7.00 et seq., requiring users of sewer connections and extensions to obtain a sewer connection and extension permit from DWPC. Under 314 C.M.R. 7.05, existing sewer connections for which a permit has not been issued by the Director of the DWPC and which have been constructed and effected prior to May 10, 1979 and are currently being used and maintained, are exempt from the permit requirements of M.G.L. c. 21, § 43(2) (the "permit requirements"). According to the Architect's Certificate, the sewer connection for the Premises was constructed and effected prior to May 10, 1979, and is currently being used and maintained. The Architect's Certificate further states that the flow through such connection has not increased since prior to May 10, 1979, and will increase as a result of the Renovation only by the discharge from seven (7) additional units, as to which no permit is required. Therefore, it is our opinion that the Premises are exempt from the permit requirements of M.G.L. c. 21, § 43(2).

2. The Flood Disaster Protection Act of 1973 (42 U.S.C. §4001, et seq.). According to the Architect's Certificate, the Premises are in a Zone C area, as determined by the Federal Flood Insurance Administration of the U.S. Department of Housing and Urban Development, in which flood insurance is optional but not required.

3. The Federal Clean Air Act (42 U.S.C. §7401 et seq.) and the provisions of M.G.L. Chapter 111, §142A et seq. with resect to pollution and contamination of the atmosphere. Pursuant to the requirements of the Federal Clean Air Act, the Commonwealth of Massachusetts, acting through the Department of Environmental Protection (the "DEP") promulgated regulations at 310 C.M.R. § 7.00 et seq. governing the control and prevention of air pollution (the "DEP Air Pollution Regulations"). The DEP Air Pollution Regulations generally require the approval by the DEP of the plans, specifications, proposed Standard Operating Procedures and Standard Maintenance Procedures, or a limited plan approval, for the alteration of facilities

with energy input capacity which exceed 10,000,000 BTUs per hour. According to the Architect's Certificate, the energy facilities for the Premises will have an energy input capacity of less than 10,000,000 BTUs per hour. Therefore, it is our opinion that such DEP approval will not be required in connection with the Premises.

The Renovation of the Premises is also subject to the notification requirements of 310 C.M.R. § 7.09(2), which requires persons responsible for construction or demolition of an industrial, commercial or residential building to notify the DEP ten (10) days before the initiation of such construction and demolition. The contracts for the Renovation will require the contractor to satisfy this requirement.

4. The Wetlands Protection Act (M.G.L. Chapter 131, §40) and regulations thereunder (310 C.M.R. §10.00 et seq.). According to the Architect's Certificate, no portion of the Premises is located within an area, or within 100 feet of an area, subject to protection under the Massachusetts Wetlands Protection Act. Therefore, it is our opinion that no work performed in connection with the Renovation will alter such a protected area or be within 100 feet of such a protected area, and, accordingly, the Wetlands Protection Act is not applicable thereto.

5. The National Environmental Policy Act of 1969 (42 U.S.C. Section 4321, et seq.).

The National Environmental Policy Act ("NEPA") applies only to "major federal actions significantly affecting the quality of the human environment." The only "federal actions" with respect to the Renovation are loans to be made to the Borrower by the City of Beverly and the Commonwealth of Massachusetts Department of Housing and Community Development through the U.S. Department of Housing and Urban Development HOME funds, and from the City through Community Development Block Grant funds. Based upon the statutory environmental review prepared by the City of Beverly Planning and Development Department, a copy of which is attached hereto as Exhibit F, the funds provided for the Renovation are categorically excluded from the provisions of NEPA. Based upon the foregoing, it is our opinion that the requirements of NEPA have been satisfied with respect to the Renovations.

6. The Massachusetts Environmental Policy Act (M.G.L. Chapter 30 Section 61, et seq.) ("MEPA"). The Massachusetts Environmental Policy Act provides for review and evaluation of projects so as to describe environmental impacts and so as to ensure that agencies, departments, boards, commissions and authorities of the Commonwealth of Massachusetts ascertain that all feasible means and measures will be used to avoid or minimize damage to the environment. MEPA is applicable if a project requires any agency action, financial assistance, or the issuance of permits by

an agency of the Commonwealth of Massachusetts, and if the project meets or exceeds certain criteria set forth in the MEPA regulations.

Based upon the Architect's Certificate and upon our review of governmental permits and financing related to the Renovation, it is our opinion that the Renovation does not exceed a review threshold set forth in 301 C.M.R. 11.25, 11.26 or 11.27, as in effect through June 30, 1998, nor does the Renovation exceed a threshold set forth in 301 C.M.R. 11.03, as in effect from and after July 1, 1998. In addition, we have confirmed that the Building is not within an Area of Critical Environmental Concern designated under 301 C.M.R. 12.00, as in effect through June 30, 1998. Consequently, it is our opinion that no compliance with MEPA is required.

7. The National Historic Preservation Act of 1966 (16 U.S.C. 470 et seq. and 36 C.F.R. §800 et seq. The Premises are included in the Beverly Center Historic District and are eligible for listing in the National Register of Historic Places. Accordingly, the plans for the Renovation have been reviewed by MHC and by the United States Department of the Interior - National Park Service.

On March 30, 1998, MHC issued a finding of no adverse effect, provided that the completed Renovation meets the Secretary of the Interior's "Standards for Rehabilitation" and is approved as a certified rehabilitation by the National Park Service. On May 27, 1998, the plans for the Renovation were preliminarily approved by the National Park Service as meeting the Secretary of the Interior's "Standards for Rehabilitation." A final determination that the Renovation has been completed in accordance with the "Standards for Rehabilitation" can be issued only after the Renovation is completed. Evidence of the foregoing designation and approval is attached hereto as Exhibit G.

8. Curb Cuts

According to the Architect's Certificate, access to the Property is provided by existing curb cuts, and no new curb cuts are required in connection with the Renovations. Based upon the foregoing, it is our opinion that no curb cut permits or approvals are required in connection with the Renovations.

This opinion is furnished solely for the information and assistance of the Lenders in connection with the making of the Loans and of the Investor in connection with the making of its equity investment in Borrower, and is not to be used, circulated, quoted or otherwise referred to, in whole or in part, for any other purpose without our express written consent.

Very truly yours,

Hale and Dorr LLP

HALE AND DORR LLP

Exhibit D

Special Permit

03/18/98 9:27 inst. 100
BK 14665 PG 68

City of Beverly
MASSACHUSETTS

BOARD OF APPEAL
OF THE ZONING ORDINANCE

DIANE ROGERS
CLERK
921-6025

CITY OF BEVERLY
REGISTRY OF DEEDS RECORDED
CITY CLERK'S OFFICE
1998 FEB -9 P 1:21

DECISION ON PETITION FOR A SPECIAL PERMIT
BY: HLH AFFORDABLE HOUSING LIMITED PARTNERSHIP

A public hearing was held on Tuesday, January 27, 1998 at 7:00 p.m. at City Hall, Beverly, Massachusetts, a notice of said hearing having been duly advertised in the Salem Evening News, a newspaper having a circulation in said Beverly and the required persons having been duly notified by mail of the time and place of said hearing concerning the application of HLH Affordable Housing Limited Partnership in a petition for a request for a special permit for subsidized elderly housing, Section 29-12-C1, under section 29-27-C, to renovate and expand its existing subsidized elderly housing facility and increase the number of units from 27 to 35. Property located One Monument Square in an R-6 Zone.

The hearing was called to order at 7:00 p.m. by the Chairperson, Day Ann Kelley. The following members were present:

Day Ann Kelley Martin Freeman
Paul Belmonte Scott Houseman
Leonard J. Bertaux

The Building Commissioner, Timothy Brennan, exhibited plans relative to the application describing the location and zoning of the property.

Katherine E. Bachman, Attorney from Hale and Dorr LOP represented the petitioner. Attorney Bachman provided a written memorandum concerning the background of Harbor Light House and the issues surrounding the request. The Board was also provided with a complete set of architectural drawings. The property has been used as elderly housing since 1963 and was started by the First Baptist Church of Beverly. The subject will no longer be a non-profit, after the expansion and renovation. The architectural plans were developed so that the facades of the two made buildings will maintain their historic character.

The parking spaces in the rear of the building will total 19. The First Baptist Church has provided a letter indicating that they will provide an easement to HLH for the use of up to seven parking spaces in the rear of the church.

Several people spoke in favor of the petition including Mr. Peter Gillissen of 9 Atlantic Ave., City Councilor Peter Gilmore, Ward Two Councilor Rus Rollins and Mayor Scanlon.

John Boudreau of 5 Monument Sq. was concerned about the need to replace the existing fence between the two properties and also problems with trash removal. Michael Giardina of 5 Atlantic Ave. also spoke in opposition.

Return
Hale + Dorr
60 State Street
Boston, MA 02109

14386/82
Record owner
HLH Affordable
Housing Limited Partnership

Twenty days elapsed since this decision has been filed with the City Clerk and no appeal has been taken.
A True Copy
Attest:

Property - One Monument Square Beverly

The public hearing was then closed and members of the Board asked questions. Leonard J. Bertaux asked if the number of units could be reduced. Attorney Bachman said that the project was not financially feasible with fewer rooms.

Day Ann Kelley was interested in the increase in the number of employees. Per Attorney Bachman, the number will be increased to 10 from a current level of about 7. Parking spaces are primarily needed for the employees and visitors. It is rear for a resident to have a car. It was discussed that the parking spaces should be used only for cars and not for storage of other items such as the canoes which currently occupy space in the lot.

Day Ann Kelley commented that a tour of the facility showed the need for the renovations. It should be noted that not all of the elderly residents do not all have private bathroom facilities and the facility is not fully handicap accessible. Part of the expansion will allow for the installation of an elevator and better designed common areas for the residents.

A motion was made and seconded that the special permit be granted based on the following terms and conditions. First, the old fence should be removed and a new stockade fence be installed between One Monument Sq. and 3 Monument Sq. The second condition is that the agreement for an easement for 7 additional parking spaces from the First Baptist Church should be completed.

This special permit was granted with a vote of 4-1. L. Bertaux abstained from the vote.

The Board finds: that the site is an appropriate location for the proposed use, and that the character of adjoining uses will not be adversely affected; that no substantial evidence has been presented that property values in the district will be adversely affected by such use; that no undue traffic and no nuisance or unreasonable hazard will result from the proposed use; that adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use; that there are no valid objections from abutting property owners based on demonstrable fact; that adequate and appropriate City services are or will be available for the proposed use.

Day Ann Kelley

Day Ann Kelley, Chairperson
Board of Appeal of the Zoning Ordinance

Twenty days elapsed since this decision has been filed with the City Clerk and no appeal has been taken.
A True Copy
Attest:

Frances A. Macdonald

Exhibit E

Parking Easement

PARKING EASEMENT

The First Baptist Church in Beverly ("Grantor"), a Massachusetts nonprofit corporation having an address of 221 Cabot Street, Beverly, Massachusetts, owner of certain premises located on the southerly side of Cabot Street in Beverly, Essex County, Massachusetts described in three deeds, the first dated April 30, 1924, recorded with the Essex South Registry of Deeds in Book 2598, Page 492, the second dated May 21, 1976, recorded with said Deeds in Book 6244, Page 47 and the third dated July 26, 1976, recorded with said Deeds in Book 6255, Page 531 ("Burdened Premises") for good and valuable consideration, and in consideration of the covenants and agreements herein contained, the receipt and sufficiency of which is hereby acknowledged, grants to HLH Affordable Housing Limited Partnership, a Massachusetts limited partnership having an address of 1 Monument Square, Beverly, Massachusetts ("Grantee"), and its successors and assigns, a perpetual right and easement to use seven (7) parking spaces for the benefit of premises located on the northeasterly side of Abbott Street in said Beverly owned by the Grantee, more particularly described in a deed dated October 22, 1997, recorded with said Deeds in Book 14386, Page 82, so long as the premises are used as subsidized elderly housing in accordance with the decision of the Beverly Board of Appeal dated January 27, 1998, recorded with said Deeds in Book 14665, Page 68. Grantor hereby retains the right to relocate the parking areas within the Burdened Premises, so long as the rights of Grantee hereunder are not adversely affected thereby.

EXECUTED as a sealed instrument this 27th day of July, 1998.

THE FIRST BAPTIST CHURCH IN BEVERLY

By: _____
Name: JOHN C. THOMSON
Title: MODERATOR

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss. July 27 1998

Then personally appeared the above named JOHN C. THOMSON, the MODERATOR of The First Baptist Church in Beverly, and acknowledged the foregoing to be the free act and deed of said Church, before me.

Marian T. Costanzo
Notary Public
My commission expires: Aug. 28, 2003

bachmn/107275.116/documents/parkease2.wpf