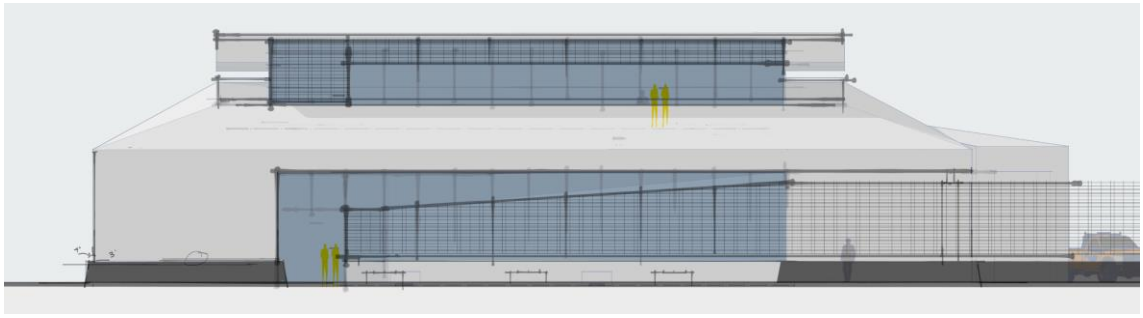

Department of Public Works Facility Feasibility Study

Maynard, MA 01754

Prepared for:

The Town of Maynard, Massachusetts

195 Main Street

Maynard, MA 01754

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1. Executive Summary

LiRo-Hill is supporting the Town of Maynard with a feasibility study for a new Department of Public Works facility that consolidates multiple municipal operations under one roof. The proposed 45,000-square-foot building is planned to replace the current maintenance and vehicle storage facility located at the end of Winter Street. An alternative site owned by the town next to the Wastewater Treatment Plant at the end of Pine Hill Road is also being considered as part of this study. Both sites are considered brownfield redevelopment sites due to their subsurface contamination which leverages its redevelopment potential and proximity to community amenities, including existing trails and water access points. A third private site was examined as another option for a centralized facility, while not currently Town owned.

The facility aims to replace outdated and decentralized infrastructure with a modern, efficient, and Net Zero-ready operations center. The project includes geothermal heating and cooling, EV charging infrastructure for both municipal fleet and public use, and rooftop solar capacity projected to exceed 40,000 square feet—positioning Maynard to reduce operational costs and carbon emissions in the long term.

In addition to operational improvements, the facility, referred to as Site 1, enhances community access to the Assabet River Rail Trail and kayaking launch by formalizing parking, widening pathways, and improving site signage. This forward-looking approach ensures the new DPW serves both the town's functional and civic goals, supporting Maynard's sustainability vision for decades to come.

With the completion of this feasibility analysis, Maynard is well positioned to move forward with this significant public safety improvement for its community in the next two years. The duration of 2025 will be focused on the engagement of an Owners Project Manager and community engagement for input followed by securing funding into 2026. With these pieces in place, 2026 will be focused on moving the analysis and design concepts provided into a constructable design package for one of the selected sites, with a potential construction start in 2027.

Anticipated Cost by Site

Site 1 - $65M: The estimated total construction cost for renovations for code and energy compliance is approximately $51 million. This includes construction contingency, escalation, direct trade costs and General Contractor fees. Recommended additional budget for soft costs is an additional $14.2 million, bringing the all-in project cost to around $65 million.

Site 2 - $67M: The estimated total construction cost for renovations for code and energy compliance is approximately $52 million. This includes construction contingency, escalation, direct trade costs and General Contractor fees. Recommended additional budget for soft costs is an additional $14.5 million, bringing the all-in project cost to around $66.5 million.

Site 3 - $77.8M: The estimated total construction cost for renovations for code and energy compliance is approximately $60.8 million. This includes construction contingency, escalation, direct trade costs and General Contractor fees. Recommended additional budget for soft costs is an additional $17 million, bringing the all-in project cost to around $77.8 million.

2. Project Background

Maynard's Department of Public Works (DPW) currently operates out of multiple facilities spread throughout town, many of which are in poor to severely deteriorated condition. Many are in less than ideal locations for daily operation, and some were not sized to meet modern demands. This has led to compounding operational inefficiencies and logistical constraints. DPW procured LiRo-Hill through a house doctor contract to provide a feasibility study that develops a consolidated facility that could address Maynard's needs for the near future.

During the development of this feasibility study, the Maynard Master Plan dated May 2020 was followed to align with the goals for Public Facilities and Services. The following goals provide the base framework for this study and are integrated in solutions across three sites explored.

Goal PFS2-4

For departments responsible for infrastructure support (e.g. DPW and Highway), review and enhance operations to achieve optimal efficiency in fleet and personnel levels, and to ensure adequate training is provided in line with department goals.

Goal PFS4-6

Aim for net-zero energy in new construction or major renovation, but at minimum, meet the State's Stretch Energy Code.

Goal PFS4-7

Conduct studies to determine the potential capacity and economic feasibility of installing solar photovoltaics on municipal facilities and Town-Owned land.

Goal PFS4-9

Utilize updated climate change models for flooding/stormwater events for updating regulations

Goal PFS4-12

Explore recycling options beyond bi-weekly pickup including adding more opportunities for recycling other items (e.g. brush, metal, paints, batteries, etc.)

3. Project Approach

The study began with site analysis and program development in coordination with DPW leadership and municipal staff. Existing facilities were evaluated for deficiencies in safety, accessibility, and capacity. Based on these findings, a single-building solution was identified as the most cost-effective and sustainable option to meet current and projected operational needs. Based on the current condition of existing facilities and operational needs for Maynard, the design team does not recommend renovating or re-use of the existing facility.

Site planning was driven by functionality and flow: vehicle separation, equipment maneuverability, and adjacency of workspaces informed both building placement and internal layout. Focus was placed on integrating sustainable infrastructure and planning for resiliency through all-electric systems, high-performance building envelope strategies, and stormwater management. The design team worked closely with stakeholders to ensure space allocations were appropriate and flexible enough for future growth.

4. Existing Condition Summary

4.1. Site Conditions (Meridian)

4.1.1. Existing Site Conditions at Site 1 (17 and 38 Winter Street)

The subject property is comprised of two (2) town owned parcels totaling approximately 3.13 acres of land located at the end of Winter Street and Boeske Avenue. The parcel abuts the Assabet River Rail Trail to the north and Taylor Brook to the west. Residential lots abut the property to the south and east. There are three (3) existing buildings on site; The DPW facility, a salt shed, and a pumping station. In total, the existing buildings account for approximately 16,600 SF, or 12% of the total site.

The land cover on site is primarily asphalt pavement and dirt/gravel surfaces with a fueling station, a variety of town equipment, storage containers, dumpsters, and material stockpiles. The site is surrounded by a six (6') foot high chain-link fence with privacy slats with the exception of a paved parking area with ten (10) parking stalls that provides access to the Assabet River Rail Trail parcel. There is no formal storm drainage infrastructure on site. Based on plans of record, there are two (2) large wells located under paved areas. Depending on the final layout and structural requirements of the proposed new building, these wells would likely need to be excavated and removed from the site.

The site topography is relatively flat, sloping approximately twelve (12') feet from east to west toward Taylor Brook. The western edge of the parcel is classified as an existing bordering vegetated wetland (BVW) running along the bank of Taylor Brook. The wetland continues around the northern portion of the site along the Assabet River. Per FEMA Flood Map 25017C0362F (7/7/2014) Flood Zone AE extends onto the site from the westly edge of Taylor Brook. Roughly half of the site is located within the 200' riverfront buffer zone and 100-foot BVW buffer zone. Existing vegetation on site is limited to the perimeter of the parcel consisting of a mix of mature evergreen and deciduous trees with sparse undergrowth.

NRCS classifies the site soils as Windsor Loamy Sand and Merrimac Urban Land Complex, both with hydrologic soil group classifications of type "A" which indicated a high infiltration rate. However, the site is considered a brown field which poses potential challenges when designing subsurface utilities and infiltration systems. Proposed development on site would be subject to the MassDEP Stormwater Standards and any additional local bylaws and regulations for working within a the jurisdiction of the conservation commission. If the proposed project results in a decrease in impervious area, then the standards would only need to be met to the maximum extent practicable as specified in the MassDEP Stormwater Handbook.

4.1.2. Existing Site Conditions at Site 2 (1 Pine Hill Road)

According to available Massachusetts GIS information, the subject property is a town owned parcel totaling approximately 13.5 acres of land located at the end of Pine Hill Road. The parcel abuts the Maynard Water Treatment Facility to the north and Assabet River to the South. Residential lots abut the property to the west and the eastern property line shared a border with the Town of Acton. There are three (3) existing buildings on site and equipment associated with the water department.

Approximately 60% of the site is undeveloped and consists of a mix of coniferous and deciduous trees. The developed portion of the site is utilized by the waste water department facilities. A disturbed, but undeveloped clearing directly to the south of pine hill road consists of dirt, gravel, and various stockpiles.

The site topography is defined by a large hill in the southeast corner of the site with an elevation of around 220. The topography around the southern edge of the parcel slopes down steeply to around elevation 145 at the shoreline of the Assabet River. A lower, level area where the developed portions are located bisects the site. The topography slopes back uphill when exiting on Pine Hill Road.

Per FEMA Flood Map 25017C0354F (7/7/2014), Flood Zone AE extends onto the site from the northerly edge of the Assabet River. Roughly half of the site is located within the 200' riverfront buffer zone and 100-foot BVW buffer zone. Existing vegetation on site provides a strong buffer between the developed areas and Assabet River.

NRCS largely classifies the site soils as Hinckley Loamy Sand with hydrologic soil group classifications of type "A", which indicates a high potential infiltration rate. Additional soil investigation would be required to confirm parent material and depth to restrictive features and groundwater.

4.1.3. Existing Site Conditions at Site 3 (30 Sudbury Street, a.k.a 0 Thompson Street)

According to MassGIS, the subject property is a privately owned parcel totaling approximately 4.16 acres of land located between Sudbury and Thomson Street. The parcel abuts residential lots to the south and an existing paved parking lot to the north.

The site is primarily asphalt pavement with striped parking stalls and existing lighting. The site is surrounded by a thin strip of existing vegetation around the north, east, and southern edges. Additional field investigation is required to determine if there is existing storm drainage infrastructure on site.

The site topography is man-made, sloping approximately thirty (30') feet from east to west toward Sudbury Street. Per MassGIS, there are no conservation jurisdictional areas on site and the site is not located in any FEMA Flood Zones.

NRCS classifies the site soil as Urban Land with no hydrologic soil group classification. Additional soil testing and site investigation would be required to determine the existing soil conditions on site.

4.2. Existing Building Conditions

4.2.1. Overall Layout

Existing DPW facilities are located at different places throughout the Town of Maynard. See Figure 1. This creates an issue for maintenance and operation.

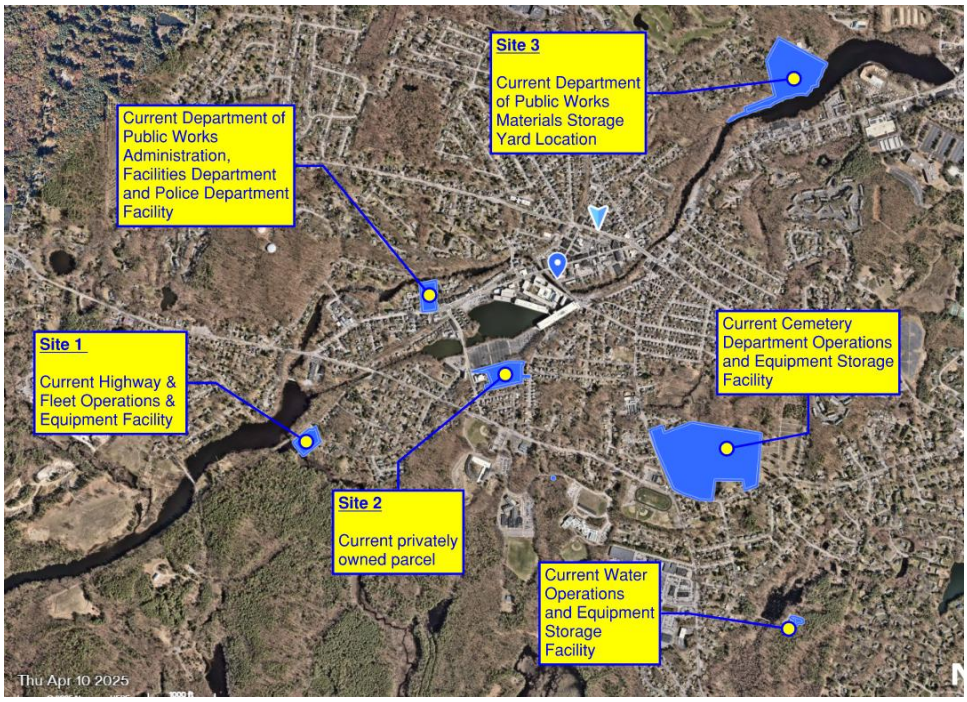


Figure 1

4.2.2. Site 1 at 17 and 38 Winter Street

The site located at 38 Winter Street, that is referred to as Site 1, is the main site for DPW that contains more functions than other sites. See Figure 2. There is a salt shed, a condemned pump house, a garage that services all DPW vehicles, "recycle center" in the open that is being flooded every year.

Figure 2

4.2.2.1. Garage

The main building on the current DPW site is a garage built around 1974. The doors are not high enough and bays not deep enough for some vehicles. No car wash bays are present, which create maintenance issues for vehicles. The roof is currently classified by the insurance provider as the lowest-rated among all town facilities within its category. It is projected to soon receive a non-compliant, uninsurable rating. Stains on the interior wall side and evidence of organic growth on the exterior shows both water infiltration through multiple openings along gutter line, see Figure 3 & 4. It appears that the CMU wall was not grouted and is reported from staff that rodents are living in the wall.

Figure 3

Figure 4

4.2.2.2. Underground Storage Tank

There was an underground gas tank that failed a few years ago and contaminated the site. See Addendum 6.4.3 for more information. The following information was provided by VHB regarding the underground tank. Refer to an email from Wayne Amico dated May 3rd, 2024.

The gasoline tank is a 10,000-gallon single-walled fiberglass with double-wall hose piping installed in 1982. The piping is listed as European Suction in the MassDEP database. The database also lists the tank as having a submersible pump. The tank is failing the monthly tank tightness testing. Based on the tank failure, a third-party tightness test was performed. The tank passed a pressure test and a vacuum test for tightness. However, the tank failed a sonar test for tightness. Based on this testing the tank does not appear to be leaking, but fuel may potentially be flowing between the tank and dispenser through a bad check valve in the fuel piping.

The tank and piping are well past their warranty/life span (42 years old) and should be replaced as soon as practical. To solve the immediate issue a tank contractor should remove and replace the potentially bad check valve. Based on the age of the piping and equipment, additional work may be required to replace aged/deteriorating piping or other equipment. The MassDEP database will need to be updated once this work is complete including the removal of the submersible pump reference from the database.

In addition, the tank is single-walled and if there was a crack or release there would be a catastrophic release because there is no secondary containment. The old piping may have been manufactured by Total Containment Systems (model 1501). Their piping from that time period has had issues with the gasoline additive ethanol. An above ground, temporary 2,500 gallon petroleum tank has been leased by the town from a local vendor and is currently being used to supply the town's petroleum needs.

4.2.2.3. Existing Salt Shed

The salt shed on the current DPW site has multiple limitations. See Figure 5. The door clearance is not sufficient for loading salt inside. There are dead corners at each side that vehicles cannot fetch salt easily. The slab pitches outward, which causes runoff water to be a contamination source for nearby ground. The capacity is not sufficient for Maynard. A larger shed is needed to satisfy the current needs.

Figure 5

4.2.2.4. Existing Pump House

The pump house in the current DPW site was condemned to be demolished. See Figure 6.

Figure 6

4.2.2.5. Existing Recycle Center

The "Recycle Center" is just a site with different dumpsters for different purposes. Some accessories are exposed to elements due to lack of protected space. Part of the recycling center is flooded yearly. See Figures 7 and 8.

Figure 7 Part of Existing Site Flooded Yearly

Figure 8 More Accessories Out in Open

4.2.2.6. Other Facilities

Figures 9 to 13 show facilities or storages at multiple locations away from the main site (38 Winter Street)

Figure 9 Cemetery Department Operations & Equipment Storage

Figure 10 Storage at Cemetery

Figure 11 Other Facility

Figure 12 Other Facility

Figure 13 Water Department Temporary Vehicle Storage

4.2.3. Site 2 at 1 Pine Hill Road

The Site 2 refers to the lots next to Wastewater Treatment Plant. See Figure 14.

Figure 14 Site 2 next to Wastewater Treatment Plant

4.2.1. Site 3 at 30 Sudbury Street

The Site 3 refers to the lots behind the Fire Station at 30 Sudbury Street. See Figure 15.

Figure 15 Site 3 at Sudbury Street behind Fire Station

4.3. Environmental Issues (CDW)

Two locations were evaluated for environmental conditions as part of this feasibility assessment. They are the existing Department of Public Works property, and the adjacent undeveloped lot located at 38 and 17 Winter Street, respectively, and the current Maynard Wastewater Treatment Plant facility located at 18 Pine Hill Road. A Phase I Environmental Site Assessment (ESA) and Limited Subsurface Assessment (LSA) were conducted on the properties. The LSA included soil sampling and lab analysis conducted in conjunction with a geotechnical drilling program. The following observations were made at the time of the assessments:

4.3.1. Site 1 (17 and 38 Winter Street)

- 38 Winter Street currently operates as the Town of Maynard DPW. The Maynard DPW is improved with three structures, which are utilized as a salt shed, the current maintenance garage, and a workshop for DPW vehicles.

- The Town of Maynard DPW is listed in the US EPA RCRA Info Facility Information database as a RCRA Generator for waste code D001 – Ignitable Waste, and waste code D039 – Tetrachloroethylene.

- According to the MassDEP Underground Storage Tank Program database, the Town of Maynard DPW property currently has in a temporary 2,500 gallon above ground petroleum tank and a 4,000-gallon diesel UST, which are both listed for fueling motor vehicles.

- Two release tracking numbers (RTNs) are listed in the MassDEP Searchable Sites List for 38 Winter Street/Town of Maynard DPW.

- RTN 2-0012751 is related to a release identified circa 1999 during the removal and replacement of a 4,000-gallon diesel UST, the removal of a 1,000-gallon waste oil UST, and an upgrade to an existin10,000-gallon gasoline UST. The fill port of the waste oil tank was reported at the time of removal to be in poor condition and a 72-hour reporting condition per 310 CMR 40.0313(2) was identified during these activities. After assessment and remediation efforts, a Class A3 Response Action Outcome (RAO) based on a Method 2 Risk Characterization (M2 RC) was prepared for this RTN. The RAO relies on the implementation of an Activity and Use Limitation (AUL) to maintain a condition of No Significant Risk to current and future site occupants.

- RTN 2-17169 was identified in July 2008. #2 fuel oil was observed floating on standing water within the basement of the former pump house building. After assessment and remediation activities, the release was determined to be localized to the area of the former pump house. An Immediate Response Action Completion (IRAC) report was completed for RTN 2-0017169, and this RTN was linked to RTN 3-0012751.

Additional reference projects are attached in Addendum 6.4.3.

CDW oversaw a subsurface assessment program in which a total of three soil borings were advanced. Two of the soil borings (B-2, B-3) were advanced on the 17 Winter Street Property. Soil boring (B-1) was advanced within a paved parking area on the eastern portion of 38 Winter Street (see Figure 9). Soil samples were analyzed for VPH, EPH, SVOCs, PCBs, pesticides, herbicides, TPH, VOC, reactivity, MA MCP 14 metals, pH, flashpoint, and specific conductance. Concentrations of acetone, TPH, and metals were detected above laboratory reporting limits. Detected concentrations did not exceed Massachusetts reportable concentrations (RCS-1).

The subsurface assessment program indicated evidence of TPH in soil identified above laboratory reporting limits, but below Massachusetts RCS-1 concentrations at 17 Winter Street. Based on the results of the subsurface assessment program, information reviewed as part of this LSA & ESA, inferred groundwater flow,

the distance of operations and regulated spills on nearby properties, and regulatory status of nearby spills, it is unlikely that soil at the subject Property is significantly impacted by operations and reported spills on the adjoining and/or nearby properties. No reference to the disposition of groundwater, sediment, soil gas, and/or indoor air is included as part of this ESA & LSA.

4.3.2. Site 2 (1 Pine Hill Road)

- Multiple stockpiles were observed within the boundaries of this ESA & LSA including those containing, asphalt, trees and brush, silt socks, construction materials, compost, dirt, and solid waste. The solid waste consisted of bricks, concrete, fence materials, and other building materials. Sampling within these stockpiles was not performed as part of this ESA/LSA, therefore it is unknown if the building materials observed contain potentially hazardous materials.

- According to representatives of the Town of Maynard, waste resulting from WWTP operations was deposited in the vicinity of the large hill that is located on the eastern portion of the Property. The timeframe of these activities is unknown. Subsurface assessment activities did not include assessing subsurface conditions within this hill area. A limited subsurface assessment was conducted within the unpaved drive area on the southwestern portion of the area of the Property subject to this ESA & LSA.

The following observations were made during the site reconnaissance conducted on April 16, 2024:

- The Subject Property consists of an approximately 12-acre parcel of land known as 18 Pine Hill Rd. The subject property has multiple piles of compost and dirt stockpiles containing building materials. The adjoining properties include the Town of Maynard's Wastewater Treatment Center (WWTC), occupied residential housing, and wooded area. The Assabet River abuts the Property to the east and south.

- The Subject Property has no history of oil releases.

- The Subject Property has no underground storage tanks (USTs)

- According to representatives of the Town of Maynard, solid waste resulting from WWTP operations was deposited in the vicinity of the large hill that is located on the eastern portion of the Property. It is unknown what time frame this dumping occurred.

On June 26, 2024, CDW oversaw a subsurface assessment program in which a total of three soil borings were advanced (B4 through B6, see Figure 9 and Appendix C). Soil samples were collected continuously up to 10 feet bgs, and soil samples were collected at 5-foot intervals. The soil borings were advanced to maximum depths of 25 feet bgs. TOV field-screening results indicated a range of not detected (0.0 ppmv) to 6.7 ppmv.

Soil samples were analyzed for VOCs, SVOCs, PCBs, pesticides, herbicides, TPH, reactivity, MA MCP 14 metals, pH, flashpoint, and specific conductance. Detected concentrations of 4,4-DDE, PAHs in the SVOC analysis, VOCs, MassDEP 14 metals, and TPH did not exceed the applicable Massachusetts Reportable Concentrations (MA RCS-1).

CDW reviewed conditions at the subject Property during the site reconnaissance, the results of the subsurface assessment program, information from interviews with site representatives, and publicly available information for the subject Property. The subject Property contains recognized environmental conditions, specifically the stockpiles observed within the boundaries of this ESA & LSA containing asphalt, trees and brush, silt socks, construction materials, compost, dirt, and solid waste. According to representatives of the Town of Maynard solid waste resulting from WWTP operations was deposited in the vicinity of the large hill that is located on the eastern portion of the Property. It is unknown what time frame this dumping occurred. The

aforementioned stockpiles at the site and the solid waste dumping constitute recognized environmental conditions at the subject Property.

No reference to the disposition of groundwater, sediment, soil gas, and/or indoor air is included as part of this ESA & LSA. Areas assessed as part of the ESA & LSA include only the unpaved area on the southwestern portion of the subject Property (Figure 9).

4.3.3. Site 3 (30 Sudbury Street): private land which has not granted access to the Town.

4.4. Geotechnical Issues (Geocomp)

4.4.1. Site 1 (17 and 38 Winter Street)

The subsurface investigation at 17 and 38 Winter Street revealed organic soils from depths between 3 feet and 7 feet below ground surface in the 38 Winter Street portion of the site. Additionally, the boring at 17 Winter Street revealed sandy Fill material to 2 feet below the recycled asphalt pavement at the ground surface. Building foundations and slabs should not bear on Fill materials or organic soils, and if shallow foundations are chosen for future construction, these materials will need to be removed and replaced with Structural Fill.

It is understood that the northwest portions of 17 Winter Street often experience flooding from the abutting stream during rain events. As such, there is a potential need for perimeter foundation and sub-slab drains for buildings in this area.

4.4.2. Site 2 (1 Pine Hill Road)

The subsurface investigation at 1 Pine Hill Road revealed Fill materials beginning at the ground surface and extending to depths between 8 feet and 25 feet below ground surface. Fill materials were encountered in all three (3) borings performed. Due to the extents of the Fill material, deep foundations would likely be required to support the proposed structures at the site. These deep foundations will need to be end-bearing on a suitable surface, which is anticipated to be bedrock. The depth of bedrock is unknown at this time but outcrop is visible.

4.4.3. Site 3 (30 Sudbury Street)

Site 3 is private land which has not granted access to the Town. A geotechnical report prepared by HML Associates dated April 13, 2017 for the recently built fire station located at 34 Sudbury Street is included as Addendum B.

5. Site and Building Design

5.1. Space Programming Needs

The ground level is anchored by the vehicle maintenance and service bays, including one large maintenance bay for heavy equipment, two smaller bays for light-duty service, an emergency bay, and a full drive-through wash bay with adjacent mechanical and solvent equipment room. These spaces are directly connected to a decontamination area, wet gear storage, and laundry, which are strategically located near the primary staff entry to allow personnel to transition from fieldwork while minimizing cross-contamination. This zone also includes secured storage areas for tools, equipment, and specialty inventory, along with dedicated workshops for water, highway, facilities, and grounds operations.

The second level houses the administrative and employee facilities, organized for both functionality and acoustic separation from the operational zones. Offices for the Director, Town Engineer, Facilities Manager, and program managers are clustered with shared administrative space, file storage, and two conference rooms—a 6-person meeting room and a larger 10- to 15-person space equipped with AV and digital presentation tools. A dedicated training room for up to 30 people is located near the building entrance, allowing for potential public or off-hours use. Also on the second level are unisex dormitories with private storage, gendered locker rooms with showers, a breakroom with adjacent kitchen and pantry, and general support rooms such as janitorial storage, telecom, and secure equipment storage. Adjacency between the dorms, foreman offices, and locker areas support efficient daily transitions and supervisory coordination.

5.2. Building Envelope

The exterior of the building is designed to support Net Zero readiness while balancing resilience and long-term durability. A perimeter concrete base provides protection against snow, salt, and equipment impact, while metal paneled skin over a continuous enhanced thermal envelope form the main building enclosure. This assembly offers high thermal performance, low maintenance, and a clean, modern aesthetic suited to municipal operations. The roof features a consistent 2-degree slope, eliminating the need for tapered insulation, and is designed to support over 40,000 square feet of photovoltaic panels. High-performance, triple-glazed windows are strategically placed in administrative and common spaces to maximize daylighting without compromising thermal performance or airtightness. The entire envelope is designed to exceed Stretch Energy Code requirements and support the building's all-electric systems.

5.3. Interior Finishes

Interior materials are selected to suit the varying uses of the building while supporting ease of maintenance, durability, and occupant comfort. Heavy-use zones such as vehicle bays, decontamination, and workshops will include sealed concrete floors, impact-resistant wall finishes, and high-durability lighting and mechanical systems. Locker rooms and transition areas will feature water-resistant materials and slip-resistant flooring. Administrative areas will incorporate resilient flooring, acoustic ceiling treatments, and energy-efficient lighting to support comfort and focus. The training and conference spaces will be equipped with AV infrastructure, flexible furnishings, and operable partitions where appropriate. All finishes prioritize low-VOC content and long product life in line with the Town's sustainability goals.

5.4. Community Amenities and Site Integration

The Maynard DPW facility has been thoughtfully sited to serve the Town's operational needs while enhancing public access to nearby open space. The project includes improvements to the Assabet River Rail Trail and adjacent kayak launch area. Wider trail connections, safer pedestrian crossings, and improved signage will better serve both residents and visitors. A relocated public parking area provides 13 ADA-compliant spaces near the kayak launch and trail, and is designed to also accommodate DPW overflow parking when needed—supporting peak operations, deliveries, or event-based use.

The main building entrance includes a public-facing vestibule and access to the training room and restrooms, with clear separation from internal DPW operations. This supports flexible use of the facility for community meetings, emergency response coordination, or seasonal programming. Informal outdoor gathering areas are also provided for staff use, with weather-protected break areas and shaded seating.

The site layout separates public, staff, and fleet circulation zones, improving safety and wayfinding. Integrated stormwater management includes vegetated swales, native plantings, and infiltration basins that meet both regulatory and aesthetic goals. The site also features EV charging infrastructure for municipal and public use, and includes solar canopies over the fueling island and parking areas. These systems support the Town's transition to an electric fleet and reduce carbon emissions while maximizing energy independence.

5.4.1. Proposed Conditions (Site 1: 17 and 38 Winter Street)

The proposed site configuration provides better overall site definition, organization, and traffic flow patterns. The design also allows for the existing fuel island to be moved further from the abutting resource areas, outside of the associated jurisdictional buffer zones.

A proposed parking area with 46 new spaces and two-way parking lanes provides a connection between Winter Street and Boeske Avenue. Additional landscaped islands and buffers have been incorporated to increase the amount of vegetation on site and provide potential areas for stormwater management and create natural buffers to the residential abutters. A proposed satellite parking lot off of Winter Street that provides access to the Assabet River Rail Trail increases the number of parking spaces (from 10 to 13).

Resurfacing of the site would also allow for potential stormwater infrastructure upgrades and enhanced buffer zone restoration opportunities. However, additional design and site investigation would be required to determine the suitability of the soils, potential contamination concerns, and if compensatory flood storage needs to be accounted for.

5.4.2. Proposed Conditions (Site 2: 1 Pine Hill Road)

The proposed site configuration would provide a separation between the existing water treatment facility and the new DP building. Modifications to site entrance off of Pine Hill Road would allow for better vehicular circulation and parking options. A proposed parking area with 46 new spaces and two-way parking lanes and a recycling "turn off area" is included in the proposed site development.

The proposed development also takes advantage of the existing level disturbed allowing for new developments outside of the 200' river front buffer zone. Landscaped islands and existing buffers provide separation between roadways, parking, and the proposed building. Additional design and investigation is needed to determine the overall grading impacts to the site, however preliminary designs suggest that large retaining walls are required to accommodate the proposed layout.

5.4.3. Proposed Conditions (Site 3: 30 Sudbury Street)

The proposed site would orient the building to run parallel with the linear nature of the parcel. Vehicular circulation could be maintained around the building with accessory parking lots and a recycling "turn off" road. Additional landscaped islands could be introduced to the site; however, space would be limited to accommodate proper travel lanes for town equipment and vehicles.

Resurfacing of the site could also allow for stormwater infrastructure upgrades and enhanced screening opportunities. Additional site investigation is needed to confirm the feasibility.

5.5. Major Building Components

5.5.1. Structural

5.5.1.1. Site 1

Site 1 has a decent bearing capacity, abut 6000 psf, based on geotechnical boring and memo prepared by Geocomp. However, the cost of environmental abatement to treat soil at Site 1 is very high. A deep foundation is proposed for Site 1 mainly for the purpose of reducing transporting and treating contaminated soil offsite. The ground slab shall be designed as structural slab with thickness of minimum 12 inches. The superstructure shall be steel frames and composite concrete over metal decks for 2nd floor and roof. A typical roof deck is not used to allow more flexibility to install solar panels on the roof. Ordinary steel braced frames are recommended as a lateral system as the most efficient choice.

5.5.1.2. Site 2

Site 2 has a thick layer of fills with low bearing capacity based on geotechnical boring and memo prepared by Geocomp. A deep foundation is proposed for Site 2 which could also minimize any potential cost for transporting and treating contaminated soil offsite. The ground slab shall be designed as structural slab with thickness of minimum 12 inches. The superstructure shall be steel frames and composite concrete over metal decks for 2nd floor and roof. A typical roof deck is not used to allow more flexibility to install solar panels on the roof. Ordinary steel braced frames are recommended as a lateral system as the most efficient choice.

5.5.1.3. Site 3

Based on the drawings for the recently built Fire Station in 2021, Site 3 could have footings as foundation similar to what the Fire Station has. The ground slab shall be designed as slab-on-grade with thickness of minimum 8 inches. The superstructure shall be steel frames and composite concrete over metal decks for 2nd floor and roof. A typical roof deck is not used to allow more flexibility to install solar panels on the roof. Ordinary steel braced frames are recommended as a lateral system as the most efficient choice.

5.5.1.4. Potential Use of Geothermal Systems

The feasibility of effectively utilizing a geothermal system at either site is unknown based on the information obtained at this time. Each site may present its own unique advantages and disadvantages based on soil characteristics and properties, depth to bedrock, depth to groundwater, horizontal constraints and more. Additional investigation, testing and analysis is required to provide any conclusions or recommendations in regard to geothermal systems.

A conservative estimate is to assume that Site 1 might need horizontal wells while Site 2 and 3 verticals. A more refined investigation in the next steps could confirm the assumption.

5.5.2. Fire Protection

The Maynard DPW new construction will be protected by an automatic wet pipe system in accordance with NFPA 13 requirements. Quick response sprinkler heads will be distributed throughout all areas of the facility. A new 6” fire main connection will be made to the existing main in the street. A fire hydrant flow test has not yet been obtained; the water supply is presumed adequate for the building’s fire demand. Contractor will need to obtain a current fire hydrant flow test conducted per NFPA guidelines. A double check valve assembly will be installed on the incoming fire main and an appropriate fire department connection and alarm valves will be provided downstream of the double check valve assembly. Wet-pipe sprinklers will provide protection to the

majority of the facility, the only exception being areas housing delicate electrical equipment such as a computer service room. These areas would be protected with a pre-action type sprinkler system fed from the new wet pipe system.

5.5.3. Plumbing

The Maynard DPW new construction will consist of all standard plumbing systems. Domestic hot and cold water will be distributed throughout the facility. All fixtures will be plumbed for Sanitary Waste and Vent as well. All waste piping will go by gravity to the municipal Sanitary Sewer System in the street. The vent system will be collected internally and terminated through the roof. All plumbing fixtures will be low flow fixtures to comply with Massachusetts Plumbing Code CMR 248. Plumbing fixtures in all Common Restrooms, Locker rooms, Staff Toilets and Kitchens will be standard fixtures, and will include the required ADA fixtures as well.

The hot water system will consist of an electric water heater with an integral storage tank. The system will include a mixing valve, recirculating pump and maintain a temperature of 120oF throughout the system. The water heater will be equipped with a leak detection system to shut down in the event of a leak. The water heater will be located in the mechanical room.

The roof will be drained through a primary and secondary roof drain system. The primary roof drainage system will be piped below the roof and discharged into the storm retention system. The Secondary roof drainage system will be piped below the roof and discharge to grade through the exterior wall, 18” minimum above grade.

In accordance with Massachusetts Plumbing Code CMR248, the Emergency Bay, Small Bay, and Wash Bay will have floor and trench drains that will be required to pass through a Gas, Oil and Sand separator before entering the sanitary system. The separator will exit the building independently and then tie into the Sanitary System.

Wall Hydrants will be located within the vehicle bays and around the exterior of the building for any washdown or watering needs. A non-potable water connection with a meter can be provided in the water service room for irrigation, and mechanical requirements if required.

A local grease interceptor may be required in the Kitchen area if excessive cooking is being done or if the kitchen has a 3 Pot Sink.

An air compressor will be provided and located within the building. The compressed air will be piped throughout the vehicle bays and any other required locations.

5.5.4. Mechanical Systems

The Maynard DPW new construction will consist of all new mechanical systems. The mechanical systems shall serve spaces such as:

- Public Spaces
- Administration Spaces
- Employee Facilities
- Workshops and Materials
- Vehicle Maintenance
- Wash Area
- Vehicle/Equipment Storage

The new mechanical systems will feature:

Dedicated Outdoor Air System (DOAS) with Energy Recovery: This unit will supply fresh air and exhaust general air from occupied spaces. It includes integrated heating and cooling, and an energy recovery core will pre-temper incoming fresh air, reducing energy consumption. The building will maintain a slight positive pressure. Note that certain exhaust types (e.g., from vehicle bays, workshops, kitchens) will require separate local exhaust systems and will not be returned to the energy recovery core. While determined not to be required, CO2 sensors and associated control devices can be incorporated if desired.

Variable Refrigerant **Flow (VRF) System:** This system will control space temperatures using air-source heat pump outdoor units, indoor units, and refrigerant piping. Outdoor units are recommended to be placed on grade, elevated 2 feet for snow protection, and capable of heating down to -22°F. Indoor units will be either ceiling cassette (ideal for single spaces with ceiling grids) or concealed ducted types (preferred for multiple spaces). Each indoor unit will have a zone controller, and a central system controller will manage the entire VRF system. These systems are eligible for Mass Saves incentives.

Local Exhaust Fans (EF) and Makeup Air Units (MUA): These will be installed where centralized exhaust is not feasible, such as in vehicle bays (interlocked with CO2/NO2 gas detection), workshops (with source capture and dust collection), and kitchens (for grease-laden air). Makeup air units with integrated heating and cooling will be interlocked with their corresponding exhaust fans.

Infrared Radiant Heaters (IH): These are proposed for vehicle maintenance and wash areas for human comfort and freeze protection and can also be considered for vehicle/equipment storage. Fan-forced heating is not recommended for these spaces.

The integration of ground-source heating and cooling (geothermal) is under consideration. This alternative offers increased efficiency, reduced power consumption, and lower operating costs by leveraging stable ground temperatures. If implemented, the VRF air-source outdoor units would be replaced with indoor VRF ground-source units, requiring a ground-source loop with associated pumps and piping. Other VRF components would remain the same.

All HVAC equipment will be connected to a Building Management System (BMS), accessible via a building operator's workstation. The BMS will support standard communication protocols (e.g., BACnet) and can integrate with other building systems (e.g., energy metering, lighting, plumbing).

Given recent industry changes, R-32 is the anticipated refrigerant. As an A2L refrigerant (mildly flammable, low toxicity, low global warming potential), its use necessitates careful attention to routing, fire-rated containment, ventilation, and safety devices (e.g., solenoid shut-off valves) to ensure compliance.

Preliminary HVAC load estimates for this facility, located in IECC climate zone 5A (a heating-dominant climate typically requiring 50-55 btuh/SF of heating), are as follows:

- Public Spaces, Administration Spaces, Employee Facilities, Workshops/Material, Shared Space (14,319 SF total)
  - 60 tons of cooling (238 SF/ton)
  - 810 Mbh (56btuh/SF)
  - 1,600 CFM fresh air and 1,800 CFM system exhaust and 4,000 CFM local exhaust (workshops, kitchen, etc.)

- Vehicle Maintenance, Wash Area (6,100 SF total)

  - 35 kW (120 Mbh) of heating (20 btuh/SF).
  - 4,575 CFM local exhaust.

- Vehicle/Equipment Storage (22,000 SF)
  - Heating is not required for this space. However, if heating is desired, this space shall require 125 kW (426 Mbh) of heating (20 btuh/SF).

5.5.5. Electrical, Communication, and Security

The following data was used as the basis for the Electrical Feasibility Study:

- **Facility Size:** 42,420 ft²
- **Available PV Area:** 20,000 ft² (roof) + 5,410 ft² (parking lot canopy)
- **Estimated Electrical Load:**
  - HVAC: 380 kVA
  - EV Charging (6 Level 2 units): 115 kVA
  - Lighting & Receptacles: 82 kVA
  - Total Estimated Load: ~578 kVA
- **Demand & Consumption:**
  - HVAC System: 923MWh/yr
  - Electric Vehicle Charging Stations: 46MWh/yr
  - Lighting and receptacles: 220MWh/yr
  - Total Estimated Annual Electricity Consumption: 1,189MWh/yr

Main Service and Distribution

A 700 kVA pad-mounted Main Service Transformer (MST) is recommended, providing 480Y/277V to meet the facility's demand. The MST will connect via an underground ductbank to an 800A Main Distribution Switchboard (MDS), which will serve as the central power distribution point for all facility loads (HVAC, EV charging, lighting, etc.). A bi-directional revenue meter will be installed to allow the export of excess solar power to the grid under a net metering agreement.

Photovoltaic (PV) System

A new PV system is proposed for the facility roof and parking lot canopies, connecting to the MDS. This system will offset utility power, reducing bills and peak demand charges. Excess energy will be exported to the grid, earning credits through net metering. UL 1741 compliant inverters will ensure safe disconnection during utility disturbances.

The preliminary design allocates 25,410 ft² for solar panels. This PV system is estimated to generate 460.1 MWh annually, covering approximately 39% of the facility's 1,189 MWh annual electricity consumption. Achieving net-zero energy would require expanding the PV installation area to approximately 65,640 ft².

Lighting

The facility’s interior and exterior lighting systems will utilize LED fixtures, designed to provide illumination levels in accordance with IESNA standards. Lighting controls, including occupancy, vacancy and time-based scheduling will be incorporated as required to comply with applicable energy codes and enhance operational efficiency.

Fire Alarm System

A code-compliant, fully addressable fire alarm system will be included in the design.

Fire Alarm System will include a fire alarm control panel (FACP), annunciator panel, smoke and carbon monoxide detectors, speaker strobes, pull-stations and monitor modules strategically located throughout the building to ensure life safety and emergency communication.

Communication, Security

The facility will be equipped with low-voltage systems including CCTV, CATV, PA/Audio, Telephone, Data Networks, Security and Access Control Systems.

Uninterruptable Power Supply (UPS)

A UPS will be considered to provide continous backup power to the facility's critical loads.
Upon loss of normal power, the UPS will immediately pick up the critical load and bridge the gap until the DG is online.

Standby Power System

A 650 kVA standby diesel generator (DG) is proposed for emergency backup power. An Automatic Transfer Switch (ATS), located between the revenue meter and Main Distribution Switchboard (MDS), will enable seamless transition between utility and generator power during outages. The DG is expected to start within 10 seconds of a utility power loss, with the ATS transferring the load to the generator. A diesel fuel storage tank for 48 hours of operation may be considered.

Additionally, a Uninterruptible Power Supply (UPS) will be considered to provide continuous backup power to critical loads, bridging the power gap until the DG is fully online.

Standby Power System – Battery Energy Storage System (BESS)

As an alternative to a diesel generator, a Battery Energy Storage System (BESS) is proposed for clean energy backup. A preliminary 1 MW / 4 MWh BESS is considered, which could support the facility for up to 17 hours based on an average load of 239 kVA. An isolation transformer may be required by the local utility for grid interface.

The BESS inverter will convert DC battery power to AC during outages and AC utility power to DC for charging. During normal operation, the BESS remains in standby. In a utility outage, a protective relay (SEL-751) will detect voltage and frequency loss, opening the MDS main breaker (52-M) to isolate the facility from the grid, in compliance with IEEE 1547. The PV inverter will also shut down.

Once isolated, the BESS inverter will transition to grid-forming mode, immediately supplying power. The facility operator may consider restarting the PV system in parallel with the BESS to supplement power and reduce battery discharge.

Upon utility power restoration, the BESS inverter will monitor stability. After 300 seconds of stable utility power, and once synchronization is achieved, the BESS will re-connect to the grid by closing breaker 52-M. It will then switch to grid-following mode and resume charging.

While the BESS offers clean, quiet, and low-maintenance backup, its initial equipment cost may be approximately five times higher than a diesel generator installation.

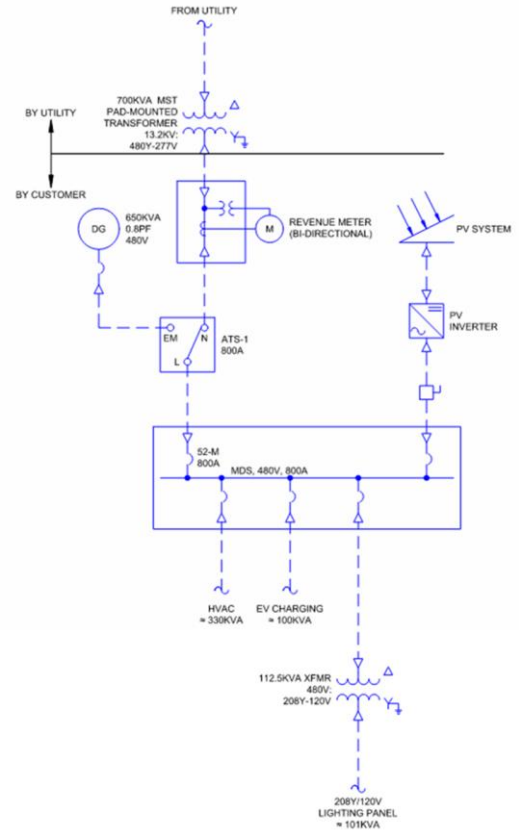
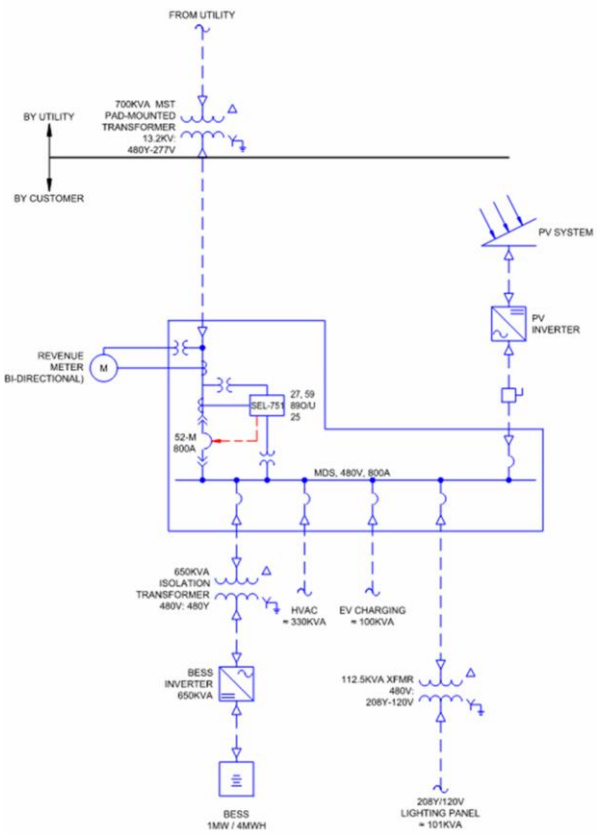


Figure 16: One-line Diagram, DG Option



Figrue-17: One-Line Diagram, BESS Option

6. Construction Cost Estimates & Comparisons

The estimated direct trade cost for construction of the building is anticipated to be approximately $51 – 60 million depending upon site selection. Installation of the building envelope and site work are highest cost categories.

Considering design costs, construction fees, contingency budgets, and escalation assuming an anticipated start of construction Spring 2027 with a duration of 18 months, the total recommended project budget is estimated to be around $65 – 77million for the 45,000 square-foot facility.

7. Appendices

A. Geotechnical Report by Geocomp

B. Geotechnical Engineering Report by HML Associates dated April 13, 2017, for the recently built Fire Station at 34 Sudburry Street

C. Cost Estimate

D1. Phase I Limited Subsurface Assessment Report for 18 Pine Hill Road at Maynard

D2. Phase I Limited Subsurface Assessment Report for 17 Winter Street & 38 Winter Street at Maynard

D3. Related Past Projects for 17 Winter Street & 38 Winter Street at Maynard

E. Real Estate Appraisal Report 0 Thompson Street

F. Exterior Renderings, Schematic Floorplans, Program Documents

G. Alternate Design Studies

APPENDIX A

Geotechnical Memo by Geocomp

Geocomp
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Technical Memorandum

To:	Zhu Liu	Date:	November 4, 2024
	LiRo-Hill		
CC:	Justin DeMarco	Pages:	2
Subject:	Maynard DPW Feasibility Study		
From:	Gail Lollis		

This technical memorandum serves to present the results of Geocomp, Inc.'s (Geocomp's) limited geotechnical investigation to assist with a Feasibility Study for the construction of new facilities for the Maynard Department of Public Works (Maynard DPW) in Maynard, MA. Geocomp understands that the future construction includes a new DPW office building to accommodate existing DPW staff, administrative staff and additional staff from three (3) satellite offices. Geosearch Inc. (Geosearch), a subconsultant of Geocomp, performed geotechnical drilling under the observation and direction of Geocomp staff at two (2) of the potential facility locations; a third potential location was inaccessible for a subsurface investigation at this time.

The first investigation site for the study included the northeast portion of the existing Maynard DPW highway facility located at 17 Winter Street and the entire parcel at 38 Winter Street; 38 Winter Street is located across Boeske Avenue, just northeast of 17 Winter Street. If chosen, these two (2) properties and a portion of Boeske Avenue would be combined for the development of the new facility structures. Geocomp understands that a portion of the site at 17 Winter Street near Taylor Brook floods and that there is a contaminated area of the site due to a spill from underground fuel tanks. As such, only the northeast portion of the site is being considered for future development.

Geosearch drilled three (3) soil exploration borings to 27 feet below ground surface (bgs) at this location on June 25, 2024. One (1) boring was performed in the northeast portion of 17 Winter Street and two (2) were performed at 38 Winter Street. Approximate exploration locations for these borings, designated B-1 through B-3, can be seen in Figure 1, attached to this memorandum. Boring logs for all six (6) borings are also attached.

Geosearch drilled boring B-1 at 17 Winter Street. Approximately 2 feet of sandy Fill material was encountered at the ground surface beneath a thin layer of Recycled Asphalt Pavement (RAP). Organic soils were encountered at the ground surface of the two (2) borings, B-2 and B-3, performed at 38 Winter Street. In boring B-2 organic soil was encountered from the ground surface to 3 feet bgs, and in boring B-3 organic soil was encountered in layers at various depths between the ground surface and 7 feet bgs. Beneath the Fill and organic soils, all three (3) borings were relatively consistent in their findings, and the soil encountered typically consisted of medium dense to dense sand containing trace to little amounts of silt and/or gravel. Groundwater was encountered between 7 feet bgs and 9 feet bgs in these borings.

Foundations should not bear on Fill materials or organic soils. Geocomp would need to perform additional explorations and possible lab testing to determine the actual foundation needs for this site. However, the limited findings in this feasibility study exploration suggest that a shallow

Geocomp A SERCEL COMPANY	Client: Maynard DPW Project: Maynard DPW Feasibility Study, 221452 Address: 38 Winter Street, Maynard, MA	BORING LOG Boring No. B-1 Page: 1 of 2

Drilling Start Date:	06/25/2024	Boring Depth (ft):	27
Drilling End Date:	06/25/2024	Boring Diameter (in):	4.0
Drilling Company:	GeoSearch Inc.	Sampling Method(s):	Split Spoon
Drilling Method:	Hollow Stem Auger	DTW During Drilling (ft):	9
Drilling Equipment:	Track mounted CME 55LC	DTW After Drilling (ft):	N/A
Driller:	Ken	Ground Surface Elev. (ft):	184
Logged By:	AS	Location (Lat, Long):	N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT: Sample Type	COLLECT: Time	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	REMARKS	ELEVATION (ft)
0				SS		13 6 5 17	0.75	11	(0.00') Fill: medium dense, dark gray, sand, some gravel, few RAP fragments. moist (0.50') Fill: medium dense, reddish brown, sand, little gravel, little silt, moist		
				SS		20 9 7 7	0.91	16	(2.00') Sand: medium dense, light brown, trace gravel, trace silt, moist		180
5				SS		7 12 15 22	1.30	27	(4.00') Sand: medium dense, light brown, little gravel, little silt, moist		
				SS		27 45 74 35	0.50	119	(6.00') Sand: very dense, reddish brown, little gravel, little silt, redoximorphic staining, moist		
		▽		SS		8 13 7 6	1.00	20	(8.00') Sand: fine to coarse grained, medium dense, reddish brown, moist, little gravel, trace silt, redoximorphic staining, moist		175
10									(9.50') Sand: fine grained, medium dense, light brown, wet, trace silt, wet		170
15				SS		2 2 2 3	1.75	4	(15.00') Sand: fine grained, loose, light brown, trace silt, trace clay, wet		
20											165

NOTES:

Checked by: GL

Geocomp A SERCEL COMPANY	Client: Maynard DPW Project: Maynard DPW Feasibility Study, 221452 Address: 38 Winter Street, Maynard, MA	BORING LOG Boring No. B-1 Page: 2 of 2

Drilling Start Date:	**06/25/2024**	Boring Depth (ft):	**27**
Drilling End Date:	**06/25/2024**	Boring Diameter (in):	**4.0**
Drilling Company:	**GeoSearch Inc.**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**9**
Drilling Equipment:	**Track mounted CME 55LC**	DTW After Drilling (ft):	**N/A**
Driller:	**Ken**	Ground Surface Elev. (ft):	**184**
Logged By:	**AS**	Location (Lat, Long):	**N/A**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT: Sample Type	COLLECT: Time	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	REMARKS	ELEVATION (ft)
20				SS		11 17 18 25	1.75	35	(20.00') Sand: fine grained, dense, light brown, trace silt, wet		160
25				SS		5 8 9 11	2.00	17	(25.00') Sand: fine grained, medium dense, light brown, trace silt, wet		155
									(27.00') Boring terminated		150
30											145
35											
40											

NOTES:

Checked by: GL

Geocomp A SERCEL COMPANY	Client: Maynard DPW Project: Maynard DPW Feasibility Study, 221452 Address: 17 Winter Street, Maynard, MA	BORING LOG Boring No. B-2 Page: 1 of 2

Drilling Start Date:	**06/25/2024**	Boring Depth (ft):	**27**
Drilling End Date:	**06/25/2024**	Boring Diameter (in):	**4.0**
Drilling Company:	**GeoSearch Inc.**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**9**
Drilling Equipment:	**Track mounted CME 55LC**	DTW After Drilling (ft):	**N/A**
Driller:	**Ken**	Ground Surface Elev. (ft):	**186**
Logged By:	**AS**	Location (Lat, Long):	**N/A**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT: Sample Type	COLLECT: Time	Blow Counts	Recovery (ft)	N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	REMARKS	ELEVATION (ft)
0				SS		2 2 2 1	1.33	4	(0.00') ORGANIC SOIL (OL); loose, dark brown, moist (1.00') Sand: fine grained, loose, light brown, little silt, little gravel, moist		185
				SS		5 7 5 7	2.00	12	(2.00') ORGANIC SOIL (OL); medium dense, loose, dark brown, moist (3.00') Sand: medium dense, gray, little silt, organic material, moist		
				SS		4 9 24 30	1.58	33	(4.00') Sand: medium dense, reddish brown, trace silt, organics, moist (4.50') Sand: medium dense, gray, little silt, moist		
5				SS		39 49 57 60	1.33	106	(5.50') Sand: medium dense, reddish brown, little gravel, trace silt, moist (6.00') Sand: very dense, reddish brown, little gravel, trace silt, moist		180
		▽		SS		8 20 14 10	1.41	34	(8.00') Sand: dense, gray, little gravel, little silt, redoximorphic staining, wet		
10											175
15				SS		2 4 5 5	2.00	9	(15.00') Sand: loose, light brown, little silt, trace clay, wet		170
20											

NOTES:

Checked by: GL

Geocomp A SERCEL COMPANY	Client: Maynard DPW Project: Maynard DPW Feasibility Study, 221452 Address: 38 Winter Street, Maynard, MA	BORING LOG Boring No. B-2 Page: 2 of 2

Drilling Start Date:	**06/25/2024**	Boring Depth (ft):	**27**
Drilling End Date:	**06/25/2024**	Boring Diameter (in):	**4.0**
Drilling Company:	**GeoSearch Inc.**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**9**
Drilling Equipment:	**Track mounted CME 55LC**	DTW After Drilling (ft):	**N/A**
Driller:	**Ken**	Ground Surface Elev. (ft):	**186**
Logged By:	**AS**	Location (Lat, Long):	**N/A**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT: Sample Type	COLLECT: Time	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	REMARKS	ELEVATION (ft)
20				SS		5 7 8 6	1.66	15	(20.00') Sand: medium dense, light brown, little silt, wet		165
25				SS		0 0 6 9	1.66	6	(25.00') Sand: medium dense, light brown, little silt, wet		160
									(27.00') Boring terminated		
30											155
35											150
40											

NOTES:

Checked by: GL

Geocomp A SERCEL COMPANY	Client: Maynard DPW Project: Maynard DPW Feasibility Study, 221452 Address: 17 Winter Street, Maynard, MA	BORING LOG Boring No. B-3 Page: 1 of 2

Drilling Start Date:	**06/25/2024**	Boring Depth (ft):	**27**
Drilling End Date:	**06/25/2024**	Boring Diameter (in):	**4.0**
Drilling Company:	**GeoSearch Inc.**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**7**
Drilling Equipment:	**Track mounted CME 55LC**	DTW After Drilling (ft):	**N/A**
Driller:	**Ken**	Ground Surface Elev. (ft):	**188**
Logged By:	**AS**	Location (Lat, Long):	**N/A**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT: Sample Type	COLLECT: Time	Blow Counts	Recovery (ft)	N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	REMARKS	ELEVATION (ft)
0				SS		1 2 3 5	1.58	5	(0.00') ORGANIC SOIL (OL); loose, dark brown, moist		
									(1.50') Sand: loose, reddish brown, little silt, moist		
				SS		5 4 6 9	0.58	10	(2.00') Sand: loose, light brown, little gravel, little silt, moist		185
5				SS		5 7 6 9	2.00	13	(4.00') ORGANIC SOIL (OL); medium dense, dark brown, moist (5.00') Sand: fine grained, light gray, little silt, moist		
		▽		SS		10 9 10 14	1.83	19	(6.00') ORGANIC SOIL (OL); medium dense, dark brown, moist (7.00') Sand: fine grained, medium dense, light gray, little silt, trace clay, wet		
				SS		16 19 17 14	1.33	36	(8.00') Sand: dense, light brown, little silt, little gravel, organic material, wet (9.00') Sand: dense, light gray, little silt, moist		180
10											175
15				SS		3 2 2 5	2.00	4	(15.00') Sand: loose, light brown, little silt, wet		
											170
20											

NOTES:

Checked by: GL

Geocomp A SERCEL COMPANY	Client: Maynard DPW Project: Maynard DPW Feasibility Study, 221452 Address: 38 Winter Street, Maynard, MA	BORING LOG Boring No. B-3 Page: 2 of 2

Drilling Start Date:	**06/25/2024**	Boring Depth (ft):	**27**
Drilling End Date:	**06/25/2024**	Boring Diameter (in):	**4.0**
Drilling Company:	**GeoSearch Inc.**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**7**
Drilling Equipment:	**Track mounted CME 55LC**	DTW After Drilling (ft):	**N/A**
Driller:	**Ken**	Ground Surface Elev. (ft):	**188**
Logged By:	**AS**	Location (Lat, Long):	**N/A**

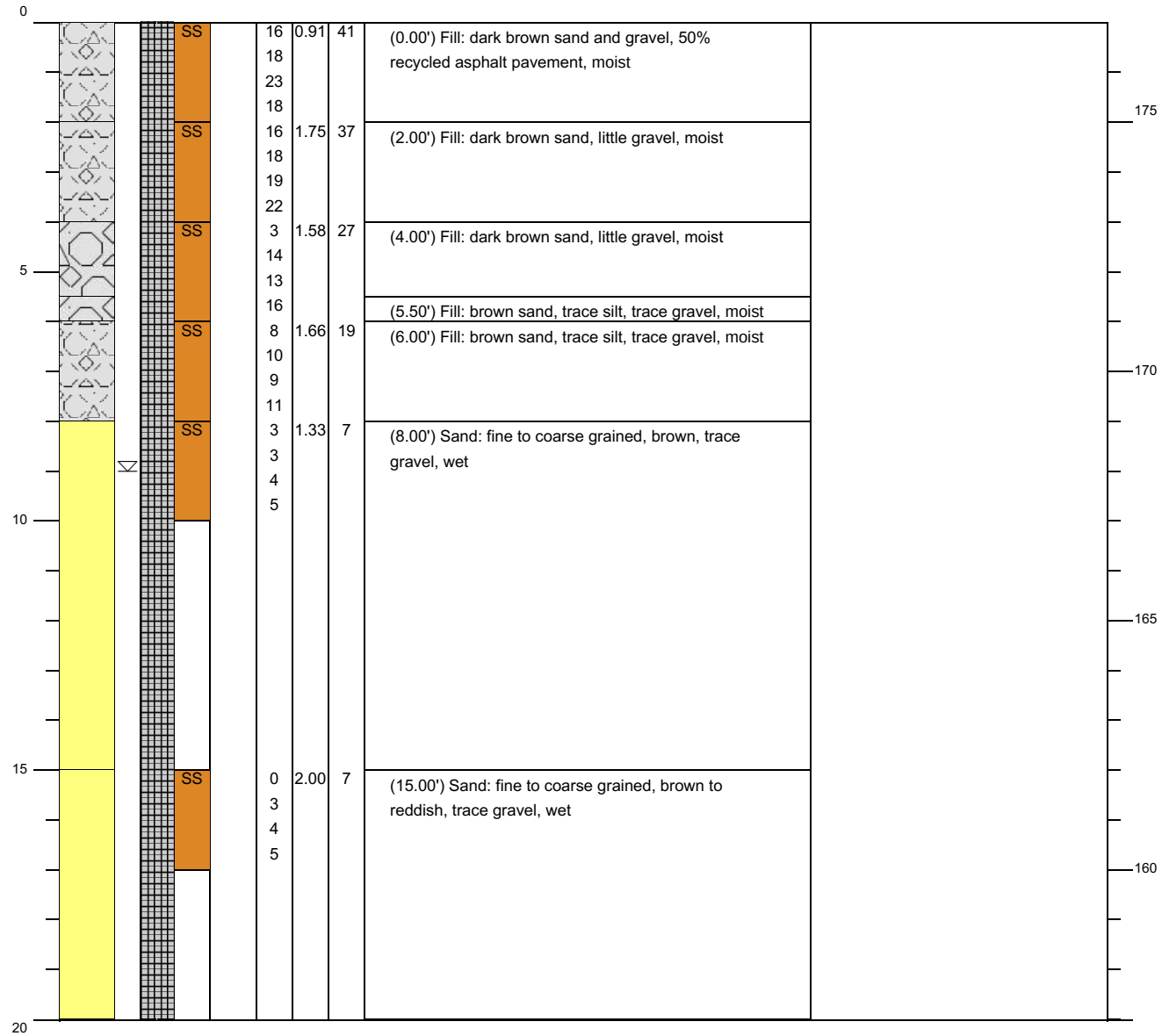
DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT: Sample Type	COLLECT: Time	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	REMARKS	ELEVATION (ft)
20				SS		4 5 9 8	2.00	14	(20.00') Sand: medium dense, light brown, little silt, wet		165
25				SS		11 16 18 31	2.00	34	(25.00') Sand: dense, light brown, little silt, wet		160
									(27.00') Boring terminated		
30											155
35											150
40											

NOTES:

Checked by: GL

Geocomp A SERCEL COMPANY	**Client:** Maynard DPW **Project:** Maynard DPW Feasibility Study, 221452 **Address:** 1 Pine Hill Road, Maynard, MA	**BORING LOG** **Boring No.** B-4 **Page:** 1 of 2

Drilling Start Date:	**06/26/2024**	Boring Depth (ft):	**27**
Drilling End Date:	**06/26/2024**	Boring Diameter (in):	**4.0**
Drilling Company:	**GeoSearch Inc.**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**9**
Drilling Equipment:	**Track mounted CME 55LC**	DTW After Drilling (ft):	**N/A**
Driller:	**Ken**	Ground Surface Elev. (ft):	**177**
Logged By:	**AS**	Location (Lat, Long):	**N/A**



DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT: Sample Type	COLLECT: Time	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	REMARKS	ELEVATION (ft)
0				SS		16 18 23 18	0.91	41	(0.00') Fill: dark brown sand and gravel, 50% recycled asphalt pavement, moist		175
				SS		16 18 19 22	1.75	37	(2.00') Fill: dark brown sand, little gravel, moist		
5				SS		3 14 13 16	1.58	27	(4.00') Fill: dark brown sand, little gravel, moist		
									(5.50') Fill: brown sand, trace silt, trace gravel, moist		
				SS		8 10 9 11	1.66	19	(6.00') Fill: brown sand, trace silt, trace gravel, moist		170
				SS		3 3 4 5	1.33	7	(8.00') Sand: fine to coarse grained, brown, trace gravel, wet		
10											165
15				SS		0 3 4 5	2.00	7	(15.00') Sand: fine to coarse grained, brown to reddish, trace gravel, wet		160
20											

NOTES:

Checked by: GL

Geocomp A SERCEL COMPANY	Client: Maynard DPW Project: Maynard DPW Feasibility Study, 221452 Address: 38 Winter Street, Maynard, MA	BORING LOG Boring No. B-4 Page: 2 of 2

Drilling Start Date:	**06/26/2024**	Boring Depth (ft):	**27**
Drilling End Date:	**06/26/2024**	Boring Diameter (in):	**4.0**
Drilling Company:	**GeoSearch Inc.**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**9**
Drilling Equipment:	**Track mounted CME 55LC**	DTW After Drilling (ft):	**N/A**
Driller:	**Ken**	Ground Surface Elev. (ft):	**177**
Logged By:	**AS**	Location (Lat, Long):	**N/A**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT: Sample Type	COLLECT: Time	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	REMARKS	ELEVATION (ft)
20				SS		7 5 9 15	1.58	14	(20.00') Sand: fine to coarse grained, brown to reddish, few gravel, seam of clayey sand and gravel at 21.5□ft, wet		155
25				SS		0 4 4 12	1.66	8	(25.00') Sand: fine to coarse grained, brown to reddish, few gravel, seam of gravel at 26□ft, wet (26.00') Glacial□Till: fine to coarse grained, gray,□sand little□gravel, trace silt, trace clay, wet □(27.00') Boring terminated		150
30											145
35											140
40											

NOTES:

Checked by: GL

Geocomp A SERCEL COMPANY	Client: Maynard DPW Project: Maynard DPW Feasibility Study, 221452 Address: 1 Pine Hill Road, Maynard, MA	BORING LOG Boring No. B-5 Page: 1 of 2

Drilling Start Date:	**06/26/2024**	Boring Depth (ft):	**27**
Drilling End Date:	**06/26/2024**	Boring Diameter (in):	**4.0**
Drilling Company:	**GeoSearch Inc.**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**10**
Drilling Equipment:	**Track mounted CME 55LC**	DTW After Drilling (ft):	**N/A**
Driller:	**Ken**	Ground Surface Elev. (ft):	**178**
Logged By:	**AS**	Location (Lat, Long):	**N/A**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT: Sample Type	COLLECT: Time	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	REMARKS	ELEVATION (ft)
0				SS		14 28 27 29	1.58	55	(0.00') Fill: dark brown sand and gravel, 50% recycled asphalt pavement, moist		
				SS		31 27 17 15	1.75	44	(2.00') Fill: brown to gray fine sand, little gravel, little silt, moist		175
5				SS		3 2 4 5	1.50	6	(4.00') Fill: dark brown sand, trace gravel, moist		
				SS		5 4 4 4	2.00	8	(6.00') Fill: dark brown sand, trace gravel, moist		
				SS		3 4 3 7	1.00	7	(8.00') Fill: dark brown sand, little gravel, moist (10') Water table between 10□ft and 15□ft bgs		170
10											
15				SS		0 1 1 38	2.00	2	(15.00') Sand: fine grained, gray, little silt, trace gravel, wet (16.50') Sand: fine to coarse grained, light brown, little gravel, moist		165 160
20											

NOTES:

Checked by: GL

Geocomp A SERCEL COMPANY	Client: Maynard DPW Project: Maynard DPW Feasibility Study, 221452 Address: 38 Winter Street, Maynard, MA	BORING LOG Boring No. B-5 Page: 2 of 2

Drilling Start Date:	**06/26/2024**	Boring Depth (ft):	**27**
Drilling End Date:	**06/26/2024**	Boring Diameter (in):	**4.0**
Drilling Company:	**GeoSearch Inc.**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**10**
Drilling Equipment:	**Track mounted CME 55LC**	DTW After Drilling (ft):	**N/A**
Driller:	**Ken**	Ground Surface Elev. (ft):	**178**
Logged By:	**AS**	Location (Lat, Long):	**N/A**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT: Sample Type	COLLECT: Time	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	REMARKS	ELEVATION (ft)
20				SS		6 10 8 11	2.00	18	(20.00') Sand: fine grained, light brown, trace silt, wet		155
25				SS		0 11 13 32	2.00	24	(25.00') Sand: fine to coarse grained, reddish brown, few gravel, wet		150
30									(27.00') Boring terminated		145
35											140
40											

NOTES:

Checked by: GL

Geocomp A SERCEL COMPANY	Client: Maynard DPW Project: Maynard DPW Feasibility Study, 221452 Address: 1 Pine Hill Road, Maynard, MA	BORING LOG Boring No. B-6 Page: 1 of 2

Drilling Start Date:	**06/26/2024**	Boring Depth (ft):	**27**
Drilling End Date:	**06/26/2024**	Boring Diameter (in):	**4.0**
Drilling Company:	**GeoSearch Inc.**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**25**
Drilling Equipment:	**Track mounted CME 55LC**	DTW After Drilling (ft):	**N/A**
Driller:	**Ken**	Ground Surface Elev. (ft):	**182**
Logged By:	**AS**	Location (Lat, Long):	**N/A**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT: Sample Type	COLLECT: Time	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	REMARKS	ELEVATION (ft)
0				SS		14 26 25 33	1.83	51	(0.00') Fill: dark brown fine sand, little gravel, moist		180
				SS		17 12 24 20	1.41	36	(2.00') Fill: dark brown fine sand, little gravel, moist		
5				SS		9 14 12 13	1.41	26	(4.00') Fill: dark brown fine sand, little gravel, trace silt, moist		
				SS		10 7 15 22	1.58	22	(6.00') Fill: dark brown fine sand, trace gravel, trace silt, organics, moist		175
				SS		10 21 56 18	1.50	77	(8.00') Fill: dark brown fine sand, trace gravel, trace silt, organics, moist		
10									(9.50') Fill: dense, dark brown to black, sand and gravel with 50% recycled asphalt pavement, petroleum odor, moist		170
15				SS		7 6 8 1	0.25	14	(15.00') Fill: dense, dark brown to black, sand and gravel with 50% recycled asphalt pavement, wood fragments, petroleum odor, moist		
				SS		4 3 2 2	2.00	5	(17.00') Fill: dark brown fine sand, trace silt, organics, moist		165
20											

NOTES:

Checked by: GL

Geocomp A SERCEL COMPANY	Client: Maynard DPW Project: Maynard DPW Feasibility Study, 221452 Address: 38 Winter Street, Maynard, MA	BORING LOG Boring No. B-6 Page: 2 of 2

Drilling Start Date:	**06/26/2024**	Boring Depth (ft):	**27**
Drilling End Date:	**06/26/2024**	Boring Diameter (in):	**4.0**
Drilling Company:	**GeoSearch Inc.**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**25**
Drilling Equipment:	**Track mounted CME 55LC**	DTW After Drilling (ft):	**N/A**
Driller:	**Ken**	Ground Surface Elev. (ft):	**182**
Logged By:	**AS**	Location (Lat, Long):	**N/A**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT: Sample Type	COLLECT: Time	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	REMARKS	ELEVATION (ft)
20				SS		0 2 2 3	2.00	4	(20.00') Fill: black fine sand, petroleum odor, moist		160
25		▽		SS		6 27 29 18	1.33	56	(25.00') Sand: fine grained, light brown, little gravel, wet		155
									(27.00') Boring terminated		
30											150
35											145
40											

NOTES:

Checked by: GL

foundation can be used at this site, if the existing fill and organic material is removed and replaced with compacted lifts of Structural Fill. Geocomp understands that the northwest portion of the site typically floods from the abutting stream during rain events. As such, it is possible that in order to remove accumulated water from beneath the foundation and slab, the shallow foundations may need a perimeter drain and the slab may need a subslab drainage system.

The second site investigated is located at 1 Pine Hill Road, southwest of the existing Wastewater Treatment Plant for the Town of Maynard. Prior to the investigation, it was made aware to Geocomp that the site is a known Fill site, but the extents and Fill materials are unknown. On June 26, 2024, Geosearch drilled three (3) borings, B-4 through B-6, to 27 feet bgs at this site. The Fill at the site increased in depth towards the south and began at the ground surface; boring B-4 encountered 8 feet of Fill, boring B-5 encountered 15 feet of Fill and boring B-6 encountered 25 feet of Fill. The Fill primarily contained sands and gravel. In boring B-6, organics, RAP and wood fragments were also encountered, and a petroleum odor was apparent in various samples. Beneath the Fill, very loose to very dense sand containing gravel was encountered to boring termination. Groundwater was encountered at 9 feet bgs in B-4, at 10 feet bgs in B-6 and at 25 feet bgs in B-6. Approximate exploration locations for borings B-4 through B-6 can be seen in Figure 2, attached to this memorandum.

Based on the limited findings in this feasibility study investigation at this location, Geocomp anticipates that deep foundations will likely be necessary to support the proposed structures at this site. The deep foundations would need to extend deeper than the Fill materials, which were encountered to depths up to 25 feet bgs. The deep foundations will need to be end bearing as the properties of the Fill material may be highly variable and the foundations need to bear on a suitable bearing stratum, likely bedrock. Bedrock was not encountered in the exploration and its depth and strength is unknown at this time. Geocomp would need to perform additional explorations and possible lab testing to determine the actual foundation needs for this site. Ground improvement methods, such as rammed aggregate piers or otherwise, constructed to the full depth of the Fill, may also be considered for this site based on the findings of further investigation. Geocomp does not have knowledge of the entirety of the Fill contents. The presence of certain materials such as concrete with rebar or boulders may slow down substantially driving of pile foundations, the excavation of drilled shafts or soil improvement. It is possible that excavations to the depth of those materials may need to be performed to remove those materials which may substantially increase the cost and of the project.

Geocomp obtained presumptive bearing capacities for the natural, non-organic soils at both sites from the Massachusetts State Building Code (760 CMR), 8th Edition. At 17 Winter Street and 38 Winter Street, the allowable presumptive bearing capacity is 6,000 psf. At 1 Pine Hill Road, the presumptive bearing capacity of the native soils beneath the Fill material is 2,000 psf, however deep foundations would not bear on these low strength soils, as mentioned previously.

Sincerely yours,

Gail M. Lollis

Gail Lollis, P.E.
Project Manager
gail.lollis@geocomp.com

APPENDIX B

Geotechnical Engineering Report by HML Associates dated April 13, 2017, for the recently built Fire Station at 34 Sudburry Street

HML ASSOCIATES

Geotechnical and Civil Engineers

19 Rockwood Road
Hingham, MA 02043
(Phone/Fax)781-740-9999

April 13, 2017

Andrew Scribner-MacLean
Asst. Town Administrator
195 Main Street
Maynard, MA 01754

RE: Subsurface Investigation and Geotechnical Engineering Report
Proposed Fire Station - 34 Sudbury Street
Maynard, Massachusetts

Dear Mr. Scribner-MacLean:

This letter report summarizes the results of our subsurface exploration and provides recommendations for foundation design and construction and site work for a possible location for a two story fire station at 34 Sudbury Street in Maynard, Massachusetts. (See Figure 1)

EXISTING SITE CONDITIONS/PROPOSED CONSTRUCTION

The site is located on the east side of Sudbury Street and to the north of Church Court, covers about 18,000 square feet and is covered by small trees, brush and wild grasses. The site is presently unoccupied, but at some time in the past, a single family home reportedly occupied the site. No remnants of the house were observed during our site visit. A house could not be identify at the site in aerial photos dating back to 1995. The ground surface slopes from south to north. According to the Maynard GIS map, existing site elevations are between el. 206 and 186 feet. See Figure 2. Site photographs are included in Appendix 1.

It is our undersigning that the proposed building will be two stories with a footprint of 9000 sf footprint and located at the east end of the site. The ground floor will be used for parking ladder and pumper trucks, ambulance and other standard fire vehicles and the second story will have living quarters, offices, meeting/training rooms, etc. Final floor elevations have not been established, but based on existing grade, we have assumed for this report, the ground floor will about el. 190 feet.

TEST BORINGS

Geosearch of Fitchburg, Massachusetts drilled four test borings on April 7, 2017 within the anticipated footprint of the proposed fire station to a maximum depth of 32 feet below grade. Boring operations were supervised by Mr. Stephen Reynolds of HML Associates. Boring locations are shown on Figure 2. Boring logs are included in Appendix 2.

Borings were advanced by a truck mounted rotary drill rig using 4-1/2 in ID hollow stem augers. Soil samples from the test borings were collected at the depths indicated on the boring logs to the bottom of the borehole using a 1-3/8-inch inner diameter by 2-inch outer diameter 24-inch long split-barrel sampler. The sampler was inserted into the augers, and then advanced into undisturbed material using a 140-lb automatic hammer free falling a distance of 30 inches as described in ASTM D 1586-99.

Soil samples obtained from the test borings were classified in the field by visual and textural examination in accordance with ASTM D 2487 and 2488. These classifications were later confirmed through further examination and final test boring logs prepared.

SUBSURFACE CONDITIONS

The following subsurface conditions were encountered when the test borings were drilled at the proposed building location:

- **Topsoil/Fill** was encountered at the ground surface at all test boring locations. The topsoil is dark brown sandy silt and is about 12 inches in thickness.
- **Gravelly Silty Sand Fill** was encountered below the topsoil at B-4 only and extended to 12 feet below grade. The fill is loose to medium dense, coarse to fine sand with 15-25 % gravel and 10-15 % non-plastic fines. A boulder was encountered between 8 and 10 feet below grade.
- Loose to medium dense **Gravelly Silty Sand** was encountered below the Topsoil/Fill at all boring locations.
- Medium dense **Gravelly Sand** was encountered below the Gravelly Silty Sand at B-2 at 10 feet below grade. The stratum is coarse to fine sand with 5-25 % gravel and 3-12 % non-plastic fines.
- Loose to medium dense **VeryFine to Medium Sand with 3-8% fines** was encountered below the Fill in B-4 and the Gravelly Sand at B-3 and extended to 32 feet below grade, the maximum depth explored.

GROUNDWATER

Groundwater was encountered between 10 and 25 feet below existing grade or about el, 180 feet. Groundwater levels may vary with season, precipitation, construction activity in the area and other factors. Therefore, water levels encountered during construction may be different than those encountered at the time of drilling.

RECOMMENDATIONS FOR FOUNDATION DESIGN AND CONSTRUCTION

Foundation Design Considerations

We recommend that the proposed building be supported on conventional shallow foundation consisting of continuous wall and/or spread footings bearing on undisturbed sandy soils or structural fill overlying the sandy soils with a slab on grade. The recommended maximum net allowable bearing pressure for footings bearing on sand or gravelly silty sand or structural fill overlying these soils is **2 TSF**. Total estimated settlement due to compression of the bearing soils will be less than 1 inch, and differential settlement will be less than 0.5 inches.

Spread footings should have a minimum dimension of 36 inches, while strip footings should have a minimum dimension of 24 inches. The bottom of all exterior footings bearing on soil should be located at least 4 feet below final finished exterior grades to provide adequate frost protection. In permanently heated locations, the bottom of footings should be a minimum of 18 inches below the top of the slab.

Slab on Grade

We recommend that the ground floor slab be designed as a slab on grade and be supported on a 12-inch thick layer of structural backfill. A modulus of subgrade reaction of 150 pci can be used in floor slab design. Topsoil, subsoil and any fill must be removed from below the slab.

Building Foundation and Retaining Walls

Lateral earth pressure on buried foundation walls should approach “at” conditions because lateral yielding will be restrained. For horizontal drained backfill with no surcharge (and no hydrostatic pressure) an equivalent hydrostatic pressure of 60 psf per foot of depth is recommended. The force should be applied at a distance of H/3 above the base of the wall where H is the wall height for both at rest and active conditions.

For surcharge loads behind the wall, we recommend a horizontal pressure equal to 50% of the vertical surcharge load with the force applied at a point H/2 above the base of the wall. Walls must also be designed to resist seismic loads in accordance with 780 CMR 16.00 of the Massachusetts State Building Code.

A coefficient of friction of 0.4 to resist sliding between mass concrete and soil is recommended. A safety factor of 1.5 should be applied to the ultimate resistance to calculate the allowable sliding resistance.

In addition to sliding resistance, retaining walls may be designed to resist lateral loads with the passive resistance of the soil in front of the wall provided that the soil will not be removed. An equivalent fluid pressure of 200 pcf may be used to calculate the net passive resistance against the footings. This value assumes that structural backfill will be placed and compacted as recommended within 5 feet laterally of the structural element or

out to naturally deposited soil, whichever is closer. The top of the passive zone should start 1 foot below ground surface.

We recommend that a drain be installed at the base of any retaining or foundation wall to prevent the buildup of hydrostatic pressure. The drain should be constructed from 4 inch perforated PVC or slotted HDPE pipe and surrounded by 12 inches of ¾ to 1-1/2 inch washed crushed stone. A non-woven geotextile such as Mirafi 140N or equal must be placed over the stone. The drain invert must be set no higher than the floor elevation and should freely discharge into the storm drain system or daylight to a down slope location. Backfill within 2 feet of the foundation wall and within 1.5 feet of the ground surface should consist of granular fill with less than 5% fines or ¾- inch stone. A geocomposite drainage board can be used in place of the crushed stone or granular fill.

Overcompaction of wall backfill can significantly increase lateral pressure above the recommended design value. Therefore, during backfilling of foundation excavations, light, manually operated compaction equipment must be employed within a zone defined by a 1 horizontal by 2 vertical slope extending from the edge of the wall footing, but no less than 5 feet laterally from the outside edge of the wall.

Seismic Design

Based on Table 1604.11 of the 8th Edition of the Massachusetts Building Code, the Earthquake Design Factors for Marlboro are Ss = 0.26 and S_1 = 0.068. The Site Class is E using the criteria found in Table 1615.5.2 of the 2009 IBC. Based on HML Associates' evaluation of the soil data obtained at the site, we conclude that the soil below the site including the fill is not susceptible to liquefaction. Compacted granular fills are not considered subject to liquefaction, provided they are compacted to at least 93% of the maximum dry density as determined in the laboratory test designated ASTM D 1557.

Construction Considerations

Excavation

Earth excavation will be required to prepare the site for foundation construction and utility installation. Overburden soils may be excavated by conventional earth-moving equipment. We do not anticipate encountering bedrock.

At the south end of the proposed building, the maximum depth of excavation could be as much as 18 feet below grade. The lateral extent of minimum excavation slope needed to comply with OSHA standards will most likely extend off the property. Thus, temporary excavation support such as sheet piling or soldier beams and lagging may be required.

Unsuitable material is defined as surficial organics, surficial and buried topsoil and subsoil, existing fill, old foundations and other compressible and deleterious materials. Below the footings for the proposed building, unsuitable material should be completely removed to undisturbed naturally occurring gravelly silty sand and sand within an area defined by a one horizontal to one vertical (1H:1V) line sloping down from 2 feet outside the bottom edge of the footings to the top of sand/gravelly sand. Unsuitable material must also be removed from below all building floor slabs.

Structural Fill

Backfill below and around foundations, slabs on grade, paved areas and other structural elements should consist of clean, well-graded sand and gravel free of organic material, trash, ice, frozen soil, and other deleterious materials. The recommended gradation for structural fill should satisfy the following limits.

	Percent Finer by Weight	
U.S. Sieve Size and Number	**Minimum**	**Maximum**
3 inch	100	---
1/2 inch	50	85
No. 4	40	75
No. 40	10	35
No. 200	0	8

Granular Fill

Granular backfill can be used below proposed pavements and building slabs to within one foot of the underside of the slabs and pavement. Granular fill is not suitable under the footing stress zone or three feet laterally either side of foundation walls or directly behind retaining walls. Granular fill should consist of clean, sand and gravel free of organic material, trash, ice, frozen soil, and other deleterious materials. The recommended gradation for granular fill should satisfy the following limits.

	Percent Finer by Weight	
U.S. Sieve Size and Number	**Minimum**	**Maximum**
4 inch	100	---
1 inch	100	60
No. 4	85	25
No. 200	0	12

HML Associates recommends using steel drum vibratory compactors to compact fill within the limits of structures. Each roller shall vibrate with a minimum dynamic force of 20,000 pounds. In confined areas including trenches, or adjacent to walls, small hand operated equipment such as walk behind vibratory compactors should be used.

Recommended Compaction Requirements	
Location	Minimum Compaction Requirements
Beneath and around footings, under building slabs	95%
Sidewalks, pavements	95%
Landscaped Areas	90%
Minimum compaction requirements refer to percentages of maximum dry density determined in accordance with ASTM D 1557, Method C	

Excavation Support

The Owner and Contractor must make themselves aware of and become familiar with local, state and federal safety regulations, including OSHA excavation and trench safety standards. Construction site safety is generally the responsibility of the Contractor who shall be responsible for means, methods and sequencing of construction operations.

The contractor should become aware that slope height, slope inclination and excavation depths should in no case exceed those specified in local, state and federal safety regulations. Depending upon the final elevation of the foundation below grade, the excavation sidewalls should be flattened or braced to meet current OSHA requirements. As an additional safety measure, we recommend that all vehicles and soil piles be kept a minimum lateral distance from the crest of the slope equal to no less than the slope height. Exposed slope faces should be protected against the elements.

We are providing this information solely as a service to our Client. Under no circumstances should the information provided above be interpreted to mean that HML Associates is assuming responsibility for construction site safety or the contractor's activities.

Subgrade Preparation

A critical aspect of foundation construction is maintaining the integrity of bearing surfaces by minimizing disturbance of bearing soils; removing any unsuitable, loose or disturbed soil; protecting excavations from flooding by surface water runoff and groundwater and minimizing worker and equipment traffic across bearing surfaces. Subgrade should be excavated with a smooth face bucket and re-compacted by minimum of four passes of a heavy plate compactor or vibratory roller until firm and stable. Finally, we recommend that exposed subgrade be inspected by the Geotechnical Engineer prior to placing structural fill or concrete to confirm the assumed subsurface conditions.

Soil bearing surfaces must be protected from freezing before and after foundation construction. If construction takes place in subfreezing conditions, footings must be backfilled as soon as possible after the concrete is poured or insulating blankets, heating or other measures may be taken to keep the ground from freezing.

Groundwater and Surface Water Control

We do not anticipate encountering groundwater during construction. If groundwater is encountered during construction, it can be controlled with trenches, sumps and pumps.

Surficial runoff due to heavy rains during construction should be controlled and directed away from the foundation excavation in order to maintain stable foundation bearing surfaces. Any bearing soils disturbed by surface water or groundwater should be removed and replaced with 1-1/2 inch crushed stone before placement of structural backfill and/or foundation concrete.

The site should be graded to direct surface water away from the buildings. In addition, to limit infiltration adjacent to foundation walls, we recommend that the last 6 to 9 inches of backfill placed within 10 feet of the buildings consist of low permeability soil such as silty topsoil or other similar soil.

Construction Monitoring

We recommend that an HML Associates geotechnical field representative be present to observe and document the geotechnical aspects of the project in order to verify compliance with the requirements of the Massachusetts State Building Code and the recommendations contained in this report. The field representative will:

- Monitor the removal of unsuitable materials and verify the conditions of the bearing strata.
- Observe the preparation of slab, footing, pavement and fill subgrade surfaces.
- Confirm that backfill materials meet the project specifications.
- Facilitate reuse of excavated materials and make judgments regarding the suitability of excavated soil for reuse as fill.
- Observe placement and test compaction of fill material.

LIMITATIONS

The conclusions expressed by HML Associates in this report are based solely on the references cited. Observations, analyses, and recommendations were made under the conditions stated and where information was provided by others it was relied upon as complete. The purpose of this study was to establish by a limited scope of work subsurface soil conditions and to provide recommendations for foundation design and construction and earthwork operations. The nature and extent of soil conditions are developed through both engineering and geological interpretations and variations between the investigation and the actual soil conditions may not become evident until construction. If differences are found, HML Associates should be given the opportunity to reevaluate the recommendations of this report. In the event that changes in preliminary design, specifications, or location of the proposed foundations are planned, the conditions and recommendations contained in this report shall not be considered valid unless HML Associates can review and modify them as necessary.

Thank you for the opportunity to be of service on this project. Should you have any questions regarding the contents of this report, please feel free to contact us.

Sincerely,
HML Associates

Nicholas A. Lanney, P.E.
Principal

Figure 1 Site Locus Map
Figure 2 Boring Location Plan
.Appendix 1 Site Photographs
Appendix 2 HML Associates Test Boring Logs

FIGURE 1 SITE LOCUS MAP

TN

MN (14.6°W)

Scale 1 : 14,400

0 400 800 1200 1600 2000 ft

0 120 240 360 480 600 m

1" = 1,200.0 ft

Data Zoom 13-7

Figure 2 Boring Location Plan

Maynard, MA

April 9, 2017

1 inch = 67 Feet

0 67 134 201

www.cai-tech.com

Property Line
Public Road
Private Road ROW
TaxmapText_Leaders
TaxmapText_Arrowheads
Contours

APPENDIX 1
SITE PHOTOGRAPHS

Looking South at the Site. Proposed Fire Station Location to the Southeast
Sudbury Street to the Right (west).

Looking at Northeast Corner in the Vicinity of Borings B-1 and B-2

Looking North Toward Sudbury Street

APPENDIX 2
HML ASSOCIATES
TEST BORING LOGS

HML ASSOCIATES

Boring Log No. B-1
PROPOSED FIRE STATION

Location: 34 SUDBURY ST.,MAYNARD, MA			**Client: TOWN OF MAYNARD**
Method: Augers			**Ground EL: 195' +/-**
Hammer: Safety		**Hammer weight (lb): 140**	**Hole depth (ft): 17.0**
Sampler: 2" OD Split-spoon	**Drop (in): 30**	**G.W.T. @ Drilling (ft): NA**	**Driller: GEOSEARCH**
Equipment: ATV ROTARY RIG		**Drill Date: 4/7/17**	**Logged by: S. REYNOLDS**

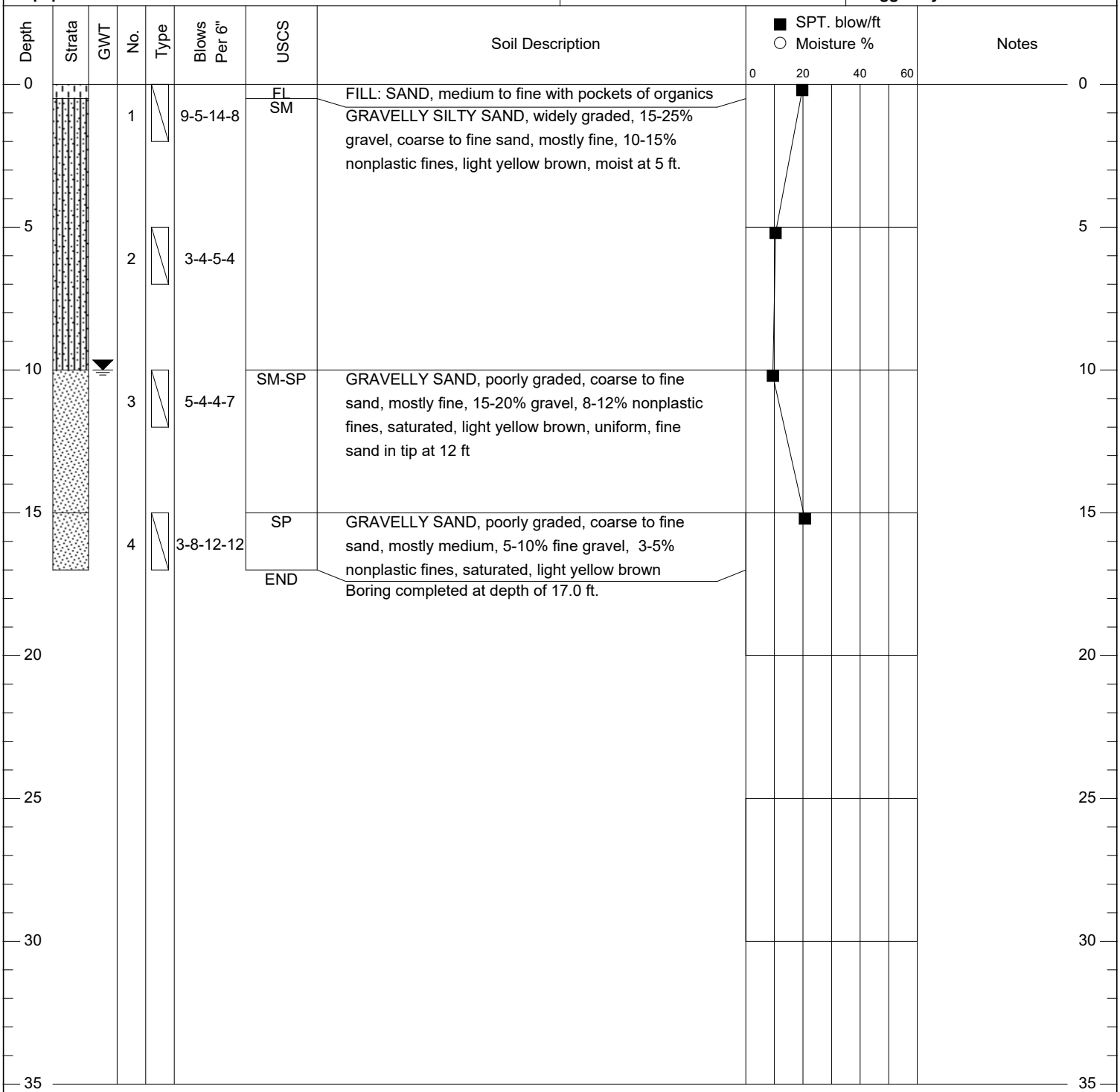
Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	SPT. blow/ft ○ Moisture % (0 20 40 60)	Notes
0						FL	FILL: SAND, medium to fine with pockets of organics		
						SM	GRAVELLY SILTY SAND, widely graded, 15-25% gravel, coarse to fine sand, mostly fine, 10-15% nonplastic fines, light yellow brown.		
		GWT not encountered	1		1-7-9-8				
5			2		4-7-7-11				
10			3		11-10-10-11				
15			4		8-12-15-10				
						END	Boring completed at depth of 17.0 ft.		
20									
25									
30									
35									

Remarks:

HML ASSOCIATES

Boring Log No. B-2
PROPOSED FIRE STATION

Location: 34 SUDBURY ST.,MAYNARD, MA			**Client: TOWN OF MAYNARD**
Method: Augers			**Ground EL: 190' +/-**
Hammer: Safety		**Hammer weight (lb): 140**	**Hole depth (ft): 17.0**
Sampler: 2" OD Split-spoon	**Drop (in): 30**	**G.W.T. @ Drilling (ft): 10 ft.**	**Driller: GEOSEARCH**
Equipment: ATV ROTARY RIG		**Drill Date: 4/7/17**	**Logged by: S. REYNOLDS**

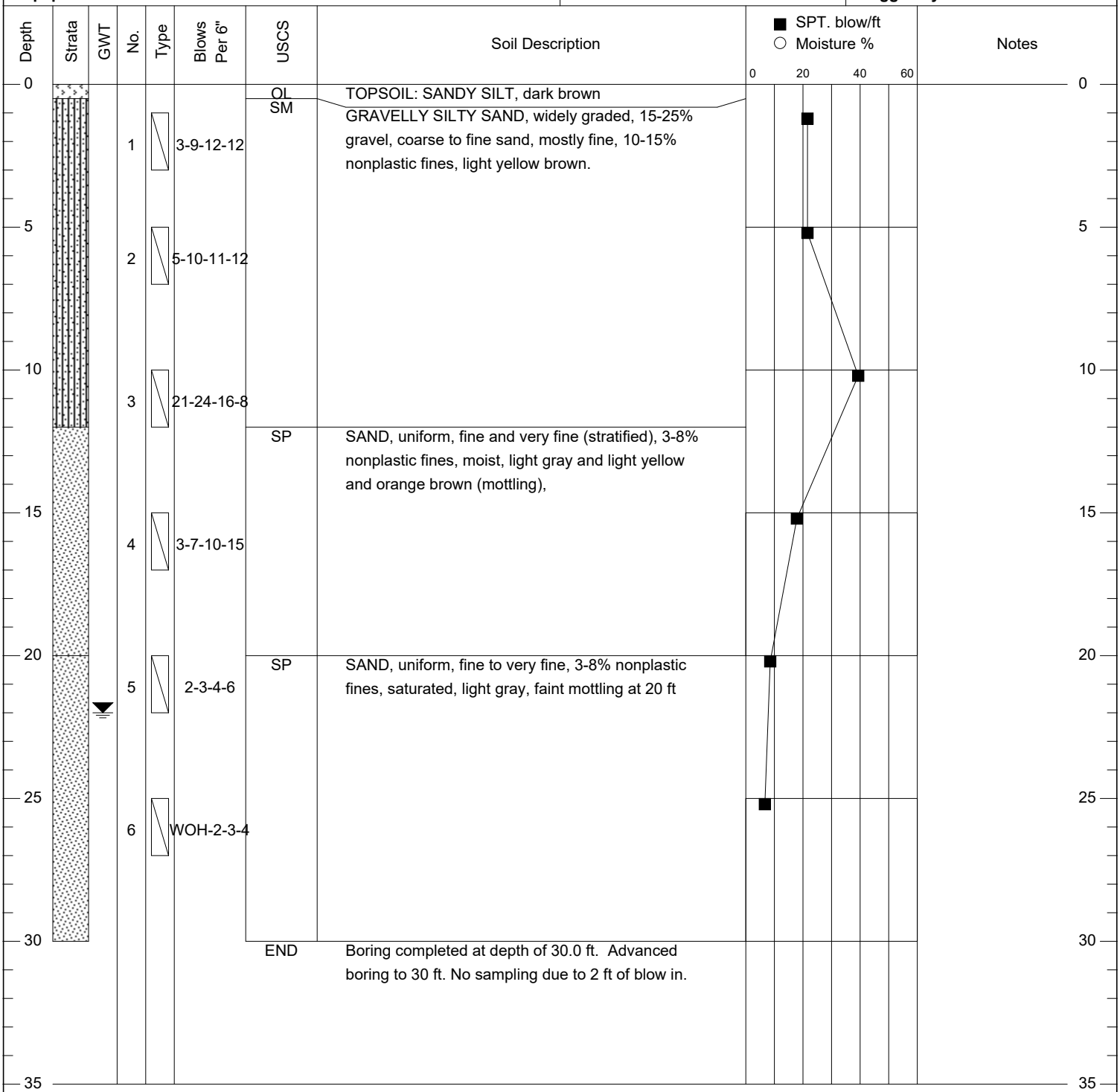


Remarks:

HML ASSOCIATES

Boring Log No. B-3
PROPOSED FIRE STATION

Location: 34 SUDBURY ST.,MAYNARD, MA			**Client: TOWN OF MAYNARD**
Method: Augers			**Ground EL: 202' +/-**
Hammer: Automatic		**Hammer weight (lb): 140**	**Hole depth (ft): 30**
Sampler: 2" OD Split-spoon	**Drop (in): 30**	**G.W.T. @ Drilling (ft): 22**	**Driller: GEOSEARCH**
Equipment: ATV ROTARY RIG		**Drill Date: 4/7/17**	**Logged by: S. REYNOLDS**



Remarks:

HML ASSOCIATES

Boring Log No. B-4
PROPOSED FIRE STATION

Location: 34 SUDBURY ST.,MAYNARD, MA			**Client: TOWN OF MAYNARD**
Method: Augers			**Ground EL: 206' +/-**
Hammer: Automatic		**Hammer weight (lb): 140**	**Hole depth (ft): 30**
Sampler: 2" OD Split-spoon	**Drop (in): 30**	**G.W.T. @ Drilling (ft): 25**	**Driller: GEOSEARCH**
Equipment: ATV ROTARY RIG		**Drill Date: 4/7/17**	**Logged by: S. REYNOLDS**

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	SPT. blow/ft ○ Moisture % (0 20 40 60)	Notes
0						)L	TOPSOIL: SANDY SILT, dark brown.		
			1		1-2-1-2	SM	GRAVELLY SILTY SAND, widely graded, 15-25% gravel, coarse to fine sand, mostly fine, 10-15% nonplastic fines, light yellow brown, boulder 8-10 ft. (Fill ?)		
5			2		2-3-3-3				
10			3		4-11-7-4				
						SP	SAND, medium to fine, dry, light gray brown and light yellow brown, trace of coarse sand and fine gravel.		
15			4		3-4-4-6				
						SP	SAND, uniform, fine , 3-5% nonplastic fines, dry, light gray brown and light yellow brown,		
20			5		3-5-6-9				
25		▼				SP	SAND, uniform, medium to fine, 3-5% nonplastic fines, saturated, light gray brown.		
			6		wor-4-9-13-18				
30			7		6-7-10-15				
						END	Boring completed at depth of 32.0 ft. Advanced boring to 30 ft. Sand blow in after 30 ft sample.		
35									

Remarks:

APPENDIX C

Cost Estimate

LiRo Program and Construction Management, PE P.C.
A LiRo Group Company

TOWN OF MAYNARD DPW
MAYNARD, MA 01754
ORDER OF MAGNITUDE BUDGET ESTIMATE

ITEM #	DESCRIPTION	SITE 1				SITE 2				SITE 3			
		QUANTITY	UNIT	UNIT PRICE	TOTAL	QUANTITY	UNIT	UNIT PRICE	TOTAL	QUANTITY	UNIT	UNIT PRICE	TOTAL
	BUILDING COST - GENERAL CONSTRUCTION	42,500	SF	647.00	27,497,675.00	45,000	SF	641.00	28,845,150.00	53,960	SF	619.00	33,401,094.00
	BUILDING COST - PLUMBING & FIRE PROTECTION	42,500	SF	67.00	2,847,475.00	45,000	SF	67.00	3,014,875.00	53,960	SF	69.00	3,723,337.30
	BUILDING COST - HVAC	42,500	SF	128.00	5,439,800.00	45,000	SF	129.00	5,804,900.00	53,960	SF	131.00	7,068,659.10
	BUILDING COST - ELECTRICAL, FIRE PROTECTION, SECURITY & TELECOM	42,500	SF	119.00	5,057,690.00	45,000	SF	119.00	5,354,875.00	53,960	SF	125.00	6,745,228.60
	BUILDING TOTAL SF COST	**42,500**	**SF**	**961.00**	**40,842,640.00**	**45,000**	**SF**	**956.00**	**43,019,800.00**	**53,960**	**SF**	**944.00**	**50,938,319.00**
	Salt Shed Storage	1	EA	475,000.00	475,000.00	1	EA	475,000.00	475,000.00	1	EA	475,000.00	475,000.00
	Fuel Station -Allowance	1	EA	1,350,000.00	1,350,000.00	1	LS	1,350,000.00	1,350,000.00	1	EA	1,350,000.00	1,350,000.00
													0.00
	Geothermal - Allowance (assumes horizontal wells at Site 1 - Site 2 & 3 - Assumed Vertical Wells	1	EA	5,400,000.00	5,400,000.00	1	EA	4,600,000.00	4,600,000.00	1	EA	5,500,000.00	5,500,000.00
	PV Solar	22,100.00	SF	28.50	629,850.00	18,000.00	SF	28.50	513,000.00				NOT APPLICABLE
	Site Work -Allowance	1	LS	1,000,000.00	1,000,000.00	1	LS	1,000,000.00	1,000,000.00	1	LS	1,000,000.00	1,000,000.00
	Contaminated Soil Management	1.00	LS	1,021,375.00	1,021,375.00	1.00	LS	1,021,375.00	1,021,375.00				COST CAN'T CALCULATE AT THIS TIME
	Contaminated Ground Water-Allowance	1.00	LS	100,000.00	100,000.00	1.00	LS	500,000.00	500,000.00	1.00	LS	500,000.00	500,000.00
	Land Acquisition				NOT APPLICABLE				NOT APPLICABLE				1,090,000.00
	Direct Trade/GC Cost Total				**50,818,865.00**				**52,479,175.00**				**60,853,319.00**
	Soft Costs			0.28	14,229,282.20			0.28	14,694,169.00			0.28	17,038,929.32
	Project Total				**65,048,147.20**				**67,173,344.00**				**77,892,248.32**

NOTES :
1) The cost estimate does not included any demolition cost.
2) Soil remediation cost is included as allowance at Site 1 & Site 2. Soil Remediation at Site 3 can't calculate due to lack of information
3) The Cost is based on the work performed during normal working hours. Overtime cost is not included.
4) The Cost of Owner Provided equipment & furniture is not included in the estimate.
5) The Cost include escalated to mid point of construction for Two (2) years.
6) Site 1 & 2 cost includes the cost of pile foundation and Site 3 cost includes shallow foundation
7) Project total includes the following soft costs: Owners Project Management, A/E design fees and Owners Contingency

APPENDIX D1

Phase I Limited Subsurface Assessment Report for 18 Pine Hill Road at Maynard

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED SUBSURFACE ASSESSMENT REPORT

Maynard Department of Public Works
18 Pine Hill Road
Maynard, Massachusetts

Prepared for:

Peter Koklanos, PE
The LIRO Group
235 East Jericho Turnpike
Mineola, NY 11501

September 30, 2024

CDW Project # 2135.00

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FIGURES

TABLES

APPENDICES

I EXECUTIVE SUMMARY

CDW Consultants, Inc. (CDW) investigated the property at the property at 18 Pine Hill Road in Maynard, Massachusetts (the Site or Subject Property; Figure 1). This Phase 1 Environmental Site Assessment and Limited Subsurface Assessment (Phase I ESA & LSA) is used to describe the outcome of a site inspection and local resource review of a portion of the above address.

On April 16, 2024, CDW personnel conducted a visual inspection of the Subject Property and its adjoining and abutting properties to document current observable uses. The investigation included a review of available federal, state, and local environmental agency records to review the presence of petroleum products and/or hazardous materials on or in the vicinity of the Property.

The Subject Property is identified in the Town of Maynard Assessors records as 18 Pine Hill Road. According to the Assessor's property record card, 18 Pine Hill Road totals 12 acres, and is identified in the Town of Maynard tax assessor's records as Parcel ID 010.0-0000-0094.0. The current owner is listed as the Town of Maynard. A Property Assessor's Record Card accompanies this report in Appendix A.

The following observations were made during the Site reconnaissance:

- The subject Property currently operates as the Town of Maynard's Wastewater Treatment Center (WWTC). The Site buildings associated with these operations are located on the northern portion of the parcel at 18 Pine Hill Road. This ESA and LSA includes the southwestern portion of this parcel, which is undeveloped.
- The subject Property shares its northern border with the Town of Acton. The northern portion of the WWTC is located on the parcel identified as 254 Parker Street Rear within the Town of Acton. According to the Town of Acton assessor's property records database, 254 Parker Street Rear is owned by the Town of Maynard.
- Multiple stockpiles were observed within the boundaries of this ESA & LSA including those containing asphalt, trees and brush, silt socks, construction materials, compost, dirt, and solid waste. The solid waste consisted of bricks, concrete, fence materials, and other building materials.
- The area subject to this LSA and ESA is accessed from Pine Hill Road from the north via dirt road with some asphalt road base. The area subject to this ESA/LSA is not paved.
- The abutting and adjoining properties are Maynard's Wastewater Treatment Center (WWTC), occupied residential housing and undeveloped wooded areas. The Assabet River borders the Property to the south and east.
- According to representatives of the Town of Maynard, solid waste resulting from WWTP operations was deposited in the vicinity of the large hill that is located on the eastern portion of the Property. It is unknown what time frame this dumping occurred.
- The Subject Property has no underground storage tanks (USTs). The Town of Maynard Fire Department records include a flammable liquid storage permit issued to the Town of Maynard at 18 Pine Hill Road dated September 2023 for storage of 1,000 gallons of liquid propane aboveground.

There was no evidence of significant use, storage and/or production of hazardous material on the subject Property or the adjoining properties apart from the dumping of WWTP waste as described above, and the various stockpiles containing asphalt, brush, solid waste, and construction materials. These locations of environmental conditions are discussed further in **Section 3.1**. To evaluate potential impacts, as part of the LSA, on June 26, 2024, three soil borings were advanced within the unpaved parking and materials storage area within the southern portion of the subject Property. Based on the analytical soil results from the soil borings advanced, the area assessed as part of this ESA/LSA does not show evidence of any releases of oil or hazardous materials, however further assessment would be warranted in these areas of environmental concern should construction activities and/or soil removal take place at the subject Property.

II SITE DESCRIPTION

The Property uses a street address of 18 Pine Hill Road in the Town of Maynard, Middlesex County, Commonwealth of Massachusetts. The subject Property includes the Town of Maynard's WWTC and rough parking areas, however this ESA and LSA is focused on the southwestern portion of this parcel, which is undeveloped. The Subject Property is bound to the north by the WWTC, to the south and east is the Assabet River, and to the west is occupied residential housing and undeveloped, wooded areas. 18 Pine Hill Road is identified in the Town of Maynard Tax Assessor's records as 12 acres, designated as Parcel ID 010.0-0000-0094.0. A copy of the Town Tax Assessor's records is included in **Appendix A**.

The Subject Property is located on the Maynard, Massachusetts United States Geological Survey (USGS) Quadrangle Map dated 2021. The approximate center of the Subject Property is located at the following coordinates and elevation:

Universal Transverse Mercator (UTM) Zone 19 Coordinates	
4,701,504.94	UTM Y (Meters)
299,175.66	UTM X (Meters)
Latitude/Longitude	
42.43987	Latitude (North)
-71.44172	Longitude (West)
Elevation	
191.49	Feet above sea level

III SITE RECONNAISSANCE

On April 16, 2024, CDW personnel conducted a visual inspection of the Subject Property as well as adjoining and neighboring properties to document current observable uses. At the time of the Property reconnaissance, the weather was partly sunny and approximately 61°F.

1.1 General Observations

Based on observations noted during the site reconnaissance and records reviewed as part of this ESA, the Subject Property consists of an irregularly shaped lot comprising approximately 12 +/- acres (See Figure 2). There are no buildings within the boundaries of the area subject to this ESA/LSA .

3.1.1 Exterior Observations

The area subject to this ESA & LSA is the southern portion of the parcel owned and operated by the Town of Maynard as the WWTP. The portion of the parcel subject to this ESA & LSA is undeveloped. The Property is accessed from the north via a dirt road with some asphalt road base. The Site is surrounded by undeveloped, wooded land beyond the access road. A large hill is located on the eastern portion of the Property, beyond which is the Assabet River. Multiple stockpiles were observed within the boundaries of this ESA & LSA including those containing, asphalt, trees and brush, silt socks, compost, construction materials, dirt, and solid waste. The solid waste consisted of bricks, concrete, fence materials, and other building materials. A structure referred to as a well by Site representatives was noted on the eastern portion of the subject Property on the hill.

3.1.2 Interior Observations

The buildings associated with the WWTC are not part of this ESA/LSA. The area subject to this ESA is undeveloped.

3.2 Observations by Focus Area

Drums or Containers
No evidence of Drums or Containers on the Subject Property

Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs)
No indication of underground storage tanks was observed on the subject Property.

Intermodal Shipping Containers
No intermodal shipping containers were observed on the Subject Property

Indications of Polychlorinated Biphenyls (PCBs)
Multiple stockpiles were observed within the boundaries of this ESA & LSA including those containing, asphalt, trees and brush, silt socks, compost, construction materials, dirt, and solid waste. The solid waste consisted of bricks, concrete, fence materials, and other building materials**.** Sampling within these stockpiles was not performed as part of this ESA/LSA. It is unknown if the building materials observed contain PCBs.

Pits, Ponds, and Lagoons

According to representatives of the Town of Maynard, solid waste sludge resulting from WWTP operations was deposited in the vicinity of the large hill that is located on the eastern portion of the Property. It is unknown what time frame this dumping occurred.

Odors
No significant odors were observed at the Subject Property.

Stained Soil or Pavement
No oil stains were observed on the Subject Property.

Pools of Liquid
No unidentified pools of liquid were observed at the Subject Property.

Stressed Vegetation
No stressed vegetation was observed on the Subject Property at the time of the site inspection.

Solid Waste Disposal
A rusted metal waste container was observed on the subject Property. This container did not appear to be in use at the time of the reconnaissance.

Medical/biological wastes/X-ray or other radioactive activities
No medical or biological wastes were observed at the Subject Property.

Drains and Sumps
No drains or Sumps were observed at the subject property. A structure referred to as a well by Site representatives was noted on the eastern portion of the subject Property on the hill.

Septic Systems
There was no visual evidence of septic systems at the Subject Property. According to Town of Maynard representatives, the subject Property and surrounding area are serviced by the municipal sewer system.

Storm/Wastewater
The area subject to this ESA is unpaved. Catch basins were not observed during the site reconnaissance.

Wells
See above in “Drains and Sumps”.

3.4 Environmental Record Sources

CDW contacted the following local agencies for information regarding any hazardous materials response incidents, chemical storage or releases, or notices of environmental violations at the Subject Property.

3.4.1 Town of Maynard Fire Department

CDW completed a public records request to the Town of Maynard Fire Department. The Following information was provided to CDW:

- A flammable liquid storage permit issued to the Town of Maynard at 18 Pine Hill Road dated September 2023 for storage of 1,000 gallons of liquid propane aboveground,
- A Tier II Emergency and Hazardous Chemical Inventory completed for the WWTP. According to this document, the following materials are stored on site at the WWTP: calcium hypochlorite tablets, diesel oil (light), distillates (petroleum), Epic WW 58 Coagulant, Ferric chloride, magnetite, Polymeric diphenylmethane diisocyanite, sodium bisulfate, sodium carbonate, sodium hydroxide, sodium hypochlorite, and sulfur dioxide. The diesel oil (light) was noted to be stored 'under the generator' in an aboveground tank, with a maximum storage amount of 7,089 pounds allowed at this location. The sodium hydroxide was noted to be stored in the 'caustic storage tanks inside the Co-Mag building'.

3.4.2 Maynard Municipal Offices

The Department of Public Works website states that Maynard's water is sourced from seven groundwater sources. Wells numbered one through 4 are located in the southern half of Maynard, and wells five through seven are located in the northern half of Maynard. The southern wells descend 40-70 feet deep while the northern wells descend 400 feet deep into bedrock. White pond is a surface water source that was used in the past and is now only used in the case of an emergency. There are three water treatment facilities used including Old Marlboro Road Treatment Facility (wells 1-3), Green Meadow Treatment Facility (well 4), and Rockland Avenue Treatment Facility (wells 5-7).

3.5 Physical Setting Sources

CDW reviewed several sources of publications including the United States Geological Survey (USGS) maps, the Federal Emergency Management Agency (FEMA) Maps, the United States Department of Agriculture (USDA) Soil Survey, Massachusetts Geographic Information Systems (MassGIS) Maps, and the ERIS database report to gather information pertaining to the Subject Property and the physical setting sources.

According to the Mass 21E Map, there are two Chapter 21E Tier Classified sites within 0.5 miles of the Subject Property (Figure 3). These two sites are located to the north-northeast of the subject

Property across the Assabet River.

According to the Resource Areas Map (Figure 4), the Subject Property is not a school or hospital, nor are any institutions located within 0.5 miles of the Subject Property.

According to the Hydrography Map (Figure 5), a perennial stream and the Assabet River are within 0.5 miles of the Subject Property.

According to the FEMA Map (Figure 6), The AE: Regulatory Floodway, AE has; a 1% chance of flooding, with BFE, A: 1% annual Chance of Flooding, no BFE, and X: 0.2% Annual Chance of Flooding fall within 0.5 miles of the Subject Property.

According to MassGIS (Figure 7), the Subject Property is not located within an area of protected Open Space. The nearest protected open spaces are municipal open space (Lemoine Land) and private open space (The Maynard Golf Course). Both these areas are located greater than 1,000 feet from the subject Property.

The Subject Property is not located in a Natural Heritage Endangered Species Program (NHESP), (Figure 8). The Subject Property is not located in an Estimated Habitat of Rare Wildlife Area.

3.6 Other Historical Use Information

CDW reviewed sources of historical information to identify the approximate year of development of the Subject Property and to determine the past use of the Subject Property since its initial development. Such sources included but were not limited to, the research and review of aerial photographs, topographic maps, fire insurance maps, city directories, and previous environmental reports.

3.6.1 Historical Aerial Photographs

CDW reviewed historical aerial photographs dated 1995, 2001, 2005, 2010, 2015, 2018, 2020, and 2023. The subject Property and surrounding area was consistent throughout the years reviewed. The subject property is surrounded by forested land. The Assabet River is located to the south and east, and there are residential properties located to the west. The WWTP is located directly to the north of the area subject to this ESA & LSA. This information is consistent with the Assessor's Property Record Card, which lists the WWTP as being built circa 1992.

IV Limited Subsurface Investigation

On June 26, 2024, CDW oversaw three soil borings (B4 through B6) advanced by Geosearch drillers of Sterling, MA. The soil borings were advanced by hollow stem auger (HSA) and are identified on Figure 9 as B4, B5 and B6. Soil samples were collected continuously up to 10 feet bgs, and soil samples were collected at 5-foot intervals. The three soil borings were advanced to maximum depths of 25 feet bgs.

Soil encountered during drilling in borings B4 through B6 consisted of tan to brown fine to coarse sand with gravel, to approximately five (5) feet of (fill). Till material comprising of tan to gray medium to fine sand, with silt, clay and gravel to maximum drilled depth of 25 feet. B-6 consisted of gray, brown and very dark brown medium to fine sand, some gravel, and horizons of very dark brown med-fine sand with oily residues encountered sporadically up to 22ft (fill) bgs. 25-27ft bgs was a gray medium to fine sand. Bedrock was not observed during drilling.

CDW used a photoionization detector (PID) equipped with a 10.6 eV lamp and calibrated to an isobutylene equivalent to field-screen soil samples for the presence of total organic vapors (TOVs) using the headspace method. Field screening of soil samples for TOVs was conducted semi-continuously in all borings to the maximum depth advanced to investigate the potential for petroleum impacts.

The field-screening results indicated a range of TOVs from not detected (0.0 ppmv) to 6.7 ppmv. The TOV concentration of 6.7 ppmv was detected in soil boring B-6 at 20 to 22 feet (very dark brown sand). The TOV concentrations are summarized in the boring logs provided as Appendix C.

CDW collected and submitted one composite soil sample from soil borings B-4 and B-5 at the depth interval of 5ft, 10ft, 15ft, and B-6 5ft,10ft,20-22 ft (Supplement 15ft due to refusal). One additional sample was collected from soil boring B-6 at a depth interval of 20 to 22 feet bgs where the highest TOV concentration of 6.7 ppmv was measured. Soil samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, herbicides, total petroleum hydrocarbons (TPH), reactivity, MA MCP 14 Metals, pH, flashpoint and specific conductance The soil samples were preserved by refrigeration and methanol as appropriate for the analysis and were picked up by the laboratory accompanied by an appropriate chain-of-custody record.

Trace concentrations of 4,4-DDE in the pesticide analysis, polycyclic aromatic hydrocarbons (PAHs) in the SVOC analysis, VOCs, MassDEP 14 metals, and TPH, were measured above the laboratory reporting limits. Detected concentrations did not exceed the applicable Massachusetts Reportable Concentrations (MA RCS-1).

The soil analytical data is summarized in Table 1, and the laboratory analytical report is provided as Appendix B.

V CONCLUSIONS

CDW Consultants, Inc. (CDW) prepared a Phase 1 Environmental Site Assessment and Limited Subsurface Assessment (Phase I ESA & LSA) for the property located at 18 Pine Hill Road in Maynard, Massachusetts (the Site or Subject Property). CDW investigated the subject Property for evidence of petroleum products and/or hazardous materials on or in the vicinity of the Property.

There was no evidence of significant use, storage and/or production of hazardous material on the subject Property or the adjoining properties with the exception of the following:

- Multiple stockpiles were observed within the boundaries of this ESA & LSA including those containing, asphalt, trees and brush, silt socks, construction materials, compost, dirt, and solid waste. The solid waste consisted of bricks, concrete, fence materials, and other building materials. Sampling within these stockpiles was not performed as part of this ESA/LSA, therefore it is unknown if the building materials observed contain potentially hazardous materials.
- According to representatives of the Town of Maynard, waste resulting from WWTP operations was deposited in the vicinity of the large hill that is located on the eastern portion of the Property. The timeframe of these activities is unknown. Subsurface assessment activities did not include assessing subsurface conditions within this hill area. A limited subsurface assessment was conducted within the unpaved drive area on the southwestern portion of the area of the Property subject to this ESA & LSA.

The following observations were made during the site reconnaissance conducted on April 16, 2024:

- The Subject Property consists of an approximately 12-acre parcel of land known as 18 Pine Hill Rd. The subject property has multiple piles of compost and dirt stockpiles containing building materials. The adjoining properties include the Town of Maynard's Wastewater Treatment Center (WWTC), occupied residential housing, and wooded area. The Assabet River abuts the Property to the east and south.
- The Subject Property has no history of oil releases.
- The Subject Property has no underground storage tanks (USTs)
- According to representatives of the Town of Maynard, solid waste resulting from WWTP operations was deposited in the vicinity of the large hill that is located on the eastern portion of the Property. It is unknown what time frame this dumping occurred.

On June 26, 2024, CDW oversaw a subsurface assessment program in which a total of three soil borings were advanced (B4 through B6, see Figure 9 and Appendix C). Soil samples were collected continuously up to 10 feet bgs, and soil samples were collected at 5-foot intervals. The soil borings were advanced to maximum depths of 25 feet bgs. TOV field-screening results indicated a range of not detected (0.0 ppmv) to 6.7 ppmv.

Soil samples were analyzed for VOCs, SVOCs, PCBs, pesticides, herbicides, TPH, reactivity, MA MCP 14 metals, pH, flashpoint, and specific conductance. Detected concentrations of 4,4-DDE, PAHs in the SVOC analysis, VOCs, MassDEP 14 metals, and TPH did not exceed the applicable Massachusetts Reportable Concentrations (MA RCS-1).

CDW reviewed conditions at the subject Property during the site reconnaissance, the results of the subsurface assessment program, information from interviews with site representatives, and publicly available information for the subject Property. The subject Property contains recognized environmental conditions, specifically the stockpiles observed within the boundaries of this ESA & LSA containing asphalt, trees and brush, silt socks, construction materials, compost, dirt, and solid waste. According to representatives of the Town of Maynard solid waste resulting from WWTP operations was deposited in the vicinity of the large hill that is located on the eastern

portion of the Property. It is unknown what time frame this dumping occurred. The aforementioned stockpiles at the site and the solid waste dumping constitute recognized environmental conditions at the subject Property.

No reference to the disposition of groundwater, sediment, soil gas, and/or indoor air is included as part of this ESA & LSA. Areas assessed as part of the ESA & LSA include only the unpaved area on the southwestern portion of the subject Property (Figure 9).

VI RECOMMENDATIONS

- During any future excavation of the subsurface, there is potential for encountering areas of suspect oil or hazardous materials. Even in areas of native, undisturbed soil, if material is to be exported, specific and stringent sampling, analysis, and profiling requirements will be necessary for approval at an off-site location to receive the material. Therefore, sampling and laboratory analysis across the site, particularly within identified fill, areas where dumping has been observed or site representatives have knowledge of dumping activities, and/or in areas where soil will be exported will be a necessary component of site construction activities. Soil pre-characterization begins with collecting and testing one representative composite sample per every 500 cubic yards of soil to be exported or managed onsite for a standard analytical suite of potential constituents of concern. Should dewatering activities be necessary at the subject Property, CDW recommends collecting representative groundwater samples and analyzing local groundwater for oil and/or hazardous materials.
- CDW recommends that a soil management plan be incorporated into future construction documents to provide guidance on the types of conditions requiring special management or mitigating measures.
- USEPA NESHAP regulations require sampling potential ACM prior to demolition or extensive renovation of any structures subject to site improvements, regardless of the date of construction. Therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those in areas which are normally inaccessible. Any material found to be ACM should be handled in accordance with applicable regulations.

VII LIMITATIONS

7.1 Purpose

The purpose of the assessment was to evaluate the Subject Property history, observable conditions, and current use to identify potential presence of petroleum products and/or hazardous materials on or in the vicinity of the Property.

7.2 Data Gaps

According to representatives of the Town of Maynard, solid waste resulting from WWTP operations was deposited in the vicinity of the large hill that is located on the eastern portion of the Property. It is unknown what time frame this dumping occurred.

7.3 Detailed Scope of Services

The CDW investigation consisted of the following elements: A site reconnaissance, a review of publicly available historical documents associated with the subject Property; a review of local, state, and federal environmental databases, and interviews with the manager/owner.

7.4 Significant Assumptions

CDW assumes that all available site information has been provided by the owner or its representative, that the information reviewed and provided by the owner, the city, and information databases are accurate, current, and complete. Where portions of the Subject Property were inaccessible, CDW assumes that site conditions in those areas would not contradict any observations made herein.

There is a possibility that even with the proper application of these methodologies that there may be conditions that exist on the Subject Property that could not be identified within the scope of the assessment, or which were not reasonably identifiable from the available information. CDW believes that the information obtained from the records review and the interviews concerning the subject Property is reliable. However, CDW Consultants cannot and does not warrant or guarantee that the information provided by these sources is accurate or complete. The methodologies of this assessment are not intended to produce all-inclusive or comprehensive results, but rather to provide the Client with information relating to the subject Property.

7.5 Limitations and Exceptions

The conclusions of this report are limited to the information available at the time of the investigation and the scope of services as defined.

Only subsurface soil was evaluated as part of the LSA. Groundwater, sediment, soil gas and/or indoor air were not evaluated as part of this LSA. The contents of the various stockpiles observed at the subject Property were not analyzed.

Where access to portions of the Subject Property was unavailable or limited, CDW renders no opinion as to the presence of oil or hazardous material or the presence of indirect evidence related to oil or hazardous material in that portion of the subject Property.

No other conclusions, interpretations, or recommendations are contained or implied in this report other than those expressed. CDW makes no warranty, expressed or implied, on the accuracy of the work and information completed by others and upon which CDW has relied to prepare this report. No other use of this report is warranted without the written consent of CDW.

Events occurring on the subject Property after April 16, 2024, the date of the site reconnaissance, are beyond the scope of this report. CDW makes no expressed or implied representations or warranties regarding any changes in the condition of the premises after this date from onsite or offsite sources.

7.6 Special Terms and Conditions

This Phase I ESA & LSA was conducted as part of a feasibility study. There were no other special Terms or Conditions.

7.7 User Reliance

This report is intended for the use of the entities listed below and may be relied upon for up to six months after the date issued. No other individuals or entities may rely upon the report contents, in part or in whole.

Client: Hill-LiRo, Corp. f/k/a LiRo Corp, and f/k/a DiGiorgio Associates, Inc.

7.8 Additional Services

No additional services were completed as part of this study.

A wetlands survey was not performed. A professional title search was not included.

VIII REFERENCES

City of Maynard Public Records Search, Health, Conservation, Building, Fire Prevention Department, and Department of Public Works.

Massachusetts Department of Environmental Protection, Online Database, March 2024.

MassGIS data from website “MassMapper.”

IX SIGNATURE AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

The Site Investigator is knowledgeable regarding the type of industrial, manufacturing, commercial or other processes or operations which might reasonably be expected to generate, use, treat, store, or dispose of oil or hazardous material. The Site Investigator has reviewed the recent history of the Site and has considered the potential for the generation, use, treatment, storage or disposal of oil or hazardous material by (a) the uses presently associated with the Site and (b) to the extent ascertainable by inquiry, the uses previously associated with the Site.

Signed:

Name: Alyssa-Ann King, Program Manager
Date:: September 30, 2024

SITE FIGURES

CDW CONSULTANTS
Environmental and Civil Engineering

Figure 1 - Site Locus Map

Maynard DPW
18 Pine Hill Road, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 1,771 feet

CDW CONSULTANTS
Environmental and Civil Engineering

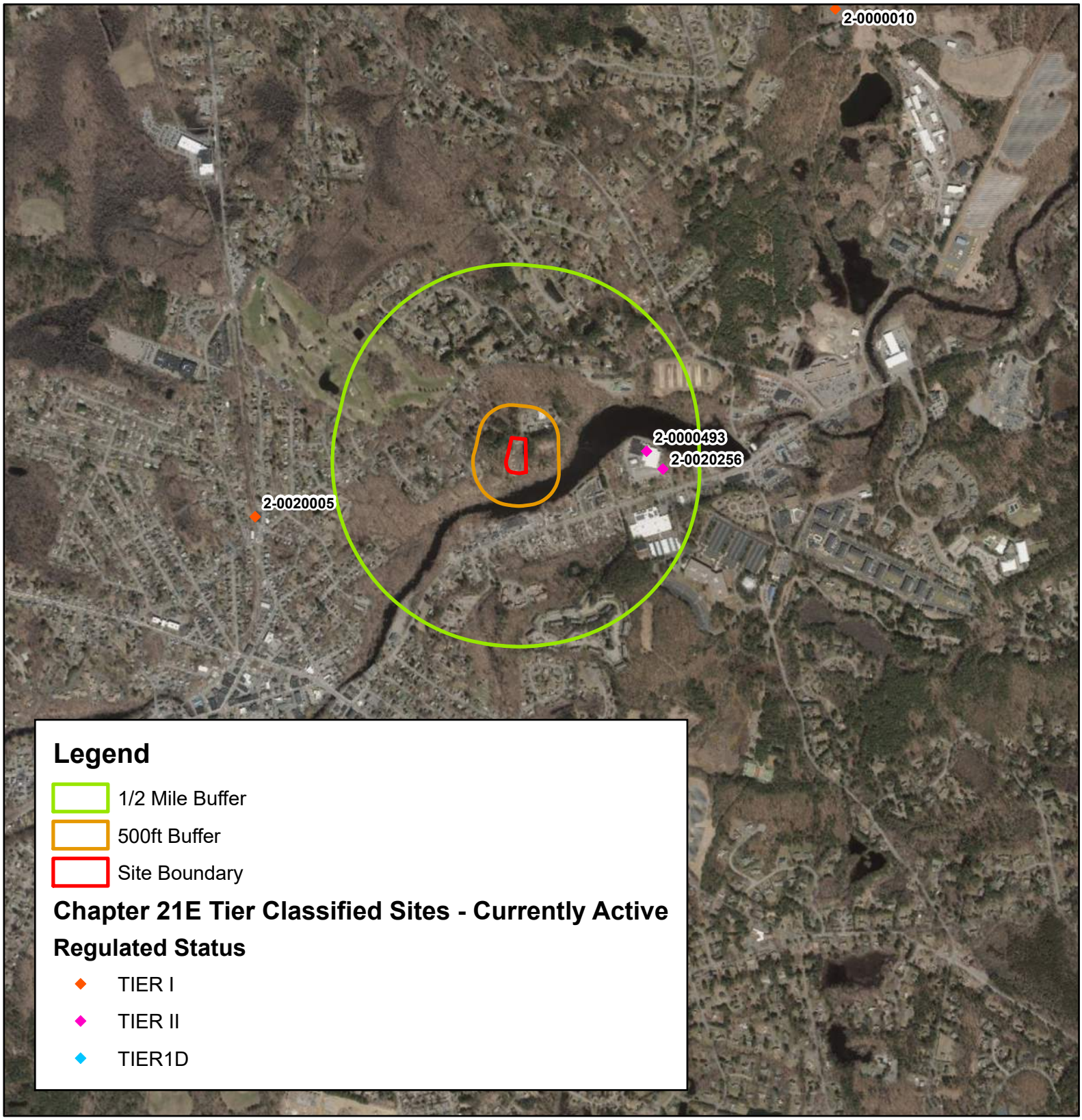
Figure 2 - Site Plan Map

Maynard DPW
18 Pine Hill Road, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 2,000 feet



CDW CONSULTANTS
Environmental and Civil Engineering

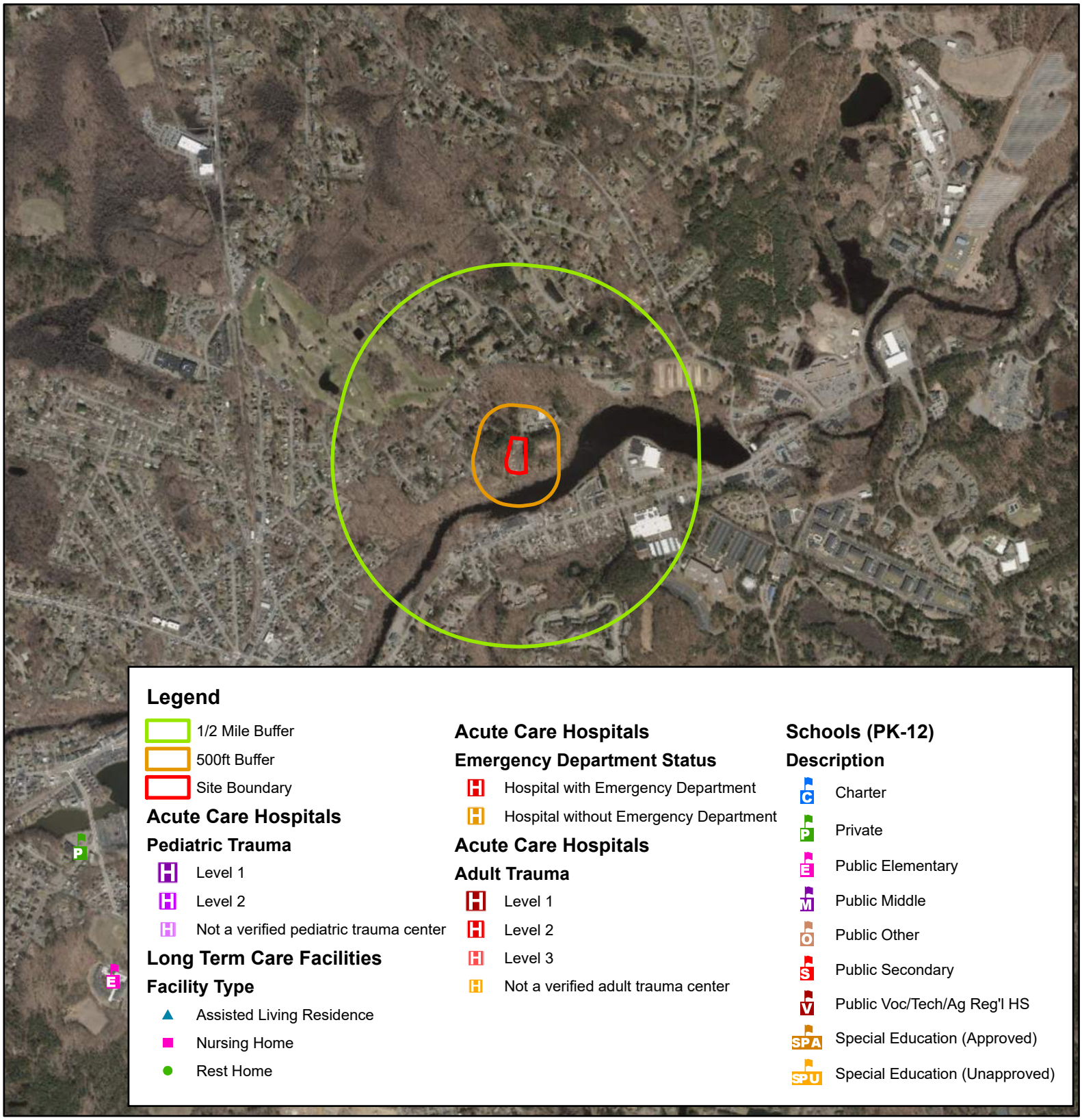
Figure 3 - Mass 21E Map

Maynard DPW
18 Pine Hill Road, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 2,000 feet



CDW CONSULTANTS
Environmental and Civil Engineering

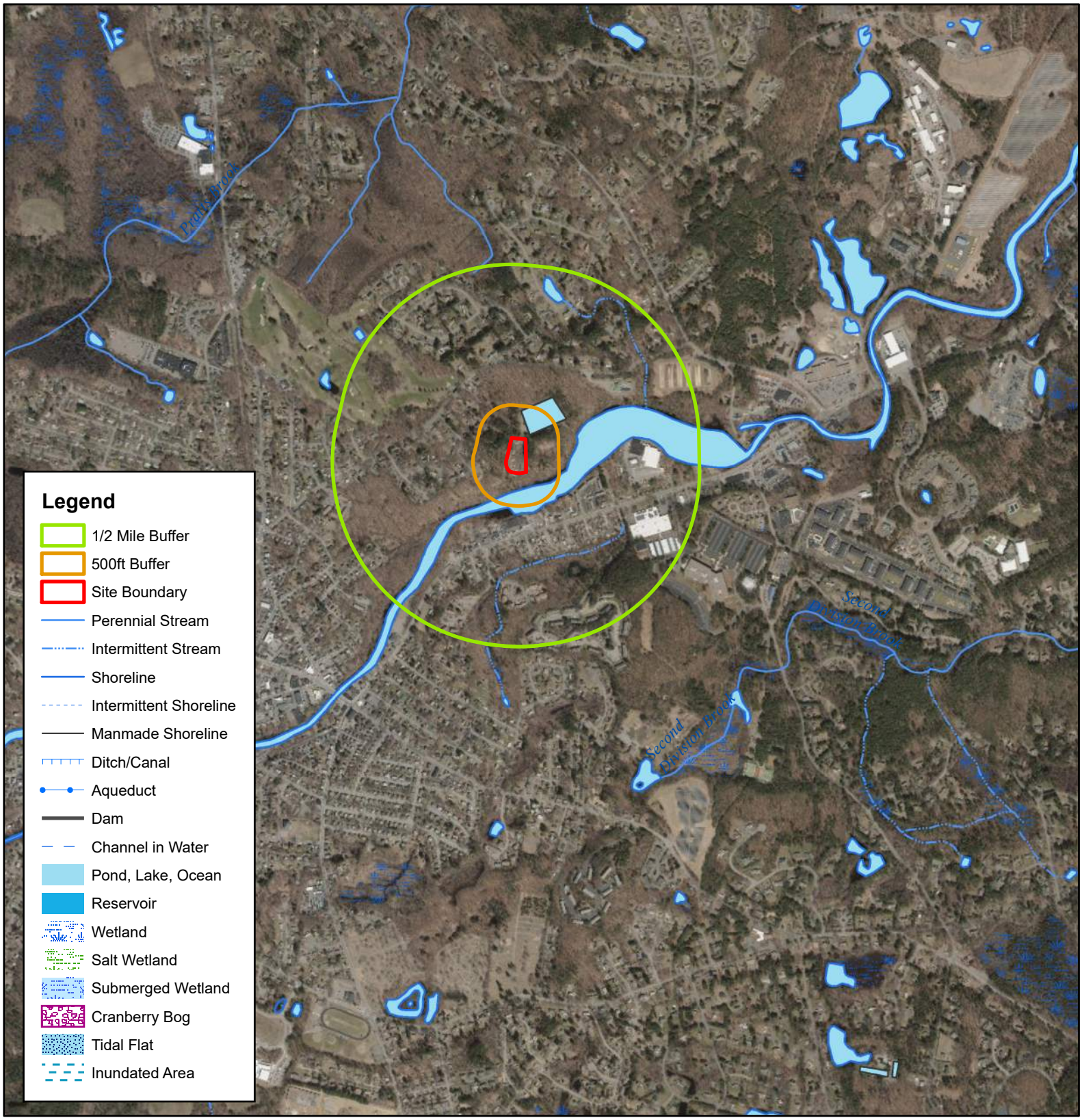
Figure 4 - Resource Areas Map

Maynard DPW
18 Pine Hill Road, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 2,000 feet



CDW CONSULTANTS
Environmental and Civil Engineering

Figure 5 - Hydrography Map

Maynard DPW
18 Pine Hill Road, Maynard, MA

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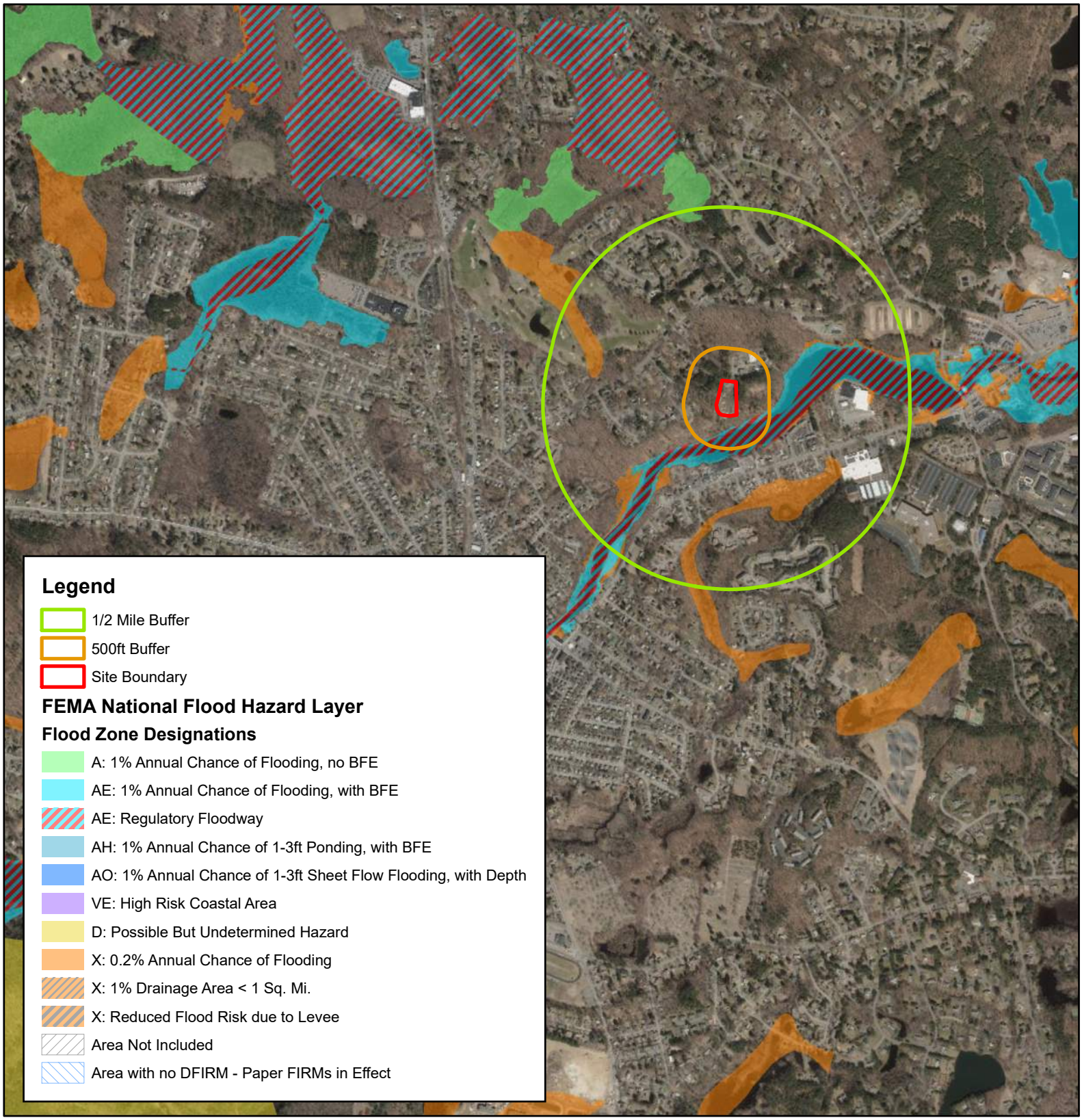
SOURCE : MassGIS

1 inch = 2,000 feet



CDW CONSULTANTS
Environmental and Civil Engineering

Figure 6 - FEMA Map

Maynard DPW
18 Pine Hill Road, Maynard, MA

N
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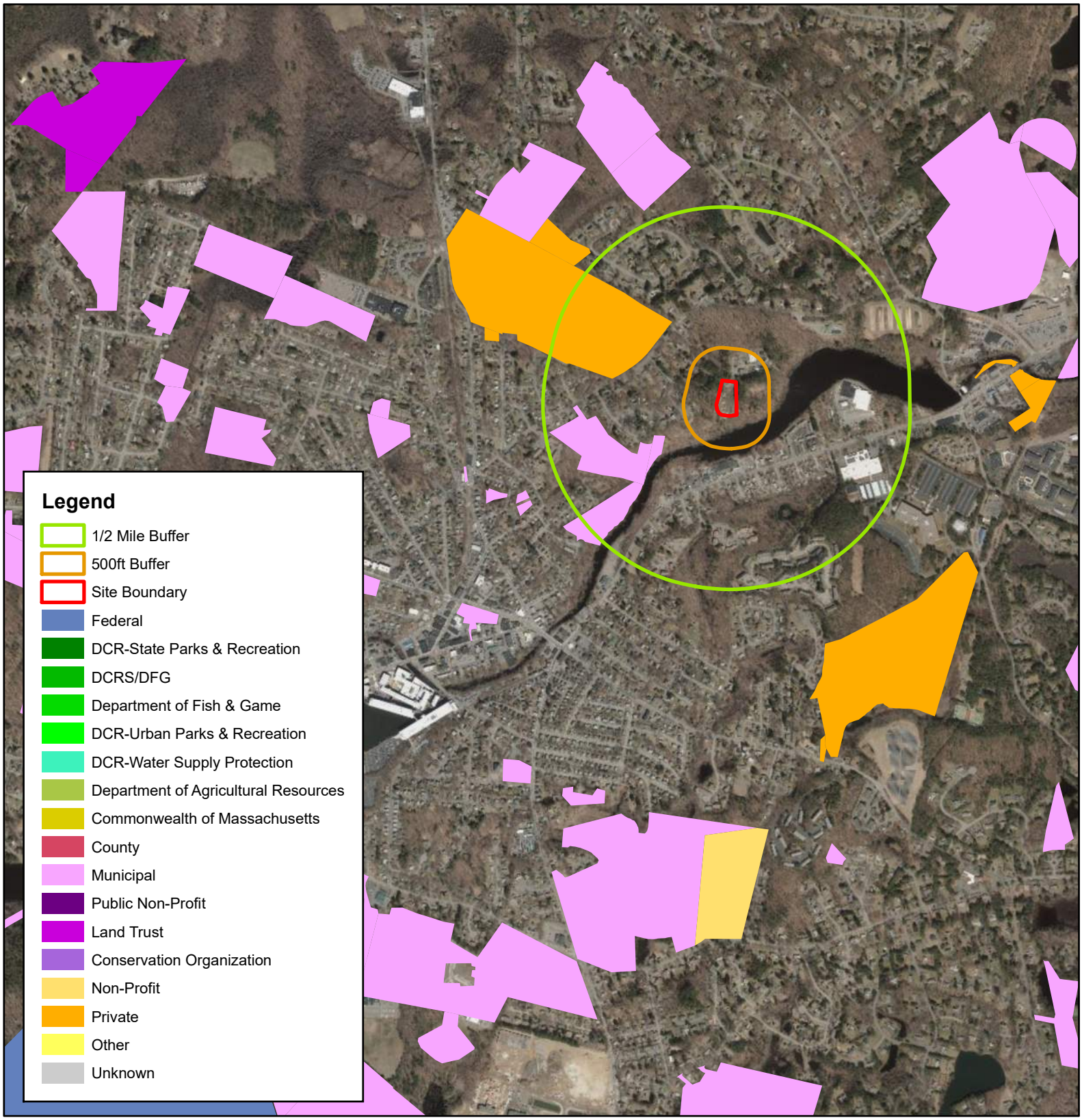
SOURCE : MassGIS

1 inch = 2,000 feet



CDW CONSULTANTS
Environmental and Civil Engineering

Maynard DPW
18 Pine Hill Road, Maynard, MA

N
W E
S

Figure 7 - Protected and Recreational Open Space Map

SOURCE : MassGIS

1 inch = 2,000 feet

CDW CONSULTANTS
Environmental and Civil Engineering

Figure 8 - Natrual Heritage ACEC Map

Maynard DPW
18 Pine Hill Road, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 2,000 feet

CDW CONSULTANTS
Environmental and Civil Engineering

Figure 9 - Boring locations

Maynard DPW
18 Pine Hill Road, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 83 feet

DATA TABLES

Table 1
Soil Analytical Data
June 2024
18 Pine Hill Road,
Maynard, Massachusetts 01754

Sample Designation				B-4, B-5, B-6	B-6
Sample Date				06/26/2024	06/26/2024
Sample Depth (feet)				5',10',15', B-6 20'-22'	20-22'
Classical Chemistry		**2024-RCS1**			
Conductivity	umhos/cm	NS		**409**	NT
Corrosivity (pH)	S.U.	NS		**7.60**	NT
Flashpoint	°F	NS		**>200**	NT
Reactive Cyanide	mg/kg	NS		*ND(2)*	NT
Reactive Sulfide	mg/kg	NS		*ND(2)*	NT
Herbicides					
2,4,5-T	mg/kg dry	100		*ND(0.011)*	NT
2,4,5-TP (Silvex)	mg/kg dry	100		*ND(0.011)*	NT
2,4-D	mg/kg dry	100		*ND(0.054)*	NT
2,4-DB	mg/kg dry	100		*ND(0.055)*	NT
Dalapon	mg/kg dry	1000		*ND(0.053)*	NT
Dicamba	mg/kg dry	500		*ND(0.011)*	NT
Dichlorprop	mg/kg dry	NE		*ND(0.054)*	NT
Dinoseb	mg/kg dry	500		*ND(0.055)*	NT
MCPA	mg/kg dry	100		*ND(2.7)*	NT
MCPP	mg/kg dry	NE		*ND(2.72)*	NT
PCBs					
Aroclor 1016	mg/kg dry	1		*ND(0.06)*	NT
Aroclor 1221	mg/kg dry	1		*ND(0.06)*	NT
Aroclor 1232	mg/kg dry	1		*ND(0.06)*	NT
Aroclor 1242	mg/kg dry	1		*ND(0.06)*	NT
Aroclor 1248	mg/kg dry	1		*ND(0.06)*	NT
Aroclor 1254	mg/kg dry	1		*ND(0.06)*	NT
Aroclor 1260	mg/kg dry	1		*ND(0.06)*	NT
Aroclor 1262	mg/kg dry	1		*ND(0.06)*	NT
Aroclor 1268	mg/kg dry	1		*ND(0.06)*	NT
Pesticides					
4,4´-DDD	mg/kg dry	10		*ND(0.003)*	NT
4,4´-DDE	mg/kg dry	7		**0.0037**	NT
4,4´-DDT	mg/kg dry	7		*ND(0.003)*	NT
Aldrin	mg/kg dry	0.09		*ND(0.003)*	NT
alpha-BHC	mg/kg dry	50		*ND(0.003)*	NT
alpha-Chlordane	mg/kg dry	6		*ND(0.003)*	NT
beta-BHC	mg/kg dry	10		*ND(0.003)*	NT
Chlordane (Total)	mg/kg dry	6		*ND(0.0237)*	NT
delta-BHC	mg/kg dry	10		*ND(0.003)*	NT
Dieldrin	mg/kg dry	0.09		*ND(0.003)*	NT

Table 1
Soil Analytical Data
June 2024
18 Pine Hill Road,
Maynard, Massachusetts 01754

Sample Designation				B-4, B-5, B-6	B-6
Sample Date				06/26/2024	06/26/2024
Sample Depth (feet)				5',10',15', B-6 20'-22'	20-22'
Classical Chemistry		**2024-RCS1**			
Endosulfan I	mg/kg dry	0.5		*ND(0.003)*	NT
Endosulfan II	mg/kg dry	0.5		*ND(0.003)*	NT
Endosulfan Sulfate	mg/kg dry	NE		*ND(0.003)*	NT
Endrin	mg/kg dry	20		*ND(0.003)*	NT
Endrin Ketone	mg/kg dry	NE		*ND(0.003)*	NT
gamma-BHC (Lindane)	mg/kg dry	0.003		*ND(0.0018)*	NT
gamma-Chlordane	mg/kg dry	6		*ND(0.003)*	NT
Heptachlor	mg/kg dry	0.3		*ND(0.003)*	NT
Heptachlor Epoxide	mg/kg dry	0.2		*ND(0.003)*	NT
Hexachlorobenzene	mg/kg dry	0.7		*ND(0.003)*	NT
Methoxychlor	mg/kg dry	300		*ND(0.003)*	NT
Toxaphene	mg/kg dry	10		*ND(0.148)*	NT
SVOCs					
1,1-Biphenyl	mg/kg dry	0.05		*ND(0.02)*	NT
1,2,4-Trichlorobenzene	mg/kg dry	2		*ND(0.02)*	NT
1,2-Dichlorobenzene	mg/kg dry	9		*ND(0.287)*	NT
1,3-Dichlorobenzene	mg/kg dry	3		*ND(0.02)*	NT
1,4-Dichlorobenzene	mg/kg dry	0.7		*ND(0.023)*	NT
2,4,5-Trichlorophenol	mg/kg dry	4		*ND(0.287)*	NT
2,4,6-Trichlorophenol	mg/kg dry	0.7		*ND(0.119)*	NT
2,4-Dichlorophenol	mg/kg dry	0.7		*ND(0.094)*	NT
2,4-Dimethylphenol	mg/kg dry	0.7		*ND(0.154)*	NT
2,4-Dinitrophenol	mg/kg dry	3		*ND(0.5)*	NT
2,4-Dinitrotoluene	mg/kg dry	0.7		*ND(0.083)*	NT
2,6-Dinitrotoluene	mg/kg dry	100		*ND(0.287)*	NT
2-Chloronaphthalene	mg/kg dry	1000		*ND(0.287)*	NT
2-Chlorophenol	mg/kg dry	0.7		*ND(0.028)*	NT
2-Methylnaphthalene	mg/kg dry	0.7		**0.086**	NT
2-Methylphenol	mg/kg dry	500		*ND(0.287)*	NT
2-Nitrophenol	mg/kg dry	100		*ND(0.574)*	NT
3,3´-Dichlorobenzidine	mg/kg dry	3		*ND(0.071)*	NT
3+4-Methylphenol	mg/kg dry	500		*ND(0.287)*	NT
4-Bromophenyl-phenylether	mg/kg dry	100		*ND(0.287)*	NT
4-Chloroaniline	mg/kg dry	1		*ND(0.094)*	NT
4-Nitrophenol	mg/kg dry	100		*ND(1.15)*	NT
Acenaphthene	mg/kg dry	4		*ND(0.287)*	NT
Acenaphthylene	mg/kg dry	2		**0.030**	NT
Acetophenone	mg/kg dry	1000		*ND(0.287)*	NT
Aniline	mg/kg dry	1000		*ND(0.287)*	NT

Table 1
Soil Analytical Data
June 2024
18 Pine Hill Road,
Maynard, Massachusetts 01754

Sample Designation				B-4, B-5, B-6	B-6
Sample Date				06/26/2024	06/26/2024
Sample Depth (feet)				5',10',15', B-6 20'-22'	20-22'
Classical Chemistry		**2024-RCS1**			
Anthracene	mg/kg dry	1000		*ND(0.287)*	NT
Azobenzene	mg/kg dry	50		*ND(0.021)*	NT
Benzo(a)anthracene	mg/kg dry	20		*ND(0.287)*	NT
Benzo(a)pyrene	mg/kg dry	2		*ND(0.287)*	NT
Benzo(b)fluoranthene	mg/kg dry	20		*ND(0.287)*	NT
Benzo(g,h,i)perylene	mg/kg dry	1000		*ND(0.287)*	NT
Benzo(k)fluoranthene	mg/kg dry	200		*ND(0.287)*	NT
bis(2-Chloroethoxy)methane	mg/kg dry	500		*ND(0.287)*	NT
bis(2-Chloroethyl)ether	mg/kg dry	0.7		*ND(0.02)*	NT
bis(2-chloroisopropyl)Ether	mg/kg dry	0.7		*ND(0.106)*	NT
bis(2-Ethylhexyl)phthalate	mg/kg dry	100		*ND(0.287)*	NT
Butylbenzylphthalate	mg/kg dry	100		*ND(0.287)*	NT
Chrysene	mg/kg dry	200		*ND(0.287)*	NT
Dibenzo(a,h)Anthracene	mg/kg dry	2		*ND(0.03)*	NT
Dibenzofuran	mg/kg dry	100		*ND(0.287)*	NT
Diethylphthalate	mg/kg dry	10		*ND(0.287)*	NT
Dimethylphthalate	mg/kg dry	0.7		*ND(0.023)*	NT
Di-n-butylphthalate	mg/kg dry	50		*ND(0.287)*	NT
Di-n-octylphthalate	mg/kg dry	1000		*ND(0.574)*	NT
Fluoranthene	mg/kg dry	1000		*ND(0.287)*	NT
Fluorene	mg/kg dry	1000		*ND(0.287)*	NT
Hexachlorobenzene	mg/kg dry	0.7		*ND(0.098)*	NT
Hexachlorobutadiene	mg/kg dry	30		*ND(0.287)*	NT
Hexachloroethane	mg/kg dry	0.7		*ND(0.022)*	NT
Indeno(1,2,3-cd)Pyrene	mg/kg dry	20		*ND(0.287)*	NT
Isophorone	mg/kg dry	100		*ND(0.287)*	NT
Naphthalene	mg/kg dry	4		*ND(0.287)*	NT
Nitrobenzene	mg/kg dry	500		*ND(0.287)*	NT
N-Nitrosodimethylamine	mg/kg dry	50		*ND(0.287)*	NT
Pentachlorophenol	mg/kg dry	3		*ND(0.226)*	NT
Phenanthrene	mg/kg dry	10		*ND(0.287)*	NT
Phenol	mg/kg dry	0.9		*ND(0.093)*	NT
Pyrene	mg/kg dry	1000		**0.299**	NT
Pyridine	mg/kg dry	500		*ND(0.287)*	NT
Total Metals					
Antimony	mg/kg dry	20		ND(4.35)	NT
Arsenic	mg/kg dry	20		**7.08**	NT
Barium	mg/kg dry	1000		**35.2**	NT
Beryllium	mg/kg dry	100		**0.34**	NT

Table 1
Soil Analytical Data
June 2024
18 Pine Hill Road,
Maynard, Massachusetts 01754

Sample Designation				B-4, B-5, B-6	B-6
Sample Date				06/26/2024	06/26/2024
Sample Depth (feet)				5',10',15', B-6 20'-22'	20-22'
Classical Chemistry		**2024-RCS1**			
Cadmium	mg/kg dry	80		ND(0.44)	NT
Chromium	mg/kg dry	100		**17.5**	NT
Lead	mg/kg dry	200		**15.4**	NT
Mercury	mg/kg dry	20		**0.077**	NT
Nickel	mg/kg dry	700		**9.88**	NT
Selenium	mg/kg dry	400		ND(4.35)	NT
Silver	mg/kg dry	100		ND(0.54)	NT
Thallium	mg/kg dry	8		ND(4.35)	NT
Vanadium	mg/kg dry	500		**19.5**	NT
Zinc	mg/kg dry	1000		**29.5**	NT
TPH - ETPH					
Total Petroleum Hydrocarbons (C9-C3	mg/kg dry	1000		**508**	NT
VOCs					
1,1,1,2-Tetrachloroethane	mg/kg dry	0.1		NT	*ND(0.298)*
1,1,1-Trichloroethane	mg/kg dry	30		NT	*ND(0.298)*
1,1,2,2-Tetrachloroethane	mg/kg dry	0.005		NT	*ND(0.298)*
1,1,2-Trichloroethane	mg/kg dry	0.1		NT	*ND(0.298)*
1,1-Dichloroethane	mg/kg dry	0.4		NT	*ND(0.298)*
1,1-Dichloroethene	mg/kg dry	3		NT	*ND(0.298)*
1,1-Dichloropropene	mg/kg dry	NE		NT	*ND(0.595)*
1,2,3-Trichlorobenzene	mg/kg dry	NE		NT	*ND(0.298)*
1,2,3-Trichloropropane	mg/kg dry	100		NT	*ND(0.298)*
1,2,4-Trichlorobenzene	mg/kg dry	2		NT	*ND(0.298)*
1,2,4-Trimethylbenzene	mg/kg dry	1000		NT	**0.307**
1,2-Dibromo-3-Chloropropane	mg/kg dry	10		NT	*ND(1.49)*
1,2-Dibromoethane	mg/kg dry	0.1		NT	*ND(0.298)*
1,2-Dichlorobenzene	mg/kg dry	9		NT	*ND(0.298)*
1,2-Dichloroethane	mg/kg dry	0.1		NT	*ND(0.298)*
1,2-Dichloropropane	mg/kg dry	0.1		NT	*ND(0.298)*
1,3,5-Trimethylbenzene	mg/kg dry	10		NT	*ND(0.298)*
1,3-Dichlorobenzene	mg/kg dry	3		NT	*ND(0.298)*
1,3-Dichloropropane	mg/kg dry	500		NT	*ND(0.298)*
1,4-Dichlorobenzene	mg/kg dry	0.7		NT	**0.304**
1,4-Dioxane - Screen	mg/kg dry	0.2		NT	*ND(29.8)*
2,2-Dichloropropane	mg/kg dry	NE		NT	*ND(0.298)*
2-Butanone	mg/kg dry	4		NT	*ND(1.49)*
2-Chlorotoluene	mg/kg dry	100		NT	*ND(0.298)*
2-Hexanone	mg/kg dry	100		NT	*ND(1.49)*

Table 1
Soil Analytical Data
June 2024
18 Pine Hill Road,
Maynard, Massachusetts 01754

Sample Designation				B-4, B-5, B-6	B-6
Sample Date				06/26/2024	06/26/2024
Sample Depth (feet)				5',10',15', B-6 20'-22'	20-22'
Classical Chemistry		**2024-RCS1**			
4-Chlorotoluene	mg/kg dry	NE		NT	*ND(0.298)*
4-Isopropyltoluene	mg/kg dry	100		NT	**0.399**
4-Methyl-2-Pentanone	mg/kg dry	0.4		NT	*ND(1.49)*
Acetone	mg/kg dry	6		NT	**2.29**
Benzene	mg/kg dry	2		NT	*ND(0.298)*
Bromobenzene	mg/kg dry	100		NT	*ND(0.298)*
Bromochloromethane	mg/kg dry	NE		NT	*ND(0.298)*
Bromodichloromethane	mg/kg dry	0.1		NT	*ND(0.298)*
Bromoform	mg/kg dry	0.1		NT	*ND(0.298)*
Bromomethane	mg/kg dry	0.5		NT	*ND(0.298)*
Carbon Disulfide	mg/kg dry	100		NT	*ND(0.298)*
Carbon Tetrachloride	mg/kg dry	5		NT	*ND(0.298)*
Chlorobenzene	mg/kg dry	1		NT	*ND(0.298)*
Chloroethane	mg/kg dry	100		NT	*ND(0.298)*
Chloroform	mg/kg dry	0.2		NT	*ND(0.298)*
Chloromethane	mg/kg dry	100		NT	*ND(0.298)*
cis-1,2-Dichloroethene	mg/kg dry	0.1		NT	*ND(0.298)*
cis-1,3-Dichloropropene	mg/kg dry	0.01		NT	*ND(0.298)*
Dibromochloromethane	mg/kg dry	0.005		NT	*ND(0.298)*
Dibromomethane	mg/kg dry	500		NT	*ND(0.298)*
Dichlorodifluoromethane	mg/kg dry	1000		NT	*ND(0.298)*
Diethyl Ether	mg/kg dry	100		NT	*ND(0.298)*
Di-isopropyl ether	mg/kg dry	100		NT	*ND(0.298)*
Ethyl tertiary-butyl ether	mg/kg dry	NE		NT	*ND(0.298)*
Ethylbenzene	mg/kg dry	40		NT	*ND(0.298)*
Hexachlorobutadiene	mg/kg dry	30		NT	*ND(0.298)*
Hexachloroethane	mg/kg dry	0.7		NT	*ND(0.298)*
Isopropylbenzene	mg/kg dry	1000		NT	*ND(0.298)*
Methyl tert-Butyl Ether	mg/kg dry	0.1		NT	*ND(0.298)*
Methylene Chloride	mg/kg dry	0.1		NT	*ND(0.595)*
Naphthalene	mg/kg dry	4		NT	**0.402**
n-Butylbenzene	mg/kg dry	100		NT	*ND(0.298)*
n-Propylbenzene	mg/kg dry	100		NT	*ND(0.298)*
sec-Butylbenzene	mg/kg dry	100		NT	*ND(0.298)*
Styrene	mg/kg dry	3		NT	*ND(0.298)*
tert-Butylbenzene	mg/kg dry	100		NT	*ND(0.298)*
Tertiary-amyl methyl ether	mg/kg dry	NE		NT	*ND(0.298)*
Tetrachloroethene	mg/kg dry	1		NT	*ND(0.298)*
Tetrahydrofuran	mg/kg dry	500		NT	*ND(1.49)*
Toluene	mg/kg dry	30		NT	*ND(0.298)*

Table 1
Soil Analytical Data
June 2024
18 Pine Hill Road,
Maynard, Massachusetts 01754

Sample Designation				B-4, B-5, B-6	B-6
Sample Date				06/26/2024	06/26/2024
Sample Depth (feet)				5',10',15', B-6 20'-22'	20-22'
Classical Chemistry		**2024-RCS1**			
trans-1,2-Dichloroethene	mg/kg dry	1		NT	*ND(0.298)*
trans-1,3-Dichloropropene	mg/kg dry	0.01		NT	*ND(0.298)*
Trichloroethene	mg/kg dry	0.3		NT	*ND(0.298)*
Trichlorofluoromethane	mg/kg dry	1000		NT	*ND(0.298)*
Vinyl Chloride	mg/kg dry	0.3		NT	*ND(0.298)*
Xylene O	mg/kg dry	100		NT	*ND(0.298)*
Xylene P,M	mg/kg dry	100		NT	*ND(0.595)*
Xylenes (Total)	mg/kg dry	100		NT	*ND(0.595)*
VOCs - Low					
1,1,1,2-Tetrachloroethane	mg/kg dry	0.1		NT	*ND(0.0061)*
1,1,1-Trichloroethane	mg/kg dry	30		NT	*ND(0.0061)*
1,1,2,2-Tetrachloroethane	mg/kg dry	0.005		NT	*ND(0.0018)*
1,1,2-Trichloroethane	mg/kg dry	0.1		NT	*ND(0.0061)*
1,1-Dichloroethane	mg/kg dry	0.4		NT	*ND(0.0061)*
1,1-Dichloroethene	mg/kg dry	3		NT	*ND(0.0061)*
1,1-Dichloropropene	mg/kg dry	NE		NT	*ND(0.0061)*
1,2,3-Trichlorobenzene	mg/kg dry	NE		NT	*ND(0.0061)*
1,2,3-Trichloropropane	mg/kg dry	100		NT	*ND(0.0061)*
1,2,4-Trichlorobenzene	mg/kg dry	2		NT	*ND(0.0061)*
1,2,4-Trimethylbenzene	mg/kg dry	1000		NT	**0.0861**
1,2-Dibromo-3-Chloropropane	mg/kg dry	10		NT	*ND(0.0061)*
1,2-Dibromoethane	mg/kg dry	0.1		NT	*ND(0.0061)*
1,2-Dichlorobenzene	mg/kg dry	9		NT	**0.0255**
1,2-Dichloroethane	mg/kg dry	0.1		NT	*ND(0.0061)*
1,2-Dichloropropane	mg/kg dry	0.1		NT	*ND(0.0061)*
1,3,5-Trimethylbenzene	mg/kg dry	10		NT	**0.0404**
1,3-Dichlorobenzene	mg/kg dry	3		NT	*ND(0.0061)*
1,3-Dichloropropane	mg/kg dry	500		NT	*ND(0.0061)*
1,4-Dichlorobenzene	mg/kg dry	0.7		NT	**0.0678**
1,4-Dioxane	mg/kg dry	0.2		NT	*ND(0.0122)*
2,2-Dichloropropane	mg/kg dry	NE		NT	*ND(0.0061)*
2-Butanone	mg/kg dry	4		NT	**0.207**
2-Chlorotoluene	mg/kg dry	100		NT	*ND(0.0061)*
2-Hexanone	mg/kg dry	100		NT	*ND(0.0611)*
4-Chlorotoluene	mg/kg dry	NE		NT	*ND(0.0061)*
4-Isopropyltoluene	mg/kg dry	100		NT	**0.0676**
4-Methyl-2-Pentanone	mg/kg dry	0.4		NT	ND(0.0016)
Acetone	mg/kg dry	6		NT	**1.84**
Benzene	mg/kg dry	2		NT	*ND(0.0061)*

Table 1
Soil Analytical Data
June 2024
18 Pine Hill Road,
Maynard, Massachusetts 01754

Sample Designation				B-4, B-5, B-6	B-6
Sample Date				06/26/2024	06/26/2024
Sample Depth (feet)				5',10',15', B-6 20'-22'	20-22'
Classical Chemistry		**2024-RCS1**			
Bromobenzene	mg/kg dry	100		NT	*ND(0.0061)*
Bromochloromethane	mg/kg dry	NE		NT	*ND(0.0061)*
Bromodichloromethane	mg/kg dry	0.1		NT	*ND(0.0061)*
Bromoform	mg/kg dry	0.1		NT	*ND(0.0061)*
Bromomethane	mg/kg dry	0.5		NT	*ND(0.0122)*
Carbon Disulfide	mg/kg dry	100		NT	**0.0121**
Carbon Tetrachloride	mg/kg dry	5		NT	*ND(0.0061)*
Chlorobenzene	mg/kg dry	1		NT	*ND(0.0061)*
Chloroethane	mg/kg dry	100		NT	*ND(0.0122)*
Chloroform	mg/kg dry	0.2		NT	*ND(0.0061)*
Chloromethane	mg/kg dry	100		NT	*ND(0.0122)*
cis-1,2-Dichloroethene	mg/kg dry	0.1		NT	*ND(0.0061)*
cis-1,3-Dichloropropene	mg/kg dry	0.01		NT	*ND(0.0021)*
Dibromochloromethane	mg/kg dry	0.005		NT	*ND(0.002)*
Dibromomethane	mg/kg dry	500		NT	*ND(0.0061)*
Dichlorodifluoromethane	mg/kg dry	1000		NT	*ND(0.0122)*
Diethyl Ether	mg/kg dry	100		NT	*ND(0.0061)*
Di-isopropyl ether	mg/kg dry	100		NT	*ND(0.0061)*
Ethyl tertiary-butyl ether	mg/kg dry	NE		NT	*ND(0.0061)*
Ethylbenzene	mg/kg dry	40		NT	*ND(0.0061)*
Hexachlorobutadiene	mg/kg dry	30		NT	*ND(0.0061)*
Isopropylbenzene	mg/kg dry	1000		NT	*ND(0.0061)*
Methyl tert-Butyl Ether	mg/kg dry	0.1		NT	*ND(0.0061)*
Methylene Chloride	mg/kg dry	0.1		NT	*MD(0.0023)*
Naphthalene	mg/kg dry	4		NT	**0.0795**
n-Butylbenzene	mg/kg dry	100		NT	**0.0306**
n-Propylbenzene	mg/kg dry	100		NT	**0.0129**
sec-Butylbenzene	mg/kg dry	100		NT	**0.0119**
Styrene	mg/kg dry	3		NT	*ND(0.0061)*
tert-Butylbenzene	mg/kg dry	100		NT	*ND(0.0061)*
Tertiary-amyl methyl ether	mg/kg dry	NE		NT	*ND(0.0061)*
Tetrachloroethene	mg/kg dry	1		NT	*ND(0.0061)*
Tetrahydrofuran	mg/kg dry	500		NT	*NE(0.0245)*
Toluene	mg/kg dry	30		NT	*ND(0.0061)*
trans-1,2-Dichloroethene	mg/kg dry	1		NT	*ND(0.0061)*
trans-1,3-Dichloropropene	mg/kg dry	0.01		NT	*ND(0.002)*
Trichloroethene	mg/kg dry	0.3		NT	*ND(0.0061)*
Trichlorofluoromethane	mg/kg dry	1000		NT	*ND(0.0061)*
Vinyl Chloride	mg/kg dry	0.3		NT	*ND(0.0122)*
Xylene O	mg/kg dry	100		NT	*ND(0.0061)*

Table 1
Soil Analytical Data
June 2024
18 Pine Hill Road,
Maynard, Massachusetts 01754

Sample Designation				B-4, B-5, B-6	B-6
Sample Date				06/26/2024	06/26/2024
Sample Depth (feet)				5',10',15', B-6 20'-22'	20-22'
Classical Chemistry		**2024-RCS1**			
Xylene P,M	mg/kg dry	100		NT	*ND(0.0122)*
Xylenes (Total)	mg/kg dry	100		NT	*ND(0.0122)*

Notes
ND = Not detected (Detection limit in parentheses)
mg/kg = Milligrams per kilogram
NS = No Massachusetts reportable concentration
NT = Not tested

APPENDIX A

Unofficial Property Record Card - Maynard, MA

General Property Data

Parcel ID	010.0-0000-0094.0	**Account Number**	3165
Prior Parcel ID	--		
Property Owner	TOWN OF MAYNARD DPW	**Property Location**	18 PINE HILL RD
		Property Use	CTY-TWN-PROP
Mailing Address	195 MAIN ST	**Most Recent Sale Date**	7/9/1928
		Legal Reference	5251-465
City	MAYNARD	**Grantor**	WHITNEY ETHELYN
Mailing State	MA **Zip** 01754	**Sale Price**	0
ParcelZoning	R2	**Land Area**	12.000 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	5,852,500	51,600	537,400	6,441,500

Building Description

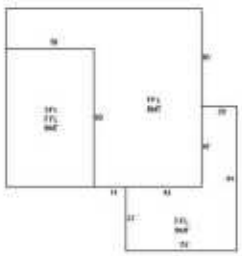
Building Style INDUSTRL BLD	**Foundation Type** CONCRETE	**Flooring Type** CONCRETE
# of Living Units 2	**Frame Type** WD	**Basement Floor** N/A
Year Built 1992	**Roof Structure** FLAT	**Heating Type** FORCED-AIR
Building Grade AVERAGE	**Roof Cover** TAR-GRAVEL	**Heating Fuel** OIL
Building Condition Average	**Siding** CONCR-BLOCK	**Air Conditioning** 100%
Finished Area (SF) 18564	**Interior Walls** DRYWALL	**# of Bsmt Garages** 0
Number Rooms 0	**# of Bedrooms** 0	**# of Full Baths** 0
# of 3/4 Baths 0	**# of 1/2 Baths** 2	**# of Other Fixtures** 2

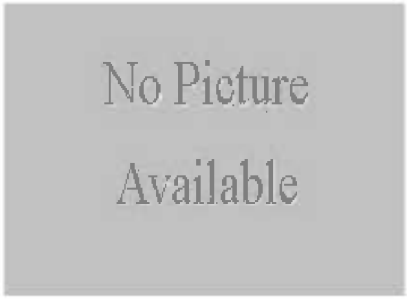
Legal Description

Narrative Description of Property

This property contains 12.000 acres of land mainly classified as CTY-TWN-PROP with a(n) INDUSTRL BLD style building, built about 1992 , having CONCR-BLOCK exterior and TAR-GRAVEL roof cover, with 2 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Property Location 254 PARKER ST REAR | Map ID J3/ 32/ / / | Bldg Name | State Use 9035
Vision ID 8186 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/22/2024 9:13:45 AM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
TOWN OF MAYNARD				
SEWERAGE TREATMENT PLANT				
MAYNARD MA 01754				

SUPPLEMENTAL DATA

Alt Prcl ID	000J3 00032 00000	SBU	
Occ Perm		Hist Dist	
Photo		BStat	
Ward		P.Plan#	5267 PG 364
Prec		Lot#	
Sew Zone			
GIS ID	F_672267_2985855	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
EXM LAND	9035	66,700	66,700
		Total 66,700	66,700

201

ACTON, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
TOWN OF MAYNARD	05267	0366				0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9035	66,700	2023	9035	57,100	2022	9035	54,700
	Total	66,700		Total	60,300		Total	57,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	66,700
Special Land Value	0
Total Appraised Parcel Value	66,700
Valuation Method	C
Total Appraised Parcel Value	66,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
01-01-1988	VT			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	9035	TOWN-PROP M	R-4	1		80,000	SF	3.88	1.00000	4	0.10		1.000		1.0000	0.39	31,200
1	9035	TOWN-PROP M	00R	1		3.360	AC	11,000.00	1.00000	4	0.96		1.000		1.0000	10,560	35,500

Total Card Land Units 5 SF | Parcel Total Land Area 5 | Total Land Value 66,700

Property Location 254 PARKER ST REAR | Map ID J3/ 32/ / / | Bldg Name | State Use 9035
Vision ID 8186 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/22/2024 9:13:45 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0			0

The Commonwealth of Massachusetts

City / Town of Maynard

Application for Standard Permit

FP-006
(Rev. 1.2018)

➡ Return completed application to: _____ ⬅

Permit Number: _____

City or Town: Maynard

Date: 9/21/23

DIG SAFE NUMBER

_____

Start Date: _____

In accordance with the provisions of M.G.L. Chapter 148, as provided in Section 10A application is hereby made

by Dileo Gas Propane 508-797-5878

(Full Name of Person, Firm or Corporation) (Phone Number)

of 630 Sunderland Road Worcester, MA 01604

(Address: Street or P.O. Box. City or Town, Zip Code)

for permission to (state clearly purpose for which permit is requested) 508-294-8812- Bill Anctil

Installing 1000 gallon ASME above ground propane tank

for heat and hot water at 18 Pine Hill Road

Name of Competent Operator (if applicable) Paul Dileo Cert. No. 3196

Date Issued-rejected _____ By Paul Dileo

(Signature of Applicant)

Date of expiration 05-24 Fee $125 + $50 Amount Paid $ $175

The Commonwealth of Massachusetts

City/Town of Maynard

FP-006
(Rev. 1..2018)

PERMIT

City or Town: Maynard

Date: 9/21/23

Permit Number (if applicable): _____

DIG SAFE NUMBER

_____

Start Date: _____

In accordance with the provisions of M.G.L. Chapter 148, as provided in 10A this permit is granted

to Dileo Gas Propane

(Full Name of Person, Firm or Corporation)

for Installing 1000 gallon ASME above ground propane tank

Restrictions: Heat and hot water

at 18 Pine Hill Road

(Street and # or Describe Location for Adequate Identification)

Fee Paid $ $175 This permit will expire on _____

Signature of Official Granting Permit: Capt Mark A Tougas Title Captain

➡ **This permit must be conspicuously posted upon the premises** ⬅

DILEO GAS, INC.
630 SUNDERLAND ROAD
WORCESTER, MA 01602

9/21/23
Date

6506
53-7102/2113
7

CHECK ARMOR FRAUD PROTECTION

Pay to the Order of Town of Maynard

$ 175-

One Hundred Seventy Five 00/100 Dollars

Photo Safe Deposit® Details on back

BayState Savings Bank

For 18 Pine Hill Rd

MP

⑆211371023⑆ 76156306 6⑈ 6506

MAYNARD FIRE DEPARTMENT

1 Summer Street Maynard, Massachusetts 01754
978-897-1014 - www.maynardfd.com - fdinspection@townofmaynard.net

Fire Prevention
Standard Permit Application
Plan Review Request

Standard Permit Application and Plan Review Request Submission

Applicant Name Town of Maynard **Date** 2/5/2024

Address of Applicant 18 Pine Hill Road

Telephone Number 508-208-4298 **E-mail** Michelle.Murphy@vedia.com

License/Certification (attach copies) NA

Address of Work _____

Property Owner _____

Permit / Plans Type Storage of Flammable Liquids
(For Permits: state nature of permitted work. For Plan Review Request: state new or existing, occupancy type, fire system type)

**Complete State Form for the following: Oil Burner Installation (FP-056), UGST Removal (FP-292), Tank Truck (FP-044)*

Scope of Work with applicable Law, Code, and Standard References (use separate sheet if necessary)

Storage of Class 1 flammable liquid in excess of 10 gallons outside of a building

Plan Review Required? (N/A) Yes Date Plans Submitted _____ (allow 10 business days for review)

Special Requirements? (N/A) Yes Include on Permit _____

Inspection Scheduled? (N/A) Yes Date/Time completed in 2023

**Town of Maynard By-Laws, Chapter 40, Section 5, require a company representative on scene at time of inspection.*

Fee Paid? N/A Yes Total $ 0 cash / check # waived

Permit Issued? No (Yes) Date 2/5/2024 Inspection _____
(Inspector, Pass/Fail, Date)

(DETACH – Top Application for Fire Department Records, Bottom Permit for Applicant)

MAYNARD FIRE DEPARTMENT
1 Summer Street Maynard, Massachusetts 01754
978-897-1014 - www.maynardfd.com - fdinspection@townofmaynard.net

PERMIT

This permit is granted to Town of Maynard (Applicant Name) on 2/5/2024 (Date) for the purpose of Storage 1000 gallon propane (Permit Type) as outlined in the permit application.

By signing below you agree to complete the permitted work according to the applicable laws, codes and standards and the following requirements Permit required - annual - exp. 2/5/2025
(Inspection Prior to Work Beginning; Inspection Required at Completion; Pending Plan Review; Fire Department Detail Required; Expiration Date)

Signature of Applicant _____

Signature of Fire Department Official Angela Fowler

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

☐ **Annual** ☐ **Update** ☑ **Revised** ☑ **Facility Information has changed from the last submission**

Facility Identification

Facility ID:	10339		
Facility Name:	Maynard Water Pollution Control Facility	Lat/Long:	42.4306/-71.4558
Maximum Occupants:	4		
Physical Location:	18 Pine Hill Road, Maynard, MA 01754	Nature of Business:	Sewage Treatment Facilities
County:	Middlesex County	NAICS Code:	221320
Fire Department:		SIC Code:	4952
Phone:	978-897-1020	Dun and Brad No:	N/A
☑ Manned ☐ Unmanned		EIN ID(Tax Number):	
Email:	michelle.murphy@veolia.com	FTE:	4

Owner/Operator Details

Name: Michelle Murphy, Veolia
Address: 18 Pine Hill Road
Maynard, MA 01754, United States
Phone: 508-208-4298 Email: michelle.murphy@veolia.com

Parent Company Details

Name: Town of Maynard
Dun and Brad No:
Address: 195 Main Street
Maynard, MA 01754, United States
Phone: 508-308-5082 Email: jdemarco@townofmaynard.net

Subject to EPCRA Section 312 (Annual Inventory)? ☑ Yes ☐ No

Subject to Emergency Planning under Section 302 of EPCRA (40 CFR part 355)? ☑ Yes ☐ No

Subject to Section 112r of Clean Air Act (CAA)? ☐ Yes ☑ No

RMP Facility ID:

Subject to EPCRA Section 313 (Toxic Release Inventory - TRI)? ☐ Yes ☑ No

TRI Facility ID:

Tier II Information Contact

Name: Michelle Murphy
Title: Project Manager
Phone: 508-208-4298 24 Hr.Phone: 508-208-4298
Email: michelle.murphy@veolia.com

Mailing Address

Company Name: Maynard WPCF
Attention: Michelle Murphy
Street Address 1: 18 Pine Hill Rd.
Street Address 2:
City: Maynard State: MA
Zip: 01754 Phone: 508-208-4298
Country: United States

Facility Emergency Planning Coordinator

Name: Michelle Murphy
Title: Project Manager
Phone: 508-208-4298 24 Hr.Phone: 508-208-4298
Email: michelle.murphy@veolia.com

Emergency Contacts

Name	Title	Phone	24 Hr.Phone	Email
Michelle Murphy	Project Manager	508-208-4298	508-208-4298	michelle.murphy@veolia.com
Michael Burke	VP of operations	413-262-1632	413-262-1632	michael.burke@veolia.com

Certification: I certify under penalty of law that I have personally examined and am familiar with the information submitted in pages one through 14, and that based on my inquiry of those individuals responsible for obtaining the information, I believe that the submitted information is true, accurate and complete.

Michelle Murphy, Project Manager	3/8/2023 12:44:44 PM	508-208-4298	Michelle Murphy
Name and official title of owner/operator or authorized representative	Date Signed	Telephone Number	Signature

Optional Attachments

☑ Site Plan
☐ Site Coordinate Abbreviations
☑ Other Safeguard measures
☑ Facility Emergency Response Plan

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Description	Physical Hazards	Health Hazards
Chemical ID: 231512 Check if Chemical Information is changed from the last submission: ☐ **CAS #:** 7778-54-3 Trade Secret: ☐ **Chemical Name:** Calcium Hypochlorite Tablets EHS: ☐ Contains EHS: ☐ Exceeds TPQ: ☐ EHS Name: ☐ Pure ☑ Mix ☑ Solid ☐ Liquid ☐ Gas MSDS /SDS Chemical Added On: Check if the chemical is below reporting threshold: ☑	☐ Combustible dust ☐ Corrosive to metal ☐ Explosive ☐ Flammable (gases, aerosols, liquids, or solids) ☐ Gas under pressure ☐ Hazard Not Otherwise Classified (HNOC) ☐ In contact with water emits flammable gas ☐ Organic peroxide ☑ Oxidizer (liquid, solid or gas) ☐ Pyrophoric (liquid or solid) ☐ Pyrophoric gas ☐ Self-heating ☐ Self-reactive	☑ Acute toxicity (any route of exposure) ☑ Aspiration hazard ☐ Carcinogenicity ☐ Germ cell mutagenicity ☐ Hazard Not Otherwise Classified (HNOC) ☐ Reproductive toxicity ☐ Respiratory or skin sensitization ☑ Serious eye damage or eye irritation ☐ Simple asphyxiant ☑ Skin corrosion or irritation ☐ Specific target organ toxicity (single or repeated exposure)

Inventory

Max Daily Amt (lbs): 300

Max Daily Amt Code: 02

Avg Daily Amt (lbs): 150

Avg Daily Amt Code: 02

Max Amt in Largest Container (lbs): 300

No of days onsite: 180

Storage Codes & Location

Container Type	Pressure	Temperature	Storage Location	Description	Max Amt At Location(lbs)
[E]Plastic or nonmetallic drum	[1]Ambient pressure	[4]Ambient temperature	metal cabinet, storage tank	1-6, 5 gallon pails in metal cabinet outside on storage tank	300

SHIPMENT DETAILS

Mode of Shipment:	Trucks	Maximum Capacity Per Vessel:	600	Carrier:	Univar
Shipment Frequency Count:	2	Maximum Shipment Quantity at One Time:	300	Carrier Address:	175 Terminal Road , Providence, MA 02905
Shipment Frequency Period:	Year	Average Annual Shipment Quantity:	600	Carrier Phone:	401-781-5600
Physical State In Transit:	Solid	Routes of Travel:	RTE. 95 to 495 to RT 2 to RT. 27	Carrier 24 Hr Phone:	401-781-5600

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Description	Physical Hazards	Health Hazards
Chemical ID: 231503 Check if Chemical Information is changed from the last submission: ☐ **CAS #: 68334-30-5** Trade Secret: ☐ **Chemical Name: DIESEL OIL (LIGHT)** EHS: ☐ Contains EHS: ☐ Exceeds TPQ: ☐ EHS Name: ☐ Pure ☑ Mix ☐ Solid ☑ Liquid ☐ Gas Chemical Added On: Check if the chemical is below reporting threshold: ☑	☐ Combustible dust ☐ Corrosive to metal ☐ Explosive ☑ Flammable (gases, aerosols, liquids, or solids) ☐ Gas under pressure ☐ Hazard Not Otherwise Classified (HNOC) ☐ In contact with water emits flammable gas ☐ Organic peroxide ☐ Oxidizer (liquid, solid or gas) ☐ Pyrophoric (liquid or solid) ☐ Pyrophoric gas ☐ Self-heating ☐ Self-reactive	☐ Acute toxicity (any route of exposure) ☐ Aspiration hazard ☐ Carcinogenicity ☐ Germ cell mutagenicity ☐ Hazard Not Otherwise Classified (HNOC) ☐ Reproductive toxicity ☐ Respiratory or skin sensitization ☐ Serious eye damage or eye irritation ☐ Simple asphyxiant ☐ Skin corrosion or irritation ☐ Specific target organ toxicity (single or repeated exposure)

Inventory	Storage Codes & Location
Max Daily Amt (lbs): 7089 Max Daily Amt Code: 05 Avg Daily Amt (lbs): 5004 Avg Daily Amt Code: 05 Max Amt in Largest Container (lbs): 7089 No of days onsite: 365	

Container Type	Pressure	Temperature	Storage Location	Description	Max Amt At Location(lbs)
[A]Above ground tank	[1]Ambient pressure	[4]Ambient temperature	Under the generator	Under the Generator	7089

SHIPMENT DETAILS

Mode of Shipment:	Tank Trucks	Maximum Capacity Per Vessel:	25020	Carrier:	Peterson Oil Services
Shipment Frequency Count:	1	Maximum Shipment Quantity at One Time:	4170	Carrier Address:	75 Crescent Street, Worcester, MA 01605-
Shipment Frequency Period:	Year				
Physical State In Transit:	Liquid	Average Annual Shipment Quantity:	4170	Carrier Phone:	508-368-1009
				Carrier 24 Hr Phone:	508-368-1009
		Routes of Travel:	ROUTE 95 TO ROUTE 2 TO ROUTE 27		

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility **Facility ID: 10339**

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Description	Physical Hazards	Health Hazards
Chemical ID: 231504 Check if Chemical Information is changed from the last submission: ☐ **CAS #: 64742-46-7** Trade Secret: ☐ **Chemical Name: DISTILLATES (PETROLEUM)** EHS: ☐ Contains EHS: ☐ Exceeds TPQ: ☐ EHS Name: ☐ Pure ☑ Mix ☐ Solid ☑ Liquid ☐ Gas Chemical Added On: Check if the chemical is below reporting threshold: ☐	☐ Combustible dust ☐ Corrosive to metal ☐ Explosive ☑ Flammable (gases, aerosols, liquids, or solids) ☐ Gas under pressure ☐ Hazard Not Otherwise Classified (HNOC) ☐ In contact with water emits flammable gas ☐ Organic peroxide ☐ Oxidizer (liquid, solid or gas) ☐ Pyrophoric (liquid or solid) ☐ Pyrophoric gas ☐ Self-heating ☐ Self-reactive	☐ Acute toxicity (any route of exposure) ☐ Aspiration hazard ☐ Carcinogenicity ☐ Germ cell mutagenicity ☐ Hazard Not Otherwise Classified (HNOC) ☐ Reproductive toxicity ☐ Respiratory or skin sensitization ☐ Serious eye damage or eye irritation ☐ Simple asphyxiant ☐ Skin corrosion or irritation ☐ Specific target organ toxicity (single or repeated exposure)

Inventory	Storage Codes & Location
Max Daily Amt (lbs): 975 Max Daily Amt Code: 03 Avg Daily Amt (lbs): 500 Avg Daily Amt Code: 03 Max Amt in Largest Container (lbs): 36 No of days onsite: 365	

Container Type	Pressure	Temperature	Storage Location	Description	Max Amt At Location(lbs)
[E]Plastic or nonmetallic drum	[1]Ambient pressure	[4]Ambient temperature	BASEMENT OF CONTROL BUILDING	CONTROL BUILDING BASEMENT	975

SHIPMENT DETAILS

Mode of Shipment:	Trucks	Maximum Capacity Per Vessel:	30000	Carrier:	R&L CARRIERS
Shipment Frequency Count:	3	Maximum Shipment Quantity at One Time:	944	Carrier Address:	PO BOX 271, WILMINGTON, OH
Shipment Frequency Period:	Year	Average Annual Shipment Quantity:	472	Carrier Phone:	844-765-3647
Physical State In Transit:	Liquid	Routes of Travel:	ROUTE 95 TO ROUTE 495 TO ROUTE 2 TO ROUTE 27	Carrier 24 Hr Phone:	844-765-3647

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Description	Physical Hazards	Health Hazards
Chemical ID: 231505 Check if Chemical Information is changed from the last submission: ☐ **CAS #:** 14215-15-7 Trade Secret: ☐ **Chemical Name:** EPIC WW 58 - COAGULANT EHS: ☐ Contains EHS: ☐ Exceeds TPQ: ☐ EHS Name: ☐ Pure ☑ Mix ☐ Solid ☑ Liquid ☐ Gas Chemical Added On: Check if the chemical is below reporting threshold: ☐	☐ Combustible dust ☑ Corrosive to metal ☐ Explosive ☐ Flammable (gases, aerosols, liquids, or solids) ☐ Gas under pressure ☐ Hazard Not Otherwise Classified (HNOC) ☐ In contact with water emits flammable gas ☐ Organic peroxide ☐ Oxidizer (liquid, solid or gas) ☐ Pyrophoric (liquid or solid) ☐ Pyrophoric gas ☐ Self-heating ☐ Self-reactive	☐ Acute toxicity (any route of exposure) ☐ Aspiration hazard ☐ Carcinogenicity ☐ Germ cell mutagenicity ☐ Hazard Not Otherwise Classified (HNOC) ☐ Reproductive toxicity ☐ Respiratory or skin sensitization ☐ Serious eye damage or eye irritation ☐ Simple asphyxiant ☑ Skin corrosion or irritation ☐ Specific target organ toxicity (single or repeated exposure)

Inventory	Storage Codes & Location
Max Daily Amt (lbs): 21684 Max Daily Amt Code: 06 Avg Daily Amt (lbs): 13344 Avg Daily Amt Code: 06 Max Amt in Largest Container (lbs): 10842 No of days onsite: 365	

Container Type	Pressure	Temperature	Storage Location	Description	Max Amt At Location(lbs)
[A]Above ground tank	[1]Ambient pressure	[4]Ambient temperature	Co-Mag Buiding	Inside Co-Mag Building	21684

SHIPMENT DETAILS

Mode of Shipment:	Tank Trucks	Maximum Capacity Per Vessel:	60000	Carrier:	HOLLAND COMPANY
Shipment Frequency Count:	18	Maximum Shipment Quantity at One Time:	16680	Carrier Address:	153 HOWLAND AVE, ADAMS, MA 01220-
Shipment Frequency Period:	Year				
Physical State In Transit:	Liquid	Average Annual Shipment Quantity:	390312	Carrier Phone:	413-743-1292
				Carrier 24 Hr Phone:	800-423-4930 x0
		Routes of Travel:	ROUTE 2 TO ROUTE 27		

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Description	Physical Hazards	Health Hazards
Chemical ID: 231515 Check if Chemical Information is changed from the last submission: ☑ **CAS #:** 7705-08-0 Trade Secret: ☐ **Chemical Name:** Ferric chloride EHS: ☐ Contains EHS: ☐ Exceeds TPQ: ☐ EHS Name: ☑ Pure ☐ Mix ☐ Solid ☑ Liquid ☐ Gas MSDS/SDS Chemical Added On: 03/08/2023 Check if the chemical is below reporting threshold: ☑	☐ Combustible dust ☑ Corrosive to metal ☐ Explosive ☐ Flammable (gases, aerosols, liquids, or solids) ☐ Gas under pressure ☐ Hazard Not Otherwise Classified (HNOC) ☐ In contact with water emits flammable gas ☐ Organic peroxide ☐ Oxidizer (liquid, solid or gas) ☐ Pyrophoric (liquid or solid) ☐ Pyrophoric gas ☐ Self-heating ☐ Self-reactive	☐ Acute toxicity (any route of exposure) ☐ Aspiration hazard ☐ Carcinogenicity ☐ Germ cell mutagenicity ☐ Hazard Not Otherwise Classified (HNOC) ☐ Reproductive toxicity ☑ Respiratory or skin sensitization ☑ Serious eye damage or eye irritation ☐ Simple asphyxiant ☑ Skin corrosion or irritation ☐ Specific target organ toxicity (single or repeated exposure)

Inventory	Storage Codes & Location
Max Daily Amt (lbs): 1970 Max Daily Amt Code: 04 Avg Daily Amt (lbs): 5.3 Avg Daily Amt Code: 01 Max Amt in Largest Container (lbs): 656 No of days onsite: 365	

Container Type	Pressure	Temperature	Storage Location	Description	Max Amt At Location(lbs)
[I]Fiber drum	[1]Ambient pressure	[4]Ambient temperature	on top of co-mag tertiary tanks	co-mag tertiary tanks	1970

SHIPMENT DETAILS

Mode of Shipment:	Trucks	Maximum Capacity Per Vessel:	1970	Carrier:	Borden and Remington
Shipment Frequency Count:	1	Maximum Shipment Quantity at One Time:	1970	Carrier Address:	63 water st, fall river, MA 02721
Shipment Frequency Period:	Year				
Physical State In Transit:	Liquid	Average Annual Shipment Quantity:	1970	Carrier Phone:	508-675-0096
		Routes of Travel:	495 to 27	Carrier 24 Hr Phone:	

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Description	Physical Hazards	Health Hazards
Chemical ID: 231511 Check if Chemical Information is changed from the last submission: ☐ **CAS #:** 1317-61-9 Trade Secret: ☐ **Chemical Name:** magnetite EHS: ☐ Contains EHS: ☐ Exceeds TPQ: ☐ EHS Name: ☑ Pure ☐ Mix ☑ Solid ☐ Liquid ☐ Gas Chemical Added On: Check if the chemical is below reporting threshold: ☑	☐ Combustible dust ☐ Corrosive to metal ☐ Explosive ☐ Flammable (gases, aerosols, liquids, or solids) ☐ Gas under pressure ☐ Hazard Not Otherwise Classified (HNOC) ☐ In contact with water emits flammable gas ☐ Organic peroxide ☐ Oxidizer (liquid, solid or gas) ☐ Pyrophoric (liquid or solid) ☐ Pyrophoric gas ☐ Self-heating ☐ Self-reactive	☐ Acute toxicity (any route of exposure) ☐ Aspiration hazard ☐ Carcinogenicity ☐ Germ cell mutagenicity ☑ Hazard Not Otherwise Classified (HNOC) ☐ Reproductive toxicity ☐ Respiratory or skin sensitization ☐ Serious eye damage or eye irritation ☐ Simple asphyxiant ☐ Skin corrosion or irritation ☐ Specific target organ toxicity (single or repeated exposure)

Inventory	Storage Codes & Location
Max Daily Amt (lbs): 200 Max Daily Amt Code: 02 Avg Daily Amt (lbs): 1 Avg Daily Amt Code: 01 Max Amt in Largest Container (lbs): 50 No of days onsite: 365	

Container Type	Pressure	Temperature	Storage Location	Description	Max Amt At Location(lbs)
[J]Bag	[1]Ambient pressure	[4]Ambient temperature	co mag upstairs	upstairs near co-mag by the PLC cabinets	6000
[J]Bag	[1]Ambient pressure	[4]Ambient temperature	admin basement	admin basment	4000

SHIPMENT DETAILS

Mode of Shipment:	Trucks	Maximum Capacity Per Vessel:	6000	Carrier:	Evoqua
Shipment Frequency Count:	1	Maximum Shipment Quantity at One Time:	6000	Carrier Address:	N19W23995 Ridgeview Parkway, , Waukesha, WI 53188
Shipment Frequency Period:	Year				
Physical State In Transit:	Solid	Average Annual Shipment Quantity:	6000	Carrier Phone:	262-521-8290
		Routes of Travel:	495 to route 2, to route 27	Carrier 24 Hr Phone:	

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Description	Physical Hazards	Health Hazards
Chemical ID: 231506 Check if Chemical Information is changed from the last submission: ☐ **CAS #:** 657-36-3 Trade Secret: ☐ **Chemical Name:** POLYMERIC DIPHENYLMETHANE DIISOCYANATE EHS: ☐ Contains EHS: ☐ Exceeds TPQ: ☐ EHS Name: ☐ Pure ☑ Mix ☐ Solid ☑ Liquid ☐ Gas Chemical Added On: Check if the chemical is below reporting threshold: ☑	☐ Combustible dust ☐ Corrosive to metal ☐ Explosive ☐ Flammable (gases, aerosols, liquids, or solids) ☐ Gas under pressure ☐ Hazard Not Otherwise Classified (HNOC) ☐ In contact with water emits flammable gas ☐ Organic peroxide ☐ Oxidizer (liquid, solid or gas) ☐ Pyrophoric (liquid or solid) ☐ Pyrophoric gas ☐ Self-heating ☐ Self-reactive	☐ Acute toxicity (any route of exposure) ☐ Aspiration hazard ☐ Carcinogenicity ☐ Germ cell mutagenicity ☑ Hazard Not Otherwise Classified (HNOC) ☐ Reproductive toxicity ☐ Respiratory or skin sensitization ☐ Serious eye damage or eye irritation ☐ Simple asphyxiant ☐ Skin corrosion or irritation ☐ Specific target organ toxicity (single or repeated exposure)

Inventory	Storage Codes & Location
Max Daily Amt (lbs): 2250 Max Daily Amt Code: 04 Avg Daily Amt (lbs): 1350 Avg Daily Amt Code: 04 Max Amt in Largest Container (lbs): 450 No of days onsite: 365	

Container Type	Pressure	Temperature	Storage Location	Description	Max Amt At Location(lbs)
[E]Plastic or nonmetallic drum	[1]Ambient pressure	[4]Ambient temperature	Co-Mag Building	Inside co-mag building	2250

SHIPMENT DETAILS

Mode of Shipment:	Trucks	Maximum Capacity Per Vessel:	30000	Carrier:	R&L CARRIERS
Shipment Frequency Count:	5	Maximum Shipment Quantity at One Time:	1350	Carrier Address:	PO BOX 271, WILMINGTON, OH
Shipment Frequency Period:	Year	Average Annual Shipment Quantity:	6750	Carrier Phone:	844-765-3647
Physical State In Transit:	Liquid	Routes of Travel:	ROUTE 95 TO ROUTE 495 TO ROUTE 2 TO ROUTE 27	Carrier 24 Hr Phone:	844-765-3647

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Description		Physical Hazards	Health Hazards
Chemical ID:	23151C	☐ Combustible dust	☐ Acute toxicity (any route of exposure)
Check if Chemical Information is changed from the last submission:	☐	☐ Corrosive to metal	☐ Aspiration hazard
CAS #:	7631-90-5	☐ Explosive	☐ Carcinogenicity
Trade Secret:	☐	☐ Flammable (gases, aerosols, liquids, or solids)	☐ Germ cell mutagenicity
Chemical Name:	Sodium bisulfite	☐ Gas under pressure	☐ Hazard Not Otherwise Classified (HNOC)
EHS: ☐ Contains EHS: ☐ Exceeds TPQ: ☐		☐ Hazard Not Otherwise Classified (HNOC)	☐ Reproductive toxicity
EHS Name:		☐ In contact with water emits flammable gas	☑ Respiratory or skin sensitization
☐ Pure ☑ Mix ☐ Solid ☑ Liquid ☐ Gas		☐ Organic peroxide	☐ Serious eye damage or eye irritation
Chemical Added On:		☐ Oxidizer (liquid, solid or gas)	☐ Simple asphyxiant
Check if the chemical is below reporting threshold:	☑	☐ Pyrophoric (liquid or solid)	☐ Skin corrosion or irritation
		☐ Pyrophoric gas	☐ Specific target organ toxicity (single or repeated exposure)
		☐ Self-heating	
		☐ Self-reactive	

Inventory	Storage Codes & Location
Max Daily Amt (lbs): 1720	
Max Daily Amt Code: 04	
Avg Daily Amt (lbs): 1720	
Avg Daily Amt Code: 04	
Max Amt in Largest Container (lbs): 573	
No of days onsite: 365	

Container Type	Pressure	Temperature	Storage Location	Description	Max Amt At Location(lbs)
[E]Plastic or nonmetallic drum	[1]Ambient pressure	[4]Ambient temperature	Administration Basement	Administration Basement by the back door	1720

SHIPMENT DETAILS

Mode of Shipment:	Trucks	Maximum Capacity Per Vessel:	30000	Carrier:	BORDEN & REMINGTON
Shipment Frequency Count:	1	Maximum Shipment Quantity at One Time:	1720	Carrier Address:	63 WATER ST, FALL RIVER, MA 02721-
Shipment Frequency Period:	Year	Average Annual Shipment Quantity:	1720	Carrier Phone:	508-675-0096
Physical State In Transit:	Liquid	Routes of Travel:	ROUTE 95 TO ROUTE 495 TO ROUTE 2 TO ROUTE 27	Carrier 24 Hr Phone:	800-543-5393

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Description		Physical Hazards	Health Hazards
Chemical ID:	231507	☐ Combustible dust	☐ Acute toxicity (any route of exposure)
Check if Chemical Information is changed from the last submission:	☐	☐ Corrosive to metal	☐ Aspiration hazard
CAS #:	**497-19-8**	☐ Explosive	☐ Carcinogenicity
Trade Secret:	☐	☐ Flammable (gases, aerosols, liquids, or solids)	☐ Germ cell mutagenicity
Chemical Name:	SODIUM CARBONATE	☐ Gas under pressure	☐ Hazard Not Otherwise Classified (HNOC)
EHS: ☐ Contains EHS: ☐ Exceeds TPQ: ☐		☐ Hazard Not Otherwise Classified (HNOC)	☐ Reproductive toxicity
EHS Name:		☐ In contact with water emits flammable gas	☐ Respiratory or skin sensitization
☑ Pure ☐ Mix ☑ Solid ☐ Liquid ☐ Gas		☐ Organic peroxide	☑ Serious eye damage or eye irritation
Chemical Added On:		☐ Oxidizer (liquid, solid or gas)	☐ Simple asphyxiant
Check if the chemical is below reporting threshold:	☑	☐ Pyrophoric (liquid or solid)	☐ Skin corrosion or irritation
		☐ Pyrophoric gas	☐ Specific target organ toxicity (single or repeated exposure)
		☐ Self-heating	
		☐ Self-reactive	

Inventory

Max Daily Amt (lbs): 5400

Max Daily Amt Code: 05

Avg Daily Amt (lbs): 2700

Avg Daily Amt Code: 04

Max Amt in Largest Container (lbs): 50

No of days onsite: 365

Storage Codes & Location

Container Type	Pressure	Temperature	Storage Location	Description	Max Amt At Location(lbs)
[J]Bag	[1]Ambient pressure	[4]Ambient temperature	Inside of Headworks	Inside of Headworks	5400
[J]Bag	[1]Ambient pressure	[4]Ambient temperature	admin basement	2 pallets admin basement, for back up	5400

SHIPMENT DETAILS

Mode of Shipment:	Trucks	Maximum Capacity Per Vessel:	30000	Carrier:	HARCROS TRUCK
Shipment Frequency Count:	12	Maximum Shipment Quantity at One Time:	5400	Carrier Address:	8 CAPITAL STREET, NASHUA, NH 03063-
Shipment Frequency Period:	Year	Average Annual Shipment Quantity:	32400	Carrier Phone:	800-424-9300
Physical State In Transit:	Solid	Routes of Travel:	ROUTE 3 TO ROUTE 495 TO ROUTE 2 TO ROUTE 27	Carrier 24 Hr Phone:	800-424-9300

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Description	Physical Hazards	Health Hazards
Chemical ID: 231502 Check if Chemical Information is changed from the last submission: ☑ **CAS #:** 1310-73-2 Trade Secret: ☐ **Chemical Name:** SODIUM HYDROXIDE EHS: ☐ Contains EHS: ☐ Exceeds TPQ: ☐ EHS Name: ☐ Pure ☑ Mix ☐ Solid ☑ Liquid ☐ Gas Chemical Added On: Check if the chemical is below reporting threshold: ☑	☐ Combustible dust ☑ Corrosive to metal ☐ Explosive ☐ Flammable (gases, aerosols, liquids, or solids) ☐ Gas under pressure ☐ Hazard Not Otherwise Classified (HNOC) ☐ In contact with water emits flammable gas ☐ Organic peroxide ☐ Oxidizer (liquid, solid or gas) ☐ Pyrophoric (liquid or solid) ☐ Pyrophoric gas ☐ Self-heating ☐ Self-reactive	☐ Acute toxicity (any route of exposure) ☐ Aspiration hazard ☐ Carcinogenicity ☐ Germ cell mutagenicity ☐ Hazard Not Otherwise Classified (HNOC) ☐ Reproductive toxicity ☐ Respiratory or skin sensitization ☑ Serious eye damage or eye irritation ☐ Simple asphyxiant ☑ Skin corrosion or irritation ☐ Specific target organ toxicity (single or repeated exposure)

Inventory	Storage Codes & Location
Max Daily Amt (lbs): 7156 Max Daily Amt Code: 05 Avg Daily Amt (lbs): 4828 Avg Daily Amt Code: 04 Max Amt in Largest Container (lbs): 3578 No of days onsite: 365	

Container Type	Pressure	Temperature	Storage Location	Description	Max Amt At Location(lbs)
[A]Above ground tank	[1]Ambient pressure	[4]Ambient temperature	Co-Mag Buiding	Caustic Storage Tanks inside Co-Mag Building	7156

SHIPMENT DETAILS

Mode of Shipment:	Tank Trucks	Maximum Capacity Per Vessel:	60000	Carrier:	BORDEN & REMINGTON
Shipment Frequency Count:	3	**Maximum Shipment Quantity at One Time:**	4170	Carrier Address:	63 WATER ST., FALL RIVER, MA 02721-
Shipment Frequency Period:	Year				
Physical State In Transit:	Liquid	Average Annual Shipment Quantity:	12510	Carrier Phone:	508-675-0096
				Carrier 24 Hr Phone:	800-543-5393
		Routes of Travel:	ROUTE 95 TO ROUTE 495 TO ROUTE 2 TO ROUTE 27		

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Description	Physical Hazards	Health Hazards
Chemical ID: 231508 Check if Chemical Information is changed from the last submission: ☐ **CAS #:** 7732-18-5 Trade Secret: ☐ **Chemical Name:** SODIUM HYPOCHLORITE EHS: ☐ Contains EHS: ☐ Exceeds TPQ: ☐ EHS Name: ☐ Pure ☑ Mix ☐ Solid ☑ Liquid ☐ Gas Chemical Added On: Check if the chemical is below reporting threshold: ☐	☐ Combustible dust ☐ Corrosive to metal ☑ Explosive ☐ Flammable (gases, aerosols, liquids, or solids) ☐ Gas under pressure ☐ Hazard Not Otherwise Classified (HNOC) ☐ In contact with water emits flammable gas ☐ Organic peroxide ☐ Oxidizer (liquid, solid or gas) ☐ Pyrophoric (liquid or solid) ☐ Pyrophoric gas ☐ Self-heating ☐ Self-reactive	☐ Acute toxicity (any route of exposure) ☐ Aspiration hazard ☑ Carcinogenicity ☐ Germ cell mutagenicity ☐ Hazard Not Otherwise Classified (HNOC) ☐ Reproductive toxicity ☐ Respiratory or skin sensitization ☑ Serious eye damage or eye irritation ☐ Simple asphyxiant ☑ Skin corrosion or irritation ☐ Specific target organ toxicity (single or repeated exposure)

Inventory

Max Daily Amt (lbs): 15012

Max Daily Amt Code: 06

Avg Daily Amt (lbs): 11259

Avg Daily Amt Code: 06

Max Amt in Largest Container (lbs): 7506

No of days onsite: 365

Storage Codes & Location

Container Type	Pressure	Temperature	Storage Location	Description	Max Amt At Location(lbs)
[A]Above ground tank	[1]Ambient pressure	[4]Ambient temperature	Administration Building	Segregated Room in Admin Building	15012
[C]Tank inside building	[1]Ambient pressure	[4]Ambient temperature	Co-Mag Buiding	110 gallon day tank on the top floor of the co-mag building. (see schematic)	918

SHIPMENT DETAILS

Mode of Shipment:	Trucks, Tank Trucks	Maximum Capacity Per Vessel:	60000	Carrier:	UNIVAR
Shipment Frequency Count:	6	Maximum Shipment Quantity at One Time:	8340	Carrier Address:	175 TERMINAL ROAD, PROVIDENCE, RI 02905-
Shipment Frequency Period:	Year				
Physical State In Transit:	Liquid	Average Annual Shipment Quantity:	50040	Carrier Phone:	401-781-5600
				Carrier 24 Hr Phone:	401-781-5600
		Routes of Travel:	ROUTE 95 TO ROUTE 495 TO ROUTE 2 TO ROUTE 27		

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Description	Physical Hazards	Health Hazards
Chemical ID: 231509 Check if Chemical Information is changed from the last submission: ☐ **CAS #: 7446-09-5** Trade Secret: ☐ **Chemical Name: SULFUR DIOXIDE (SO2)** EHS: ☑ Contains EHS: ☐ Exceeds TPQ: ☑ EHS Name: Sulfur dioxide (anhydrous) ☑ Pure ☐ Mix ☐ Solid ☐ Liquid ☑ Gas Chemical Added On: Check if the chemical is below reporting threshold: ☐	☐ Combustible dust ☐ Corrosive to metal ☐ Explosive ☐ Flammable (gases, aerosols, liquids, or solids) ☐ Gas under pressure ☐ Hazard Not Otherwise Classified (HNOC) ☐ In contact with water emits flammable gas ☐ Organic peroxide ☐ Oxidizer (liquid, solid or gas) ☐ Pyrophoric (liquid or solid) ☐ Pyrophoric gas ☐ Self-heating ☐ Self-reactive	☑ Acute toxicity (any route of exposure) ☐ Aspiration hazard ☐ Carcinogenicity ☐ Germ cell mutagenicity ☐ Hazard Not Otherwise Classified (HNOC) ☐ Reproductive toxicity ☐ Respiratory or skin sensitization ☐ Serious eye damage or eye irritation ☐ Simple asphyxiant ☐ Skin corrosion or irritation ☐ Specific target organ toxicity (single or repeated exposure)

Inventory	Storage Codes & Location
Max Daily Amt (lbs): 750 Max Daily Amt Code: 03 Avg Daily Amt (lbs): 525 Avg Daily Amt Code: 03 Max Amt in Largest Container (lbs): 150 No of days onsite: 365	

Container Type	Pressure	Temperature	Storage Location	Description	Max Amt At Location(lbs)
[L]Cylinder	[2]Greater than ambient pressure	[4]Ambient temperature	BASEMENT OF CONTROL BUILDING	SO2 ROOM	750

SHIPMENT DETAILS

Mode of Shipment:	Trucks	Maximum Capacity Per Vessel:	30000	Carrier:	JCI JONES CHEMICALS
Shipment Frequency Count:	6	Maximum Shipment Quantity at One Time:	450	Carrier Address:	MERRIMACK , MERRIMACK, NH 03054-
Shipment Frequency Period:	Year	Average Annual Shipment Quantity:	2700	Carrier Phone:	603-424-7212
Physical State In Transit:	Gas	Routes of Travel:	ROUTE 93 TO ROUTE 495 TO ROUTE 2 TO ROUTE 27	Carrier 24 Hr Phone:	800-424-9300

Tier II Emergency and Hazardous Chemical Inventory

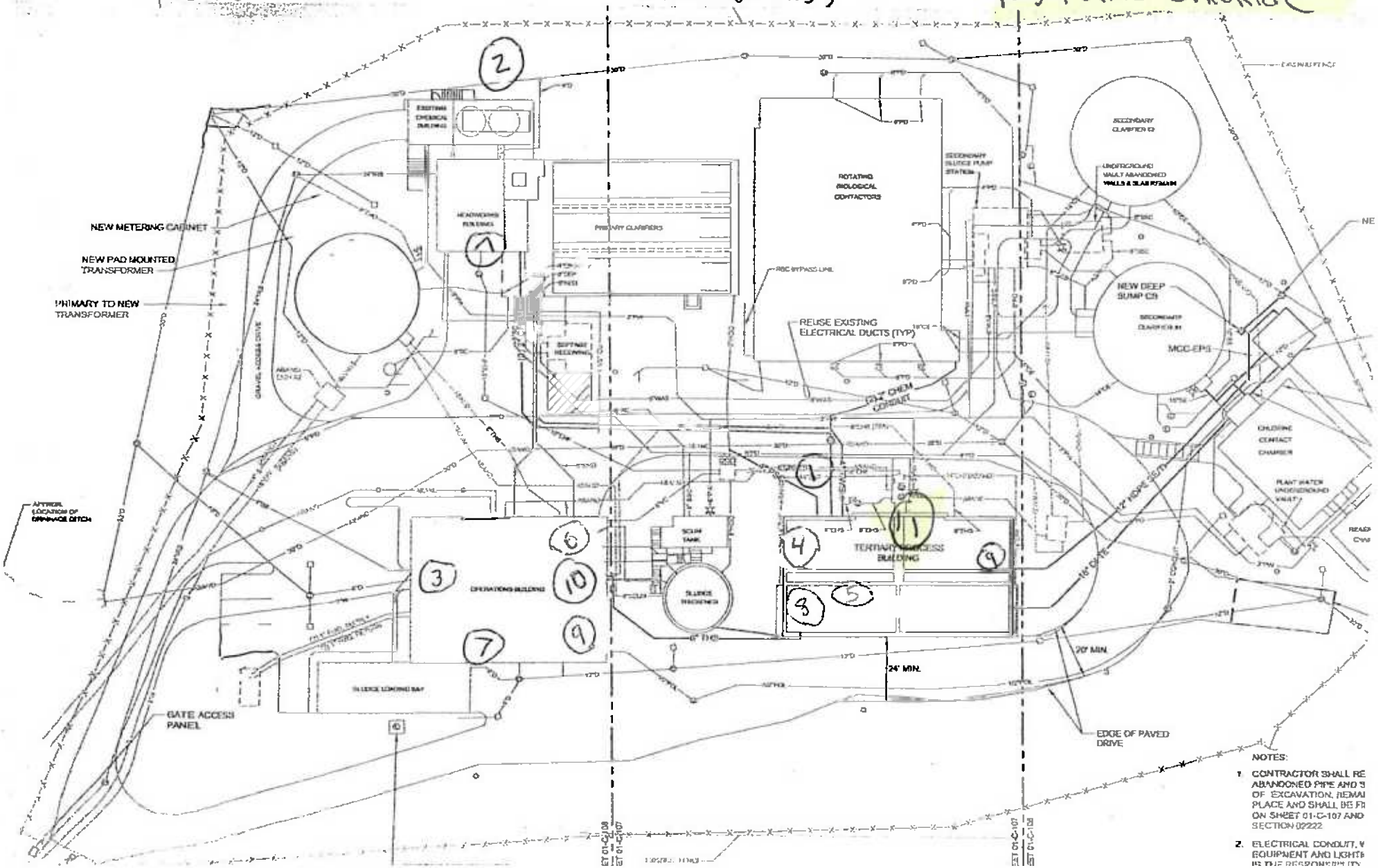
Facility Name: Maynard Water Pollution Control Facility Facility ID: 10339

Reporting Period From January 1, 2022 to December 31, 2022

Chemical Amount Range Code & Description		
#	Code	Amount Range
1	01	[01] 0-99
2	02	[02] 100-499
3	03	[03] 500-999
4	04	[04] 1,000-4,999
5	05	[05] 5,000-9,999
6	06	[06] 10,000-24,999
7	07	[07] 25,000-49,999
8	08	[08] 50,000-74,999
9	09	[09] 75,000-99,999
10	10	[10] 100,000-499,999
11	11	[11] 500,000-999,999
12	12	[12] 1,000,000-9,999,999
13	13	[13] 10,000,000- Greater than 10 million

2023 Maynard Overall Plan WWTF

1) Calcium hypochlorite Tablets
2) Deisel oil, LighT
3) Distillates, Petroleum
4) Epic 58
5) Polymeric D.D.
6) Sodium Bisulfate (Down Stairs)
7) Sodium Carbonate (Downstairs)
8) Sodium hydroxide
9) Sodium hypochlorite
10) Sulfur Dioxide (downstairs)
11) Ferric Chloride



APPENDIX B

ESS Laboratory
DIVISION OF THE RISE GROUP

BAL Laboratory Analytical Balance

CERTIFICATE OF ANALYSIS

Bill Betters
CDW Consultants, Inc.
4 California Avenue, Suite 301
Framingham, MA 01701

RE: Maynard DPW (2135.00)
ESS Laboratory Work Order Number: 24G0023

This signed Certificate of Analysis is our approved release of your analytical results. These results are only representative of sample aliquots received at the laboratory. ESS Laboratory expects its clients to follow all regulatory sampling guidelines. Beginning with this page, the entire report has been paginated. This report should not be copied except in full without the approval of the laboratory. Samples will be disposed of thirty days after the final report has been delivered. If you have any questions or concerns, please feel free to call our Customer Service Department.

Laurel Stoddard
Laboratory Director

REVIEWED
By ESS Laboratory at 3:14 pm, Jul 10, 2024

Analytical Summary
The project as described above has been analyzed in accordance with the ESS Quality Assurance Plan. This plan utilizes the following methodologies: US EPA SW-846, US EPA Methods for Chemical Analysis of Water and Wastes per 40 CFR Part 136, APHA Standard Methods for the Examination of Water and Wastewater, American Society for Testing and Materials (ASTM), and other recognized methodologies. The analyses with these noted observations are in conformance to the Quality Assurance Plan. In chromatographic analysis, manual integration is frequently used instead of automated integration because it produces more accurate results.

The test results present in this report are in compliance with TNI and relative state standards, and/or client Quality Assurance Project Plans (QAPP). The laboratory has reviewed the following: Sample Preservations, Hold Times, Initial Calibrations, Continuing Calibrations, Method Blanks, Blank Spikes, Blank Spike Duplicates, Duplicates, Matrix Spikes, Matrix Spike Duplicates, Surrogates and Internal Standards. Any results which were found to be outside of the recommended ranges stated in our SOPs will be noted in the Project Narrative.

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW ESS Laboratory Work Order: 24G0023

SAMPLE RECEIPT

The following samples were received on July 01, 2024 for the analyses specified on the enclosed Chain of Custody Record.

To achieve CAM compliance for MCP data, ESS Laboratory has reviewed all QA/QC Requirements and Performance Standards listed in each method. Holding times and preservation have also been reviewed. All CAM requirements have been performed and achieved unless noted in the project narrative.

Each method has been set-up in the laboratory to reach required MCP standards. The methods for aqueous VOA and Soil Methanol VOA have known limitations for certain analytes. The regulatory standards may not be achieved due to these limitations. In addition, for all methods, matrix interferences, dilutions, and %Solids may elevate method reporting limits above regulatory standards. ESS Laboratory can provide, upon request, a Limit Checker (regulatory standard comparison spreadsheet) electronic deliverable which will highlight these exceedances.

Low Level VOA vials were frozen by ESS Laboratory on 7/01/24 at 13:26.
Tetrahydrofuran is reported above the MA CAM reporting limit of 0.010 mg/kg.

The following Semivolatile Organic compounds are reported to the MDL in order to reach <10% RCS-1 limits: 1,1-Biphenyl, 1,2,4-Trichlorobenzene, 1,3-Dichlorobenzene, 1,4-Dichlorobenzene, 2,4,6-Trichlorophenol, 2,4-Dichlorophenol, 2,4-Dimethylphenol, 2,4-Dinitrophenol, 2,4-Dinitrotoluene, 2-Chlorophenol, 2-Methylnaphthalene, 3,3´-Dichlorobenzidine, 4-Chloroaniline, Acenaphthylene, Azobenzene, bis(2-Chloroethyl)ether, bis(2-chloroisopropyl)Ether, Dibenzo(a,h)Anthracene, Dimethylphthalate, Hexachlorobenzene, Hexachloroethane, Pentachlorophenol and Phenol.

The following Volatile Organic compounds are reported to the MDL in order to reach <10% RCS-1 limits: 1,1,2,2-Tetrachloroethane, 1,4-Dioxane, 4-Methyl-2-Pentanone, cis-1,3-Dichloropropene, Dibromochloromethane, Methylene Chloride and trans-1,3-Dichloropropene.

Question I: All samples for EPH were analyzed for a subset of the required MCP list per the client's request.

Lab Number	Sample Name	Matrix	Analysis
24G0023-01	06262024 B-4 B-5 B-6 Comp 5 10 15 B-6 20-22	Soil	1010A, 2550B, 6010D, 7.3.3.2, 7.3.4.1, 7471B, 8081B, 8082A, 8100M, 8151A, 8270E, 9045, 9050A
24G0023-02	06262024 B-6 20-22ft	Soil	8260D, 8260D Low

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW ESS Laboratory Work Order: 24G0023

PROJECT NARRATIVE

8151A Chlorinated Herbicides

D4G0135-CCV4 **Continuing Calibration %Diff/Drift is above control limit (CD+).**
Dinoseb [2C] (21% @ 15%)

Semi-Volatile Organic Compounds

D4G0024-CCV1 **Calibration required quadratic regression (Q).**
2,4-Dinitrophenol (134% @ 40-160%)

D4G0024-TUN1 **Pentachlorophenol tailing factor > 2.**

D4G0098-CCV1 **Analyte does not meet the Relative Response Factor (RRF) criteria in the calibration**
2,4-Dinitrophenol (115% @ 40-160%)

D4G0098-CCV1 **Calibration required quadratic regression (Q).**
2,4-Dinitrophenol (115% @ 40-160%), Pentachlorophenol (88% @ 40-160%)

D4G0098-CCV1 **Continuing Calibration %Diff/Drift is above control limit (CD+).**
Benzo(k)fluoranthene (20% @ 20%), Di-n-octylphthalate (32% @ 20%)

D4G0098-CCV1 **Continuing Calibration %Diff/Drift is below control limit (CD-).**
Aniline (20% @ 20%)

D4G0098-TUN1 **Benzidine tailing factor >2.**

Volatile Organics

DG40324-BSD1 **Relative percent difference for duplicate is outside of criteria (D+).**
Tetrachloroethene (21% @ 20%)

Volatile Organics Low Level

24G0023-02 **Internal Standard(s) outside of criteria. Sample was reanalyzed to confirm (IC).**
1,4-Dichlorobenzene-D4 (46% @ 50-200%)

24G0023-02 **Reported above the quantitation limit; Estimated value (E).**
Acetone

24G0023-02 **Surrogate recovery(ies) outside of criteria. Reextraction/Reanalysis confirms results (SC).**
1,2-Dichloroethane-d4 (148% @ 70-130%), Dibromofluoromethane (132% @ 70-130%)

D4G0017-CCV1 **Continuing Calibration %Diff/Drift is above control limit (CD+).**
1,2,3-Trichloropropane (21% @ 20%), 1,4-Dioxane (37% @ 20%), Tetrahydrofuran (32% @ 20%)

D4G0054-CCV1 **Continuing Calibration %Diff/Drift is above control limit (CD+).**
1,4-Dioxane (27% @ 20%), Tetrahydrofuran (26% @ 20%)

DG40128-BSD1 **Blank Spike recovery is above upper control limit (B+).**
1,4-Dioxane (147% @ 70-130%), Isopropylbenzene (142% @ 70-130%), Tetrahydrofuran (134% @ 70-130%)

DG40128-BSD1 **Relative percent difference for duplicate is outside of criteria (D+).**
Acetone (29% @ 20%)

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Client Name: CDW Consultants, Inc.
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No other observations noted.

End of Project Narrative.

DATA USABILITY LINKS

To ensure you are viewing the most current version of the documents below, please clear your internet cookies for www.ESSLaboratory.com. Consult your IT Support personnel for information on how to clear your internet cookies.

Definitions of Quality Control Parameters

Semivolatile Organics Internal Standard Information

Semivolatile Organics Surrogate Information

Volatile Organics Internal Standard Information

Volatile Organics Surrogate Information

EPH and VPH Alkane Lists

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Client Name: CDW Consultants, Inc.
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CURRENT SW-846 METHODOLOGY VERSIONS

Analytical Methods

1010A - Flashpoint
6010D - ICP
6020B - ICP MS
7010 - Graphite Furnace
7196A - Hexavalent Chromium
7470A - Aqueous Mercury
7471B - Solid Mercury
8011 - EDB/DBCP/TCP
8015C - GRO/DRO
8081B - Pesticides
8082A - PCB
8100M - TPH
8151A - Herbicides
8260D - VOA
8270E - SVOA
8270E SIM - SVOA Low Level
9014 - Cyanide
9038 - Sulfate
9040C - Aqueous pH
9045D - Solid pH (Corrosivity)
9050A - Specific Conductance
9056A - Anions (IC)
9060A - TOC
9095B - Paint Filter
MADEP 19-2.1 - EPH
MADEP 18-2.1 - VPH

Prep Methods

3005A - Aqueous ICP Digestion
3020A - Aqueous Graphite Furnace / ICP MS Digestion
3050B - Solid ICP / Graphite Furnace / ICP MS Digestion
3060A - Solid Hexavalent Chromium Digestion
3510C - Separatory Funnel Extraction
3520C - Liquid / Liquid Extraction
3540C - Manual Soxhlet Extraction
3546 - Microwave Extraction
3580A - Waste Dilution
5030B - Aqueous Purge and Trap
5030C - Aqueous Purge and Trap
5035A - Solid Purge and Trap

SW846 Reactivity Methods 7.3.3.2 (Reactive Cyanide) and 7.3.4.1 (Reactive Sulfide) have been withdrawn by EPA. These methods are reported per client request and are not NELAP accredited.

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW ESS Laboratory Work Order: 24G0023

MassDEP Analytical Protocol Certification Form

MADEP RTN: _____

This form provides certification for the following data set: **24G0023-01 through 24G0023-02**

Matrices: ( ) Ground Water/Surface Water (X) Soil/Sediment ( ) Drinking Water ( ) Air ( ) Other:_____

CAM Protocol (check all that apply below):

(X) 8260 VOC CAM II A	(X) 7470/7471 Hg CAM III B	( ) MassDEP VPH (GC/PID/FID) CAM IV A	(X) 8082 PCB CAM V A	( ) 9014 Total Cyanide/PAC CAM VI A	( ) 6860 Perchlorate CAM VIII B
(X) 8270 SVOC CAM II B	( ) 7010 Metals CAM III C	( ) MassDEP VPH (GC/MS) CAM IV C	(X) 8081 Pesticides CAM V B	( ) 7196 Hex Cr CAM VI B	( ) MassDEP APH CAM IX A
(X) 6010 Metals CAM III A	( ) 6020 Metals CAM III D	(X) MassDEP EPH CAM IV B	(X) 8151 Herbicides CAM V C	( ) Explosives CAM VIII A	( ) TO-15 VOC CAM IX B

Affirmative responses to questions A through F are required for "Presumptive Certainty" status

A	Were all samples received in a condition consistent with those described on the Chain-of-Custody, properly preserved (including temperature) in the field or laboratory, and prepared/analyzed within method holding times?	Yes ( ) No (X)
B	Were the analytical method(s) and all associated QC requirements specified in the selected CAM protocol(s) followed?	Yes (X) No ( )
C	Were all required corrective actions and analytical response actions specified in the selected CAM protocol(s) implemented for all identified performance standard non-conformances?	Yes (X) No ( )
D	Does the laboratory report comply with all the reporting requirements specified in the CAM VII A, "Quality Assurance and Quality Control Guidelines for the Acquisition and Reporting of Analytical Data"?	Yes (X) No ( )
E	VPH, EPH, APH and TO-15 only: a. Was each method conducted without significant modification(s)? (Refer to the individual method(s) for a list of significant modifications).	Yes (X) No ( )
	b. APH and TO-15 Methods only: Was the complete analyte list reported for each method?	Yes ( ) No ( )
F	Were all applicable CAM protocol QC and performance standard non-conformances identified and evaluated in a laboratory narrative (including all "No" responses to Questions A through E)?	Yes (X) No ( )

Responses to Questions G, H and I below are required for '"Presumptive Certainty" status

G	Were the reporting limits at or below all CAM reporting limits specified in the selected CAM protocols(s)?	Yes ( ) No (X)*
	***Data User Note:* Data that achieve "Presumptive Certainty" status may not necessarily meet the data usability and representativeness requirements described in 310 CMR 40. 1056 (2)(k) and WSC-07-350.**	
H	Were **all** QC performance standards specified in the CAM protocol(s) achieved?	Yes ( ) No (X)*
I	Were results reported for the complete analyte list specified in the selected CAM protocol(s)?	Yes ( ) No (X)*

****All negative responses must be addressed in an attached laboratory narrative.***

I, the undersigned, attest under the pains and penalties of perjury that, based upon my personal inquiry of those responsible for obtaining the information the material contained in this analytical report is, to the best of my knowledge and belief, accurate and complete.

Signature: _____ Date: July 10, 2024
Printed Name: Laurel Stoddard Position: Laboratory Director

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-4 B-5 B-6 Comp 5 10 15 B-6 20-22
Date Sampled: 06/26/24 14:30
Percent Solids: 85

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-01
Sample Matrix: Soil
Units: mg/kg dry

Extraction Method: 3050B

Total Metals

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	IV / FV	Batch
Antimony	ND (4.35)	---	6010D	---	1	CEV	07/03/24 16:46	2.69 100	DG40230
Arsenic	**7.08** (0.87)	---	6010D	---	1	CEV	07/03/24 16:46	2.69 100	DG40230
Barium	**35.2** (0.87)	---	6010D	---	1	CEV	07/03/24 16:46	2.69 100	DG40230
Beryllium	**0.34** (0.09)	---	6010D	---	1	CEV	07/03/24 16:46	2.69 100	DG40230
Cadmium	ND (0.44)	---	6010D	---	1	CEV	07/03/24 16:46	2.69 100	DG40230
Chromium	**17.5** (0.87)	---	6010D	---	1	CEV	07/03/24 16:46	2.69 100	DG40230
Lead	**15.4** (4.35)	---	6010D	---	1	CEV	07/03/24 16:46	2.69 100	DG40230
Mercury	**0.077** (0.036)	---	7471B	---	1	AFV	07/03/24 16:06	0.65 40	DG40245
Nickel	**9.88** (0.87)	---	6010D	---	1	CEV	07/03/24 16:46	2.69 100	DG40230
Selenium	ND (4.35)	---	6010D	---	1	CEV	07/03/24 16:46	2.69 100	DG40230
Silver	ND (0.54)	---	6010D	---	1	CEV	07/08/24 21:07	2.16 100	DG40813
Thallium	ND (4.35)	---	6010D	---	1	CEV	07/03/24 16:46	2.69 100	DG40230
Vanadium	**19.5** (0.87)	---	6010D	---	1	CEV	07/03/24 16:46	2.69 100	DG40230
Zinc	**29.5** (2.18)	---	6010D	---	1	CEV	07/03/24 16:46	2.69 100	DG40230

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-4 B-5 B-6 Comp 5 10 15 B-6 20-22
Date Sampled: 06/26/24 14:30
Percent Solids: 85
Initial Volume: 20.4g
Final Volume: 1ml
Extraction Method: 3546

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-01
Sample Matrix: Soil
Units: mg/kg dry
Analyst: TJ
Prepared: 7/1/24 16:45

Semi-Volatile Organic Compounds

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
1,1-Biphenyl	ND (0.020)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
1,2,4-Trichlorobenzene	ND (0.020)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
1,2-Dichlorobenzene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
1,3-Dichlorobenzene	ND (0.020)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
1,4-Dichlorobenzene	ND (0.023)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
2,4,5-Trichlorophenol	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
2,4,6-Trichlorophenol	ND (0.119)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
2,4-Dichlorophenol	ND (0.094)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
2,4-Dimethylphenol	ND (0.154)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
2,4-Dinitrophenol	ND (0.500)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
2,4-Dinitrotoluene	ND (0.083)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
2,6-Dinitrotoluene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
2-Chloronaphthalene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
2-Chlorophenol	ND (0.028)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
2-Methylnaphthalene	**0.086** (0.020)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
2-Methylphenol	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
2-Nitrophenol	ND (0.574)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
3,3´-Dichlorobenzidine	ND (0.071)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
3+4-Methylphenol	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
4-Bromophenyl-phenylether	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
4-Chloroaniline	ND (0.094)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
4-Nitrophenol	ND (1.15)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Acenaphthene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Acenaphthylene	**0.030** (0.017)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Acetophenone	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Aniline	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Anthracene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-4 B-5 B-6 Comp 5 10 15 B-6 20-22
Date Sampled: 06/26/24 14:30
Percent Solids: 85
Initial Volume: 20.4g
Final Volume: 1ml
Extraction Method: 3546

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-01
Sample Matrix: Soil
Units: mg/kg dry
Analyst: TJ
Prepared: 7/1/24 16:45

Semi-Volatile Organic Compounds

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
Azobenzene	ND (0.021)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Benzo(a)anthracene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Benzo(a)pyrene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Benzo(b)fluoranthene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Benzo(g,h,i)perylene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Benzo(k)fluoranthene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
bis(2-Chloroethoxy)methane	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
bis(2-Chloroethyl)ether	ND (0.020)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
bis(2-chloroisopropyl)Ether	ND (0.106)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
bis(2-Ethylhexyl)phthalate	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Butylbenzylphthalate	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Chrysene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Dibenzo(a,h)Anthracene	ND (0.030)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Dibenzofuran	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Diethylphthalate	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Dimethylphthalate	ND (0.023)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Di-n-butylphthalate	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Di-n-octylphthalate	ND (0.574)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Fluoranthene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Fluorene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Hexachlorobenzene	ND (0.098)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Hexachlorobutadiene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Hexachloroethane	ND (0.022)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Indeno(1,2,3-cd)Pyrene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Isophorone	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Naphthalene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Nitrobenzene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-4 B-5 B-6 Comp 5 10 15 B-6 20-22
Date Sampled: 06/26/24 14:30
Percent Solids: 85
Initial Volume: 20.4g
Final Volume: 1ml
Extraction Method: 3546

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-01
Sample Matrix: Soil
Units: mg/kg dry
Analyst: TJ
Prepared: 7/1/24 16:45

Semi-Volatile Organic Compounds

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
N-Nitrosodimethylamine	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Pentachlorophenol	ND (0.226)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Phenanthrene	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Phenol	ND (0.093)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Pyrene	**0.299** (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148
Pyridine	ND (0.287)	---	8270E	---	1	TJ	07/03/24 23:14	D4G0098	DG40148

	%Recovery	Qualifier	Limits
Surrogate: 1,2-Dichlorobenzene-d4	*90 %*		*30-130*
Surrogate: 2,4,6-Tribromophenol	*94 %*		*30-130*
Surrogate: 2-Chlorophenol-d4	*96 %*		*30-130*
Surrogate: 2-Fluorobiphenyl	*101 %*		*30-130*
Surrogate: 2-Fluorophenol	*86 %*		*30-130*
Surrogate: Nitrobenzene-d5	*93 %*		*30-130*
Surrogate: Phenol-d6	*85 %*		*30-130*
Surrogate: p-Terphenyl-d14	*121 %*		*30-130*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-4 B-5 B-6 Comp 5 10 15 B-6 20-22
Date Sampled: 06/26/24 14:30
Percent Solids: 85
Initial Volume: 20.5g
Final Volume: 10ml
Extraction Method: 3540C

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-01
Sample Matrix: Soil
Units: mg/kg dry
Analyst: JLG
Prepared: 7/1/24 15:51

8082A Polychlorinated Biphenyls (PCB)

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyzed	Sequence	Batch
Aroclor 1016	ND (0.06)	---	8082A	---	1	07/02/24 20:24	---	DG40104
Aroclor 1221	ND (0.06)	---	8082A	---	1	07/02/24 20:24	---	DG40104
Aroclor 1232	ND (0.06)	---	8082A	---	1	07/02/24 20:24	---	DG40104
Aroclor 1242	ND (0.06)	---	8082A	---	1	07/02/24 20:24	---	DG40104
Aroclor 1248	ND (0.06)	---	8082A	---	1	07/02/24 20:24	---	DG40104
Aroclor 1254	ND (0.06)	---	8082A	---	1	07/02/24 20:24	---	DG40104
Aroclor 1260	ND (0.06)	---	8082A	---	1	07/02/24 20:24	---	DG40104
Aroclor 1262	ND (0.06)	---	8082A	---	1	07/02/24 20:24	---	DG40104
Aroclor 1268	ND (0.06)	---	8082A	---	1	07/02/24 20:24	---	DG40104

	%Recovery	*Qualifier*	*Limits*
Surrogate: Decachlorobiphenyl	*70 %*		*30-150*
Surrogate: Tetrachloro-m-xylene	*63 %*		*30-150*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-4 B-5 B-6 Comp 5 10 15 B-6 20-22
Date Sampled: 06/26/24 14:30
Percent Solids: 85
Initial Volume: 19.8g
Final Volume: 5ml
Extraction Method: 3546

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-01
Sample Matrix: Soil
Units: mg/kg dry
Analyst: DMC
Prepared: 7/1/24 16:05

8081B Organochlorine Pesticides

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyzed	Sequence	Batch
4,4´-DDD [2C]	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
4,4´-DDE [2C]	**0.0037** (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
4,4´-DDT	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Aldrin	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
alpha-BHC	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
alpha-Chlordane [2C]	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
beta-BHC	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Chlordane (Total) [2C]	ND (0.0237)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
delta-BHC	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Dieldrin [2C]	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Endosulfan I	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Endosulfan II	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Endosulfan Sulfate	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Endrin [2C]	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Endrin Ketone	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
gamma-BHC (Lindane)	ND (0.0018)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
gamma-Chlordane [2C]	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Heptachlor	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Heptachlor Epoxide	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Hexachlorobenzene	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Methoxychlor	ND (0.0030)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107
Toxaphene	ND (0.148)	---	8081B	---	1	07/03/24 14:49	D4G0044	DG40107

	%Recovery	*Qualifier*	*Limits*
Surrogate: Decachlorobiphenyl	*88 %*		*30-150*
Surrogate: Tetrachloro-m-xylene	*76 %*		*30-150*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-4 B-5 B-6 Comp 5 10 15 B-6 20-22
Date Sampled: 06/26/24 14:30
Percent Solids: 85
Initial Volume: 10.1g
Final Volume: 4ml
Extraction Method: 3546

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-01
Sample Matrix: Soil
Units: mg/kg dry
Analyst: NXL
Prepared: 7/1/24 22:03

8151A Chlorinated Herbicides

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyzed	Sequence	Batch
2,4,5-T	ND (0.011)	---	8151A	---	1	07/09/24 13:20	D4G0135	DG40176
2,4,5-TP (Silvex)	ND (0.011)	---	8151A	---	1	07/09/24 13:20	D4G0135	DG40176
2,4-D	ND (0.054)	---	8151A	---	1	07/09/24 13:20	D4G0135	DG40176
2,4-DB	ND (0.055)	---	8151A	---	1	07/09/24 13:20	D4G0135	DG40176
Dalapon	ND (0.053)	---	8151A	---	1	07/09/24 13:20	D4G0135	DG40176
Dicamba	ND (0.011)	---	8151A	---	1	07/09/24 13:20	D4G0135	DG40176
Dichlorprop	ND (0.054)	---	8151A	---	1	07/09/24 13:20	D4G0135	DG40176
Dinoseb	ND (0.055)	---	8151A	---	1	07/09/24 13:20	D4G0135	DG40176
MCPA	ND (2.70)	---	8151A	---	1	07/09/24 13:20	D4G0135	DG40176
MCPP	ND (2.72)	---	8151A	---	1	07/09/24 13:20	D4G0135	DG40176

	%Recovery	*Qualifier*	*Limits*
Surrogate: DCAA	*93 %*		*30-150*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-4 B-5 B-6 Comp 5 10 15 B-6 20-22
Date Sampled: 06/26/24 14:30
Percent Solids: 85
Initial Volume: 20.4g
Final Volume: 1ml
Extraction Method: 3546

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-01
Sample Matrix: Soil
Units: mg/kg dry
Analyst: JDN
Prepared: 7/1/24 19:07

8100M Total Petroleum Hydrocarbons

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyzed	Sequence	Batch
Total Petroleum Hydrocarbons (C9-C36)	**508** (57.4)	---	8100M	---	5	07/09/24 19:58	---	DG40161

	%Recovery	Qualifier	Limits
Surrogate: O-Terphenyl	*101 %*		*40-140*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-4 B-5 B-6 Comp 5 10 15 B-6 20-22
Date Sampled: 06/26/24 14:30
Percent Solids: 85

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-01
Sample Matrix: Soil

Classical Chemistry

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Units	Batch
Conductivity	**WL 409** (5)	---	9050A	---	1	JLK	07/03/24 18:21	umhos/cm	DG40348
Corrosivity (pH)	**7.60** (N/A)	---	9045	---	1	CCP	07/01/24 19:32	S.U.	DG40145
Corrosivity (pH) Sample Temp	**21.2**	---	2550B	---	1	CCP	07/01/24 19:32	°C	DG40145
Flashpoint	**> 200** (N/A)	---	1010A	---	1	EAM	07/01/24 18:45	°F	DG40173
Reactive Cyanide	ND (2.0)	---	7.3.3.2	---	1	EAM	07/01/24 21:12	mg/kg	DG40175
Reactive Sulfide	ND (2.0)	---	7.3.4.1	---	1	EAM	07/01/24 21:12	mg/kg	DG40175

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-6 20-22ft
Date Sampled: 06/26/24 14:30
Percent Solids: 69
Initial Volume: 5.9g
Final Volume: 10ml
Extraction Method: 5035

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: MEK
Prepared: 7/1/24 8:00

Volatile Organics Low Level

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
1,1,1,2-Tetrachloroethane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,1,1-Trichloroethane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,1,2,2-Tetrachloroethane	ND (0.0018)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,1,2-Trichloroethane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,1-Dichloroethane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,1-Dichloroethene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,1-Dichloropropene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,2,3-Trichlorobenzene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,2,3-Trichloropropane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,2,4-Trichlorobenzene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,2,4-Trimethylbenzene	**0.0861** (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,2-Dibromo-3-Chloropropane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,2-Dibromoethane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,2-Dichlorobenzene	**0.0255** (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,2-Dichloroethane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,2-Dichloropropane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,3,5-Trimethylbenzene	**0.0404** (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,3-Dichlorobenzene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,3-Dichloropropane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,4-Dichlorobenzene	**0.0678** (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
1,4-Dioxane	ND (0.0122)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
2,2-Dichloropropane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
2-Butanone	**0.207** (0.0611)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
2-Chlorotoluene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
2-Hexanone	ND (0.0611)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
4-Chlorotoluene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
4-Isopropyltoluene	**0.0676** (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-6 20-22ft
Date Sampled: 06/26/24 14:30
Percent Solids: 69
Initial Volume: 5.9g
Final Volume: 10ml
Extraction Method: 5035

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: MEK
Prepared: 7/1/24 8:00

Volatile Organics Low Level

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
4-Methyl-2-Pentanone	ND (0.0016)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Acetone	**E 1.84** (0.0611)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Benzene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Bromobenzene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Bromochloromethane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Bromodichloromethane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Bromoform	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Bromomethane	ND (0.0122)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Carbon Disulfide	**0.0121** (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Carbon Tetrachloride	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Chlorobenzene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Chloroethane	ND (0.0122)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Chloroform	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Chloromethane	ND (0.0122)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
cis-1,2-Dichloroethene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
cis-1,3-Dichloropropene	ND (0.0021)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Dibromochloromethane	ND (0.0020)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Dibromomethane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Dichlorodifluoromethane	ND (0.0122)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Diethyl Ether	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Di-isopropyl ether	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Ethyl tertiary-butyl ether	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Ethylbenzene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Hexachlorobutadiene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Isopropylbenzene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Methyl tert-Butyl Ether	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Methylene Chloride	ND (0.0023)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-6 20-22ft
Date Sampled: 06/26/24 14:30
Percent Solids: 69
Initial Volume: 5.9g
Final Volume: 10ml
Extraction Method: 5035

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: MEK
Prepared: 7/1/24 8:00

Volatile Organics Low Level

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
Naphthalene	**0.0795** (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
n-Butylbenzene	**0.0306** (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
n-Propylbenzene	**0.0129** (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
sec-Butylbenzene	**0.0119** (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Styrene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
tert-Butylbenzene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Tertiary-amyl methyl ether	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Tetrachloroethene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Tetrahydrofuran	ND (0.0245)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Toluene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
trans-1,2-Dichloroethene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
trans-1,3-Dichloropropene	ND (0.0020)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Trichloroethene	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Trichlorofluoromethane	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Vinyl Chloride	ND (0.0122)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Xylene O	ND (0.0061)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Xylene P,M	ND (0.0122)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128
Xylenes (Total)	ND (0.0122)	---	8260D Low	---	1	MEK	07/01/24 17:28	D4G0017	DG40128

	%Recovery	Qualifier	Limits
Surrogate: 1,2-Dichloroethane-d4	*148 %*	*SC*	*70-130*
Surrogate: 4-Bromofluorobenzene	*86 %*		*70-130*
Surrogate: Dibromofluoromethane	*132 %*	*SC*	*70-130*
Surrogate: Toluene-d8	*107 %*		*70-130*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-6 20-22ft
Date Sampled: 06/26/24 14:30
Percent Solids: 69
Initial Volume: 13.8g
Final Volume: 10ml
Extraction Method: 5035

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: MD
Prepared: 7/3/24 8:00

Volatile Organics

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
1,1,1,2-Tetrachloroethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,1,1-Trichloroethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,1,2,2-Tetrachloroethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,1,2-Trichloroethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,1-Dichloroethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,1-Dichloroethene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,1-Dichloropropene	ND (0.595)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,2,3-Trichlorobenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,2,3-Trichloropropane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,2,4-Trichlorobenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,2,4-Trimethylbenzene	**0.307** (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,2-Dibromo-3-Chloropropane	ND (1.49)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,2-Dibromoethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,2-Dichlorobenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,2-Dichloroethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,2-Dichloropropane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,3,5-Trimethylbenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,3-Dichlorobenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,3-Dichloropropane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,4-Dichlorobenzene	**0.304** (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
1,4-Dioxane - Screen	ND (29.8)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
2,2-Dichloropropane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
2-Butanone	ND (1.49)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
2-Chlorotoluene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
2-Hexanone	ND (1.49)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
4-Chlorotoluene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
4-Isopropyltoluene	**0.399** (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-6 20-22ft
Date Sampled: 06/26/24 14:30
Percent Solids: 69
Initial Volume: 13.8g
Final Volume: 10ml
Extraction Method: 5035

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: MD
Prepared: 7/3/24 8:00

Volatile Organics

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
4-Methyl-2-Pentanone	ND (1.49)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Acetone	**2.29** (1.49)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Benzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Bromobenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Bromochloromethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Bromodichloromethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Bromoform	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Bromomethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Carbon Disulfide	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Carbon Tetrachloride	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Chlorobenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Chloroethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Chloroform	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Chloromethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
cis-1,2-Dichloroethene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
cis-1,3-Dichloropropene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Dibromochloromethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Dibromomethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Dichlorodifluoromethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Diethyl Ether	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Di-isopropyl ether	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Ethyl tertiary-butyl ether	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Ethylbenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Hexachlorobutadiene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Hexachloroethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Isopropylbenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Methyl tert-Butyl Ether	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06262024 B-6 20-22ft
Date Sampled: 06/26/24 14:30
Percent Solids: 69
Initial Volume: 13.8g
Final Volume: 10ml
Extraction Method: 5035

ESS Laboratory Work Order: 24G0023
ESS Laboratory Sample ID: 24G0023-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: MD
Prepared: 7/3/24 8:00

Volatile Organics

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
Methylene Chloride	ND (0.595)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Naphthalene	**0.402** (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
n-Butylbenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
n-Propylbenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
sec-Butylbenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Styrene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
tert-Butylbenzene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Tertiary-amyl methyl ether	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Tetrachloroethene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Tetrahydrofuran	ND (1.49)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Toluene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
trans-1,2-Dichloroethene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
trans-1,3-Dichloropropene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Trichloroethene	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Trichlorofluoromethane	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Vinyl Chloride	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Xylene O	ND (0.298)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Xylene P,M	ND (0.595)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324
Xylenes (Total)	ND (0.595)	---	8260D	---	1	MD	07/03/24 11:54	D4G0087	DG40324

	%Recovery	*Qualifier*	*Limits*
Surrogate: 1,2-Dichloroethane-d4	*107 %*		*70-130*
Surrogate: 4-Bromofluorobenzene	*93 %*		*70-130*
Surrogate: Dibromofluoromethane	*111 %*		*70-130*
Surrogate: Toluene-d8	*99 %*		*70-130*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Total Metals										
Batch DG40230 - 3050B										
Blank										
Antimony	ND	4.81	mg/kg wet							
Arsenic	ND	0.96	mg/kg wet							
Barium	ND	0.96	mg/kg wet							
Beryllium	ND	0.10	mg/kg wet							
Cadmium	ND	0.48	mg/kg wet							
Chromium	ND	0.96	mg/kg wet							
Lead	ND	4.81	mg/kg wet							
Nickel	ND	0.96	mg/kg wet							
Selenium	ND	4.81	mg/kg wet							
Thallium	ND	4.81	mg/kg wet							
Vanadium	ND	0.96	mg/kg wet							
Zinc	ND	2.40	mg/kg wet							
LCS										
Antimony	74.4	14.7	mg/kg wet	257.0		29	10-124			
Arsenic	282	2.94	mg/kg wet	360.0		78	71-102			
Barium	261	2.94	mg/kg wet	332.0		79	75-108			
Beryllium	153	0.29	mg/kg wet	183.0		84	77-108			
Cadmium	190	1.47	mg/kg wet	238.0		80	74-105			
Chromium	159	2.94	mg/kg wet	199.0		80	73-107			
Lead	84.2	14.7	mg/kg wet	100.0		84	80-120			
Nickel	280	2.94	mg/kg wet	342.0		82	80-120			
Selenium	141	14.7	mg/kg wet	170.0		83	80-120			
Thallium	191	14.7	mg/kg wet	226.0		85	73-108			
Vanadium	88.5	2.94	mg/kg wet	118.0		75	68-107			
Zinc	146	7.35	mg/kg wet	183.0		80	73-109			
LCS Dup										
Antimony	75.5	16.4	mg/kg wet	257.0		29	10-124	1	30	
Arsenic	284	3.28	mg/kg wet	360.0		79	71-102	0.9	30	
Barium	259	3.28	mg/kg wet	332.0		78	75-108	0.9	30	
Beryllium	155	0.33	mg/kg wet	183.0		85	77-108	1	30	
Cadmium	184	1.64	mg/kg wet	238.0		77	74-105	3	30	
Chromium	163	3.28	mg/kg wet	199.0		82	73-107	2	30	
Lead	84.2	16.4	mg/kg wet	100.0		84	80-120	0.06	30	
Nickel	287	3.28	mg/kg wet	342.0		84	80-120	2	30	
Selenium	147	16.4	mg/kg wet	170.0		87	80-120	4	30	
Thallium	178	16.4	mg/kg wet	226.0		79	73-108	7	30	
Vanadium	90.2	3.28	mg/kg wet	118.0		76	68-107	2	30	
Zinc	148	8.20	mg/kg wet	183.0		81	73-109	1	30	
Batch DG40245 - 7471B										
Blank										
Mercury	ND	0.026	mg/kg wet							
LCS										

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Total Metals										
Batch DG40245 - 7471B										
Mercury	13.2	2.96	mg/kg wet	14.40		92	80-120			
LCS Dup										
Mercury	12.6	3.14	mg/kg wet	14.40		88	80-120	5	30	
Batch DG40813 - 3050B										
Blank										
Silver	ND	0.50	mg/kg wet							
LCS										
Silver	75.7	1.39	mg/kg wet	88.60		85	80-120			
LCS Dup										
Silver	75.6	1.49	mg/kg wet	88.60		85	80-120	0.2	30	
Volatile Organics Low Level										
Batch DG40128 - 5035										
Blank										
1,1,1,2-Tetrachloroethane	ND	0.0050	mg/kg wet							
1,1,1-Trichloroethane	ND	0.0050	mg/kg wet							
1,1,2,2-Tetrachloroethane	ND	0.0015	mg/kg wet							
1,1,2-Trichloroethane	ND	0.0050	mg/kg wet							
1,1-Dichloroethane	ND	0.0050	mg/kg wet							
1,1-Dichloroethene	ND	0.0050	mg/kg wet							
1,1-Dichloropropene	ND	0.0050	mg/kg wet							
1,2,3-Trichlorobenzene	ND	0.0050	mg/kg wet							
1,2,3-Trichloropropane	ND	0.0050	mg/kg wet							
1,2,4-Trichlorobenzene	ND	0.0050	mg/kg wet							
1,2,4-Trimethylbenzene	ND	0.0050	mg/kg wet							
1,2-Dibromo-3-Chloropropane	ND	0.0050	mg/kg wet							
1,2-Dibromoethane	ND	0.0050	mg/kg wet							
1,2-Dichlorobenzene	ND	0.0050	mg/kg wet							
1,2-Dichloroethane	ND	0.0050	mg/kg wet							
1,2-Dichloropropane	ND	0.0050	mg/kg wet							
1,3,5-Trimethylbenzene	ND	0.0050	mg/kg wet							
1,3-Dichlorobenzene	ND	0.0050	mg/kg wet							
1,3-Dichloropropane	ND	0.0050	mg/kg wet							
1,4-Dichlorobenzene	ND	0.0050	mg/kg wet							
1,4-Dioxane	ND	0.0100	mg/kg wet							
2,2-Dichloropropane	ND	0.0050	mg/kg wet							
2-Butanone	ND	0.0500	mg/kg wet							
2-Chlorotoluene	ND	0.0050	mg/kg wet							
2-Hexanone	ND	0.0500	mg/kg wet							
4-Chlorotoluene	ND	0.0050	mg/kg wet							
4-Isopropyltoluene	ND	0.0050	mg/kg wet							
4-Methyl-2-Pentanone	ND	0.0013	mg/kg wet							
Acetone	ND	0.0500	mg/kg wet							
Benzene	ND	0.0050	mg/kg wet							

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics Low Level										
Batch DG40128 - 5035										
Bromobenzene	ND	0.0050	mg/kg wet							
Bromochloromethane	ND	0.0050	mg/kg wet							
Bromodichloromethane	ND	0.0050	mg/kg wet							
Bromoform	ND	0.0050	mg/kg wet							
Bromomethane	ND	0.0100	mg/kg wet							
Carbon Disulfide	ND	0.0050	mg/kg wet							
Carbon Tetrachloride	ND	0.0050	mg/kg wet							
Chlorobenzene	ND	0.0050	mg/kg wet							
Chloroethane	ND	0.0100	mg/kg wet							
Chloroform	ND	0.0050	mg/kg wet							
Chloromethane	ND	0.0100	mg/kg wet							
cis-1,2-Dichloroethene	ND	0.0050	mg/kg wet							
cis-1,3-Dichloropropene	ND	0.0017	mg/kg wet							
Dibromochloromethane	ND	0.0016	mg/kg wet							
Dibromomethane	ND	0.0050	mg/kg wet							
Dichlorodifluoromethane	ND	0.0100	mg/kg wet							
Diethyl Ether	ND	0.0050	mg/kg wet							
Di-isopropyl ether	ND	0.0050	mg/kg wet							
Ethyl tertiary-butyl ether	ND	0.0050	mg/kg wet							
Ethylbenzene	ND	0.0050	mg/kg wet							
Hexachlorobutadiene	ND	0.0050	mg/kg wet							
Isopropylbenzene	ND	0.0050	mg/kg wet							
Methyl tert-Butyl Ether	ND	0.0050	mg/kg wet							
Methylene Chloride	ND	0.0019	mg/kg wet							
Naphthalene	ND	0.0050	mg/kg wet							
n-Butylbenzene	ND	0.0050	mg/kg wet							
n-Propylbenzene	ND	0.0050	mg/kg wet							
sec-Butylbenzene	ND	0.0050	mg/kg wet							
Styrene	ND	0.0050	mg/kg wet							
tert-Butylbenzene	ND	0.0050	mg/kg wet							
Tertiary-amyl methyl ether	ND	0.0050	mg/kg wet							
Tetrachloroethene	ND	0.0050	mg/kg wet							
Tetrahydrofuran	ND	0.0200	mg/kg wet							
Toluene	ND	0.0050	mg/kg wet							
trans-1,2-Dichloroethene	ND	0.0050	mg/kg wet							
trans-1,3-Dichloropropene	ND	0.0016	mg/kg wet							
Trichloroethene	ND	0.0050	mg/kg wet							
Trichlorofluoromethane	ND	0.0050	mg/kg wet							
Vinyl Chloride	ND	0.0100	mg/kg wet							
Xylene O	ND	0.0050	mg/kg wet							
Xylene P,M	ND	0.0100	mg/kg wet							
Surrogate: 1,2-Dichloroethane-d4	*0.0600*		mg/kg wet	*0.05000*		*120*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*0.0473*		mg/kg wet	*0.05000*		*95*	*70-130*			
Surrogate: Dibromofluoromethane	*0.0568*		mg/kg wet	*0.05000*		*114*	*70-130*			
Surrogate: Toluene-d8	*0.0494*		mg/kg wet	*0.05000*		*99*	*70-130*			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics Low Level										
Batch DG40128 - 5035										
LCS										
1,1,1,2-Tetrachloroethane	0.0514	0.0050	mg/kg wet	0.05000		103	70-130			
1,1,1-Trichloroethane	0.0519	0.0050	mg/kg wet	0.05000		104	70-130			
1,1,2,2-Tetrachloroethane	0.0537	0.0015	mg/kg wet	0.05000		107	40-160			
1,1,2-Trichloroethane	0.0513	0.0050	mg/kg wet	0.05000		103	70-130			
1,1-Dichloroethane	0.0524	0.0050	mg/kg wet	0.05000		105	70-130			
1,1-Dichloroethene	0.0559	0.0050	mg/kg wet	0.05000		112	70-130			
1,1-Dichloropropene	0.0534	0.0050	mg/kg wet	0.05000		107	70-130			
1,2,3-Trichlorobenzene	0.0543	0.0050	mg/kg wet	0.05000		109	70-130			
1,2,3-Trichloropropane	0.0508	0.0050	mg/kg wet	0.05000		102	70-130			
1,2,4-Trichlorobenzene	0.0543	0.0050	mg/kg wet	0.05000		109	70-130			
1,2,4-Trimethylbenzene	0.0585	0.0050	mg/kg wet	0.05000		117	70-130			
1,2-Dibromo-3-Chloropropane	0.0515	0.0050	mg/kg wet	0.05000		103	70-130			
1,2-Dibromoethane	0.0514	0.0050	mg/kg wet	0.05000		103	70-130			
1,2-Dichlorobenzene	0.0520	0.0050	mg/kg wet	0.05000		104	70-130			
1,2-Dichloroethane	0.0503	0.0050	mg/kg wet	0.05000		101	70-130			
1,2-Dichloropropane	0.0525	0.0050	mg/kg wet	0.05000		105	70-130			
1,3,5-Trimethylbenzene	0.0579	0.0050	mg/kg wet	0.05000		116	70-130			
1,3-Dichlorobenzene	0.0522	0.0050	mg/kg wet	0.05000		104	70-130			
1,3-Dichloropropane	0.0529	0.0050	mg/kg wet	0.05000		106	70-130			
1,4-Dichlorobenzene	0.0525	0.0050	mg/kg wet	0.05000		105	70-130			
1,4-Dioxane	1.30	0.0100	mg/kg wet	1.000		130	70-130			
2,2-Dichloropropane	0.0518	0.0050	mg/kg wet	0.05000		104	70-130			
2-Butanone	0.276	0.0500	mg/kg wet	0.2500		110	40-160			
2-Chlorotoluene	0.0570	0.0050	mg/kg wet	0.05000		114	70-130			
2-Hexanone	0.248	0.0500	mg/kg wet	0.2500		99	40-160			
4-Chlorotoluene	0.0563	0.0050	mg/kg wet	0.05000		113	70-130			
4-Isopropyltoluene	0.0542	0.0050	mg/kg wet	0.05000		108	70-130			
4-Methyl-2-Pentanone	0.246	0.0013	mg/kg wet	0.2500		98	40-160			
Acetone	0.346	0.0500	mg/kg wet	0.2500		138	40-160			
Benzene	0.0536	0.0050	mg/kg wet	0.05000		107	70-130			
Bromobenzene	0.0561	0.0050	mg/kg wet	0.05000		112	70-130			
Bromochloromethane	0.0535	0.0050	mg/kg wet	0.05000		107	70-130			
Bromodichloromethane	0.0535	0.0050	mg/kg wet	0.05000		107	70-130			
Bromoform	0.0444	0.0050	mg/kg wet	0.05000		89	40-160			
Bromomethane	0.0605	0.0100	mg/kg wet	0.05000		121	40-160			
Carbon Disulfide	0.0579	0.0050	mg/kg wet	0.05000		116	70-130			
Carbon Tetrachloride	0.0513	0.0050	mg/kg wet	0.05000		103	70-130			
Chlorobenzene	0.0496	0.0050	mg/kg wet	0.05000		99	70-130			
Chloroethane	0.0591	0.0100	mg/kg wet	0.05000		118	40-160			
Chloroform	0.0514	0.0050	mg/kg wet	0.05000		103	70-130			
Chloromethane	0.0572	0.0100	mg/kg wet	0.05000		114	40-160			
cis-1,2-Dichloroethene	0.0551	0.0050	mg/kg wet	0.05000		110	70-130			
cis-1,3-Dichloropropene	0.0552	0.0017	mg/kg wet	0.05000		110	40-160			
Dibromochloromethane	0.0497	0.0016	mg/kg wet	0.05000		99	40-160			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Volatile Organics Low Level

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch DG40128 - 5035										
Dibromomethane	0.0530	0.0050	mg/kg wet	0.05000		106	70-130			
Dichlorodifluoromethane	0.0352	0.0100	mg/kg wet	0.05000		70	40-160			
Diethyl Ether	0.0549	0.0050	mg/kg wet	0.05000		110	70-130			
Di-isopropyl ether	0.0565	0.0050	mg/kg wet	0.05000		113	70-130			
Ethyl tertiary-butyl ether	0.0552	0.0050	mg/kg wet	0.05000		110	70-130			
Ethylbenzene	0.0525	0.0050	mg/kg wet	0.05000		105	70-130			
Hexachlorobutadiene	0.0515	0.0050	mg/kg wet	0.05000		103	40-160			
Isopropylbenzene	0.0650	0.0050	mg/kg wet	0.05000		130	70-130			
Methyl tert-Butyl Ether	0.0538	0.0050	mg/kg wet	0.05000		108	70-130			
Methylene Chloride	0.0538	0.0019	mg/kg wet	0.05000		108	70-130			
Naphthalene	0.0573	0.0050	mg/kg wet	0.05000		115	40-160			
n-Butylbenzene	0.0579	0.0050	mg/kg wet	0.05000		116	70-130			
n-Propylbenzene	0.0577	0.0050	mg/kg wet	0.05000		115	70-130			
sec-Butylbenzene	0.0539	0.0050	mg/kg wet	0.05000		108	70-130			
Styrene	0.0520	0.0050	mg/kg wet	0.05000		104	40-160			
tert-Butylbenzene	0.0577	0.0050	mg/kg wet	0.05000		115	70-130			
Tertiary-amyl methyl ether	0.0550	0.0050	mg/kg wet	0.05000		110	70-130			
Tetrachloroethene	0.0499	0.0050	mg/kg wet	0.05000		100	70-130			
Tetrahydrofuran	0.0586	0.0200	mg/kg wet	0.05000		117	70-130			
Toluene	0.0526	0.0050	mg/kg wet	0.05000		105	70-130			
trans-1,2-Dichloroethene	0.0551	0.0050	mg/kg wet	0.05000		110	70-130			
trans-1,3-Dichloropropene	0.0513	0.0016	mg/kg wet	0.05000		103	70-130			
Trichloroethene	0.0509	0.0050	mg/kg wet	0.05000		102	70-130			
Trichlorofluoromethane	0.0523	0.0050	mg/kg wet	0.05000		105	40-160			
Vinyl Chloride	0.0532	0.0100	mg/kg wet	0.05000		106	70-130			
Xylene O	0.0537	0.0050	mg/kg wet	0.05000		107	70-130			
Xylene P,M	0.107	0.0100	mg/kg wet	0.1000		107	70-130			
Surrogate: 1,2-Dichloroethane-d4	*0.0528*		mg/kg wet	*0.05000*		*106*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*0.0484*		mg/kg wet	*0.05000*		*97*	*70-130*			
Surrogate: Dibromofluoromethane	*0.0529*		mg/kg wet	*0.05000*		*106*	*70-130*			
Surrogate: Toluene-d8	*0.0505*		mg/kg wet	*0.05000*		*101*	*70-130*			
LCS Dup										
1,1,1,2-Tetrachloroethane	0.0568	0.0050	mg/kg wet	0.05000		114	70-130	10	20	
1,1,1-Trichloroethane	0.0556	0.0050	mg/kg wet	0.05000		111	70-130	7	20	
1,1,2,2-Tetrachloroethane	0.0620	0.0015	mg/kg wet	0.05000		124	40-160	14	20	
1,1,2-Trichloroethane	0.0578	0.0050	mg/kg wet	0.05000		116	70-130	12	20	
1,1-Dichloroethane	0.0573	0.0050	mg/kg wet	0.05000		115	70-130	9	20	
1,1-Dichloroethene	0.0610	0.0050	mg/kg wet	0.05000		122	70-130	9	20	
1,1-Dichloropropene	0.0572	0.0050	mg/kg wet	0.05000		114	70-130	7	20	
1,2,3-Trichlorobenzene	0.0605	0.0050	mg/kg wet	0.05000		121	70-130	11	20	
1,2,3-Trichloropropane	0.0593	0.0050	mg/kg wet	0.05000		119	70-130	15	20	
1,2,4-Trichlorobenzene	0.0607	0.0050	mg/kg wet	0.05000		121	70-130	11	20	
1,2,4-Trimethylbenzene	0.0645	0.0050	mg/kg wet	0.05000		129	70-130	10	20	
1,2-Dibromo-3-Chloropropane	0.0594	0.0050	mg/kg wet	0.05000		119	70-130	14	20	
1,2-Dibromoethane	0.0574	0.0050	mg/kg wet	0.05000		115	70-130	11	20	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics Low Level										
Batch DG40128 - 5035										
1,2-Dichlorobenzene	0.0572	0.0050	mg/kg wet	0.05000		114	70-130	10	20	
1,2-Dichloroethane	0.0567	0.0050	mg/kg wet	0.05000		113	70-130	12	20	
1,2-Dichloropropane	0.0582	0.0050	mg/kg wet	0.05000		116	70-130	10	20	
1,3,5-Trimethylbenzene	0.0631	0.0050	mg/kg wet	0.05000		126	70-130	9	20	
1,3-Dichlorobenzene	0.0571	0.0050	mg/kg wet	0.05000		114	70-130	9	20	
1,3-Dichloropropane	0.0597	0.0050	mg/kg wet	0.05000		119	70-130	12	20	
1,4-Dichlorobenzene	0.0574	0.0050	mg/kg wet	0.05000		115	70-130	9	20	
1,4-Dioxane	1.47	0.0100	mg/kg wet	1.000		147	70-130	13	20	B+
2,2-Dichloropropane	0.0556	0.0050	mg/kg wet	0.05000		111	70-130	7	20	
2-Butanone	0.282	0.0500	mg/kg wet	0.2500		113	40-160	2	20	
2-Chlorotoluene	0.0621	0.0050	mg/kg wet	0.05000		124	70-130	9	20	
2-Hexanone	0.271	0.0500	mg/kg wet	0.2500		108	40-160	9	20	
4-Chlorotoluene	0.0613	0.0050	mg/kg wet	0.05000		123	70-130	8	20	
4-Isopropyltoluene	0.0592	0.0050	mg/kg wet	0.05000		118	70-130	9	20	
4-Methyl-2-Pentanone	0.284	0.0013	mg/kg wet	0.2500		114	40-160	15	20	
Acetone	0.257	0.0500	mg/kg wet	0.2500		103	40-160	29	20	D+
Benzene	0.0584	0.0050	mg/kg wet	0.05000		117	70-130	9	20	
Bromobenzene	0.0614	0.0050	mg/kg wet	0.05000		123	70-130	9	20	
Bromochloromethane	0.0591	0.0050	mg/kg wet	0.05000		118	70-130	10	20	
Bromodichloromethane	0.0602	0.0050	mg/kg wet	0.05000		120	70-130	12	20	
Bromoform	0.0509	0.0050	mg/kg wet	0.05000		102	40-160	14	20	
Bromomethane	0.0643	0.0100	mg/kg wet	0.05000		129	40-160	6	20	
Carbon Disulfide	0.0634	0.0050	mg/kg wet	0.05000		127	70-130	9	20	
Carbon Tetrachloride	0.0554	0.0050	mg/kg wet	0.05000		111	70-130	8	20	
Chlorobenzene	0.0539	0.0050	mg/kg wet	0.05000		108	70-130	8	20	
Chloroethane	0.0629	0.0100	mg/kg wet	0.05000		126	40-160	6	20	
Chloroform	0.0557	0.0050	mg/kg wet	0.05000		111	70-130	8	20	
Chloromethane	0.0611	0.0100	mg/kg wet	0.05000		122	40-160	6	20	
cis-1,2-Dichloroethene	0.0605	0.0050	mg/kg wet	0.05000		121	70-130	9	20	
cis-1,3-Dichloropropene	0.0617	0.0017	mg/kg wet	0.05000		123	40-160	11	20	
Dibromochloromethane	0.0563	0.0016	mg/kg wet	0.05000		113	40-160	12	20	
Dibromomethane	0.0588	0.0050	mg/kg wet	0.05000		118	70-130	10	20	
Dichlorodifluoromethane	0.0372	0.0100	mg/kg wet	0.05000		74	40-160	6	20	
Diethyl Ether	0.0616	0.0050	mg/kg wet	0.05000		123	70-130	11	20	
Di-isopropyl ether	0.0625	0.0050	mg/kg wet	0.05000		125	70-130	10	20	
Ethyl tertiary-butyl ether	0.0621	0.0050	mg/kg wet	0.05000		124	70-130	12	20	
Ethylbenzene	0.0578	0.0050	mg/kg wet	0.05000		116	70-130	10	20	
Hexachlorobutadiene	0.0555	0.0050	mg/kg wet	0.05000		111	40-160	8	20	
Isopropylbenzene	0.0708	0.0050	mg/kg wet	0.05000		142	70-130	9	20	B+
Methyl tert-Butyl Ether	0.0615	0.0050	mg/kg wet	0.05000		123	70-130	13	20	
Methylene Chloride	0.0582	0.0019	mg/kg wet	0.05000		116	70-130	8	20	
Naphthalene	0.0661	0.0050	mg/kg wet	0.05000		132	40-160	14	20	
n-Butylbenzene	0.0635	0.0050	mg/kg wet	0.05000		127	70-130	9	20	
n-Propylbenzene	0.0627	0.0050	mg/kg wet	0.05000		125	70-130	8	20	
sec-Butylbenzene	0.0590	0.0050	mg/kg wet	0.05000		118	70-130	9	20	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics Low Level										
Batch DG40128 - 5035										
Styrene	0.0570	0.0050	mg/kg wet	0.05000		114	40-160	9	20	
tert-Butylbenzene	0.0631	0.0050	mg/kg wet	0.05000		126	70-130	9	20	
Tertiary-amyl methyl ether	0.0622	0.0050	mg/kg wet	0.05000		124	70-130	12	20	
Tetrachloroethene	0.0467	0.0050	mg/kg wet	0.05000		93	70-130	7	20	
Tetrahydrofuran	0.0670	0.0200	mg/kg wet	0.05000		134	70-130	13	20	B+
Toluene	0.0569	0.0050	mg/kg wet	0.05000		114	70-130	8	20	
trans-1,2-Dichloroethene	0.0603	0.0050	mg/kg wet	0.05000		121	70-130	9	20	
trans-1,3-Dichloropropene	0.0579	0.0016	mg/kg wet	0.05000		116	70-130	12	20	
Trichloroethene	0.0552	0.0050	mg/kg wet	0.05000		110	70-130	8	20	
Trichlorofluoromethane	0.0562	0.0050	mg/kg wet	0.05000		112	40-160	7	20	
Vinyl Chloride	0.0569	0.0100	mg/kg wet	0.05000		114	70-130	7	20	
Xylene O	0.0586	0.0050	mg/kg wet	0.05000		117	70-130	9	20	
Xylene P,M	0.116	0.0100	mg/kg wet	0.1000		116	70-130	8	20	
Surrogate: 1,2-Dichloroethane-d4	*0.0533*		mg/kg wet	*0.05000*		*107*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*0.0487*		mg/kg wet	*0.05000*		*97*	*70-130*			
Surrogate: Dibromofluoromethane	*0.0540*		mg/kg wet	*0.05000*		*108*	*70-130*			
Surrogate: Toluene-d8	*0.0512*		mg/kg wet	*0.05000*		*102*	*70-130*			
Volatile Organics										
Batch DG40324 - 5035										
Blank										
1,1,1,2-Tetrachloroethane	ND	0.200	mg/kg wet							
1,1,1-Trichloroethane	ND	0.200	mg/kg wet							
1,1,2,2-Tetrachloroethane	ND	0.200	mg/kg wet							
1,1,2-Trichloroethane	ND	0.200	mg/kg wet							
1,1-Dichloroethane	ND	0.200	mg/kg wet							
1,1-Dichloroethene	ND	0.200	mg/kg wet							
1,1-Dichloropropene	ND	0.400	mg/kg wet							
1,2,3-Trichlorobenzene	ND	0.200	mg/kg wet							
1,2,3-Trichloropropane	ND	0.200	mg/kg wet							
1,2,4-Trichlorobenzene	ND	0.200	mg/kg wet							
1,2,4-Trimethylbenzene	ND	0.200	mg/kg wet							
1,2-Dibromo-3-Chloropropane	ND	1.00	mg/kg wet							
1,2-Dibromoethane	ND	0.200	mg/kg wet							
1,2-Dichlorobenzene	ND	0.200	mg/kg wet							
1,2-Dichloroethane	ND	0.200	mg/kg wet							
1,2-Dichloropropane	ND	0.200	mg/kg wet							
1,3,5-Trimethylbenzene	ND	0.200	mg/kg wet							
1,3-Dichlorobenzene	ND	0.200	mg/kg wet							
1,3-Dichloropropane	ND	0.200	mg/kg wet							
1,4-Dichlorobenzene	ND	0.200	mg/kg wet							
1,4-Dioxane - Screen	ND	20.0	mg/kg wet							
2,2-Dichloropropane	ND	0.200	mg/kg wet							
2-Butanone	ND	1.00	mg/kg wet							
2-Chlorotoluene	ND	0.200	mg/kg wet							

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics										
Batch DG40324 - 5035										
2-Hexanone	ND	1.00	mg/kg wet							
4-Chlorotoluene	ND	0.200	mg/kg wet							
4-Isopropyltoluene	ND	0.200	mg/kg wet							
4-Methyl-2-Pentanone	ND	1.00	mg/kg wet							
Acetone	ND	1.00	mg/kg wet							
Benzene	ND	0.200	mg/kg wet							
Bromobenzene	ND	0.200	mg/kg wet							
Bromochloromethane	ND	0.200	mg/kg wet							
Bromodichloromethane	ND	0.200	mg/kg wet							
Bromoform	ND	0.200	mg/kg wet							
Bromomethane	ND	0.200	mg/kg wet							
Carbon Disulfide	ND	0.200	mg/kg wet							
Carbon Tetrachloride	ND	0.200	mg/kg wet							
Chlorobenzene	ND	0.200	mg/kg wet							
Chloroethane	ND	0.200	mg/kg wet							
Chloroform	ND	0.200	mg/kg wet							
Chloromethane	ND	0.200	mg/kg wet							
cis-1,2-Dichloroethene	ND	0.200	mg/kg wet							
cis-1,3-Dichloropropene	ND	0.200	mg/kg wet							
Dibromochloromethane	ND	0.200	mg/kg wet							
Dibromomethane	ND	0.200	mg/kg wet							
Dichlorodifluoromethane	ND	0.200	mg/kg wet							
Diethyl Ether	ND	0.200	mg/kg wet							
Di-isopropyl ether	ND	0.200	mg/kg wet							
Ethyl tertiary-butyl ether	ND	0.200	mg/kg wet							
Ethylbenzene	ND	0.200	mg/kg wet							
Hexachlorobutadiene	ND	0.200	mg/kg wet							
Hexachloroethane	ND	0.200	mg/kg wet							
Isopropylbenzene	ND	0.200	mg/kg wet							
Methyl tert-Butyl Ether	ND	0.200	mg/kg wet							
Methylene Chloride	ND	0.400	mg/kg wet							
Naphthalene	ND	0.200	mg/kg wet							
n-Butylbenzene	ND	0.200	mg/kg wet							
n-Propylbenzene	ND	0.200	mg/kg wet							
sec-Butylbenzene	ND	0.200	mg/kg wet							
Styrene	ND	0.200	mg/kg wet							
tert-Butylbenzene	ND	0.200	mg/kg wet							
Tertiary-amyl methyl ether	ND	0.200	mg/kg wet							
Tetrachloroethene	ND	0.200	mg/kg wet							
Tetrahydrofuran	ND	1.00	mg/kg wet							
Toluene	ND	0.200	mg/kg wet							
trans-1,2-Dichloroethene	ND	0.200	mg/kg wet							
trans-1,3-Dichloropropene	ND	0.200	mg/kg wet							
Trichloroethene	ND	0.200	mg/kg wet							
Trichlorofluoromethane	ND	0.200	mg/kg wet							

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

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Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics										
Batch DG40324 - 5035										
Vinyl Chloride	ND	0.200	mg/kg wet							
Xylene O	ND	0.200	mg/kg wet							
Xylene P,M	ND	0.400	mg/kg wet							
Surrogate: 1,2-Dichloroethane-d4	*5.00*		mg/kg wet	*5.000*		*100*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*5.00*		mg/kg wet	*5.000*		*100*	*70-130*			
Surrogate: Dibromofluoromethane	*5.00*		mg/kg wet	*5.000*		*100*	*70-130*			
Surrogate: Toluene-d8	*5.00*		mg/kg wet	*5.000*		*100*	*70-130*			
LCS										
1,1,1,2-Tetrachloroethane	2.21	0.200	mg/kg wet	2.000		110	70-130			
1,1,1-Trichloroethane	2.06	0.200	mg/kg wet	2.000		103	70-130			
1,1,2,2-Tetrachloroethane	2.06	0.200	mg/kg wet	2.000		103	40-160			
1,1,2-Trichloroethane	1.96	0.200	mg/kg wet	2.000		98	70-130			
1,1-Dichloroethane	2.11	0.200	mg/kg wet	2.000		106	70-130			
1,1-Dichloroethene	2.33	0.200	mg/kg wet	2.000		116	70-130			
1,1-Dichloropropene	2.22	0.400	mg/kg wet	2.000		111	70-130			
1,2,3-Trichlorobenzene	2.20	0.200	mg/kg wet	2.000		110	70-130			
1,2,3-Trichloropropane	1.96	0.200	mg/kg wet	2.000		98	70-130			
1,2,4-Trichlorobenzene	2.22	0.200	mg/kg wet	2.000		111	70-130			
1,2,4-Trimethylbenzene	2.25	0.200	mg/kg wet	2.000		112	70-130			
1,2-Dibromo-3-Chloropropane	2.04	1.00	mg/kg wet	2.000		102	70-130			
1,2-Dibromoethane	1.97	0.200	mg/kg wet	2.000		99	70-130			
1,2-Dichlorobenzene	2.19	0.200	mg/kg wet	2.000		110	70-130			
1,2-Dichloroethane	2.12	0.200	mg/kg wet	2.000		106	70-130			
1,2-Dichloropropane	2.08	0.200	mg/kg wet	2.000		104	70-130			
1,3,5-Trimethylbenzene	2.24	0.200	mg/kg wet	2.000		112	70-130			
1,3-Dichlorobenzene	2.18	0.200	mg/kg wet	2.000		109	70-130			
1,3-Dichloropropane	2.20	0.200	mg/kg wet	2.000		110	70-130			
1,4-Dichlorobenzene	2.23	0.200	mg/kg wet	2.000		112	70-130			
1,4-Dioxane - Screen	44.0	20.0	mg/kg wet	40.00		110	40-160			
2,2-Dichloropropane	2.12	0.200	mg/kg wet	2.000		106	70-130			
2-Butanone	11.5	1.00	mg/kg wet	10.00		115	40-160			
2-Chlorotoluene	2.22	0.200	mg/kg wet	2.000		111	70-130			
2-Hexanone	10.7	1.00	mg/kg wet	10.00		107	40-160			
4-Chlorotoluene	2.18	0.200	mg/kg wet	2.000		109	70-130			
4-Isopropyltoluene	2.23	0.200	mg/kg wet	2.000		112	70-130			
4-Methyl-2-Pentanone	9.44	1.00	mg/kg wet	10.00		94	40-160			
Acetone	12.6	1.00	mg/kg wet	10.00		126	40-160			
Benzene	2.10	0.200	mg/kg wet	2.000		105	70-130			
Bromobenzene	2.28	0.200	mg/kg wet	2.000		114	70-130			
Bromochloromethane	2.11	0.200	mg/kg wet	2.000		106	70-130			
Bromodichloromethane	2.14	0.200	mg/kg wet	2.000		107	70-130			
Bromoform	1.79	0.200	mg/kg wet	2.000		90	40-160			
Bromomethane	1.74	0.200	mg/kg wet	2.000		87	40-160			
Carbon Disulfide	2.20	0.200	mg/kg wet	2.000		110	70-130			
Carbon Tetrachloride	1.97	0.200	mg/kg wet	2.000		98	70-130			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics										
Batch DG40324 - 5035										
Chlorobenzene	2.18	0.200	mg/kg wet	2.000		109	70-130			
Chloroethane	2.39	0.200	mg/kg wet	2.000		120	40-160			
Chloroform	1.97	0.200	mg/kg wet	2.000		99	70-130			
Chloromethane	1.95	0.200	mg/kg wet	2.000		98	40-160			
cis-1,2-Dichloroethene	2.15	0.200	mg/kg wet	2.000		108	70-130			
cis-1,3-Dichloropropene	1.97	0.200	mg/kg wet	2.000		99	40-160			
Dibromochloromethane	2.03	0.200	mg/kg wet	2.000		101	40-160			
Dibromomethane	2.14	0.200	mg/kg wet	2.000		107	70-130			
Dichlorodifluoromethane	1.48	0.200	mg/kg wet	2.000		74	40-160			
Diethyl Ether	2.24	0.200	mg/kg wet	2.000		112	70-130			
Di-isopropyl ether	2.21	0.200	mg/kg wet	2.000		110	70-130			
Ethyl tertiary-butyl ether	2.12	0.200	mg/kg wet	2.000		106	70-130			
Ethylbenzene	2.20	0.200	mg/kg wet	2.000		110	70-130			
Hexachlorobutadiene	2.26	0.200	mg/kg wet	2.000		113	40-160			
Hexachloroethane	2.17	0.200	mg/kg wet	2.000		109	70-130			
Isopropylbenzene	2.48	0.200	mg/kg wet	2.000		124	70-130			
Methyl tert-Butyl Ether	2.15	0.200	mg/kg wet	2.000		108	70-130			
Methylene Chloride	2.04	0.400	mg/kg wet	2.000		102	70-130			
Naphthalene	2.12	0.200	mg/kg wet	2.000		106	40-160			
n-Butylbenzene	2.27	0.200	mg/kg wet	2.000		114	70-130			
n-Propylbenzene	2.22	0.200	mg/kg wet	2.000		111	70-130			
sec-Butylbenzene	2.19	0.200	mg/kg wet	2.000		109	70-130			
Styrene	2.10	0.200	mg/kg wet	2.000		105	40-160			
tert-Butylbenzene	2.27	0.200	mg/kg wet	2.000		114	70-130			
Tertiary-amyl methyl ether	2.09	0.200	mg/kg wet	2.000		104	70-130			
Tetrachloroethene	1.84	0.200	mg/kg wet	2.000		92	70-130			
Tetrahydrofuran	2.04	1.00	mg/kg wet	2.000		102	70-130			
Toluene	2.18	0.200	mg/kg wet	2.000		109	70-130			
trans-1,2-Dichloroethene	2.31	0.200	mg/kg wet	2.000		115	70-130			
trans-1,3-Dichloropropene	1.76	0.200	mg/kg wet	2.000		88	70-130			
Trichloroethene	2.04	0.200	mg/kg wet	2.000		102	70-130			
Trichlorofluoromethane	2.28	0.200	mg/kg wet	2.000		114	40-160			
Vinyl Chloride	2.16	0.200	mg/kg wet	2.000		108	70-130			
Xylene O	2.16	0.200	mg/kg wet	2.000		108	70-130			
Xylene P,M	4.35	0.400	mg/kg wet	4.000		109	70-130			
Surrogate: 1,2-Dichloroethane-d4	*5.06*		mg/kg wet	*5.000*		*101*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*4.96*		mg/kg wet	*5.000*		*99*	*70-130*			
Surrogate: Dibromofluoromethane	*4.94*		mg/kg wet	*5.000*		*99*	*70-130*			
Surrogate: Toluene-d8	*4.94*		mg/kg wet	*5.000*		*99*	*70-130*			
LCS Dup										
1,1,1,2-Tetrachloroethane	2.22	0.200	mg/kg wet	2.000		111	70-130	0.5	20	
1,1,1-Trichloroethane	2.07	0.200	mg/kg wet	2.000		103	70-130	0.4	20	
1,1,2,2-Tetrachloroethane	2.06	0.200	mg/kg wet	2.000		103	40-160	0.1	20	
1,1,2-Trichloroethane	1.98	0.200	mg/kg wet	2.000		99	70-130	1	20	
1,1-Dichloroethane	2.16	0.200	mg/kg wet	2.000		108	70-130	2	20	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics										
Batch DG40324 - 5035										
1,1-Dichloroethene	2.42	0.200	mg/kg wet	2.000		121	70-130	4	20	
1,1-Dichloropropene	2.24	0.400	mg/kg wet	2.000		112	70-130	1	20	
1,2,3-Trichlorobenzene	2.15	0.200	mg/kg wet	2.000		108	70-130	2	20	
1,2,3-Trichloropropane	2.03	0.200	mg/kg wet	2.000		102	70-130	4	20	
1,2,4-Trichlorobenzene	2.19	0.200	mg/kg wet	2.000		109	70-130	1	20	
1,2,4-Trimethylbenzene	2.27	0.200	mg/kg wet	2.000		113	70-130	1	20	
1,2-Dibromo-3-Chloropropane	2.09	1.00	mg/kg wet	2.000		105	70-130	3	20	
1,2-Dibromoethane	1.99	0.200	mg/kg wet	2.000		99	70-130	0.7	20	
1,2-Dichlorobenzene	2.19	0.200	mg/kg wet	2.000		109	70-130	0.3	20	
1,2-Dichloroethane	2.14	0.200	mg/kg wet	2.000		107	70-130	0.6	20	
1,2-Dichloropropane	2.10	0.200	mg/kg wet	2.000		105	70-130	1	20	
1,3,5-Trimethylbenzene	2.25	0.200	mg/kg wet	2.000		112	70-130	0.4	20	
1,3-Dichlorobenzene	2.22	0.200	mg/kg wet	2.000		111	70-130	2	20	
1,3-Dichloropropane	2.21	0.200	mg/kg wet	2.000		110	70-130	0.5	20	
1,4-Dichlorobenzene	2.23	0.200	mg/kg wet	2.000		112	70-130	0.09	20	
1,4-Dioxane - Screen	44.7	20.0	mg/kg wet	40.00		112	40-160	2	20	
2,2-Dichloropropane	2.12	0.200	mg/kg wet	2.000		106	70-130	0.09	20	
2-Butanone	12.2	1.00	mg/kg wet	10.00		122	40-160	6	20	
2-Chlorotoluene	2.24	0.200	mg/kg wet	2.000		112	70-130	0.8	20	
2-Hexanone	11.9	1.00	mg/kg wet	10.00		119	40-160	10	20	
4-Chlorotoluene	2.21	0.200	mg/kg wet	2.000		111	70-130	2	20	
4-Isopropyltoluene	2.22	0.200	mg/kg wet	2.000		111	70-130	0.5	20	
4-Methyl-2-Pentanone	9.84	1.00	mg/kg wet	10.00		98	40-160	4	20	
Acetone	14.5	1.00	mg/kg wet	10.00		145	40-160	15	20	
Benzene	2.11	0.200	mg/kg wet	2.000		105	70-130	0.5	20	
Bromobenzene	2.32	0.200	mg/kg wet	2.000		116	70-130	2	20	
Bromochloromethane	2.15	0.200	mg/kg wet	2.000		107	70-130	2	20	
Bromodichloromethane	2.16	0.200	mg/kg wet	2.000		108	70-130	0.9	20	
Bromoform	1.81	0.200	mg/kg wet	2.000		90	40-160	0.8	20	
Bromomethane	1.72	0.200	mg/kg wet	2.000		86	40-160	1	20	
Carbon Disulfide	2.23	0.200	mg/kg wet	2.000		112	70-130	1	20	
Carbon Tetrachloride	1.98	0.200	mg/kg wet	2.000		99	70-130	0.9	20	
Chlorobenzene	2.20	0.200	mg/kg wet	2.000		110	70-130	1	20	
Chloroethane	2.40	0.200	mg/kg wet	2.000		120	40-160	0.3	20	
Chloroform	2.05	0.200	mg/kg wet	2.000		103	70-130	4	20	
Chloromethane	2.01	0.200	mg/kg wet	2.000		100	40-160	3	20	
cis-1,2-Dichloroethene	2.34	0.200	mg/kg wet	2.000		117	70-130	8	20	
cis-1,3-Dichloropropene	1.99	0.200	mg/kg wet	2.000		100	40-160	0.8	20	
Dibromochloromethane	2.05	0.200	mg/kg wet	2.000		102	40-160	1	20	
Dibromomethane	2.15	0.200	mg/kg wet	2.000		108	70-130	0.5	20	
Dichlorodifluoromethane	1.49	0.200	mg/kg wet	2.000		74	40-160	0.1	20	
Diethyl Ether	2.33	0.200	mg/kg wet	2.000		116	70-130	4	20	
Di-isopropyl ether	2.22	0.200	mg/kg wet	2.000		111	70-130	0.5	20	
Ethyl tertiary-butyl ether	2.13	0.200	mg/kg wet	2.000		107	70-130	0.5	20	
Ethylbenzene	2.24	0.200	mg/kg wet	2.000		112	70-130	2	20	

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Client Name: CDW Consultants, Inc.
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Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics										
Batch DG40324 - 5035										
Hexachlorobutadiene	2.17	0.200	mg/kg wet	2.000		109	40-160	4	20	
Hexachloroethane	2.19	0.200	mg/kg wet	2.000		109	70-130	0.7	20	
Isopropylbenzene	2.52	0.200	mg/kg wet	2.000		126	70-130	2	20	
Methyl tert-Butyl Ether	2.12	0.200	mg/kg wet	2.000		106	70-130	1	20	
Methylene Chloride	2.05	0.400	mg/kg wet	2.000		102	70-130	0.2	20	
Naphthalene	2.10	0.200	mg/kg wet	2.000		105	40-160	0.9	20	
n-Butylbenzene	2.27	0.200	mg/kg wet	2.000		113	70-130	0.4	20	
n-Propylbenzene	2.23	0.200	mg/kg wet	2.000		112	70-130	0.6	20	
sec-Butylbenzene	2.19	0.200	mg/kg wet	2.000		110	70-130	0.2	20	
Styrene	2.14	0.200	mg/kg wet	2.000		107	40-160	2	20	
tert-Butylbenzene	2.27	0.200	mg/kg wet	2.000		114	70-130	0.09	20	
Tertiary-amyl methyl ether	2.12	0.200	mg/kg wet	2.000		106	70-130	1	20	
Tetrachloroethene	2.27	0.200	mg/kg wet	2.000		114	70-130	21	20	D+
Tetrahydrofuran	2.15	1.00	mg/kg wet	2.000		107	70-130	5	20	
Toluene	2.20	0.200	mg/kg wet	2.000		110	70-130	1	20	
trans-1,2-Dichloroethene	2.28	0.200	mg/kg wet	2.000		114	70-130	1	20	
trans-1,3-Dichloropropene	1.76	0.200	mg/kg wet	2.000		88	70-130	0.1	20	
Trichloroethene	2.03	0.200	mg/kg wet	2.000		101	70-130	0.6	20	
Trichlorofluoromethane	2.36	0.200	mg/kg wet	2.000		118	40-160	3	20	
Vinyl Chloride	2.24	0.200	mg/kg wet	2.000		112	70-130	3	20	
Xylene O	2.19	0.200	mg/kg wet	2.000		109	70-130	1	20	
Xylene P,M	4.42	0.400	mg/kg wet	4.000		110	70-130	2	20	
Surrogate: 1,2-Dichloroethane-d4	*5.01*		mg/kg wet	*5.000*		*100*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*4.96*		mg/kg wet	*5.000*		*99*	*70-130*			
Surrogate: Dibromofluoromethane	*4.94*		mg/kg wet	*5.000*		*99*	*70-130*			
Surrogate: Toluene-d8	*4.92*		mg/kg wet	*5.000*		*98*	*70-130*			
Semi-Volatile Organic Compounds										
Batch DG40148 - 3546										
Blank										
1,1-Biphenyl	ND	0.017	mg/kg wet							
1,2,4-Trichlorobenzene	ND	0.017	mg/kg wet							
1,2-Dichlorobenzene	ND	0.250	mg/kg wet							
1,3-Dichlorobenzene	ND	0.017	mg/kg wet							
1,4-Dichlorobenzene	ND	0.020	mg/kg wet							
2,4,5-Trichlorophenol	ND	0.250	mg/kg wet							
2,4,6-Trichlorophenol	ND	0.104	mg/kg wet							
2,4-Dichlorophenol	ND	0.082	mg/kg wet							
2,4-Dimethylphenol	ND	0.134	mg/kg wet							
2,4-Dinitrophenol	ND	0.436	mg/kg wet							
2,4-Dinitrotoluene	ND	0.072	mg/kg wet							
2,6-Dinitrotoluene	ND	0.250	mg/kg wet							
2-Chloronaphthalene	ND	0.250	mg/kg wet							
2-Chlorophenol	ND	0.024	mg/kg wet							
2-Methylnaphthalene	ND	0.017	mg/kg wet							

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

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Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Semi-Volatile Organic Compounds										
Batch DG40148 - 3546										
2-Methylphenol	ND	0.250	mg/kg wet							
2-Nitrophenol	ND	0.500	mg/kg wet							
3,3´-Dichlorobenzidine	ND	0.062	mg/kg wet							
3+4-Methylphenol	ND	0.250	mg/kg wet							
4-Bromophenyl-phenylether	ND	0.250	mg/kg wet							
4-Chloroaniline	ND	0.082	mg/kg wet							
4-Nitrophenol	ND	1.00	mg/kg wet							
Acenaphthene	ND	0.250	mg/kg wet							
Acenaphthylene	ND	0.015	mg/kg wet							
Acetophenone	ND	0.250	mg/kg wet							
Aniline	ND	0.250	mg/kg wet							
Anthracene	ND	0.250	mg/kg wet							
Azobenzene	ND	0.018	mg/kg wet							
Benzo(a)anthracene	ND	0.250	mg/kg wet							
Benzo(a)pyrene	ND	0.250	mg/kg wet							
Benzo(b)fluoranthene	ND	0.250	mg/kg wet							
Benzo(g,h,i)perylene	ND	0.250	mg/kg wet							
Benzo(k)fluoranthene	ND	0.250	mg/kg wet							
bis(2-Chloroethoxy)methane	ND	0.250	mg/kg wet							
bis(2-Chloroethyl)ether	ND	0.017	mg/kg wet							
bis(2-chloroisopropyl)Ether	ND	0.092	mg/kg wet							
bis(2-Ethylhexyl)phthalate	ND	0.250	mg/kg wet							
Butylbenzylphthalate	ND	0.250	mg/kg wet							
Chrysene	ND	0.250	mg/kg wet							
Dibenzo(a,h)Anthracene	ND	0.026	mg/kg wet							
Dibenzofuran	ND	0.250	mg/kg wet							
Diethylphthalate	ND	0.250	mg/kg wet							
Dimethylphthalate	ND	0.020	mg/kg wet							
Di-n-butylphthalate	ND	0.250	mg/kg wet							
Di-n-octylphthalate	ND	0.500	mg/kg wet							
Fluoranthene	ND	0.250	mg/kg wet							
Fluorene	ND	0.250	mg/kg wet							
Hexachlorobenzene	ND	0.085	mg/kg wet							
Hexachlorobutadiene	ND	0.250	mg/kg wet							
Hexachloroethane	ND	0.019	mg/kg wet							
Indeno(1,2,3-cd)Pyrene	ND	0.250	mg/kg wet							
Isophorone	ND	0.250	mg/kg wet							
Naphthalene	ND	0.250	mg/kg wet							
Nitrobenzene	ND	0.250	mg/kg wet							
N-Nitrosodimethylamine	ND	0.250	mg/kg wet							
Pentachlorophenol	ND	0.197	mg/kg wet							
Phenanthrene	ND	0.250	mg/kg wet							
Phenol	ND	0.081	mg/kg wet							
Pyrene	ND	0.250	mg/kg wet							
Pyridine	ND	0.250	mg/kg wet							

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Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Semi-Volatile Organic Compounds										
Batch DG40148 - 3546										
Surrogate: 1,2-Dichlorobenzene-d4	*2.71*		mg/kg wet	*2.500*		*108*	*30-130*			
Surrogate: 2,4,6-Tribromophenol	*3.92*		mg/kg wet	*3.750*		*105*	*30-130*			
Surrogate: 2-Chlorophenol-d4	*4.31*		mg/kg wet	*3.750*		*115*	*30-130*			
Surrogate: 2-Fluorobiphenyl	*2.52*		mg/kg wet	*2.500*		*101*	*30-130*			
Surrogate: 2-Fluorophenol	*3.80*		mg/kg wet	*3.750*		*101*	*30-130*			
Surrogate: Nitrobenzene-d5	*2.59*		mg/kg wet	*2.500*		*104*	*30-130*			
Surrogate: Phenol-d6	*4.20*		mg/kg wet	*3.750*		*112*	*30-130*			
Surrogate: p-Terphenyl-d14	*2.84*		mg/kg wet	*2.500*		*113*	*30-130*			
LCS										
1,1-Biphenyl	2.38	0.017	mg/kg wet	2.500		95	40-140			
1,2,4-Trichlorobenzene	2.19	0.017	mg/kg wet	2.500		88	40-140			
1,2-Dichlorobenzene	2.36	0.250	mg/kg wet	2.500		94	40-140			
1,3-Dichlorobenzene	2.19	0.017	mg/kg wet	2.500		88	40-140			
1,4-Dichlorobenzene	2.28	0.020	mg/kg wet	2.500		91	40-140			
2,4,5-Trichlorophenol	2.28	0.250	mg/kg wet	2.500		91	30-130			
2,4,6-Trichlorophenol	2.25	0.104	mg/kg wet	2.500		90	30-130			
2,4-Dichlorophenol	2.07	0.082	mg/kg wet	2.500		83	30-130			
2,4-Dimethylphenol	2.20	0.134	mg/kg wet	2.500		88	30-130			
2,4-Dinitrophenol	2.86	0.436	mg/kg wet	2.500		114	15-140			
2,4-Dinitrotoluene	2.53	0.072	mg/kg wet	2.500		101	40-140			
2,6-Dinitrotoluene	2.48	0.250	mg/kg wet	2.500		99	40-140			
2-Chloronaphthalene	2.47	0.250	mg/kg wet	2.500		99	40-140			
2-Chlorophenol	2.34	0.024	mg/kg wet	2.500		94	30-130			
2-Methylnaphthalene	2.01	0.017	mg/kg wet	2.500		81	40-140			
2-Methylphenol	2.31	0.250	mg/kg wet	2.500		92	15-140			
2-Nitrophenol	2.12	0.500	mg/kg wet	2.500		85	30-130			
3,3´-Dichlorobenzidine	2.31	0.062	mg/kg wet	2.500		92	40-140			
3+4-Methylphenol	4.71	0.250	mg/kg wet	5.000		94	15-140			
4-Bromophenyl-phenylether	2.22	0.250	mg/kg wet	2.500		89	40-140			
4-Chloroaniline	1.95	0.082	mg/kg wet	2.500		78	15-140			
4-Nitrophenol	1.72	1.00	mg/kg wet	2.500		69	15-140			
Acenaphthene	2.33	0.250	mg/kg wet	2.500		93	40-140			
Acenaphthylene	2.32	0.015	mg/kg wet	2.500		93	40-140			
Acetophenone	2.32	0.250	mg/kg wet	2.500		93	40-140			
Aniline	1.70	0.250	mg/kg wet	2.500		68	40-140			
Anthracene	2.35	0.250	mg/kg wet	2.500		94	40-140			
Azobenzene	2.27	0.018	mg/kg wet	2.500		91	40-140			
Benzo(a)anthracene	2.32	0.250	mg/kg wet	2.500		93	40-140			
Benzo(a)pyrene	2.38	0.250	mg/kg wet	2.500		95	40-140			
Benzo(b)fluoranthene	2.27	0.250	mg/kg wet	2.500		91	40-140			
Benzo(g,h,i)perylene	2.58	0.250	mg/kg wet	2.500		103	40-140			
Benzo(k)fluoranthene	2.32	0.250	mg/kg wet	2.500		93	40-140			
bis(2-Chloroethoxy)methane	1.89	0.250	mg/kg wet	2.500		76	40-140			
bis(2-Chloroethyl)ether	2.34	0.017	mg/kg wet	2.500		94	40-140			
bis(2-chloroisopropyl)Ether	2.07	0.092	mg/kg wet	2.500		83	40-140			

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Client Name: CDW Consultants, Inc.
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Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Semi-Volatile Organic Compounds										
Batch DG40148 - 3546										
bis(2-Ethylhexyl)phthalate	2.39	0.250	mg/kg wet	2.500		96	40-140			
Butylbenzylphthalate	2.56	0.250	mg/kg wet	2.500		102	40-140			
Chrysene	2.44	0.250	mg/kg wet	2.500		98	40-140			
Dibenzo(a,h)Anthracene	2.47	0.026	mg/kg wet	2.500		99	40-140			
Dibenzofuran	2.32	0.250	mg/kg wet	2.500		93	40-140			
Diethylphthalate	2.42	0.250	mg/kg wet	2.500		97	40-140			
Dimethylphthalate	2.32	0.020	mg/kg wet	2.500		93	15-140			
Di-n-butylphthalate	2.45	0.250	mg/kg wet	2.500		98	40-140			
Di-n-octylphthalate	2.45	0.500	mg/kg wet	2.500		98	40-140			
Fluoranthene	2.38	0.250	mg/kg wet	2.500		95	40-140			
Fluorene	2.40	0.250	mg/kg wet	2.500		96	40-140			
Hexachlorobenzene	2.30	0.085	mg/kg wet	2.500		92	40-140			
Hexachlorobutadiene	2.13	0.250	mg/kg wet	2.500		85	40-140			
Hexachloroethane	2.46	0.019	mg/kg wet	2.500		98	40-140			
Indeno(1,2,3-cd)Pyrene	2.33	0.250	mg/kg wet	2.500		93	40-140			
Isophorone	1.95	0.250	mg/kg wet	2.500		78	40-140			
Naphthalene	2.05	0.250	mg/kg wet	2.500		82	40-140			
Nitrobenzene	2.12	0.250	mg/kg wet	2.500		85	40-140			
N-Nitrosodimethylamine	2.26	0.250	mg/kg wet	2.500		91	40-140			
Pentachlorophenol	1.98	0.197	mg/kg wet	2.500		79	15-140			
Phenanthrene	2.28	0.250	mg/kg wet	2.500		91	40-140			
Phenol	2.12	0.081	mg/kg wet	2.500		85	15-140			
Pyrene	2.56	0.250	mg/kg wet	2.500		103	40-140			
Pyridine	1.92	0.250	mg/kg wet	2.500		77	40-140			
Surrogate: 1,2-Dichlorobenzene-d4	*2.74*		mg/kg wet	*2.500*		*110*	*30-130*			
Surrogate: 2,4,6-Tribromophenol	*3.94*		mg/kg wet	*3.750*		*105*	*30-130*			
Surrogate: 2-Chlorophenol-d4	*4.16*		mg/kg wet	*3.750*		*111*	*30-130*			
Surrogate: 2-Fluorobiphenyl	*2.64*		mg/kg wet	*2.500*		*106*	*30-130*			
Surrogate: 2-Fluorophenol	*3.58*		mg/kg wet	*3.750*		*95*	*30-130*			
Surrogate: Nitrobenzene-d5	*2.33*		mg/kg wet	*2.500*		*93*	*30-130*			
Surrogate: Phenol-d6	*4.12*		mg/kg wet	*3.750*		*110*	*30-130*			
Surrogate: p-Terphenyl-d14	*2.78*		mg/kg wet	*2.500*		*111*	*30-130*			
LCS Dup										
1,1-Biphenyl	2.47	0.017	mg/kg wet	2.500		99	40-140	3	30	
1,2,4-Trichlorobenzene	2.20	0.017	mg/kg wet	2.500		88	40-140	0.2	30	
1,2-Dichlorobenzene	2.54	0.250	mg/kg wet	2.500		102	40-140	7	30	
1,3-Dichlorobenzene	2.31	0.017	mg/kg wet	2.500		92	40-140	5	30	
1,4-Dichlorobenzene	2.52	0.020	mg/kg wet	2.500		101	40-140	10	30	
2,4,5-Trichlorophenol	2.51	0.250	mg/kg wet	2.500		101	30-130	10	30	
2,4,6-Trichlorophenol	2.20	0.104	mg/kg wet	2.500		88	30-130	2	30	
2,4-Dichlorophenol	2.17	0.082	mg/kg wet	2.500		87	30-130	4	30	
2,4-Dimethylphenol	2.25	0.134	mg/kg wet	2.500		90	30-130	2	30	
2,4-Dinitrophenol	3.17	0.436	mg/kg wet	2.500		127	15-140	11	30	
2,4-Dinitrotoluene	2.57	0.072	mg/kg wet	2.500		103	40-140	2	30	
2,6-Dinitrotoluene	2.58	0.250	mg/kg wet	2.500		103	40-140	4	30	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Semi-Volatile Organic Compounds										
Batch DG40148 - 3546										
2-Chloronaphthalene	2.56	0.250	mg/kg wet	2.500		103	40-140	4	30	
2-Chlorophenol	2.50	0.024	mg/kg wet	2.500		100	30-130	6	30	
2-Methylnaphthalene	2.12	0.017	mg/kg wet	2.500		85	40-140	5	30	
2-Methylphenol	2.48	0.250	mg/kg wet	2.500		99	15-140	7	30	
2-Nitrophenol	2.25	0.500	mg/kg wet	2.500		90	30-130	6	30	
3,3´-Dichlorobenzidine	2.34	0.062	mg/kg wet	2.500		94	40-140	2	30	
3+4-Methylphenol	5.02	0.250	mg/kg wet	5.000		100	15-140	6	30	
4-Bromophenyl-phenylether	2.33	0.250	mg/kg wet	2.500		93	40-140	5	30	
4-Chloroaniline	2.03	0.082	mg/kg wet	2.500		81	15-140	4	30	
4-Nitrophenol	1.80	1.00	mg/kg wet	2.500		72	15-140	5	30	
Acenaphthene	2.38	0.250	mg/kg wet	2.500		95	40-140	2	30	
Acenaphthylene	2.37	0.015	mg/kg wet	2.500		95	40-140	2	30	
Acetophenone	2.42	0.250	mg/kg wet	2.500		97	40-140	4	30	
Aniline	1.83	0.250	mg/kg wet	2.500		73	40-140	7	30	
Anthracene	2.49	0.250	mg/kg wet	2.500		100	40-140	6	30	
Azobenzene	2.38	0.018	mg/kg wet	2.500		95	40-140	5	30	
Benzo(a)anthracene	2.42	0.250	mg/kg wet	2.500		97	40-140	4	30	
Benzo(a)pyrene	2.44	0.250	mg/kg wet	2.500		98	40-140	3	30	
Benzo(b)fluoranthene	2.44	0.250	mg/kg wet	2.500		97	40-140	7	30	
Benzo(g,h,i)perylene	2.67	0.250	mg/kg wet	2.500		107	40-140	3	30	
Benzo(k)fluoranthene	2.33	0.250	mg/kg wet	2.500		93	40-140	0.3	30	
bis(2-Chloroethoxy)methane	2.00	0.250	mg/kg wet	2.500		80	40-140	5	30	
bis(2-Chloroethyl)ether	2.43	0.017	mg/kg wet	2.500		97	40-140	4	30	
bis(2-chloroisopropyl)Ether	2.19	0.092	mg/kg wet	2.500		88	40-140	6	30	
bis(2-Ethylhexyl)phthalate	2.58	0.250	mg/kg wet	2.500		103	40-140	7	30	
Butylbenzylphthalate	2.74	0.250	mg/kg wet	2.500		109	40-140	7	30	
Chrysene	2.56	0.250	mg/kg wet	2.500		102	40-140	5	30	
Dibenzo(a,h)Anthracene	2.48	0.026	mg/kg wet	2.500		99	40-140	0.6	30	
Dibenzofuran	2.38	0.250	mg/kg wet	2.500		95	40-140	2	30	
Diethylphthalate	2.52	0.250	mg/kg wet	2.500		101	40-140	4	30	
Dimethylphthalate	2.46	0.020	mg/kg wet	2.500		98	15-140	6	30	
Di-n-butylphthalate	2.56	0.250	mg/kg wet	2.500		103	40-140	5	30	
Di-n-octylphthalate	2.63	0.500	mg/kg wet	2.500		105	40-140	7	30	
Fluoranthene	2.48	0.250	mg/kg wet	2.500		99	40-140	4	30	
Fluorene	2.47	0.250	mg/kg wet	2.500		99	40-140	3	30	
Hexachlorobenzene	2.40	0.085	mg/kg wet	2.500		96	40-140	4	30	
Hexachlorobutadiene	2.24	0.250	mg/kg wet	2.500		90	40-140	5	30	
Hexachloroethane	2.54	0.019	mg/kg wet	2.500		102	40-140	3	30	
Indeno(1,2,3-cd)Pyrene	2.45	0.250	mg/kg wet	2.500		98	40-140	5	30	
Isophorone	2.05	0.250	mg/kg wet	2.500		82	40-140	5	30	
Naphthalene	2.12	0.250	mg/kg wet	2.500		85	40-140	4	30	
Nitrobenzene	2.24	0.250	mg/kg wet	2.500		90	40-140	6	30	
N-Nitrosodimethylamine	2.50	0.250	mg/kg wet	2.500		100	40-140	10	30	
Pentachlorophenol	2.16	0.197	mg/kg wet	2.500		86	15-140	9	30	
Phenanthrene	2.40	0.250	mg/kg wet	2.500		96	40-140	5	30	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
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Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Semi-Volatile Organic Compounds										
Batch DG40148 - 3546										
Phenol	2.30	0.081	mg/kg wet	2.500		92	15-140	8	30	
Pyrene	2.72	0.250	mg/kg wet	2.500		109	40-140	6	30	
Pyridine	1.97	0.250	mg/kg wet	2.500		79	40-140	3	30	
Surrogate: 1,2-Dichlorobenzene-d4	*2.72*		mg/kg wet	*2.500*		*109*	*30-130*			
Surrogate: 2,4,6-Tribromophenol	*3.98*		mg/kg wet	*3.750*		*106*	*30-130*			
Surrogate: 2-Chlorophenol-d4	*4.18*		mg/kg wet	*3.750*		*111*	*30-130*			
Surrogate: 2-Fluorobiphenyl	*2.68*		mg/kg wet	*2.500*		*107*	*30-130*			
Surrogate: 2-Fluorophenol	*3.59*		mg/kg wet	*3.750*		*96*	*30-130*			
Surrogate: Nitrobenzene-d5	*2.41*		mg/kg wet	*2.500*		*96*	*30-130*			
Surrogate: Phenol-d6	*4.08*		mg/kg wet	*3.750*		*109*	*30-130*			
Surrogate: p-Terphenyl-d14	*2.90*		mg/kg wet	*2.500*		*116*	*30-130*			
8082A Polychlorinated Biphenyls (PCB)										
Batch DG40104 - 3540C										
Blank										
Aroclor 1016	ND	0.02	mg/kg wet							
Aroclor 1016 [2C]	ND	0.02	mg/kg wet							
Aroclor 1221	ND	0.02	mg/kg wet							
Aroclor 1221 [2C]	ND	0.02	mg/kg wet							
Aroclor 1232	ND	0.02	mg/kg wet							
Aroclor 1232 [2C]	ND	0.02	mg/kg wet							
Aroclor 1242	ND	0.02	mg/kg wet							
Aroclor 1242 [2C]	ND	0.02	mg/kg wet							
Aroclor 1248	ND	0.02	mg/kg wet							
Aroclor 1248 [2C]	ND	0.02	mg/kg wet							
Aroclor 1254	ND	0.02	mg/kg wet							
Aroclor 1254 [2C]	ND	0.02	mg/kg wet							
Aroclor 1260	ND	0.02	mg/kg wet							
Aroclor 1260 [2C]	ND	0.02	mg/kg wet							
Aroclor 1262	ND	0.02	mg/kg wet							
Aroclor 1262 [2C]	ND	0.02	mg/kg wet							
Aroclor 1268	ND	0.02	mg/kg wet							
Aroclor 1268 [2C]	ND	0.02	mg/kg wet							
Surrogate: Decachlorobiphenyl	*0.0204*		mg/kg wet	*0.02500*		*82*	*30-150*			
Surrogate: Decachlorobiphenyl [2C]	*0.0208*		mg/kg wet	*0.02500*		*83*	*30-150*			
Surrogate: Tetrachloro-m-xylene	*0.0182*		mg/kg wet	*0.02500*		*73*	*30-150*			
Surrogate: Tetrachloro-m-xylene [2C]	*0.0190*		mg/kg wet	*0.02500*		*76*	*30-150*			
LCS										
Aroclor 1016	0.4	0.02	mg/kg wet	0.5000		78	40-140			
Aroclor 1016 [2C]	0.4	0.02	mg/kg wet	0.5000		81	40-140			
Aroclor 1260	0.4	0.02	mg/kg wet	0.5000		80	40-140			
Aroclor 1260 [2C]	0.4	0.02	mg/kg wet	0.5000		83	40-140			
Surrogate: Decachlorobiphenyl	*0.0201*		mg/kg wet	*0.02500*		*81*	*30-150*			
Surrogate: Decachlorobiphenyl [2C]	*0.0204*		mg/kg wet	*0.02500*		*82*	*30-150*			
Surrogate: Tetrachloro-m-xylene	*0.0185*		mg/kg wet	*0.02500*		*74*	*30-150*			

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Client Name: CDW Consultants, Inc.
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Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8082A Polychlorinated Biphenyls (PCB)										
Batch DG40104 - 3540C										
Surrogate: Tetrachloro-m-xylene [2C]	*0.0183*		mg/kg wet	*0.02500*		*73*	*30-150*			
LCS Dup										
Aroclor 1016	0.4	0.02	mg/kg wet	0.5000		76	40-140	2	30	
Aroclor 1016 [2C]	0.4	0.02	mg/kg wet	0.5000		79	40-140	2	30	
Aroclor 1260	0.4	0.02	mg/kg wet	0.5000		78	40-140	3	30	
Aroclor 1260 [2C]	0.4	0.02	mg/kg wet	0.5000		80	40-140	3	30	
Surrogate: Decachlorobiphenyl	*0.0199*		mg/kg wet	*0.02500*		*80*	*30-150*			
Surrogate: Decachlorobiphenyl [2C]	*0.0201*		mg/kg wet	*0.02500*		*80*	*30-150*			
Surrogate: Tetrachloro-m-xylene	*0.0184*		mg/kg wet	*0.02500*		*73*	*30-150*			
Surrogate: Tetrachloro-m-xylene [2C]	*0.0182*		mg/kg wet	*0.02500*		*73*	*30-150*			
8081B Organochlorine Pesticides										
Batch DG40107 - 3546										
Blank										
4,4´-DDD	ND	0.0025	mg/kg wet							
4,4´-DDD [2C]	ND	0.0025	mg/kg wet							
4,4´-DDE	ND	0.0025	mg/kg wet							
4,4´-DDE [2C]	ND	0.0025	mg/kg wet							
4,4´-DDT	ND	0.0025	mg/kg wet							
4,4´-DDT [2C]	ND	0.0025	mg/kg wet							
Aldrin	ND	0.0025	mg/kg wet							
Aldrin [2C]	ND	0.0025	mg/kg wet							
alpha-BHC	ND	0.0025	mg/kg wet							
alpha-BHC [2C]	ND	0.0025	mg/kg wet							
alpha-Chlordane	ND	0.0025	mg/kg wet							
alpha-Chlordane [2C]	ND	0.0025	mg/kg wet							
beta-BHC	ND	0.0025	mg/kg wet							
beta-BHC [2C]	ND	0.0025	mg/kg wet							
delta-BHC	ND	0.0025	mg/kg wet							
delta-BHC [2C]	ND	0.0025	mg/kg wet							
Dieldrin	ND	0.0025	mg/kg wet							
Dieldrin [2C]	ND	0.0025	mg/kg wet							
Endosulfan I	ND	0.0025	mg/kg wet							
Endosulfan I [2C]	ND	0.0025	mg/kg wet							
Endosulfan II	ND	0.0025	mg/kg wet							
Endosulfan II [2C]	ND	0.0025	mg/kg wet							
Endosulfan Sulfate	ND	0.0025	mg/kg wet							
Endosulfan Sulfate [2C]	ND	0.0025	mg/kg wet							
Endrin	ND	0.0025	mg/kg wet							
Endrin [2C]	ND	0.0025	mg/kg wet							
Endrin Ketone	ND	0.0025	mg/kg wet							
Endrin Ketone [2C]	ND	0.0025	mg/kg wet							
gamma-BHC (Lindane)	ND	0.0015	mg/kg wet							
gamma-BHC (Lindane) [2C]	ND	0.0015	mg/kg wet							
gamma-Chlordane	ND	0.0025	mg/kg wet							

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Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8081B Organochlorine Pesticides										
Batch DG40107 - 3546										
gamma-Chlordane [2C]	ND	0.0025	mg/kg wet							
Heptachlor	ND	0.0025	mg/kg wet							
Heptachlor [2C]	ND	0.0025	mg/kg wet							
Heptachlor Epoxide	ND	0.0025	mg/kg wet							
Heptachlor Epoxide [2C]	ND	0.0025	mg/kg wet							
Hexachlorobenzene	ND	0.0025	mg/kg wet							
Hexachlorobenzene [2C]	ND	0.0025	mg/kg wet							
Methoxychlor	ND	0.0025	mg/kg wet							
Methoxychlor [2C]	ND	0.0025	mg/kg wet							
Toxaphene	ND	0.125	mg/kg wet							
Toxaphene [2C]	ND	0.125	mg/kg wet							
Surrogate: Decachlorobiphenyl	*0.0114*		mg/kg wet	*0.01250*		*91*	*30-150*			
Surrogate: Decachlorobiphenyl [2C]	*0.0109*		mg/kg wet	*0.01250*		*88*	*30-150*			
Surrogate: Tetrachloro-m-xylene	*0.0122*		mg/kg wet	*0.01250*		*98*	*30-150*			
Surrogate: Tetrachloro-m-xylene [2C]	*0.0111*		mg/kg wet	*0.01250*		*89*	*30-150*			
LCS										
4,4´-DDD	0.0131	0.0025	mg/kg wet	0.01250		105	40-140			
4,4´-DDD [2C]	0.0119	0.0025	mg/kg wet	0.01250		95	40-140			
4,4´-DDE	0.0124	0.0025	mg/kg wet	0.01250		99	40-140			
4,4´-DDE [2C]	0.0113	0.0025	mg/kg wet	0.01250		90	40-140			
4,4´-DDT	0.0121	0.0025	mg/kg wet	0.01250		97	40-140			
4,4´-DDT [2C]	0.0118	0.0025	mg/kg wet	0.01250		94	40-140			
Aldrin	0.0117	0.0025	mg/kg wet	0.01250		94	40-140			
Aldrin [2C]	0.0111	0.0025	mg/kg wet	0.01250		89	40-140			
alpha-BHC	0.0118	0.0025	mg/kg wet	0.01250		95	40-140			
alpha-BHC [2C]	0.0113	0.0025	mg/kg wet	0.01250		90	40-140			
alpha-Chlordane	0.0114	0.0025	mg/kg wet	0.01250		91	40-140			
alpha-Chlordane [2C]	0.0107	0.0025	mg/kg wet	0.01250		86	40-140			
beta-BHC	0.0117	0.0025	mg/kg wet	0.01250		94	40-140			
beta-BHC [2C]	0.0110	0.0025	mg/kg wet	0.01250		88	40-140			
delta-BHC	0.0092	0.0025	mg/kg wet	0.01250		74	40-140			
delta-BHC [2C]	0.0092	0.0025	mg/kg wet	0.01250		74	40-140			
Dieldrin	0.0126	0.0025	mg/kg wet	0.01250		101	40-140			
Dieldrin [2C]	0.0118	0.0025	mg/kg wet	0.01250		94	40-140			
Endosulfan I	0.0115	0.0025	mg/kg wet	0.01250		92	40-140			
Endosulfan I [2C]	0.0109	0.0025	mg/kg wet	0.01250		87	40-140			
Endosulfan II	0.0122	0.0025	mg/kg wet	0.01250		98	40-140			
Endosulfan II [2C]	0.0115	0.0025	mg/kg wet	0.01250		92	40-140			
Endosulfan Sulfate	0.0115	0.0025	mg/kg wet	0.01250		92	40-140			
Endosulfan Sulfate [2C]	0.0111	0.0025	mg/kg wet	0.01250		89	40-140			
Endrin	0.0122	0.0025	mg/kg wet	0.01250		98	40-140			
Endrin [2C]	0.0115	0.0025	mg/kg wet	0.01250		92	40-140			
Endrin Ketone	0.0126	0.0025	mg/kg wet	0.01250		100	40-140			
Endrin Ketone [2C]	0.0121	0.0025	mg/kg wet	0.01250		97	40-140			
gamma-BHC (Lindane)	0.0117	0.0015	mg/kg wet	0.01250		93	40-140			

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Client Name: CDW Consultants, Inc.
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ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8081B Organochlorine Pesticides										
Batch DG40107 - 3546										
gamma-BHC (Lindane) [2C]	0.0112	0.0015	mg/kg wet	0.01250		89	40-140			
gamma-Chlordane	0.0133	0.0025	mg/kg wet	0.01250		106	40-140			
gamma-Chlordane [2C]	0.0124	0.0025	mg/kg wet	0.01250		99	40-140			
Heptachlor	0.0117	0.0025	mg/kg wet	0.01250		94	40-140			
Heptachlor [2C]	0.0111	0.0025	mg/kg wet	0.01250		89	40-140			
Heptachlor Epoxide	0.0118	0.0025	mg/kg wet	0.01250		94	40-140			
Heptachlor Epoxide [2C]	0.0111	0.0025	mg/kg wet	0.01250		88	40-140			
Hexachlorobenzene	0.0115	0.0025	mg/kg wet	0.01250		92	40-140			
Hexachlorobenzene [2C]	0.0106	0.0025	mg/kg wet	0.01250		84	40-140			
Methoxychlor	0.0117	0.0025	mg/kg wet	0.01250		94	40-140			
Methoxychlor [2C]	0.0111	0.0025	mg/kg wet	0.01250		89	40-140			
Surrogate: Decachlorobiphenyl	*0.0118*		mg/kg wet	*0.01250*		*94*	*30-150*			
Surrogate: Decachlorobiphenyl [2C]	*0.0112*		mg/kg wet	*0.01250*		*90*	*30-150*			
Surrogate: Tetrachloro-m-xylene	*0.0115*		mg/kg wet	*0.01250*		*92*	*30-150*			
Surrogate: Tetrachloro-m-xylene [2C]	*0.0108*		mg/kg wet	*0.01250*		*87*	*30-150*			
LCS Dup										
4,4´-DDD	0.0134	0.0025	mg/kg wet	0.01250		107	40-140	2	30	
4,4´-DDD [2C]	0.0123	0.0025	mg/kg wet	0.01250		98	40-140	3	30	
4,4´-DDE	0.0128	0.0025	mg/kg wet	0.01250		103	40-140	4	30	
4,4´-DDE [2C]	0.0117	0.0025	mg/kg wet	0.01250		93	40-140	3	30	
4,4´-DDT	0.0125	0.0025	mg/kg wet	0.01250		100	40-140	3	30	
4,4´-DDT [2C]	0.0122	0.0025	mg/kg wet	0.01250		98	40-140	4	30	
Aldrin	0.0121	0.0025	mg/kg wet	0.01250		97	40-140	3	30	
Aldrin [2C]	0.0115	0.0025	mg/kg wet	0.01250		92	40-140	4	30	
alpha-BHC	0.0124	0.0025	mg/kg wet	0.01250		99	40-140	5	30	
alpha-BHC [2C]	0.0119	0.0025	mg/kg wet	0.01250		95	40-140	6	30	
alpha-Chlordane	0.0119	0.0025	mg/kg wet	0.01250		95	40-140	4	30	
alpha-Chlordane [2C]	0.0111	0.0025	mg/kg wet	0.01250		89	40-140	4	30	
beta-BHC	0.0122	0.0025	mg/kg wet	0.01250		98	40-140	4	30	
beta-BHC [2C]	0.0116	0.0025	mg/kg wet	0.01250		93	40-140	6	30	
delta-BHC	0.0097	0.0025	mg/kg wet	0.01250		77	40-140	4	30	
delta-BHC [2C]	0.0097	0.0025	mg/kg wet	0.01250		77	40-140	5	30	
Dieldrin	0.0132	0.0025	mg/kg wet	0.01250		106	40-140	5	30	
Dieldrin [2C]	0.0123	0.0025	mg/kg wet	0.01250		99	40-140	5	30	
Endosulfan I	0.0120	0.0025	mg/kg wet	0.01250		96	40-140	4	30	
Endosulfan I [2C]	0.0113	0.0025	mg/kg wet	0.01250		90	40-140	4	30	
Endosulfan II	0.0126	0.0025	mg/kg wet	0.01250		101	40-140	4	30	
Endosulfan II [2C]	0.0119	0.0025	mg/kg wet	0.01250		95	40-140	4	30	
Endosulfan Sulfate	0.0118	0.0025	mg/kg wet	0.01250		94	40-140	2	30	
Endosulfan Sulfate [2C]	0.0113	0.0025	mg/kg wet	0.01250		91	40-140	2	30	
Endrin	0.0127	0.0025	mg/kg wet	0.01250		102	40-140	4	30	
Endrin [2C]	0.0120	0.0025	mg/kg wet	0.01250		96	40-140	4	30	
Endrin Ketone	0.0127	0.0025	mg/kg wet	0.01250		102	40-140	1	30	
Endrin Ketone [2C]	0.0123	0.0025	mg/kg wet	0.01250		98	40-140	2	30	
gamma-BHC (Lindane)	0.0121	0.0015	mg/kg wet	0.01250		97	40-140	4	30	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8081B Organochlorine Pesticides										
Batch DG40107 - 3546										
gamma-BHC (Lindane) [2C]	0.0117	0.0015	mg/kg wet	0.01250		94	40-140	5	30	
gamma-Chlordane	0.0139	0.0025	mg/kg wet	0.01250		111	40-140	5	30	
gamma-Chlordane [2C]	0.0129	0.0025	mg/kg wet	0.01250		103	40-140	4	30	
Heptachlor	0.0123	0.0025	mg/kg wet	0.01250		99	40-140	5	30	
Heptachlor [2C]	0.0117	0.0025	mg/kg wet	0.01250		94	40-140	5	30	
Heptachlor Epoxide	0.0123	0.0025	mg/kg wet	0.01250		98	40-140	4	30	
Heptachlor Epoxide [2C]	0.0116	0.0025	mg/kg wet	0.01250		93	40-140	5	30	
Hexachlorobenzene	0.0121	0.0025	mg/kg wet	0.01250		97	40-140	5	30	
Hexachlorobenzene [2C]	0.0112	0.0025	mg/kg wet	0.01250		89	40-140	6	30	
Methoxychlor	0.0118	0.0025	mg/kg wet	0.01250		94	40-140	0.2	30	
Methoxychlor [2C]	0.0111	0.0025	mg/kg wet	0.01250		89	40-140	0.6	30	
Surrogate: Decachlorobiphenyl	*0.0111*		mg/kg wet	*0.01250*		*89*	*30-150*			
Surrogate: Decachlorobiphenyl [2C]	*0.0108*		mg/kg wet	*0.01250*		*86*	*30-150*			
Surrogate: Tetrachloro-m-xylene	*0.0117*		mg/kg wet	*0.01250*		*93*	*30-150*			
Surrogate: Tetrachloro-m-xylene [2C]	*0.0109*		mg/kg wet	*0.01250*		*87*	*30-150*			
8151A Chlorinated Herbicides										
Batch DG40176 - 3546										
Blank										
2,4,5-T	ND	0.010	mg/kg wet							
2,4,5-T [2C]	ND	0.010	mg/kg wet							
2,4,5-TP (Silvex)	ND	0.010	mg/kg wet							
2,4,5-TP (Silvex) [2C]	ND	0.010	mg/kg wet							
2,4-D	ND	0.047	mg/kg wet							
2,4-D [2C]	ND	0.047	mg/kg wet							
2,4-DB	ND	0.048	mg/kg wet							
2,4-DB [2C]	ND	0.048	mg/kg wet							
Dalapon	ND	0.046	mg/kg wet							
Dalapon [2C]	ND	0.046	mg/kg wet							
Dicamba	ND	0.009	mg/kg wet							
Dicamba [2C]	ND	0.009	mg/kg wet							
Dichlorprop	ND	0.047	mg/kg wet							
Dichlorprop [2C]	ND	0.047	mg/kg wet							
Dinoseb	ND	0.048	mg/kg wet							
Dinoseb [2C]	ND	0.048	mg/kg wet							
MCPA	ND	2.32	mg/kg wet							
MCPA [2C]	ND	2.32	mg/kg wet							
MCPP	ND	2.35	mg/kg wet							
MCPP [2C]	ND	2.35	mg/kg wet							
Surrogate: DCAA	*0.198*		mg/kg wet	*0.2000*		*99*	*30-150*			
Surrogate: DCAA [2C]	*0.201*		mg/kg wet	*0.2000*		*100*	*30-150*			
LCS										
2,4,5-T	0.014	0.010	mg/kg wet	0.01900		72	40-140			
2,4,5-T [2C]	0.014	0.010	mg/kg wet	0.01900		74	40-140			
2,4,5-TP (Silvex)	0.015	0.010	mg/kg wet	0.01900		80	40-140			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8151A Chlorinated Herbicides										
Batch DG40176 - 3546										
2,4,5-TP (Silvex) [2C]	0.016	0.010	mg/kg wet	0.01900		82	40-140			
2,4-D	0.158	0.047	mg/kg wet	0.1880		84	40-140			
2,4-D [2C]	0.147	0.047	mg/kg wet	0.1880		78	40-140			
2,4-DB	0.176	0.048	mg/kg wet	0.1900		93	40-140			
2,4-DB [2C]	0.170	0.048	mg/kg wet	0.1900		89	40-140			
Dalapon	0.305	0.046	mg/kg wet	0.4550		67	40-140			
Dalapon [2C]	0.351	0.046	mg/kg wet	0.4550		77	40-140			
Dicamba	0.013	0.009	mg/kg wet	0.01880		68	40-140			
Dicamba [2C]	0.016	0.009	mg/kg wet	0.01880		86	40-140			
Dichlorprop	0.196	0.047	mg/kg wet	0.1880		104	40-140			
Dichlorprop [2C]	0.173	0.047	mg/kg wet	0.1880		92	40-140			
Dinoseb	0.018	0.048	mg/kg wet	0.09500		19	10-100			
Dinoseb [2C]	0.021	0.048	mg/kg wet	0.09500		22	10-100			
MCPA	18.3	2.32	mg/kg wet	18.60		98	40-140			
MCPA [2C]	18.8	2.32	mg/kg wet	18.60		101	40-140			
MCPP	19.0	2.35	mg/kg wet	18.80		101	40-140			
MCPP [2C]	19.6	2.35	mg/kg wet	18.80		104	40-140			
Surrogate: DCAA	*0.220*		mg/kg wet	*0.2000*		*110*	*30-150*			
Surrogate: DCAA [2C]	*0.220*		mg/kg wet	*0.2000*		*110*	*30-150*			
LCS Dup										
2,4,5-T	0.014	0.010	mg/kg wet	0.01900		76	40-140	5	30	
2,4,5-T [2C]	0.015	0.010	mg/kg wet	0.01900		80	40-140	8	30	
2,4,5-TP (Silvex)	0.016	0.010	mg/kg wet	0.01900		86	40-140	7	30	
2,4,5-TP (Silvex) [2C]	0.017	0.010	mg/kg wet	0.01900		92	40-140	11	30	
2,4-D	0.166	0.047	mg/kg wet	0.1880		88	40-140	5	30	
2,4-D [2C]	0.155	0.047	mg/kg wet	0.1880		82	40-140	5	30	
2,4-DB	0.192	0.048	mg/kg wet	0.1900		101	40-140	9	30	
2,4-DB [2C]	0.186	0.048	mg/kg wet	0.1900		98	40-140	9	30	
Dalapon	0.308	0.046	mg/kg wet	0.4550		68	40-140	0.8	30	
Dalapon [2C]	0.357	0.046	mg/kg wet	0.4550		78	40-140	2	30	
Dicamba	0.014	0.009	mg/kg wet	0.01880		72	40-140	6	30	
Dicamba [2C]	0.016	0.009	mg/kg wet	0.01880		86	40-140	0	30	
Dichlorprop	0.207	0.047	mg/kg wet	0.1880		110	40-140	5	30	
Dichlorprop [2C]	0.185	0.047	mg/kg wet	0.1880		98	40-140	7	30	
Dinoseb	0.020	0.048	mg/kg wet	0.09500		21	10-100	12	30	
Dinoseb [2C]	0.023	0.048	mg/kg wet	0.09500		24	10-100	12	30	
MCPA	18.0	2.32	mg/kg wet	18.60		97	40-140	2	30	
MCPA [2C]	19.4	2.32	mg/kg wet	18.60		105	40-140	3	30	
MCPP	20.1	2.35	mg/kg wet	18.80		107	40-140	6	30	
MCPP [2C]	20.6	2.35	mg/kg wet	18.80		109	40-140	5	30	
Surrogate: DCAA	*0.215*		mg/kg wet	*0.2000*		*107*	*30-150*			
Surrogate: DCAA [2C]	*0.214*		mg/kg wet	*0.2000*		*107*	*30-150*			
8100M Total Petroleum Hydrocarbons										
Batch DG40161 - 3546										

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8100M Total Petroleum Hydrocarbons										
Batch DG40161 - 3546										
Blank										
Decane (C10)	ND	0.2	mg/kg wet							
Docosane (C22)	ND	0.2	mg/kg wet							
Dodecane (C12)	ND	0.2	mg/kg wet							
Eicosane (C20)	ND	0.2	mg/kg wet							
Hexacosane (C26)	ND	0.2	mg/kg wet							
Hexadecane (C16)	ND	0.2	mg/kg wet							
Hexatriacontane (C36)	ND	0.2	mg/kg wet							
Nonadecane (C19)	ND	0.2	mg/kg wet							
Nonane (C9)	ND	0.2	mg/kg wet							
Octacosane (C28)	ND	0.2	mg/kg wet							
Octadecane (C18)	ND	0.2	mg/kg wet							
Tetracosane (C24)	ND	0.2	mg/kg wet							
Tetradecane (C14)	ND	0.2	mg/kg wet							
Total Petroleum Hydrocarbons (C9-C36)	ND	10.0	mg/kg wet							
Triacontane (C30)	ND	0.2	mg/kg wet							
Surrogate: O-Terphenyl	*4.36*		mg/kg wet	*5.000*		*87*	*40-140*			
LCS										
Decane (C10)	1.9	0.2	mg/kg wet	2.500		77	40-140			
Docosane (C22)	2.1	0.2	mg/kg wet	2.500		84	40-140			
Dodecane (C12)	2.0	0.2	mg/kg wet	2.500		81	40-140			
Eicosane (C20)	2.1	0.2	mg/kg wet	2.500		85	40-140			
Hexacosane (C26)	2.1	0.2	mg/kg wet	2.500		85	40-140			
Hexadecane (C16)	2.1	0.2	mg/kg wet	2.500		86	40-140			
Hexatriacontane (C36)	2.2	0.2	mg/kg wet	2.500		90	40-140			
Nonadecane (C19)	2.1	0.2	mg/kg wet	2.500		85	40-140			
Nonane (C9)	1.8	0.2	mg/kg wet	2.500		71	30-140			
Octacosane (C28)	2.1	0.2	mg/kg wet	2.500		83	40-140			
Octadecane (C18)	2.1	0.2	mg/kg wet	2.500		84	40-140			
Tetracosane (C24)	2.0	0.2	mg/kg wet	2.500		79	40-140			
Tetradecane (C14)	2.1	0.2	mg/kg wet	2.500		84	40-140			
Total Petroleum Hydrocarbons (C9-C36)	29.4	10.0	mg/kg wet	35.00		84	40-140			
Triacontane (C30)	2.1	0.2	mg/kg wet	2.500		83	40-140			
Surrogate: O-Terphenyl	*4.33*		mg/kg wet	*5.000*		*87*	*40-140*			
LCS Dup										
Decane (C10)	1.9	0.2	mg/kg wet	2.500		75	40-140	3	25	
Docosane (C22)	2.1	0.2	mg/kg wet	2.500		84	40-140	0.7	25	
Dodecane (C12)	2.0	0.2	mg/kg wet	2.500		79	40-140	3	25	
Eicosane (C20)	2.1	0.2	mg/kg wet	2.500		85	40-140	0.02	25	
Hexacosane (C26)	2.1	0.2	mg/kg wet	2.500		85	40-140	0.3	25	
Hexadecane (C16)	2.1	0.2	mg/kg wet	2.500		85	40-140	1	25	
Hexatriacontane (C36)	2.2	0.2	mg/kg wet	2.500		87	40-140	3	25	
Nonadecane (C19)	2.1	0.2	mg/kg wet	2.500		85	40-140	0.3	25	
Nonane (C9)	1.7	0.2	mg/kg wet	2.500		68	30-140	4	25	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW ESS Laboratory Work Order: 24G0023

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8100M Total Petroleum Hydrocarbons										
Batch DG40161 - 3546										
Octacosane (C28)	2.1	0.2	mg/kg wet	2.500		83	40-140	0.2	25	
Octadecane (C18)	2.1	0.2	mg/kg wet	2.500		83	40-140	0.7	25	
Tetracosane (C24)	2.0	0.2	mg/kg wet	2.500		79	40-140	0.3	25	
Tetradecane (C14)	2.1	0.2	mg/kg wet	2.500		82	40-140	2	25	
Total Petroleum Hydrocarbons (C9-C36)	28.9	10.0	mg/kg wet	35.00		83	40-140	1	25	
Triacontane (C30)	2.1	0.2	mg/kg wet	2.500		83	40-140	0.1	25	
Surrogate: O-Terphenyl	*4.23*		mg/kg wet	*5.000*		*85*	*40-140*			
Classical Chemistry										
Batch DG40173 - General Preparation										
Reference										
Flashpoint	81		°F	81.00		100	97.9-102.1			
Batch DG40175 - General Preparation										
Blank										
Reactive Cyanide	ND	2.0	mg/kg							
Reactive Sulfide	ND	2.0	mg/kg							
LCS										
Reactive Cyanide	4.1	2.0	mg/kg	100.3		4	0.68-5.41			
Reactive Sulfide	2.1	2.0	mg/kg	10.00		21	0-44			
Batch DG40348 - General Preparation										
Blank										
Conductivity	ND	5	umhos/cm							
LCS										
Conductivity	1390		umhos/cm	1410		99	90-110			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW ESS Laboratory Work Order: 24G0023

Notes and Definitions

WL	Results obtained from a deionized water leach of the sample.
U	Analyte included in the analysis, but not detected
SC	Surrogate recovery(ies) outside of criteria. Reextraction/Reanalysis confirms results (SC).
RRF	Analyte does not meet the Relative Response Factor (RRF) criteria in the calibration
Q	Calibration required quadratic regression (Q).
PT	Pentachlorophenol tailing factor > 2.
IC	Internal Standard(s) outside of criteria. Sample was reanalyzed to confirm (IC).
E	Reported above the quantitation limit; Estimated value (E).
D+	Relative percent difference for duplicate is outside of criteria (D+).
D	Diluted.
CD+	Continuing Calibration %Diff/Drift is above control limit (CD+).
CD-	Continuing Calibration %Diff/Drift is below control limit (CD-).
BT	Benzidine tailing factor >2.
B+	Blank Spike recovery is above upper control limit (B+).
>	Greater than.
ND	Analyte NOT DETECTED at or above the MRL (LOQ), LOD for DoD Reports, MDL for J-Flagged Analytes
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference
MDL	Method Detection Limit
MRL	Method Reporting Limit
LOD	Limit of Detection
LOQ	Limit of Quantitation
DL	Detection Limit
I/V	Initial Volume
F/V	Final Volume
§	Subcontracted analysis; see attached report
1	Range result excludes concentrations of surrogates and/or internal standards eluting in that range.
2	Range result excludes concentrations of target analytes eluting in that range.
3	Range result excludes the concentration of the C9-C10 aromatic range.
Avg	Results reported as a mathematical average.
NR	No Recovery
[CALC]	Calculated Analyte
SUB	Subcontracted analysis; see attached report
RL	Reporting Limit
EDL	Estimated Detection Limit
MF	Membrane Filtration
MPN	Most Probable Number
TNTC	Too numerous to Count
CFU	Colony Forming Units

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW ESS Laboratory Work Order: 24G0023

ESS LABORATORY CERTIFICATIONS AND ACCREDITATIONS

ENVIRONMENTAL

Rhode Island Potable and Non Potable Water: LAI00179
http://www.health.ri.gov/find/labs/analytical/ESS.pdf

Connecticut Potable and Non Potable Water, Solid and Hazardous Waste: PH-0750
http://www.ct.gov/dph/lib/dph/environmental_health/environmental_laboratories/pdf/OutofStateCommercialLaboratories.pdf

Maine Potable and Non Potable Water, and Solid and Hazardous Waste: RI00002
http://www.maine.gov/dhhs/mecdc/environmental-health/dwp/partners/labCert.shtml

Massachusetts Potable and Non Potable Water: M-RI002
http://public.dep.state.ma.us/Labcert/Labcert.aspx

New Hampshire (NELAP accredited) Potable and Non Potable Water, Solid and Hazardous Waste: 2424
http://des.nh.gov/organization/divisions/water/dwgb/nhelap/index.htm

New York (NELAP accredited) Non Potable Water, Solid and Hazardous Waste: 11313
http://www.wadsworth.org/labcert/elap/comm.html

New Jersey (NELAP accredited) Non Potable Water, Solid and Hazardous Waste: RI006
http://datamine2.state.nj.us/DEP_OPRA/OpraMain/pi_main?mode=pi_by_site&sort_order=PI_NAMEA&Select+a+Site:=58715

Pennsylvania: 68-01752
http://www.dep.pa.gov/Business/OtherPrograms/Labs/Pages/Laboratory-Accreditation-Program.aspx

ESS Laboratory Sample and Cooler Receipt Checklist

Client: CDW Consultants, Inc. - AAK

Shipped/Delivered Via: Client

ESS Project ID: 24G0023
Date Received: 7/1/2024
Project Due Date: 7/9/2024
Days for Project: 5 Day

1. Air bill manifest present? No
   Air No.: NA
2. Were custody seals present? No
3. Is radiation count <100 CPM? Yes
4. Is a Cooler Present? Yes
   Temp: 4.8 Iced with: Ice
5. Was COC signed and dated by client? Yes
6. Does COC match bottles? Yes
7. Is COC complete and correct? Yes
8. Were samples received intact? Yes
9. **Were labs informed about short holds & rushes?** (Yes) / No / NA
10. Were any analyses received outside of hold time? (Yes) / No
    LL vials, pH

11. Any Subcontracting needed? Yes / (No)
    ESS Sample IDs:
    Analysis:
    TAT:
12. Were VOAs received? (Yes) / No
    a. Air bubbles in aqueous VOAs? Yes / No
    b. Does methanol cover soil completely? Yes / No / NA
13. Are the samples properly preserved? (Yes) / No
    a. If metals preserved upon receipt: Date: Time: By/Acid Lot#:
    b. If dissolved metals are requested, are they: Yes / No Field Filtered Yes / No To Be Lab Filtered
    c. Low Level VOA vials frozen: Date: 7/1/24 Time: 1310 By: dl

Sample Receiving Notes:

LL vials not frozen.

14. Was there a need to contact Project Manager? (Yes) / No
    a. Was there a need to contact the client? Yes / No
    Who was contacted:
    Date: 7/09/24 Time: By: SMD

Resolution:

Client indicates on coc comment section LL Vials were not frozen.

Sample Number	Container ID	Proper Container	Air Bubbles Present	Sufficient Volume	Container Type	Preservative	Record pH (Cyanide and 608 Pesticides)
1	567967	Yes	N/A	Yes	8 oz jar	NP	
1	567968	Yes	N/A	Yes	8 oz jar	NP	
2	567963	Yes	N/A	Yes	VOA Vial	MeOH	
2	567964	Yes	N/A	Yes	VOA Vial	DI Water	
2	567965	Yes	N/A	Yes	VOA Vial	DI Water	
2	567966	Yes	N/A	Yes	8 oz. Jar	NP	

TO 7/1/24

2nd Review

Were all containers scanned into storage/lab? Initials RL (Yes) / No

Are barcode labels on correct containers? Yes / No / NA
Are all Flashpoint stickers attached/container ID # circled? Yes / No / NA
Are all Hex Chrome stickers attached? Yes / No / NA
Are all QC stickers attached? Yes / No / NA
Are VOA stickers attached if bubbles noted? Yes / No / NA

Completed By: Date & Time: 7/1/24 1309
Reviewed By: Date & Time: 7/1/24 1350

CHAIN OF CUSTODY

ESS LABORATORY
185 Frances Avenue
Cranston, RI 02921
Phone: 401-461-7181
Fax: 401-461-4486
www.esslaboratory.com

ESS Lab # 24G0023 | Page 1 of 1

Turn Time: ☐ >5 ☒ 5 ☐ 4 ☐ 3 ☐ 2 ☐ 1 ☐ Same Day

Regulatory State: **Criteria:**

Is this project for any of the following?:
☐ CT RCP ☒ MA MCP ☐ RGP ☐ Permit ☐ 401 WQ

ELECTRONIC DELIVERABLES (Final Reports are PDF)
☒ Limit Checker ☐ State Forms ☐ EQuIS
☒ Excel ☐ Hard Copy ☐ Enviro Data
☐ CLP-Like Package ☐ Other (Specify) →

CLIENT INFORMATION

Client: CDW Consultants
Address: 4 California Avenue, Suite 301
Framingham, MA 01701
Phone: (508) 875-2657
Email Distribution List: aking@cdwconsultants.com; bbetters@cdwconsultants.com; trusso@cdwconsultants.com

PROJECT INFORMATION

Project Name: Maynard DPW
Project Location: 38 Winter Street, Maynard, MA
Project Number: 2135.00
Project Manager: Bill Betters
Bill to: kshick@cdwconsultants.com
PO#:
Quote#:

Client acknowledges that sampling is compliant with all EPA / State regulatory programs

REQUESTED ANALYSES

ESS Lab ID	Collection Date	Collection Time	Sample Type	Sample Matrix	Sample ID	TPH 8100	VOCS 8260/5035	SVOCS 8270	MA MCP 14 METALS	PCBS 8082	REACTIVITY	pH	FLASHPOINT	SPECIFIC CONDUCTANCE	HERBICIDES	PESTICIDES	Total Number of Bottles
1	06/26/24	14:30	Composite	Soil	06262024 B-4/B-5/B-6 Comp 5,10,15 B-6 20-22	x		x	x	x	x	x	x	x	x	x	2
2	06/26/24	14:30	Grab	Soil	06262024 B-6 20-22ft		x										4
Container Type:	AC-Air Cassette AG-Amber Glass B-BOD Bottle C-Cubitainer J-Jar O-Other P-Poly S-Sterile V-Vial					J	V/J	J	J	J	J	J	J	J	J	J	6
Container Volume:	1-100 mL 2-2.5 gal 3-250 mL 4-300 mL 5-500 mL 6-1L 7-VOA 8-2 oz 9-4 oz 10-8 oz 11-Other*					10	7	10	10	10	10	10	10	10	10	10	
Preservation Code:	1-Non Preserved 2-HCl 3-H2SO4 4-HNO3 5-NaOH 6-Methanol 7-Na2S2O3 8-ZnAce, NaOH 9-NH4Cl 10-DI H2O 11-Other*					1	6/10	1	1	1	1	1	1	1	1	1	

Sampled by : T. Russo

Chain needs to be filled out neatly and completely for on time delivery.

Laboratory Use Only
Cooler Temperature (°C): 4.8 IR

Comments: * Please specify "Other" preservative and containers types in this space
TCLP if 20X rule exceeded
vials not frozen
Sclugus Aggregate < RCS-1/10% RCS-1

All samples submitted are subject to ESS Laboratory's payment terms and conditions.

Dissolved Filtration
☐ Lab Filter

Relinquished by (Signature)	Date	Time	Received by (Signature)	Relinquished by (Signature)	Date	Time	Received by (Signature)
	7/1/24	11:45			7/1/24	12:47	
Relinquished by (Signature)	**Date**	**Time**	**Received by (Signature)**	**Relinquished by (Signature)**	**Date**	**Time**	**Received by (Signature)**

APPENDIX C

TEST BORING LOG **CDW Consultants, I**

Project No.:	2135.00	Client:		Boring ID:	**B-4**
Total Depth:	27'	Location:	18 Pine Hill Rd,Maynard,MA	Logged By:	TR
Date Started:	6/26/2024	Completed:		Contractor:	Geosearch
Casing ID:		Ground El.		Sheet #:	1
Remarks:					

Depth (Feet)	Sample				TOV Concentration (ppmv)	Sample Description
	Type & Num.	Blows per 6 Inches	Depth Range	Recovery		
0	S1	NA	0'	12"	0.2	gray/tan coarse SAND, some gravel, little asphalt (fill)
-1						
			2'			
-2	S2		2'	24"	0.1	brown/tan coarse SAND, some gravel,
-3						
			4'			
-4	S3		4'	19"	0.1	dark brown Medium to coarse SAND, some gravel,
-5						
			6'			
-6	S4		6'	22"	x	brown to dark tan medium SAND
-7						
			8'			
-8	S5		8'	16"	0.1	gray Coarse SAND, some gravel, wet
-9						
			10'			
-10	S6		10'			xxxx
-11						
-12						
-13						
-14						
			15'			
-15	S7		15'	24"	0.2	light brown - red coarse SAND, some gravel, wet
-16						
-17						**xxxx**
-18						
-19						
			20'			
-20	S8		20'	18"	ND	tan medium SAND,some red sand, trace gravel
-21						
-22						
-23						xxxx
-24						
			25'			
-25	S9		25'	22"	0.1	tan medium Sand, some gray sand, little gravel,
-26						
-27						
						End
ND = Not detected						

Groundwater Measurements				Summary
Date	Time	Depth to Groundwater	Measuring Point	Overburden:
				Rock:
				Well Depth:
				Boring:

TEST BORING LOG

CDW Consultants, I

Project No.:	2135.00	Client:		Boring ID:	**B-5**
Total Depth:	27'	Location:	18 Pine Hill Rd,Maynard,M	Logged By:	TR
Date Started:	6/26/2024	Completed:		Contractor:	Geosearch
Casing ID:		Ground El.		Sheet #:	1
Remarks:					

Depth (Feet)	Sample				TOV Concentration (ppmv)	Sample Description
	Type & Num.	Blows per 6 Inches	Depth Range	Recovery		
0	S1	NA	0'	20"	ND	brown medium to coarse SAND, some gravel
-1						
			2'			
-2	S2		2'	19"	x	brown medium to coarse SAND, some gravel
-3						
			4'			
-4	S3		4'	18"	0.1	brown medium to fine SAND, some gravel
-5						
			6'			
-6	S4		6'	17"	x	dark brown fine to coarse SAND, some gravel
-7						
			8'			
-8	S5		8'	13"	0.2	dark brown medium to fine SAND, some gravel
-9						
			10'			
-10	S6		10'			xxxx
-11						
-12						
-13						
-14						
			15'			
-15	S7		15'	24"	0.1	gray tan fine silty SAND, wet
-16						
-17						**xxxx**
-18						
-19						
			20'			
-20	S8		20'	24"	ND	tan fine to medium SAND,some silt, wet
-21						
-22						
-23						xxxx
-24						
			25'			
-25	S9		25'	24"	0.1	gray Coarse Sand some red-orange coarse sand
-26						
-27						
						End
ND = Not detected						

Groundwater Measurements				Summary
Date	Time	Depth to Groundwater	Measuring Point	Overburden:
				Rock:
				Well Depth:
				Boring:

TEST BORING LOG

CDW Consultants, I

Project No.:	2135.00	Client:		Boring ID:	**B-6**
Total Depth:	27'	Location:	18 Pine Hill Rd,Maynard,M	Logged By:	TR
Date Started:	6/26/2024	Completed:		Contractor:	Geosearch
Casing ID:		Ground El.		Sheet #:	1
Remarks:					

Depth (Feet)	Sample				TOV Concentration (ppmv)	Sample Description
	Type & Num.	Blows per 6 Inches	Depth Range	Recovery		
0	S1	NA	0'	21"	0.2	gray/brown coarse SAND, some gravel
-1						
			2'			
-2	S2		2'	16"	0.6	gray/brown coarse SAND, some gravel
-3						
			4'			
-4	S3		4'	18"	0.3	gray/brown coarse SAND, some gravel
-5						
			6'			
-6	S4		6'	17"	0.4	gray/brown medium to fine SAND, some organics
-7						
			8'			
-8	S5		8'	20"	4.8	gray/brown medium SAND, some very dark brown fill materal
-9						
			10'			
-10	S6		10'			xxxx
-11						
-12						
-13						
-14						
			15'			
-15	S7		15'	N/A	x	wood shards
-16						
			17'			
-17			17'	21"	1.60	dark brown medium SAND, some gravel, little coarse sand
-18						
-19						**xxxx**
			20'			
-20	S8		20'	24"	6.7	Very dark brown fill materal
-21						
-22						
-23						xxxx
-24						
			25'			
-25	S9		25'	16"	0.4	
						Very dark brown fill materal, some gray medium to fine SAND
-26						
-27						
						End

Groundwater Measurements				Summary
Date	Time	Depth to Groundwater	Measuring Point	Overburden:
				Rock:
				Well Depth:
				Boring:

APPENDIX D2

Phase I Limited Subsurface Assessment Report for 17 Winter Street and 38 Winter Street at Maynard

PHASE I LIMITED SUBSURFACE ASSESSMENT REPORT

Maynard Department of Public Works
17 Winter Street & 38 Winter Street
Maynard, Massachusetts 01754

Prepared for:

Peter Koklanos, PE
The LIRO Group
235 East Jericho Turnpike
Mineola, NY 11501

September 17, 2024

CDW Project # 2135.00

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FIGURES

TABLES

APPENDICES

I EXECUTIVE SUMMARY

CDW Consultants, Inc. (CDW) investigated the property at 17 Winter Street in Maynard, Massachusetts (the Site or Subject Property, Figure 1). This Phase 1 Environmental Site Assessment and Limited Subsurface Assessment (Phase I ESA & LSA) also includes the eastern portion of 38 Winter Street in Maynard, Massachusetts.

On April 16, 2024, CDW personnel conducted a visual inspection of the Subject Property and its adjoining and abutting properties to document current observable uses. The investigation included a review of available federal, state, and local environmental agency records to review the presence of petroleum products and/or hazardous materials on or in the vicinity of the Property.

The Subject Property is identified in the Town of Maynard Assessors Database as 17 Winter Street. According to the Assessor's property record card, 17 Winter Street totals 0.417acres, and is identified in the Town of Maynard tax assessor's records as Parcel ID 018.0-0000-0183.0. The current owner is listed as the Town of Maynard. A Property Assessor's Record Card is included in Appendix B.

CDW made the following observations during the Site reconnaissance:

17 Winter Street:

- 17 Winter Street is an undeveloped, wooded area. The subject Property also features a 'paper street', referred to as Boeske Avenue, which is the western border for 17 Winter Street, across which lies 38 Winter Street.
- The abutting properties are residential. According to the Town of Maynard tax assessor's records, the abutting properties have been residential since at least 1920. Across Winter Street to the northwest is the Assabet River Rail Trail, beyond which is the Assabet River. The western neighboring property located at 38 Winter Street is currently occupied by the Maynard Department of Public Works (DPW) and is described further below.
- According to a review of sources available for this ESA, 17 Winter Street has not had any reported releases of oil and/or hazardous materials.
- According to a review of MassDEP Underground Storage Tank (UST) Program registry database, 17 Winter Street has no underground storage tanks.

38 Winter Street:

- According to the Town of Maynard Tax Assessors records, 38 Winter Street consists of approximately 3.15-acres and is referred to in the Town of Maynard Tax Assessors records as 38-40 Winter Street, Parcel ID 018.0-0000-0184.0. 38 Winter Street currently operates as the Maynard DPW. The Maynard DPW is improved with three structures, which are utilized as a salt shed, the current maintenance garage, and a workshop for DPW vehicles. A condemned building, formerly the pump house, is located in the middle of the property. Most of the footprint of the parcel is paved. Access to 38 Winter Street is via a paved drive from the northeast from Winter Street. This ESA & LSA includes only the eastern portion of 38 Winter Street where a soil boring (B-1) was advanced within a paved parking area to

a maximum depth of 27 feet below surface grade (bgs). According to records reviewed, the Maynard DPW is connected to both municipal water and sewer systems.

- The Town of Maynard DPW is listed in the US EPA RCRA Info Facility Information database as a RCRA Generator for waste code D001 – Ignitable Waste, and waste code D039 – Tetrachloroethylene.
- According to the MassDEP Underground Storage Tank Program database, the Town of Maynard DPW property currently has in use a 10,000 gallon gasoline UST and a 4,000 gallon diesel UST, which are both listed for fueling motor vehicles.
- Two release tracking numbers (RTNs) are listed in the MassDEP Searchable Sites List for 38 Winter Street/Town of Maynard DPW.

  •RTN 2-0012751 is related to a release identified circa 1999 during the removal and replacement of a 4,000 gallon diesel UST, the removal of a 1,000 gallon waste oil UST, and an upgrade to an existing 10,000 gallon gasoline UST. The fill port of the waste oil tank was reported at the time of removal to be in poor condition and a 72-hour reporting condition per 310 CMR 40.0313(2) was identified during these activities. After assessment and remediation efforts, a Class A3 Response Action Outcome (RAO) based on a Method 2 Risk Characterization (M2 RC) was prepared for this RTN. The RAO relies on the implementation of an Activity and Use Limitation (AUL) to maintain a condition of No Significant Risk to current and future site occupants.

  •RTN 2-17169 was identified in July 2008. #2 fuel oil was observed floating on standing water within the basement of the former pump house building. After assessment and remediation activities, the release was determined to be localized to the area of the former pump house. An Immediate Response Action Completion (IRAC) report was completed for RTN 2-0017169, and this RTN was linked to RTN 3-0012751.

II SITE DESCRIPTION

The Property uses a street address of 17 Winter Street in the Town of Maynard, Middlesex County, Commonwealth of Massachusetts. The Town of Maynard Assessor's Database lists 17 Winter Street as Parcel ID 018.0-0000-183.0 and comprises 0.417 acres.

This LSA also includes the eastern portion of 38 Winter Street. 38-40 Winter Street is listed as Parcel ID 018.0-0000-0184.0 and comprises 3.15 acres.

The owner of the subject Property is identified in Town Assessor's records as Town of Maynard Select Board with a Property transfer date of May 3, 2016 and a deed recorded in Book 67193 on Page 303.

A copy of the Town of Maynard Tax Assessor's records is included in **Appendix B**.

The Subject Property is located on the Maynard, Massachusetts United States Geological Survey (USGS) Quadrangle Map dated 2021. The approximate center of the Subject Property is located at the following coordinates and elevation:

Universal Transverse Mercator (UTM) Zone 19 Coordinates	
4,699,960.65	UTM Y (Meters)
296,852.08	UTM X (Meters)
Latitude/Longitude	
42.42537	Latitude (North)
-71.46940	Longitude (West)
Elevation	
185.78	Feet above sea level

The Property is located in a lightly developed, residential, mixed commercial area. The Property is situated on the south side of Winter Street, at the intersection of Winter Street with Boeske Avenue. Winter Street travels in a generally northeast-southwest direction in the vicinity of the Property.

As identified during our site visit and Town Assessor's record review, the Subject Property is abutted to the:

North:
by Winter Street, beyond which is the Assabet River Rail Trail and the Assabet River.

East:
by undeveloped wooded land and residential properties.

South:
by Boeske Avenue, beyond which are residential properties.

West:
by Boeske Avenue, beyond which is 38 Winter Street, currently occupied by the town of Maynard DPW.

There was no evidence of significant use, storage and/or production of hazardous material on the adjoining properties with the exception of 38 Winter Street, currently occupied by the Town of Maynard DPW. Additionally, the former location of Bursaw Gas and Oil, Inc is located approximately 300 feet to the northwest of the subject Property. These locations of environmental conditions are discussed in the **Executive Summary**. To evaluate any potential impacts from these releases, as part of the ESA & LSA, on June 25, 2024, two soil borings were advanced at 17 Winter Street, and one soil boring was advanced on the eastern portion of 38 Winter Street. Based on the analytical soil results from the soil borings advanced, it is unlikely that these releases have impacted the subject Property.

III SITE RECONNAISSANCE

On April 16, 2024, CDW personnel conducted a visual inspection of the Subject Property as well as adjoining and neighboring properties to document current observable uses. At the time of the Property reconnaissance, the weather was partly sunny and approximately 61°F.

4.1 General Observations

Based on observations made during the site reconnaissance and records reviewed as part of this ESA & LSA, the Subject Property consists of an undeveloped, wooded, irregularly shaped lot comprising approximately 0.42 +/- acres (See Figure 9).

4.1.1 Exterior Observations

The exterior of the Subject Property consists of an unpaved parking lot along Boeske Ave. A snow plow was stored on the southwestern portion of the property. No evidence of illicit dumping was observed during the site reconnaissance.

4.1.2 Interior Observations

The Property is undeveloped.

4.2 Observations by Focus Area

Drums or Containers
No evidence of drums or containers was noted on the Subject Property

Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs)
No indication of underground storage tanks was observed.

Intermodal Shipping Containers
No intermodal shipping containers were observed on the Subject Property

Indications of Polychlorinated Biphenyls (PCBs)
No indications of Polychlorinated biphenyls (PCBs) were observed on the Subject Property.

Pits, Ponds, and Lagoons
No evidence of pits, ponds and/or lagoons for waste disposal were observed at the Subject Property.

Odors
No significant odors were observed at the Subject Property.

Stained Soil or Pavement
No oil stains were observed on the Subject Property.

Pools of Liquid
No unidentified pools of liquid were observed at the Subject Property.

Stressed Vegetation
No stressed vegetation was observed on the Subject Property at the time of the site inspection.

Solid Waste Disposal
No waste storage area was observed on the Subject Property

Medical/biological wastes/X-ray or other radioactive activities
No medical or biological wastes were observed at the Subject Property.

Drains and Sumps
No drains or sumps were observed at the Subject Property.

Septic Systems
There was no visual evidence of septic systems at the Subject Property. According to records reviewed, the Maynard DPW is connected to both municipal water and sewer systems. 17 Winter Street is undeveloped.

Storm/Wastewater
Catch basins were noted in paved areas during the site reconnaissance. There was no indication of hazardous materials or oil staining near the storm drains.

Wells
No evidence of drinking water wells, dry wells, irrigation wells, or monitoring wells were observed at the Subject Property.

4.3 Records Review

4.4 Additional Environmental Record Sources

CDW contacted the following local agencies for information regarding any hazardous materials response incidents, chemical storage or releases, or notices of environmental violations at the Subject Property.

4.4.1 Town of Maynard Fire Department

CDW completed a public records request to the Town of Maynard Fire Department. The Following information was provided to CDW:

- Tank Transport/Pull permit for 38 Winter Street. from April 12, 1999, indicating the removal of a 1,000-gal and 4,000-gal tank.

4.4.2 Town of Maynard Municipal Offices

The Town of Maynard Department of Public Works website states that Maynard's water is sourced from seven groundwater sources. Wells numbered one through four are located in the southern half of the Town of Maynard, and wells five through seven are located in the northern half of the Town of Maynard. The southern wells descend 40-70 feet deep while the northern wells descend 400 feet deep into bedrock. White Pond is a surface water source that was used in the past and is now only used in the case of an emergency. There are three water treatment facilities used including Old Marlboro Road Treatment Facility (wells 1-3), Green Meadow Treatment Facility (well 4), and Rockland Avenue Treatment Facility (wells 5-7).

4.5 Physical Setting Sources

CDW reviewed several publications including the United States Geological Survey (USGS) maps, the Federal Emergency Management Agency (FEMA) Maps, the United States Department of Agriculture (USDA) Soil Survey, and Massachusetts Geographic Information Systems (MassGIS) Maps.

According to the Mass 21E Map, there are no Chapter 21E Tier Classified sites within 0.5 miles of the Subject Property (Figure 3).

According to the Resource Areas Map (Figure 4), the Subject Property is not a school or hospital. There is a public elementary and a private school located within 0.5 miles of the Subject Property.

According to the Hydrography Map (Figure 5), the Assabet River is located to the north, and northwest of the subject property. Taylor Brook is located approximately 500 feet to the southwest of the subject Property.

According to the FEMA Map (Figure 6), The AE: Regulatory Floodway, AE; has a 1% chance of flooding, with BFE, D: Possible but undetermined Hazard, and X: 0.2% Annual Chance of Flooding falling within 0.5 miles of the Subject Property.

According to MassGIS (Figure 7), the Subject Property is not located within an area of protected Open Space. The nearest Protected Open Space is municipal and federal properties.

The Subject Property is not located in a Natural Heritage Endangered Species Program (NHESP), specifically Priority Habitat of Rare Species (Figure 8). The Subject Property is not located in an Estimated Habitat of Rare Wildlife Area. Within 0.5 miles of the subject property, there is an NHESP Priority Habitats of rare species and an NHESO Estimate Habitats of Rare Wildlife.

4.6 Other Historical Use Information

CDW researched sources of historical information including, but not limited to, the research and review of aerial photographs, topographic maps, and previous environmental reports.

4.6.1 Historical Aerial Photographs

CDW reviewed historical aerial photographs dated 1995, 2001, 2005, 2010, 2015, 2018, 2020, and 2023. The subject property remains undeveloped, wooded land. There are residential houses to the northeast and southeast. The Assabet River can be seen to the north and northwest of the subject property.

IV LIMITED SUBSURFACE INVESTIGATION

5.1 Subsurface Assessment Activities

On June 25, 2024, CDW oversaw three soil borings advanced by Geosearch drillers of Sterling, MA. The soil borings were advanced by hollow stem auger (HSA) and are identified on Figure 9 as B1, B2 and B3. Soil samples were collected continuously up to 10 feet bgs, and soil samples were collected at 5-foot intervals. The three soil borings were advanced to maximum depths of 25 feet bgs.

Soil encountered during drilling in borings B1 through B3 consisted of tan to brown medium to fine sand with gravel, some silt, to approximately five feet (fill). Till material comprising of tan medium to fine sand, with some silt, clay and gravel to maximum drilled depths of 25 feet. Bedrock was not observed during drilling.

CDW used a photoionization detector (PID) equipped with a 10.6 eV lamp and calibrated to an isobutylene equivalent standard to field-screen soil samples for the presence of total organic vapors (TOVs).

Soil results screened for TOVs from the ground surface to a maximum depth of 23 feet bgs are listed below:

Sample ID	Depth (feet)	TOV concentration (ppmv)
B1 S1	0-6	0.1
B1 S2	6-8	ND
B1 S3	8-10	0.1
B1 S4	15-17	0.1
B1 S5	20-22	0.1
B2 S1	0-2	0.2
B2 S2	2-4	ND
B2 S3	4-6	0.1
B2 S4	6-8	NT
B2 S5	8-10	0.2
B2 S6	15-17	0.3
B2 S7	20-23	0.3
B3 S1	0-2	0.3
B3 S2	2-4	NT
B3 S3	4-6	52.6
B3 S4	6-8	ND
B3 S5	8-10	ND
B3 S6	15-17	0.1

*

ND = Not detected
NT = Not tested
ppmv = parts per million by volume

The field-screening results indicated concentrations of TOVs below the instrument detection limit (i.e. non-detect: ND). Soil TOV results ranged from ND to 52.6 parts per million by volume (ppmv). The highest TOV concentration was measured in soil boring B3 from four (4) to six (6) feet bgs. Soil at this depth was observed to be dark brown organic matter. TOV concentrations are summarized in Table 1, attached.

CDW submitted three soil samples to a Massachusetts certified laboratory. A sample collected from B-1 from 8-10 feet bgs was analyzed for volatile petroleum hydrocarbons (VPH), and extractable petroleum hydrocarbons (EPH) by MassDEP methods. A sample composited from B-2 and B-3 from the depth intervals of 5,10 and 15 feet bgs was analyzed for semi-volatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, herbicides, total petroleum hydrocarbons (TPH), reactivity, MA MCP 14 Metals, pH, flashpoint and specific conductance. Soil sample collected from B-3 at 4-5 feet bgs measured the highest TOV concentration of 52.6 ppmv. Therefore, CDW selected this sample for analysis of volatile organic compounds (VOC).

Concentrations of acetone, TPH, and metals were detected above laboratory reporting limits. Detected concentrations did not exceed Massachusetts reportable concentrations (RCS-1).

The soil analytical data is summarized in Table 1, and the laboratory analytical report is provided in Appendix B.

V CONCLUSIONS

CDW Consultants, Inc. (CDW) investigated the property at 17 Winter Street in Maynard, Massachusetts (the Site or Subject Property, Figure 1). This Phase 1 Environmental Site Assessment and Limited Subsurface Assessment (Phase I ESA & LSA) also includes the eastern portion of 38 Winter Street in Maynard, Massachusetts. CDW investigated the subject Property for evidence of petroleum products and/or hazardous materials on or in the vicinity of the Property.

There was no evidence of significant use, storage and/or production of hazardous material on the subject Property or the adjoining properties with the exception of the following:

38 Winter Street:

- 38 Winter Street currently operates as the Town of Maynard DPW. The Maynard DPW is improved with three structures, which are utilized as a salt shed, the current maintenance garage, and a workshop for DPW vehicles.
- The Town of Maynard DPW is listed in the US EPA RCRA Info Facility Information database as a RCRA Generator for waste code D001 – Ignitable Waste, and waste code D039 – Tetrachloroethylene.
- According to the MassDEP Underground Storage Tank Program database, the Town of Maynard DPW property currently has in use a 10,000 gallon gasoline UST and a 4,000 gallon diesel UST, which are both listed for fueling motor vehicles.
- Two release tracking numbers (RTNs) are listed in the MassDEP Searchable Sites List for 38 Winter Street/Town of Maynard DPW.

  •RTN 2-0012751 is related to a release identified circa 1999 during the removal and replacement of a 4,000 gallon diesel UST, the removal of a 1,000 gallon waste oil UST, and an upgrade to an existing 10,000 gallon gasoline UST. The fill port of the waste oil tank was reported at the time of removal to be in poor condition and a 72-hour reporting condition per 310 CMR 40.0313(2) was identified during these activities. After assessment and remediation efforts, a Class A3 Response Action Outcome (RAO) based on a Method 2 Risk Characterization (M2 RC) was prepared for this RTN. The RAO relies on the implementation of an Activity and Use Limitation (AUL) to maintain a condition of No Significant Risk to current and future site occupants.

- •RTN 2-17169 was identified in July 2008. #2 fuel oil was observed floating on standing water within the basement of the former pump house building. After assessment and remediation activities, the release was determined to be localized to the area of the former pump house. An Immediate Response Action Completion (IRAC) report was completed for RTN 2-0017169, and this RTN was linked to RTN 3-0012751.

CDW oversaw a subsurface assessment program in which a total of three soil borings were advanced. Two of the soil borings (B-2, B-3) were advanced on the 17 Winter Street Property. Soil boring (B-1) was advanced within a paved parking area on the eastern portion of 38 Winter Street (see Figure 9). Soil samples were analyzed for VPH, EPH, SVOCs, PCBs, pesticides, herbicides, TPH, VOC, reactivity, MA MCP 14 metals, pH, flashpoint, and specific conductance. Concentrations of acetone, TPH, and metals were detected above laboratory reporting limits. Detected concentrations did not exceed Massachusetts reportable concentrations (RCS-1).

The subsurface assessment program indicated evidence of TPH in soil identified above laboratory reporting limits, but below Massachusetts RCS-1 concentrations at 17 Winter Street. Based on the results of the subsurface assessment program, information reviewed as part of this LSA & ESA, inferred groundwater flow, the distance of operations and regulated spills on nearby properties, and regulatory status of nearby spills, it is unlikely that soil at the subject Property is significantly impacted by operations and reported spills on the adjoining and/or nearby properties. No reference to the disposition of groundwater, sediment, soil gas, and/or indoor air is included as part of this ESA & LSA.

VI RECOMMENDATIONS

- During any future excavation of the subsurface, there is potential for encountering areas of suspect oil or hazardous materials. Even in areas of native, undisturbed soil, if material is to be exported, specific and stringent sampling, analysis, and profiling requirements will be necessary for an off-site location to receive the material. Therefore, sampling and laboratory analysis across the site, particularly within identified fill, and in areas where soil will be exported will be a necessary component of site construction activities. Soil pre-characterization begins with collecting and testing one representative composite sample per every 500 cubic yards of soil to be exported or managed onsite for a standard analytical suite of potential constituents of concern. Should dewatering activities be necessary at the subject Property, CDW recommends collecting representative groundwater samples and analyzing local groundwater for oil and/or hazardous materials.
- CDW recommends that a soil management plan be incorporated into future construction documents to provide guidance on the types of conditions requiring special management or mitigating measures.
- USEPA NESHAP regulations require sampling potential ACM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those in areas which are normally inaccessible. Any material found to be ACM should be handled in accordance with applicable regulations.

VII LIMITATIONS

7.1 Purpose

The purpose of the assessment was to evaluate the Subject Property history, observable conditions, and current use to identify potential presence of petroleum products and/or hazardous materials on or in the vicinity of the Property.

7.2 Data Gaps

Based on the information obtained during this ESA, it is the professional opinion of CDW Consultants that there are no data gaps.

7.3 Detailed Scope of Services

The CDW investigation consisted of the following elements: A site reconnaissance, a review of available historical documents associated with the Subject Property; a review of local, state, and federal environmental databases, and interviews with the manager/owner.

7.4 Significant Assumptions

CDW assumes that all available site information has been provided by the owner or its representative, that the information reviewed and provided by the owner, the city, and information databases are accurate, current, and complete. Where portions of the Subject Property were inaccessible, CDW assumes that site conditions in those areas would not contradict any observations made herein.

There is a possibility that even with the proper application of these methodologies that there may be conditions that exist on the Subject Property that could not be identified within the scope of the assessment, or which were not reasonably identifiable from the available information. CDW believes that the information obtained from the records review and the interviews concerning the Subject Property is reliable. However, CDW Consultants cannot and does not warrant or guarantee that the information provided by these sources is accurate or complete. The methodologies of this assessment are not intended to produce all-inclusive or comprehensive results, but rather to provide the Client with information relating to the Subject Property.

7.5 Limitations and Exceptions

The conclusions of this report are limited to the information available at the time of the investigation and the scope of services as defined.

Only subsurface soil was evaluated as part of the LSA. Groundwater, sediment, soil gas and/or indoor air were not evaluated as part of this LSA.

Where access to portions of the Subject Property was unavailable or limited, CDW renders no opinion as to the presence of oil or hazardous material or the presence of indirect evidence related to oil or hazardous material in that portion of the Subject Property.

No other conclusions, interpretations, or recommendations are contained or implied in this report other than those expressed. CDW makes no warranty, expressed or implied, on the accuracy of the work and information completed by others and upon which CDW has relied to prepare this report. No other use of this report is warranted without the written consent of CDW.

Events occurring on the Subject Property after April 16, 2024, the date of the site reconnaissance, are beyond the scope of this report. CDW makes no expressed or implied representations or warranties regarding any changes in the condition of the premises after this date from onsite or offsite sources.

7.6 Special Terms and Conditions

This Phase I ESA was conducted as part of a feasibility study. There were no other special Terms or Conditions.

7.7 User Reliance

This report is intended for the use of the entities listed below and may be relied upon for up to six months after the date issued. No other individuals or entities may rely upon the report contents, in part or in whole.

Client: Hill-LiRo, Corp. f/k/a LiRo Corp, and f/k/a DiGiorgio Associates, Inc.

7.8 Additional Services

No additional services were completed as part of this study.

A wetlands survey was not performed. A professional title search was not included.

VIII REFERENCES

Town of Maynard Public Records Search, Health, Conservation, Building, Fire Prevention Department, and Department of Public Works.

Maynard, Massachusetts United States Geological Survey (USGS) Quadrangle Map dated 2021.

Massachusetts Department of Environmental Protection, Online Database, August 2024.

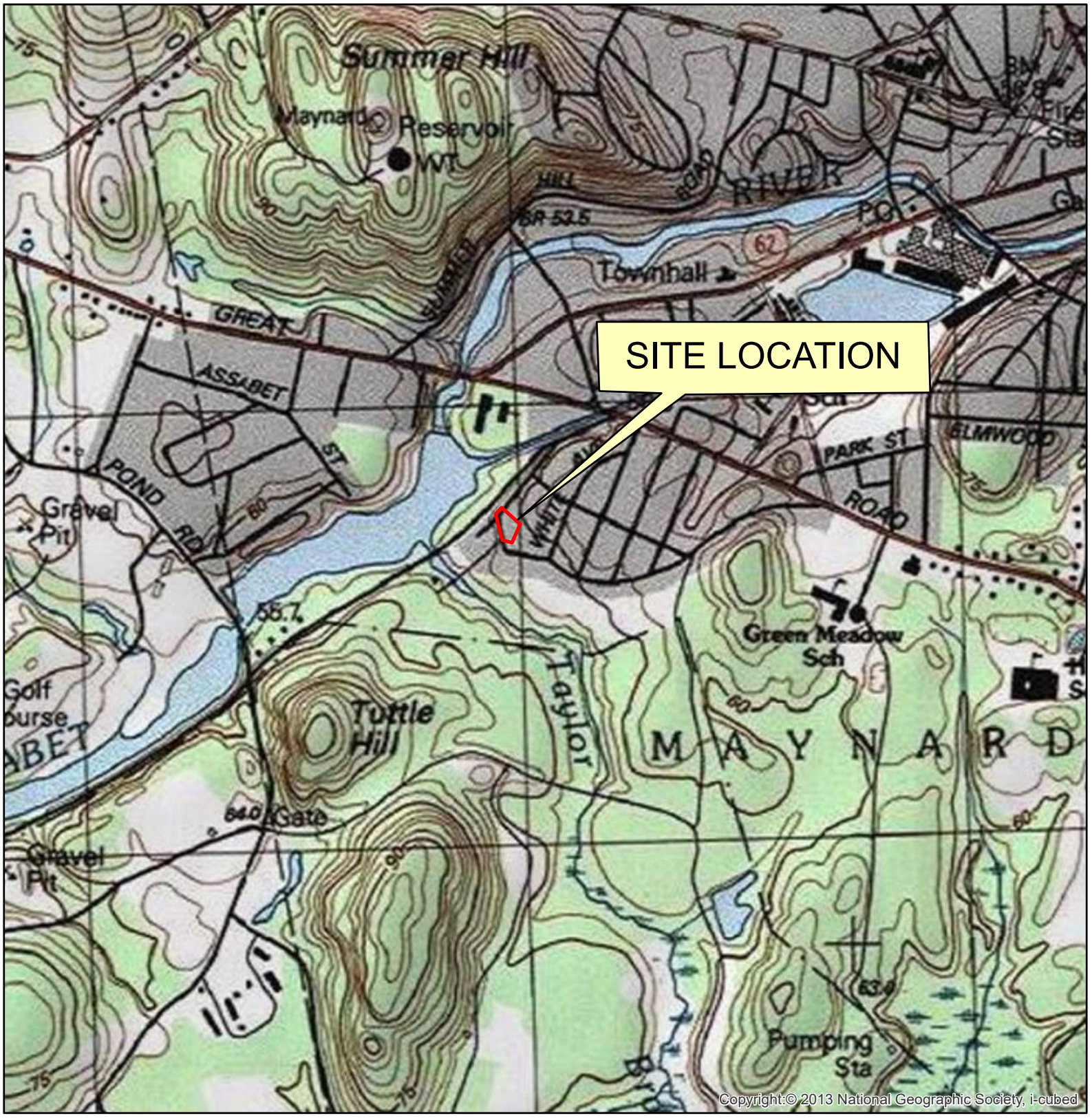
MassGIS data from website “MassMapper.”

IX SIGNATURE AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

The Site Investigator is knowledgeable regarding the type of industrial, manufacturing, commercial or other processes or operations which might reasonably be expected to generate, use, treat, store, or dispose of oil or hazardous material. The Site Investigator has reviewed the recent history of the Site and has considered the potential for the generation, use, treatment, storage or disposal of oil or hazardous material by (a) the uses presently associated with the Site and (b) to the extent ascertainable by inquiry, the uses previously associated with the Site.

Signed:_____
Name: William J. Betters, P.G., L.S.P.
Date:: September 17, 2024

SITE FIGURES



CDW CONSULTANTS
Environmental and Civil Engineering

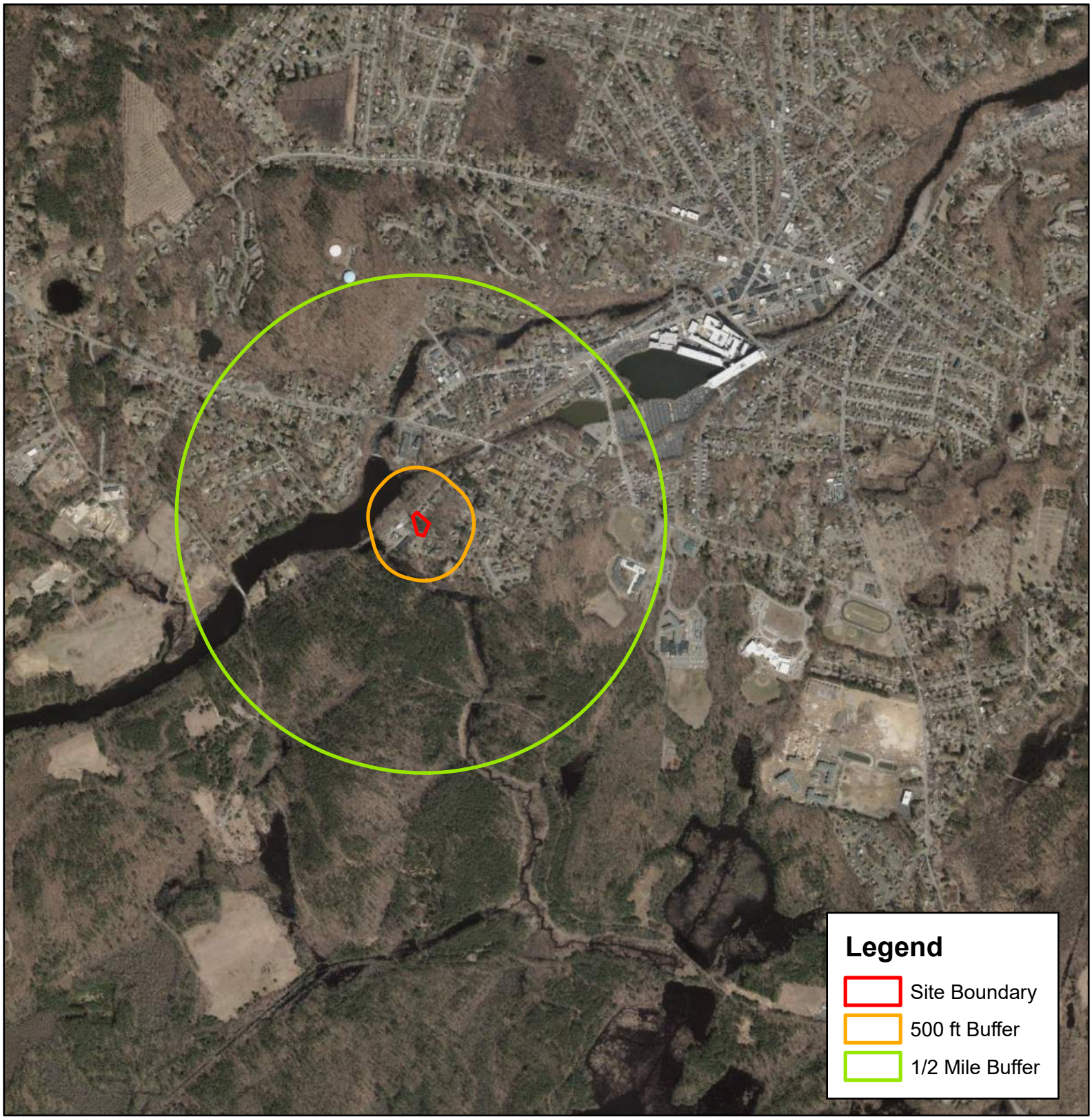
Figure 1 - Site Locus Map

Maynard DPW
17 Winter Street, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 1,333 feet



CDW CONSULTANTS
Environmental and Civil Engineering

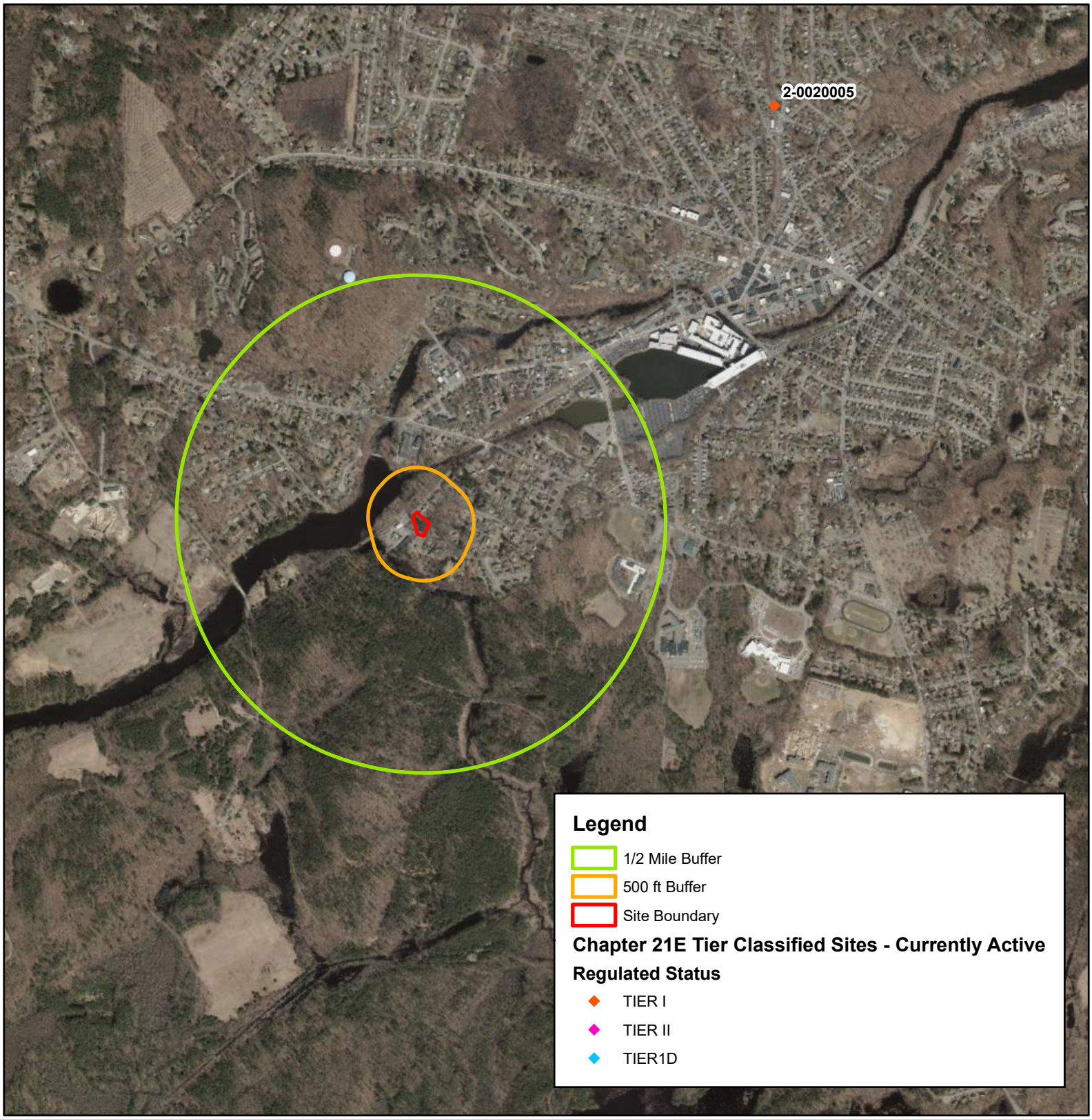
Figure 2 - Site Plan Map

Maynard DPW
17 Winter Street, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 2,000 feet



CDW CONSULTANTS
Environmental and Civil Engineering

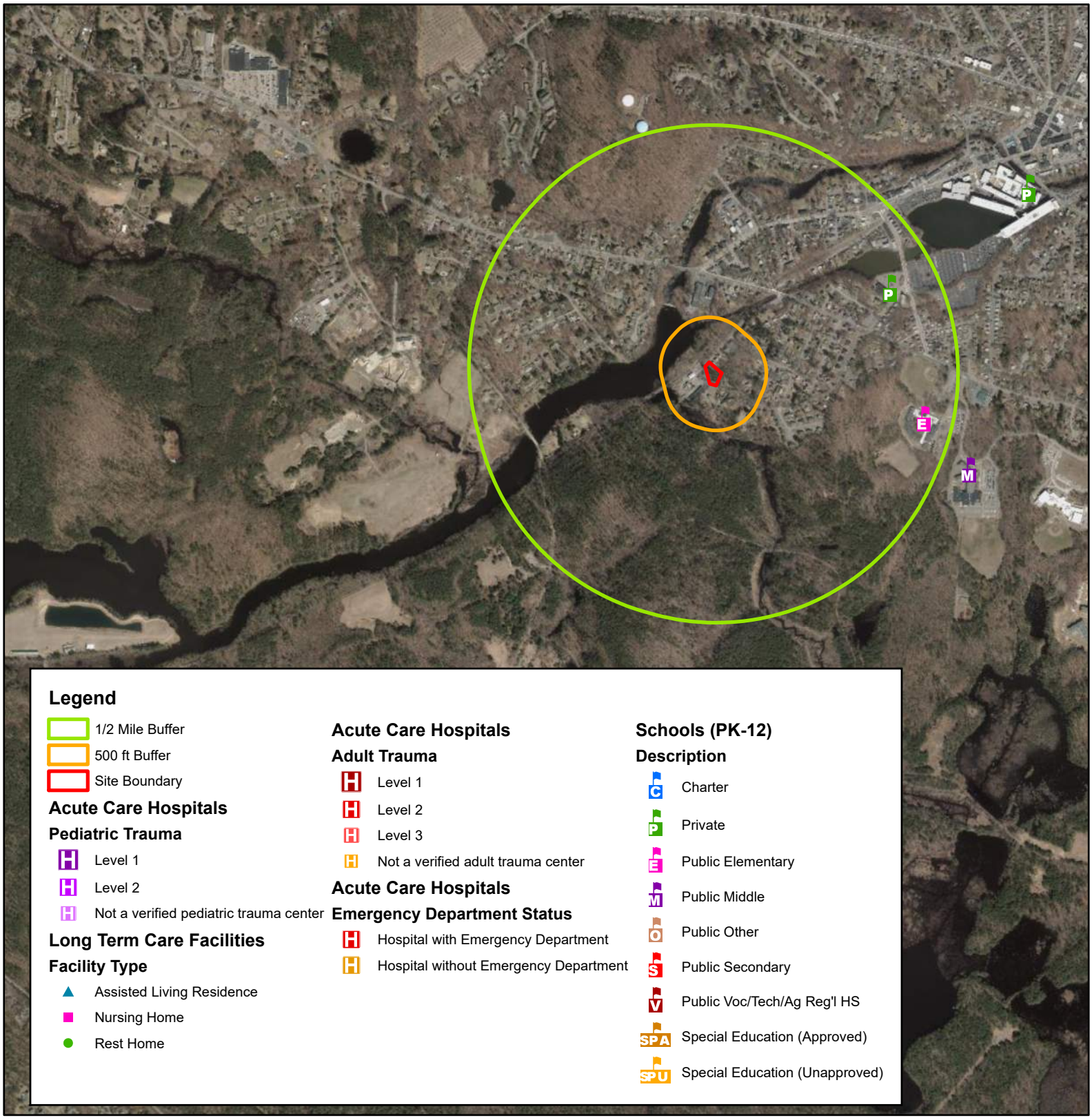
Figure 3 - Mass 21E Map

Maynard DPW
17 Winter Street, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 2,000 feet



CDW CONSULTANTS
Environmental and Civil Engineering

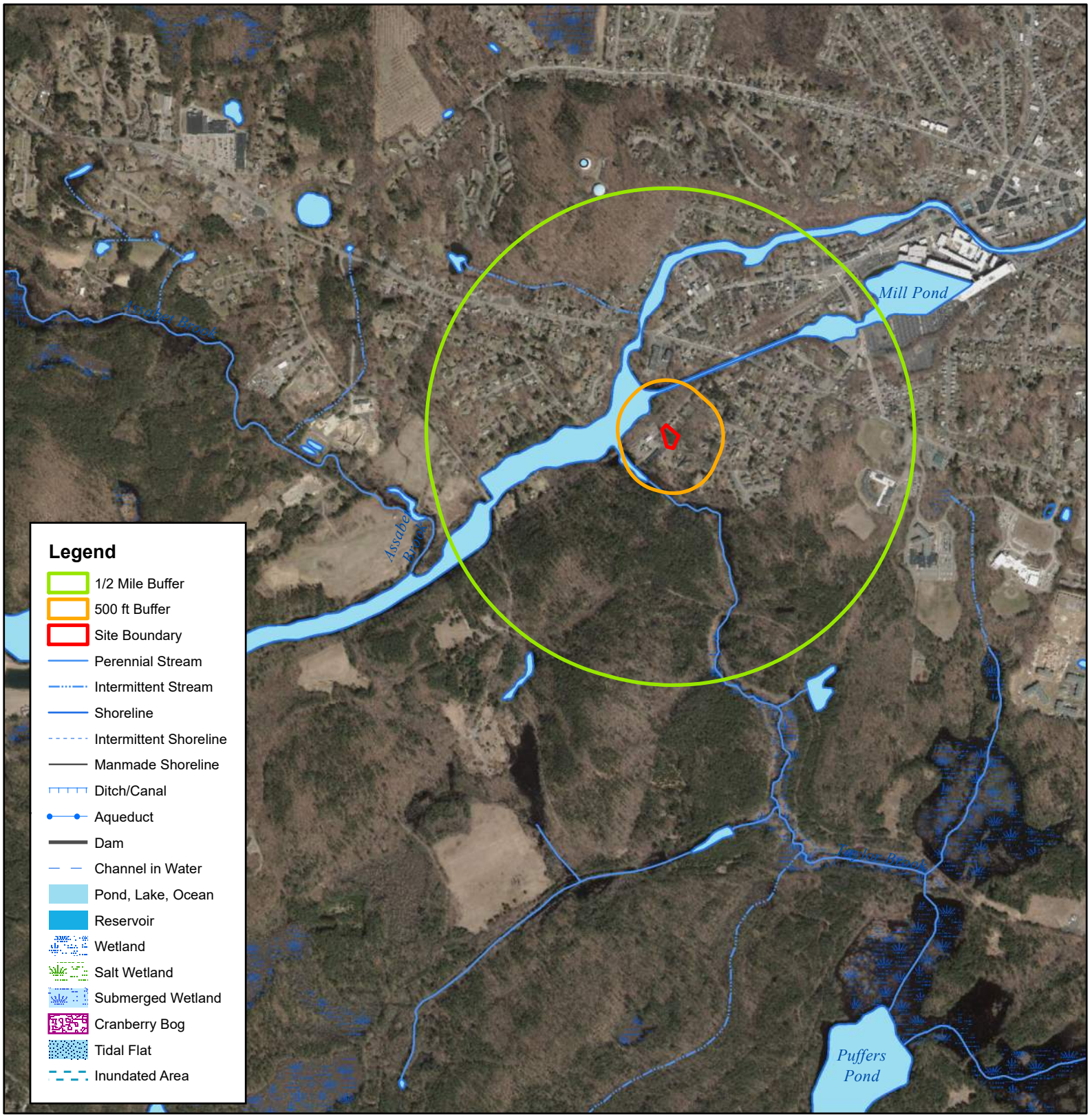
Figure 4 - Resource Areas Map

Maynard DPW
17 Winter Street, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 2,000 feet



CDW CONSULTANTS
Environmental and Civil Engineering

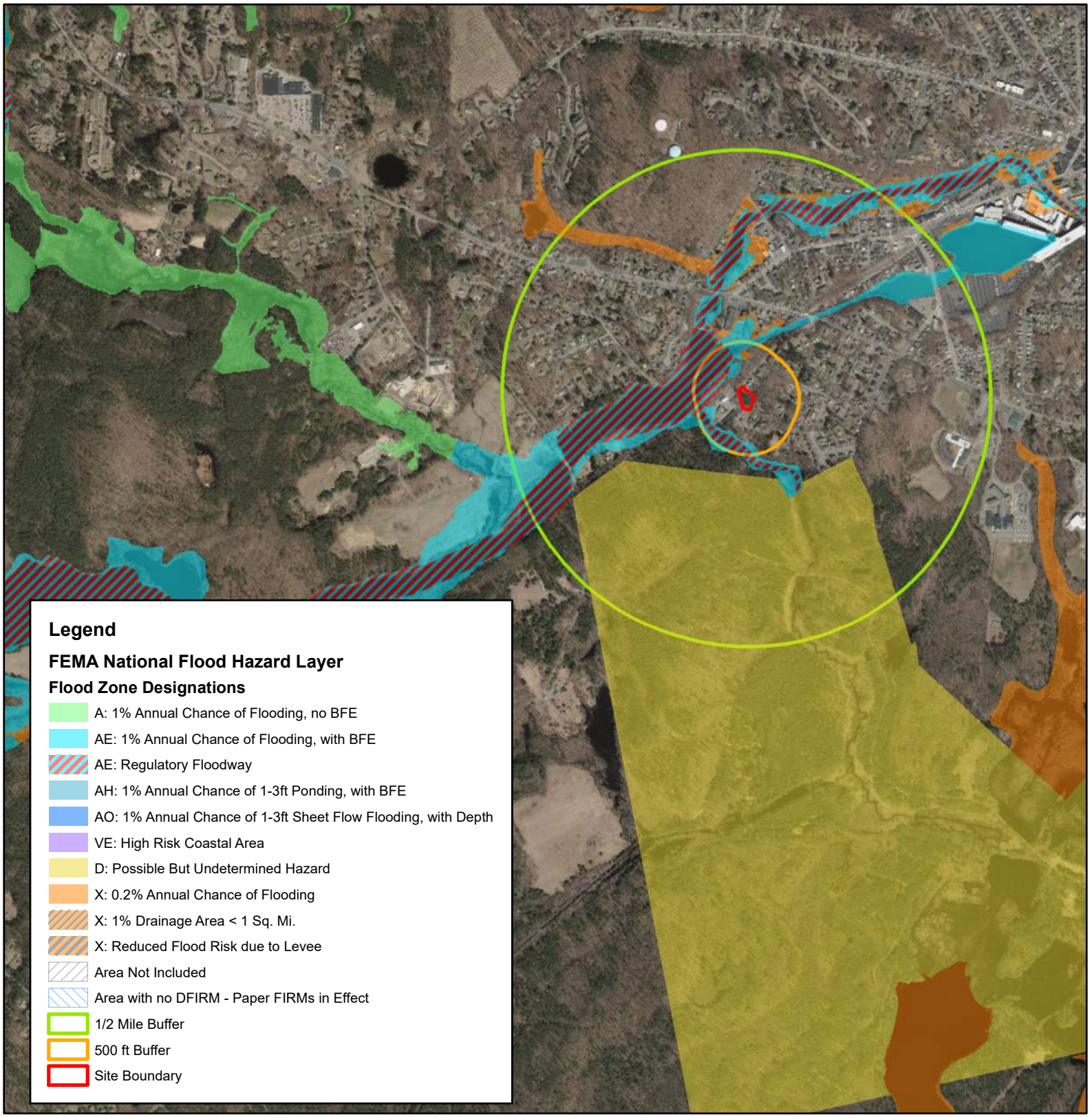
Figure 5 - Hydrography Map

Maynard DPW
17 Winter Street, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 2,000 feet



CDW CONSULTANTS
Environmental and Civil Engineering

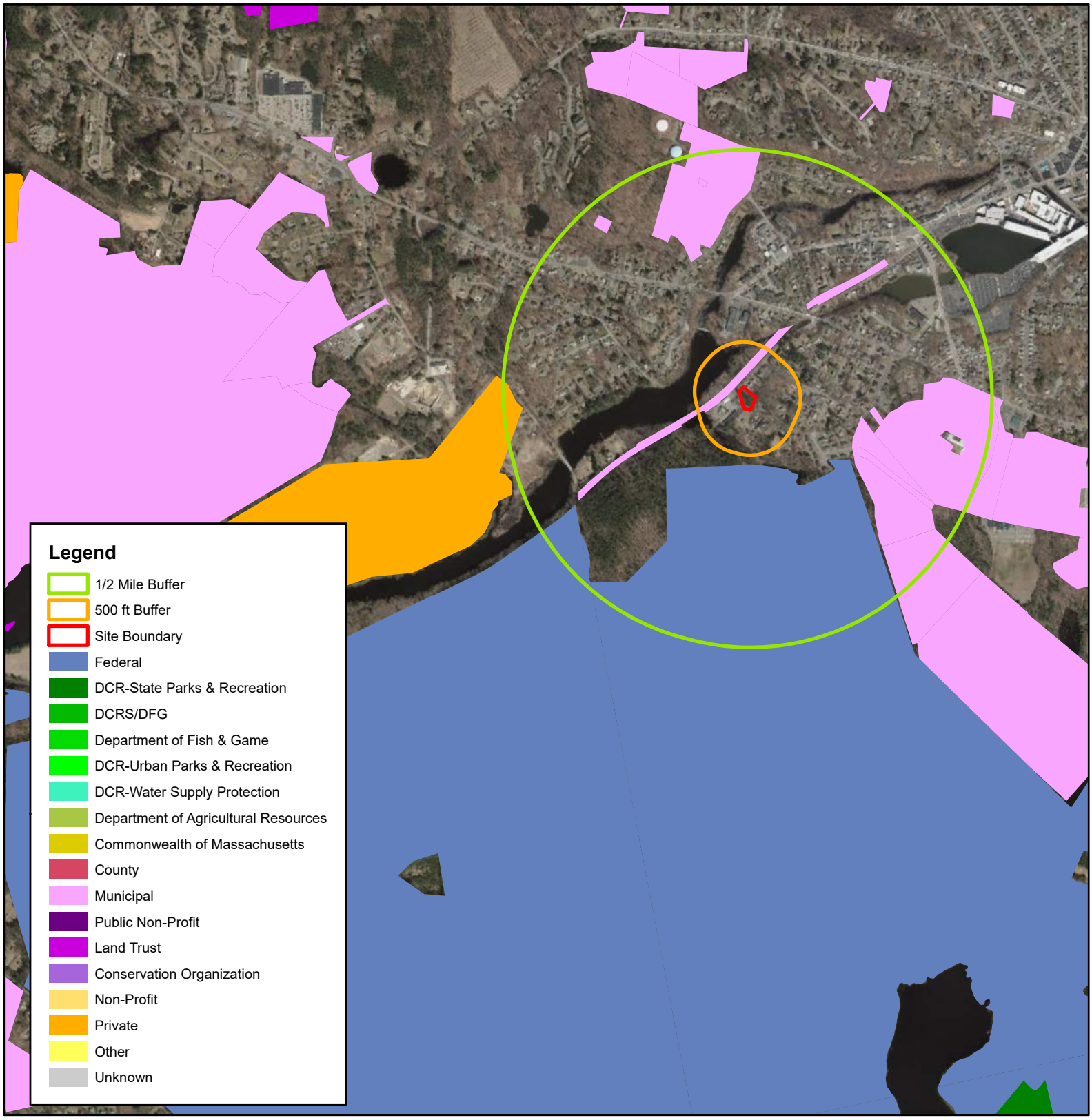
Figure 6 - FEMA Map

Maynard DPW
17 Winter Street, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 2,000 feet



CDW CONSULTANTS
Environmental and Civil Engineering

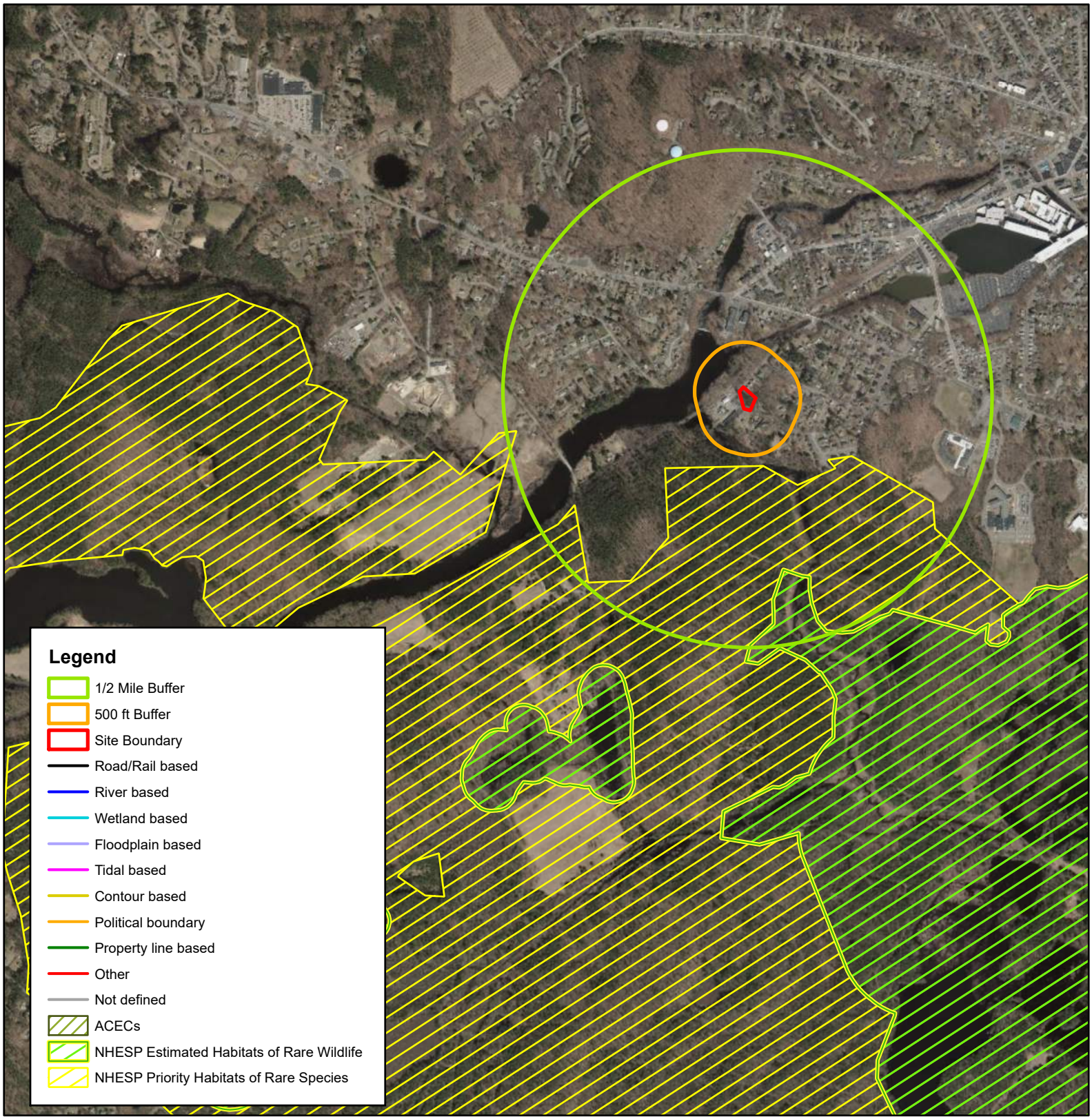
Maynard DPW
17 Winter Street, Maynard, MA

N
W E
S

Figure 7 - Protected and Recreational Open Space Map

SOURCE : MassGIS

1 inch = 2,000 feet



CDW CONSULTANTS
Environmental and Civil Engineering

Figure 8 - Natrual Heritage ACEC Map

Maynard DPW
17 Winter Street, Maynard, MA

N
W E
S

SOURCE : MassGIS

1 inch = 2,000 feet

CDW CONSULTANTS
Environmental and Civil Engineering

Maynard DPW
17 Winter St Street, Maynard, MA

N
W E
S

Figure 9 - Boring locations

SOURCE : MassGIS

1 inch = 83 feet

DATA TABLES

Table 1
Soil Analytical Data
June 2024
17 and 38 Winter Street,
Maynard, Massachusetts 01754

Sample Designation			B-1	B-3 - B-2 COMP	B-3 4-5ft
Sample Date			06/25/2024	06/25/2024	06/25/2024
Sample Depth (feet)			8-10'	5',10',15'	4-5'
Classical Chemistry		**2024-RCS1**			
Conductivity	umhos/cm	NS	NT	**165**	NT
Corrosivity (pH)	S.U.	NS	NT	**5.50**	NT
Flashpoint	°F	NS	NT	**>200**	NT
Reactive Cyanide	mg/kg	NS	NT	*ND(2)*	NT
Reactive Sulfide	mg/kg	NS	NT	*ND(2)*	NT
EPH					
C11-C22 Aromatics1,2	mg/kg dry	1000	*ND (18.2)*	NT	NT
C19-C36 Aliphatics1	mg/kg dry	3000	*ND (18.2)*	NT	NT
C9-C18 Aliphatics1	mg/kg dry	1000	*ND (18.2)*	NT	NT
EPH Analytes					
2-Methylnaphthalene	mg/kg dry	0.7	*ND (0.24)*	NT	NT
Acenaphthene	mg/kg dry	4	*ND (0.48)*	NT	NT
Acenaphthylene	mg/kg dry	2	*ND (0.24)*	NT	NT
Anthracene	mg/kg dry	1000	*ND (0.48)*	NT	NT
Benzo(a)anthracene	mg/kg dry	20	*ND (0.48)*	NT	NT
Benzo(a)pyrene	mg/kg dry	2	*ND (0.48)*	NT	NT
Benzo(b)fluoranthene	mg/kg dry	20	*ND (0.48)*	NT	NT
Benzo(g,h,i)perylene	mg/kg dry	1000	*ND (0.48)*	NT	NT
Benzo(k)fluoranthene	mg/kg dry	200	*ND (0.48)*	NT	NT
Chrysene	mg/kg dry	200	*ND (0.48)*	NT	NT
Dibenzo(a,h)Anthracene	mg/kg dry	2	*ND (0.24)*	NT	NT
Fluoranthene	mg/kg dry	1000	*ND (0.48)*	NT	NT
Fluorene	mg/kg dry	1000	*ND (0.48)*	NT	NT
Indeno(1,2,3-cd)Pyrene	mg/kg dry	20	*ND (0.48)*	NT	NT
Naphthalene	mg/kg dry	4	*ND (0.48)*	NT	NT
Phenanthrene	mg/kg dry	10	*ND (0.48)*	NT	NT
Pyrene	mg/kg dry	1000	*ND (0.48)*	NT	NT
Herbicides					
2,4,5-T	mg/kg dry	100	NT	*ND (0.012)*	NT
2,4,5-TP (Silvex)	mg/kg dry	100	NT	*ND (0.012)*	NT
2,4-D	mg/kg dry	100	NT	*ND (0.057)*	NT
2,4-DB	mg/kg dry	100	NT	*ND (0.058)*	NT
Dalapon	mg/kg dry	1000	NT	*ND(0.056)*	NT
Dicamba	mg/kg dry	500	NT	*ND(0.011)*	NT
Dichlorprop	mg/kg dry	NE	NT	*ND (0.057)*	NT
Dinoseb	mg/kg dry	500	NT	*ND (0.058)*	NT
MCPA	mg/kg dry	100	NT	*ND(2.84)*	NT
MCPP	mg/kg dry	NE	NT	*ND(2.87)*	NT

Table 1
Soil Analytical Data
June 2024
17 and 38 Winter Street,
Maynard, Massachusetts 01754

Sample Designation			B-1	B-3 - B-2 COMP	B-3 4-5ft
Sample Date			06/25/2024	06/25/2024	06/25/2024
Sample Depth (feet)			8-10'	5',10',15'	4-5'
PCBs					
Aroclor 1016	mg/kg dry	1	NT	*ND(0.06)*	NT
Aroclor 1221	mg/kg dry	1	NT	*ND(0.06)*	NT
Aroclor 1232	mg/kg dry	1	NT	*ND(0.06)*	NT
Aroclor 1242	mg/kg dry	1	NT	*ND(0.06)*	NT
Aroclor 1248	mg/kg dry	1	NT	*ND(0.06)*	NT
Aroclor 1254	mg/kg dry	1	NT	*ND(0.06)*	NT
Aroclor 1260	mg/kg dry	1	NT	*ND(0.06)*	NT
Aroclor 1262	mg/kg dry	1	NT	*ND(0.06)*	NT
Aroclor 1268	mg/kg dry	1	NT	*ND(0.06)*	NT
Pesticides					
4,4´-DDD	mg/kg dry	10	NT	*ND (0.0031)*	NT
4,4´-DDE	mg/kg dry	7	NT	*ND (0.0031)*	NT
4,4´-DDT	mg/kg dry	7	NT	*ND (0.0031)*	NT
Aldrin	mg/kg dry	0.09	NT	*ND (0.0031)*	NT
alpha-BHC	mg/kg dry	50	NT	*ND (0.0031)*	NT
alpha-Chlordane	mg/kg dry	6	NT	*ND (0.0031)*	NT
beta-BHC	mg/kg dry	10	NT	*ND (0.0031)*	NT
Chlordane (Total)	mg/kg dry	6	NT	*ND (0.0249)*	NT
delta-BHC	mg/kg dry	10	NT	*ND (0.0031)*	NT
Dieldrin	mg/kg dry	0.09	NT	*ND (0.0031)*	NT
Endosulfan I	mg/kg dry	0.5	NT	*ND (0.0031)*	NT
Endosulfan II	mg/kg dry	0.5	NT	*ND (0.0031)*	NT
Endosulfan Sulfate	mg/kg dry	NE	NT	*ND (0.0031)*	NT
Endrin	mg/kg dry	20	NT	*ND (0.0031)*	NT
Endrin Ketone	mg/kg dry	NS	NT	*ND (0.0031)*	NT
gamma-BHC (Lindane)	mg/kg dry	0.003	NT	*ND (0.0019)*	NT
gamma-Chlordane	mg/kg dry	6	NT	*ND (0.0031)*	NT
Heptachlor	mg/kg dry	0.3	NT	*ND (0.0031)*	NT
Heptachlor Epoxide	mg/kg dry	0.2	NT	*ND (0.0031)*	NT
Hexachlorobenzene	mg/kg dry	0.7	NT	*ND (0.0031)*	NT
Methoxychlor	mg/kg dry	300	NT	*ND (0.0031)*	NT
Toxaphene	mg/kg dry	10	NT	*ND(0.156)*	NT
SVOCs					
1,1-Biphenyl	mg/kg dry	0.05	NT	*ND(0.021)*	NT
1,2,4-Trichlorobenzene	mg/kg dry	2	NT	*ND(0.021)*	NT
1,2-Dichlorobenzene	mg/kg dry	9	NT	*ND(0.304)*	NT
1,3-Dichlorobenzene	mg/kg dry	3	NT	*ND(0.021)*	NT
1,4-Dichlorobenzene	mg/kg dry	0.7	NT	*ND(0.024)*	NT
2,4,5-Trichlorophenol	mg/kg dry	4	NT	*ND(0.304)*	NT
2,4,6-Trichlorophenol	mg/kg dry	0.7	NT	*ND(0.127)*	NT
2,4-Dichlorophenol	mg/kg dry	0.7	NT	*ND(0.1)*	NT
2,4-Dimethylphenol	mg/kg dry	0.7	NT	*ND(0.163)*	NT
2,4-Dinitrophenol	mg/kg dry	3	NT	*ND(0.53)*	NT
2,4-Dinitrotoluene	mg/kg dry	0.7	NT	*ND(0.088)*	NT
2,6-Dinitrotoluene	mg/kg dry	100	NT	*ND(0.304)*	NT

Table 1
Soil Analytical Data
June 2024
17 and 38 Winter Street,
Maynard, Massachusetts 01754

Sample Designation			**B-1**	**B-3 - B-2 COMP**	**B-3 4-5ft**
Sample Date			06/25/2024	06/25/2024	06/25/2024
Sample Depth (feet)			8-10'	5',10',15'	4-5'
2-Chloronaphthalene	mg/kg dry	1000	NT	*ND(0.304)*	NT
2-Chlorophenol	mg/kg dry	0.7	NT	*ND(0.029)*	NT
2-Methylnaphthalene	mg/kg dry	0.7	NT	*ND(0.021)*	NT
2-Methylphenol	mg/kg dry	500	NT	*ND(0.304)*	NT
2-Nitrophenol	mg/kg dry	100	NT	*ND(0.608)*	NT
3,3´-Dichlorobenzidine	mg/kg dry	3	NT	*ND(0.075)*	NT
3+4-Methylphenol	mg/kg dry	500	NT	*ND(0.304)*	NT
4-Bromophenyl-phenylether	mg/kg dry	100	NT	*ND(0.304)*	NT
4-Chloroaniline	mg/kg dry	1	NT	*ND(0.1)*	NT
4-Nitrophenol	mg/kg dry	100	NT	*ND(1.22)*	NT
Acenaphthene	mg/kg dry	4	NT	*ND(0.304)*	NT
Acenaphthylene	mg/kg dry	2	NT	*ND(0.018)*	NT
Acetophenone	mg/kg dry	1000	NT	*ND(0.304)*	NT
Aniline	mg/kg dry	1000	NT	*ND(0.304)*	NT
Anthracene	mg/kg dry	1000	NT	*ND(0.304)*	NT
Azobenzene	mg/kg dry	50	NT	*ND(0.022)*	NT
Benzo(a)anthracene	mg/kg dry	20	NT	*ND(0.304)*	NT
Benzo(a)pyrene	mg/kg dry	2	NT	*ND(0.304)*	NT
Benzo(b)fluoranthene	mg/kg dry	20	NT	*ND(0.304)*	NT
Benzo(g,h,i)perylene	mg/kg dry	1000	NT	*ND(0.304)*	NT
Benzo(k)fluoranthene	mg/kg dry	200	NT	*ND(0.304)*	NT
bis(2-Chloroethoxy)methane	mg/kg dry	500	NT	*ND(0.304)*	NT
bis(2-Chloroethyl)ether	mg/kg dry	0.7	NT	*ND(0.021)*	NT
bis(2-chloroisopropyl)Ether	mg/kg dry	0.7	NT	*ND(0.112)*	NT
bis(2-Ethylhexyl)phthalate	mg/kg dry	100	NT	*ND(0.304)*	NT
Butylbenzylphthalate	mg/kg dry	100	NT	*ND(0.304)*	NT
Chrysene	mg/kg dry	200	NT	*ND(0.304)*	NT
Dibenzo(a,h)Anthracene	mg/kg dry	2	NT	*ND(0.032)*	NT
Dibenzofuran	mg/kg dry	100	NT	*ND(0.304)*	NT
Diethylphthalate	mg/kg dry	10	NT	*ND(0.304)*	NT
Dimethylphthalate	mg/kg dry	0.7	NT	*ND(0.024)*	NT
Di-n-butylphthalate	mg/kg dry	50	NT	*ND(0.304)*	NT
Di-n-octylphthalate	mg/kg dry	1000	NT	*ND(0.608)*	NT
Fluoranthene	mg/kg dry	1000	NT	*ND(0.304)*	NT
Fluorene	mg/kg dry	1000	NT	*ND(0.304)*	NT
Hexachlorobenzene	mg/kg dry	0.7	NT	*ND(0.103)*	NT
Hexachlorobutadiene	mg/kg dry	30	NT	*ND(0.304)*	NT
Hexachloroethane	mg/kg dry	0.7	NT	*ND(0.023)*	NT
Indeno(1,2,3-cd)Pyrene	mg/kg dry	20	NT	*ND(0.304)*	NT
Isophorone	mg/kg dry	100	NT	*ND(0.304)*	NT
Naphthalene	mg/kg dry	4	NT	*ND(0.304)*	NT

Table 1
Soil Analytical Data
June 2024
17 and 38 Winter Street,
Maynard, Massachusetts 01754

Sample Designation			B-1	B-3 - B-2 COMP	B-3 4-5ft
Sample Date			06/25/2024	06/25/2024	06/25/2024
Sample Depth (feet)			8-10'	5',10',15'	4-5'
Nitrobenzene	mg/kg dry	500	NT	*ND(0.304)*	NT
N-Nitrosodimethylamine	mg/kg dry	50	NT	*ND(0.304)*	NT
Pentachlorophenol	mg/kg dry	3	NT	*ND(0.24)*	NT
Phenanthrene	mg/kg dry	10	NT	*ND(0.304)*	NT
Phenol	mg/kg dry	0.9	NT	*ND(0.099)*	NT
Pyrene	mg/kg dry	1000	NT	*ND(0.304)*	NT
Pyridine	mg/kg dry	500	NT	*ND(0.304)*	NT
			NT		
Total Metals			NT		
Antimony	mg/kg dry	20	NT	*ND(6.23)*	NT
Arsenic	mg/kg dry	20	NT	**4.44**	NT
Barium	mg/kg dry	1000	NT	**33.9**	NT
Beryllium	mg/kg dry	100	NT	**0.23**	NT
Cadmium	mg/kg dry	80	NT	*ND(0.62)*	NT
Chromium	mg/kg dry	100	NT	**14.9**	NT
Lead	mg/kg dry	200	NT	*ND(6.23)*	NT
Mercury	mg/kg dry	20	NT	*ND(0.038)*	NT
Nickel	mg/kg dry	700	NT	**10.6**	NT
Selenium	mg/kg dry	400	NT	*ND(6.23)*	NT
Silver	mg/kg dry	100	NT	*ND(0.62)*	NT
Thallium	mg/kg dry	8	NT	*ND(6.23)*	NT
Vanadium	mg/kg dry	500	NT	**19.6**	NT
Zinc	mg/kg dry	1000	NT	**19.8**	NT
TPH - ETPH					
Total Petroleum Hydrocarbons (C	mg/kg dry	1000	NT	**25.6**	NT
VOCs - Low					
Acetone	mg/kg dry	6	NT	NT	**0.309**
VPH					
C5-C8 Aliphatics1,2	mg/kg dry	100	*ND(8.79)*	NT	NT
C9-C10 Aromatics	mg/kg dry	100	*ND(8.42)*	NT	NT
C9-C12 Aliphatics2,3	mg/kg dry	1000	*ND(17.5)*	NT	NT
VPH Analytes					
Benzene	mg/kg dry	2	*ND(0.17)*	NT	NT
Ethylbenzene	mg/kg dry	40	*ND(0.17)*	NT	NT
Methyl tert-Butyl Ether	mg/kg dry	0.1	*ND(0.04)*	NT	NT
Naphthalene	mg/kg dry	4	*ND(0.17)*	NT	NT
Toluene	mg/kg dry	30	*ND(0.17)*	NT	NT
Xylene O	mg/kg dry	100	*ND(0.17)*	NT	NT
Xylene P,M	mg/kg dry	100	*ND(0.34)*	NT	NT

Notes
ND = Not detected (Detection limit in parentheses)
mg/kg = Milligrams per kilogram
NS = No Massachusetts reportable concentration
NT = Not tested

APPENDIX A

Unofficial Property Record Card - Maynard, MA

General Property Data

Parcel ID	018.0-0000-0183.0	**Account Number**	336
Prior Parcel ID	--		
Property Owner	TOWN OF MAYNARD SELECT BOARD	**Property Location**	17 WINTER ST
		Property Use	CTY-TWN-PROP
Mailing Address	195 MAIN ST	**Most Recent Sale Date**	5/3/2016
		Legal Reference	67193-303
City	MAYNARD	**Grantor**	BOSWORTH ORRIN & ROSE,
Mailing State	MA **Zip** 01754	**Sale Price**	0
ParcelZoning	R1	**Land Area**	0 417 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	0	0	279,600	279,600

Building Description

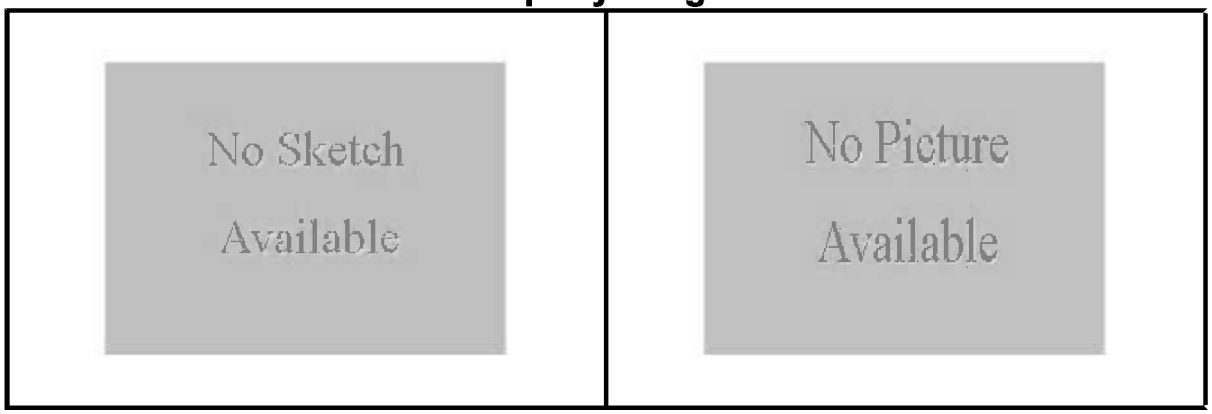
Building Style	**Foundation Type**	**Flooring Type** N/A
# of Living Units 0	**Frame Type**	**Basement Floor** N/A
Year Built N/A	**Roof Structure**	**Heating Type** N/A
Building Grade	**Roof Cover**	**Heating Fuel** N/A
Building Condition N/A	**Siding**	**Air Conditioning** 0%
Finished Area (SF) N/A	**Interior Walls** N/A	**# of Bsmt Garages** 0
Number Rooms 0	**# of Bedrooms** 0	**# of Full Baths** 0
# of 3/4 Baths 0	**# of 1/2 Baths** 0	**# of Other Fixtures** 0

Legal Description

Narrative Description of Property

This property contains 0.417 acres of land mainly classified as CTY-TWN-PROP with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Maynard, MA

General Property Data

Parcel ID	018.0-0000-0184.0	**Account Number**	3149
Prior Parcel ID	--		
Property Owner	TOWN OF MAYNARD DPW	**Property Location**	38 - 40 WINTER ST
		Property Use	CTY-TWN-PROP
Mailing Address	195 MAIN ST	**Most Recent Sale Date**	9/30/1953
		Legal Reference	08146-326
City	MAYNARD	**Grantor**	
Mailing State	MA **Zip** 01754	**Sale Price**	0
ParcelZoning	R1	**Land Area**	3 149 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	106,000	680,000	332,300	1,118,300

Building Description

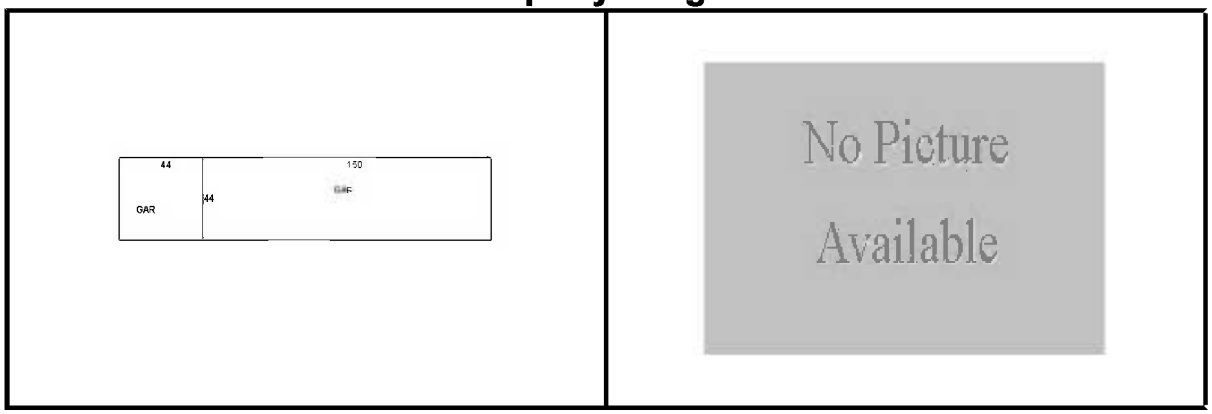
Building Style	CMRCL GARAGE	**Foundation Type**	CONCRETE	**Flooring Type**	CONCRETE
# of Living Units	1	**Frame Type**	D	**Basement Floor**	N/A
Year Built	1973	**Roof Structure**	FLAT	**Heating Type**	SPACE-HEAT
Building Grade	AVERAGE	**Roof Cover**	TAR-GRAVEL	**Heating Fuel**	GAS
Building Condition	Average	**Siding**	CONCR-BLOCK	**Air Conditioning**	0%
Finished Area (SF)	0	**Interior Walls**	DRYWALL	**# of Bsmt Garages**	0
Number Rooms	0	**# of Bedrooms**	0	**# of Full Baths**	0
# of 3/4 Baths	0	**# of 1/2 Baths**	1	**# of Other Fixtures**	0

Legal Description

Narrative Description of Property

This property contains 3.149 acres of land mainly classified as CTY-TWN-PROP with a(n) CMRCL GARAGE style building, built about 1973 , having CONCR-BLOCK exterior and TAR-GRAVEL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Underground tank remova **as of 10/19/11** DSH

Street	Address	size	date tank was removed	contanmation
Winter Street	38	1000 gals	12-Apr-99	unknown
Winter Street	38	4000 gals	12-Apr-99	unknown

Make application to local Fire Department.
DO NOT make application to Department of Fire Services or State Fire Marshal.

The Commonwealth of Massachusetts
Department of Fire Services - Office of the State Fire Marshal

APPLICATION FOR PERMIT

To Maintain an Existing/New Underground Storage Tank Facility Regulated under 527 CMR 9.00

To: Head of Fire Department City, Town or District: MAYNARD Date: 4-19-16

Application is hereby made for a permit to maintain an existing/new storage tank facility as required by 527 CMR 9.00:

Location of Property: DPW 38 Winter St.
Street address

Owner of Property: Town of Maynard
Full name of person, firm or corporation

Number of Storage Tanks: 2 Underground

Signature of Owner or Authorized Representative: _____

Fee paid: $ N/A (M.G.L. Chapter 148, section 10A)

(Fire Department's copy – To be filed with FP-290)

The Commonwealth of Massachusetts
Department of Fire Services - Office of the State Fire Marshal

PERMIT

To Maintain an Existing/New Storage Tank Facility for Underground Storage Tanks Regulated under 527 CMR 9.00

In accordance with the provisions of 527 CMR 9.00 this permit to maintain an existing/new storage tank facility is granted to:

Location of Property: DPW 38 Winter St.
Street address

Owner of Property: Town of MAYNARD
Full name of person, firm or corporation

Number of Storage Tanks: 2 Underground

Facility to be maintained in accordance with the restrictions described below:

Fee paid: $ N/A (M.G.L. Chapter 148, section 10A)

This permit will expire 4-19-2017
Date

Signature of Head of Fire Department or Authorized Designee

527 CMR 9.07 (M) (1) Issuance and renewal contigent upon passing the inspection conducted pursuant to 527 CMR 9.07 (P)

(Owner's copy – To be posted at the storage facility)

The Commonwealth of Massachusetts

Department of Fire Services - Office of the State Fire Marshal

PERMIT

To Maintain an Existing/New Storage Tank Facility for Underground Storage Tanks Regulated under 527 CMR 9.00

In accordance with the provisions of 527 CMR 9.00 this permit to maintain an existing/new storage tank facility is granted to:

Location of Property: Winter St. (DPW)
Street address

Owner of Property: Town of Hayward
Full name of person, firm or corporation

Number of Storage Tanks: 2 Underground

Facility to be maintained in accordance with the restrictions described below:

Fee paid: $ NA (M.G.L. Chapter 148, section 10A)

This permit will expire 4-9-2016
Date

Signature of Head of Fire Department or Approved Designee

527 CMR 9.07 (M) (1) Issuance and renewal contingent upon passing the inspection conducted pursuant to 527 CMR 9.07 (P)

(Owner's copy – *To be posted at the storage facility*)

FP-290 Permit (revised 05/08)

RCRAInfo Facility

Facility Information

MAYNARD DPW
Handler ID: MAC300099322
38 WINTER ST
MAYNARD, MA 01754
County Name: MIDDLESEX
Latitude: 42.42507
Longitude: -71.46756
Hazardous Waste Generator: Very Small Quantity Generator
Owner Name: TOWN OF MAYNARD

BIENNIAL REPORT SUMMARY

No Biennial Report data is available for the facility listed above.

LIST OF FACILITY CONTACTS

NAME	STREET	CITY	STATE	ZIP COD
JOE FOSTER	38 WINTER ST	MAYNARD	MA	01754-00
JOE FOSTER	38 WINTER ST	MAYNARD	MA	01754-00

HANDLER / FACILITY CLASSIFICATION

Unspecified Universe for the facility listed above.

No Handler information is available for the facility listed above.

LIST OF PROCESS UNIT INFORMATION FOR GROUP <https://epa.gov/envirofacts/metadata/table/rcra/rcr_pm_unit>

No Process Information is available for the facility listed above.

LIST OF NAICS CODES AND DESCRIPTIONS

No NAICS Codes are available for the facility listed above.

LIST OF WASTE CODES AND DESCRIPTIONS

WASTE CODE	WASTE DESCRIPTION
D001	IGNITABLE WASTE
D039	TETRACHLOROETHYLENE

Budget & Performance
<https://www.epa.gov/planandbudget>

Contracting
<https://www.epa.gov/contracts>

EPA www Web Snapshot
<https://www.epa.gov/utilities/wwwepagov-snapshots>

Grants
<https://www.epa.gov/grants>

No FEAR Act Data
<https://www.epa.gov/ocr/whistleblower-protections-epa-and-how-they-relate-non-disclosure-agreements-signed-epa>

Plain Writing
<https://www.epa.gov/web-policies-and-procedures/plain-writing>

Privacy
<https://www.epa.gov/privacy>

Privacy and Security Notice
<https://www.epa.gov/privacy/privacy-and-security-notice>

Inspector General
<https://www.epa.gov/office-inspector-general/about-epas-office-inspector-general>

Jobs <https://www.epa.gov/careers>

Newsroom
<https://www.epa.gov/newsroom>

Open Government
<https://www.epa.gov/data>

Regulations.gov
<https://www.regulations.gov/>

Subscribe
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USA.gov
<https://www.usa.gov/>

White House
<https://www.whitehouse.gov/>

EPA Disclai
<https://www.epa
and-procedures/e

Hotlines
<https://www.epa
hotlines>

FOIA Reque
<https://www.epa

Frequent Q
<https://www.epa
questions-specific
programstopics>

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Last updated
2024

Massachusetts Department of Environmental Protection
Underground Storage Tank Program
100 Cambridge Street, 9th Floor - Boston, MA 02114
Phone (617) 556-1036

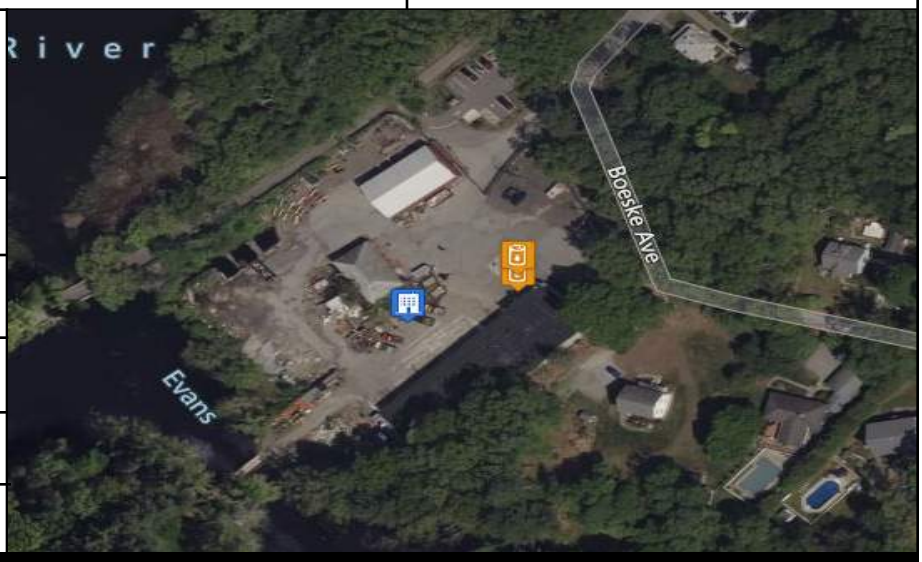
Facility Detail Report

GENERAL FACILITY AND REPORT INFORMATION

Facility Name:
MAYNARD DPW

Facility ID:
10389

Address:
38 WINTER ST
MAYNARD, MA 01754



Latitude/Longitude:
(-71.46826, 42.42482)

Region:
Central Regional Office

Type:
Government Entity

Owner Type:
Public agency

Phone:
(978) 423-0026

OWNER INFORMATION

Owner Name:
TOWN OF MAYNARD

Contact Name:
JOE FOSTER

Owner Address:
195 MAIN ST
MAYNARD, MA 01754

Contact Address:
195 MAIN STREET
MAYNARD, MA 01754

Contact Email:
cokafor@townofmaynard.net

Contact Phone:
(978) 423-0026

OPERATOR INFORMATION

Operator Name:
TOWN OF MAYNARD

Contact Name:
JOE FOSTER

Operator Address:
195 MAIN ST
MAYNARD, MA 01754

Contact Address:
195 MAIN STREET
MAYNARD, MA 01754

Contact Email:
cokafor@townofmaynard.net

Contact Phone:
(978) 423-0026

TANKS

#	Installed	Status	Tank Construction	Compartments	Capacity	Contents	Use
1	01/01/1982	In Use	Single-walled non-corrodible (including "composite") material (cathodic protection not required)	1	10,000	Gasoline	Motor Vehicle
4	04/01/1999	In Use	Double-walled non-corrodible (including "composite") material (cathodic protection not required)	1	4,000	Diesel	Motor Vehicle

DISPENSERS

Number	Owner Number	Date Installed/Replaced/Repaired	Sump	Sump Continuously Monitored?
3	1		Yes	Yes
4	2		Yes	Yes

DUE DATES

Type	Due Date
Compliance Certification	05/13/2024
Third Party Inspection Report (TPIR)	11/13/2025
Compliance Certification	05/13/2027

ENFORCEMENT ACTIONS

Doc No	Report Type	Status	Date Issued	Due Date	Report Submitted	Date Paid

SUBMITTED DOCUMENTS

Submission ID	Report	Date Submitted	Signatory
1243628	TPIR RTC Completion Report	02/01/2023	Justin DeMarco
1243430	Third Party Inspection Report (TPIR)	01/20/2023	Justin DeMarco
1206905	Compliance Certification, v1	06/03/2021	Justin DeMarco
1185783	Third Party Inspection Report (TPIR)	11/12/2019	Wayne Amico
1153195	Compliance Certification, v1	05/29/2018	Aaron Miklosko
1123114	TPIR RTC Completion Report	03/21/2017	Aaron I. Kiklosko
1118679	Third Party Inspection Report (TPIR)	02/15/2017	Aaron Miklosko

FINANCIAL RESPONSIBILITY

Type	Issuer	Mech #	Responsible Entity	Tanks Covered	Start	End	Per-Occurrence	Aggregate
21J				1, 4				

Tank Registration Report

Status	In Use	**Install Date**	01/01/1982
DEP Tank ID	1	**Tank Construction**	Single-walled non-corrodible (including "composite") material (cathodic protection not required)
Financial Responsibility	21J	**Total Capacity**	10,000

Compartments

Capacity	Contents	Use	CAS Reg. #
10,000	Gasoline	Motor Vehicle	

Piping

Install Date	01/01/1982
Piping Description	European suction system
Piping and Fittings Construction Material	Double-walled non-corrodible material (No corrosion protection required)

Tank Leak Detection

Leak Detection System Installation Date	
Primary Leak Detection System Type	In-Tank Monitoring System

Piping Leak Detection

Leak Detection System Installation Date	
Leak Detection System Type	Quarterly visual inspection and annual product line tightness

Automatic Leak Detection

Leak Detection System Installation Date	

Corrosion Protection

Tank Corrosion System Type	
Pipe and Fitting Corrosion System Type	

Turbine Sumps

Is the tank equipped with a submersible pump?	Yes
Submersible Pump Installation Date	
Is the tank equipped with a turbine sump?	Yes
If yes, is the turbine sump equipped with a sump sensor continuously monitored for liquids?	Yes

Intermediate Sumps

Is the piping system associated with this tank equipped with one or more intermediate sumps?	No
If yes, is this intermediate sump equipped with a sump sensor continuously monitored for liquids?	

Spill Buckets

Spill Bucket Installation Date	
Is the spill bucket equipped with sensors?	No

Overfill Prevention Devices

Overfill Prevention Device Installation Date	
Primary Overfill Prevention Device Type	High level alarm

Tank Registration Report

Status	In Use	**Install Date**	04/01/1999
DEP Tank ID	4	**Tank Construction**	Double-walled non-corrodible (including "composite") material (cathodic protection not required)
Financial Responsibility	21J	**Total Capacity**	4,000

Compartments

Capacity	Contents	Use	CAS Reg. #
4,000	Diesel	Motor Vehicle	

Piping

Install Date	04/01/1999
Piping Description	European suction system
Piping and Fittings Construction Material	Double-walled non-corrodible material (No corrosion protection required)

Tank Leak Detection

Leak Detection System Installation Date	
Primary Leak Detection System Type	Continuous Interstitial Monitoring

Piping Leak Detection

Leak Detection System Installation Date	
Leak Detection System Type	Quarterly visual inspection and annual product line tightness

Automatic Leak Detection

Leak Detection System Installation Date	

Corrosion Protection

Tank Corrosion System Type	
Pipe and Fitting Corrosion System Type	

Turbine Sumps

Is the tank equipped with a submersible pump?	Yes
Submersible Pump Installation Date	
Is the tank equipped with a turbine sump?	Yes
If yes, is the turbine sump equipped with a sump sensor continuously monitored for liquids?	Yes

Intermediate Sumps

Is the piping system associated with this tank equipped with one or more intermediate sumps?	No
If yes, is this intermediate sump equipped with a sump sensor continuously monitored for liquids?	

Spill Buckets

Spill Bucket Installation Date	
Is the spill bucket equipped with sensors?	No

Overfill Prevention Devices

Overfill Prevention Device Installation Date	
Primary Overfill Prevention Device Type	High level alarm

APPENDIX B

ESS Laboratory
DIVISION OF THE RISE GROUP

BAL Laboratory Analytical Balance

CERTIFICATE OF ANALYSIS

Bill Betters
CDW Consultants, Inc.
4 California Avenue, Suite 301
Framingham, MA 01701

RE: Maynard DPW (2135.00)
ESS Laboratory Work Order Number: 24F1122

This signed Certificate of Analysis is our approved release of your analytical results. These results are only representative of sample aliquots received at the laboratory. ESS Laboratory expects its clients to follow all regulatory sampling guidelines. Beginning with this page, the entire report has been paginated. This report should not be copied except in full without the approval of the laboratory. Samples will be disposed of thirty days after the final report has been delivered. If you have any questions or concerns, please feel free to call our Customer Service Department.

Laurel Stoddard
Laboratory Director

REVIEWED
By ESS Laboratory at 3:18 pm, Jul 09, 2024

Analytical Summary
The project as described above has been analyzed in accordance with the ESS Quality Assurance Plan. This plan utilizes the following methodologies: US EPA SW-846, US EPA Methods for Chemical Analysis of Water and Wastes per 40 CFR Part 136, APHA Standard Methods for the Examination of Water and Wastewater, American Society for Testing and Materials (ASTM), and other recognized methodologies. The analyses with these noted observations are in conformance to the Quality Assurance Plan. In chromatographic analysis, manual integration is frequently used instead of automated integration because it produces more accurate results.

The test results present in this report are in compliance with TNI and relative state standards, and/or client Quality Assurance Project Plans (QAPP). The laboratory has reviewed the following: Sample Preservations, Hold Times, Initial Calibrations, Continuing Calibrations, Method Blanks, Blank Spikes, Blank Spike Duplicates, Duplicates, Matrix Spikes, Matrix Spike Duplicates, Surrogates and Internal Standards. Any results which were found to be outside of the recommended ranges stated in our SOPs will be noted in the Project Narrative.

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW ESS Laboratory Work Order: 24F1122

SAMPLE RECEIPT

The following samples were received on June 27, 2024 for the analyses specified on the enclosed Chain of Custody Record.

To achieve CAM compliance for MCP data, ESS Laboratory has reviewed all QA/QC Requirements and Performance Standards listed in each method. Holding times and preservation have also been reviewed. All CAM requirements have been performed and achieved unless noted in the project narrative.

Each method has been set-up in the laboratory to reach required MCP standards. The methods for aqueous VOA and Soil Methanol VOA have known limitations for certain analytes. The regulatory standards may not be achieved due to these limitations. In addition, for all methods, matrix interferences, dilutions, and %Solids may elevate method reporting limits above regulatory standards. ESS Laboratory can provide, upon request, a Limit Checker (regulatory standard comparison spreadsheet) electronic deliverable which will highlight these exceedances.

Low Level VOA vials were frozen by ESS Laboratory on 6/27/24 at 19:33.
Tetrahydrofuran is reported above the MA CAM reporting limit of 0.010 mg/kg.

Question I: Sample -02 for EPH was analyzed for a subset of the required MCP list per the client's request.

The following Semivolatile Organic compounds are reported to the MDL in order to reach <10% RCS-1 limits: 1,1-Biphenyl, 1,2,4-Trichlorobenzene, 1,3-Dichlorobenzene, 1,4-Dichlorobenzene, 2,4,6-Trichlorophenol, 2,4-Dichlorophenol, 2,4-Dimethylphenol, 2,4-Dinitrophenol, 2,4-Dinitrotoluene, 2-Chlorophenol, 2-Methylnaphthalene, 3,3´-Dichlorobenzidine, 4-Chloroaniline, Acenaphthylene, Azobenzene, bis(2-Chloroethyl)ether, bis(2-chloroisopropyl)Ether, Dibenzo(a,h)Anthracene, Dimethylphthalate, Hexachlorobenzene, Hexachloroethane, Pentachlorophenol and Phenol.

The following Volatile Organic compounds are reported to the MDL in order to reach <10% RCS-1 limits: 1,1,2,2-Tetrachloroethane, 1,4-Dioxane, 4-Methyl-2-Pentanone, cis-1,3-Dichloropropene, Dibromochloromethane, Methylene Chloride and trans-1,3-Dichloropropene.

Lab Number	Sample Name	Matrix	Analysis
24F1122-01	06252024 B-1 8-10ft	Soil	EPH8270, MADEP-EPH, MA-VPH-2.1
24F1122-02	06252024 B-3 - B-2 COMP 5,10,15ft	Soil	1010A, 2550B, 6010D, 7.3.3.2, 7.3.4.1, 7471B, 8081B, 8082A, 8100M, 8151A, 8270E, 9045, 9050A
24F1122-03	06252024 B-3 4-5ft	Soil	8260D Low

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW ESS Laboratory Work Order: 24F1122

PROJECT NARRATIVE

Semi-Volatile Organic Compounds
D4F0586-CCV1 **Calibration required quadratic regression (Q).**
2,4-Dinitrophenol (122% @ 40-160%)
D4G0064-CCV1 **Calibration required quadratic regression (Q).**
2,4-Dinitrophenol (106% @ 40-160%)

Total Metals
DF42857-SRM1 **Standard Reference Material is biased low (R-).**
Lead (79% @ 81-120%)

Volatile Organics Low Level
D4F0607-CCV1 **Calibration required quadratic regression (Q).**
Bromoform (87% @ 40-160%), trans-1,3-Dichloropropene (94% @ 80-120%)

No other observations noted.

End of Project Narrative.

DATA USABILITY LINKS

To ensure you are viewing the most current version of the documents below, please clear your internet cookies for www.ESSLaboratory.com. Consult your IT Support personnel for information on how to clear your internet cookies.

Definitions of Quality Control Parameters

Semivolatile Organics Internal Standard Information

Semivolatile Organics Surrogate Information

Volatile Organics Internal Standard Information

Volatile Organics Surrogate Information

EPH and VPH Alkane Lists

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW ESS Laboratory Work Order: 24F1122

CURRENT SW-846 METHODOLOGY VERSIONS

Analytical Methods

1010A - Flashpoint
6010D - ICP
6020B - ICP MS
7010 - Graphite Furnace
7196A - Hexavalent Chromium
7470A - Aqueous Mercury
7471B - Solid Mercury
8011 - EDB/DBCP/TCP
8015C - GRO/DRO
8081B - Pesticides
8082A - PCB
8100M - TPH
8151A - Herbicides
8260D - VOA
8270E - SVOA
8270E SIM - SVOA Low Level
9014 - Cyanide
9038 - Sulfate
9040C - Aqueous pH
9045D - Solid pH (Corrosivity)
9050A - Specific Conductance
9056A - Anions (IC)
9060A - TOC
9095B - Paint Filter
MADEP 19-2.1 - EPH
MADEP 18-2.1 - VPH

Prep Methods

3005A - Aqueous ICP Digestion
3020A - Aqueous Graphite Furnace / ICP MS Digestion
3050B - Solid ICP / Graphite Furnace / ICP MS Digestion
3060A - Solid Hexavalent Chromium Digestion
3510C - Separatory Funnel Extraction
3520C - Liquid / Liquid Extraction
3540C - Manual Soxhlet Extraction
3546 - Microwave Extraction
3580A - Waste Dilution
5030B - Aqueous Purge and Trap
5030C - Aqueous Purge and Trap
5035A - Solid Purge and Trap

SW846 Reactivity Methods 7.3.3.2 (Reactive Cyanide) and 7.3.4.1 (Reactive Sulfide) have been withdrawn by EPA. These methods are reported per client request and are not NELAP accredited.

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW ESS Laboratory Work Order: 24F1122

MassDEP Analytical Protocol Certification Form

MADEP RTN: _____

This form provides certification for the following data set: **24F1122-01 through 24F1122-03**

Matrices: ( ) Ground Water/Surface Water (X) Soil/Sediment ( ) Drinking Water ( ) Air ( ) Other:_____

CAM Protocol (check all that apply below):

(X) 8260 VOC CAM II A	(X) 7470/7471 Hg CAM III B	(X) MassDEP VPH (GC/PID/FID) CAM IV A	(X) 8082 PCB CAM V A	( ) 9014 Total Cyanide/PAC CAM VI A	( ) 6860 Perchlorate CAM VIII B
(X) 8270 SVOC CAM II B	( ) 7010 Metals CAM III C	( ) MassDEP VPH (GC/MS) CAM IV C	(X) 8081 Pesticides CAM V B	( ) 7196 Hex Cr CAM VI B	( ) MassDEP APH CAM IX A
(X) 6010 Metals CAM III A	( ) 6020 Metals CAM III D	(X) MassDEP EPH CAM IV B	(X) 8151 Herbicides CAM V C	( ) Explosives CAM VIII A	( ) TO-15 VOC CAM IX B

Affirmative responses to questions A through F are required for "Presumptive Certainty" status

A	Were all samples received in a condition consistent with those described on the Chain-of-Custody, properly preserved (including temperature) in the field or laboratory, and prepared/analyzed within method holding times?	Yes (X) No ( )
B	Were the analytical method(s) and all associated QC requirements specified in the selected CAM protocol(s) followed?	Yes (X) No ( )
C	Were all required corrective actions and analytical response actions specified in the selected CAM protocol(s) implemented for all identified performance standard non-conformances?	Yes (X) No ( )
D	Does the laboratory report comply with all the reporting requirements specified in the CAM VII A, "Quality Assurance and Quality Control Guidelines for the Acquisition and Reporting of Analytical Data"?	Yes (X) No ( )
E	VPH, EPH, APH and TO-15 only: a. Was each method conducted without significant modification(s)? (Refer to the individual method(s) for a list of significant modifications).	Yes (X) No ( )
	b. APH and TO-15 Methods only: Was the complete analyte list reported for each method?	Yes ( ) No ( )
F	Were all applicable CAM protocol QC and performance standard non-conformances identified and evaluated in a laboratory narrative (including all "No" responses to Questions A through E)?	Yes (X) No ( )

Responses to Questions G, H and I below are required for '"Presumptive Certainty" status

G	Were the reporting limits at or below all CAM reporting limits specified in the selected CAM protocols(s)?	Yes ( ) No (X)*
	***Data User Note:* Data that achieve "Presumptive Certainty" status may not necessarily meet the data usability and representativeness requirements described in 310 CMR 40. 1056 (2)(k) and WSC-07-350.**	
H	Were **all** QC performance standards specified in the CAM protocol(s) achieved?	Yes ( ) No (X)*
I	Were results reported for the complete analyte list specified in the selected CAM protocol(s)?	Yes ( ) No (X)*

All negative responses must be addressed in an attached laboratory narrative.

I, the undersigned, attest under the pains and penalties of perjury that, based upon my personal inquiry of those responsible for obtaining the information the material contained in this analytical report is, to the best of my knowledge and belief, accurate and complete.

Signature: _____ Date: July 09, 2024

Printed Name: Laurel Stoddard Position: Laboratory Director

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-1 8-10ft
Date Sampled: 06/25/24 09:30
Percent Solids: 82
Initial Volume: 29.5g
Final Volume: 15ml
Extraction Method: 5035
Column Type: Restek RTX-502.2 - 3µ film thickness 0.53mm X 105m

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-01
Sample Matrix: Soil
Units: mg/kg dry
Analyst: MEK
Trap Type: Supelco K Vocarb 3000 Trap

MADEP-VPH Volatile Petroleum Hydrocarbon

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyzed	Sequence	Batch
C9-C10 Aromatics	ND (8.42)	---	MA-VPH-2.1	---	1	07/03/24 11:56	D4G0085	DG40322
C5-C8 Aliphatics1,2	ND (8.79)	---	MA-VPH-2.1	---	1	07/03/24 11:56	---	[CALC]
C9-C12 Aliphatics2,3	ND (17.5)	---	MA-VPH-2.1	---	1	07/03/24 11:56	---	[CALC]
Benzene	ND (0.17)	---	MA-VPH-2.1	---	1	07/03/24 11:56	D4G0085	DG40322
Ethylbenzene	ND (0.17)	---	MA-VPH-2.1	---	1	07/03/24 11:56	D4G0085	DG40322
Methyl tert-Butyl Ether	ND (0.04)	---	MA-VPH-2.1	---	1	07/03/24 11:56	D4G0085	DG40322
Naphthalene	ND (0.17)	---	MA-VPH-2.1	---	1	07/03/24 11:56	D4G0085	DG40322
Toluene	ND (0.17)	---	MA-VPH-2.1	---	1	07/03/24 11:56	D4G0085	DG40322
Xylene O	ND (0.17)	---	MA-VPH-2.1	---	1	07/03/24 11:56	D4G0085	DG40322
Xylene P,M	ND (0.34)	---	MA-VPH-2.1	---	1	07/03/24 11:56	D4G0085	DG40322
1:1 Methanol/Soil Ratio %D	**97** (N/A)		MA-VPH-2.1			07/03/24 8:00		DG40322
Preservative:	**MeOH - covered**		MA-VPH-2.1					DG40322

	%Recovery	Qualifier	Limits
Surrogate: 2,5-Dibromotoluene - FID	*100 %*		*70-130*
Surrogate: 2,5-Dibromotoluene - PID	*100 %*		*70-130*
Surrogate: Trifluorotoluene - FID	*95 %*		*70-130*
Surrogate: Trifluorotoluene - PID	*96 %*		*70-130*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-1 8-10ft
Date Sampled: 06/25/24 09:30
Percent Solids: 82
Initial Volume: 25.2g
Final Volume: 1ml
Extraction Method: 3546

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-01
Sample Matrix: Soil
Units: mg/kg dry

Prepared: 6/28/24 11:15

MADEP-EPH Extractable Petroleum Hydrocarbons

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
C9-C18 Aliphatics1	ND (18.2)	---	MADEP-EPH	---	1	JDN	07/01/24 20:27	D4G0033	DF42805
C19-C36 Aliphatics1	ND (18.2)	---	MADEP-EPH	---	1	JDN	07/01/24 20:27	D4G0033	DF42805
C11-C22 Unadjusted Aromatics1	ND (18.2)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
C11-C22 Aromatics1,2	ND (18.2)	---	EPH8270	---		IBM	07/01/24 18:38	---	[CALC]
2-Methylnaphthalene	ND (0.24)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Acenaphthene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Naphthalene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Phenanthrene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Acenaphthylene	ND (0.24)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Anthracene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Benzo(a)anthracene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Benzo(a)pyrene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Benzo(b)fluoranthene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Benzo(g,h,i)perylene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Benzo(k)fluoranthene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Chrysene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Dibenzo(a,h)Anthracene	ND (0.24)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Fluoranthene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Fluorene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Indeno(1,2,3-cd)Pyrene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805
Pyrene	ND (0.48)	---	EPH8270	---	1	IBM	07/01/24 18:38	D4G0019	DF42805

	%Recovery	Qualifier	Limits
Surrogate: 1-Chlorooctadecane	*56 %*		*40-140*
Surrogate: 2-Bromonaphthalene	*108 %*		*40-140*
Surrogate: 2-Fluorobiphenyl	*103 %*		*40-140*
Surrogate: O-Terphenyl	*74 %*		*40-140*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-3 - B-2 COMP 5,10,15ft
Date Sampled: 06/25/24 14:30
Percent Solids: 79

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-02
Sample Matrix: Soil
Units: mg/kg dry

Extraction Method: 3050B

Total Metals

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	IV / FV	Batch
Antimony	ND (6.23)	---	6010D	---	1	KJB	07/01/24 18:37	2.04 100	DF42857
Arsenic	**4.44** (3.12)	---	6010D	---	1	KJB	07/02/24 11:02	2.04 100	DF42857
Barium	**33.9** (1.25)	---	6010D	---	1	KJB	07/01/24 18:37	2.04 100	DF42857
Beryllium	**0.23** (0.12)	---	6010D	---	1	KJB	07/01/24 18:37	2.04 100	DF42857
Cadmium	ND (0.62)	---	6010D	---	1	KJB	07/01/24 18:37	2.04 100	DF42857
Chromium	**14.9** (1.25)	---	6010D	---	1	KJB	07/01/24 18:37	2.04 100	DF42857
Lead	ND (6.23)	---	6010D	---	1	KJB	07/02/24 11:02	2.04 100	DF42857
Mercury	ND (0.038)	---	7471B	---	1	AFV	07/01/24 16:47	0.66 40	DG40112
Nickel	**10.6** (1.25)	---	6010D	---	1	KJB	07/01/24 18:37	2.04 100	DF42857
Selenium	ND (6.23)	---	6010D	---	1	KJB	07/01/24 18:37	2.04 100	DF42857
Silver	ND (0.62)	---	6010D	---	1	KJB	07/01/24 18:37	2.04 100	DF42857
Thallium	ND (6.23)	---	6010D	---	1	KJB	07/01/24 18:37	2.04 100	DF42857
Vanadium	**19.6** (1.25)	---	6010D	---	1	KJB	07/01/24 18:37	2.04 100	DF42857
Zinc	**19.8** (2.28)	---	6010D	---	1	CEV	07/03/24 14:19	2.79 100	DG40232

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-3 - B-2 COMP 5,10,15ft
Date Sampled: 06/25/24 14:30
Percent Solids: 79
Initial Volume: 20.9g
Final Volume: 1ml
Extraction Method: 3546

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: TJ
Prepared: 6/28/24 10:15

Semi-Volatile Organic Compounds

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
1,1-Biphenyl	ND (0.021)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
1,2,4-Trichlorobenzene	ND (0.021)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
1,2-Dichlorobenzene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
1,3-Dichlorobenzene	ND (0.021)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
1,4-Dichlorobenzene	ND (0.024)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
2,4,5-Trichlorophenol	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
2,4,6-Trichlorophenol	ND (0.127)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
2,4-Dichlorophenol	ND (0.100)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
2,4-Dimethylphenol	ND (0.163)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
2,4-Dinitrophenol	ND (0.530)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
2,4-Dinitrotoluene	ND (0.088)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
2,6-Dinitrotoluene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
2-Chloronaphthalene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
2-Chlorophenol	ND (0.029)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
2-Methylnaphthalene	ND (0.021)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
2-Methylphenol	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
2-Nitrophenol	ND (0.608)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
3,3´-Dichlorobenzidine	ND (0.075)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
3+4-Methylphenol	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
4-Bromophenyl-phenylether	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
4-Chloroaniline	ND (0.100)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
4-Nitrophenol	ND (1.22)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Acenaphthene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Acenaphthylene	ND (0.018)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Acetophenone	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Aniline	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Anthracene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-3 - B-2 COMP 5,10,15ft
Date Sampled: 06/25/24 14:30
Percent Solids: 79
Initial Volume: 20.9g
Final Volume: 1ml
Extraction Method: 3546

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: TJ
Prepared: 6/28/24 10:15

Semi-Volatile Organic Compounds

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
Azobenzene	ND (0.022)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Benzo(a)anthracene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Benzo(a)pyrene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Benzo(b)fluoranthene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Benzo(g,h,i)perylene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Benzo(k)fluoranthene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
bis(2-Chloroethoxy)methane	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
bis(2-Chloroethyl)ether	ND (0.021)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
bis(2-chloroisopropyl)Ether	ND (0.112)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
bis(2-Ethylhexyl)phthalate	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Butylbenzylphthalate	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Chrysene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Dibenzo(a,h)Anthracene	ND (0.032)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Dibenzofuran	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Diethylphthalate	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Dimethylphthalate	ND (0.024)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Di-n-butylphthalate	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Di-n-octylphthalate	ND (0.608)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Fluoranthene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Fluorene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Hexachlorobenzene	ND (0.103)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Hexachlorobutadiene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Hexachloroethane	ND (0.023)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Indeno(1,2,3-cd)Pyrene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Isophorone	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Naphthalene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Nitrobenzene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-3 - B-2 COMP 5,10,15ft
Date Sampled: 06/25/24 14:30
Percent Solids: 79
Initial Volume: 20.9g
Final Volume: 1ml
Extraction Method: 3546

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: TJ
Prepared: 6/28/24 10:15

Semi-Volatile Organic Compounds

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
N-Nitrosodimethylamine	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Pentachlorophenol	ND (0.240)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Phenanthrene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Phenol	ND (0.099)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Pyrene	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806
Pyridine	ND (0.304)	---	8270E	---	1	TJ	07/02/24 20:59	D4G0064	DF42806

	%Recovery	Qualifier	Limits
Surrogate: 1,2-Dichlorobenzene-d4	*101 %*		*30-130*
Surrogate: 2,4,6-Tribromophenol	*109 %*		*30-130*
Surrogate: 2-Chlorophenol-d4	*97 %*		*30-130*
Surrogate: 2-Fluorobiphenyl	*93 %*		*30-130*
Surrogate: 2-Fluorophenol	*81 %*		*30-130*
Surrogate: Nitrobenzene-d5	*90 %*		*30-130*
Surrogate: Phenol-d6	*93 %*		*30-130*
Surrogate: p-Terphenyl-d14	*100 %*		*30-130*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-3 - B-2 COMP 5,10,15ft
Date Sampled: 06/25/24 14:30
Percent Solids: 79
Initial Volume: 19.7g
Final Volume: 10ml
Extraction Method: 3540C

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: JLG
Prepared: 6/28/24 9:15

8082A Polychlorinated Biphenyls (PCB)

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyzed	Sequence	Batch
Aroclor 1016	ND (0.06)	---	8082A	---	1	07/01/24 14:29	---	DF42803
Aroclor 1221	ND (0.06)	---	8082A	---	1	07/01/24 14:29	---	DF42803
Aroclor 1232	ND (0.06)	---	8082A	---	1	07/01/24 14:29	---	DF42803
Aroclor 1242	ND (0.06)	---	8082A	---	1	07/01/24 14:29	---	DF42803
Aroclor 1248	ND (0.06)	---	8082A	---	1	07/01/24 14:29	---	DF42803
Aroclor 1254	ND (0.06)	---	8082A	---	1	07/01/24 14:29	---	DF42803
Aroclor 1260	ND (0.06)	---	8082A	---	1	07/01/24 14:29	---	DF42803
Aroclor 1262	ND (0.06)	---	8082A	---	1	07/01/24 14:29	---	DF42803
Aroclor 1268	ND (0.06)	---	8082A	---	1	07/01/24 14:29	---	DF42803

	%Recovery	*Qualifier*	*Limits*
Surrogate: Decachlorobiphenyl	*85 %*		*30-150*
Surrogate: Tetrachloro-m-xylene	*86 %*		*30-150*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-3 - B-2 COMP 5,10,15ft
Date Sampled: 06/25/24 14:30
Percent Solids: 79
Initial Volume: 20.4g
Final Volume: 5ml
Extraction Method: 3546

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: DMC
Prepared: 7/1/24 10:45

8081B Organochlorine Pesticides

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyzed	Sequence	Batch
4,4´-DDD	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
4,4´-DDE	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
4,4´-DDT	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Aldrin	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
alpha-BHC	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
alpha-Chlordane	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
beta-BHC	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Chlordane (Total)	ND (0.0249)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
delta-BHC	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Dieldrin	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Endosulfan I	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Endosulfan II	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Endosulfan Sulfate	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Endrin	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Endrin Ketone	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
gamma-BHC (Lindane)	ND (0.0019)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
gamma-Chlordane	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Heptachlor	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Heptachlor Epoxide	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Hexachlorobenzene	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Methoxychlor	ND (0.0031)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107
Toxaphene	ND (0.156)	---	8081B	---	1	07/03/24 2:41	D4G0044	DG40107

	%Recovery	Qualifier	Limits
Surrogate: Decachlorobiphenyl	*76 %*		*30-150*
Surrogate: Tetrachloro-m-xylene	*79 %*		*30-150*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-3 - B-2 COMP 5,10,15ft
Date Sampled: 06/25/24 14:30
Percent Solids: 79
Initial Volume: 10.4g
Final Volume: 4ml
Extraction Method: 3546

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: NXL
Prepared: 7/1/24 22:03

8151A Chlorinated Herbicides

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyzed	Sequence	Batch
2,4,5-T	ND (0.012)	---	8151A	---	1	07/08/24 14:10	D4G0135	DG40176
2,4,5-TP (Silvex)	ND (0.012)	---	8151A	---	1	07/08/24 14:10	D4G0135	DG40176
2,4-D	ND (0.057)	---	8151A	---	1	07/08/24 14:10	D4G0135	DG40176
2,4-DB	ND (0.058)	---	8151A	---	1	07/08/24 14:10	D4G0135	DG40176
Dalapon	ND (0.056)	---	8151A	---	1	07/08/24 14:10	D4G0135	DG40176
Dicamba	ND (0.011)	---	8151A	---	1	07/08/24 14:10	D4G0135	DG40176
Dichlorprop	ND (0.057)	---	8151A	---	1	07/08/24 14:10	D4G0135	DG40176
Dinoseb	ND (0.058)	---	8151A	---	1	07/08/24 14:10	D4G0135	DG40176
MCPA	ND (2.84)	---	8151A	---	1	07/08/24 14:10	D4G0135	DG40176
MCPP	ND (2.87)	---	8151A	---	1	07/08/24 14:10	D4G0135	DG40176

	%Recovery	*Qualifier*	*Limits*
Surrogate: DCAA	*96 %*		*30-150*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-3 - B-2 COMP 5,10,15ft
Date Sampled: 06/25/24 14:30
Percent Solids: 79
Initial Volume: 19.6g
Final Volume: 1ml
Extraction Method: 3546

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-02
Sample Matrix: Soil
Units: mg/kg dry
Analyst: JDN
Prepared: 6/28/24 14:59

8100M Total Petroleum Hydrocarbons

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyzed	Sequence	Batch
Total Petroleum Hydrocarbons (C9-C36)	**25.6** (13.0)	---	8100M	---	1	07/01/24 23:21	---	DF42840

	%Recovery	Qualifier	Limits
Surrogate: O-Terphenyl	*72 %*		*40-140*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-3 - B-2 COMP 5,10,15ft
Date Sampled: 06/25/24 14:30
Percent Solids: 79

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-02
Sample Matrix: Soil

Classical Chemistry

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Units	Batch
Conductivity	**WL 165** (5)	---	9050A	---	1	CCP	07/01/24 16:30	umhos/cm	DG40143
Corrosivity (pH)	**5.50** (N/A)	---	9045	---	1	JLK	06/27/24 21:10	S.U.	DF42767
Corrosivity (pH) Sample Temp	**21.3**	---	2550B	---	1	JLK	06/27/24 21:10	°C	DF42767
Flashpoint	**> 200** (N/A)	---	1010A	---	1	CCP	06/27/24 21:24	°F	DF42744
Reactive Cyanide	ND (2.0)	---	7.3.3.2	---	1	EAM	07/01/24 18:29	mg/kg	DG40168
Reactive Sulfide	ND (2.0)	---	7.3.4.1	---	1	EAM	07/01/24 18:29	mg/kg	DG40168

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-3 4-5ft
Date Sampled: 06/25/24 14:30
Percent Solids: 84
Initial Volume: 4.9g
Final Volume: 10ml
Extraction Method: 5035

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-03
Sample Matrix: Soil
Units: mg/kg dry
Analyst: MEK
Prepared: 6/29/24 8:00

Volatile Organics Low Level

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
1,1,1,2-Tetrachloroethane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,1,1-Trichloroethane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,1,2,2-Tetrachloroethane	ND (0.0018)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,1,2-Trichloroethane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,1-Dichloroethane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,1-Dichloroethene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,1-Dichloropropene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,2,3-Trichlorobenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,2,3-Trichloropropane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,2,4-Trichlorobenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,2,4-Trimethylbenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,2-Dibromo-3-Chloropropane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,2-Dibromoethane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,2-Dichlorobenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,2-Dichloroethane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,2-Dichloropropane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,3,5-Trimethylbenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,3-Dichlorobenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,3-Dichloropropane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,4-Dichlorobenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
1,4-Dioxane	ND (0.0121)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
2,2-Dichloropropane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
2-Butanone	ND (0.0605)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
2-Chlorotoluene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
2-Hexanone	ND (0.0605)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
4-Chlorotoluene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
4-Isopropyltoluene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-3 4-5ft
Date Sampled: 06/25/24 14:30
Percent Solids: 84
Initial Volume: 4.9g
Final Volume: 10ml
Extraction Method: 5035

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-03
Sample Matrix: Soil
Units: mg/kg dry
Analyst: MEK
Prepared: 6/29/24 8:00

Volatile Organics Low Level

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
4-Methyl-2-Pentanone	ND (0.0016)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Acetone	**0.309** (0.0605)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Benzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Bromobenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Bromochloromethane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Bromodichloromethane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Bromoform	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Bromomethane	ND (0.0121)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Carbon Disulfide	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Carbon Tetrachloride	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Chlorobenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Chloroethane	ND (0.0121)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Chloroform	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Chloromethane	ND (0.0121)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
cis-1,2-Dichloroethene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
cis-1,3-Dichloropropene	ND (0.0021)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Dibromochloromethane	ND (0.0019)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Dibromomethane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Dichlorodifluoromethane	ND (0.0121)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Diethyl Ether	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Di-isopropyl ether	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Ethyl tertiary-butyl ether	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Ethylbenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Hexachlorobutadiene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Isopropylbenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Methyl tert-Butyl Ether	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Methylene Chloride	ND (0.0023)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW
Client Sample ID: 06252024 B-3 4-5ft
Date Sampled: 06/25/24 14:30
Percent Solids: 84
Initial Volume: 4.9g
Final Volume: 10ml
Extraction Method: 5035

ESS Laboratory Work Order: 24F1122
ESS Laboratory Sample ID: 24F1122-03
Sample Matrix: Soil
Units: mg/kg dry
Analyst: MEK
Prepared: 6/29/24 8:00

Volatile Organics Low Level

Analyte	Results (MRL)	MDL	Method	Limit	DF	Analyst	Analyzed	Sequence	Batch
Naphthalene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
n-Butylbenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
n-Propylbenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
sec-Butylbenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Styrene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
tert-Butylbenzene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Tertiary-amyl methyl ether	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Tetrachloroethene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Tetrahydrofuran	ND (0.0242)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Toluene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
trans-1,2-Dichloroethene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
trans-1,3-Dichloropropene	ND (0.0019)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Trichloroethene	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Trichlorofluoromethane	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Vinyl Chloride	ND (0.0121)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Xylene O	ND (0.0061)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Xylene P,M	ND (0.0121)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903
Xylenes (Total)	ND (0.0121)	---	8260D Low	---	1	MEK	06/30/24 2:27	D4F0607	DF42903

	%Recovery	Qualifier	Limits
Surrogate: 1,2-Dichloroethane-d4	*113 %*		*70-130*
Surrogate: 4-Bromofluorobenzene	*84 %*		*70-130*
Surrogate: Dibromofluoromethane	*98 %*		*70-130*
Surrogate: Toluene-d8	*111 %*		*70-130*

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Total Metals										
Batch DF42857 - 3050B										
Blank										
Antimony	ND	4.85	mg/kg wet							
Arsenic	ND	2.43	mg/kg wet							
Barium	ND	0.97	mg/kg wet							
Beryllium	ND	0.10	mg/kg wet							
Cadmium	ND	0.49	mg/kg wet							
Chromium	ND	0.97	mg/kg wet							
Lead	ND	4.85	mg/kg wet							
Nickel	ND	0.97	mg/kg wet							
Selenium	ND	4.85	mg/kg wet							
Silver	ND	0.49	mg/kg wet							
Thallium	ND	4.85	mg/kg wet							
Vanadium	ND	0.97	mg/kg wet							
LCS										
Antimony	104	15.6	mg/kg wet	257.0		41	10-124			
Arsenic	335	7.81	mg/kg wet	360.0		93	80-120			
Barium	311	3.12	mg/kg wet	332.0		94	80-120			
Beryllium	177	0.31	mg/kg wet	183.0		97	80-120			
Cadmium	215	1.56	mg/kg wet	238.0		90	80-120			
Chromium	189	3.12	mg/kg wet	199.0		95	80-120			
Lead	102	15.6	mg/kg wet	100.0		102	80-120			
Nickel	335	3.12	mg/kg wet	342.0		98	80-120			
Selenium	169	15.6	mg/kg wet	170.0		99	80-120			
Silver	84.2	1.56	mg/kg wet	88.60		95	80-120			
Thallium	208	15.6	mg/kg wet	226.0		92	80-120			
Vanadium	106	3.12	mg/kg wet	118.0		90	80-120			
LCS Dup										
Antimony	117	15.4	mg/kg wet	257.0		46	10-124	12	30	
Arsenic	338	7.69	mg/kg wet	360.0		94	80-120	0.7	30	
Barium	349	3.08	mg/kg wet	332.0		105	80-120	11	30	
Beryllium	181	0.31	mg/kg wet	183.0		99	80-120	2	30	
Cadmium	225	1.54	mg/kg wet	238.0		95	80-120	5	30	
Chromium	196	3.08	mg/kg wet	199.0		99	80-120	4	30	
Lead	103	15.4	mg/kg wet	100.0		103	80-120	1	30	
Nickel	344	3.08	mg/kg wet	342.0		100	80-120	3	30	
Selenium	171	15.4	mg/kg wet	170.0		100	80-120	1	30	
Silver	83.1	1.54	mg/kg wet	88.60		94	80-120	1	30	
Thallium	226	15.4	mg/kg wet	226.0		100	80-120	8	30	
Vanadium	110	3.08	mg/kg wet	118.0		93	80-120	3	30	
Reference										
Lead	3550	14.5	mg/kg wet	4490		79	81-120			R-
Batch DG40112 - 245.1/7470A										
Blank										

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Total Metals										
Batch DG40112 - 245.1/7470A										
Mercury	ND	0.032	mg/kg wet							
LCS										
Mercury	11.1	3.05	mg/kg wet	14.40		77	55.49-109.03			
LCS Dup										
Mercury	11.3	3.00	mg/kg wet	14.40		78	55.49-109.03	1	30	
Batch DG40232 - 3050B										
Blank										
Zinc	ND	2.30	mg/kg wet							
LCS										
Zinc	140	7.81	mg/kg wet	183.0		77	80-120			
LCS Dup										
Zinc	135	7.58	mg/kg wet	183.0		74	80-120	4	30	
Volatile Organics Low Level										
Batch DF42903 - 5035										
Blank										
1,1,1,2-Tetrachloroethane	ND	0.0050	mg/kg wet							
1,1,1-Trichloroethane	ND	0.0050	mg/kg wet							
1,1,2,2-Tetrachloroethane	ND	0.0015	mg/kg wet							
1,1,2-Trichloroethane	ND	0.0050	mg/kg wet							
1,1-Dichloroethane	ND	0.0050	mg/kg wet							
1,1-Dichloroethene	ND	0.0050	mg/kg wet							
1,1-Dichloropropene	ND	0.0050	mg/kg wet							
1,2,3-Trichlorobenzene	ND	0.0050	mg/kg wet							
1,2,3-Trichloropropane	ND	0.0050	mg/kg wet							
1,2,4-Trichlorobenzene	ND	0.0050	mg/kg wet							
1,2,4-Trimethylbenzene	ND	0.0050	mg/kg wet							
1,2-Dibromo-3-Chloropropane	ND	0.0050	mg/kg wet							
1,2-Dibromoethane	ND	0.0050	mg/kg wet							
1,2-Dichlorobenzene	ND	0.0050	mg/kg wet							
1,2-Dichloroethane	ND	0.0050	mg/kg wet							
1,2-Dichloropropane	ND	0.0050	mg/kg wet							
1,3,5-Trimethylbenzene	ND	0.0050	mg/kg wet							
1,3-Dichlorobenzene	ND	0.0050	mg/kg wet							
1,3-Dichloropropane	ND	0.0050	mg/kg wet							
1,4-Dichlorobenzene	ND	0.0050	mg/kg wet							
1,4-Dioxane	ND	0.0100	mg/kg wet							
2,2-Dichloropropane	ND	0.0050	mg/kg wet							
2-Butanone	ND	0.0500	mg/kg wet							
2-Chlorotoluene	ND	0.0050	mg/kg wet							
2-Hexanone	ND	0.0500	mg/kg wet							
4-Chlorotoluene	ND	0.0050	mg/kg wet							
4-Isopropyltoluene	ND	0.0050	mg/kg wet							
4-Methyl-2-Pentanone	ND	0.0013	mg/kg wet							

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics Low Level										
Batch DF42903 - 5035										
Acetone	ND	0.0500	mg/kg wet							
Benzene	ND	0.0050	mg/kg wet							
Bromobenzene	ND	0.0050	mg/kg wet							
Bromochloromethane	ND	0.0050	mg/kg wet							
Bromodichloromethane	ND	0.0050	mg/kg wet							
Bromoform	ND	0.0050	mg/kg wet							
Bromomethane	ND	0.0100	mg/kg wet							
Carbon Disulfide	ND	0.0050	mg/kg wet							
Carbon Tetrachloride	ND	0.0050	mg/kg wet							
Chlorobenzene	ND	0.0050	mg/kg wet							
Chloroethane	ND	0.0100	mg/kg wet							
Chloroform	ND	0.0050	mg/kg wet							
Chloromethane	ND	0.0100	mg/kg wet							
cis-1,2-Dichloroethene	ND	0.0050	mg/kg wet							
cis-1,3-Dichloropropene	ND	0.0017	mg/kg wet							
Dibromochloromethane	ND	0.0016	mg/kg wet							
Dibromomethane	ND	0.0050	mg/kg wet							
Dichlorodifluoromethane	ND	0.0100	mg/kg wet							
Diethyl Ether	ND	0.0050	mg/kg wet							
Di-isopropyl ether	ND	0.0050	mg/kg wet							
Ethyl tertiary-butyl ether	ND	0.0050	mg/kg wet							
Ethylbenzene	ND	0.0050	mg/kg wet							
Hexachlorobutadiene	ND	0.0050	mg/kg wet							
Isopropylbenzene	ND	0.0050	mg/kg wet							
Methyl tert-Butyl Ether	ND	0.0050	mg/kg wet							
Methylene Chloride	ND	0.0019	mg/kg wet							
Naphthalene	ND	0.0050	mg/kg wet							
n-Butylbenzene	ND	0.0050	mg/kg wet							
n-Propylbenzene	ND	0.0050	mg/kg wet							
sec-Butylbenzene	ND	0.0050	mg/kg wet							
Styrene	ND	0.0050	mg/kg wet							
tert-Butylbenzene	ND	0.0050	mg/kg wet							
Tertiary-amyl methyl ether	ND	0.0050	mg/kg wet							
Tetrachloroethene	ND	0.0050	mg/kg wet							
Tetrahydrofuran	ND	0.0200	mg/kg wet							
Toluene	ND	0.0050	mg/kg wet							
trans-1,2-Dichloroethene	ND	0.0050	mg/kg wet							
trans-1,3-Dichloropropene	ND	0.0016	mg/kg wet							
Trichloroethene	ND	0.0050	mg/kg wet							
Trichlorofluoromethane	ND	0.0050	mg/kg wet							
Vinyl Chloride	ND	0.0100	mg/kg wet							
Xylene O	ND	0.0050	mg/kg wet							
Xylene P,M	ND	0.0100	mg/kg wet							
Surrogate: 1,2-Dichloroethane-d4	*0.0516*		mg/kg wet	*0.05000*		*103*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*0.0474*		mg/kg wet	*0.05000*		*95*	*70-130*			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics Low Level										
Batch DF42903 - 5035										
Surrogate: Dibromofluoromethane	*0.0471*		mg/kg wet	*0.05000*		*94*	*70-130*			
Surrogate: Toluene-d8	*0.0506*		mg/kg wet	*0.05000*		*101*	*70-130*			
LCS										
1,1,1,2-Tetrachloroethane	0.0516	0.0050	mg/kg wet	0.05000		103	70-130			
1,1,1-Trichloroethane	0.0479	0.0050	mg/kg wet	0.05000		96	70-130			
1,1,2,2-Tetrachloroethane	0.0442	0.0015	mg/kg wet	0.05000		88	40-160			
1,1,2-Trichloroethane	0.0462	0.0050	mg/kg wet	0.05000		92	70-130			
1,1-Dichloroethane	0.0466	0.0050	mg/kg wet	0.05000		93	70-130			
1,1-Dichloroethene	0.0499	0.0050	mg/kg wet	0.05000		100	70-130			
1,1-Dichloropropene	0.0470	0.0050	mg/kg wet	0.05000		94	70-130			
1,2,3-Trichlorobenzene	0.0525	0.0050	mg/kg wet	0.05000		105	70-130			
1,2,3-Trichloropropane	0.0461	0.0050	mg/kg wet	0.05000		92	70-130			
1,2,4-Trichlorobenzene	0.0524	0.0050	mg/kg wet	0.05000		105	70-130			
1,2,4-Trimethylbenzene	0.0507	0.0050	mg/kg wet	0.05000		101	70-130			
1,2-Dibromo-3-Chloropropane	0.0481	0.0050	mg/kg wet	0.05000		96	70-130			
1,2-Dibromoethane	0.0490	0.0050	mg/kg wet	0.05000		98	70-130			
1,2-Dichlorobenzene	0.0467	0.0050	mg/kg wet	0.05000		93	70-130			
1,2-Dichloroethane	0.0467	0.0050	mg/kg wet	0.05000		93	70-130			
1,2-Dichloropropane	0.0473	0.0050	mg/kg wet	0.05000		95	70-130			
1,3,5-Trimethylbenzene	0.0502	0.0050	mg/kg wet	0.05000		100	70-130			
1,3-Dichlorobenzene	0.0470	0.0050	mg/kg wet	0.05000		94	70-130			
1,3-Dichloropropane	0.0507	0.0050	mg/kg wet	0.05000		101	70-130			
1,4-Dichlorobenzene	0.0466	0.0050	mg/kg wet	0.05000		93	70-130			
1,4-Dioxane	1.02	0.0100	mg/kg wet	1.000		102	70-130			
2,2-Dichloropropane	0.0535	0.0050	mg/kg wet	0.05000		107	70-130			
2-Butanone	0.229	0.0500	mg/kg wet	0.2500		92	40-160			
2-Chlorotoluene	0.0491	0.0050	mg/kg wet	0.05000		98	70-130			
2-Hexanone	0.242	0.0500	mg/kg wet	0.2500		97	40-160			
4-Chlorotoluene	0.0486	0.0050	mg/kg wet	0.05000		97	70-130			
4-Isopropyltoluene	0.0472	0.0050	mg/kg wet	0.05000		94	70-130			
4-Methyl-2-Pentanone	0.228	0.0013	mg/kg wet	0.2500		91	40-160			
Acetone	0.213	0.0500	mg/kg wet	0.2500		85	40-160			
Benzene	0.0479	0.0050	mg/kg wet	0.05000		96	70-130			
Bromobenzene	0.0491	0.0050	mg/kg wet	0.05000		98	70-130			
Bromochloromethane	0.0481	0.0050	mg/kg wet	0.05000		96	70-130			
Bromodichloromethane	0.0507	0.0050	mg/kg wet	0.05000		101	70-130			
Bromoform	0.0441	0.0050	mg/kg wet	0.05000		88	40-160			
Bromomethane	0.0484	0.0100	mg/kg wet	0.05000		97	40-160			
Carbon Disulfide	0.0529	0.0050	mg/kg wet	0.05000		106	70-130			
Carbon Tetrachloride	0.0488	0.0050	mg/kg wet	0.05000		98	70-130			
Chlorobenzene	0.0481	0.0050	mg/kg wet	0.05000		96	70-130			
Chloroethane	0.0498	0.0100	mg/kg wet	0.05000		100	40-160			
Chloroform	0.0464	0.0050	mg/kg wet	0.05000		93	70-130			
Chloromethane	0.0439	0.0100	mg/kg wet	0.05000		88	40-160			
cis-1,2-Dichloroethene	0.0485	0.0050	mg/kg wet	0.05000		97	70-130			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics Low Level										
Batch DF42903 - 5035										
cis-1,3-Dichloropropene	0.0529	0.0017	mg/kg wet	0.05000		106	40-160			
Dibromochloromethane	0.0537	0.0016	mg/kg wet	0.05000		107	40-160			
Dibromomethane	0.0483	0.0050	mg/kg wet	0.05000		97	70-130			
Dichlorodifluoromethane	0.0300	0.0100	mg/kg wet	0.05000		60	40-160			
Diethyl Ether	0.0524	0.0050	mg/kg wet	0.05000		105	70-130			
Di-isopropyl ether	0.0510	0.0050	mg/kg wet	0.05000		102	70-130			
Ethyl tertiary-butyl ether	0.0513	0.0050	mg/kg wet	0.05000		103	70-130			
Ethylbenzene	0.0509	0.0050	mg/kg wet	0.05000		102	70-130			
Hexachlorobutadiene	0.0468	0.0050	mg/kg wet	0.05000		94	40-160			
Isopropylbenzene	0.0550	0.0050	mg/kg wet	0.05000		110	70-130			
Methyl tert-Butyl Ether	0.0511	0.0050	mg/kg wet	0.05000		102	70-130			
Methylene Chloride	0.0466	0.0019	mg/kg wet	0.05000		93	70-130			
Naphthalene	0.0512	0.0050	mg/kg wet	0.05000		102	40-160			
n-Butylbenzene	0.0503	0.0050	mg/kg wet	0.05000		101	70-130			
n-Propylbenzene	0.0492	0.0050	mg/kg wet	0.05000		98	70-130			
sec-Butylbenzene	0.0468	0.0050	mg/kg wet	0.05000		94	70-130			
Styrene	0.0525	0.0050	mg/kg wet	0.05000		105	40-160			
tert-Butylbenzene	0.0491	0.0050	mg/kg wet	0.05000		98	70-130			
Tertiary-amyl methyl ether	0.0514	0.0050	mg/kg wet	0.05000		103	70-130			
Tetrachloroethene	0.0435	0.0050	mg/kg wet	0.05000		87	70-130			
Tetrahydrofuran	0.0494	0.0200	mg/kg wet	0.05000		99	70-130			
Toluene	0.0474	0.0050	mg/kg wet	0.05000		95	70-130			
trans-1,2-Dichloroethene	0.0481	0.0050	mg/kg wet	0.05000		96	70-130			
trans-1,3-Dichloropropene	0.0464	0.0016	mg/kg wet	0.05000		93	70-130			
Trichloroethene	0.0455	0.0050	mg/kg wet	0.05000		91	70-130			
Trichlorofluoromethane	0.0465	0.0050	mg/kg wet	0.05000		93	40-160			
Vinyl Chloride	0.0481	0.0100	mg/kg wet	0.05000		96	70-130			
Xylene O	0.0520	0.0050	mg/kg wet	0.05000		104	70-130			
Xylene P,M	0.103	0.0100	mg/kg wet	0.1000		103	70-130			
Surrogate: 1,2-Dichloroethane-d4	*0.0470*		mg/kg wet	*0.05000*		*94*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*0.0521*		mg/kg wet	*0.05000*		*104*	*70-130*			
Surrogate: Dibromofluoromethane	*0.0472*		mg/kg wet	*0.05000*		*94*	*70-130*			
Surrogate: Toluene-d8	*0.0501*		mg/kg wet	*0.05000*		*100*	*70-130*			
LCS Dup										
1,1,1,2-Tetrachloroethane	0.0532	0.0050	mg/kg wet	0.05000		106	70-130	3	20	
1,1,1-Trichloroethane	0.0500	0.0050	mg/kg wet	0.05000		100	70-130	4	20	
1,1,2,2-Tetrachloroethane	0.0450	0.0015	mg/kg wet	0.05000		90	40-160	2	20	
1,1,2-Trichloroethane	0.0476	0.0050	mg/kg wet	0.05000		95	70-130	3	20	
1,1-Dichloroethane	0.0484	0.0050	mg/kg wet	0.05000		97	70-130	4	20	
1,1-Dichloroethene	0.0529	0.0050	mg/kg wet	0.05000		106	70-130	6	20	
1,1-Dichloropropene	0.0508	0.0050	mg/kg wet	0.05000		102	70-130	8	20	
1,2,3-Trichlorobenzene	0.0523	0.0050	mg/kg wet	0.05000		105	70-130	0.4	20	
1,2,3-Trichloropropane	0.0463	0.0050	mg/kg wet	0.05000		93	70-130	0.3	20	
1,2,4-Trichlorobenzene	0.0527	0.0050	mg/kg wet	0.05000		105	70-130	0.7	20	
1,2,4-Trimethylbenzene	0.0523	0.0050	mg/kg wet	0.05000		105	70-130	3	20	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics Low Level										
Batch DF42903 - 5035										
1,2-Dibromo-3-Chloropropane	0.0490	0.0050	mg/kg wet	0.05000		98	70-130	2	20	
1,2-Dibromoethane	0.0496	0.0050	mg/kg wet	0.05000		99	70-130	1	20	
1,2-Dichlorobenzene	0.0475	0.0050	mg/kg wet	0.05000		95	70-130	2	20	
1,2-Dichloroethane	0.0479	0.0050	mg/kg wet	0.05000		96	70-130	3	20	
1,2-Dichloropropane	0.0488	0.0050	mg/kg wet	0.05000		98	70-130	3	20	
1,3,5-Trimethylbenzene	0.0520	0.0050	mg/kg wet	0.05000		104	70-130	4	20	
1,3-Dichlorobenzene	0.0479	0.0050	mg/kg wet	0.05000		96	70-130	2	20	
1,3-Dichloropropane	0.0507	0.0050	mg/kg wet	0.05000		101	70-130	0.08	20	
1,4-Dichlorobenzene	0.0475	0.0050	mg/kg wet	0.05000		95	70-130	2	20	
1,4-Dioxane	1.01	0.0100	mg/kg wet	1.000		101	70-130	1	20	
2,2-Dichloropropane	0.0555	0.0050	mg/kg wet	0.05000		111	70-130	4	20	
2-Butanone	0.235	0.0500	mg/kg wet	0.2500		94	40-160	3	20	
2-Chlorotoluene	0.0508	0.0050	mg/kg wet	0.05000		102	70-130	3	20	
2-Hexanone	0.243	0.0500	mg/kg wet	0.2500		97	40-160	0.3	20	
4-Chlorotoluene	0.0499	0.0050	mg/kg wet	0.05000		100	70-130	3	20	
4-Isopropyltoluene	0.0490	0.0050	mg/kg wet	0.05000		98	70-130	4	20	
4-Methyl-2-Pentanone	0.231	0.0013	mg/kg wet	0.2500		93	40-160	1	20	
Acetone	0.252	0.0500	mg/kg wet	0.2500		101	40-160	17	20	
Benzene	0.0494	0.0050	mg/kg wet	0.05000		99	70-130	3	20	
Bromobenzene	0.0503	0.0050	mg/kg wet	0.05000		101	70-130	2	20	
Bromochloromethane	0.0502	0.0050	mg/kg wet	0.05000		100	70-130	4	20	
Bromodichloromethane	0.0523	0.0050	mg/kg wet	0.05000		105	70-130	3	20	
Bromoform	0.0444	0.0050	mg/kg wet	0.05000		89	40-160	0.7	20	
Bromomethane	0.0493	0.0100	mg/kg wet	0.05000		99	40-160	2	20	
Carbon Disulfide	0.0552	0.0050	mg/kg wet	0.05000		110	70-130	4	20	
Carbon Tetrachloride	0.0509	0.0050	mg/kg wet	0.05000		102	70-130	4	20	
Chlorobenzene	0.0490	0.0050	mg/kg wet	0.05000		98	70-130	2	20	
Chloroethane	0.0514	0.0100	mg/kg wet	0.05000		103	40-160	3	20	
Chloroform	0.0481	0.0050	mg/kg wet	0.05000		96	70-130	4	20	
Chloromethane	0.0446	0.0100	mg/kg wet	0.05000		89	40-160	2	20	
cis-1,2-Dichloroethene	0.0506	0.0050	mg/kg wet	0.05000		101	70-130	4	20	
cis-1,3-Dichloropropene	0.0542	0.0017	mg/kg wet	0.05000		108	40-160	2	20	
Dibromochloromethane	0.0546	0.0016	mg/kg wet	0.05000		109	40-160	2	20	
Dibromomethane	0.0497	0.0050	mg/kg wet	0.05000		99	70-130	3	20	
Dichlorodifluoromethane	0.0302	0.0100	mg/kg wet	0.05000		60	40-160	0.6	20	
Diethyl Ether	0.0547	0.0050	mg/kg wet	0.05000		109	70-130	4	20	
Di-isopropyl ether	0.0527	0.0050	mg/kg wet	0.05000		105	70-130	3	20	
Ethyl tertiary-butyl ether	0.0534	0.0050	mg/kg wet	0.05000		107	70-130	4	20	
Ethylbenzene	0.0527	0.0050	mg/kg wet	0.05000		105	70-130	3	20	
Hexachlorobutadiene	0.0480	0.0050	mg/kg wet	0.05000		96	40-160	2	20	
Isopropylbenzene	0.0576	0.0050	mg/kg wet	0.05000		115	70-130	5	20	
Methyl tert-Butyl Ether	0.0530	0.0050	mg/kg wet	0.05000		106	70-130	4	20	
Methylene Chloride	0.0483	0.0019	mg/kg wet	0.05000		97	70-130	4	20	
Naphthalene	0.0515	0.0050	mg/kg wet	0.05000		103	40-160	0.5	20	
n-Butylbenzene	0.0520	0.0050	mg/kg wet	0.05000		104	70-130	3	20	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Volatile Organics Low Level										
Batch DF42903 - 5035										
n-Propylbenzene	0.0513	0.0050	mg/kg wet	0.05000		103	70-130	4	20	
sec-Butylbenzene	0.0484	0.0050	mg/kg wet	0.05000		97	70-130	3	20	
Styrene	0.0538	0.0050	mg/kg wet	0.05000		108	40-160	2	20	
tert-Butylbenzene	0.0514	0.0050	mg/kg wet	0.05000		103	70-130	4	20	
Tertiary-amyl methyl ether	0.0537	0.0050	mg/kg wet	0.05000		107	70-130	4	20	
Tetrachloroethene	0.0445	0.0050	mg/kg wet	0.05000		89	70-130	2	20	
Tetrahydrofuran	0.0510	0.0200	mg/kg wet	0.05000		102	70-130	3	20	
Toluene	0.0492	0.0050	mg/kg wet	0.05000		98	70-130	4	20	
trans-1,2-Dichloroethene	0.0506	0.0050	mg/kg wet	0.05000		101	70-130	5	20	
trans-1,3-Dichloropropene	0.0472	0.0016	mg/kg wet	0.05000		94	70-130	2	20	
Trichloroethene	0.0475	0.0050	mg/kg wet	0.05000		95	70-130	4	20	
Trichlorofluoromethane	0.0490	0.0050	mg/kg wet	0.05000		98	40-160	5	20	
Vinyl Chloride	0.0460	0.0100	mg/kg wet	0.05000		92	70-130	5	20	
Xylene O	0.0534	0.0050	mg/kg wet	0.05000		107	70-130	3	20	
Xylene P,M	0.106	0.0100	mg/kg wet	0.1000		106	70-130	3	20	
Surrogate: 1,2-Dichloroethane-d4	*0.0472*		mg/kg wet	*0.05000*		*94*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*0.0516*		mg/kg wet	*0.05000*		*103*	*70-130*			
Surrogate: Dibromofluoromethane	*0.0476*		mg/kg wet	*0.05000*		*95*	*70-130*			
Surrogate: Toluene-d8	*0.0497*		mg/kg wet	*0.05000*		*99*	*70-130*			
MADEP-VPH Volatile Petroleum Hydrocarbon										
Batch DG40322 - 5035										
Blank										
Benzene	ND	0.20	mg/kg wet							
C5-C8 Unadjusted Aliphatics	ND	10.0	mg/kg wet							
C9-C10 Aromatics	ND	10.0	mg/kg wet							
C9-C12 Unadjusted Aliphatics	ND	10.0	mg/kg wet							
Ethylbenzene	ND	0.20	mg/kg wet							
Methyl tert-Butyl Ether	ND	0.05	mg/kg wet							
Naphthalene	ND	0.20	mg/kg wet							
Toluene	ND	0.20	mg/kg wet							
Xylene O	ND	0.20	mg/kg wet							
Xylene P,M	ND	0.40	mg/kg wet							
Surrogate: 2,5-Dibromotoluene - FID	*5.15*		mg/kg wet	*5.000*		*103*	*70-130*			
Surrogate: 2,5-Dibromotoluene - PID	*5.14*		mg/kg wet	*5.000*		*103*	*70-130*			
Surrogate: Trifluorotoluene - FID	*3.98*		mg/kg wet	*5.333*		*75*	*70-130*			
Surrogate: Trifluorotoluene - PID	*4.00*		mg/kg wet	*5.333*		*75*	*70-130*			
LCS										
Benzene	4.55	0.20	mg/kg wet	5.000		91	70-130			
C5-C8 Unadjusted Aliphatics	40.4	10.0	mg/kg wet	40.00		101	70-130			
C9-C10 Aromatics	9.54	10.0	mg/kg wet	10.00		95	70-130			
C9-C12 Unadjusted Aliphatics	23.5	10.0	mg/kg wet	30.00		78	70-130			
Ethylbenzene	4.78	0.20	mg/kg wet	5.000		96	70-130			
Methyl tert-Butyl Ether	12.7	0.05	mg/kg wet	15.00		85	70-130			
Naphthalene	9.99	0.20	mg/kg wet	10.00		100	70-130			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
MADEP-VPH Volatile Petroleum Hydrocarbon										
Batch DG40322 - 5035										
Toluene	13.4	0.20	mg/kg wet	15.00		89	70-130			
Xylene O	9.24	0.20	mg/kg wet	10.00		92	70-130			
Xylene P,M	18.3	0.40	mg/kg wet	20.00		92	70-130			
Surrogate: 2,5-Dibromotoluene - FID	*5.35*		mg/kg wet	*5.000*		*107*	*70-130*			
Surrogate: 2,5-Dibromotoluene - PID	*5.39*		mg/kg wet	*5.000*		*108*	*70-130*			
Surrogate: Trifluorotoluene - FID	*4.46*		mg/kg wet	*5.333*		*84*	*70-130*			
Surrogate: Trifluorotoluene - PID	*4.49*		mg/kg wet	*5.333*		*84*	*70-130*			
LCS Dup										
Benzene	4.59	0.20	mg/kg wet	5.000		92	70-130	0.9	25	
C5-C8 Unadjusted Aliphatics	40.5	10.0	mg/kg wet	40.00		101	70-130	0.3	25	
C9-C10 Aromatics	9.55	10.0	mg/kg wet	10.00		96	70-130	0.2	25	
C9-C12 Unadjusted Aliphatics	24.0	10.0	mg/kg wet	30.00		80	70-130	2	25	
Ethylbenzene	4.75	0.20	mg/kg wet	5.000		95	70-130	0.6	25	
Methyl tert-Butyl Ether	13.4	0.05	mg/kg wet	15.00		90	70-130	5	25	
Naphthalene	10.3	0.20	mg/kg wet	10.00		103	70-130	3	25	
Toluene	13.7	0.20	mg/kg wet	15.00		92	70-130	2	25	
Xylene O	9.34	0.20	mg/kg wet	10.00		93	70-130	1	25	
Xylene P,M	18.5	0.40	mg/kg wet	20.00		93	70-130	0.9	25	
Surrogate: 2,5-Dibromotoluene - FID	*5.21*		mg/kg wet	*5.000*		*104*	*70-130*			
Surrogate: 2,5-Dibromotoluene - PID	*5.20*		mg/kg wet	*5.000*		*104*	*70-130*			
Surrogate: Trifluorotoluene - FID	*4.45*		mg/kg wet	*5.333*		*83*	*70-130*			
Surrogate: Trifluorotoluene - PID	*4.42*		mg/kg wet	*5.333*		*83*	*70-130*			
Semi-Volatile Organic Compounds										
Batch DF42806 - 3546										
Blank										
1,1-Biphenyl	ND	0.017	mg/kg wet							
1,2,4-Trichlorobenzene	ND	0.017	mg/kg wet							
1,2-Dichlorobenzene	ND	0.250	mg/kg wet							
1,3-Dichlorobenzene	ND	0.017	mg/kg wet							
1,4-Dichlorobenzene	ND	0.020	mg/kg wet							
2,4,5-Trichlorophenol	ND	0.250	mg/kg wet							
2,4,6-Trichlorophenol	ND	0.104	mg/kg wet							
2,4-Dichlorophenol	ND	0.082	mg/kg wet							
2,4-Dimethylphenol	ND	0.134	mg/kg wet							
2,4-Dinitrophenol	ND	0.436	mg/kg wet							
2,4-Dinitrotoluene	ND	0.072	mg/kg wet							
2,6-Dinitrotoluene	ND	0.250	mg/kg wet							
2-Chloronaphthalene	ND	0.250	mg/kg wet							
2-Chlorophenol	ND	0.024	mg/kg wet							
2-Methylnaphthalene	ND	0.017	mg/kg wet							
2-Methylphenol	ND	0.250	mg/kg wet							
2-Nitrophenol	ND	0.500	mg/kg wet							
3,3´-Dichlorobenzidine	ND	0.062	mg/kg wet							
3+4-Methylphenol	ND	0.250	mg/kg wet							

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Semi-Volatile Organic Compounds										
Batch DF42806 - 3546										
4-Bromophenyl-phenylether	ND	0.250	mg/kg wet							
4-Chloroaniline	ND	0.082	mg/kg wet							
4-Nitrophenol	ND	1.00	mg/kg wet							
Acenaphthene	ND	0.250	mg/kg wet							
Acenaphthylene	ND	0.015	mg/kg wet							
Acetophenone	ND	0.250	mg/kg wet							
Aniline	ND	0.250	mg/kg wet							
Anthracene	ND	0.250	mg/kg wet							
Azobenzene	ND	0.018	mg/kg wet							
Benzo(a)anthracene	ND	0.250	mg/kg wet							
Benzo(a)pyrene	ND	0.250	mg/kg wet							
Benzo(b)fluoranthene	ND	0.250	mg/kg wet							
Benzo(g,h,i)perylene	ND	0.250	mg/kg wet							
Benzo(k)fluoranthene	ND	0.250	mg/kg wet							
bis(2-Chloroethoxy)methane	ND	0.250	mg/kg wet							
bis(2-Chloroethyl)ether	ND	0.017	mg/kg wet							
bis(2-chloroisopropyl)Ether	ND	0.092	mg/kg wet							
bis(2-Ethylhexyl)phthalate	ND	0.250	mg/kg wet							
Butylbenzylphthalate	ND	0.250	mg/kg wet							
Chrysene	ND	0.250	mg/kg wet							
Dibenzo(a,h)Anthracene	ND	0.026	mg/kg wet							
Dibenzofuran	ND	0.250	mg/kg wet							
Diethylphthalate	ND	0.250	mg/kg wet							
Dimethylphthalate	ND	0.020	mg/kg wet							
Di-n-butylphthalate	ND	0.250	mg/kg wet							
Di-n-octylphthalate	ND	0.500	mg/kg wet							
Fluoranthene	ND	0.250	mg/kg wet							
Fluorene	ND	0.250	mg/kg wet							
Hexachlorobenzene	ND	0.085	mg/kg wet							
Hexachlorobutadiene	ND	0.250	mg/kg wet							
Hexachloroethane	ND	0.019	mg/kg wet							
Indeno(1,2,3-cd)Pyrene	ND	0.250	mg/kg wet							
Isophorone	ND	0.250	mg/kg wet							
Naphthalene	ND	0.250	mg/kg wet							
Nitrobenzene	ND	0.250	mg/kg wet							
N-Nitrosodimethylamine	ND	0.250	mg/kg wet							
Pentachlorophenol	ND	0.197	mg/kg wet							
Phenanthrene	ND	0.250	mg/kg wet							
Phenol	ND	0.081	mg/kg wet							
Pyrene	ND	0.250	mg/kg wet							
Pyridine	ND	0.250	mg/kg wet							
Surrogate: 1,2-Dichlorobenzene-d4	*2.49*		mg/kg wet	*2.500*		*99*	*30-130*			
Surrogate: 2,4,6-Tribromophenol	*3.54*		mg/kg wet	*3.750*		*94*	*30-130*			
Surrogate: 2-Chlorophenol-d4	*3.73*		mg/kg wet	*3.750*		*99*	*30-130*			
Surrogate: 2-Fluorobiphenyl	*2.21*		mg/kg wet	*2.500*		*88*	*30-130*			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Semi-Volatile Organic Compounds										
Batch DF42806 - 3546										
Surrogate: 2-Fluorophenol	*3.28*		mg/kg wet	*3.750*		*88*	*30-130*			
Surrogate: Nitrobenzene-d5	*2.29*		mg/kg wet	*2.500*		*91*	*30-130*			
Surrogate: Phenol-d6	*3.74*		mg/kg wet	*3.750*		*100*	*30-130*			
Surrogate: p-Terphenyl-d14	*2.55*		mg/kg wet	*2.500*		*102*	*30-130*			
LCS										
1,1-Biphenyl	2.15	0.017	mg/kg wet	2.500		86	40-140			
1,2,4-Trichlorobenzene	1.83	0.017	mg/kg wet	2.500		73	40-140			
1,2-Dichlorobenzene	2.17	0.250	mg/kg wet	2.500		87	40-140			
1,3-Dichlorobenzene	1.92	0.017	mg/kg wet	2.500		77	40-140			
1,4-Dichlorobenzene	2.14	0.020	mg/kg wet	2.500		86	40-140			
2,4,5-Trichlorophenol	2.26	0.250	mg/kg wet	2.500		90	30-130			
2,4,6-Trichlorophenol	1.88	0.104	mg/kg wet	2.500		75	30-130			
2,4-Dichlorophenol	1.82	0.082	mg/kg wet	2.500		73	30-130			
2,4-Dimethylphenol	1.89	0.134	mg/kg wet	2.500		76	30-130			
2,4-Dinitrophenol	2.32	0.436	mg/kg wet	2.500		93	15-140			
2,4-Dinitrotoluene	2.42	0.072	mg/kg wet	2.500		97	40-140			
2,6-Dinitrotoluene	2.39	0.250	mg/kg wet	2.500		96	40-140			
2-Chloronaphthalene	2.25	0.250	mg/kg wet	2.500		90	40-140			
2-Chlorophenol	2.11	0.024	mg/kg wet	2.500		84	30-130			
2-Methylnaphthalene	1.81	0.017	mg/kg wet	2.500		72	40-140			
2-Methylphenol	2.05	0.250	mg/kg wet	2.500		82	15-140			
2-Nitrophenol	1.86	0.500	mg/kg wet	2.500		74	30-130			
3,3´-Dichlorobenzidine	2.32	0.062	mg/kg wet	2.500		93	40-140			
3+4-Methylphenol	4.35	0.250	mg/kg wet	5.000		87	15-140			
4-Bromophenyl-phenylether	2.12	0.250	mg/kg wet	2.500		85	40-140			
4-Chloroaniline	1.83	0.082	mg/kg wet	2.500		73	15-140			
4-Nitrophenol	1.78	1.00	mg/kg wet	2.500		71	15-140			
Acenaphthene	2.18	0.250	mg/kg wet	2.500		87	40-140			
Acenaphthylene	2.17	0.015	mg/kg wet	2.500		87	40-140			
Acetophenone	2.06	0.250	mg/kg wet	2.500		82	40-140			
Aniline	1.57	0.250	mg/kg wet	2.500		63	40-140			
Anthracene	2.35	0.250	mg/kg wet	2.500		94	40-140			
Azobenzene	2.02	0.018	mg/kg wet	2.500		81	40-140			
Benzo(a)anthracene	2.29	0.250	mg/kg wet	2.500		92	40-140			
Benzo(a)pyrene	2.39	0.250	mg/kg wet	2.500		95	40-140			
Benzo(b)fluoranthene	2.26	0.250	mg/kg wet	2.500		90	40-140			
Benzo(g,h,i)perylene	2.41	0.250	mg/kg wet	2.500		96	40-140			
Benzo(k)fluoranthene	2.28	0.250	mg/kg wet	2.500		91	40-140			
bis(2-Chloroethoxy)methane	1.67	0.250	mg/kg wet	2.500		67	40-140			
bis(2-Chloroethyl)ether	1.95	0.017	mg/kg wet	2.500		78	40-140			
bis(2-chloroisopropyl)Ether	1.85	0.092	mg/kg wet	2.500		74	40-140			
bis(2-Ethylhexyl)phthalate	2.06	0.250	mg/kg wet	2.500		83	40-140			
Butylbenzylphthalate	2.21	0.250	mg/kg wet	2.500		88	40-140			
Chrysene	2.41	0.250	mg/kg wet	2.500		96	40-140			
Dibenzo(a,h)Anthracene	2.37	0.026	mg/kg wet	2.500		95	40-140			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Semi-Volatile Organic Compounds										
Batch DF42806 - 3546										
Dibenzofuran	2.21	0.250	mg/kg wet	2.500		89	40-140			
Diethylphthalate	2.35	0.250	mg/kg wet	2.500		94	40-140			
Dimethylphthalate	2.20	0.020	mg/kg wet	2.500		88	15-140			
Di-n-butylphthalate	2.31	0.250	mg/kg wet	2.500		93	40-140			
Di-n-octylphthalate	2.22	0.500	mg/kg wet	2.500		89	40-140			
Fluoranthene	2.56	0.250	mg/kg wet	2.500		103	40-140			
Fluorene	2.33	0.250	mg/kg wet	2.500		93	40-140			
Hexachlorobenzene	2.22	0.085	mg/kg wet	2.500		89	40-140			
Hexachlorobutadiene	1.83	0.250	mg/kg wet	2.500		73	40-140			
Hexachloroethane	2.06	0.019	mg/kg wet	2.500		83	40-140			
Indeno(1,2,3-cd)Pyrene	2.17	0.250	mg/kg wet	2.500		87	40-140			
Isophorone	1.76	0.250	mg/kg wet	2.500		70	40-140			
Naphthalene	1.78	0.250	mg/kg wet	2.500		71	40-140			
Nitrobenzene	1.86	0.250	mg/kg wet	2.500		74	40-140			
N-Nitrosodimethylamine	2.13	0.250	mg/kg wet	2.500		85	40-140			
Pentachlorophenol	2.01	0.197	mg/kg wet	2.500		80	15-140			
Phenanthrene	2.25	0.250	mg/kg wet	2.500		90	40-140			
Phenol	1.78	0.081	mg/kg wet	2.500		71	15-140			
Pyrene	2.28	0.250	mg/kg wet	2.500		91	40-140			
Pyridine	1.77	0.250	mg/kg wet	2.500		71	40-140			
Surrogate: 1,2-Dichlorobenzene-d4	*2.37*		mg/kg wet	*2.500*		*95*	*30-130*			
Surrogate: 2,4,6-Tribromophenol	*3.59*		mg/kg wet	*3.750*		*96*	*30-130*			
Surrogate: 2-Chlorophenol-d4	*3.43*		mg/kg wet	*3.750*		*91*	*30-130*			
Surrogate: 2-Fluorobiphenyl	*2.23*		mg/kg wet	*2.500*		*89*	*30-130*			
Surrogate: 2-Fluorophenol	*2.89*		mg/kg wet	*3.750*		*77*	*30-130*			
Surrogate: Nitrobenzene-d5	*1.98*		mg/kg wet	*2.500*		*79*	*30-130*			
Surrogate: Phenol-d6	*3.43*		mg/kg wet	*3.750*		*91*	*30-130*			
Surrogate: p-Terphenyl-d14	*2.32*		mg/kg wet	*2.500*		*93*	*30-130*			
LCS Dup										
1,1-Biphenyl	2.24	0.017	mg/kg wet	2.500		89	40-140	4	30	
1,2,4-Trichlorobenzene	2.01	0.017	mg/kg wet	2.500		80	40-140	9	30	
1,2-Dichlorobenzene	2.13	0.250	mg/kg wet	2.500		85	40-140	2	30	
1,3-Dichlorobenzene	1.93	0.017	mg/kg wet	2.500		77	40-140	0.4	30	
1,4-Dichlorobenzene	2.19	0.020	mg/kg wet	2.500		88	40-140	2	30	
2,4,5-Trichlorophenol	2.30	0.250	mg/kg wet	2.500		92	30-130	2	30	
2,4,6-Trichlorophenol	1.89	0.104	mg/kg wet	2.500		76	30-130	0.6	30	
2,4-Dichlorophenol	2.00	0.082	mg/kg wet	2.500		80	30-130	9	30	
2,4-Dimethylphenol	1.95	0.134	mg/kg wet	2.500		78	30-130	3	30	
2,4-Dinitrophenol	2.40	0.436	mg/kg wet	2.500		96	15-140	3	30	
2,4-Dinitrotoluene	2.48	0.072	mg/kg wet	2.500		99	40-140	2	30	
2,6-Dinitrotoluene	2.49	0.250	mg/kg wet	2.500		100	40-140	4	30	
2-Chloronaphthalene	2.30	0.250	mg/kg wet	2.500		92	40-140	3	30	
2-Chlorophenol	2.11	0.024	mg/kg wet	2.500		84	30-130	0.1	30	
2-Methylnaphthalene	1.92	0.017	mg/kg wet	2.500		77	40-140	6	30	
2-Methylphenol	2.13	0.250	mg/kg wet	2.500		85	15-140	4	30	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Semi-Volatile Organic Compounds										
Batch DF42806 - 3546										
2-Nitrophenol	1.92	0.500	mg/kg wet	2.500		77	30-130	3	30	
3,3´-Dichlorobenzidine	2.29	0.062	mg/kg wet	2.500		92	40-140	1	30	
3+4-Methylphenol	4.32	0.250	mg/kg wet	5.000		86	15-140	0.9	30	
4-Bromophenyl-phenylether	2.19	0.250	mg/kg wet	2.500		88	40-140	3	30	
4-Chloroaniline	1.86	0.082	mg/kg wet	2.500		75	15-140	2	30	
4-Nitrophenol	2.24	1.00	mg/kg wet	2.500		90	15-140	23	30	
Acenaphthene	2.26	0.250	mg/kg wet	2.500		90	40-140	4	30	
Acenaphthylene	2.22	0.015	mg/kg wet	2.500		89	40-140	2	30	
Acetophenone	2.05	0.250	mg/kg wet	2.500		82	40-140	0.3	30	
Aniline	1.52	0.250	mg/kg wet	2.500		61	40-140	3	30	
Anthracene	2.46	0.250	mg/kg wet	2.500		98	40-140	4	30	
Azobenzene	2.05	0.018	mg/kg wet	2.500		82	40-140	1	30	
Benzo(a)anthracene	2.37	0.250	mg/kg wet	2.500		95	40-140	3	30	
Benzo(a)pyrene	2.46	0.250	mg/kg wet	2.500		98	40-140	3	30	
Benzo(b)fluoranthene	2.32	0.250	mg/kg wet	2.500		93	40-140	3	30	
Benzo(g,h,i)perylene	2.48	0.250	mg/kg wet	2.500		99	40-140	3	30	
Benzo(k)fluoranthene	2.41	0.250	mg/kg wet	2.500		96	40-140	6	30	
bis(2-Chloroethoxy)methane	1.73	0.250	mg/kg wet	2.500		69	40-140	3	30	
bis(2-Chloroethyl)ether	2.04	0.017	mg/kg wet	2.500		82	40-140	5	30	
bis(2-chloroisopropyl)Ether	1.86	0.092	mg/kg wet	2.500		74	40-140	0.3	30	
bis(2-Ethylhexyl)phthalate	2.13	0.250	mg/kg wet	2.500		85	40-140	3	30	
Butylbenzylphthalate	2.26	0.250	mg/kg wet	2.500		90	40-140	2	30	
Chrysene	2.52	0.250	mg/kg wet	2.500		101	40-140	4	30	
Dibenzo(a,h)Anthracene	2.40	0.026	mg/kg wet	2.500		96	40-140	1	30	
Dibenzofuran	2.26	0.250	mg/kg wet	2.500		90	40-140	2	30	
Diethylphthalate	2.39	0.250	mg/kg wet	2.500		96	40-140	2	30	
Dimethylphthalate	2.29	0.020	mg/kg wet	2.500		91	15-140	4	30	
Di-n-butylphthalate	2.37	0.250	mg/kg wet	2.500		95	40-140	2	30	
Di-n-octylphthalate	2.32	0.500	mg/kg wet	2.500		93	40-140	4	30	
Fluoranthene	2.65	0.250	mg/kg wet	2.500		106	40-140	3	30	
Fluorene	2.38	0.250	mg/kg wet	2.500		95	40-140	2	30	
Hexachlorobenzene	2.31	0.085	mg/kg wet	2.500		93	40-140	4	30	
Hexachlorobutadiene	1.99	0.250	mg/kg wet	2.500		79	40-140	8	30	
Hexachloroethane	2.16	0.019	mg/kg wet	2.500		87	40-140	5	30	
Indeno(1,2,3-cd)Pyrene	2.31	0.250	mg/kg wet	2.500		92	40-140	6	30	
Isophorone	1.84	0.250	mg/kg wet	2.500		74	40-140	4	30	
Naphthalene	1.90	0.250	mg/kg wet	2.500		76	40-140	7	30	
Nitrobenzene	1.92	0.250	mg/kg wet	2.500		77	40-140	3	30	
N-Nitrosodimethylamine	1.95	0.250	mg/kg wet	2.500		78	40-140	9	30	
Pentachlorophenol	2.10	0.197	mg/kg wet	2.500		84	15-140	5	30	
Phenanthrene	2.32	0.250	mg/kg wet	2.500		93	40-140	3	30	
Phenol	1.76	0.081	mg/kg wet	2.500		70	15-140	1	30	
Pyrene	2.38	0.250	mg/kg wet	2.500		95	40-140	5	30	
Pyridine	1.75	0.250	mg/kg wet	2.500		70	40-140	1	30	
Surrogate: 1,2-Dichlorobenzene-d4	*2.21*		mg/kg wet	*2.500*		*88*	*30-130*			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Semi-Volatile Organic Compounds										
Batch DF42806 - 3546										
Surrogate: 2,4,6-Tribromophenol	*3.66*		mg/kg wet	*3.750*		*97*	*30-130*			
Surrogate: 2-Chlorophenol-d4	*3.27*		mg/kg wet	*3.750*		*87*	*30-130*			
Surrogate: 2-Fluorobiphenyl	*2.23*		mg/kg wet	*2.500*		*89*	*30-130*			
Surrogate: 2-Fluorophenol	*2.77*		mg/kg wet	*3.750*		*74*	*30-130*			
Surrogate: Nitrobenzene-d5	*2.06*		mg/kg wet	*2.500*		*82*	*30-130*			
Surrogate: Phenol-d6	*3.32*		mg/kg wet	*3.750*		*89*	*30-130*			
Surrogate: p-Terphenyl-d14	*2.32*		mg/kg wet	*2.500*		*93*	*30-130*			
MADEP-EPH Extractable Petroleum Hydrocarbons										
Batch DF42805 - 3546										
Blank										
C19-C36 Aliphatics1	ND	15.0	mg/kg wet							
C9-C18 Aliphatics1	ND	15.0	mg/kg wet							
Surrogate: 1-Chlorooctadecane	*1.12*		mg/kg wet	*2.000*		*56*	*40-140*			
Blank										
2-Methylnaphthalene	ND	0.20	mg/kg wet							
Acenaphthene	ND	0.40	mg/kg wet							
Acenaphthylene	ND	0.20	mg/kg wet							
Anthracene	ND	0.40	mg/kg wet							
Benzo(a)anthracene	ND	0.40	mg/kg wet							
Benzo(a)pyrene	ND	0.40	mg/kg wet							
Benzo(b)fluoranthene	ND	0.40	mg/kg wet							
Benzo(g,h,i)perylene	ND	0.40	mg/kg wet							
Benzo(k)fluoranthene	ND	0.40	mg/kg wet							
C11-C22 Unadjusted Aromatics1	ND	15.0	mg/kg wet							
Chrysene	ND	0.40	mg/kg wet							
Dibenzo(a,h)Anthracene	ND	0.20	mg/kg wet							
Fluoranthene	ND	0.40	mg/kg wet							
Fluorene	ND	0.40	mg/kg wet							
Indeno(1,2,3-cd)Pyrene	ND	0.40	mg/kg wet							
Naphthalene	ND	0.40	mg/kg wet							
Phenanthrene	ND	0.40	mg/kg wet							
Pyrene	ND	0.40	mg/kg wet							
Surrogate: 2-Bromonaphthalene	*2.29*		mg/kg wet	*2.000*		*115*	*40-140*			
Surrogate: 2-Fluorobiphenyl	*2.25*		mg/kg wet	*2.000*		*112*	*40-140*			
Surrogate: O-Terphenyl	*1.63*		mg/kg wet	*2.000*		*82*	*40-140*			
LCS										
C19-C36 Aliphatics1	14.6	15.0	mg/kg wet	16.00		91	40-140			
C9-C18 Aliphatics1	8.4	15.0	mg/kg wet	12.00		70	40-140			
Surrogate: 1-Chlorooctadecane	*1.14*		mg/kg wet	*2.000*		*57*	*40-140*			
LCS										
2-Methylnaphthalene	1.34	0.20	mg/kg wet	2.000		67	40-140			
Acenaphthene	1.49	0.40	mg/kg wet	2.000		74	40-140			
Acenaphthylene	1.49	0.20	mg/kg wet	2.000		75	40-140			
Anthracene	1.79	0.40	mg/kg wet	2.000		90	40-140			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
MADEP-EPH Extractable Petroleum Hydrocarbons										
Batch DF42805 - 3546										
Benzo(a)anthracene	1.65	0.40	mg/kg wet	2.000		83	40-140			
Benzo(a)pyrene	1.87	0.40	mg/kg wet	2.000		94	40-140			
Benzo(b)fluoranthene	1.93	0.40	mg/kg wet	2.000		96	40-140			
Benzo(g,h,i)perylene	1.50	0.40	mg/kg wet	2.000		75	40-140			
Benzo(k)fluoranthene	1.53	0.40	mg/kg wet	2.000		76	40-140			
C11-C22 Unadjusted Aromatics1	28.1	15.0	mg/kg wet	34.00		83	40-140			
Chrysene	1.65	0.40	mg/kg wet	2.000		83	40-140			
Dibenzo(a,h)Anthracene	1.69	0.20	mg/kg wet	2.000		84	40-140			
Fluoranthene	1.63	0.40	mg/kg wet	2.000		81	40-140			
Fluorene	1.52	0.40	mg/kg wet	2.000		76	40-140			
Indeno(1,2,3-cd)Pyrene	1.69	0.40	mg/kg wet	2.000		85	40-140			
Naphthalene	1.37	0.40	mg/kg wet	2.000		69	40-140			
Phenanthrene	1.55	0.40	mg/kg wet	2.000		78	40-140			
Pyrene	1.55	0.40	mg/kg wet	2.000		77	40-140			
Surrogate: 2-Bromonaphthalene	*2.08*		mg/kg wet	*2.000*		*104*	*40-140*			
Surrogate: 2-Fluorobiphenyl	*2.09*		mg/kg wet	*2.000*		*104*	*40-140*			
Surrogate: O-Terphenyl	*1.62*		mg/kg wet	*2.000*		*81*	*40-140*			
LCS										
2-Methylnaphthalene Breakthrough	0.0		%				0-5			
Naphthalene Breakthrough	0.0		%				0-5			
LCS Dup										
C19-C36 Aliphatics1	15.8	15.0	mg/kg wet	16.00		99	40-140	8	25	
C9-C18 Aliphatics1	9.0	15.0	mg/kg wet	12.00		75	40-140	6	25	
Surrogate: 1-Chlorooctadecane	*1.28*		mg/kg wet	*2.000*		*64*	*40-140*			
LCS Dup										
2-Methylnaphthalene	1.49	0.20	mg/kg wet	2.000		74	40-140	10	30	
Acenaphthene	1.60	0.40	mg/kg wet	2.000		80	40-140	7	30	
Acenaphthylene	1.62	0.20	mg/kg wet	2.000		81	40-140	9	30	
Anthracene	1.92	0.40	mg/kg wet	2.000		96	40-140	7	30	
Benzo(a)anthracene	1.73	0.40	mg/kg wet	2.000		87	40-140	5	30	
Benzo(a)pyrene	2.04	0.40	mg/kg wet	2.000		102	40-140	9	30	
Benzo(b)fluoranthene	1.96	0.40	mg/kg wet	2.000		98	40-140	2	30	
Benzo(g,h,i)perylene	1.65	0.40	mg/kg wet	2.000		83	40-140	10	30	
Benzo(k)fluoranthene	1.66	0.40	mg/kg wet	2.000		83	40-140	8	30	
C11-C22 Unadjusted Aromatics1	30.0	15.0	mg/kg wet	34.00		88	40-140	7	25	
Chrysene	1.77	0.40	mg/kg wet	2.000		89	40-140	7	30	
Dibenzo(a,h)Anthracene	1.84	0.20	mg/kg wet	2.000		92	40-140	9	30	
Fluoranthene	1.67	0.40	mg/kg wet	2.000		83	40-140	2	30	
Fluorene	1.69	0.40	mg/kg wet	2.000		84	40-140	11	30	
Indeno(1,2,3-cd)Pyrene	1.81	0.40	mg/kg wet	2.000		91	40-140	7	30	
Naphthalene	1.50	0.40	mg/kg wet	2.000		75	40-140	9	30	
Phenanthrene	1.66	0.40	mg/kg wet	2.000		83	40-140	6	30	
Pyrene	1.67	0.40	mg/kg wet	2.000		83	40-140	7	30	
Surrogate: 2-Bromonaphthalene	*2.22*		mg/kg wet	*2.000*		*111*	*40-140*			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
MADEP-EPH Extractable Petroleum Hydrocarbons										
Batch DF42805 - 3546										
Surrogate: 2-Fluorobiphenyl	*2.14*		mg/kg wet	*2.000*		*107*	*40-140*			
Surrogate: O-Terphenyl	*1.66*		mg/kg wet	*2.000*		*83*	*40-140*			
LCS Dup										
2-Methylnaphthalene Breakthrough	0.0		%				0-5		200	
Naphthalene Breakthrough	0.0		%				0-5		200	
8082A Polychlorinated Biphenyls (PCB)										
Batch DF42803 - 3540C										
Blank										
Aroclor 1016	ND	0.05	mg/kg wet							
Aroclor 1016 [2C]	ND	0.05	mg/kg wet							
Aroclor 1221	ND	0.05	mg/kg wet							
Aroclor 1221 [2C]	ND	0.05	mg/kg wet							
Aroclor 1232	ND	0.05	mg/kg wet							
Aroclor 1232 [2C]	ND	0.05	mg/kg wet							
Aroclor 1242	ND	0.05	mg/kg wet							
Aroclor 1242 [2C]	ND	0.05	mg/kg wet							
Aroclor 1248	ND	0.05	mg/kg wet							
Aroclor 1248 [2C]	ND	0.05	mg/kg wet							
Aroclor 1254	ND	0.05	mg/kg wet							
Aroclor 1254 [2C]	ND	0.05	mg/kg wet							
Aroclor 1260	ND	0.05	mg/kg wet							
Aroclor 1260 [2C]	ND	0.05	mg/kg wet							
Aroclor 1262	ND	0.05	mg/kg wet							
Aroclor 1262 [2C]	ND	0.05	mg/kg wet							
Aroclor 1268	ND	0.05	mg/kg wet							
Aroclor 1268 [2C]	ND	0.05	mg/kg wet							
Surrogate: Decachlorobiphenyl	*0.0230*		mg/kg wet	*0.02500*		*92*	*30-150*			
Surrogate: Decachlorobiphenyl [2C]	*0.0252*		mg/kg wet	*0.02500*		*101*	*30-150*			
Surrogate: Tetrachloro-m-xylene	*0.0193*		mg/kg wet	*0.02500*		*77*	*30-150*			
Surrogate: Tetrachloro-m-xylene [2C]	*0.0216*		mg/kg wet	*0.02500*		*86*	*30-150*			
LCS										
Aroclor 1016	0.4	0.05	mg/kg wet	0.5000		87	40-140			
Aroclor 1016 [2C]	0.5	0.05	mg/kg wet	0.5000		94	40-140			
Aroclor 1260	0.4	0.05	mg/kg wet	0.5000		89	40-140			
Aroclor 1260 [2C]	0.5	0.05	mg/kg wet	0.5000		94	40-140			
Surrogate: Decachlorobiphenyl	*0.0233*		mg/kg wet	*0.02500*		*93*	*30-150*			
Surrogate: Decachlorobiphenyl [2C]	*0.0255*		mg/kg wet	*0.02500*		*102*	*30-150*			
Surrogate: Tetrachloro-m-xylene	*0.0213*		mg/kg wet	*0.02500*		*85*	*30-150*			
Surrogate: Tetrachloro-m-xylene [2C]	*0.0233*		mg/kg wet	*0.02500*		*93*	*30-150*			
LCS Dup										
Aroclor 1016	0.4	0.05	mg/kg wet	0.5000		81	40-140	7	30	
Aroclor 1016 [2C]	0.4	0.05	mg/kg wet	0.5000		89	40-140	6	30	
Aroclor 1260	0.4	0.05	mg/kg wet	0.5000		83	40-140	7	30	
Aroclor 1260 [2C]	0.4	0.05	mg/kg wet	0.5000		88	40-140	7	30	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
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Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8082A Polychlorinated Biphenyls (PCB)										
Batch DF42803 - 3540C										
Surrogate: Decachlorobiphenyl	*0.0218*		mg/kg wet	*0.02500*		*87*	*30-150*			
Surrogate: Decachlorobiphenyl [2C]	*0.0240*		mg/kg wet	*0.02500*		*96*	*30-150*			
Surrogate: Tetrachloro-m-xylene	*0.0201*		mg/kg wet	*0.02500*		*80*	*30-150*			
Surrogate: Tetrachloro-m-xylene [2C]	*0.0221*		mg/kg wet	*0.02500*		*88*	*30-150*			
8081B Organochlorine Pesticides										
Batch DG40107 - 3546										
Blank										
4,4´-DDD	ND	0.0025	mg/kg wet							
4,4´-DDD [2C]	ND	0.0025	mg/kg wet							
4,4´-DDE	ND	0.0025	mg/kg wet							
4,4´-DDE [2C]	ND	0.0025	mg/kg wet							
4,4´-DDT	ND	0.0025	mg/kg wet							
4,4´-DDT [2C]	ND	0.0025	mg/kg wet							
Aldrin	ND	0.0025	mg/kg wet							
Aldrin [2C]	ND	0.0025	mg/kg wet							
alpha-BHC	ND	0.0025	mg/kg wet							
alpha-BHC [2C]	ND	0.0025	mg/kg wet							
alpha-Chlordane	ND	0.0025	mg/kg wet							
alpha-Chlordane [2C]	ND	0.0025	mg/kg wet							
beta-BHC	ND	0.0025	mg/kg wet							
beta-BHC [2C]	ND	0.0025	mg/kg wet							
delta-BHC	ND	0.0025	mg/kg wet							
delta-BHC [2C]	ND	0.0025	mg/kg wet							
Dieldrin	ND	0.0025	mg/kg wet							
Dieldrin [2C]	ND	0.0025	mg/kg wet							
Endosulfan I	ND	0.0025	mg/kg wet							
Endosulfan I [2C]	ND	0.0025	mg/kg wet							
Endosulfan II	ND	0.0025	mg/kg wet							
Endosulfan II [2C]	ND	0.0025	mg/kg wet							
Endosulfan Sulfate	ND	0.0025	mg/kg wet							
Endosulfan Sulfate [2C]	ND	0.0025	mg/kg wet							
Endrin	ND	0.0025	mg/kg wet							
Endrin [2C]	ND	0.0025	mg/kg wet							
Endrin Ketone	ND	0.0025	mg/kg wet							
Endrin Ketone [2C]	ND	0.0025	mg/kg wet							
gamma-BHC (Lindane)	ND	0.0015	mg/kg wet							
gamma-BHC (Lindane) [2C]	ND	0.0015	mg/kg wet							
gamma-Chlordane	ND	0.0025	mg/kg wet							
gamma-Chlordane [2C]	ND	0.0025	mg/kg wet							
Heptachlor	ND	0.0025	mg/kg wet							
Heptachlor [2C]	ND	0.0025	mg/kg wet							
Heptachlor Epoxide	ND	0.0025	mg/kg wet							
Heptachlor Epoxide [2C]	ND	0.0025	mg/kg wet							
Hexachlorobenzene	ND	0.0025	mg/kg wet							

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Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8081B Organochlorine Pesticides										
Batch DG40107 - 3546										
Hexachlorobenzene [2C]	ND	0.0025	mg/kg wet							
Methoxychlor	ND	0.0025	mg/kg wet							
Methoxychlor [2C]	ND	0.0025	mg/kg wet							
Toxaphene	ND	0.125	mg/kg wet							
Toxaphene [2C]	ND	0.125	mg/kg wet							
Surrogate: Decachlorobiphenyl	*0.0114*		mg/kg wet	*0.01250*		*91*	*30-150*			
Surrogate: Decachlorobiphenyl [2C]	*0.0109*		mg/kg wet	*0.01250*		*88*	*30-150*			
Surrogate: Tetrachloro-m-xylene	*0.0122*		mg/kg wet	*0.01250*		*98*	*30-150*			
Surrogate: Tetrachloro-m-xylene [2C]	*0.0111*		mg/kg wet	*0.01250*		*89*	*30-150*			
LCS										
4,4´-DDD	0.0131	0.0025	mg/kg wet	0.01250		105	40-140			
4,4´-DDD [2C]	0.0119	0.0025	mg/kg wet	0.01250		95	40-140			
4,4´-DDE	0.0124	0.0025	mg/kg wet	0.01250		99	40-140			
4,4´-DDE [2C]	0.0113	0.0025	mg/kg wet	0.01250		90	40-140			
4,4´-DDT	0.0121	0.0025	mg/kg wet	0.01250		97	40-140			
4,4´-DDT [2C]	0.0118	0.0025	mg/kg wet	0.01250		94	40-140			
Aldrin	0.0117	0.0025	mg/kg wet	0.01250		94	40-140			
Aldrin [2C]	0.0111	0.0025	mg/kg wet	0.01250		89	40-140			
alpha-BHC	0.0118	0.0025	mg/kg wet	0.01250		95	40-140			
alpha-BHC [2C]	0.0113	0.0025	mg/kg wet	0.01250		90	40-140			
alpha-Chlordane	0.0114	0.0025	mg/kg wet	0.01250		91	40-140			
alpha-Chlordane [2C]	0.0107	0.0025	mg/kg wet	0.01250		86	40-140			
beta-BHC	0.0117	0.0025	mg/kg wet	0.01250		94	40-140			
beta-BHC [2C]	0.0110	0.0025	mg/kg wet	0.01250		88	40-140			
delta-BHC	0.0092	0.0025	mg/kg wet	0.01250		74	40-140			
delta-BHC [2C]	0.0092	0.0025	mg/kg wet	0.01250		74	40-140			
Dieldrin	0.0126	0.0025	mg/kg wet	0.01250		101	40-140			
Dieldrin [2C]	0.0118	0.0025	mg/kg wet	0.01250		94	40-140			
Endosulfan I	0.0115	0.0025	mg/kg wet	0.01250		92	40-140			
Endosulfan I [2C]	0.0109	0.0025	mg/kg wet	0.01250		87	40-140			
Endosulfan II	0.0122	0.0025	mg/kg wet	0.01250		98	40-140			
Endosulfan II [2C]	0.0115	0.0025	mg/kg wet	0.01250		92	40-140			
Endosulfan Sulfate	0.0115	0.0025	mg/kg wet	0.01250		92	40-140			
Endosulfan Sulfate [2C]	0.0111	0.0025	mg/kg wet	0.01250		89	40-140			
Endrin	0.0122	0.0025	mg/kg wet	0.01250		98	40-140			
Endrin [2C]	0.0115	0.0025	mg/kg wet	0.01250		92	40-140			
Endrin Ketone	0.0126	0.0025	mg/kg wet	0.01250		100	40-140			
Endrin Ketone [2C]	0.0121	0.0025	mg/kg wet	0.01250		97	40-140			
gamma-BHC (Lindane)	0.0117	0.0015	mg/kg wet	0.01250		93	40-140			
gamma-BHC (Lindane) [2C]	0.0112	0.0015	mg/kg wet	0.01250		89	40-140			
gamma-Chlordane	0.0133	0.0025	mg/kg wet	0.01250		106	40-140			
gamma-Chlordane [2C]	0.0124	0.0025	mg/kg wet	0.01250		99	40-140			
Heptachlor	0.0117	0.0025	mg/kg wet	0.01250		94	40-140			
Heptachlor [2C]	0.0111	0.0025	mg/kg wet	0.01250		89	40-140			
Heptachlor Epoxide	0.0118	0.0025	mg/kg wet	0.01250		94	40-140			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8081B Organochlorine Pesticides										
Batch DG40107 - 3546										
Heptachlor Epoxide [2C]	0.0111	0.0025	mg/kg wet	0.01250		88	40-140			
Hexachlorobenzene	0.0115	0.0025	mg/kg wet	0.01250		92	40-140			
Hexachlorobenzene [2C]	0.0106	0.0025	mg/kg wet	0.01250		84	40-140			
Methoxychlor	0.0117	0.0025	mg/kg wet	0.01250		94	40-140			
Methoxychlor [2C]	0.0111	0.0025	mg/kg wet	0.01250		89	40-140			
Surrogate: Decachlorobiphenyl	*0.0118*		mg/kg wet	*0.01250*		*94*	*30-150*			
Surrogate: Decachlorobiphenyl [2C]	*0.0112*		mg/kg wet	*0.01250*		*90*	*30-150*			
Surrogate: Tetrachloro-m-xylene	*0.0115*		mg/kg wet	*0.01250*		*92*	*30-150*			
Surrogate: Tetrachloro-m-xylene [2C]	*0.0108*		mg/kg wet	*0.01250*		*87*	*30-150*			
LCS Dup										
4,4´-DDD	0.0134	0.0025	mg/kg wet	0.01250		107	40-140	2	30	
4,4´-DDD [2C]	0.0123	0.0025	mg/kg wet	0.01250		98	40-140	3	30	
4,4´-DDE	0.0128	0.0025	mg/kg wet	0.01250		103	40-140	4	30	
4,4´-DDE [2C]	0.0117	0.0025	mg/kg wet	0.01250		93	40-140	3	30	
4,4´-DDT	0.0125	0.0025	mg/kg wet	0.01250		100	40-140	3	30	
4,4´-DDT [2C]	0.0122	0.0025	mg/kg wet	0.01250		98	40-140	4	30	
Aldrin	0.0121	0.0025	mg/kg wet	0.01250		97	40-140	3	30	
Aldrin [2C]	0.0115	0.0025	mg/kg wet	0.01250		92	40-140	4	30	
alpha-BHC	0.0124	0.0025	mg/kg wet	0.01250		99	40-140	5	30	
alpha-BHC [2C]	0.0119	0.0025	mg/kg wet	0.01250		95	40-140	6	30	
alpha-Chlordane	0.0119	0.0025	mg/kg wet	0.01250		95	40-140	4	30	
alpha-Chlordane [2C]	0.0111	0.0025	mg/kg wet	0.01250		89	40-140	4	30	
beta-BHC	0.0122	0.0025	mg/kg wet	0.01250		98	40-140	4	30	
beta-BHC [2C]	0.0116	0.0025	mg/kg wet	0.01250		93	40-140	6	30	
delta-BHC	0.0097	0.0025	mg/kg wet	0.01250		77	40-140	4	30	
delta-BHC [2C]	0.0097	0.0025	mg/kg wet	0.01250		77	40-140	5	30	
Dieldrin	0.0132	0.0025	mg/kg wet	0.01250		106	40-140	5	30	
Dieldrin [2C]	0.0123	0.0025	mg/kg wet	0.01250		99	40-140	5	30	
Endosulfan I	0.0120	0.0025	mg/kg wet	0.01250		96	40-140	4	30	
Endosulfan I [2C]	0.0113	0.0025	mg/kg wet	0.01250		90	40-140	4	30	
Endosulfan II	0.0126	0.0025	mg/kg wet	0.01250		101	40-140	4	30	
Endosulfan II [2C]	0.0119	0.0025	mg/kg wet	0.01250		95	40-140	4	30	
Endosulfan Sulfate	0.0118	0.0025	mg/kg wet	0.01250		94	40-140	2	30	
Endosulfan Sulfate [2C]	0.0113	0.0025	mg/kg wet	0.01250		91	40-140	2	30	
Endrin	0.0127	0.0025	mg/kg wet	0.01250		102	40-140	4	30	
Endrin [2C]	0.0120	0.0025	mg/kg wet	0.01250		96	40-140	4	30	
Endrin Ketone	0.0127	0.0025	mg/kg wet	0.01250		102	40-140	1	30	
Endrin Ketone [2C]	0.0123	0.0025	mg/kg wet	0.01250		98	40-140	2	30	
gamma-BHC (Lindane)	0.0121	0.0015	mg/kg wet	0.01250		97	40-140	4	30	
gamma-BHC (Lindane) [2C]	0.0117	0.0015	mg/kg wet	0.01250		94	40-140	5	30	
gamma-Chlordane	0.0139	0.0025	mg/kg wet	0.01250		111	40-140	5	30	
gamma-Chlordane [2C]	0.0129	0.0025	mg/kg wet	0.01250		103	40-140	4	30	
Heptachlor	0.0123	0.0025	mg/kg wet	0.01250		99	40-140	5	30	
Heptachlor [2C]	0.0117	0.0025	mg/kg wet	0.01250		94	40-140	5	30	
Heptachlor Epoxide	0.0123	0.0025	mg/kg wet	0.01250		98	40-140	4	30	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8081B Organochlorine Pesticides										
Batch DG40107 - 3546										
Heptachlor Epoxide [2C]	0.0116	0.0025	mg/kg wet	0.01250		93	40-140	5	30	
Hexachlorobenzene	0.0121	0.0025	mg/kg wet	0.01250		97	40-140	5	30	
Hexachlorobenzene [2C]	0.0112	0.0025	mg/kg wet	0.01250		89	40-140	6	30	
Methoxychlor	0.0118	0.0025	mg/kg wet	0.01250		94	40-140	0.2	30	
Methoxychlor [2C]	0.0111	0.0025	mg/kg wet	0.01250		89	40-140	0.6	30	
Surrogate: Decachlorobiphenyl	*0.0111*		mg/kg wet	*0.01250*		*89*	*30-150*			
Surrogate: Decachlorobiphenyl [2C]	*0.0108*		mg/kg wet	*0.01250*		*86*	*30-150*			
Surrogate: Tetrachloro-m-xylene	*0.0117*		mg/kg wet	*0.01250*		*93*	*30-150*			
Surrogate: Tetrachloro-m-xylene [2C]	*0.0109*		mg/kg wet	*0.01250*		*87*	*30-150*			
8151A Chlorinated Herbicides										
Batch DG40176 - 3546										
Blank										
2,4,5-T	ND	0.010	mg/kg wet							
2,4,5-T [2C]	ND	0.010	mg/kg wet							
2,4,5-TP (Silvex)	ND	0.010	mg/kg wet							
2,4,5-TP (Silvex) [2C]	ND	0.010	mg/kg wet							
2,4-D	ND	0.047	mg/kg wet							
2,4-D [2C]	ND	0.047	mg/kg wet							
2,4-DB	ND	0.048	mg/kg wet							
2,4-DB [2C]	ND	0.048	mg/kg wet							
Dalapon	ND	0.046	mg/kg wet							
Dalapon [2C]	ND	0.046	mg/kg wet							
Dicamba	ND	0.009	mg/kg wet							
Dicamba [2C]	ND	0.009	mg/kg wet							
Dichlorprop	ND	0.047	mg/kg wet							
Dichlorprop [2C]	ND	0.047	mg/kg wet							
Dinoseb	ND	0.048	mg/kg wet							
Dinoseb [2C]	ND	0.048	mg/kg wet							
MCPA	ND	2.32	mg/kg wet							
MCPA [2C]	ND	2.32	mg/kg wet							
MCPP	ND	2.35	mg/kg wet							
MCPP [2C]	ND	2.35	mg/kg wet							
Surrogate: DCAA	*0.198*		mg/kg wet	*0.2000*		*99*	*30-150*			
Surrogate: DCAA [2C]	*0.201*		mg/kg wet	*0.2000*		*100*	*30-150*			
LCS										
2,4,5-T	0.014	0.010	mg/kg wet	0.01900		72	40-140			
2,4,5-T [2C]	0.014	0.010	mg/kg wet	0.01900		74	40-140			
2,4,5-TP (Silvex)	0.015	0.010	mg/kg wet	0.01900		80	40-140			
2,4,5-TP (Silvex) [2C]	0.016	0.010	mg/kg wet	0.01900		82	40-140			
2,4-D	0.158	0.047	mg/kg wet	0.1880		84	40-140			
2,4-D [2C]	0.147	0.047	mg/kg wet	0.1880		78	40-140			
2,4-DB	0.176	0.048	mg/kg wet	0.1900		93	40-140			
2,4-DB [2C]	0.170	0.048	mg/kg wet	0.1900		89	40-140			
Dalapon	0.305	0.046	mg/kg wet	0.4550		67	40-140			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8151A Chlorinated Herbicides										
Batch DG40176 - 3546										
Dalapon [2C]	0.351	0.046	mg/kg wet	0.4550		77	40-140			
Dicamba	0.013	0.009	mg/kg wet	0.01880		68	40-140			
Dicamba [2C]	0.016	0.009	mg/kg wet	0.01880		86	40-140			
Dichlorprop	0.196	0.047	mg/kg wet	0.1880		104	40-140			
Dichlorprop [2C]	0.173	0.047	mg/kg wet	0.1880		92	40-140			
Dinoseb	0.018	0.048	mg/kg wet	0.09500		19	10-100			
Dinoseb [2C]	0.021	0.048	mg/kg wet	0.09500		22	10-100			
MCPA	18.3	2.32	mg/kg wet	18.60		98	40-140			
MCPA [2C]	18.8	2.32	mg/kg wet	18.60		101	40-140			
MCPP	19.0	2.35	mg/kg wet	18.80		101	40-140			
MCPP [2C]	19.6	2.35	mg/kg wet	18.80		104	40-140			
Surrogate: DCAA	*0.220*		mg/kg wet	*0.2000*		*110*	*30-150*			
Surrogate: DCAA [2C]	*0.220*		mg/kg wet	*0.2000*		*110*	*30-150*			
LCS Dup										
2,4,5-T	0.014	0.010	mg/kg wet	0.01900		76	40-140	5	30	
2,4,5-T [2C]	0.015	0.010	mg/kg wet	0.01900		80	40-140	8	30	
2,4,5-TP (Silvex)	0.016	0.010	mg/kg wet	0.01900		86	40-140	7	30	
2,4,5-TP (Silvex) [2C]	0.017	0.010	mg/kg wet	0.01900		92	40-140	11	30	
2,4-D	0.166	0.047	mg/kg wet	0.1880		88	40-140	5	30	
2,4-D [2C]	0.155	0.047	mg/kg wet	0.1880		82	40-140	5	30	
2,4-DB	0.192	0.048	mg/kg wet	0.1900		101	40-140	9	30	
2,4-DB [2C]	0.186	0.048	mg/kg wet	0.1900		98	40-140	9	30	
Dalapon	0.308	0.046	mg/kg wet	0.4550		68	40-140	0.8	30	
Dalapon [2C]	0.357	0.046	mg/kg wet	0.4550		78	40-140	2	30	
Dicamba	0.014	0.009	mg/kg wet	0.01880		72	40-140	6	30	
Dicamba [2C]	0.016	0.009	mg/kg wet	0.01880		86	40-140	0	30	
Dichlorprop	0.207	0.047	mg/kg wet	0.1880		110	40-140	5	30	
Dichlorprop [2C]	0.185	0.047	mg/kg wet	0.1880		98	40-140	7	30	
Dinoseb	0.020	0.048	mg/kg wet	0.09500		21	10-100	12	30	
Dinoseb [2C]	0.023	0.048	mg/kg wet	0.09500		24	10-100	12	30	
MCPA	18.0	2.32	mg/kg wet	18.60		97	40-140	2	30	
MCPA [2C]	19.4	2.32	mg/kg wet	18.60		105	40-140	3	30	
MCPP	20.1	2.35	mg/kg wet	18.80		107	40-140	6	30	
MCPP [2C]	20.6	2.35	mg/kg wet	18.80		109	40-140	5	30	
Surrogate: DCAA	*0.215*		mg/kg wet	*0.2000*		*107*	*30-150*			
Surrogate: DCAA [2C]	*0.214*		mg/kg wet	*0.2000*		*107*	*30-150*			
8100M Total Petroleum Hydrocarbons										
Batch DF42840 - 3546										
Blank										
Decane (C10)	ND	0.2	mg/kg wet							
Docosane (C22)	ND	0.2	mg/kg wet							
Dodecane (C12)	ND	0.2	mg/kg wet							
Eicosane (C20)	ND	0.2	mg/kg wet							
Hexacosane (C26)	ND	0.2	mg/kg wet							

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8100M Total Petroleum Hydrocarbons										
Batch DF42840 - 3546										
Hexadecane (C16)	ND	0.2	mg/kg wet							
Hexatriacontane (C36)	ND	0.2	mg/kg wet							
Nonadecane (C19)	ND	0.2	mg/kg wet							
Nonane (C9)	ND	0.2	mg/kg wet							
Octacosane (C28)	ND	0.2	mg/kg wet							
Octadecane (C18)	ND	0.2	mg/kg wet							
Tetracosane (C24)	ND	0.2	mg/kg wet							
Tetradecane (C14)	ND	0.2	mg/kg wet							
Total Petroleum Hydrocarbons (C9-C36)	ND	10.0	mg/kg wet							
Triacontane (C30)	ND	0.2	mg/kg wet							
Surrogate: O-Terphenyl	*4.23*		mg/kg wet	*5.000*		*85*	*40-140*			
LCS										
Decane (C10)	1.6	0.2	mg/kg wet	2.500		63	40-140			
Docosane (C22)	2.0	0.2	mg/kg wet	2.500		79	40-140			
Dodecane (C12)	1.7	0.2	mg/kg wet	2.500		70	40-140			
Eicosane (C20)	1.9	0.2	mg/kg wet	2.500		77	40-140			
Hexacosane (C26)	2.1	0.2	mg/kg wet	2.500		84	40-140			
Hexadecane (C16)	1.9	0.2	mg/kg wet	2.500		76	40-140			
Hexatriacontane (C36)	2.0	0.2	mg/kg wet	2.500		82	40-140			
Nonadecane (C19)	2.1	0.2	mg/kg wet	2.500		84	40-140			
Nonane (C9)	1.4	0.2	mg/kg wet	2.500		54	30-140			
Octacosane (C28)	2.1	0.2	mg/kg wet	2.500		84	40-140			
Octadecane (C18)	1.9	0.2	mg/kg wet	2.500		76	40-140			
Tetracosane (C24)	1.9	0.2	mg/kg wet	2.500		77	40-140			
Tetradecane (C14)	1.8	0.2	mg/kg wet	2.500		74	40-140			
Total Petroleum Hydrocarbons (C9-C36)	27.5	10.0	mg/kg wet	35.00		78	40-140			
Triacontane (C30)	2.1	0.2	mg/kg wet	2.500		85	40-140			
Surrogate: O-Terphenyl	*3.51*		mg/kg wet	*5.000*		*70*	*40-140*			
LCS Dup										
Decane (C10)	1.5	0.2	mg/kg wet	2.500		59	40-140	7	25	
Docosane (C22)	1.9	0.2	mg/kg wet	2.500		74	40-140	6	25	
Dodecane (C12)	1.6	0.2	mg/kg wet	2.500		65	40-140	7	25	
Eicosane (C20)	1.8	0.2	mg/kg wet	2.500		71	40-140	8	25	
Hexacosane (C26)	2.0	0.2	mg/kg wet	2.500		80	40-140	6	25	
Hexadecane (C16)	1.8	0.2	mg/kg wet	2.500		71	40-140	7	25	
Hexatriacontane (C36)	1.7	0.2	mg/kg wet	2.500		69	40-140	17	25	
Nonadecane (C19)	1.9	0.2	mg/kg wet	2.500		76	40-140	10	25	
Nonane (C9)	1.3	0.2	mg/kg wet	2.500		51	30-140	6	25	
Octacosane (C28)	2.0	0.2	mg/kg wet	2.500		79	40-140	5	25	
Octadecane (C18)	1.8	0.2	mg/kg wet	2.500		70	40-140	8	25	
Tetracosane (C24)	1.8	0.2	mg/kg wet	2.500		73	40-140	6	25	
Tetradecane (C14)	1.7	0.2	mg/kg wet	2.500		69	40-140	7	25	
Total Petroleum Hydrocarbons (C9-C36)	25.4	10.0	mg/kg wet	35.00		73	40-140	8	25	
Triacontane (C30)	2.0	0.2	mg/kg wet	2.500		80	40-140	6	25	

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW ESS Laboratory Work Order: 24F1122

Quality Control Data

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
8100M Total Petroleum Hydrocarbons										
Batch DF42840 - 3546										
Surrogate: O-Terphenyl	*3.22*		mg/kg wet	*5.000*		*64*	*40-140*			
Classical Chemistry										
Batch DF42744 - General Preparation										
Reference										
Flashpoint	81		°F	81.00		100	97.9-102.1			
Batch DG40143 - General Preparation										
Blank										
Conductivity	ND	5	umhos/cm							
LCS										
Conductivity	1340		umhos/cm	1410		95	90-110			
Batch DG40168 - General Preparation										
Blank										
Reactive Cyanide	ND	2.0	mg/kg							
Reactive Sulfide	ND	2.0	mg/kg							
LCS										
Reactive Cyanide	4.1	2.0	mg/kg	100.3		4	0.68-5.41			
Reactive Sulfide	2.1	2.0	mg/kg	10.00		21	0-44			

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW ESS Laboratory Work Order: 24F1122

Notes and Definitions

Z-04	MeOH - covered
WL	Results obtained from a deionized water leach of the sample.
U	Analyte included in the analysis, but not detected
R-	Standard Reference Material is biased low (R-).
Q	Calibration required quadratic regression (Q).
D	Diluted.
>	Greater than.
ND	Analyte NOT DETECTED at or above the MRL (LOQ), LOD for DoD Reports, MDL for J-Flagged Analytes
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference
MDL	Method Detection Limit
MRL	Method Reporting Limit
LOD	Limit of Detection
LOQ	Limit of Quantitation
DL	Detection Limit
I/V	Initial Volume
F/V	Final Volume
§	Subcontracted analysis; see attached report
1	Range result excludes concentrations of surrogates and/or internal standards eluting in that range.
2	Range result excludes concentrations of target analytes eluting in that range.
3	Range result excludes the concentration of the C9-C10 aromatic range.
Avg	Results reported as a mathematical average.
NR	No Recovery
[CALC]	Calculated Analyte
SUB	Subcontracted analysis; see attached report
RL	Reporting Limit
EDL	Estimated Detection Limit
MF	Membrane Filtration
MPN	Most Probable Number
TNTC	Too numerous to Count
CFU	Colony Forming Units

CERTIFICATE OF ANALYSIS

Client Name: CDW Consultants, Inc.
Client Project ID: Maynard DPW

ESS Laboratory Work Order: 24F1122

ESS LABORATORY CERTIFICATIONS AND ACCREDITATIONS

ENVIRONMENTAL

Rhode Island Potable and Non Potable Water: LAI00179
http://www.health.ri.gov/find/labs/analytical/ESS.pdf

Connecticut Potable and Non Potable Water, Solid and Hazardous Waste: PH-0750
http://www.ct.gov/dph/lib/dph/environmental_health/environmental_laboratories/pdf/OutofStateCommercialLaboratories.pdf

Maine Potable and Non Potable Water, and Solid and Hazardous Waste: RI00002
http://www.maine.gov/dhhs/mecdc/environmental-health/dwp/partners/labCert.shtml

Massachusetts Potable and Non Potable Water: M-RI002
http://public.dep.state.ma.us/Labcert/Labcert.aspx

New Hampshire (NELAP accredited) Potable and Non Potable Water, Solid and Hazardous Waste: 2424
http://des.nh.gov/organization/divisions/water/dwgb/nhelap/index.htm

New York (NELAP accredited) Non Potable Water, Solid and Hazardous Waste: 11313
http://www.wadsworth.org/labcert/elap/comm.html

New Jersey (NELAP accredited) Non Potable Water, Solid and Hazardous Waste: RI006
http://datamine2.state.nj.us/DEP_OPRA/OpraMain/pi_main?mode=pi_by_site&sort_order=PI_NAMEA&Select+a+Site:=58715

Pennsylvania: 68-01752
http://www.dep.pa.gov/Business/OtherPrograms/Labs/Pages/Laboratory-Accreditation-Program.aspx

ESS Laboratory Sample and Cooler Receipt Checklist

Client: CDW Consultants, Inc. - AAK

Shipped/Delivered Via: ESS Courier

ESS Project ID: 24F1122
Date Received: 6/27/2024
Project Due Date: 7/4/2024
Days for Project: 5 Day

1. Air bill manifest present? No
   Air No.: NA
2. Were custody seals present? No
3. Is radiation count <100 CPM? Yes
4. Is a Cooler Present? Yes
   Temp: 0.7 Iced with: Ice
5. Was COC signed and dated by client? Yes
6. Does COC match bottles? Yes
7. Is COC complete and correct? Yes
8. Were samples received intact? Yes
9. **Were labs informed about short holds & rushes?** (Yes) / No / NA
10. Were any analyses received outside of hold time? Yes / (No) w/ exception
    low level vials

11. Any Subcontracting needed? Yes / (No)
    ESS Sample IDs:
    Analysis:
    TAT:
12. Were VOAs received? (Yes) / No
    a. Air bubbles in aqueous VOAs? Yes / (No)
    b. Does methanol cover soil completely? (Yes) / No / NA
13. Are the samples properly preserved? (Yes) / No
    a. If metals preserved upon receipt: Date: Time: By/Acid Lot#:
    b. If dissolved metals are requested, are they: Yes / No Field Filtered Yes / No To Be Lab Filtered
    c. Low Level VOA vials frozen: Date: 6/27/24 Time: 1933 By: MA

Sample Receiving Notes:

No indication low level vials were foun

14. Was there a need to contact Project Manager? (Yes) / No 6/27/24
    a. Was there a need to contact the client? Yes / (No)
    Who was contacted: Alyssa King Date: 6/28/24 Time: By: ML

Resolution:

LL VOC not frozen by the client

Sample Number	Container ID	Proper Container	Air Bubbles Present	Sufficient Volume	Container Type	Preservative	Record pH (Cyanide and 608 Pesticides)
1	566520	Yes	N/A	Yes	VOA Vial	MeOH	
1	566527	Yes	N/A	Yes	8 oz jar	NP	
2	566525	Yes	N/A	Yes	8 oz jar	NP	
2	566526	Yes	N/A	Yes	8 oz jar	NP	
3	566521	Yes	N/A	Yes	VOA Vial	MeOH	
3	566522	Yes	N/A	Yes	VOA Vial	DI Water	
3	566523	Yes	N/A	Yes	VOA Vial	DI Water	
3	566524	Yes	N/A	Yes	4 oz. Jar	NP	

2nd Review

Were all containers scanned into storage/lab? Initials BB (Yes) / No

Are barcode labels on correct containers? Yes / No / NA
Are all Flashpoint stickers attached/container ID # circled? Yes / No / NA
Are all Hex Chrome stickers attached? Yes / No / NA
Are all QC stickers attached? Yes / No / NA
Are VOA stickers attached if bubbles noted? Yes / No / NA

Completed By: Date & Time: 6/27/24 17:48
Reviewed By: Date & Time: 6/27/24 1933

ESS LABORATORY

185 Frances Avenue
Cranston, RI 02921
Phone: 401-461-7181
Fax: 401-461-4486
www.esslaboratory.com

CHAIN OF CUSTODY

ESS Lab # 24F1122 | Page 1 of 1

Turn Time ☐ > 5 ☒ 5 ☐ 4 ☐ 3 ☐ 2 ☐ 1 ☐ Same Day

Regulatory State: **Criteria:** Saugus ML - 6/28/24

Is this project for any of the following?: ☐ CT RCP ☒ MA MCP ☐ RGP ☐ Permit ☐ 401 WQ

ELECTRONIC DELIVERABLES (Final Reports are PDF)

☒ Limit Checker ☐ State Forms ☐ EQuIS
☒ Excel ☐ Hard Copy ☐ Enviro Data
☐ CLP-Like Package ☐ Other (Specify) →

CLIENT INFORMATION

Client: CDW Consultants
Address: 4 California Avenue, Suite 301
Framingham, MA 01701
Phone: (508) 875-2657
Email Distribution List: aking@cdwconsultants.com, bbetters@cdwconsultants.com, trusso@cdwconsultants.com

PROJECT INFORMATION

Project Name: Maynard DPW
Project Location: 38 Winter Street, Maynard, MA
Project Number: 2135.00
Project Manager: Bill Betters
Bill to: kshick@cdwconsultants.com
PO#:
Quote#:

Client acknowledges that sampling is compliant with all EPA / State regulatory programs

REQUESTED ANALYSES

ESS Lab ID	Collection Date	Collection Time	Sample Type	Sample Matrix	Sample ID	TPH 8100	VOCS 8260/5035	SVOCS 8270	MA MCP 14 METALS	PCBS 8082	REACTIVITY	pH	FLASHPOINT	SPECIFIC CONDUCTANCE	HERBICIDES	PESTICIDES	EPH	VPH	Total Number of Bottles
1	06/25/24	9:30	Grab	Soil	06252024 B-1 8-10ft												x	x	2
2	06/25/24	14:30	Composite	Soil	06252024 B-3/B-2 COMP 5,10,15ft	x		x	x	x	x	x	x	x	x	x			2
3	06/25/24	14:30	Grab	Soil	06252024 B-3 4-5ft		x												4
Container Type: AC-Air Cassette AG-Amber Glass B-BOD Bottle C-Cubitainer J-Jar O-Other P-Poly S-Sterile V-Vial						J	V/J	J	J	J	J	J	J	J	J	J	J	V	
Container Volume: 1-100 mL 2-2.5 gal 3-250 mL 4-300 mL 5-500 mL 6-1L 7-VOA 8-2 oz 9-4 oz 10-8 oz 11-Other*						10	7	10	10	10	10	10	10	10	10	10	10	7	8
Preservation Code: 1-Non Preserved 2-HCl 3-H2SO4 4-HNO3 5-NaOH 6-Methanol 7-Na2S2O3 8-ZnAce, NaOH 9-NH4Cl 10-DI H2O 11-Other*						1	6/10	1	1	1	1	1	1	1	1	1	1	6	

Sampled by :

Chain needs to be filled out neatly and completely for on time delivery.

Laboratory Use Only
Cooler Temperature (°C): 0.4

Comments: * Please specify "Other" preservative and containers types in this space
TCLP if 20X rule exceeded

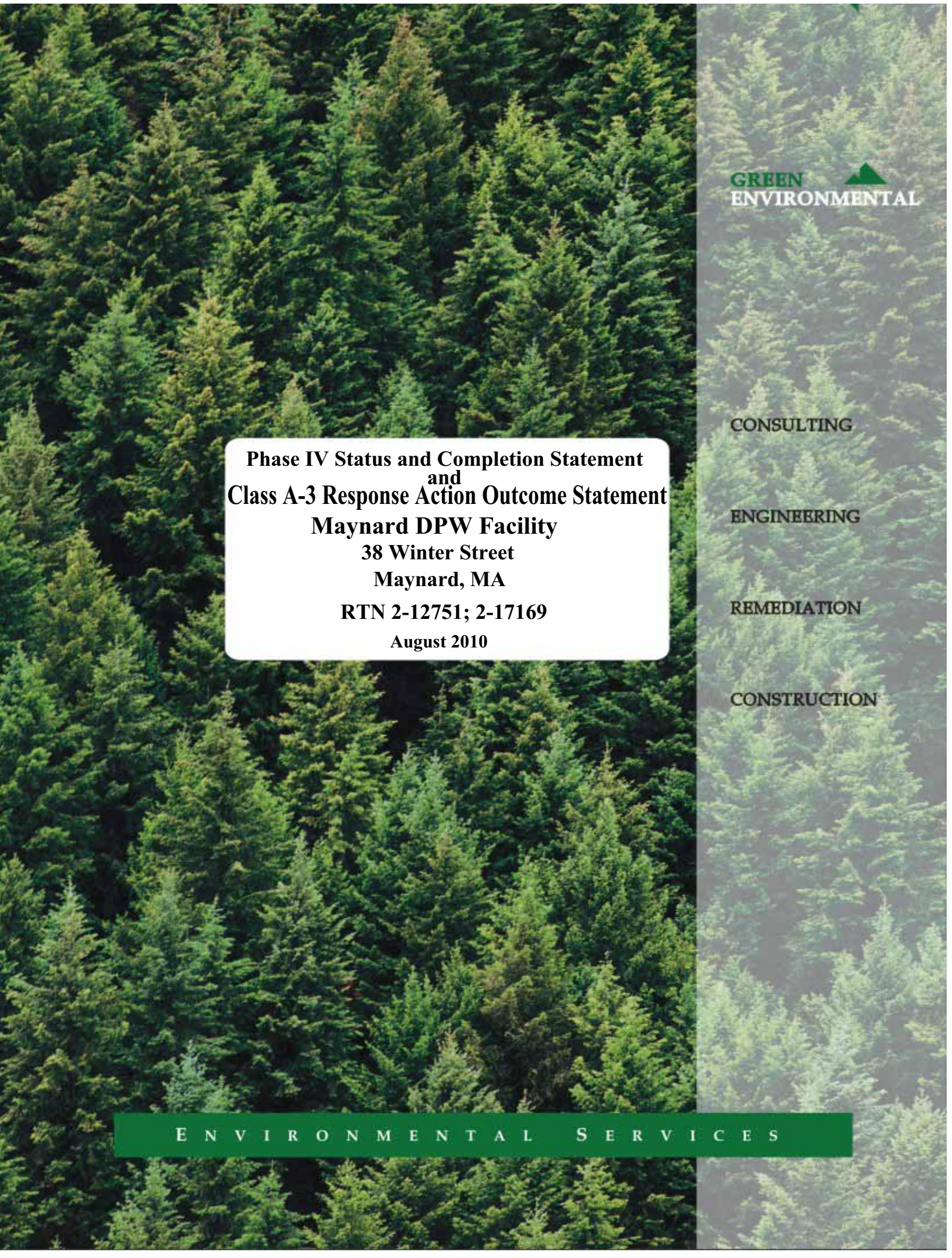
All samples submitted are subject to ESS Laboratory's payment terms and conditions.

Dissolved Filtration ☐ Lab Filter

Relinquished by (Signature)	Date	Time	Received by (Signature)	Relinquished by (Signature)	Date	Time	Received by (Signature)
[signature]			[signature] 6/27/24 5:29	[signature]	6/27/24	17:14	[signature]
Relinquished by (Signature)	**Date**	**Time**	**Received by (Signature)**	**Relinquished by (Signature)**	**Date**	**Time**	**Received by (Signature)**

APPENDIX D3

Related Past Projects for 17 Winter Street & 38 Winter Street at Maynard



GREEN ENVIRONMENTAL

CONSULTING

ENGINEERING

REMEDIATION

CONSTRUCTION

Phase IV Status and Completion Statement and Class A-3 Response Action Outcome Statement

Maynard DPW Facility

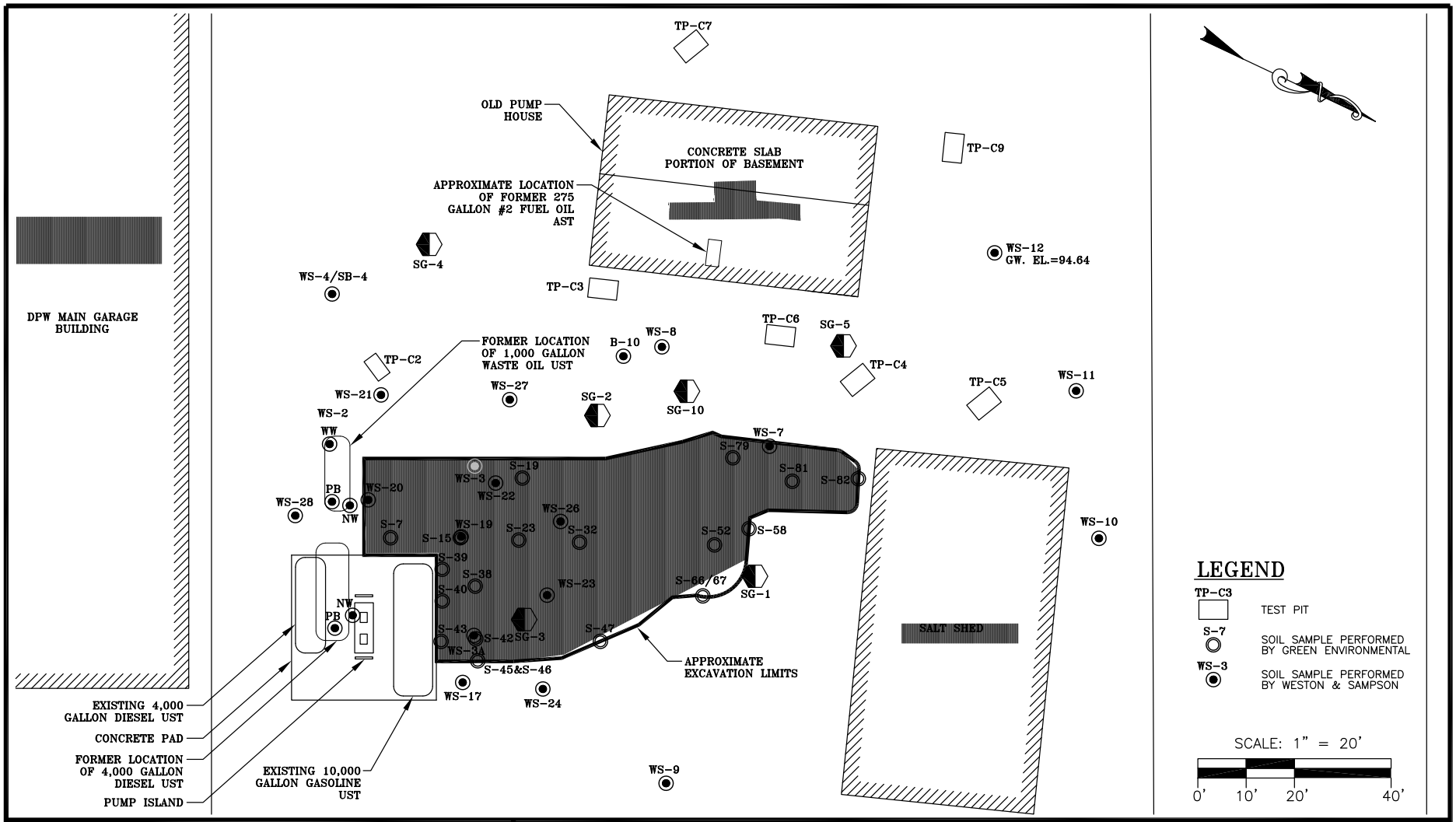
38 Winter Street

Maynard, MA

RTN 2-12751; 2-17169

August 2010

ENVIRONMENTAL SERVICES



GREEN ENVIRONMENTAL

Green Environmental Inc., 52 Accord Park Drive, Norwell, MA 02061
Telephone (617) 479-0550 Fax (617) 479-5150
www.GreenEnvironmental.com
Engineering and Environmental Services

APPROVED BY: RJL

CHECKED BY: DH

DRAWN BY: APH

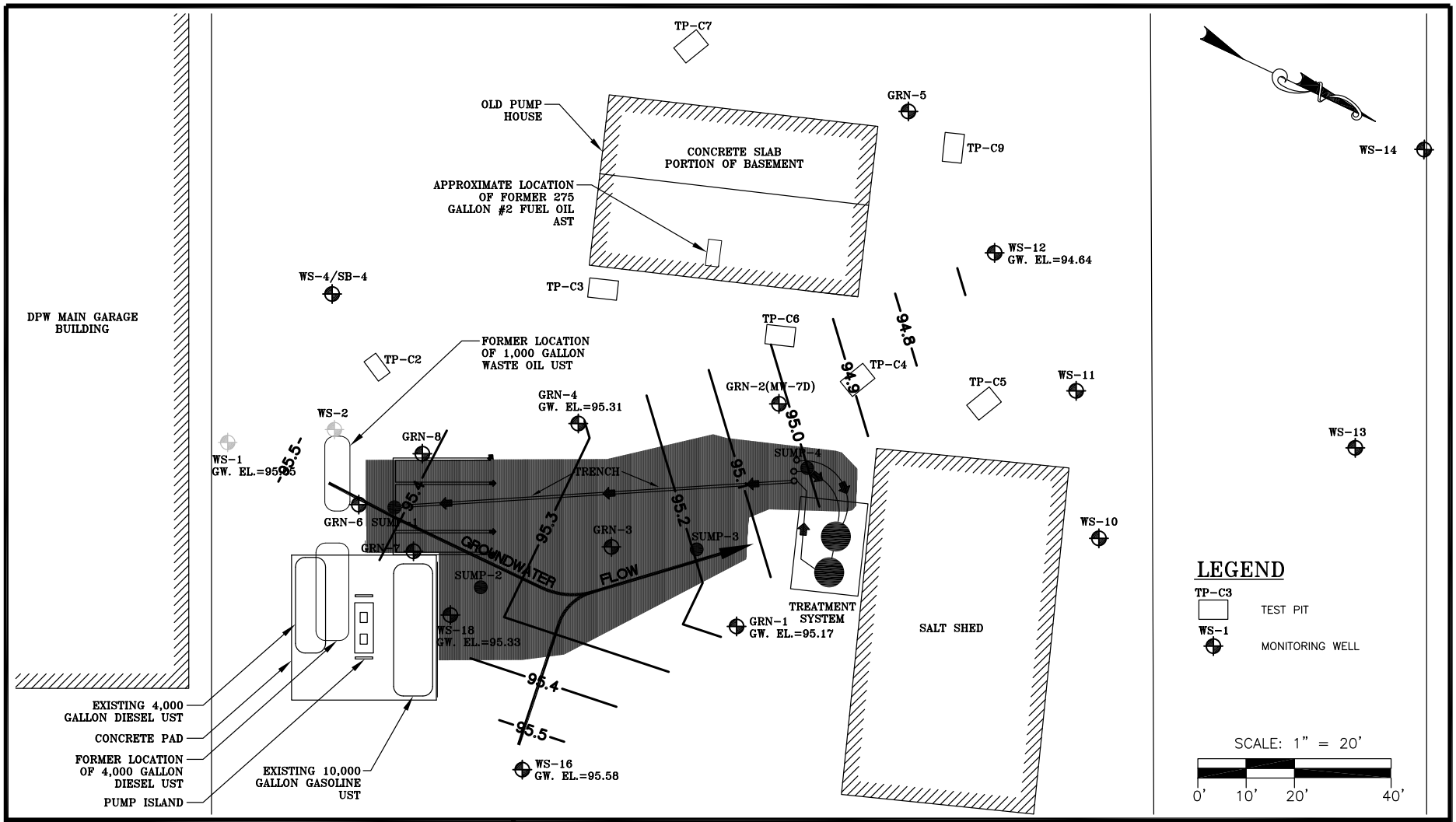
FIGURE 4

DATE: JUNE 21, 2010

PROJECT: 6565

BORING, MONITORING WELL, AND SOIL SAMPLE LOCATION PLAN

MAYNARD DPW
38 WINTER STREET
MAYNARD, MASSACHUSETTS



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Telephone (617) 479-0550 Fax (617) 479-5150
www.GreenEnvironmental.com
Engineering and Environmental Services

APPROVED BY: RJL

CHECKED BY: DH

DRAWN BY: APH

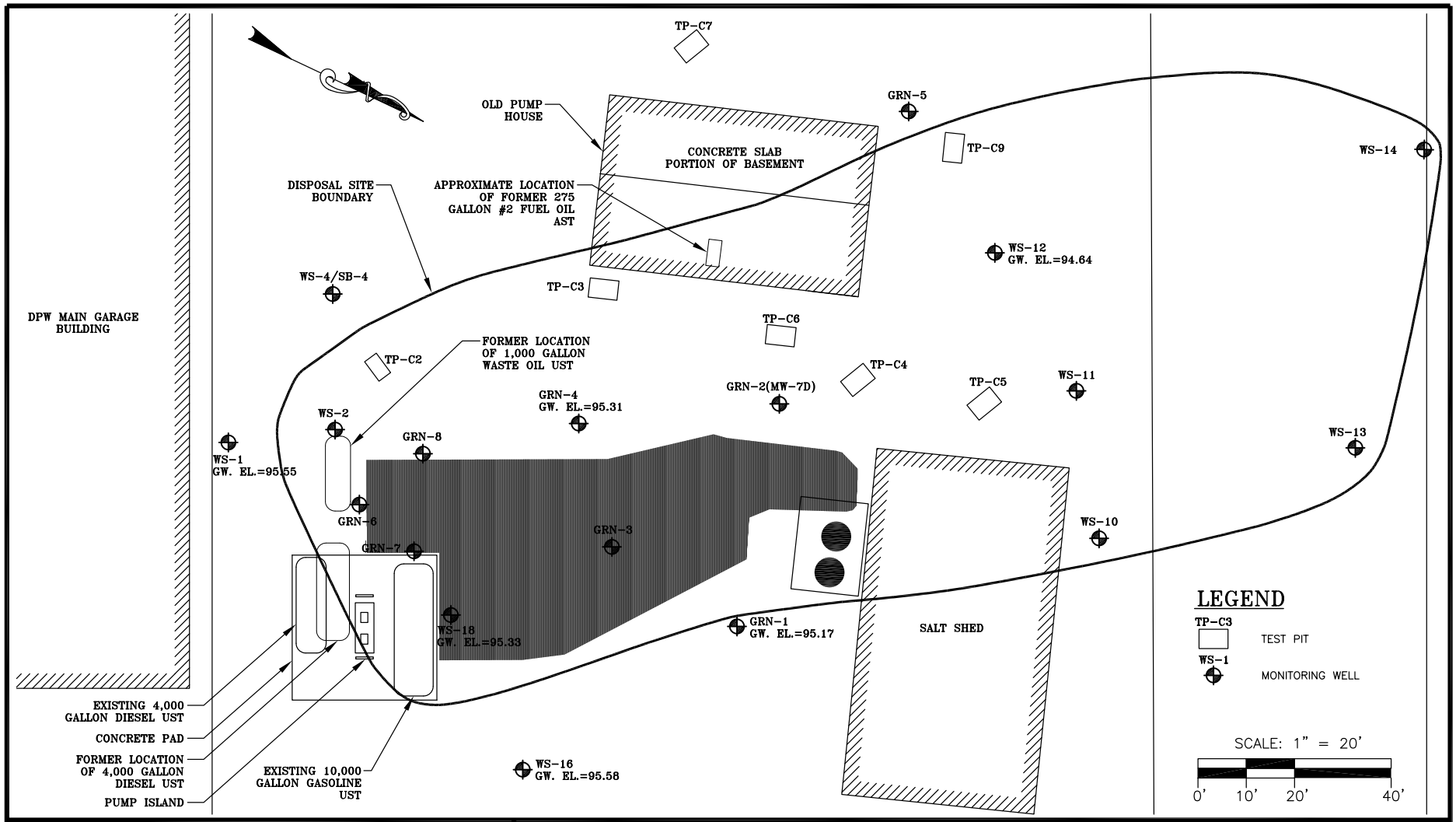
FIGURE 5

DATE: JUNE 21, 2010

PROJECT: 6565

GROUNDWATER CONTOUR PLAN AND TREATMENT SYSTEM

MAYNARD DPW
38 WINTER STREET
MAYNARD, MASSACHUSETTS



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Telephone (617) 479-0550 Fax (617) 479-5150
www.GreenEnvironmental.com
Engineering and Environmental Services

APPROVED BY: RJL

CHECKED BY: DH

DRAWN BY: APH

FIGURE 6

DATE: JUNE 21, 2010

PROJECT: 6565

RAO DISPOSAL SITE BOUNDARY

MAYNARD DPW
38 WINTER STREET
MAYNARD, MASSACHUSETTS

APPENDIX E

Real Estate Appraisal Report: 0 Thompson Street

Gregory C. Story
MA General Certified No.1251
NH General Certified No.602

A.M. APPRAISAL ASSOCIATES, INC.
LEGAL | COMMERCIAL | EMINENT DOMAIN

REAL ESTATE APPRAISAL REPORT:
AS Clock Tower Owner, LLC
0 Thompson Street
Maynard, MA 01754

Prepared For:	Town of Maynard 195 Main Street Maynard, MA 01754
Attn:	Wayne Amico, PE Town Engineer
Prepared By:	A.M. Appraisal Associates, Inc. 405 Waltham Street, Suite 169 Lexington, MA 02421 Gregory C. Story, MA Gen Cert #1251
Current Owner:	AS Clock Tower Owner, LLC 41 Seyon Street, Suite 200, Waltham MA
Property Type:	Vacant parcel of land – previously used for off street parking
Intended Use:	Provide a value opinion to be used as a feasibility study for the town reflecting a total acquisition of the subject property through eminent domain under the laws of the Commonwealth.
Interest Acquired:	Total taking, 4.16 acres (181,210 sf) of land area
Effective Date of Value:	August 13, 2024
Date of Report:	August 23, 2024
AM Invoice:	40532

CITY/TOWN:	**MAYNARD**	**CONTRACT NO.:**	**N/A**
PROJECT:	Feasibility Study to acquire subject property		
PARCEL NO.:	0 Thompson Street; 019.0 – 0000 – 0272.0		
OWNER(S):	AS Clock Tower Owner, LLC		

A.M. APPRAISAL ASSOCIATES, INC.
LEGAL | COMMERCIAL | EMINENT DOMAIN

August 23, 2024

TO: Town of Maynard
195 Main Street
Maynard, MA 01754

ATTN: Wayne Amico, PE
Town Engineer

RE: Valuation of total taking of
0 Thompson Street, Maynard, MA

Property Address: 0 Thompson Street
Maynard, MA 01754

Dear Mr. Amico:

In accordance with your authorization to proceed dated July 8, 2024, I have prepared an appraisal report based on my professional opinion for the Town of Maynard on the property address referenced above. The purpose and function of this appraisal is to determine an opinion of the award of damages paid to the owner that is associated with the taking of specific property rights in an Eminent Domain acquisition(s). A before and after analysis has been considered and completed as this is considered a total taking with no remainder. Please note we have made several significant assumptions in the development of this report. These assumptions were discussed with the town of Maynard, see pages 11 and 12. The date as of which the value estimate shall apply is based on the last date of exterior inspection; August 13, 2024. Any use of this appraisal report or valuation conclusion by others is not intended by the appraiser.

A complete description of the property, the sources of information, and the basis of the estimates are detailed in the accompanying sections of this report. This appraisal report has been prepared in compliance with Uniform Standards of Professional Appraisal Practice as described as SR 2-2(a) i – xii. It is the appraiser's opinion that the submitted appraisal reflects the thinking of typical market participants regarding the state of the overall economy and regional real estate market as of the effective date of the report. It is beyond the scope of this assignment to forecast future market conditions that may impact the current real estate environment. It is not the role of the appraiser to reflect the current opinions of market participants regarding the future. Fluctuating market conditions will cause participants (buyers, sellers, lenders and investors) to continuously re-think their strategies over time, as market perceptions change, the present value estimate may be either positively or negatively impacted.

This letter of transmittal precedes and is hereby made a part of the narrative appraisal report that follows. Your attention is directed to the "*Certificate of Value*", "*Standard Assumptions and Limiting Conditions*", and "*Extraordinary Assumptions and Hypothetical Conditions*" which are considered usual for this type of assignment and have been included within the text of this report.

To the best of my knowledge this appraisal assignment has been performed and completed in compliance with Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Foundation. The appraisal was prepared in accordance with the code of Ethics and Standards of USPAP and 49-CFR-24.103. Subject to all conditions and explanations as well as any extraordinary assumption or hypothetical conditions contained in this accompanying report, the appraiser's opinion of the market value of the proposed taking; as of August 13, 2024, for the property located at 0 Thompson Street in Maynard, Massachusetts is:

$1,090,000.00

Respectfully Submitted,

Gregory C. Story
Massachusetts Certified General Real Estate Appraiser #1251
Date of expiration 4/10/2026

Table of Contents

PERTINENT INFORMATION

Client and Other Intended Users:	Town of Maynard 195 Main Street Maynard, MA 01754 **Attn:** Wayne Amico, PE Town Engineer
Property Location:	0 Thompson Street, Maynard, MA 01754
Assessor's Property Identification:	019.0 – 0000 – 0272.0
Owner of Record:	AS Clock Tower Owner, LLC
Book/Page:	Middlesex South Registry of Deeds; Book: 65267 Page: 358
Current Use:	Vacant lot/ paved parking area
Land Area:	4.16 Acres per assessor's records
Zoning:	Split zoned: HCI and GR Districts
Effective Date of Value:	August 13, 2024
Date of Report:	August 23, 2024
Property Rights Appraised:	"As is" Fee Simple
Purpose of the Appraisal:	The purpose of the appraisal is to provide an opinion of the value of the proposed acquisition in connection with awarding the legally compensable damages resulting from the acquisition of land and / or rights in land for state/municipal purposes as determined by the laws of the Commonwealth of Massachusetts.
Intended Use and Restrictions:	This appraisal report was prepared for the client and its use is intended solely for the client and its regulatory partners for internal decision making in determining and awarding just compensation for the property rights acquired by furnishing an opinion of the market value of damages. This is an Appraisal Report prepared for a non-complex appraisal assignment. The information contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report by the client for any unintended use or for use by any unintended user.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this appraisal report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

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

4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions and conclusions were developed and this report has been prepared in conformity with Uniform Standards of Professional Appraisal Practice and is subject to the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Massachusetts Board of Real Estate Appraisers and the National Association of Independent Fee Appraisers.

9. Philip F. Murphy and Gregory C. Story have made a personal inspection of the exterior areas of the property for the purpose of taking photos. Gregory C. Story and AM Staff appraisers have visited the project locus on numerous occasions and have viewed the exteriors of all properties listed as comparable sales.

10. As noted above Philip F. Murphy took photos on August 13, 2024, no one other than Story provided any significant real property appraisal assistance.

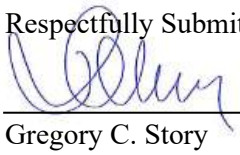
11. The appraisal assignment was not based on a minimum valuation, a specific valuation, or the approval of a loan.

12. The appraisers certify that we are competent to complete the appraisal report in accordance with the competency provision of the Uniform Standards of Professional Appraisal Practice.

13. Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Massachusetts Board of Real Estate Appraisers and the National Association of Independent Fee Appraisers relating to review by its duly authorized representatives.

14. I have complied with the valued client's instructions, standards and specifications in conducting the research, analysis and formulation of the value conclusion.

Respectfully Submitted,



Gregory C. Story
Massachusetts Certified General Real Estate Appraiser #1251
Date of Expiration 4/10/2026

SITE AND IMPROVEMENT DESCRIPTION

The subject property is part of a larger parcel; however, for the purpose of this description it will be considered a single entity. It is a 4.16-acre parcel of land that is predominantly situated at the rear of the intersection of Sudbury, Park and Thompson Streets in the Town of Maynard. Its only frontage is 16' off of Thompson Street, please see all assumptions made based on access and frontage. Please note based on our onsite inspection, this entry is being encroached by abutters. The site is irregular in shape and is improved by a large portion of pavement that was used for overflow parking for the mill. The pavement was in poor overall condition. There was also some perimeter lighting, the condition is unknown. The site is in a split zone area with the majority located the health care industrial zone – HCI and a small area within the general residential district – GR. Please see photos which are representative of the current conditions.

GIS Map

GIS Aerial Map

PHOTOS

Philip F. Murphy on August 13, 2024, photographed the subject of this. Photographs minimally include the subject property with additional photographs taken to document existing conditions as deemed necessary by the appraiser.

Sudbury Street

Sudbury Street

Thompson Street

Thompson Street

Thompson Street access

Thompson Street access

Thompson Street access from interior of subject

Access encroachment from Thompson Street

Interior showing Thompson Street egress

Egress into Fire station abutting subject

abutting Fire Station

Interior facing new fire station

Interior paved area

Interior paved area

Interior paved area

Interior paved area

SCOPE OF WORK

1. Identify the problem to be solved;
2. determine and perform the scope of work necessary to develop credible assignment results
3. disclose the scope of work in report; and
4. Inspect the property to be appraised

General Assignment Research

For each appraisal assignment, an appraiser must identify the problem to be solved, determine, and perform the scope of work necessary to develop credible assignment results, and disclose the scope of work in the report.[1] Scope of work includes, but is not limited to the extent to which the property is identified, the physical property is inspected, the data is researched and verified, and the analyses is applied to arrive at opinions or conclusions. The scope of work is acceptable when it meets or exceeds the expectations of parties who are intended users for similar assignments, and what an appraiser's peer's actions would be in performing the same or a similar assignment. An appraiser must not allow assignment conditions to limit the scope of work to such a degree that the assignment results are not credible in the context of the intended use. In addition, an appraiser must not allow the intended use of an assignment or a client's objectives to cause the assignment results to be biased. Communication with the client and/or representative of the client is made to establish the information necessary for problem identification. From this, the relevant characteristics for the appraisal problem to be solved are evaluated by the appraiser for this appraisal assignment. Assignment conditions require consideration of the inclusion of assumptions, extraordinary assumptions, hypothetical conditions, supplemental standards, jurisdictional exceptions, and other conditions for an appropriate scope of appraisal work. The stated scope of work rarely includes everything the appraiser did so it is also critical to cite steps that may not have been performed that an intended user might assume occurred during the appraisal process.

Pre-appraisal process included the following:

- Identified the client and all intended users
- Identified the intended use of the appraiser's opinions and conclusions
- Identified the purpose of the appraisal
- Identified and assignment conditions of the appraisal
- Identified the property under appraisal
- Determined the appraiser's competency to perform the appraisal assignment
- Determined that there is no appraiser bias or conflict of interest in performing the appraisal assignment
- Communicated immediately with the client any issues that may affect the reliability of the assignment results

[1] The Uniform Standards of Professional Appraisal Practice, (2024-25 USPAP)

During the appraisal process included the following:

- Researched public records on the subject of the appraisal
- Performed an exterior observation of the subject for analyzing and describing its relevant characteristics
- Reviewed any and all legal documents that a client or intended user would expect an appraiser to consider when completing an appraisal based on the nature and complexity of the specific appraisal assignment
- Identified any extraordinary assumptions that were unknown at the time of engagement and communicated this information immediately to the client
- Identified and analyzed the market and market area for the subject to an extent that reflects the nature and complexity of the subject using both primary and secondary sources (CoStar Comps, Inc., MLS Property Information Network, Inc.); unless otherwise noted this analysis was inferred and is believed to meet or exceed the actions of the appraiser's peers
- Concluded the highest and best use to be valued
- Researched and confirmed relevant market data for the applicable approaches to value and explained the exclusion of any valuation approach
- Prepared an appraisal report consistent with applicable laws and regulations, the client's instructions (unless doing so would lead to a misleading report), the complexity of the appraisal assignment, the expectations of clients and intended users of appraisals for similar properties and intended uses, and the actions of the appraiser's peers.
- Deliver the appraisal to the client based on the terms of engagement.

The appraiser did not perform the following (unless otherwise noted):

- Measure the subject and comparables relied upon in this report
- Visually inspect the interior of the subject property
- Visually inspect the interiors of any comparable used for valuation purposes
- Perform or obtain a tradesman's inspection(s) to ascertain the condition of the real property, analyzing the economic feasibility of renovating or altering the subject to a higher and better use, or for any other purpose as this is an "as is" appraisal
- Perform a marketability analysis beyond an inferred analysis as this is a non-complex assignment
- Depart from the standard assumptions and limiting conditions as enumerated in this report

The preparation of this appraisal consisted of:

1. An inspection of the subject property was conducted by Philip F. Murphy on August 13, 2024. He was unaccompanied during the site visit and property inspections. The level of inspection is dictated by the nature of the real estate and the degree of access granted by ownership and/or occupants. The level of inspection was sufficient for a credible appraisal. Per USPAP, the appraiser's personal inspection is defined as a physical observation performed to assist in identifying relevant property characteristics in a valuation service. An appraiser's inspection is typically limited to those things readily observable without the use of special testing or equipment. Although due diligence was

exercised while at the property, the appraiser is not an expert in such matters as soils, structural engineering, hazardous waste, etc., and no warranty is given as to these elements.

2. Research and collection of market data related to market conditions and market activity was made by Gregory C. Story. This data was deemed sufficient in quantity to express indicators of value as defined herein. Data was examined from MLS Property Information Network, Inc., property owners, Town of Maynard (assessing and building department), real estate brokers and other sources deemed to be reliable by the appraiser. Pertinent data is contained in this report. See detailed breakdown below of in-depth research completed.

3. From the above data sources, a market analysis was performed to address forces, factors, and inferred economic supply and demand trends that appear to affect the subject property rights in the market as of the effective date of value.

4. An exterior inspection of the comparable sales was made as part of this analysis by Gregory C. Story and / or A.M. Staff appraisers. This data was deemed sufficient in quantity to express indicators of value as defined herein.

5. The Highest and Best Use of the subject property was developed as vacant and as improved. This analysis required consideration of the reasonably, probable and legal use of vacant land and/or an improved property, that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the greatest value.

6. The scope of work consisted of identifying the easements associated with the subject property, identifying correct deeded ownership, inspecting and photographing the area(s) proposed to be acquired, researching zoning, tax assessments, housing market, and infrastructure affecting the value of the subject, inspecting the neighborhood, analyzing the proposed taking(s), concluding highest and best use "as is" and after the taking, documenting and analyzing land sales, concluding land value, concluding just compensation, and delivering a report that is compliant with Uniform Standards of Professional Appraisal Practice. Per prior agreement with the client, the data, reasoning, and analysis utilized to arrive at the value opinion are only summarized in this concise appraisal report. This appraisal is intended to conform to the existing MassDOT appraisal

requirements, as well as the current Uniform Standards of Professional Appraisal Practice (USPAP), pertaining to an appraisal report.

Extraordinary Assumptions – Standards Rule 1-2 (f)

Extraordinary Assumption is defined by USPAP (2024-25 Ed., Definitions) to be *"an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions."* An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions.
- The appraiser has a reasonable basis for the extraordinary assumption.
- Use of the extraordinary assumption results in a credible analysis.
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

Extraordinary Assumptions Made:

- As clean, no hazardous materials on subject property, please note per Town of Maynard the site may have been constructed with manufacturing urban fill materials; however, no soil borings were allowed by current owner.
- All information collected from the assessor's field cards, GIS plans regarding the size, age, and condition are assumed to be correct and accurate as this information is relied upon for the analysis of this report.
- We have appraised the site as a stand-alone parcel, we have not considered any assemblage value or value diminution to the remainder property, considered beyond the scope of this assignment.
- There were several plans reviewed, we have relied on GIS map and assessors' records for the accurate representation of the land area, which was accepted by client. The subject parcel contains 4.16 acres.
- The split zoning designation based on GIS plans has been relied upon.

Hypothetical Condition - Standards Rule 1-2 (g)

Hypothetical Condition is defined by USPAP (2024-25 Ed., Definitions) to be *"a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date*

of the assignment results, but is used for the purpose of analysis." A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for the purposes of comparison.
- Use of the hypothetical condition results in a credible analysis.
- The appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.

Hypothetical Conditions Made:

- We have considered the subject as a subdivided lot from the larger parcel.
- Based on my review of plans and confirmed with the Town of Maynard there is only limited access off of Thompson Street and no access off of Sudbury Street. This access is not sufficient to be relied upon due to its width – per Maynard GIS 16' as well as provided plans. I have been directed to elicit the *Hypothetical Condition that legal access off of Sudbury Street is available.*
- Subject is split zoned; the only improved part of site (pavement) is in HCI District; we will make the assumption that the GR portion of the site can assume that it will be reasonably incorporated in the zoning requirements of the table of uses for HCI District - essentially the site will be considered commercial/industrial as its highest and best use.
- The appraiser is specifically directed to disregard changes in value arising from knowledge or anticipation of the public improvement which requires the acquisition and may not be considered in the award of compensation – MassDOT Right of Way Manual.

Appraisal Reporting Format

The format requested for this assignment was an Appraisal Report, which is prepared under Standards Rule 2-2(a) of USPAP. The Appraisal Report should contain a summary of all information significant to the solution of the appraisal problem. The Intended User(s) of the Appraisal Report should expect to find all significant data reported in tabular or abbreviated narrative formats.

Intended User

The Intended User of this report is the Town of Maynard or their duly authorized representatives, no other identified users. If anyone outside of the Intended User of this assignment receives this report, they cannot rely upon its conclusions.

Intended Use

Provide a value opinion to be used as a feasibility study for the town reflecting a total acquisition of the subject property through eminent domain under the laws of the Commonwealth.

Intent

It is the intent of this report to communicate an appraisal, based upon gathering, presenting, and analyzing various pertinent market data. The depth and extent of the scope of this report reflect the prior agreement of the client and appraiser. Traditional appraisal methodology and standard valuation techniques were utilized in the estimation of value. The sales comparison approach, the income approach and the cost approach were considered in this report; the appraiser has developed all appropriate approaches to value. Prior to accepting this appraisal assignment, the appraiser was fully aware of the type of property to be appraised, the geographical and market area in which the subject property is located, and the nature of the appraisal problem. The appraiser has broad experience in appraising this type of property. Compliance with the competency provision, as described in the Uniform Standards of Professional Appraisal Practice, is understood.

Statement of Competency

The undersigned appraiser(s) certify that they have the knowledge and experience to perform this assignment or have taken the necessary steps to comply with USPAP.

Electronic Signatures & Digital Photographs

Signatures that appear on this appraisal may be electronic with security protected access codes. Electronic signatures have been approved by all major lending institutions, and according to USPAP, electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report. Photographs submitted with this appraisal are original and have not been altered or modified in any way.

Jurisdictional Exception Rule

If any law or regulation precludes compliance with any part of USPAP, only that part of USPAP becomes void for that assignment.

- The estimate of market value made for government acquisition purposes should not be linked to a specific exposure time. To do so places a limiting condition on the opinion of value that is not required for right of way acquisitions, that is non-compliant with the *Uniform Act* (49 C.F.R. § 24.103), and one that may be found to be unacceptable by the courts. Consequently, a jurisdictional exception to USPAP Standard 1-2(c) has been invoked that the subject property would convey within a reasonable length of time if properly exposed to the open market to find a qualified buyer who was ready, willing and able to consummate a purchase on the effective date of value.

Exposure Time / Marketing Time – SEE ABOVE

Sale Agreements / Listing / Prior Sales Information

USPAP Standards Rule 1-5

"When the value opinion to be developed is market value, and appraiser must, if such information is available to the appraiser in the normal course of business."

a) Analyze all agreements of sale, options, and listings of the subject property current as of the effective date of the appraisal; and

b) Analyze all sales of the subject property that occurred within the five (5) years prior to the effective date of the appraisal.

Prior Sale Analysis

Prior sales of the subject property within *five years* of the date of the appraisal.

- The property has not sold within the past five years.

Document Analysis

Document analysis of any current agreement for sale, option, or listing of the subject property within five years of the date of the appraisal. I have reviewed the assessing records, completed numerous database searches, and viewed MLS/Pinergy sources to confirm the below information.

April 27, 2015, was last transaction date – see deed in addendum.

ASSUMPTIONS AND LIMITING CONDITIONS

This Appraisal Report, the Letter of Transmittal and the Certification of Value are made expressly subject to the following assumptions and limiting conditions contained in the report which are incorporated herein by reference.

1. No responsibility is assumed for matters legal in nature, nor is any opinion rendered as to title, which is assumed to be marketable. The legal description contained in this report is assumed to be correct.

2. No survey of the property has been made by the appraisers and no responsibility is assumed in connection with such matters.

3. No title search was completed in connection with this appraisal report. Therefore, no responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered in this report. The title is assumed to be good and marketable.

4. Information furnished by others is assumed to be true, factually correct, and reliable. A reasonable effort has been made to verify such information but no responsibility for its accuracy is assumed by the appraisers.

5. All mortgages, liens, encumbrances, leases, and solitudes have been disregarded unless so specified within this report. The property is appraised as though under responsible ownership and competent management.

6. It is assumed in this report that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover them.

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless non-conformity has been stated, defined, and considered in the appraisal report.

9. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

10. It is assumed that the utilization of the land is within the boundaries or property lines of the property described and there is no encroachment or trespassing unless noted within this report.

11. In this Appraisal Report, the existence of potentially hazardous material used in the construction or maintenance of any existing buildings, such as the presence of urea-formaldehyde foam insulation and/or the existence of toxic waste, was not observed by the appraiser. Appraisers, however, are not qualified to detect such substances. The existence of urea-formaldehyde insulation or other potentially hazardous waste material may influence the value of the property. The appraiser urges the client to retain an expert in the field, if desired.

12. I have appraised the property as if "clean" with no known environmental issues.

13. In this appraisal, compliance with the Americans with Disabilities Act (ADA) accessibility requirements has been considered. Unless otherwise noted in this report, no information was obtained to indicate compliance or lack thereof with ADA accessibility requirements. The appraiser is not qualified to conduct an ADA accessibility assessment and urges the client to retain an expert in this field if desired.

14. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made prior to the completion of this assignment.

15. Possession of this report, or a copy thereof, does not carry within the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser.

16. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocation of land and improvements in value must not be used in conjunction with any other appraisal and/or is invalid if so used.

17. Neither all nor any part of the contents of this report or copy thereof shall be conveyed to the public through advertising, public relations, news, sales or any other media without the written consent and approval of the appraiser. Nor shall the appraiser's firm, or professional organization of which the appraiser is a member or candidate, be identified without written consent of the appraiser.

18. The land and/or building areas of the comparables were verified through the most credible sources but the appraiser has not conducted field measurements of any comparable property.

19. The term "inspection", or any variation thereof, is commonly used by our peers to mean our visual observation of the accessible areas of the property as real property appraisers and is not intended to represent inspection by a trade professional unless specifically noted. We have not been hired to, nor are qualified to, determine structural or mechanic defects.

20. Our conclusions of highest and best use are based on the complexity of the assignment, the purpose of the appraisal, and the intended use and user. A full analysis of highest and best use concludes with the identification of the ideal improvement both "as if vacant" and "as currently improvement". Such analyses typically require professionally prepared site plans, architectural renderings, and cost quotes. When such documentation is not provided it is assumed that the client has agreed to a limited analysis of highest and best use.

21. This Appraisal Report has been prepared at the request of the Client. This appraisal is an appraisal report per the Appraisal Standards Board and in compliance with state and federal law per Right of Way Bureau of MassDOT.

DEFINITION OF MARKET VALUE

The market value estimate represents cash equivalent value. Market value or fair market value, as it is sometimes referred to, has been defined in many different ways. The courts in the Commonwealth of Massachusetts have defined fair market value as:

> *"The highest price in terms of money, which a hypothetical willing buyer would pay a hypothetical willing seller in an assumed free and open market with neither party being under any obligation to buy or sell".2*

This definition of Market value as defined by the Massachusetts Courts would be considered to be most applicable based on the intended use of the report.

LEGAL INTEREST APPRAISED

Real property consists of a bundle of rights and the highest estimate occurs where a property is owned in fee simple. If rights are diverted from the total fee, the value of the remaining property decreases. The legal interest appraised herein is the fee simple estate in the land and improvements. A fee simple estate is defined as follows:

> *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the government powers of taxation, eminent domain, police power and escheat." (The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute, United States, 2010, p. 78)*

Fee simple, however, is also subject to and with the benefit of all rights of way, easements, encroachments, reservations and restrictions of record.

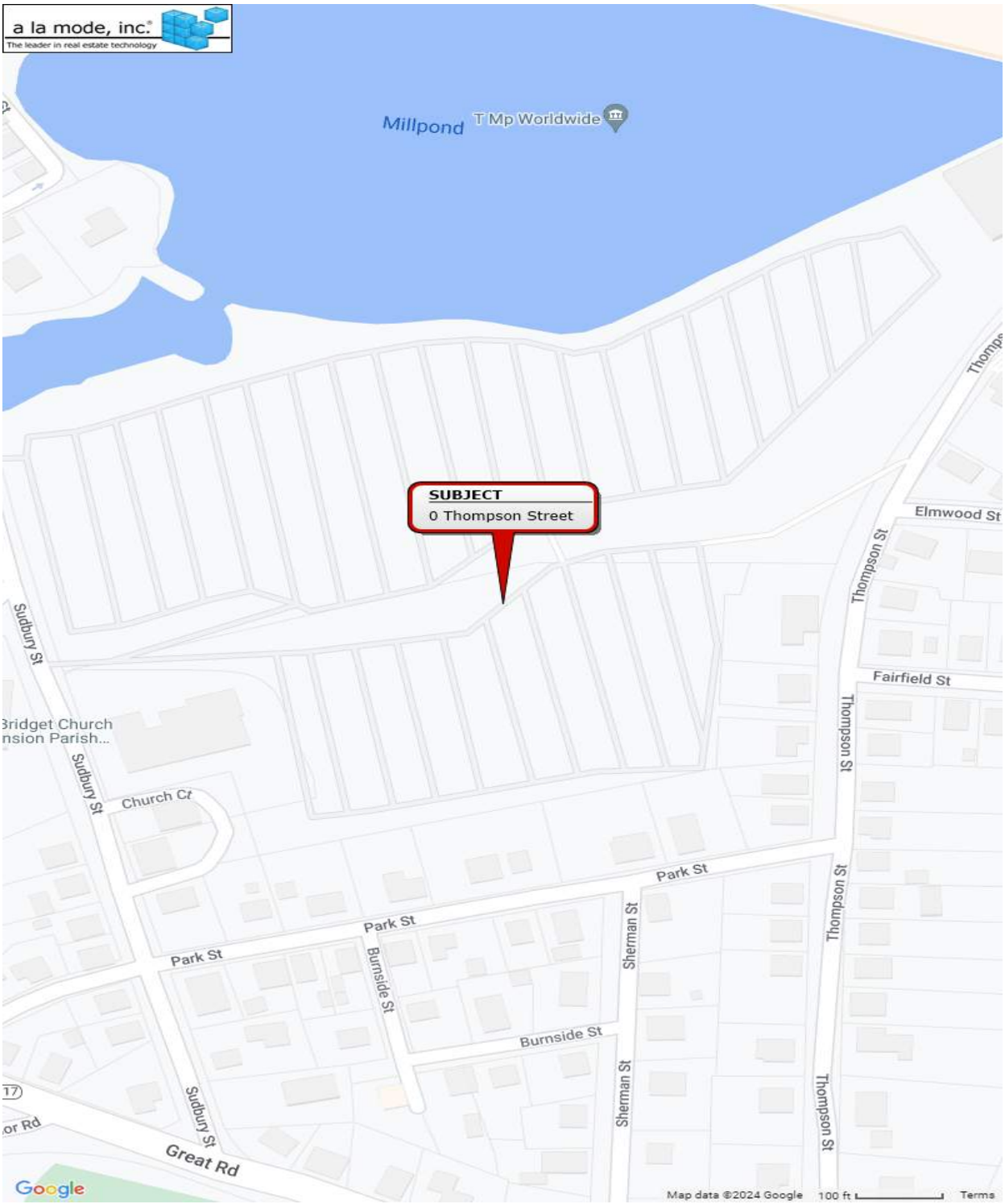
An easement is defined as:

> *"The right to use another's land for a stated purpose". (Ibid., p. 63)*

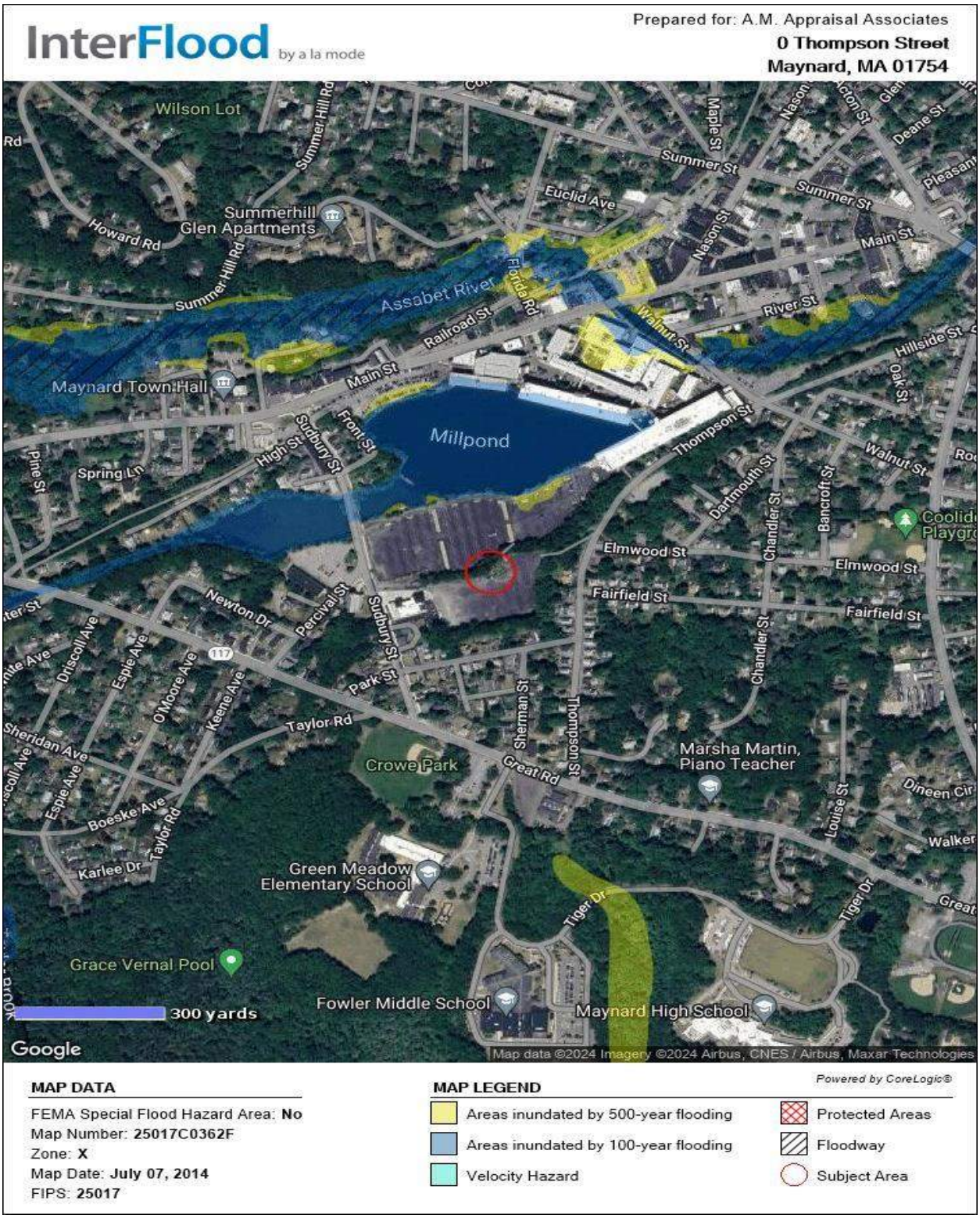
In estimating the market values for the affected and subject properties, the applicable property rights are the fee simple and easement rights.

2 Epstein V. Boston Housing Authority, (1944) 58 N.E. 2nd 135, 317 Mass. 297

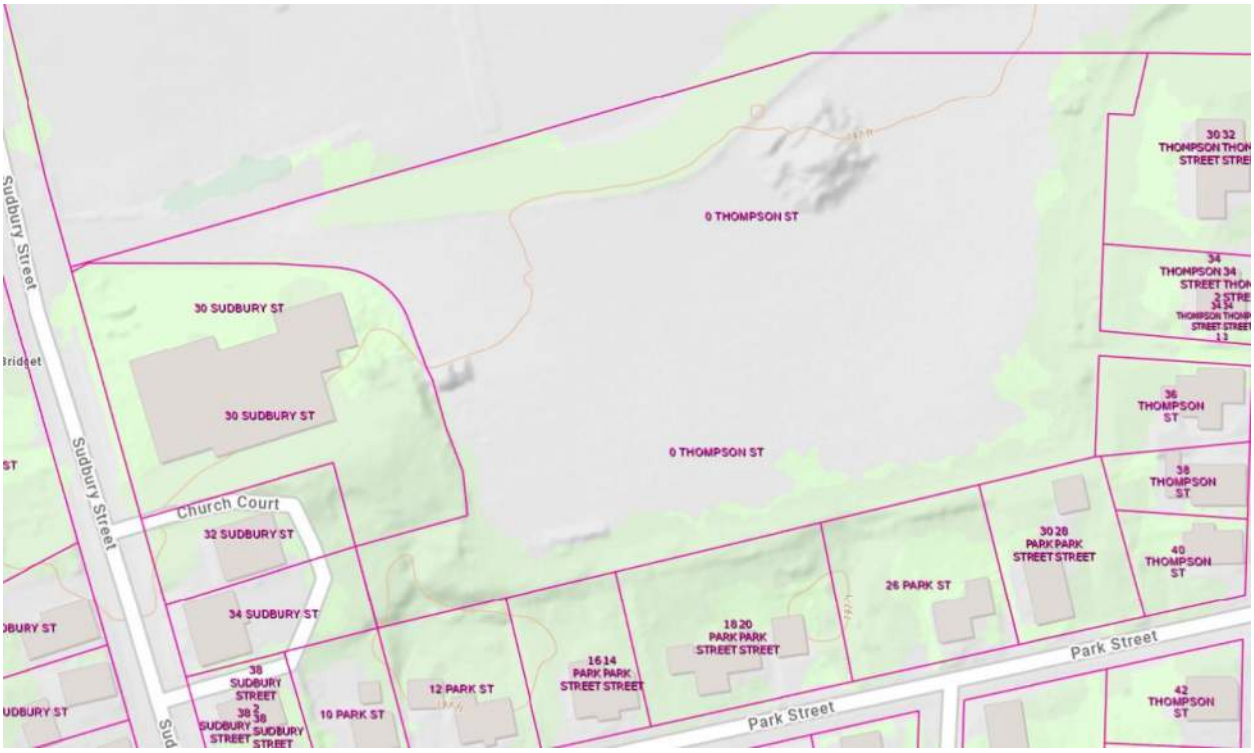
SUBJECT LOCUS MAPS



FEMA Map


InterFlood by a la mode
Prepared for: A.M. Appraisal Associates
0 Thompson Street
Maynard, MA 01754
Wilson Lot
Summerhill Glen Apartments
Howard Rd
Summer Hill Rd
Assabet River
Florida Rd
Railroad St
Maynard Town Hall
Main St
Millpond
Front St
Sudbury St
High St
Spring Ln
Pine St
Thompson St
Walnut St
River St
Hillside St
Oak St
Dartmouth St
Chandler St
Bancroft St
Elmwood St
Fairfield St
Newton Dr
Percival St
Park St
Taylor Rd
Great Rd
Crowe Park
Sherman St
Thompson St
Marsha Martin, Piano Teacher
Dineen Cir
Louise St
Walker
Tiger Dr
Green Meadow Elementary School
Grace Vernal Pool
Fowler Middle School
Maynard High School
Sheridan Ave
Espie Ave
Boeske Ave
Karlee Dr
Driscoll Ave
O'Moore Ave
Keene Ave
300 yards
Google
Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies
MAP DATA
FEMA Special Flood Hazard Area: No
Map Number: 25017C0362F
Zone: X
Map Date: July 07, 2014
FIPS: 25017
Powered by CoreLogic®
MAP LEGEND
Areas inundated by 500-year flooding
Areas inundated by 100-year flooding
Velocity Hazard
Protected Areas
Floodway
Subject Area

GIS Topography



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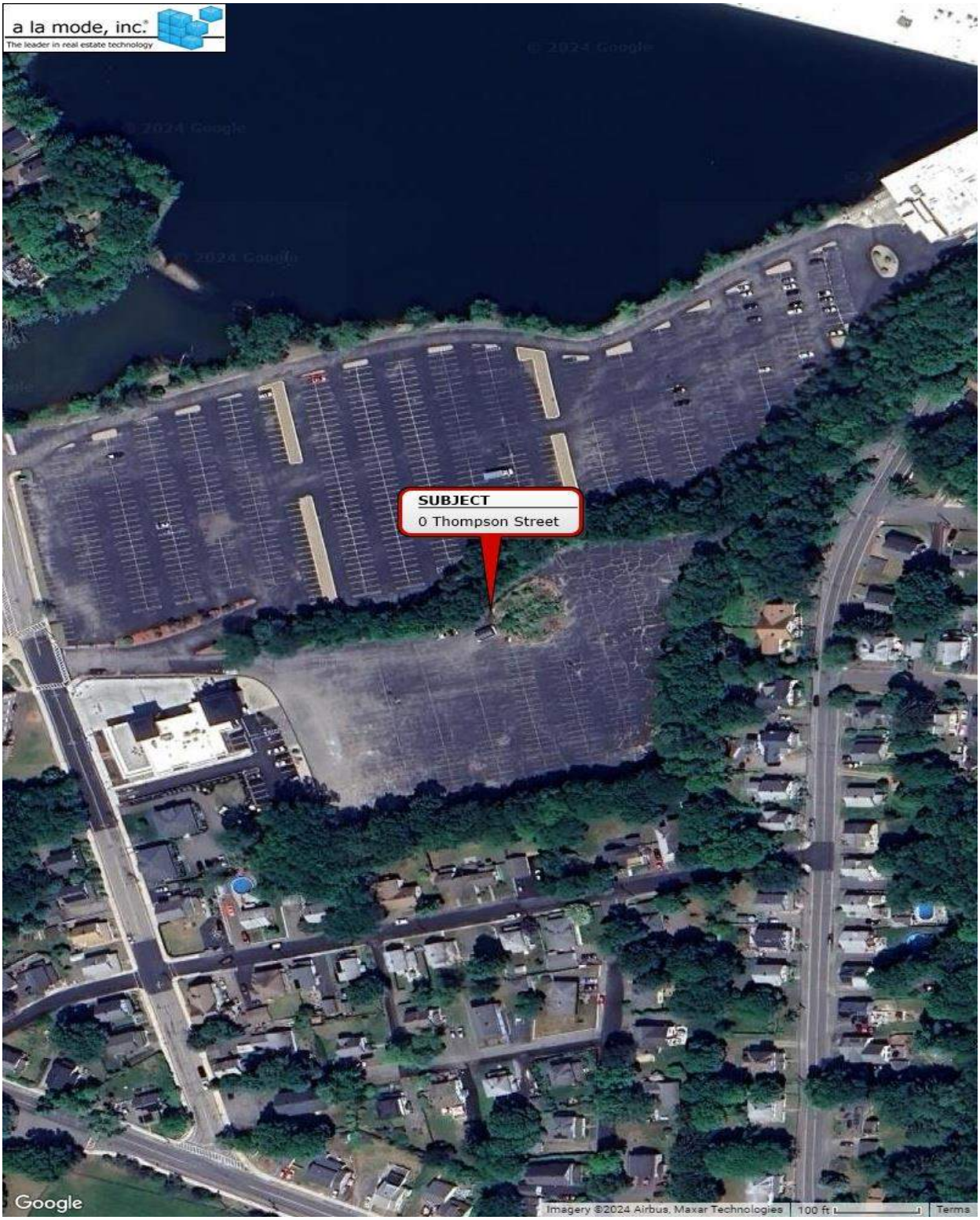
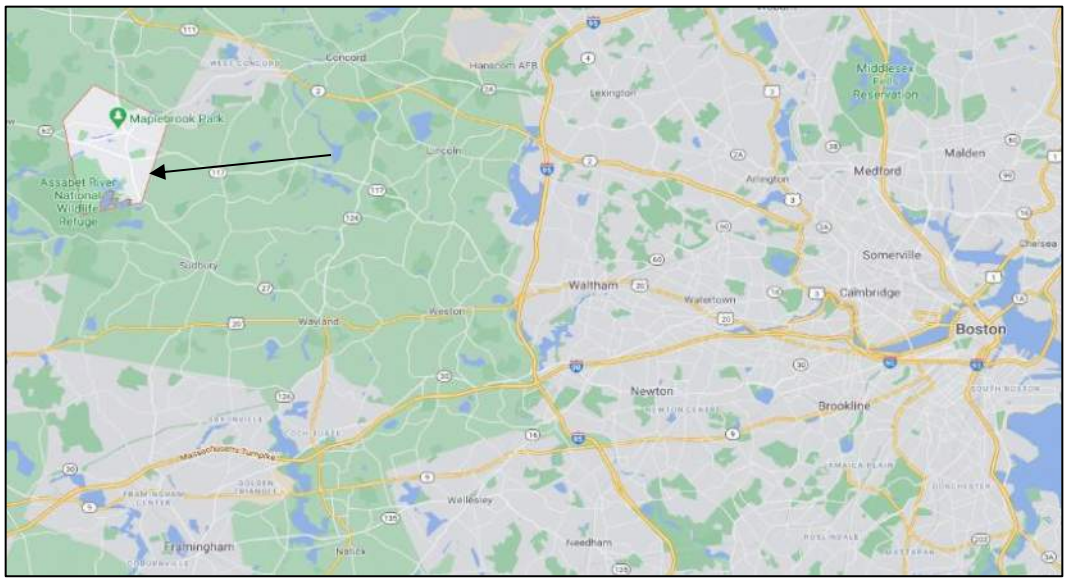

a la mode, inc.
The leader in real estate technology
SUBJECT
0 Thompson Street
Google
Imagery ©2024 Airbus, Maxar Technologies
100 ft
Terms

LOCATION AND NEIGHBORHOOD



Town of Maynard

The Town of Maynard is a small, urbanized community located in Middlesex County, Massachusetts with a land area of approximately 5.24 square miles. Maynard is located 22 miles west of Boston, in the MetroWest and Greater Boston region of Massachusetts and Acton to the north, Concord to the northeast, Stow to the west, and Sudbury to the east and south. The town is located on the Assabet River, a tributary of the Concord River. The Assabet River National Wildlife Refuge, which overlaps into the adjacent Towns of Stow and Sudbury, comprises approximately 20 percent of the Town's total land area, and the Assabet River Rail Trail connects the Refuge and downtown Maynard to the South Acton commuter rail station.

Maynard is a former mill town developed around the Assabet River with a well-defined commercial downtown, open space, condominiums and single-family homes as well as multi-family homes. Downtown Maynard is home to many shops, restaurants, galleries, a movie theater, and the former Assabet Woolen Mill.

The subject neighborhood is generally bounded by Main Street and Mill Pond to the north; Route 27 to the east and Route 117 to the west and south. The immediate locus is made up of single-family housing along Thompson and Park Streets and the Clock Tower complex (converted Mill) including several parking lots to the north. The newly constructed fire station abuts the subject along Sudbury Street.

MARKET TRENDS AND ANALYSIS

BOSTON ECONOMIC ACTIVTY - Beigh Book July 2024; Federal Reserve

It maintained a slight to modest pace of growth in a majority of Districts this reporting cycle. However, while seven Districts reported some level of increase in activity, five noted flat or declining activity—three more than in the prior reporting period. Wages continued to grow at a modest to moderate pace in most Districts, while prices were generally reported to have risen modestly. Household spending was little changed this period according to most District banks. Auto sales varied across Districts this cycle, but some Districts noted that sales were lower due in part to a cyberattack on dealerships and high interest rates. Most Districts saw soft demand for consumer and business loans. Reports on residential and commercial real estate markets varied, but most banks reported only slight changes, if any, in recent weeks. Travel and tourism grew steadily and was on par with seasonal expectations. Agricultural conditions varied in tandem with sporadic droughts across the nation. Districts also reported widely disparate trends in manufacturing activity ranging from brisk downturn to moderate growth. Retail restocking spurred slight growth in transportation activity. Meanwhile, tight capacity in ocean shipping led to a surge in spot rates. Expectations for the future of the economy were for slower growth over the next six months due to uncertainty around the upcoming election, domestic policy, geopolitical conflict, and inflation.

Labor Markets

On balance, employment rose at a slight pace in the most recent reporting period. Most Districts reported employment was flat or up slightly, while a few Districts reported modest employment growth. Several Districts reported declines in employment in the manufacturing sector due to slowdowns in new orders. Skilled-worker availability remained a challenge across all Districts; however, several Districts reported some improvement in labor supply conditions. Additionally, labor turnover was lower, which reduced demand to find new workers. Looking ahead, contacts in several Districts expect to be more selective on who they hire and not backfill all open positions. Wages grew at a modest to moderate pace in most Districts. However, several Districts reported some slowing of wage growth due to increased worker availability and less competition for workers.

Federal Reserve Bank of Boston

Business activity expanded at a modest pace in recent weeks. Employment was flat amid slow wage growth, and prices increased slightly. Tourism activity rose moderately, while retail sales edged up but generally remained subdued. Sales of new automobiles rose, manufacturers reported modest revenue growth, on

average, and software and IT services firms saw moderate revenue gains. Residential home sales increased on a year-over-year basis, supported in part by improvements in inventory levels. Overall commercial real estate activity was flat, on balance, with stable industrial leasing, steady increases in the retail sector, and seasonably slow office activity. However, the outlook for office properties weakened further as contacts expect rising foreclosures. On balance, the economic outlook was cautiously optimistic, but selected contacts expressed greater uncertainty related to the demand later this year being potentially restrained by the upcoming election.

Commercial Real Estate

First District contacts described commercial real estate activity as flat overall. Office leasing slowed somewhat, as is typical for summer, but fell to an extremely low level in Hartford, CT. Office rents were flat, and office vacancy rates increased slightly. After having softened earlier in the year, industrial leasing was stable. Industrial vacancy rates remained extremely low, and industrial rents have reportedly stabilized at levels well above 2019 averages. The retail sector experienced steady demand, but tenants showed greater caution amid worries about consumer spending. Investment sales were flat, even though demand for non-office properties remained healthy. In general, bank lending to commercial real estate remained weak, but the CMBS market and life insurance companies continued to provide funding. However, one small regional bank expanded its (non-office) CRE portfolio modestly. Construction was flat or down slightly and still concentrated in the multifamily sector. For non-office properties, contacts expected stable, if restrained, activity going forward, reflecting elevated political and economic uncertainty. The outlook for office properties weakened further, as contacts expected a significant increase in foreclosures in the coming 12 months.

Residential Real Estate

Contacts in housing markets across the First District reported annual growth in inventory. Rhode Island, Maine, Vermont, and New Hampshire all reported significant increases in the number of single-family homes and condos on the market in May. In contrast, inventory levels in Massachusetts were comparable to those from a year ago. These inventory changes were accompanied by moderate annual growth in both prices and in the number of closed sales. Contacts noted that despite these improvements, the inventory levels remain short of a balanced market. The resulting imbalance leaves some buyers in the position of having to compete for desired properties, but others noted that the upward trends could produce a more favorable environment for buyers in the months ahead.

S&P Corelogic Case-Shiller Report May 28, 2024

The S&P CoreLogic Case-Shiller U.S. National Home Price NSA Index, covering all nine U.S. census divisions, reported a 6.5% annual gain for March, the same increase as the previous month. The 10-City Composite saw an increase of 8.2%, up from a 8.1% increase in the previous month. The 20-City Composite posted a slight year-over-year increase to 7.4%, up from a 7.3%increase in the previous month. San Diego continued to report the highest year-over-year gain among the 20 cities this month with an 11.1% increase in March, followed by New York and Cleveland, with increases of 9.2% and 8.8%, respectively. Denver, which still holds the lowest rank after reporting three consecutive months of the smallest year-over-year growth, posted the same 2.1% annual increase in March as the previous month.

"This month's report boasts another all-time high," says Brian D. Luke, Head of Commodities, Real &Digital Assets at S&P Dow Jones Indices. "We've witnessed records repeatedly break in both stock and housing markets over the past year. Our National Index has reached new highs in six of the last 12months. During that time, we've seen record stock market performance, with the S&P 500 hitting fresh all-time highs for 35 trading days in the past year. "San Diego stands out with an impressive 11.1% annual gain, followed closely by New York, Cleveland, and Los Angeles, indicating a strong demand for urban markets. The two largest population centers make up about 30% of the 20-City Composite and have shown significant recovery, keeping pace with our national composite annualized return of 9.9% since 2020. San Francisco and Seattle are still trailing previous highs, currently 9.7% and 8.2% lower than in May 2022, respectively. While Southern California ranked among the best annually, Seattle and San Francisco recorded the strongest monthly gains," according to Luke.

"Regionally, the Northeast remains the top performer with an 8.3% annual gain, showcasing robust growth compared to other metro markets. Conversely, cities like Tampa, Phoenix, and Dallas, which saw top-tier performance in 2020 and 2021, are now growing at a slower pace. COVID was a boom for Sunbelt markets, but the bigger gains the last couple of years have been the northern metro cities, "Luke reported. "On a seasonal adjusted basis, national home prices have reached their ninth all-time high within the past year, with all 20 metropolitan markets posting positive annual gains for the fourth consecutive month, indicating widespread and sustained growth in the housing sector."

State House News Service; May 8, 2024

The Massachusetts economy "seems fairly healthy on balance" one quarter into 2024 but gross state product and job growth have both slowed recently, the economists at MassBenchmarks said Monday. Massachusetts real gross state product (GDP) increased at an annualized rate of 1.8 percent over the first three months of 2024, the publication of the University of Massachusetts Amherst Donahue Institute in cooperation with the Federal Reserve Bank of Boston said, while the U.S. Bureau of Economic Analysis measured U.S. GDP growth at 1.6 percent over the same time. Both represented slowdowns from 2023 fourth quarter growth rates of 3 percent and 3.4 percent, respectively.

Annual revisions to payroll employment data "indicate a much slower pace of job growth in the Commonwealth as compared to the nation during 2023," MassBenchmarks said. The U.S. Bureau of Labor Statistics revised Massachusetts job growth down from 1.9 percent to 0.7 percent for the December 2022 to December 2023 period. That's less than half the 2 percent rate of national job growth during the same year, and means that the BEA estimate of Massachusetts GDP growth over that time is now 1.9 percent versus 3.1 percent for the country as a whole.

"Although the state and the nation grew at about the same pace in the first quarter of 2024, the growth figures for that quarter reflect a slowdown for the U.S. and a continuation of relatively moderate growth in Massachusetts," the group of economists said in a report written by senior contributing editor Alan Clayton-Matthews. "Nevertheless, the indicators for the first quarter show that the state's economy seems fairly healthy on balance." The Massachusetts labor market "continues to look strong," with an unemployment rate of 2.9 percent in March compared to 3.8 percent nationally. But MassBenchmarks pointed out that one indicator it watches "suggests some potential softening."

The U-6 unemployment rate counts more people as unemployed than the standard rate by including people who only have part-time work but want full-time work, and those who want to work but have given up looking for a job. Thanks to an "increase in this latter group," MassBenchmarks said, Massachusetts' U-6 rate climbed to 8 percent in March from 6.8 percent in December and 6.2 percent in March 2023. Clayton-Matthews and the rest of the MassBenchmarks board said their outlook suggests "continued steady but slow growth" for Massachusetts across the second (3.1 percent) and third (0.5 percent) quarters of the year.

CoStar economic review – April 3, 2024

Economic growth in the first quarter of 2024 appears to be on a rosy trajectory. Multiple reports show that consumers continue to carry the economy by spending freely despite still-elevated inflation and debt levels ticking higher. Growth in the 2% to 2.5% range for the first quarter appears likely, boosted by solid momentum from the second half of last year.

The Bureau of Economic Analysis released two reports last week. The first was the third (and final) estimate of gross domestic product for the fourth quarter of 2023, which was revised higher than its earlier estimate from 3.2% to 3.4% on an annualized basis. The second release was for monthly personal income and consumption expenditures, a large portion of GDP, showing consumption increased by a whopping 0.8% in February and accelerating by 4.9% over the prior year.

Personal income grew more modestly than consumption in February, up 0.3% during the month. When income growth is outpaced by consumption, households spend a larger share of their income, dipping into savings. The savings rate fell to 3.6% in February, its lowest rate since December 2022. However, incomes rose sharply in January and were unmatched by spending that month, which could help explain why consumers felt OK about their robust spending in February.

That equity markets have seen prices rise by 10% over the past few months, boosting household wealth, can only add to consumers' feelings of prosperity. More robust sales of automobiles helped spur a 3.9% increase in spending on motor vehicles and parts in February. But most of the monthly spending increase was for services rather than on goods. "Revenge spending" on travel and entertainment, a consequence of the pandemic when households were mostly hunkered down, might be a cliche by now. However, the data shows that spending on these leisure-related services remains strong. For example, while the broader category of transportation services grew 2.7% in February and was 7.5% higher than a year ago, spending on air services was 20.6% higher year-over-year in February. Other services, such as finance and insurance, and medical care, all saw higher spending in February.

Of course, some of the increases in spending were due to higher prices. The personal consumption expenditures price index was up 0.3% in February and 2.5% over the year. The core PCE, which excludes volatile food and energy prices and is the Federal Reserve's preferred measure of inflation, was up 2.8% over the prior year, above the Fed's target rate of 2%.

However, inflation has shifted away from goods and toward more labor-intensive services. With wage gains still solid in the labor market and consumers leaning more into buying services, inflation in that segment has been stickier as providers of these services have no reason to lower prices or slow price increases. So-called "supercore" inflation, or core inflation of services excluding housing, has been easing somewhat for the past 12 months but was at 3.3% in February. A strong economy and resilient labor market are both to be lauded, but they are not supportive of the hope that inflation will be quickly quashed. Policymakers at the Federal Reserve, including Chairman Jerome Powell, have been steadfast in cautioning that decisions on rate cuts this year will depend on incoming data. Market watchers, who had expected up to six rate cuts in 2024 earlier in the year, have lowered their expectations closer to what the Fed is predicting: up to 75 basis points in cuts by the end of this year, according to the group's recent forecasts.

Industrial Market – CoStar analytics

Boston's industrial market continues to soften near the mid-point of 2024 amidst the tail end of a wave of new supply. The vacancy rate, now at 6.9%, has climbed more than 200 basis points since its most recent trough in early 2022. Net absorption has trended in negative territory for the past few quarters, as the market witnesses its heaviest delivery schedule in 25 years. Nationally, the rate-driven slowdown in the housing market has driven a corresponding pullback in demand for related warehouse-intensive items, such as building materials, fixtures, and furniture. At the same time, imports and inventories are just returning to longer-term trends after pandemic-induced disruptions. This has slowed industrial demand despite ongoing job market strength and consumer resilience. Boston has not been immune to these trends, with slower absorption of logistics space being one result. Added to the mix, locally, is softening demand for flex space, which comprises a disproportionate share of Boston's industrial inventory and serves the market's numerous biotech research and manufacturing organizations. Altogether, demand formation in the market equates to -620,000 SF in the past year. However, this has been driven primarily by Amazon's occupancy of a new 3.8 million SF facility in North Andover that delivered in 24Q2. Amazon's expansion aside, demand will remain muted in the near term. As leasing looks to generate some traction, the supply situation looks set to lead the vacancy rate above 6.5% by the end of the year, its highest point since 2015. Amazon's building alone is big enough to represent the largest amount of new supply to hit the market since 2001, but several other large projects are expected to deliver by the end of the year with space available. A rising vacancy rate has compressed rent growth, another trend that looks set to continue into 2024. After reaching a cycle peak of 9.9% in mid-2022, Boston's industrial rent growth on a trailing 12-month basis has tapered to 7.1% as of the third quarter of 2024. This largely mirrors national trends, though Boston's comparatively larger share of slower-moving flex rents will keep market asking rates from decelerating as quickly. Rent growth

projects to remain above 5% by year's end, before some stabilization by mid-2025 as supply growth slows and the overhang of new space is absorbed. Boston's longer-term outlook is similar to that of the nation as a whole, with vacancy forecast to settle around 7% by the end of 2025—above what it was in the tightening 2010s but well below the double-digit levels of the years before and after the Great Recession.

Within this submarket, flex space is the most dominant subtype with 8.7 million SF in this category, followed by 8.2 million SF of logistics space and 3.8 million of specialized space. Rents are around $15.50/SF, which is a 7.5% increase from where they were a year ago. In the past three years, rents have increased a cumulative 27.4%. This is a moderately inexpensive market, relative to Boston as a whole, where average rents are $16.40/SF. About 52,000 SF is under construction, representing a minor 0.3% expansion of inventory. Moreover, total inventory has expanded by 380,000 SF in the past three years. There have been 15 sales over the past year. Sales have averaged $111/SF, and the estimated value for the submarket as a whole is $165/SF. The most frequent of these transactions have been those of logistics space, which is not the largest subtype in the Concord/Maynard submarket, with 7 sales. Over the past three years, there have been 90 sales, which have traded for approximately $857 million. The market cap rate for Concord/Maynard is 7.5%, moderately above its trailing three-year average of 6.9%.

Retail Market – CoStar analytics

The retail submarket in Concord/Maynard has a current vacancy rate of 4.2%, marking a 0.3% decrease from the previous year. Positive absorption of 17,000 square feet has been recorded, while net deliveries remained flat. Rents have seen a 1.3% increase over the past 12 months, averaging around $24.00 per square foot.

AVAILABILITY	SUBMARKET	MARKET
Market Asking Rent/SF	$23.92 ↓	$27.34 ↓
Vacancy Rate	4.2% ↑	2.5% ↑
Vacant SF	257K ↑	6.2M ↑
Availability Rate	5.7% ↓	3.1% ↑
Available SF Direct	299K ↑	7.2M ↑
Available SF Sublet	50.1K ↓	471K ↓
Available SF Total	349K ↓	7.7M ↑
Months on Market	13.3	10.3

Construction activity is evident in the area, with approximately 45,000 square feet under construction. Over the past year, there have been 19 sales totaling approximately $43.8 million in volume and 170,000 square feet in stock.

In terms of specific asset classes, vacancy rates vary. General retail buildings have a vacancy rate of 3.5%, with 38,000 square feet of negative absorption in this category over the past year. Power centers report no vacancies, with flat absorption rates. Neighborhood centers have a vacancy rate of 6.1%, with 43,000 square feet absorbed. Other retail buildings report no vacancies, with 1,000 square feet absorbed.

The current vacancy rate matches the trailing three-year average, but it is higher than the Boston market's average of 2.7%. Rent growth over the past three years has been 8.9%, outpacing the Boston market's average of 8.2%. Sales activity over the same period includes 70 transactions totaling $216 million in volume and 970,000 square feet of inventory.

SALES	SUBMARKET	MARKET
12 Mo Transactions	19	665
Market Sale Price/SF	$250	$275
Average Market Sale Price	$2.8M	$3.1M
12 Mo Sales Volume	$44.2M	$1.6B
Market Cap Rate	6.4%	6.2%

CoStar estimates the cap rate for Concord/Maynard to have averaged 6.3% over the past three years, slightly lower than the current estimated cap rate of 6.4%. The total inventory of the Concord/Maynard retail submarket is 6.1 million square feet.[3]

Conclusion

The real estate market in the Town of Maynard presents a stable yet evolving landscape, characterized by a mix of residential and commercial retail trends. In the residential sector, Maynard has maintained a robust single-family housing market with steadily increasing average list prices and list prices per square foot. Despite this growth, there are concerns about attracting a younger population, as there has been a shift in age profiles towards an older demographic. To address this, there is a need for further development in multifamily housing and higher-density living while maintaining affordability to appeal to young professionals.

On the commercial retail side, the Concord/Maynard submarket has seen a slight decrease in vacancy rates, indicating a stable market. Rents have increased moderately, and there is construction activity suggesting potential growth in the retail sector. However, vacancy rates vary across different types of retail buildings, with some experiencing absorption and vacancy changes. While the current vacancy rate is higher than the Boston market average, rent growth has outpaced the Boston market over the past three years.

Overall, Maynard's real estate market appears to be in a healthy state, with opportunities for growth and development in both residential and commercial sectors. It will be crucial for the town to monitor market trends closely and align with its master plan to maintain a balanced approach to development while preserving its small-town character and quality of life.

[3] CoStar Analytics

ZONING

HCI & GR Districts

Table B. Dimensional Requirements

Item	S-1	S-2	GR	B	CB	HCI	I	GA	OS
Minimum Lot Requirements									
Area (square feet)	10,000[1]	20,000[1]	7,000[1,2]	7,000[1,2]	0	40,000	40,000	43,560[3]	40,000
Frontage (feet)	100	130[3]	75	75	0	150	150	100	150
Width (feet)	80	104	70	70	0	120	120	0	80
Minimum Yard Requirements									
Front (feet)	25	25	25	30	0	50	50[9]	25	60
Rear (feet)	30[7]	30[7]	15[7]	15[8]	0	30[13]	30[9]	30[8]	50
Side (feet)	15	15	15	15[8]	0	30[13]	30[9]	30[8]	50
Maximum Coverage									
By Building (%)	15	15	40	35	N/A	35	35	25	10
By Impervious Surface (%)	60	40	75	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Building Height (feet)	35	35	35	35	40	70[14]	40	40	35
Minimum % of Lot Area									
Landscape Open	0	0	0	30	0	30	30	30	70
Located in front yard	0	0	0	10	0	10	10	10	25

Zoning Map

TABLE OF USES

3. Use Regulations

3.1.2 Table A–Use Regulations

Principal Uses									
1. Residential Uses	**S-1**	**S-2**	**GR**	**B**	**CB**	**HCI**	**I**	**GA**	**OS**
Garden apartment	N	N	N	N	N	Y[167]	N	Y	N
Healthcare/elderly housing, Assisted living residence	BA	BA	BA	N	N	Y	N	N	N
Live/work dwelling unit[168]	N	N	N	Y	PB[235]	Y	N	N	N
Manufactured Homes[230]	N	N	N	N	N	N	N	N	N
Multifamily dwelling	N	N	PB	PB	N	Y[166]	N	N	N
Nursing and convalescent home	BA	BA	BA	BA	N	Y	N	N	N
Single family dwelling	Y	Y	Y	Y	N	N	N	N	N
Two family dwelling	N	N	Y	Y	N	N	N	N	N
2. Government, Institution and Public Services Uses	**S-1**	**S-2**	**GR**	**B**	**CB**	**HCI**	**I**	**GA**	**OS**
Cemetery	BA	BA	BA	BA	N	N	N	N	N
Child care center	Y	Y	Y	Y	Y	Y	Y	Y	Y
Essential Services	PB	PB	PB	PB	PB	PB	PB	PB	PB
Municipal facilities	PB	PB	PB	Y	Y	Y	Y	N	PB
Public Market	N	N	N	N	Y	Y	N	N	N
Public Transportation Facility	N	N	N	Y	Y	Y	Y	N	N
Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y
Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y
Wireless telecommunications towers and facilities	N	N	N	PB	PB	PB	PB	N	N
3. Agricultural and Outdoor Uses	**S-1**	**S-2**	**GR**	**B**	**CB**	**HCI**	**I**	**GA**	**OS**
Agricultural, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y
Agricultural, nonexempt	Y	Y	Y	Y	N	N	N	Y	Y
Farm stand, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y
Farm stand, nonexempt	BA	BA	BA	BA	N	N	N	N	N
Garden center[169]	N	N	N	Y	Y	Y	N	N	N
Nonprofit recreational use, passive	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Business Uses	**S-1**	**S-2**	**GR**	**B**	**CB**	**HCI**	**I**	**GA**	**OS**
Adult entertainment	N	N	N	N	N	N	SB	N	N
Bank or financial institution	N	N	N	Y	Y	Y	Y	N	N
Body art establishment	N	N	N	Y[246]	Y[246]	Y[246]	PB	N	N
Brewery with ancillary food service[182]	N	N	N	N	PB[182]	Y	N	N	N
Business or professional office	N	N	N	Y	Y	Y	Y	N	N
Car wash	N	N	N	PB	N	N	Y	N	N
Clinic and healthcare facility, with ancillary uses	N	N	N	N	N	Y	N	N	N
Cocktail lounge[197]	N	N	N	PB	PB	PB	N	N	N
Educational institution, for profit[232]	N	N	N	N	N	Y	Y	N	N
Farmer brewery[195]	N	N	N	PB	PB	PB	N	N	N
Fitness club[181]	N	N	N	Y	Y	Y	Y	N	N

Principal Uses									
4. Business Uses, continued	**S-1**	**S-2**	**GR**	**B**	**CB**	**HCI**	**I**	**GA**	**OS**
Fuel distribution facility	N	N	N	PB	N	PB[175]	N	N	N
Funeral home	BA	BA	BA	Y	Y	N	N	N	N
General or personal service establishment	N	N	N	Y	Y	Y[172]	BA	N	N
Hotels, motels, extended stay facility	N	N	N	PB[225]	PB[225]	Y[173]	N	N	N
Kennel, commercial	N	N	N	PB	N	N	PB	N	N
Lumber, feed, ice establishments	N	N	N	Y	N	N	N	N	N
Marijuana retailer[208]	N	N	N	PB	PB	PB	N	N	N
Marijuana courier facility*[240]	N	N	N	PB	N	Y	Y	N	N
Marijuana delivery operator facility*[240]	N	N	N	PB	PB	PB	PB	N	N
Medical office	N	N	N	Y	Y	Y	PB[221]	N	N
Microdistillery/Microwinery[196]	N	N	N	PB	PB	PB	N	N	N
Motor vehicle light service	N	N	N	PB	PB	N	N	N	N
Motor vehicle repair or body work	N	N	N	PB	PB	N	N	N	N
Motor vehicle sales, new or used	N	N	N	PB	N	PB	N	N	N
Printing shops	N	N	N	Y	Y	Y[176]	N	N	N
Private club	BA	BA	BA	BA	BA	Y[170]	N	N	N
Registered Marijuana Dispensary	N	N	N	PB	N	PB	PB	N	N
Restaurants or other food service uses not including fast food restaurants	N	N	N	Y	Y	Y[174]	N	N	N
Restuarant, fast food	N	N	N	PB	PB	N	N	N	N
Retail business	N	N	N	Y	Y	Y[171]	N	N	N
Supermarket, greater than 25,000 square feet floor area, gross and up to 65,000 floor area, gross[179]	N	N	N	PB	N	PB	PB	N	N
Supermarket, greater than 65,000 square feet floor area, gross[180]	N	N	N	N	N	N	N	N	N
Supermarket,[177] up to 25,000 square feet floor area, gross[178]	N	N	N	Y	Y	Y	Y	N	N
Theater, halls, clubs, or other places of entertainment	N	N	N	BA	BA	N	N	N	N
Trade shop[248]	N	N	N	Y	Y	BA	Y	N	N
Veterinarian office or animal hospital	N	N	N	PB	PB	PB	PB	N	N
5. Industrial Uses	**S-1**	**S-2**	**GR**	**B**	**CB**	**HCI**	**I**	**GA**	**OS**
Craft marijuana cultivator cooperative[209]	N	N	N	N	N	PB	PB	N	N
Emerging energy technology	N	N	N	N	N	Y	Y	N	N
Garaging incidental to any industrial use	N	N	N	N	N	Y	Y	N	N
Ground mounted solar photovoltaic facility	N	N	N	N	N	N	Y	N	N
Hydroelectric power generation	N	N	N	N	N	Y	Y	N	N
Marijuana cultivator[210]	N	N	N	N	N	PB	PB	N	N
Marijuana testing facility[211]	N	N	N	N	N	PB	PB	N	N
Marijuana product manufacturer[212]	N	N	N	N	N	PB	PB	N	N
Manufacturing, light manufacturing, development or engineering	N	N	N	N	N	Y	Y	N	N
Mini or self-storage facility	N	N	N	PB	N	Y	Y	N	N

*The Special Permit Granting Authority may impose additional conditions and limitations on parking or storage of vehicles used to deliver marijuana as part of the Special Permit Conditions of Approval.

3. Use Regulations

Principal Uses									
5. Industrial Uses, continued	**S-1**	**S-2**	**GR**	**B**	**CB**	**HCI**	**I**	**GA**	**OS**
Parking areas or garages for use by employees, customers, visitors	N	N	N	N	N	Y	Y	N	N
Research laboratories w/ incidental assembly or manufacturing	N	N	N	N	N	Y	Y	N	N
Screened storage, accessory buildings and accessory uses	N	N	N	N	N	Y	Y	N	N
Solar photovoltaic facility mounted on building	N	N	N	N	N	Y	Y	N	N
Warehousing	N	N	N	N	N	Y	Y	N	N
Wholesale business	N	N	N	Y	Y	Y	N	N	N
Other Uses									
6. Accessory and Other Uses	**S-1**	**S-2**	**GR**	**B**	**CB**	**HCI**	**I**	**GA**	**OS**
Accessory agriculture	Y	Y	Y	Y	N	N	N	N	N
Accessory apartment	BA	BA	BA	BA	N	N	N	N	N
Nonresidential accessory use to nonresidential principal use[247]	N	N	N	Y	Y	Y	Y	Y	N
Adult day care	BA	BA	BA	BA	BA	BA	N	N	N
Craft marijuana cultivator cooperative[213]	N	N	N	N	N	N	N	N	N
Drive-in or drive-through facility	N	N	N	PB	PB	PB	PB	N	N
Family day care home, large	BA	BA	BA	BA	BA	N	N	N	N
Family day care home, small	Y	Y	Y	Y	Y	N	N	N	N
Kennel, private	BA	BA	BA	BA	N	N	BA	N	N
Overnight outdoor parking of more than one commercial vehicle not to exceed 25,000 gvw	BA	BA	BA	BA	BA	Y	Y	N	N
Overnight outdoor parking of one commercial vehicle not to exceed 25,000 gvw	Y	Y	Y	Y	Y	Y	Y	N	N
Overnight outdoor parking of one or more commercial vehicles in excess of 25,000 gvw	BA	BA	BA	BA	BA	Y	Y	N	N
Recreational use	BA	BA	BA	Y	Y	Y	Y	Y	Y
Seasonal and charitable sales	PB	PB	PB	Y	Y	Y	Y	N	N
Accessory Home-Based Business Activity, Type A[247]	Y	Y	Y	Y	Y	Y	Y	Y	N
Accessory Home-Based Business Activity, Type B[247]	BA	BA	BA	BA	BA	BA	BA	BA	N
Temporary sales (see Section 7.8)*	N	N	N	Y	Y	Y	Y	Y	Y

*Requires Select Board approval

SUBJECT TITLE ABSTRACT, UTILITIES

Registry and District: Middlesex South Registry of Deeds
Deed Reference: Book: 65267 Page: 358
Grantor: AS Clock Tower, LLC
Grantee/Current Owner: AS Clock Tower Owner, LLC
Date of Sale: April 27, 2015
Purchase Price: $ 13,000,000.00
5-Year Sale History: *None*

Encumbrances: *None identified*

Utilities Available:
Municipal Water (Yes or No): Yes
Municipal Sewer (Yes or No): Yes
Utility of Electricity (Yes or No): Yes
Utility of Gas (Yes or No): Yes

Location of Underground Services: None known or noted on property plan.

Other Pertinent Data: No title examination report has been provided to me for this assignment.

ASSESSMENT AND TAX DATA

According to the records of the Town of Maynard's Assessor's Office, for the fiscal year 2024, the following information is pertinent:

Property Identification: 019.0 – 0000 – 0272.0
Assessed to: AS Clock Tower Owner, LLC
Property Location: 0 Thompson Street, Maynard, MA 01754
Tax Rate: $23.81/1000

Subject Assessment and Tax Liability - 2024

Land Value	Building Value	Additional Feature	Total Value	Tax Liability
$443,300.00	$0	$90,000.00	$533,300.00	$112,698.00

HIGHEST AND BEST USE ANALYSIS

A prerequisite to a meaningful valuation is a sound estimate of the most profitable likely use or "highest and best use" of a property. Highest and best use may be defined as the reasonable probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, economically feasible and maximally profitable. The Appraisal Institute defines highest and best use as follows:

> *The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, maximally productive that results in the highest value. The four criteria that highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.* [4]

The highest and best use of the land (or site) if vacant and available for use may be different than the highest and best use of the improved property. This will be true when the improvement is not an appropriate use and yet makes a contribution to total property value in excess of the value of the site. Highest and best use is performed in two steps; the first assumes the site is vacant, and the second includes a comparative analysis of the site as improved with its ideal improvement.

Highest and Best Use, As Though Vacant

An analysis and best use of vacant land identifies a program of potential land use which is physically possible, legally permissible, market supported, and maximally productive. The question raised in this analysis is: As vacant, what use should be made of it? In other words, what type of building or improvements should be constructed on the land and when?

> ***Legally Permissible:*** Layers of constraints would affect any proposed developments of the subject site if vacant. The subject property is located within a split zone; GR and HCI Districts in the Town of Maynard. GR district is described as general residential and its focus is predominately residential by right; single- and two-family dwellings. There are other uses by right such as childcare center, religious, agricultural and off-street outdoor parking. HCI district is described as health care industrial and its by right uses include garden apartment, elderly housing, multifamily childcare center, agricultural, clinic, fitness center, hotel, office, restaurant, retail, garaging, manufacturing, self-storage and warehouse. As referenced in the report, a majority of the site is within the HCI

[4] American Institute of Real Estate Appraisers, Dictionary of Real Estate Appraisal, 2nd. Ed., (Chicago, American Institute of Real Estate Appraisers, 1989), p. 149.

zoning designation. We have made the assumption that it is reasonable to conclude that the table of uses permitted in this zoning designation would be given most weight in its development.

Physically Possible: The site contains 4.16 acres; it is a rear setting with very limited access – 16' off of Thompson Street. This access would preclude it as a stand-alone parcel to be developed. Due to the nature of this valuation being a potential eminent domain taking – under definition of market value – being *highest price possible* and the fact that this parcel abuts property that is owned by the same entity – we have elicited the hypothetical condition that access off Sudbury Street can be relied upon. We have also been made aware that the likelihood of contaminated soils from "urban fill" would limit its residential end. The lot would meet many of the industrial end uses by right under the HCI table of uses – which would not be impacted to the extend residential uses would be limited to.

Economically Feasible: The test for market support is today's industrial market within the Town of Maynard. For a use to be economically viable there must be a demand for the use at a level sufficient to warrant investment. There is demand for industrial space within the Maynard market as laid out in the demographics section of this report. The market has seen a slight decrease in vacancy rates, indicating a stable market. Rents have increased moderately, and there is construction activity supports that it is economically feasible to assume that an industrial end use would be efficiently absorbed in the robust market.

Maximum Profitability: As noted above a potential industrial end use would reflect the maximum profitability the lot would achieve in the Maynard market.

Highest and Best Use, As Though Vacant Conclusion: The final test is whether the contemplated use is maximally productive in a financial sense. In most cases this represents the use that provides the greatest return on the owner's investment. This means that costs are minimized, and benefits maximized over the investment term. Thus, a project that captures the greatest portion of the effective demand while recognizing legal, physical and financial constraints would be the highest and best use as vacant. The current lot meets (based on all assumptions made) the minimum dimensional requirements for the HCI District and would be considered legally conforming. Therefore, we have determined that the highest and best use as though vacant, would be for some type of industrial development.

Highest and Best Use, As Improved – not developed as subject other than poor pavement is vacant.

VALUATION PROCESS

Appraisal methodology applied to any specific property or property type must emulate the thinking of the most probable class of investor. The basic tenet of the three classical approaches is the principle of substitution, which holds that a prudent investor has three alternative courses of action available:

1. To acquire a substitute income stream of comparable quantity, quality, and durability – (Income Capitalization Approach).

2. To acquire an equally desirable existing property offering comparable utility – (Sales Comparison Approach).

3. To buy a vacant site and build a similar property – (Cost Approach)

In all instances, the experience of the appraiser, coupled with objective and sound judgment, plays a major role in arriving at the conclusion of an indicated value. The quantity and quality of available data and the applicability of each approach relative to the type of value sought are important factors in comparing the various indications and reconciling them into a final estimate of value.

***Income Capitalization Approach*:** In this approach the anticipated net income imputable to the property is estimated and then processed into value, using the appropriate capitalization or discounting methods considered representative of the marketplace. The Income Capitalization Approach to value had been considered however not developed as the taking area is predominantly vacant land and does not generate any income. It should be noted that parts of the analysis did incorporate principles of this approach in reconciling the damage award.

***Sales Comparison Approach*:** The sales of comparable properties are investigated, analyzed and units of comparison are developed. The differences and similarities of the properties are then compared to the subject to reach an estimated value. The reliability of the Sales Comparison Approach depends to a large extent upon the degree of comparability between the sales and the subject. The major strength of this approach is that it reflects the actual response of buyers and sellers to market conditions. The potential weakness of this approach is that the data being analyzed is historical, and a great deal of subjective analysis is required. The appraisal process attempts to replicate the actions and motivations of the most likely purchaser of the subject property. This approach is the most market responsive approach to value regarding the acquisition of partial interests - specifically, temporary easements for a finite period of time (5 years). Valuation of the temporary easement requires an estimate of the underlying fee value from which an annual return (essentially a rental) is forecast and discounted to a present value (PV) to reflect the payments in advance. If applicable, regarding the permanent easements, the total area to be encumbered is allocated (as

applicable) to that area which is unrestricted fee land and/or portions of the subject lot that are currently an integral part of the roadway. An exhaustive search of the market was undertaken to research and analyze market sales that were incorporated within the process and summarized within this report. Each sale is adjusted to reflect the characteristics of the subject which serves as the standard and is adjusted for parity with the subject. This is especially appropriate where the taking does not negatively impact the value of the remaining property or create severance damages. This approach to value was utilized to arrive at an opinion of value of land for the subject property.

***Cost Approach*:** The value of the site as though vacant is estimated, to which is added the estimated cost of the improvements. The cost approach to value is most meaningful when two conditions are present:

a) the improvements are new, suffer from little or no accrued depreciation, or are generic in construction, and

b) the improvements represent the Highest and Best Use of the site.

The Cost Approach can also be viewed as a measure of investment cost in a cost/benefit analysis of the feasibility of the continued operation of a given property in its existing or proposed use pattern. The Cost Approach was considered by the appraiser; however, it was not considered applicable.

Conclusion

In estimating the value of the affected property, the value has been estimated for the land only since the proposed taking does not cause any damage to the existing improvements. As a result, it is more applicable to simply estimate the value of the land only. The appraiser has made a study of the market for recent sales of land in the area which are consistent with the highest and best use of the affected property.

SALES METHODOLOGY

The purpose of this appraisal is to determine an opinion of value for the subject property in the context of a potential eminent domain acquisition. The subject property, currently used as a parking lot, is located in an area zoned for Health Care Industrial (HCI) purposes. The highest and best use of the property aligns with its existing use as an industrial site. However, due to the paucity of industrial land sales within the immediate Maynard market, the search for comparable sales had to be expanded to include surrounding communities and a broader range of sales dates.

Despite the expanded search parameters, industrial land sales remain relatively infrequent. Therefore, a wider geographic area was examined to identify comparable sales. The final selection includes properties with industrial zoning that vary in size and location but similar highest and best use as potential for industrial development. Although some of these properties differ from the subject in specific aspects, they were included to provide a comprehensive analysis due to the limited availability of sales data.

As industrial land in this market is often characterized by specific limitations, including utility availability and potential for development, the sales data used in this appraisal is drawn from a combination of continued use as parking lots and developed vacant parcels. Special attention was given to selecting comparable sales that share land use potential. The selected sales reflect a range of sale prices per square foot, from $2.80 to $21.73. After careful consideration, the more typical range for industrial land in the market area was determined to be between $2.80 and $6.94 per square foot. This provides a more accurate reflection of the value of the subject property, given its size, zoning, and market conditions.

In conclusion, the expanded search for comparable sales ensured that the analysis incorporates a broad spectrum of market conditions. The appraisal considers the current industrial market trends and reflects the scarcity of developable land within Maynard and surrounding areas. The most appropriate and supportable opinion of value is based on a per square foot estimate, grounded in a detailed comparison of similar properties.

SALES COMPARISON APPROACH

The Sales Comparison Approach is a valuation method, which utilizes a comparative analysis of the subject property with other similar properties which have recently sold and for which the sale price and terms are known. This approach is based upon the principle of substitution, as an informed purchaser would pay no more for a property than the cost of acquiring a similar property of equal utility. In general, real estate market participants throughout the region commonly utilize a comparative analysis process. The five steps generally involved in this process are outlined below:

1. Identify recent sales of similar properties for which transaction data are known.
2. Verify the information regarding the arms-length nature of the comparable transactions and terms.
3. Compare the attributes of the subject property with those of the comparable properties and adjust for any differences that may have impacted sales price. Specific consideration should be given to issues of time, location, physical characteristics; conditions of sale and current yield data.
4. Identify a unit of comparison between the subject and comparable properties that allows inferences to be made regarding the probable sales price of the subject property.
5. Reconcile the various value indications produced from the analysis of comparable properties to a single value or value range.

Based on conclusions reached in the highest and best use analysis, we have presented recent sales of larger commercial/industrial properties that have been developed, which I consider most similar to the subject and most relevant for analysis and comparison.

COMPARABLE INDUSTRIAL SALES

Comparable Sales Map

Thompson Street
Maynard, MA

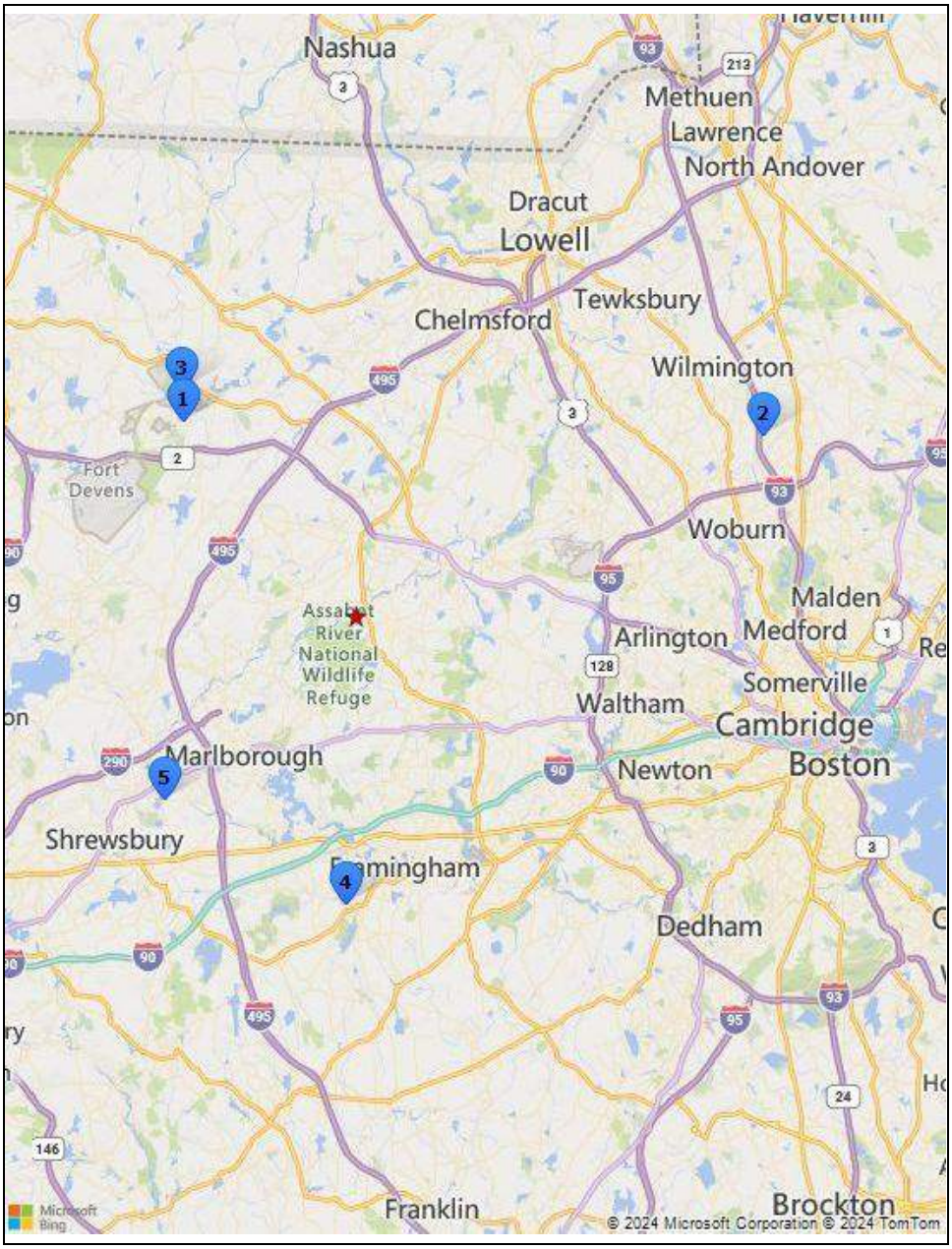
1 — 35 Saratoga Boulevard
Devens, MA
16.71 miles from Locus

2 — 154-156 West Street
Wilmington, MA
26.84 miles from Locus

3 — 0 Scully Road
Ayer, MA
16.66 miles from Locus

4 — 105 Cherry Street
Ashland, MA
14.51 miles from Locus

5 — 1 Lyman Street
Northborough, MA
17.61 miles from Locus



Comparable Sale No. 1

35 Saratoga Property Owner, LLC
35 Saratoga Boulevard
Devens, MA 01434

Property Identification

Property Type: Industrial
Current Use: Industrial
Parcel Identification: Map: 021.0 Block: 0013 Lot: 0500.0

Data Source

Data Source: ZBA; CoStar 5491897; Deed; assessors record
Additional Source: Multiple calls were left with both grantor and grantee

Land Data

Number of Parcels: 1
Land Area (SF): 397,267
Land Area (Acres): 9.12
Land Description: Irregular
Utilities: Public
Road Description: Secondary
Property Frontage (LF): 1,200

Sale Data

Grantee: 35 Saratoga Property Owner, LLC
Grantor: MCINNIS USA Inc.
Sale Price: $1,150,000.00
Sale Date: 4/28/2021
Sale Book and Page: 65040 - 287
Expenditures: None Noted
Expenditure Cost: None Noted
Indicated $/SF $ 2.89

Assessment Data

Fiscal Tax Year: 2023
Land Value: $1,816,500.00
Building Value: $9,362,800.00
Additional Value: $0.00
Total Value: $11,179,300.00
Estimated Tax: $203,463.00

Zoning Data

Property Zone: I
Zoning Description: Industrial
Minimum Lot Area (SF): 2

Property Description

The property is an irregular shaped parcel of land that contains 9.12 acres of industrial land. Per records reviewed the topography was generally level and developable for industrial use. The site was acquired as unpermitted, and the grantee has obtained all permits to construct an industrial building. Per Unified Permit Approval on October 25, 2022, a 154,000 square foot industrial building was approved.

Comparable Sale No. 2

154 West Street LLC
154-156 West Street
Wilmington, MA 01887

Property Identification

Property Type: Developed as landscape supply site
Current Use: Developable land
Parcel Identification: 56 – 1 & 2

Data Source

Data Source: Deed; Planning board; assessor
Additional Source: Marketing; internet search; Dr. Reed

Land Data

Number of Parcels: 2
Land Area (SF): 140,699
Land Area (Acres): 3.23
Land Description: Vacant developable Industrial land
Utilities: All at Street
Road Description: Route 38
Property Frontage (LF): 300 +/- feet

Sale Data

Grantee: 154 West Street LLC
Grantor: New Miara Family Trust
Sale Price: $2,660,000.00
Sale Date: 2/19/2022
Sale Book and Page: 36828 - 185
Expenditures: None Noted
Expenditure Cost: None Noted
Indicated $/SF $18.91

Assessment Data

Fiscal Tax Year: 2024
Land Value: $915,700.00
Building Value: $500.00
Additional Value: $0.00
Total Value: $916,200.00
Estimated Tax: $25,049.00

Zoning Data

Property Zone: GI
Zoning Description: General Industrial
Minimum Lot Area (SF): 160

Property Description

The sale is made up of two parcels of land that total 3.23 acres that is situated along West Street in both Wilmington and Reading. There is a small portion of the rear lot that is impacted by wetlands, considered only marginal and no reduction in land area applied. The sale was confirmed with Dr. Wesley Reed- grantee. The site is currently being used as a landscape – granite distribution/retail site. The deed had a buyback clause where the grantor has the right of first refusal, did not appear to have any impact on sales price.

Comparable Sale No. 3

Paul Joy
0 Scully Road
Ayer, MA

Property Identification

Property Type: Industrial Development
Current Use: Vacant Land
Parcel Identification: 33-3

Data Source

Data Source: Deed; Assessing Record, MLS 72887854
Additional Source: Broker Joel Aho, 9/26/2023

Land Data

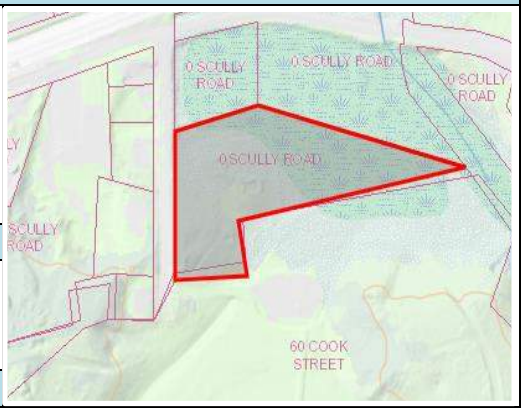
Number of Parcels: 1
Land Area (SF): 53,579
Land Area (Acres): 1.23
Land Description: Irregular - Flood Plain
Utilities: Public
Road Description: Secondary Street
Property Frontage (LF): 294

Sale Data

Grantee: Paul Joy
Grantor: JBC Trust; William H Sullivan Jr., Brian Sullivan and John R. Bigelow Trustees
Sale Price: $195,000.00
Sale Date: 4/24/2023
Sale Book and Page: 81454 - 481
Expenditures: None Noted
Expenditure Cost: None Noted
Indicated $/SF $ 3.64

Assessment Data

Fiscal Tax Year: 2023
Land Value: $166,872.00
Building Value: $0.00
Additional Value: $0.00
Total Value: $166,872.00
Estimated Tax: $4,581.00



Zoning Data

Property Zone: LI
Zoning Description: Light Industrial
Minimum Lot Area (SF): 120,000

Property Description

The property is an irregular shaped parcel of land that contains 2.23 acres of industrial land. Per broker – Joe Aho due to several factors it was exposed on the open market for over 500 days before it sold. This long exposure was due to both the limits of the shape inefficiency, located in a flood prone area as well as the abutting site being contaminated by the army. Per Mr. Aho the effective area was approximately 1.23 acres. He stated that there was a conceptual plan which was prepared for a 6,000 square foot industrial building.

Comparable Sale No. 4

TDM Megunko, LLC
105 Cherry Street
Ashland, MA 01721

Property Identification

Property Type: Vacant Land
Current Use: Industrial Development
Parcel Identification: Map: 13 Block: 139 Lot: 000

Data Source

Data Source: Deed, Assessors, Site Plan
Additional Source: Confirmed with Brett O'Brien, Broker

Land Data

Number of Parcels: 1
Land Area (SF): 73,000
Land Area (Acres): 1.68
Land Description: rectangular, level lot
Utilities: At Street
Road Description: Secondary Route, corner lot, adjacent to railroad

Sale Data

Grantee: TDM Megunko, LLC
Grantor: Ashland Lanscaping Supply, LLC
Sale Price: $975,000.00
Sale Date: 11/4/2022
Sale Book and Page: 80912 - 408
Expenditures: None Noted
Expenditure Cost: None Noted
Indicated $/SF $13.36

Assessment Data

Fiscal Tax Year: 2024
Land Value: $913,200.00
Building Value: $0.00
Additional Value: $0.00
Total Value: $913,200.00
Estimated Tax: $12,091.00

Zoning Data

Property Zone: I
Zoning Description: Industrial
Minimum Lot Area (SF): 30,000

Property Description

This sale is situated in the town of Ashland and is located at the corner of Megunko Road (aka #0) and Cherry Streets. It also abuts the commuter rail line. It was originally vacant land that was used for landscaping storage. The grantor received site plan approval on January 3, 2022, to construct an 11,625 square foot metal industrial building onsite. The approval was prior to the sales transaction. Per Brett O'Brien listing and selling broker the property had been permitted and this was a significant aspect of the sales price. He stated that it was his opinion that the fact that it was permitted reduced all development risks and this reflects a value premium of $150,000 - $300,000. The permitted site contained 73,000 square feet per deed and it transacted on November 4, 2022, for the price of $975,000. The implied price per square foot was $13.36.

Comparable Sale No. 5

ONE LYMAN STREET LLC
1 Lyman Street
Northborough, MA 01532

Property Identification

Property Type: Industrial Development
Current Use: Vacant Land
Parcel Identification: 066.0-0009-0000.0

Data Source

Data Source: deed; assessing record; ZBA case 20-07
Additional Source: MLS 72562244, Broker Bret O'Brian, 9/26/2023

Land Data

Number of Parcels: 3
Land Area (SF): 108,900
Land Area (Acres): 2.50
Land Description: Corner Lot, Irregular, wetlands
Utilities: Public/Private Sewer
Road Description: Main Route - Corner lot
Property Frontage (LF): 835

Sale Data

Grantee: ONE LYMAN STREET LLC
Grantor: Ian A. Gow
Sale Price: $650,000.00
Sale Date: 8/15/2022
Sale Book and Page: 68071 & 68072 - 384 & 52
Expenditures: None Noted
Expenditure Cost: None Noted
Indicated $/SF $ 5.97

Assessment Data

Fiscal Tax Year: 2023
Land Value: $416,300.00
Building Value: $262,700.00
Additional Value: $75,700.00
Total Value: $754,700.00
Estimated Tax: $11,162.00

Zoning Data

Property Zone: I
Zoning Description: Industrial
Minimum Lot Area (SF): 60,000

Property Description

The property is an irregular shaped parcel of land that contains 4.17 acres of industrial land. Per broker – Bret O-Brien his expired listing was due to limits presented by wetlands. Noted in ZBA application "the topography of the lot included considerable open space and wetlands which limit the use of the 4-acre lot." Absent of any determination as to the size of the limits, I have relied on GIS plan and estimated 40% of the lot was very limited, the effective area was estimated to be 2.5 acres. The site was permitted prior to acquisition – which may have created a slight premium. The ZBA approval was for a 20,000 square foot industrial building.

Market Data Grid

	Subject	Sale #1	Sale #2	Sale #3	Sale #4	Sale #5
Address	Thompson Street	35 Saratoga Boulevard	154-156 West Street	0 Scully Road	105 Cherry Street	1 Lyman Street
City	Maynard	Devens	Wilmington	Ayer	Ashland	Northborough
Current Use	Parking Lot	Industrial	Developable land	Vacant Land	Industrial Development	Vacant Land
Proximity to Project (Miles)		16.71 miles	26.84 miles	16.66 miles	14.51 miles	17.61 miles
Sale Price		$1,150,000.00	$2,660,000.00	$195,000.00	$975,000.00	$650,000.00
Sale Date		4/28/2021	2/19/2022	4/24/2023	11/4/2022	8/15/2022
:r of Parcels		1	2	1	1	3
nd Area (SF)	181,210	397,267	140,699	53,579	73,000	108,900
Min. Required Area for Zoning (SF)	0	2 Acres	20,000 sf / 125' front	120,000	30,000	60,000
Zoning	HCI	I	GI	LI	I	I
Zoning Description	Health Care Industrial	Industrial	General Industrial	Light Industrial	Industrial	Industrial
Land Description	Irregular	Irregular	Vacant developable Industrial land	Irregular - Flood Plain	rectangular, level lot	Corner Lot, Irregular, wetlands
Road Description	Off of Sudbury	Secondary	Route 38	Secondary Street	Secondary Route, corner lot, adjacent to railroad	Main Route - Corner lot
Utilities	Public	Public	All at Street	Public	At Street	Public/Private Sewer
Sale Price	N/A	$1,150,000.00	$2,660,000.00	$195,000.00	$975,000.00	$650,000.00
Land Area (SF)	N/A	397,267	140,699	53,579	73,000	108,900
ted Price/SF	**N/A**	**$2.89**	**$18.91**	**$3.64**	**$13.36**	**$5.97**
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Sale Price		$1,150,000.00	$2,660,000.00	$195,000.00	$975,000.00	$650,000.00
Terms/Financing		Conventional	Conventional	Conventional	Conventional	Conventional
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Sale Price		$1,150,000.00	$2,660,000.00	$195,000.00	$975,000.00	$650,000.00
Conditions of Sale		Similar	Similar	Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Sale Price		$1,150,000.00	$2,660,000.00	$195,000.00	$975,000.00	$650,000.00
Expenditures Made Immed. After Purchase		None	None	None	None	None
$ Adjustment		$0.00	$0.00	$0.00	$0.00	$0.00
Adjusted Sale Price		$1,150,000.00	$2,660,000.00	$195,000.00	$975,000.00	$650,000.00
Time/Market Condition		4/28/2021	2/19/2022	4/24/2023	11/4/2022	8/15/2022
% Adjustment		13.9%	9.4%	4.1%	5.2%	5.7%
Adjusted Sale Price		$1,309,436.00	$2,911,283.86	$203,086.17	$1,025,782.03	$686,929.48
Transactional Adjusted Price/SF		**$3.30**	**$20.69**	**$3.79**	**$14.05**	**$6.31**
Location		Similar	Similar	Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted $/SF		$0.00	$0.00	$0.00	$0.00	$0.00
Zoning		Equal	Equal	Equal	Equal	Equal
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted $/SF		$0.00	$0.00	$0.00	$0.00	$0.00
Misc/Topography/Shape		Similar	Similar	Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted $/SF		$0.00	$0.00	$0.00	$0.00	$0.00
Gross Land Area (GLA)		Larger	Smaller	Smaller	Smaller	Smaller
% Adjustment		-15.0%	5.0%	15.0%	15.0%	10.0%
Adjusted $/SF		($0.49)	$1.03	$0.57	$2.11	$0.63
Permitting		None	None	None	Yes	None
% Adjustment		0.0%	0.0%	0.0%	-20.0%	0.0%
Adjusted $/SF		$0.00	$0.00	$0.00	($2.81)	$0.00
Net % Adjustment		-15.0%	5.0%	15.0%	-5.0%	10.0%
Indicated $/SF		**$2.80**	**$21.73**	**$4.36**	**$13.35**	**$6.94**

Transactional Adjustments

Adjustments are broken down between quantitative Transactional and qualitative Property adjustments.

Property Rights: I have not been able to confirm some of the end users of sales presented, however, based on my market review there is little or no difference between fee simple or lease fee terms. As the sales are all vacant land – fee simple has been considered property rights transferred.

Financing Terms: All of the sales were either cash transactions or involved cash-equivalent financing and no adjustments were made.

Conditions of Sales: All the closed sales were considered to be arm's length transactions, and adjustments for conditions of sale were not necessary.

Expenditures Made Immediately After Purchase and or Demolition/Extraction: Costs associated with this adjustment normally occurs right after the purchase to cure a problem with the property. Examples of expenditures are deferred maintenance (like a leaking roof), costs to demolish or remove any portion of the improvements, costs to petition for a zoning change or costs to remediate environmental contamination. Sales utilized did not require adjustments for expenditures after purchase as they were vacant lots.

Market Conditions: Adjustments for market conditions are critical in reflecting value fluctuations driven by a range of economic and real estate market dynamics, such as supply and demand shifts, inflation, and the availability of capital. Industrial properties, particularly those developed for warehouse or similar uses, often experience distinct market forces compared to other real estate segments. As a result, determining appropriate adjustments for these types of sales can be challenging, especially since they are not always subject to typical market cycles.

Effective Date of Report	8/14/2024
Comsumer Prive Index	325.339

Sale	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Date of Sale	4/28/2021	2/19/2022	4/24/2023	11/4/2022	8/15/2022
NE CPI	280.234	294.605	311.848	308.394	306.855
Differential	13.86%	9.45%	4.15%	5.21%	5.68%

Given the lack of direct market comparables and the unique nature of industrial sites, one reliable method for market adjustment is to utilize the Consumer Price Index (CPI). The CPI serves as an effective indicator of inflationary pressures, capturing changes in the cost of goods and services over time. By applying CPI adjustments to the presented sales, a more accurate reflection of current market conditions can be achieved, ensuring that the real dollar value is preserved and that the analysis accounts for the erosion of purchasing power. This approach allows for a more balanced and data-driven adjustment, aligning the sales to present economic realities, even in the absence of specific market sales data for industrial lots.

Qualitative Adjustments for Property Characteristics

Without paired data or other market-derived bases, adjustments cannot be made per USPAP as doing so involves an unacceptable degree of appraiser's judgment and can lead to a misleading report. This said, our peers commonly apply percentages for differences in a grid to disclose the thought processes behind selecting an overall value. The technique of percentage adjustments is an adjustment analysis based on percentages for differences in all applicable items, including components in most cases such as transportation/access, physical characteristics, economic characteristics, and utility. We have identified physical characteristics that we believe the market would recognize in arriving at an overall value of the subject asset and our rationale follows.

Location: When comparing the locations of the commercial/industrial lots, we can consider several factors:

- ***Traffic Counts:*** The number of vehicles passing by each location can indicate the level of exposure and potential visibility for businesses. Higher traffic counts generally indicate more potential customers.
- ***Street Access:*** Access to major roads or highways can be beneficial for businesses, as it can increase visibility and make the location more convenient for customers.
- ***Proximity to Other Businesses or Amenities:*** Being close to other businesses, shopping centers, or amenities can attract more customers and increase foot traffic.
- ***Surrounding Area:*** The overall attractiveness and safety of the surrounding area can impact the success of a commercial location.

Based on these points of analysis, I have concluded that all of the sales presented are located in similar industrial settings as the subject property. I have not applied any adjustments as I have considered them all similar location due to their proximity to major roads and potential traffic exposure.

Zoning: The subject property is located within split zone of GB, general residential and HCI, Health Care Industrial district in the Town of Maynard. Please see all assumptions made as we relied upon the HCI designation. This zoning designation permits both industrial and multifamily developments. However, due to the absence of a land survey, concerns of conditions of the urban fill composition, the potential for residential development on this specific lot remains uncertain. Based on a highest and best use analysis, industrial development or a warehouse is deemed the most viable and appropriate use for the site.

The comparable sales used in this analysis were all acquired for industrial purposes, such as continued use as parking lots, transitional use as storage or for future industrial development. Given the industrial zoning of the sites and their potential for similar uses, no adjustments were deemed necessary between the zoning classifications. Although zoning imposes limitations on certain uses, the sites analyzed share similar allowable uses either by right or through reasonable relief, making them comparable for the purposes of this analysis.

Miscellaneous/Shape and Topography: No adjustments have been recognized as the subject property and comparable sales are all irregular parcels. These irregularities with the size of the subject have not hindered development based on our review of the market.

Gross Land Area: In industrial and commercial land markets, there is typically an inverse relationship between lot size and price per square foot. Smaller properties tend to command a higher price per square foot, while larger properties generally sell for a lower price per square foot. Consequently, sales of smaller lots would be adjusted downward to align with the subject property's price per square foot, while larger lots would receive an upward adjustment to reflect their relatively lower value per square foot.

For commercial and industrial land, the treatment of land area differs from that of residential land, particularly in terms of what constitutes "excess" or "surplus" land. Developers often aim to maximize the use of the entire lot to optimize the building footprint, parking, setbacks, and potential for future expansion. Unlike residential land, where excess land may have limited value, commercial and industrial land is considered fully valuable and utilized accordingly.

The size of the land directly influences the scale of potential development, based on dimensional requirements and zoning regulations. In this analysis, adjustments were applied with the understanding that larger lots are generally more advantageous (superior), while smaller lots are less so (inferior). This approach ensures that the land area is treated proportionately to its development potential and market value.

Conclusion

The adjusted sales provide an adjusted range of $2.80-$21.73 per square foot, which is a rather expansive range. This is not unexpected due to the paucity of comparable sales and the unique character of the subject property. As land sales with an industrial highest and best use don't come on the market often, we have cast a large net to capture sales with a similar highest and best use. I have considered all of the presented sales; however, have placed less weight on Sale 2 as it seems to be an outlier. After removal of this sale, the range narrows significantly to $2.80-$13.35. Sale 4 with an indicated $/sf of $13.35/sf is the only presented sale that was permitted for development prior to the transaction. Due to this, a premium was recognized in the sale price. Therefore, I have placed slightly less weight on this sale as well. After removing this sale from the range, the range tightens even further, resulting in a range of $2.80-$6.94 per square foot of land area. I have considered all of the remaining sales as representative of the subject property. Based on the presented sales, under the definition of market value utilized in this report; *the **highest price** which a hypothetical willing buyer would pay a hypothetical willing seller in an assumed free and open market, neither party being under any obligation to buy or sell*- $6.94/sf would represent this definition of market value. Call ***$6.00 per square foot as the most appropriate and supportable opinion of value.*** It is my opinion that this figure is the most supportable indicator within reason, considering current market conditions.

Subject Property

4.16 Acres = 181,210 square feet

181,210 sf x $6.00/sf

$1,087,260

Call $1,090,000

ONE MILLION NINTY THOUSAND DOLLARS

$1,090,000.00

INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach to value consists of methods, techniques, and mathematical procedures that an appraiser uses to analyze a property's capacity to generate benefits (i.e., usually the monetary benefits of income and reversion) and convert these benefits into an indication of present value. This approach was considered but not utilized as the subject is vacant land that was previously utilized as overflow parking. This parking lot does not generate an income, which is the basis of this approach to value; therefore, not applicable.

COST APPROACH

The appraiser considered the Cost Approach; however, it was not developed as it was not applicable for this assignment.

RECONCILIATION

Reconciliation is the process of coordinating and integrating related facts to form a unified conclusion. An orderly connection of interdependent elements is a prerequisite of proper reconciliation. This requires a reexamination of specified data, procedures, and techniques within the framework of the approach used to derive preliminary estimates. The Sales Comparison Approach included in the preceding section of this report is considered the only recognized appraisal technique. The indicators derived are primarily based on available market data and strengthened by refinement through the applicable approach. The highest and best use of the subject property in the before state is legal property either reflecting a legal non-conformity which predated the current zoning or a legally conforming site. The most appropriate manner in determining the loss of value is to independently estimate the subject property immediately prior to the taking and immediately after the taking. By comparing these differences (if any) the appraiser will be able to identify and isolate any damages. When the affected taking is limited in size and duration and there are no severance damages to the remaining property a before and after valuation does not provide a credible result. Damages can best be reflected by isolating and valuing the impacted areas. The Sales Comparison Approach was the only credible analysis to recognize the damages.

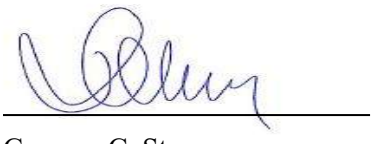
Final Estimate of Value

ONE MILLION NINTY THOUSAND DOLLARS

$1,090,000.00

In my opinion, the value of the real property identified as to be taken as of August 13, 2024, is **$1,090,000.00.**

Respectfully Submitted,



Gregory C. Story
Massachusetts Certified General Real Estate Appraiser #1251
Date of expiration 4/10/2026

A.M. APPRAISAL ASSOCIATES, INC.

LEGAL | COMMERCIAL | EMINENT DOMAIN

ADDENDUM

Subject Deed

Assessor's Records

Pinergy

Correspondence from Town

Engagement letter

Appraisers Qualification

Subject Deed

7

2015 00059259
Bk: 65267 Pg: 358 Doc: FD
Page: 1 of 7 04/27/2015 09:48 AM

FORECLOSURE DEED

AS CLOCK TOWER, LLC, a Delaware limited liability company with a principal place of business at 5404 Wisconsin Ave., Suite 410, Chevy Chase, MD 20815, the current holder of a mortgage from Wellesley/Rosewood Maynard Mills Limited Partnership, dated as of November 9, 2005 and recorded with the Middlesex South District Registry of Deeds (the "Registry") at Book 46459, Page 78, as assigned by Clock Tower Place Funding Company, a Delaware corporation, pursuant to that certain Assignment and Assumption of Mortgage and Security Agreement recorded in the Registry at Book 64870, Page 462,

by the power conferred by said mortgage and every other power for Thirteen Million and 00/100 Dollars ($13,000,000.00) paid,

grants to AS CLOCK TOWER OWNER, LLC, a Delaware limited liability company having an address located at c/o Saracen Properties, 41 Seyon Street, Suite 200. Waltham, MA, the premises conveyed by said mortgage.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 04/27/2015 09:48 AM
Ctrl# 221036 01783 Doc# 00059259
Fee: $59,280.00 Cons: $13,000,000.00

Clock Tower Place - 146 Main Street, 3-5 Thompson Street, and 30 Sudbury Street, Maynard, Middlesex County, Massachusetts

PREPARED BY/RETURN TO:
Brown Rudnick LLP
1 Financial Center
Boston, MA 02111
Attn: Gregory S. Sampson, Esq.
Please Return To: Jo-Ann Allan
First American Title Insurance Company

WITNESS the execution and the corporate seal of said company this 22nd day of April, 2015.

AS CLOCK TOWER, LLC,
a Delaware limited liability company

By: _____
Name: Kurt W. Saraceno
Its: Authorized Party

THE COMMONWEALTH OF MASSACHUSETTS

County of Middlesex

On this 22nd day of April, 2015, before me, the undersigned notary public, personally appeared Kurt W. Saraceno, Authorized Party of AS Clock Tower, LLC, proved to me through satisfactory evidence of identification, which was: ☒ photographic identification with signature issued by a federal or state governmental agency; ☐ oath or affirmation of a credible witness who is personally known to me and who has stated to me that he is unaffected by the document or transaction and that he knows the person whose name is signed on the preceding document; ☐ personal knowledge of the undersigned, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that it was his free act and deed as Authorized Party of AS Clock Tower, LLC.

_____
Notary Public
Print Name of Notary: CARLETON G. TARPINIAN
My commission expires: JAN. 21, 2022

CARLETON G. TARPINIAN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 21, 2022

AFFIDAVIT

I, Kurt W. Saraceno, the duly authorized party of AS Clock Tower, LLC, named in the foregoing deed, make oath and say that the principal and interest obligations mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that I caused to be published on February 26, 2015, March 6, 2015 and March 12, 2015 in the Beacon-Villager, a newspaper published or by its title page purporting to be published in Maynard, Massachusetts and having a general circulation therein, a notice of which the following is a true copy:*

*There being no newspaper published in Maynard and the Beacon-Villager having a general circulation in Maynard.

See attached Exhibit A - Legal Advertisement.

I also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices by registered mail, return receipt requested.

Pursuant to said notice, at the time and place appointed, AS Clock Tower, LLC sold the mortgaged premises at public auction by Paul E. Saperstein, a licensed auctioneer, of Paul E. Saperstein Co., Inc., to AS Clock Tower, LLC, for Thirteen Million and 00/100 Dollars ($13,000,000.00), being the highest bid made therefor at said auction. AS Clock Tower, LLC thereafter assigned its bid to AS Clock Tower Owner, LLC, a Delaware limited liability company.

AS CLOCK TOWER, LLC,
a Delaware limited liability company

By: _____
Name: Kurt W. Saraceno
Its: Authorized Party

THE COMMONWEALTH OF MASSACHUSETTS

County of Middlesex

On this 27th day of April, 2015, before me, the undersigned notary public, personally appeared Kurt W. Saraceno, Authorized Party of AS Clock Tower, LLC, proved to me through satisfactory evidence of identification, which was: ☑ photographic identification with signature issued by a federal or state governmental agency; ☐ oath or affirmation of a credible witness who is personally known to me and who has stated to me that he is unaffected by the document or transaction and that he knows the person whose name is signed on the preceding document; ☐ personal knowledge of the undersigned, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that it was his free act and deed as Authorized Party of AS Clock Tower, LLC.

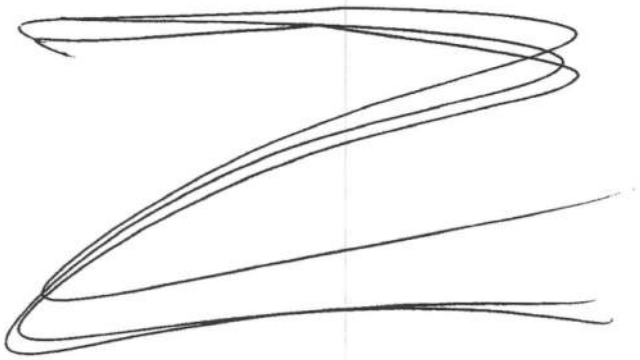
Carl G. Tarp

Notary Public
Print Name of Notary: Carleton G. Tarpinian
My commission expires: Jan-21, 2022

CARLETON G. TARPINIAN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 21, 2022

Exhibit A

Legal Advertisement



Parcel Three

Beginning at the northeasterly corner at the intersection of land now or formerly of Lovell Bus Lines, Inc. with the southerly line of the Great Road to Boston; thence by a stone wall South 33° 48' West one hundred fifty-three and 25/100 (153.25) feet; thence by the same wall South 34° 24' West one hundred twenty-four and 46/100 (124.46) feet; thence by the same wall South 33° 45' West one hundred seventy-two and 90/100 (172.90) feet more or less to a stone bound at the intersection of land of Lovell Bus Lines, Inc. with land formerly of American Woolen Company; thence South 58° 50' West twenty- eight and 33/100 (28.33) feet to a stone bound; thence North 83° 31' 30" West two hundred seventy- eight and 64/100 (278.64) feet across the Assabet River to a stone bound; thence in the same course twelve (12) feet to a stone bound, the last three courses being by other land formerly of American Woolen Company; thence North 22° 18' East two hundred thirty-one and 50/100 (231.50) feet by land now or formerly of Yanchewski; thence westerly by said land row or formerly of Yanchewski to Taft Avenue; thence northerly by said Taft Avenue, two hundred eighty-five and 0/100 (285.0)feet more or less to the intersection of Great Road; thence South 69° 03' East twenty-four and 40/100 (24.40) feet; thence South 74° 07' East sixty, five and 05/100 (65.06) feet; thence South 68° 35' East two hundred twenty-two and 97/100 (222.97) feet; thence South 69° 38' East one hundred thirty and 30/100 (130.30) feet to the place of beginning, the last four courses being by the said Great Road. Containing four acres more or less including therein the dam in the Assabet River.

Parcel Four

Beginning at the northeast corner of the lot, on the southerly side of Thompson Street at the land of Devine.
Thence turning and running S. 50° 39' 33" W. 115.12' to a point.
Thence turning and running S. 44° 34' 00" W. 89.81' to a point.
Thence turning and running S. 36° 09' 00" W. 104.07' to a point at the land of Arsenault. The less three lines being by the southerly side of Thompson Street.
Thence turning and running S. 53° 03' 47" E. 119.04' by said land of Arsenault, to an iron pipe.
Thence turning and running N. 35° 14' 25" E. 32.00' by the land of Gorey to a point.
Thence turning and running N. 15° 05' 51" W. 27.39' to a point.
Thence turning and running N. 49° 25' 51" E. 240.13' to a point. The last two lines being by the lands of Thirty-Three Dartmouth Realty Trust, Starr and Patrills.

Thence turning and running N. 42° 04' 25" W. 113.10' to the point of the beginning.

The parcel is said to contain 33.403 s.f. more or less.

Parcel Five

Beginning at a point on the northerly side of Thompson Street, at a point 186.69' North of the intersection of Park Street, at the land of Hackendorf.
Thence turning and running N. 36° 49' 17" W. 111.00' by said Hackendorf land, to a point at the corner of Parcel One.
Thence turning and running N. 50° 19' 23" W. 510.13' to a point.
Thence turning and running S. 70° 10' 25" W. 110.88' to a Stone bound at the land of Peterson.
The last two lines being by said Parcel One.
Thence turning and running S. 15° 19' 02" E. 263.50' by the lands of said Peterson, A. Piecewicz and P. Piecewicz, to a point.
Thence turning and running N. 78° 14' 00" E. 545.75' by the lands of Walsh. CSM Realty Trust, Newman and Boothrurd.
Thence turning and running N. 07° 43' 54" E. 78.77' to a point.
Thence turning and running S. 86° 49' 17" E. 111.00' to a point on the northerly side of Thompson Street. The last two lines being by the land of Sezric.
Thence turning and running N. 03° 10' 43" E. 16.00' by said Thompson Street to the point of beginning. Subject to reservations as set forth in a deed from Textile Realty Company to Francis Henry Ledgard dated August 28, 1934 and recorded with Middlesex South Registry of Deeds in Book 5867, Page 265.

Said premises shall be conveyed subject to any existing tenancies and parties in possession.

Said premises are to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of Sale:

A deposit of $500,000.00 by certified check will be required to be made at the time and place of sale. Five (5) business days after the sale an additional deposit shall be paid by the successful bidder(s) sufficient to bring the aggregate deposit up to an amount equal to ten percent (10.0%) of the applicable auction price.

A Memorandum of Sale shall be executed upon acceptance of the bid. The balance of the bid price shall be paid in or within thirty (30) days after said sale upon delivery of the deed. In the event that the successful bidder at the sale shall fail to purchase the property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale, the undersigned reserves the right at its election either (i) to assign the bid made by the higheet bidder to an affiliate of the undersigned and to convey the property at the highest bid price or (ii) to sell the property to the second highest bidder provided that the second highest bidder executes a Memorandum of Sale and deposits with the undersigned the amount of the required deposit set forth herein within five (5) days after the delivery by the undersigned of written notice of the failure of the previous highest bidder to close the sale. In such event, the balance of the second highest bidder's bid price shall be paid within thirty (30) days after the delivery of the required deposit by the second highest bidder.

The Mortgagee reserves the right to postpone or continue the sale to a later date by public proclamation at the date and time appointed for the sale.

The description of the premises contained in said mortgage shall control in the event of an error in this publication.

OTHER TERMS TO BE ANNOUNCED AT THE SALE.

AS Clock Tower, LLC
Present holder of said mortgage
By its attorneys,
Brown Rudnick LLP
By: Kevin P. Joyce, Esq.
One Financial Center
Boston, MA 02111
(617) 856-8200

AD#13244722
Beacon Villager 2/26, 3/5, 3/12/15

Assessor's Record / Pinergy

Assessment Field Card

Town of Maynard, Massachusetts

NO PHOTO AVAILABLE

Parcel Information

Address: THOMPSON ST
Map-Lot: 019.0-0000-0272.0
Patriot Account #: 3029
Owner: AS CLOCK TOWER OWNER LLC
Co-Owner: C/O LINCOLN PROPERTY
Mailing Address: COMPANY
2 MILL & MAIN PL STE 200

MAYNARD, MA 01754

Building Exterior Details

Building Type:
Year Built: 0
Grade:
Frame Type:
Living Units:
Building Condition:
Roof Cover: NA
Roof Type: NA
Exterior Wall Type:
Pool: False

General Information

Total Acres: 4.16
Land Use Code: 337
Neighborhood Code:
Owner Occupied: N
Condo Name:
Condo Unit:
Zone: GR
Utility Code 1: PUBL
Utility Code 2: SEWE
Utility Code 3:

Building Area

Gross Area: 0 sqft
Finished Area: 0 sqft
Basement Area: 0 sqft
Garage Area: 0 sqft
Detached Garage: sqft
Basement Garage: 0 sqft

Sale Information

Sale Date: 4/27/2015
Sale Price: $ 13000000
Book/Page: 65267-358
Grantor (Seller): AS CLOCK TOWER LLC,

Building Interior

No. Total Rooms: 0
No. Bedrooms: 0
No. Full Baths: 0
No. Half Baths: 0
Bath Rating:
No. Kitchens: 0
Kitchen Rating:
Building Framing:
Interior Wall Type:
Fireplaces: 0
Solar Hot Water: False
Central Vac: False
Floor Type:
Heat Type:
Heat Fuel:
Percent A/C: 0

Assessed Value

Assessed Yard Value: $90,000
Assessed Land Value: $443,300
Assessed Bldg Value: $0
Total Assessed Value: **$533,300**

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

8/13/2024

Property Information - Maynard, MA

Page 1 of 2

8/19/24, 3:42 PM Assessment and Sales Report - Pinergy

Assessment and Sales Report

Location & Ownership Information

Address: 0 Thompson St
Maynard, MA 01754
Map Ref: M: 019.0 **P:** 272.0
Owner 1: As Clock Tower Owner Llc
Owner Address: 2 Mill And Main Pl U: 200
Maynard, MA 01754

Zoning: GR
Owner 2: Lincoln Property Co

Property Information

Use: Parking Lot
Levels: 0
Total Rooms: 0
Full Baths: 0
Year Built: 0

Total Area: 0 SqFt
First Floor Area: 0 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 0 SqFt

Attached Garage: 0
Heat Type:
Roof Type:
Air Conditioned: No
Foundation:

Style:
Lot Size: 4.16 Acres (181,210 SqFt)
Bedrooms: 0
Half Baths: 0
Basement Type:

Total Living Area: 0 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 0 SqFt

Other Garage: 0
Fuel Type:
Exterior:
Fireplaces: 0
Condition: Average

Assessment Information

Last Sale Date:
Last Sale Book:
Land Value: $443,300
Misc. Improv.: $0
Fiscal Year: 2024
Map Ref: M: 019.0 **P:** 272.0
Tax Rate (Comm): 23.81

Last Sale Price:
Last Sale Page:
Building Value: $90,000
Total Value: $533,300
Estimated Tax: $12,698
Tax Rate (Res): 17.88
Tax Rate (Ind): 23.81

https://h3i.mlspin.com/MLS.PublicRecords/Search/Results?viewStateId=9d436864-adff-4421-b148-57a583c5df55 1/1

Town Supplied Site Correspondence and Plans

3/4/55

TOWN OF MAYNARD

BOARD OF APPEALS

Maynard, Massachusetts

March 2, 1955

Town Clerk
Maynard, Massachusetts.

You are hereby notified that the Board of Appeals after careful consideration on the petition of "Maynard Industries, Inc.", and after a Public Hearing held March 1, 1955, at 7:30 P.M., in the Town House, of which due notice was given by publication in the Maynard Enterprise and by mail postage prepaid to owners of property deemed effected, unanimously voted to grant authority to construct and operate an off-street parking area, on a parcel of land located south of the Mill pond, and adjacent to properties which border on Thompson, Park and Sudbury streets, in a general residence district, under the following conditions:

That no building shall be erected in any of the land coming within the residential zone.

Top soil shall be replaced on any area where gravel or fill has been removed if said area is not completed as a parking area.

All completed parking area shall be treated in such manner to eliminate all nuisance from objectional dust.

Vehicles shall not park within twenty-five (25) feet of all Thompson street and Park street abutters property lines, nor within a line one hundred and fifty (150) feet from Sudbury Street abutters property lines as shown on a plan on file with the Town Clerk.

Vehicles shall not leave or enter the area to or from Sudbury Street as agreed to by the petitioner.

The right of way between houses numbered 34 and 36 Thompson street when used by vehicles shall only be a means of entrance.

The proposed roadway to be constructed to Thompson street, shall level off for at least the last fifty (50) feet before entering on to said street.

A stop before enter sign shall be maintained to warn cars leaving the area to Thompson Street.

In case excessive traffic congestion is created by cars leaving this area the petitioner shall furnish proper supervision.

A copy of the proceedings will be on file in the office of the Town Clerk, to which reference may be had.

See next sheet for decision.

Board of Appeals
Henry R. Pinkola
Clerk.

TOWN OF MAYNARD
BOARD OF APPEALS

MAYNARD, MASSACHUSETTS

March 2, 1955

Maynard Industries, Inc., Petition for authority to construct and operate an off-street parking area, at hearing held March 1, 1955.

The decision of the Board:

The Board voted to grant authority to construct and operate an off-street parking area for the following reasons:

The property in question was part of the original Mill property and is adjacent to an industrial district.

The mill is in dire need for off-street parking area which cannot be supplied within the mill property.

This parking area will help relieve the traffic congestion which would otherwise be created by the parking of cars on heavily traveled Thompson, Walnut and Main Streets.

The field itself has always been a fire hazard.

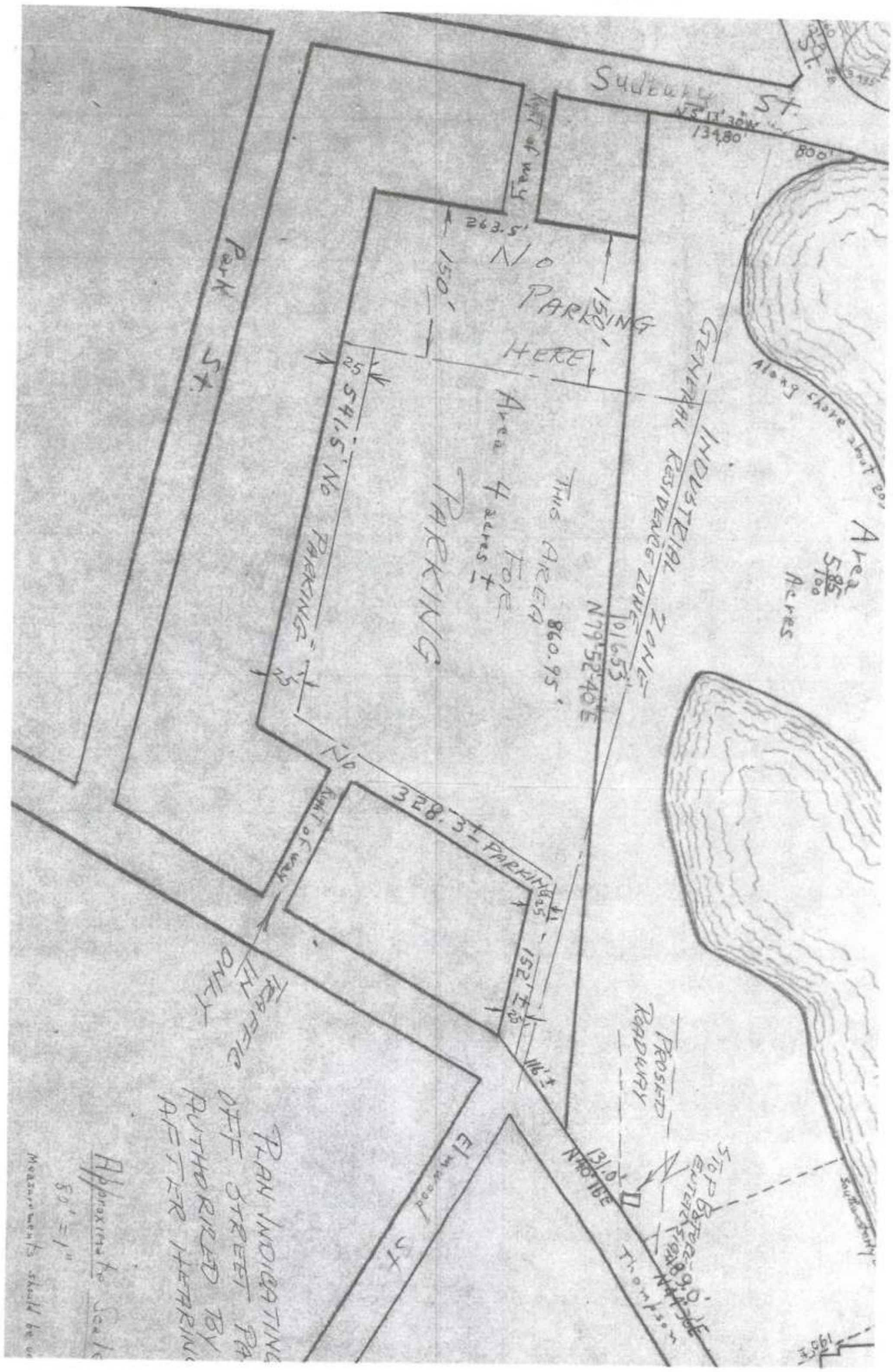
Streets crowded with parked cars would hamper passage of fire equipment and snow plows.

Members acting on this petition:

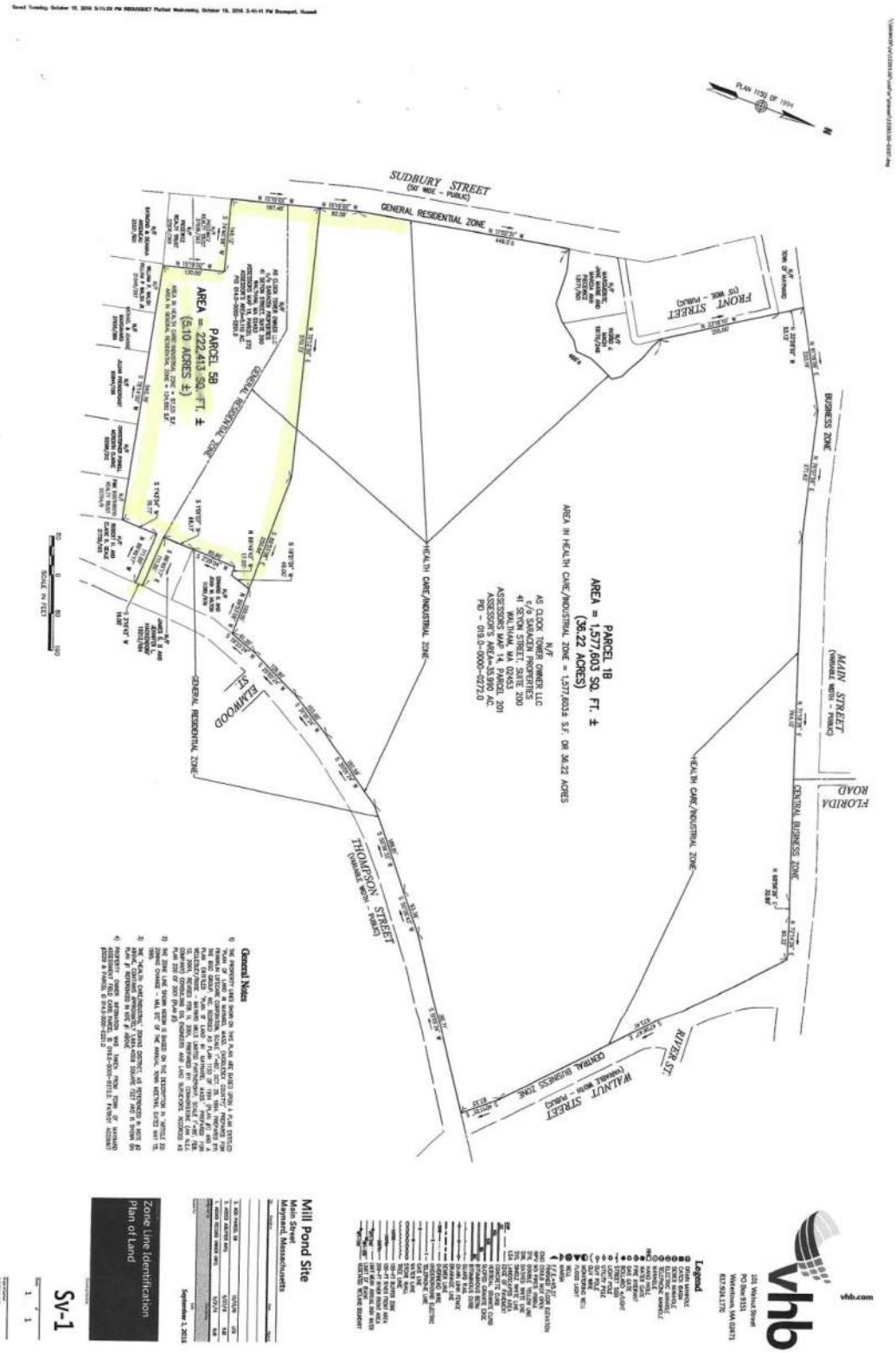
Edmund W. Beebe, Chairman
~~James Bourdreaux~~
Walter Carbone
Willis I. Lester
Henry R. Pirkola, Clerk.
Howard E Schrieber

Henry R. Pirkola, Clerk.

Henry R. Pirkola



Sudbury St
134.80'
800'
Right of way
263.5'
No Parking Here
150'
151'
Park St
25
541.5' No Parking
Area 4 acres ±
Parking
This Area
860.95'
1016.53
General Industrial Zone
Residence Zone
Along shore about 20'
Area 5 85/100 Acres
No
328.31± Parking
Right of way
Traffic Only
152' ±
116' ±
Roadway
St
131.0'
Thompson
Plan Indicating Off Street
Authorized By
After Hearing
Approximate Scale
80' = 1"


SUDBURY STREET
(50' WIDE – PUBLIC)
GENERAL RESIDENTIAL ZONE
FRONT STREET
(66' WIDE – PUBLIC)
BUSINESS ZONE
PARCEL 5B
AREA = 222,413 SQ. FT. ±
(5.10 ACRES ±)
HEALTH CARE/INDUSTRIAL ZONE
PARCEL 1B
AREA = 1,577,603 SQ. FT. ±
(36.22 ACRES)
AREA IN HEALTH CARE/INDUSTRIAL ZONE = 1,577,603± S.F. OR 36.22 ACRES
N/F
AS CLOCK TOWER OWNER LLC
c/o SARAVEN PROPERTIES
41 SEVON STREET, SUITE 200
WALTHAM, MA 02453
ASSESSOR'S MAP 14, PARCEL 201
ASSESSOR'S AREA= 35,990 AC
PID – 019.0-0000-0272.0
MAIN STREET
(VARIABLE WIDTH – PUBLIC)
FLORIDA ROAD
CENTRAL BUSINESS ZONE
ELMWOOD ST
THOMPSON STREET
(VARIABLE WIDTH – PUBLIC)
WALNUT STREET
(VARIABLE WIDTH – PUBLIC)
RIVER ST.
SCALE IN FEET
General Notes
Mill Pond Site
Main Street
Maynard, Massachusetts
Zone Line Identification
Plan of Land
Sv-1
Legend
vhb
vhb.com

Engagement Letter

Gregory C. Story
MA General Certified No.1251
NH General Certified No.602

A.M. APPRAISAL ASSOCIATES, INC.
LEGAL | COMMERCIAL | EMINENT DOMAIN

July 8, 2024

TO: Town of Maynard
195 Main Street
Maynard, MA 01754
Attn: Wayne Amico, PE , Town Engineer

RE: Eminent Domain Valuation Services;
Real Estate Appraisal
Thompson Street Land Taking

Dear Mr. Amico,

We appreciate your interest in Gregory C. Story and A.M. Appraisal Associates, Inc. This letter serves as a bid proposal, per your direction, for A.M. Appraisal Associates, Inc. to conduct the necessary appraisals for the aforementioned project. The intended use of the appraisal report will be to provide the Town of Maynard with the value of the subject parcel as the basis for a negotiated acquisition – formatted as Eminent Domain taking. These services will be carried out by our firm, A.M. Appraisal Associates, Inc. Kindly consider this communication as a formal proposal for our valuation services.

This appraisal assignment will be performed and completed in compliance with USPAP, the Code of Professional Ethics, Standards of Professional Appraisal Practice of the Appraisal Institute, in accordance with the provisions of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended 49 CFR Part 24, and to conform to requirements of the Federal Highway Administration. It is clearly set out and understood that the appraisal fees are not contingent upon a predetermined value conclusion. We are solely hired for our independent value conclusions and the end result may not be to the expectation of the client. Based on the information we discussed my bid is as follows:

Cost of Services: (1) Appraisal Report = **$7,500**

- Estimated completion timeframe 45 days

Our bid and subsequent reports are based on the current plans, if there are any changes, we will consult with the town to discuss any additional potential costs prior to any revisions. Based on our current schedule this fee quote is contingent upon authorization to proceed in the next 14 days.

Respectfully Submitted,

Gregory C. Story
Massachusetts Certified General Real Estate Appraiser #1251
Date of expiration 4/10/2026

Town of Maynard, Signature

Appraiser's Qualification

GREGORY C. STORY
MA-CG #1251 | NH-CG #602
Direct: 781-661-4014

gstory@amconsults.com
https://www.linkedin.com/in/gregstory1/

PROFILE

Gregory C. Story is a Massachusetts Certified General Appraiser with over 30 years of experience appraising commercial and industrial properties, including special purpose properties, multi-tenanted retail and office centers, apartment complexes, large tracts of land, as well as residential dwellings.

AREAS OF EXPERTISE

Real estate valuation for lending, brokerage, eminent domain, divorce, estate valuation, development, IRS disputes, bankruptcy, HUD 202 multifamily housing, and ad valorem taxation.

LEGAL EXPERIENCE

Mr. Story is a qualified real estate expert and has extensive experience in court litigation proceedings including U.S. Federal Court, U. S. Federal Bankruptcy Court; Massachusetts Superior Courts (Essex, Suffolk, Middlesex, Plymouth, Worcester and Norfolk); Massachusetts Probate Courts (Suffolk, Middlesex and Essex); and a majority of area District Courts. He has provided litigation support to the JAMS mediation group for dispute resolution. His testimony has ranged from divorce valuations to complex partial takings with significant severance damages to the remaining property. In the case of eminent domain takings, he has provided appraisals for both affected parties (taking authorities and affected landowners).

LAWYERS WEEKLY

Highlighted several times as "most helpful expert" on cases that range from single family valuations and multiple commercial properties in divorce cases to complex takings relating to eminent domain actions.

EXPERIENCE, CURRENT

Partner and CO-Founder of A.M. Appraisal Associates, Inc.

A.M. Appraisal Associates provides appraisal and consulting services in all aspects of collateral valuation overseeing the general sale or acquisition of rights in real estate. Responsibilities range from overseeing a staff of certified real estate professionals to actively participating in all aspects of the firm's high-level appraisal assignments. Mr. Story has extensive background with eminent domain acquisition with his 16 years of experience with the Massachusetts Highway Department. Mr. Story has valued many high valued estates that have been involved in dispute or in divorce litigation. Appraisal assignments also include providing valuations for special purpose properties, multi-tenanted retail and office centers, apartment complexes, large tracts of land and simple single family dwellings. A.M. Appraisal Associates was established as a full service appraisal firm in 1999. Today, A.M. has developed into one of the area's premier residential/commercial appraisal firms A.M. has put

	together and coordinated a staff of certified HUD renovation consultants directly responsible for over 15,000 renovation reports and onsite compliance inspections.
EXPERIENCE, 1985-1999	Appraisal Administrator for the Massachusetts Highway Department. Responsibilities included overseeing all facets of eminent domain with respect to the valuation process, ensuring compliance with established standards and applicable laws and regulations. Coordinated complicated land takings for such projects as the Central Artery, the relocation of Route 146 Worcester and Route 1 expansion for the Foxboro Stadium. Worked directly with cities and towns as well as overseeing a staff of 30 certified appraisers and full fee panel. Worked on the policy committee that developed the taking strategy for contaminated properties within Massachusetts.
REVIEW APPRAISER	Reviewed staff and fee appraisers for appraisal compliance with established State and Federal standards, applicable laws and regulations. Delineated real and personal property allocations in eminent domain acquisitions. Developed a classroom curriculum on the process of corridor valuations and partial acquisitions.
STAFF APPRAISER	Prepared appraisal reports that were the basis for land acquisition via the Eminent Domain process. Was responsible for inspecting the subject properties and collecting data that was relevant to the appraisal assignment.
CLIENT LIST (partial)	Massachusetts Department of Transportation Cities of: Boston, Lynn, Marblehead, Ashland, North Andover, Everett, Malden, Revere, Peabody, Middleton, and Methuen Boston Neighborhood Development Lynn Neighborhood Development Lynn Economic Development Council *(Complete list of clients can be provided upon request)*
EDUCATION	Engineering Plan and Development Relocation and Valuation Valuation of Easement and Partial Takings Corridors and Rights of Way: Valuation & Policy (Washington Symposium) Land Use Planning and Eminent Domain in Massachusetts HUD Instructors Course Region I, MA Recertification Course VT. 203(K) Consultant fy 2000 course Yellow Book Seminar – Uniform Appraisal Standards for Federal Land Acquisitions - 2004 Land Use Planning and Eminent Domain in Massachusetts USPAP - 2006 General Applications / Residential Case Studies

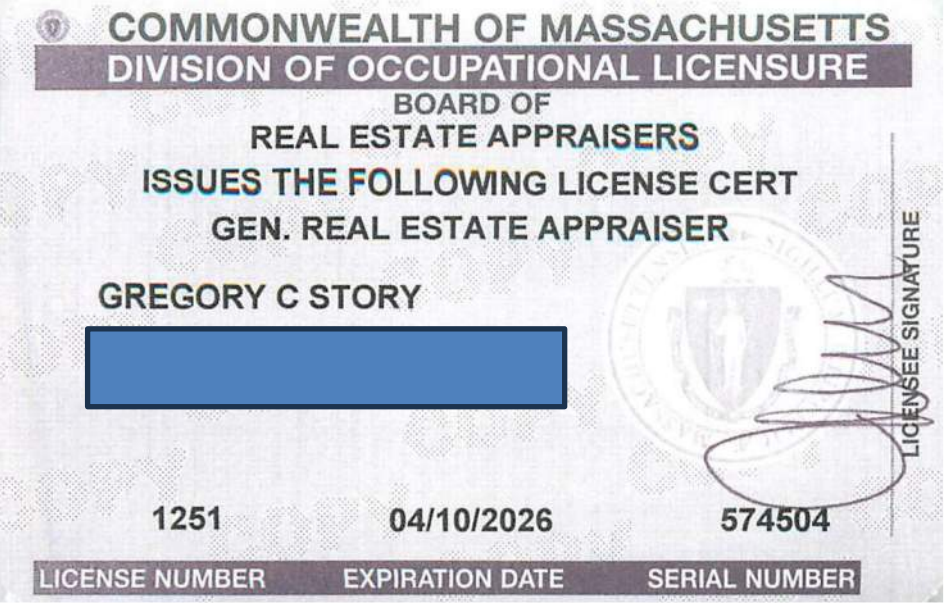
Investment Analysis for R. E. Appraisers
Appraisal Regulations for the Federal Banking Agencies
Commercial Appraisal Review
Appraisers Use of the Internet
Unique & Unusual Residential Properties
Marshall & Swift Valuation course

Appraisal Institute Courses:
Basic Valuation
Residential Valuation
Appraisal Principles Standards and Practices
Capitalization Theory & Technique parts A & B
Case Studies in Real Estate Valuation
Report Writing and Val. Analysis
Market analysis of Highest and Best Use
Advanced Sales and Cost Approach
Marshall/Swift Valuation Course
Brownfield's Valuation
Eminent Domain Symposium – 2006
Lincoln Land Institute
Valuation II: Spatial Analysis in Computer Assisted Mass Appraisals
Conservation Easements
B.A. Degree Salem State College

CERTIFICATIONS

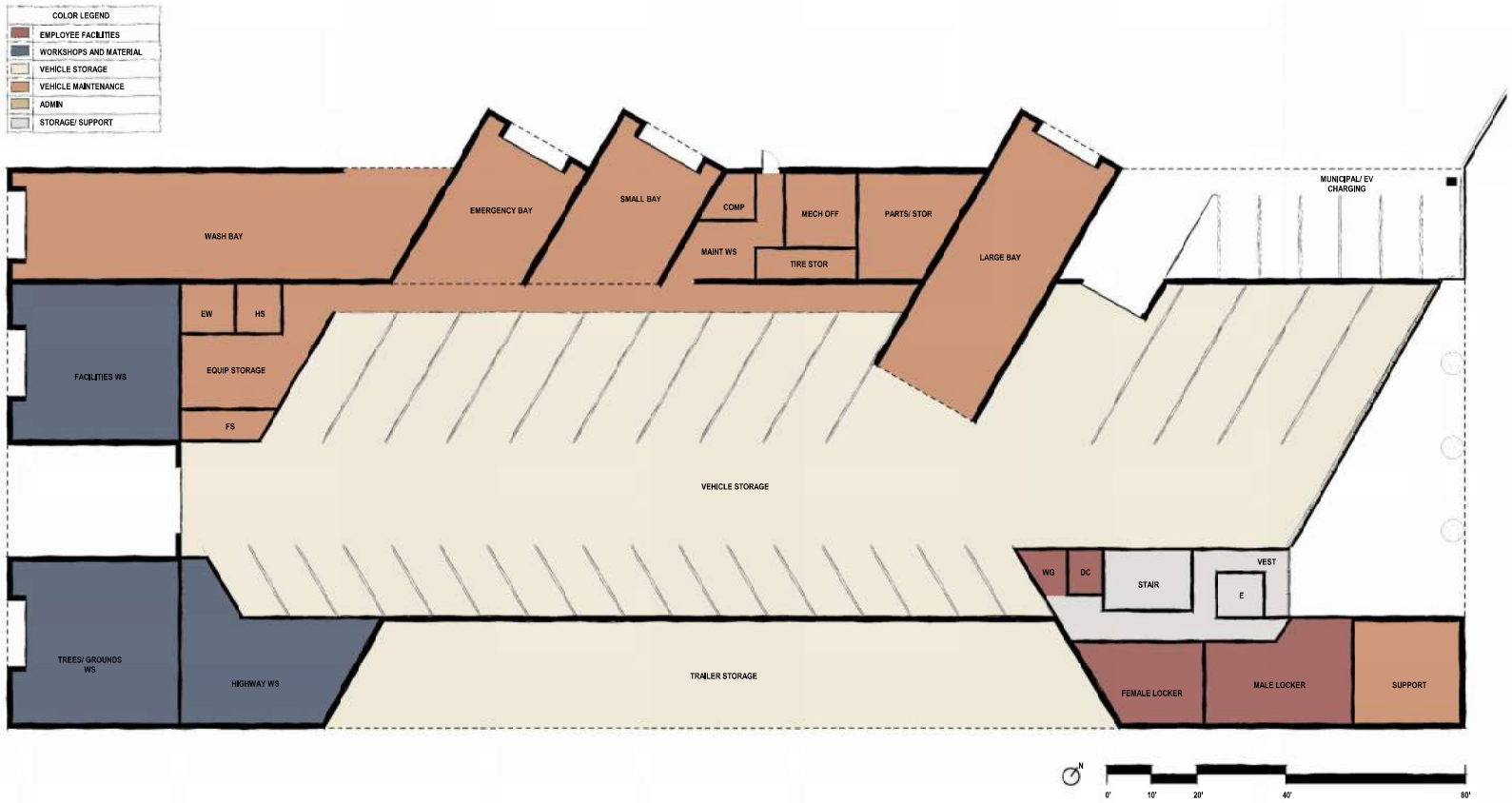
MA Certified General Appraisal License #1251
FHA/HUD Approved Real Estate Appraiser #1251
NH Certified General Appraiser #602
MHFA Certified Building Consultant
Nationally HUD Certified Renovation Consultant, P0868

Appraisers License



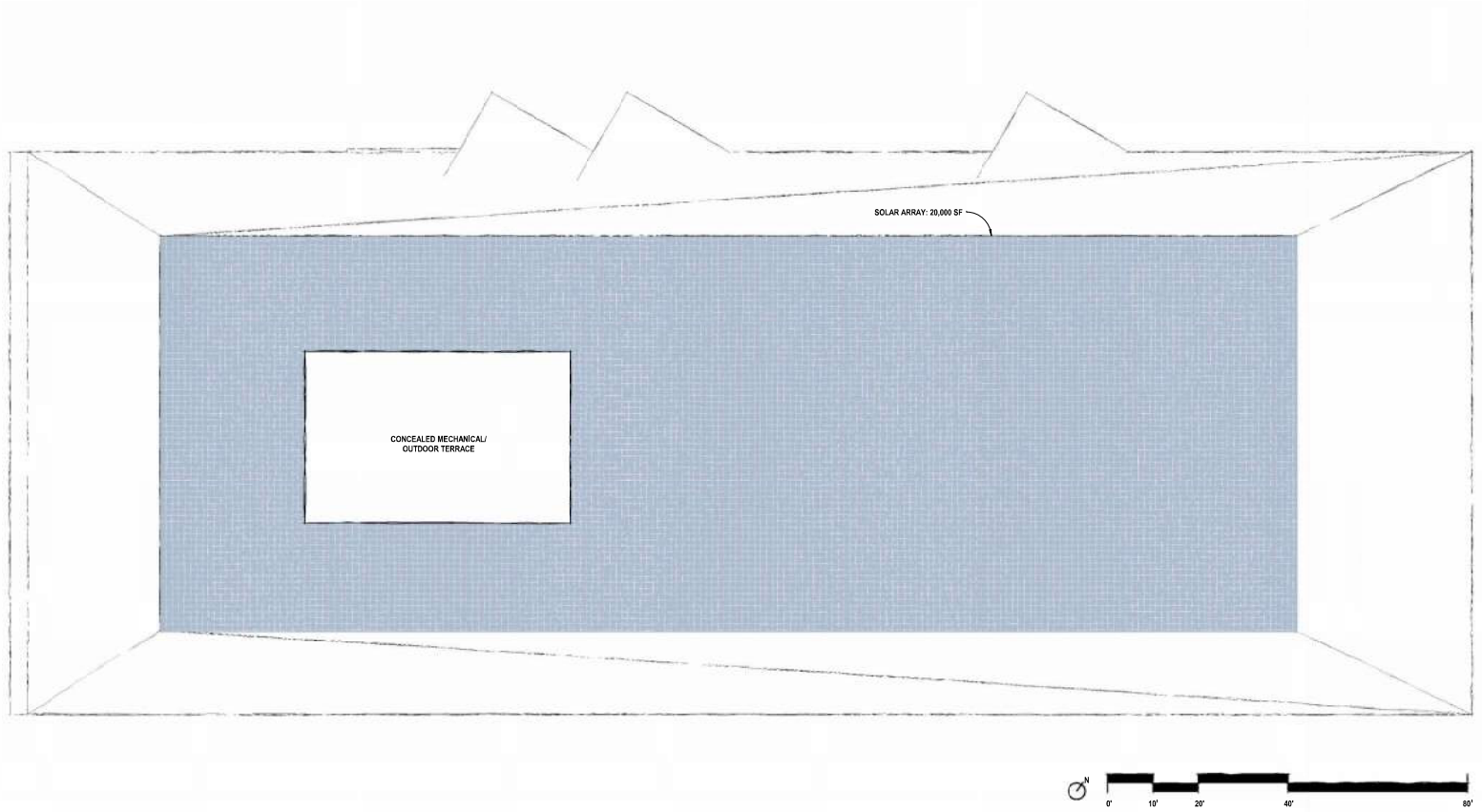
APPENDIX F

Exterior Renderings, Schematic Floor Plans, Program Documents

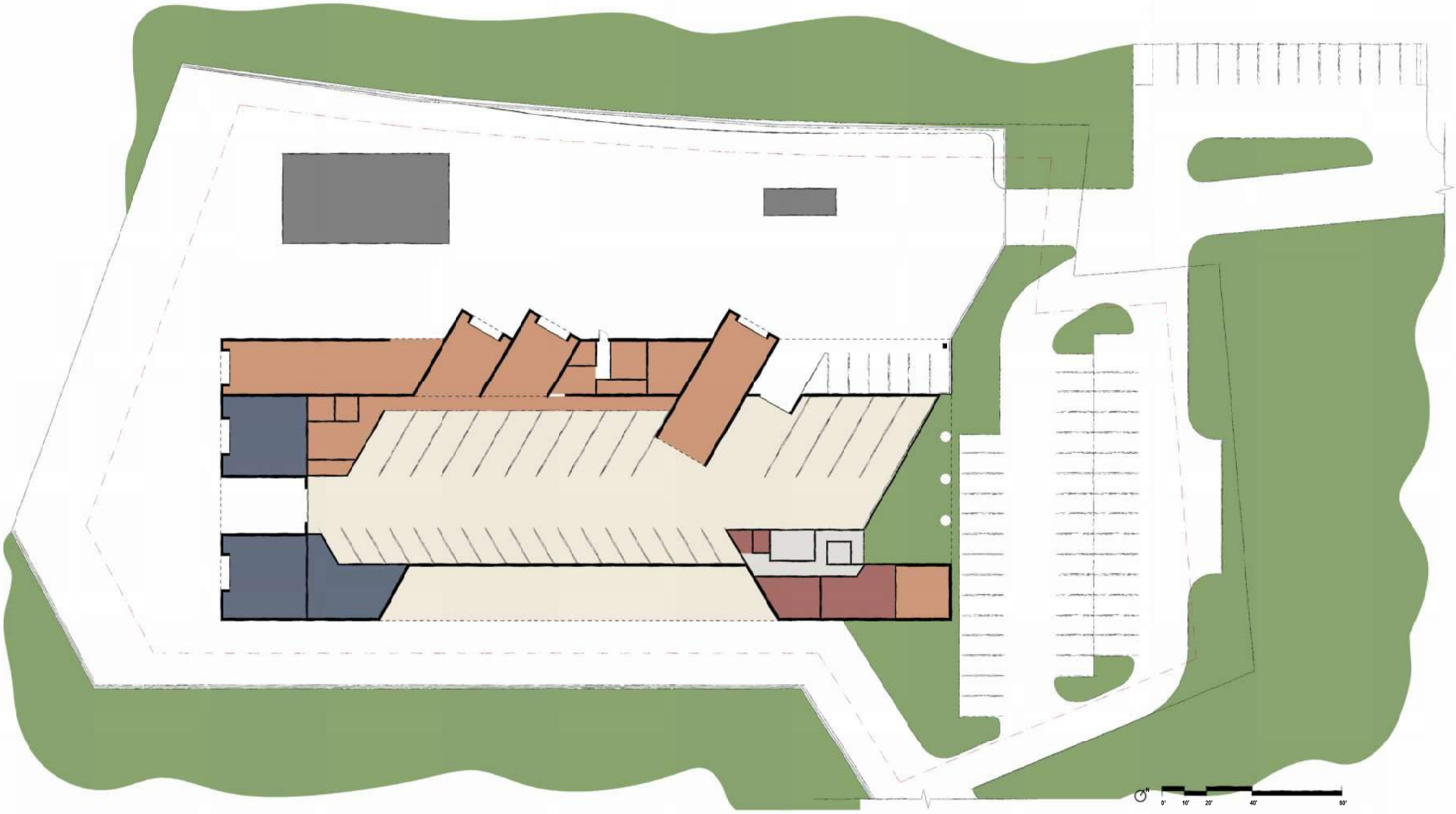


1 SITE 1 LEVEL 1
3/32" = 1'-0"

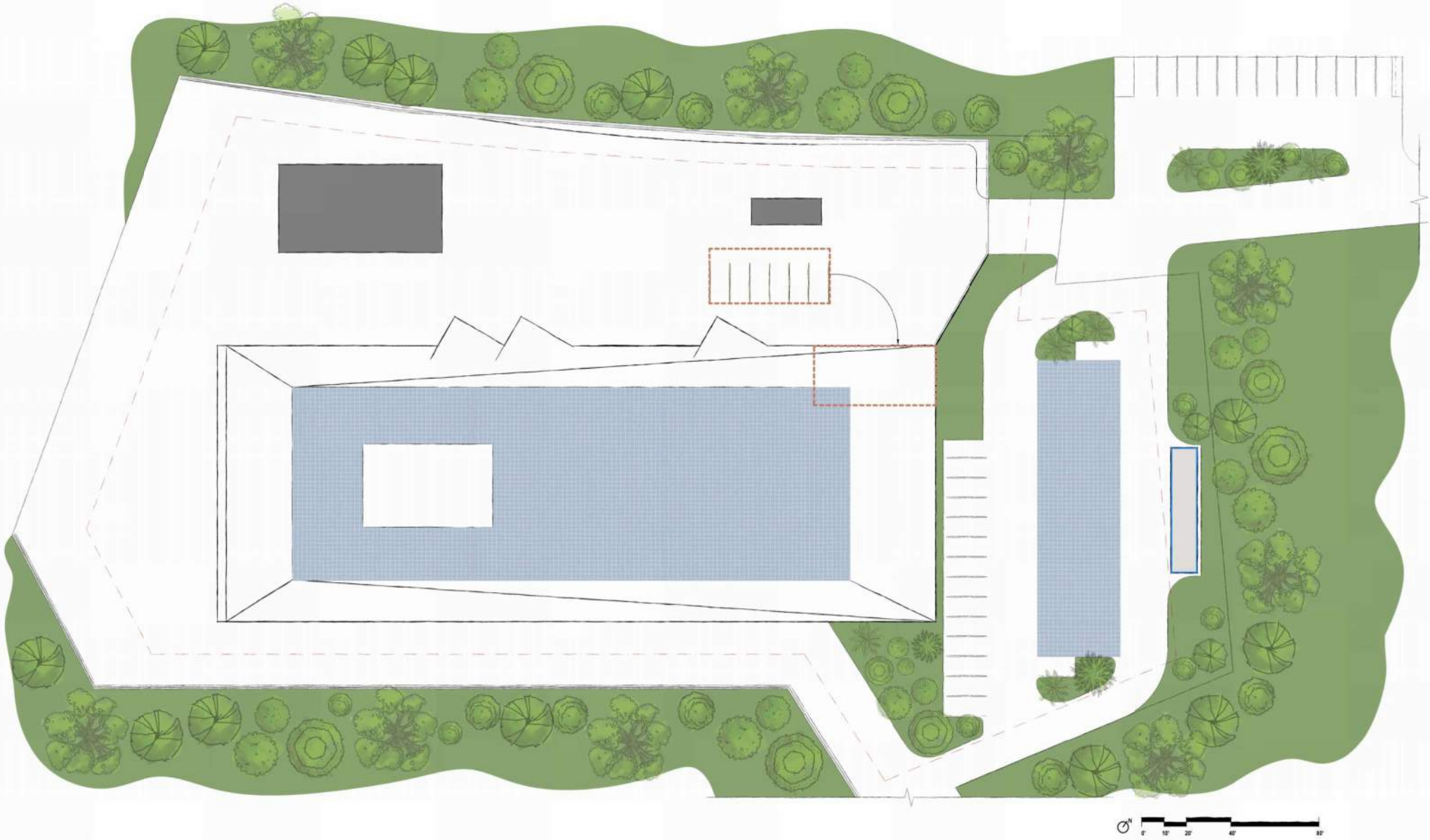
1 LEVEL 2 SITE 1
3/32" = 1'-0"



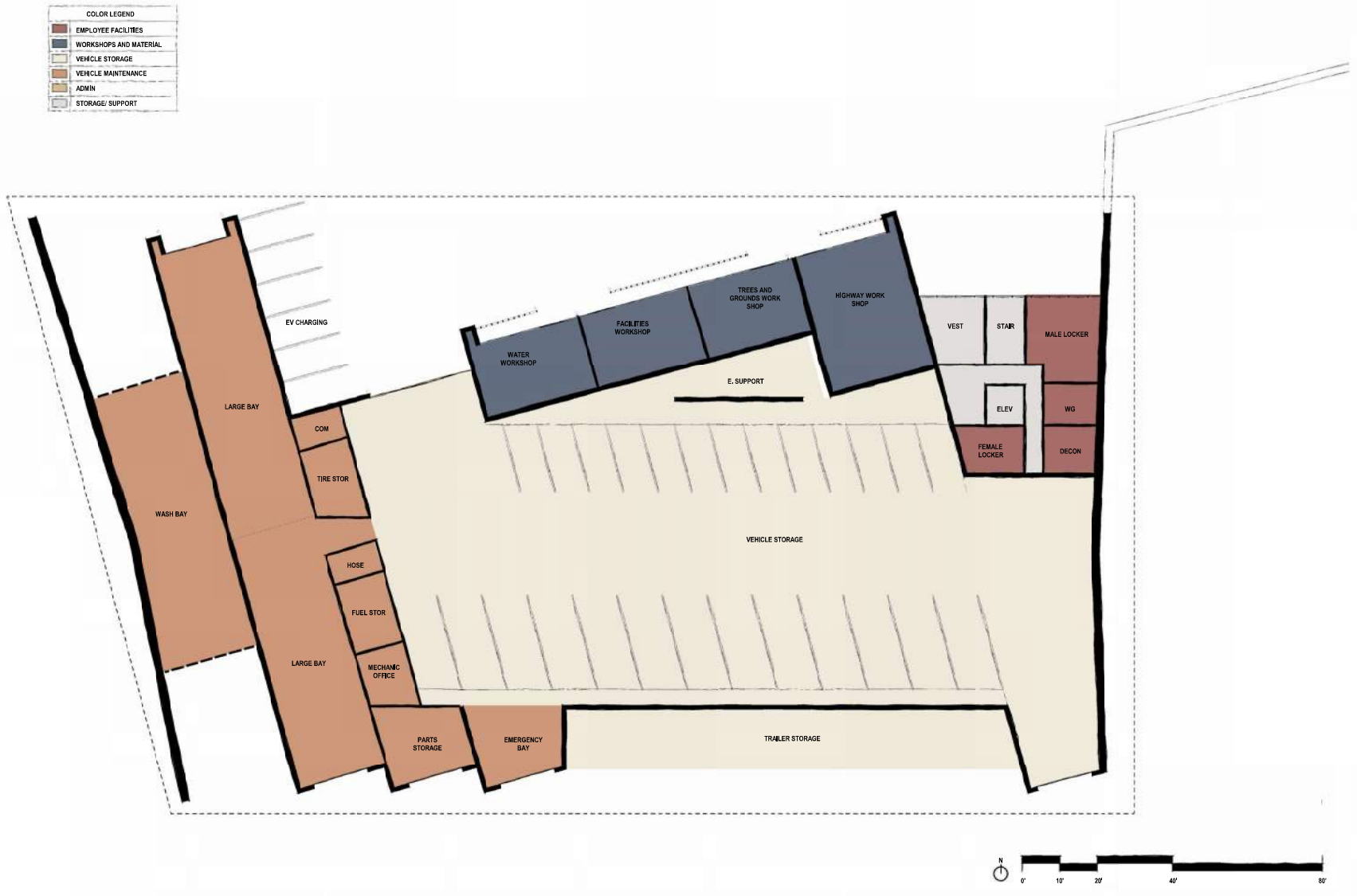
1 SITE 1 ROOF PLAN
3/32" = 1'-0"



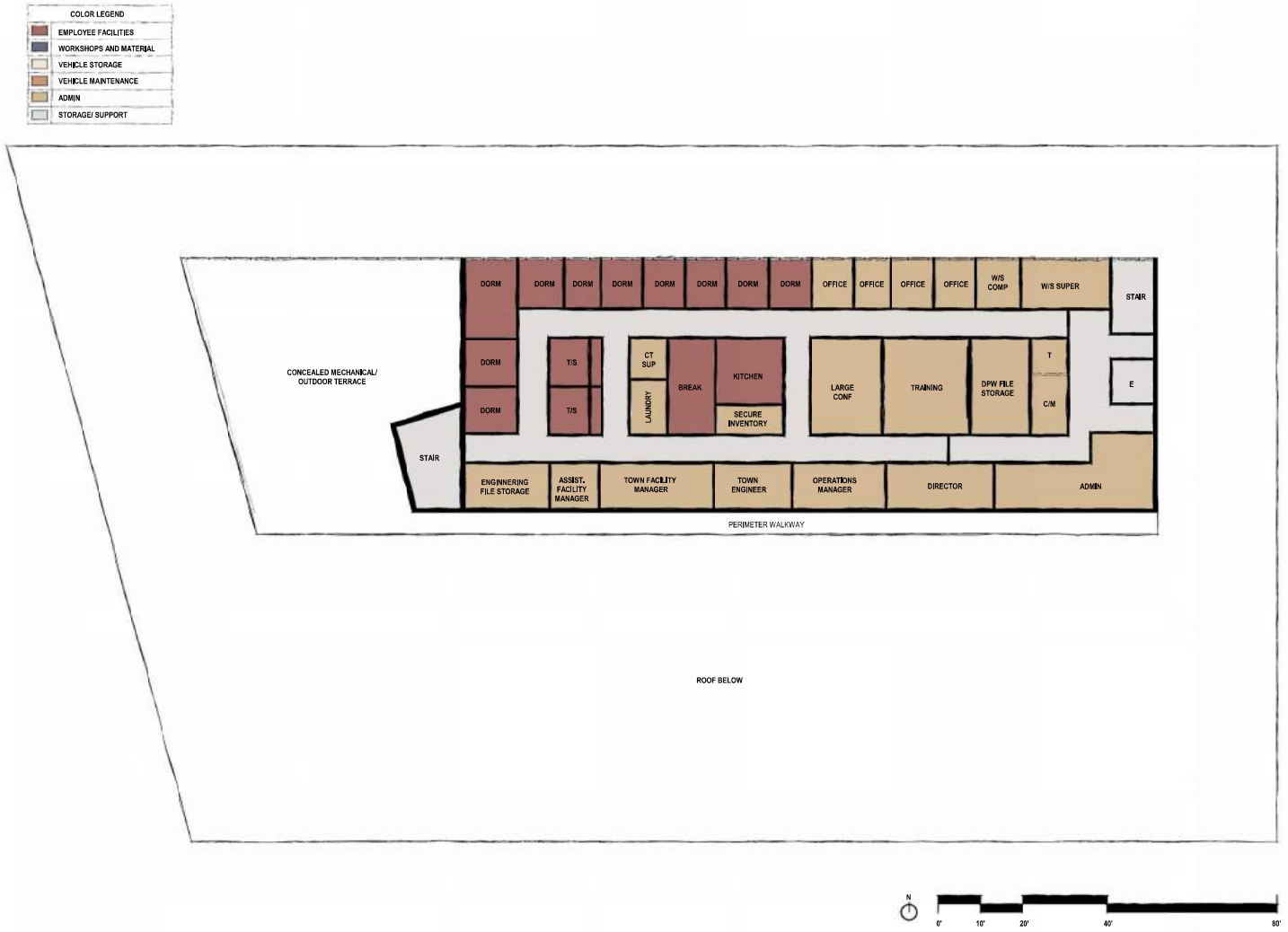
1 SITE 1 SITE PLAN
1/16" = 1'-0"



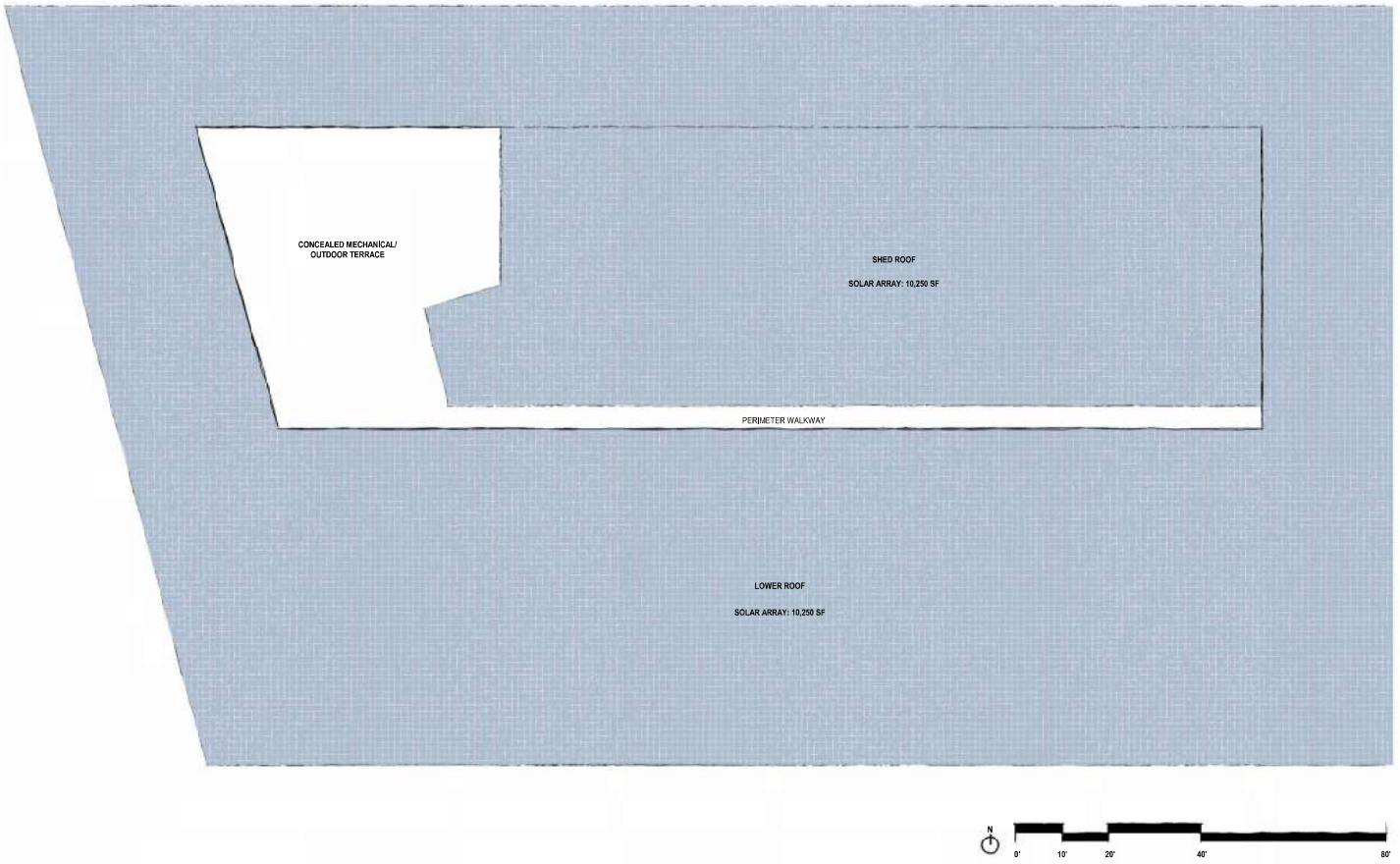
1 SITE 1 SUSTAINABILITY PLAN
1/16" = 1'-0"



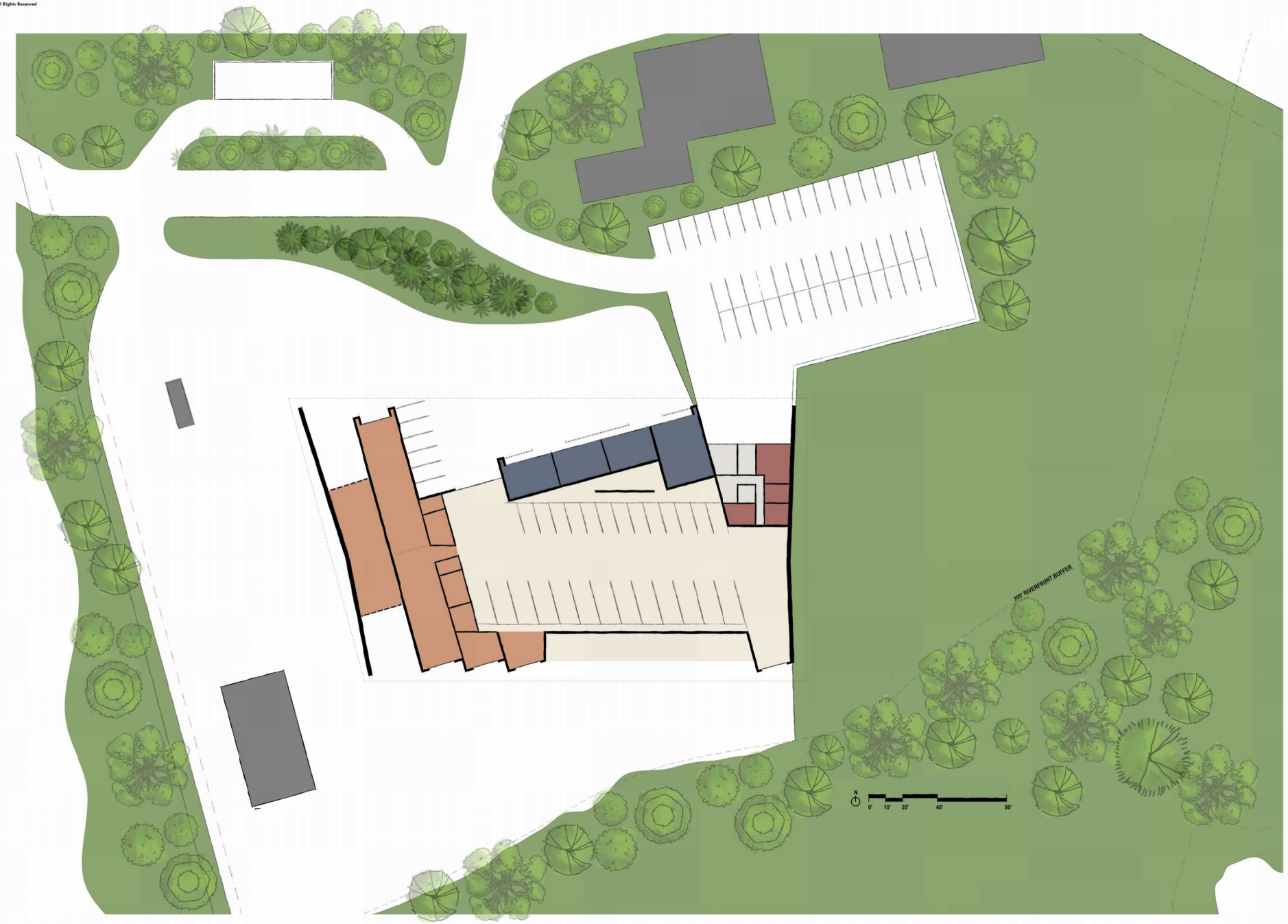
1 SITE 2 LEVEL 1
3/32" = 1'-0"



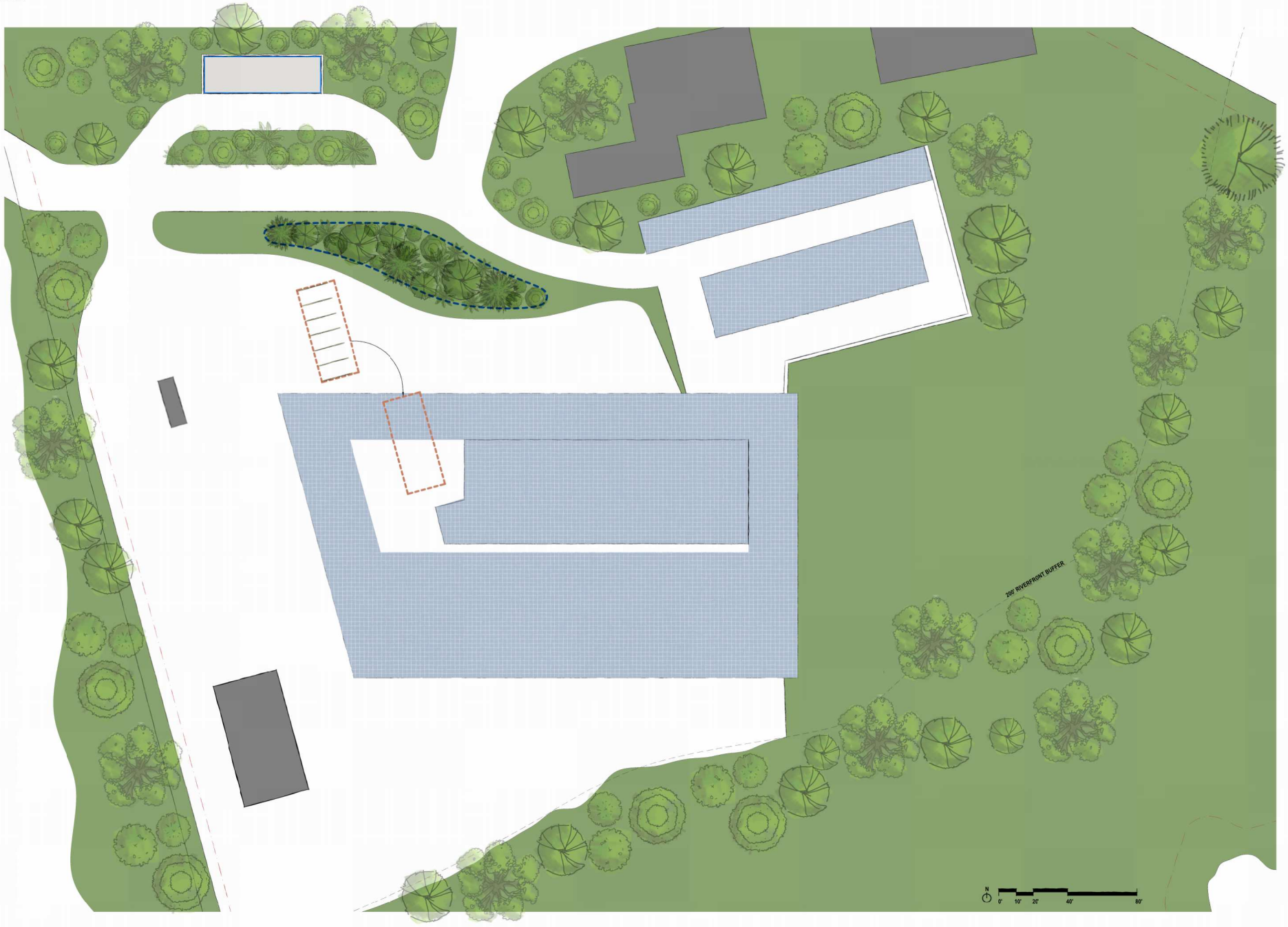
1 SITE 2 LEVEL 2



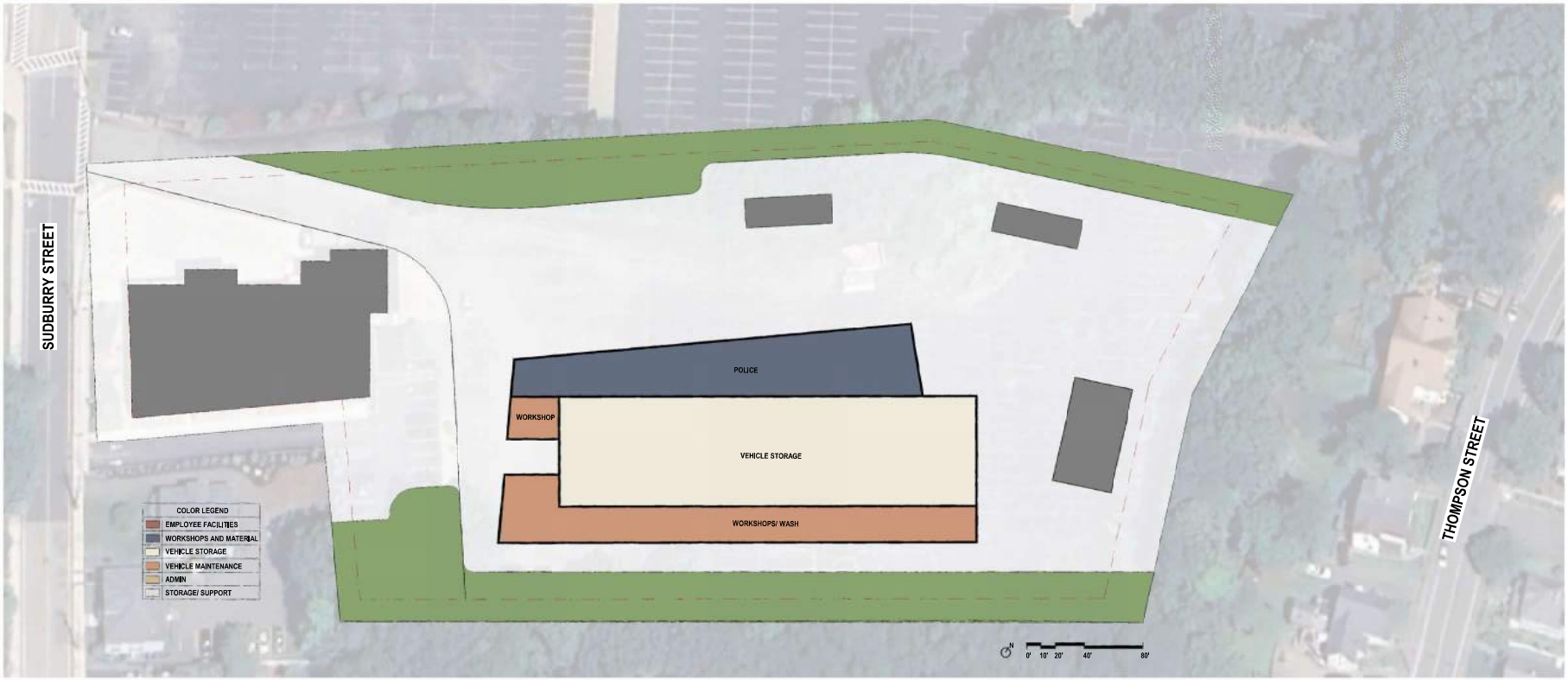
1 SITE 2 ROOF PLAN
3/32" = 1'-0"



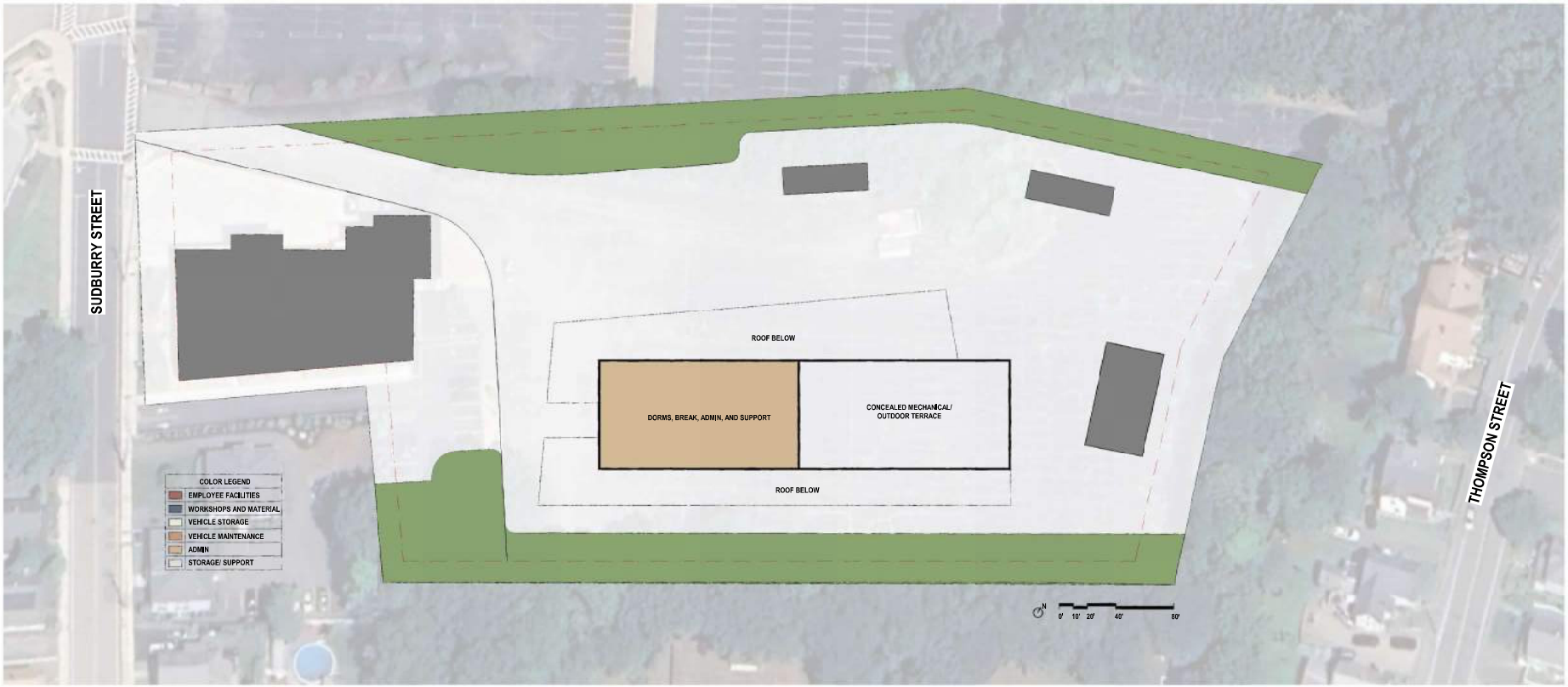
1 SITE 2 SITE PLAN
1" = 20'-0"



1 SITE 2 SUSTAINABILITY PLAN
1" = 20'-0"



1 SITE 3 SITE PLAN
1" = 30'-0"



1 SITE 3 LEVEL 2
1" = 30'-0"

Maynard DPW Program

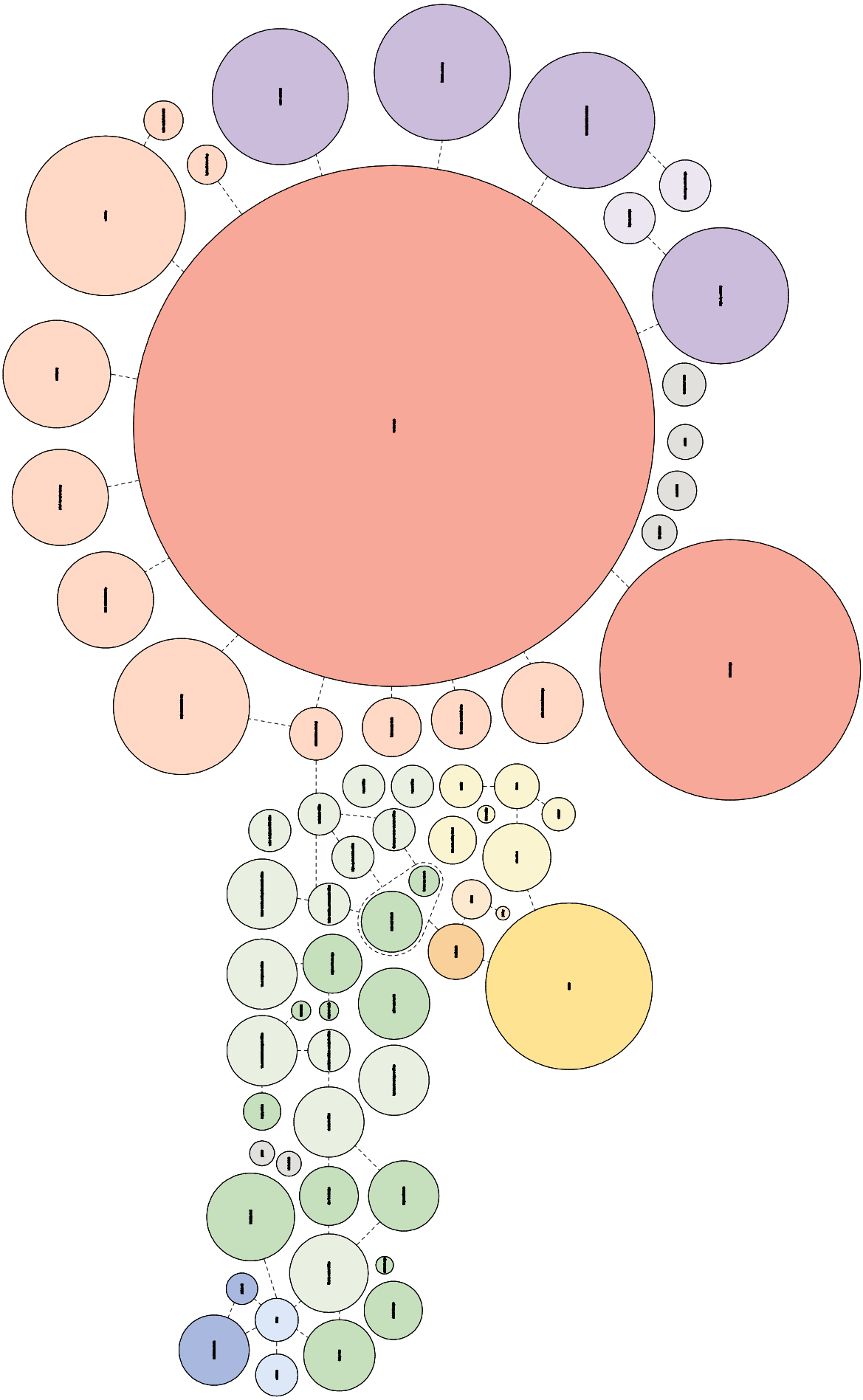
Program Function	Area		Comments
Public			
Vestibule	115		
Lobby	120		Will include waiting, seating, and computer for public use. Public should be able to print and be charged for print jobs. 3 layers of control points for receiving the public at reception, admin, and executives.
Conference Room	320		6 people. Large screen and set up for conference
Public Restroom	64		single use unisex. A majority of public interface is at town hall
	subtotal	619	
Admin			
Director's Office	320		small conference table
Water and Sewer Superintendent's Office	320		small conference table
Town Engineer's Office	320		small conference table for 3-4 people
Town Facilities Manager	320		small conference table (can go down to 115SF if necessary)
Operations Manager	320		small conference table
Assistant Facilities Manager's Office	115		adjacent to director if possible. Next to facilities manager is ideal
Water Compliance/ GIS Coordinator's Office	115		most meetings are outside of office
Highway Foreman's Office	115		can be near noise
Water and Sewer Foreman's Office	115		all foreman adjacent to lockers
Cemetery/ Parks Foreman's Office	115		
Mechanic's Office	115		adjacent to foreman
Office for Future Growth	115		
Office for Future Growth	115		
Shared Admin Office	400		space for 3 current employees and 1 future employee. Must be quiet
Bathrooms: Admin	330		multiple men's and women's.
Copy/Mail	120		can be shared
Admin Storage	20		
DPW File Storage	225		required filing MASS DP, contracts, etc. adjacent to admin and close to directors office
Engineer File Storage	225		located here. Small workstation with computer. 2-3 people (small working group) all admin should be in their own space. Space for custom file casework. Next to engineers office, water
Supply Closet	90		next to engineering facilities manager office. This will house cleaning products, toiletries, etc. Must be close to facilities team
Coat Closet	24		raingear and safety equip should go in a controlled access closet. We do not need a dedicated personal coat closet. We DO also need personal safety equipment storage. Must be close to facilities team
Engineer Equipment Closet	24		next to engineer file storage
Record Storage	220		
Large Conference	320		needs to accommodate 10- 15 people and be adjacent to offices. This space also needs tv, smartboard, conference setup, etc.
Training Room	500		capacity for 30 people- set up as traditional training area with screen. Desks all facing one screen. Also provide space for food/drink. This space will also need a dedicated bathroom . This should be located up front near the entry. Entry should be off of lobby. Consider potential exterior access point.
	subtotal	5018	
Employee Facilities			
Unisex Dorm Rooms w/Personal Storage	1800		adjacent to foreman and admin spaces. Make all dorms unisex with locker rooms segmented outside of that. Plan for assistant facilities manager, operations manager, and water super,
Unisex Shower-Bathrooms	300		3 total
Decontamination Room	130		floor drain, exterior and interior access. Need eyewash, shower, etc.
Wet Gear Area	72		should be located between use facility and locker rooms with floor drain
Laundry	120		one central laundry adjacent to locker room and post decontamination- dedicated decontamination washer in addition to regular use
Secure Inventory Closet	148		for specialized equipment
Crew Supply Storage	20		general location. for things like hand soap
Breakroom/Flex	200		tv, soft seating (chairs), shared dining room style table and office style chairs
Kitchen	100		full kitchen (small scale commercial, ref fire dept.) capacity for 25 total, 5 at once- connected to breakroom/flex space
Pantry	12		pre stocked in advance of each event. Space for food for 25 people for one event
Male Day Lockers	240		plan for 20% growth (15)
Female Day Lockers	60		plan for 4 full time females with 20% growth (5)
	subtotal	3202	
Work Shops and Material			
Facilities Workshop	1200		table saw, chop saw, table vice etc. workstation with cabinets. Low level building needs (not
Water Workshop	1200		TBD
Trees & Grounds Workshop / Small Engine Repair	1200		equipment tbd- mower lift

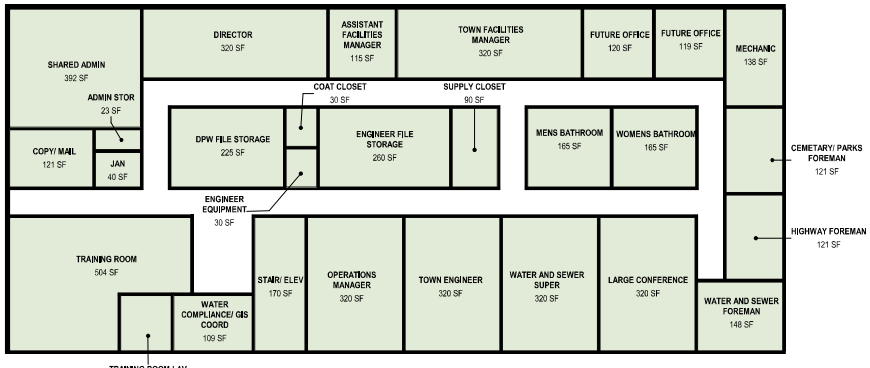
Trees & Grounds Storage	170		pesticides etc.
Highway Workshop	1200		also does sign rebuilds, future expansion for sign production
Highway Storage	170		petroleum etc.
	subtotal	5140	
Vehicle Maintenance			
Welding Bay	750		yes. Mechanic to review
Large Maintenance Bay	1200		large scale equip, trucks, etc. also service police, fire, schools, etc.
2 Small Maintenance Bays	1200		
General Bay (emergency bay)	600		no lift
Fluid Storage Room	224?		
Maintenance Workshop	180		
Mechanics Office	200		will need file storage space. Near lockers and foreman's office
Parts and Materials Storage	430?		current facility does not have enough space
Tire Storage and Repair Area	230?		10x16 min
Hydraulic Hose Shop	100		
Compressor Room	120		may also need a fluid dispensary room. How much fluid should be carried on site?
	subtotal	4350	
Wash Area			
Wash Bay	1650		prefer to have this in the garage. Prefer a drive thru system. Explore automated system. Contamination control, material collection, undercarriage automation at a min. size to
Wash Equipment Room	100		solvent, soap dispensing equipment, pump equipment, etc.
	subtotal	1750	
Vehicle/ Equipment Storage			
Vehicle Bays	17600		44 vehicles; account for future growth? 20% growth factor
Trailer Storage	4400		11 Trailers; Stored outside under cover; account for future growth? 20% growth. Canopy structure off of building needs to also accommodate equipment attachments
		22000	
Shared Space			
Telecom/IS/IT Room(s)	40		
Janitor's Closet w/ Sink, Shelving	40		
Electric	80		
Mechanical	100		
FP/Sprinkler Room	80		
Generator			Accounts for facility as well as accessory dwellings (fuel pumps, etc.)
Solar			canopy for trailers, fuel islands, and parking
Geothermal			
Electric			police cruisers within 5-10 years. Fire department will remain diesel. DPW could go either way- admin could be electric but equipment can not. Need diesel, petrol, and charging infra, potential level 3, level 2 in parking area. Need 2-3 level 3 charging stations for police. need a few level 2 for dpw exec fleet (future)
Fueling Station			fueling station should have solar canopy
Outdoor Space			Are there any shared outdoor spaces? Area for grilling, company gatherings, etc.
Town Recycle			
	Total SF	**42419**	

Staffing	
growth rate	20%
current values	future values
employees with private offices	
9	11
admin	
3	4
foremen (male)	
12	15
foremen (female)	
Current:0; Hire soon:4	5
total	35
misc. comments	
offices should be grouped by department	
offices adjacent to day locker room	

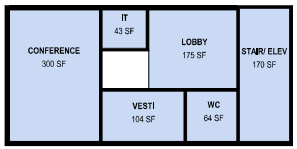
APPENDIX G

Alternate Design Studies



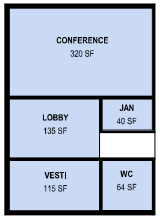


3 ADMIN/ OFFICE A
1/8" = 1'-0"

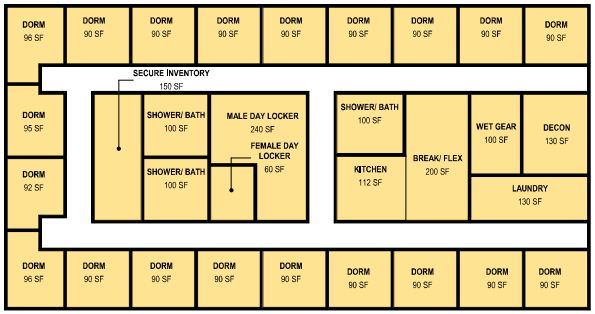


1 PUBLIC A
1/8" = 1'-0"

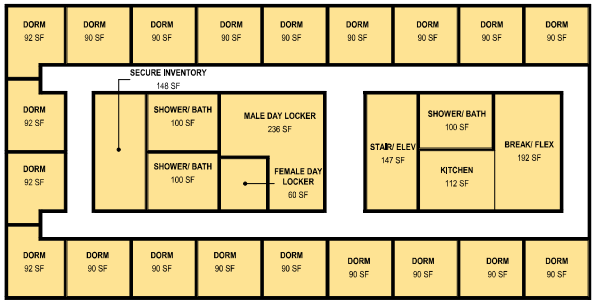
4 ADMIN/ OFFICE B
1/8" = 1'-0"



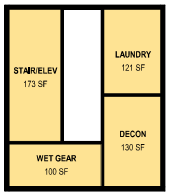
2 PUBLIC B
1/8" = 1'-0"



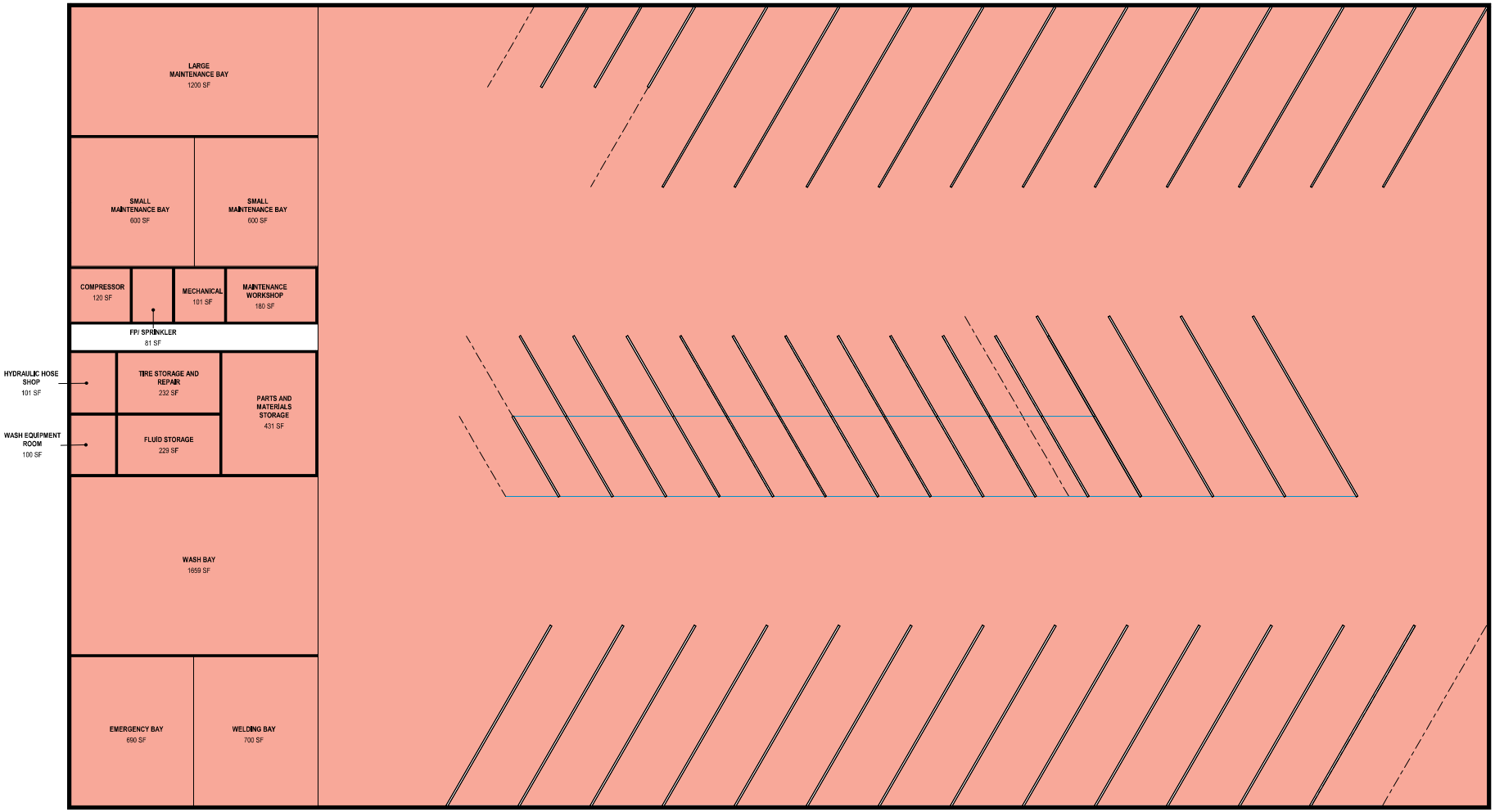
3 DORM B2
1/8" = 1'-0"



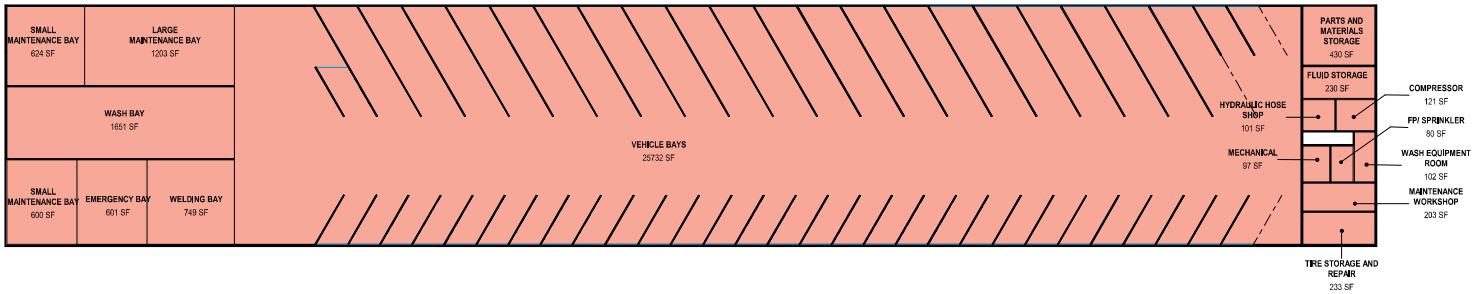
2 DORM A- FLOOR 2
1/8" = 1'-0"



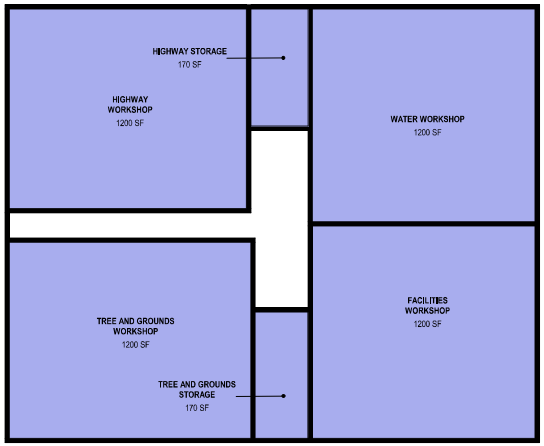
1 DORM A- FLOOR 1
1/8" = 1'-0"



1 VEHICLE BAYS A
1/8" = 1'-0"

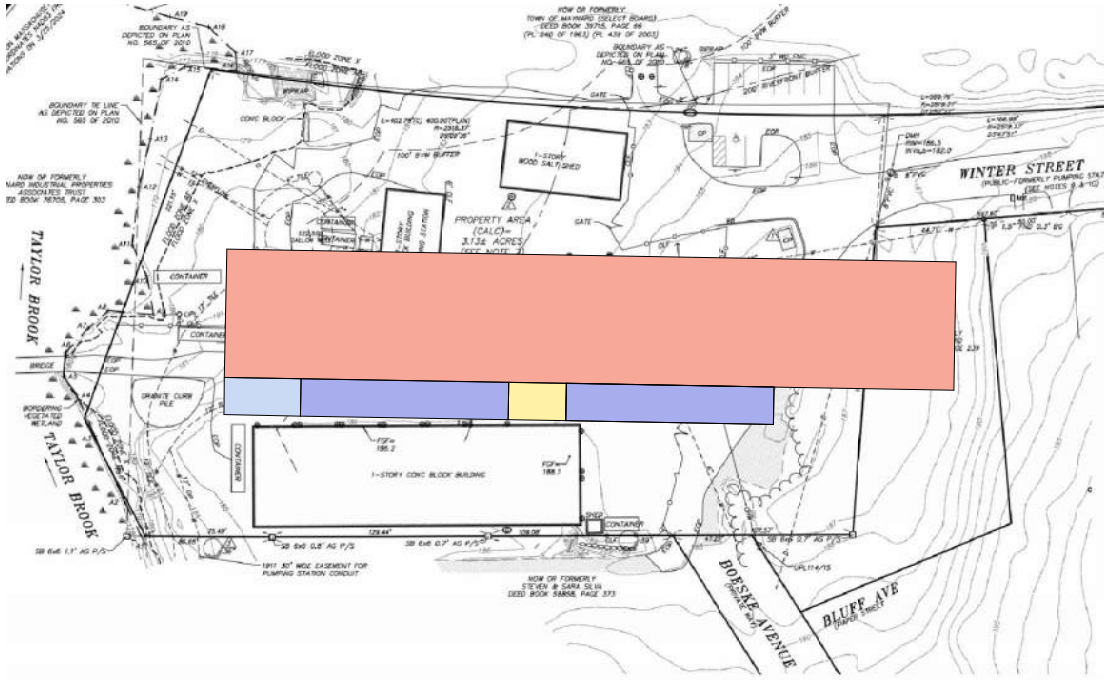


1 VEHICLE BAYS B
1/16" = 1'-0"

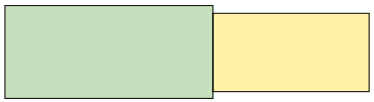


2 WORKSHOPS B
1/8" = 1'-0"

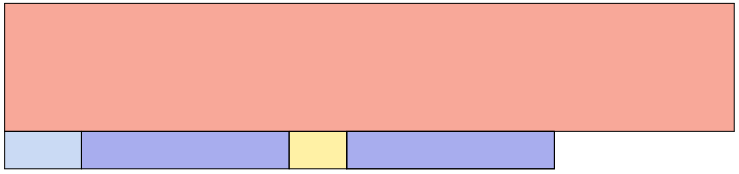
1 WORKSHOPS A
1/8" = 1'-0"



1 MASSING D SITE A
1" = 30'-0"

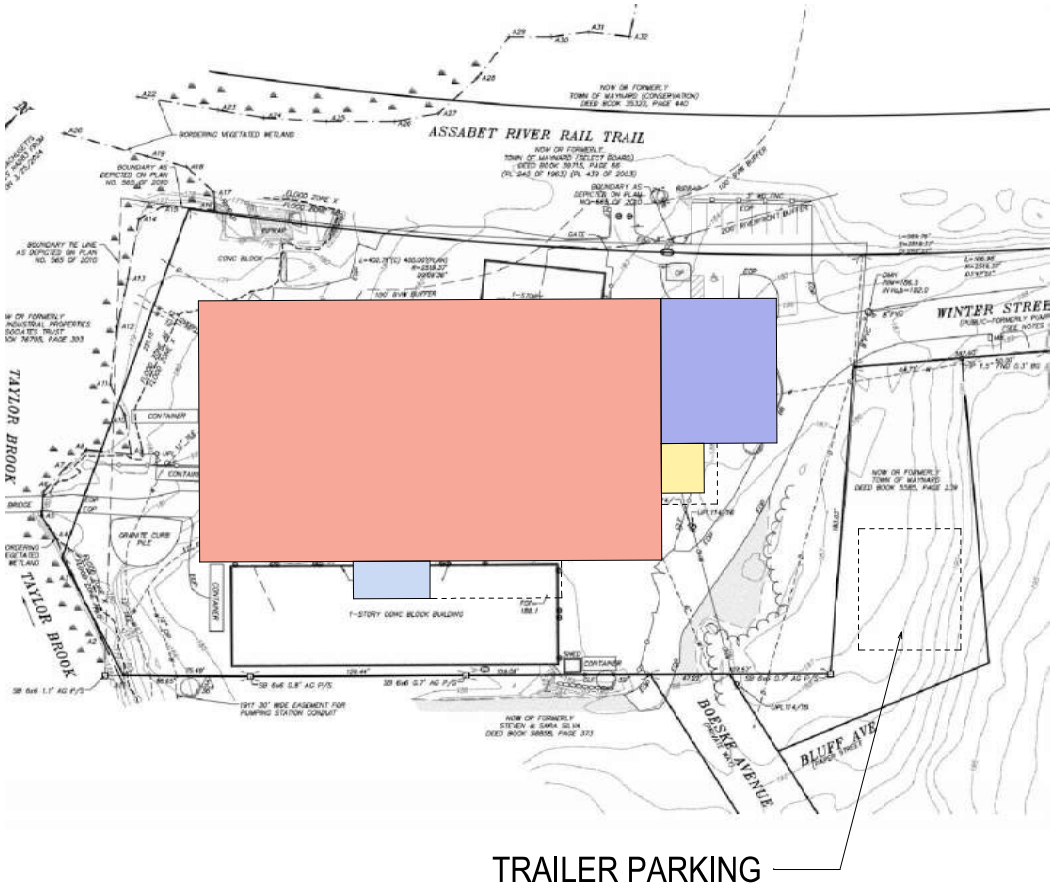


3 MASSING D LEVEL 2
1" = 30'-0"

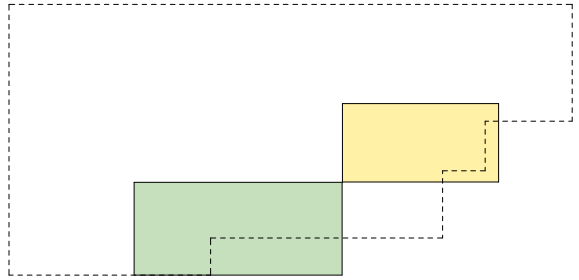


2 MASSING D LEVEL 1
1" = 30'-0"

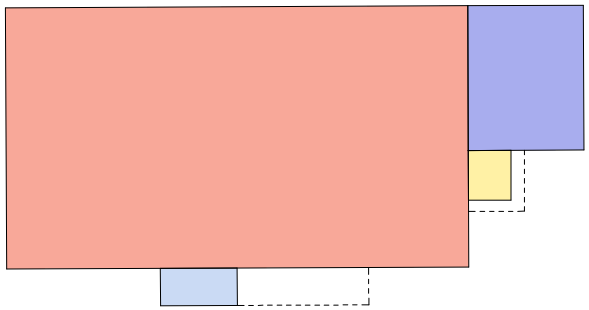
1 MASSING D SITE B
1" = 30'-0"



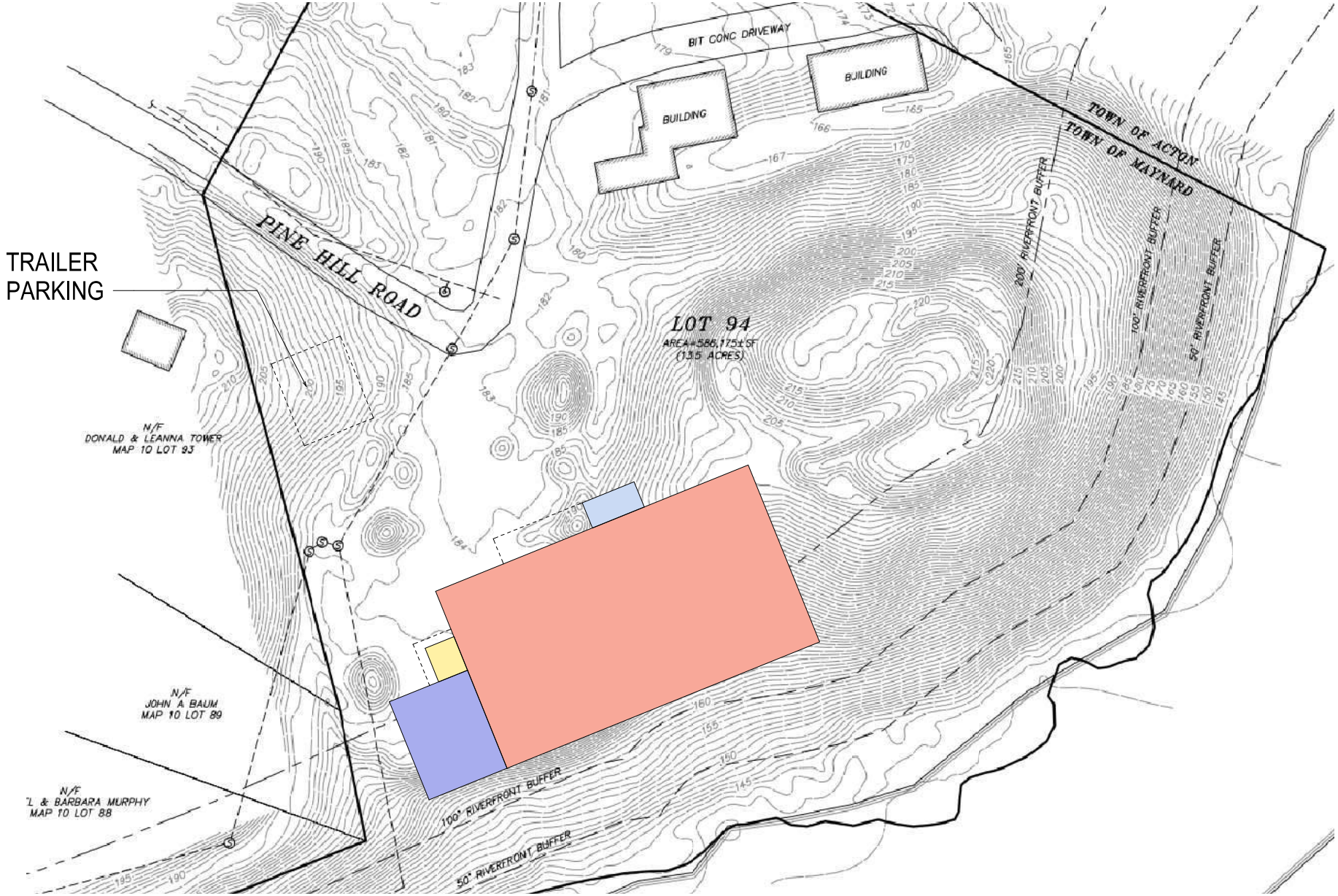
3 MASSING A SITE A



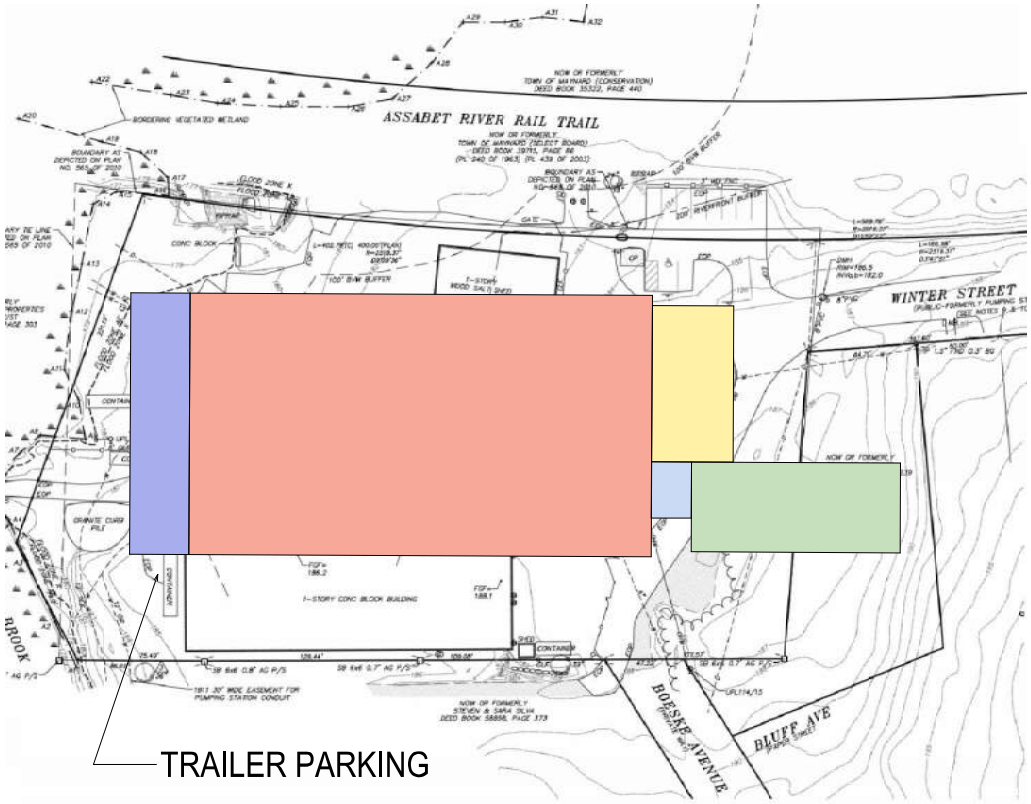
2 MASSING A LEVEL 2



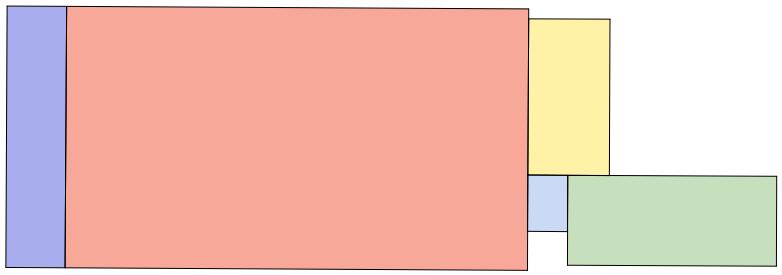
1 MASSING A LEVEL 1



1 MASSING A SITE B
1" = 30'-0"



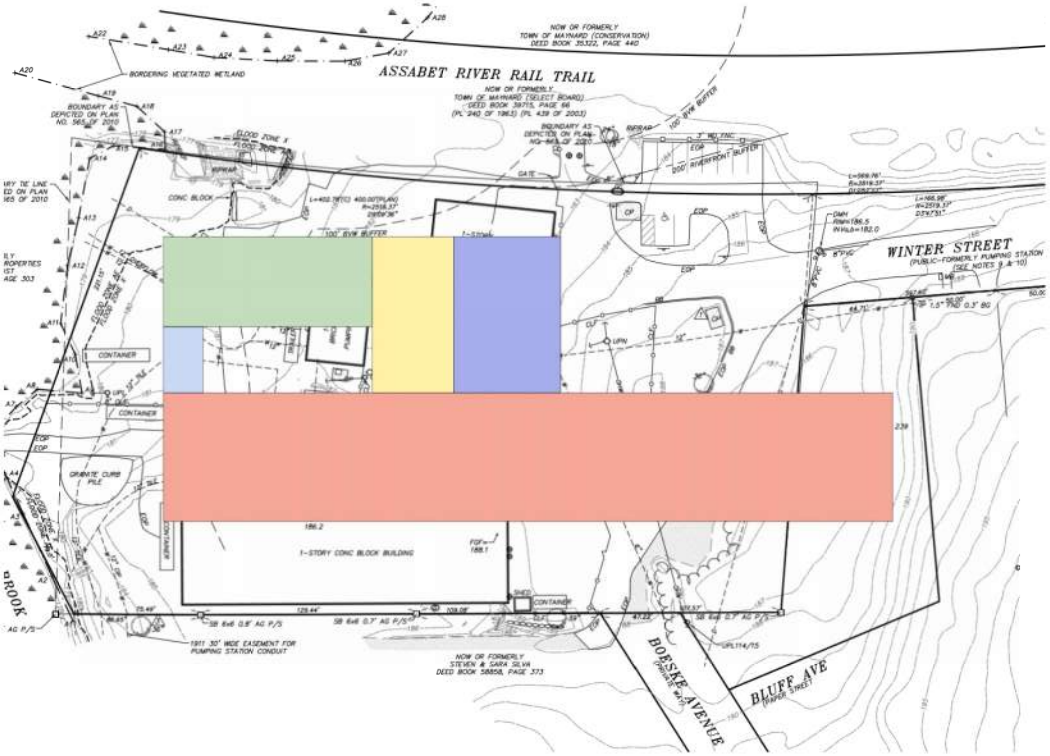
2 MASSING C SITE A
1" = 30'-0"



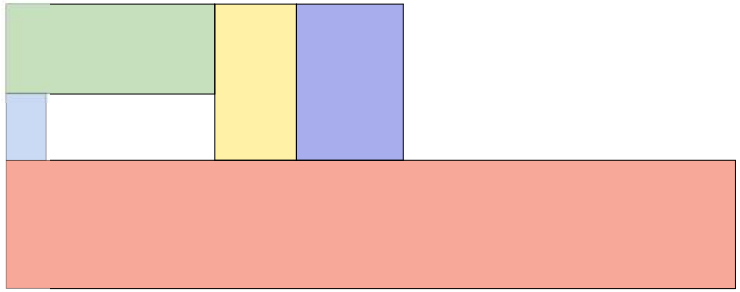
1 MASSING C
1" = 30'-0"

1 MASSING C SITE B
1" = 30'-0"

yes, group by site

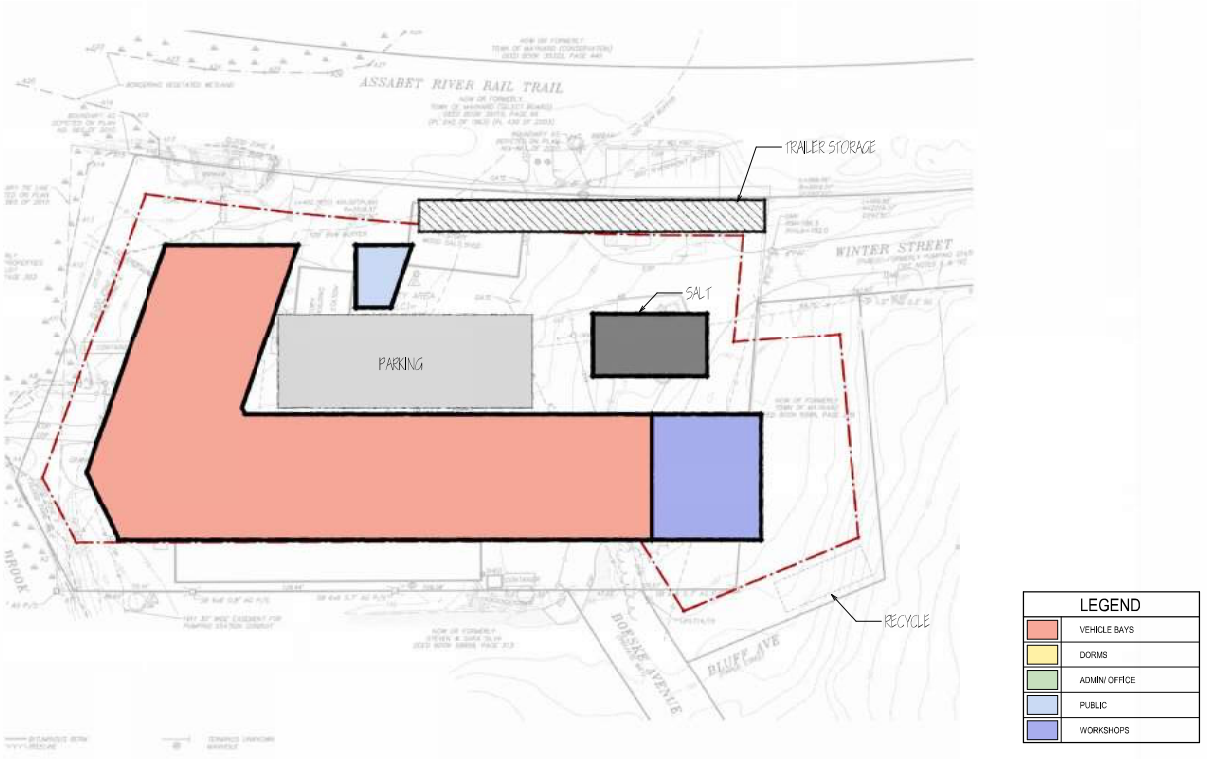


2 MASSING B1 SITE A
1" = 30'-0"



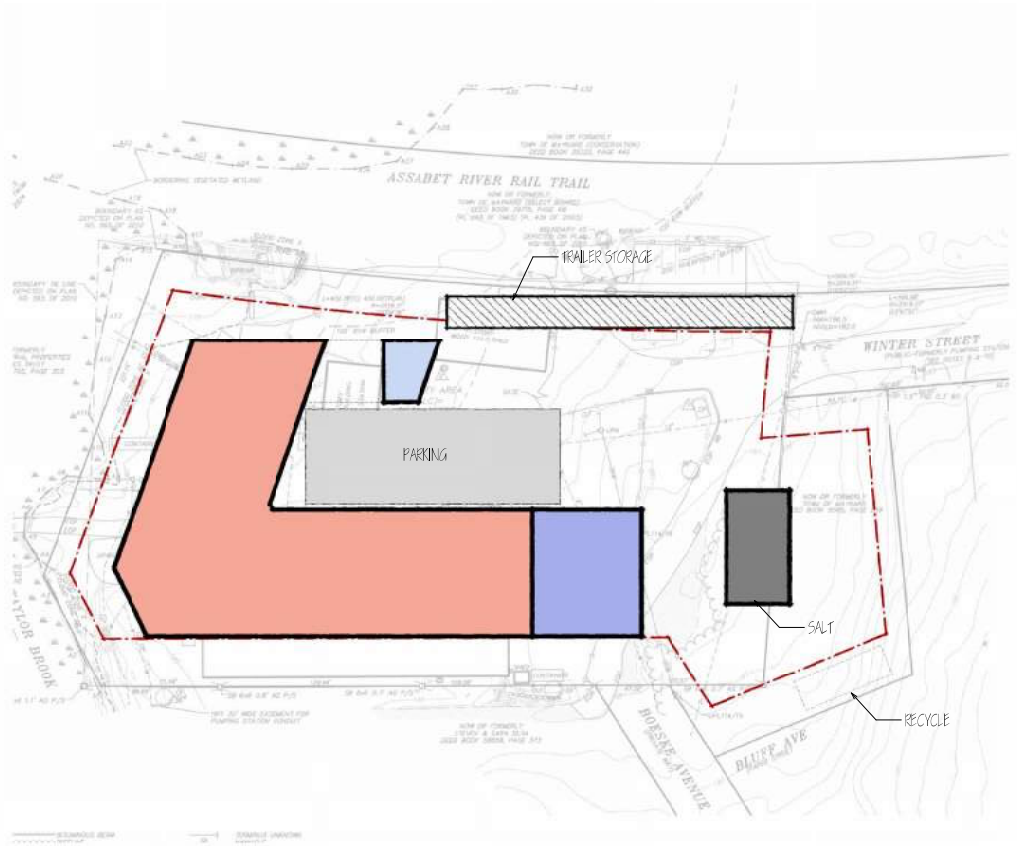
1 MASSING B1
1" = 30'-0"

1 MASSING B1 SITE B
1" = 30'-0"



LEGEND
VEHICLE BAYS
DORMS
ADMIN/ OFFICE
PUBLIC
WORKSHOPS

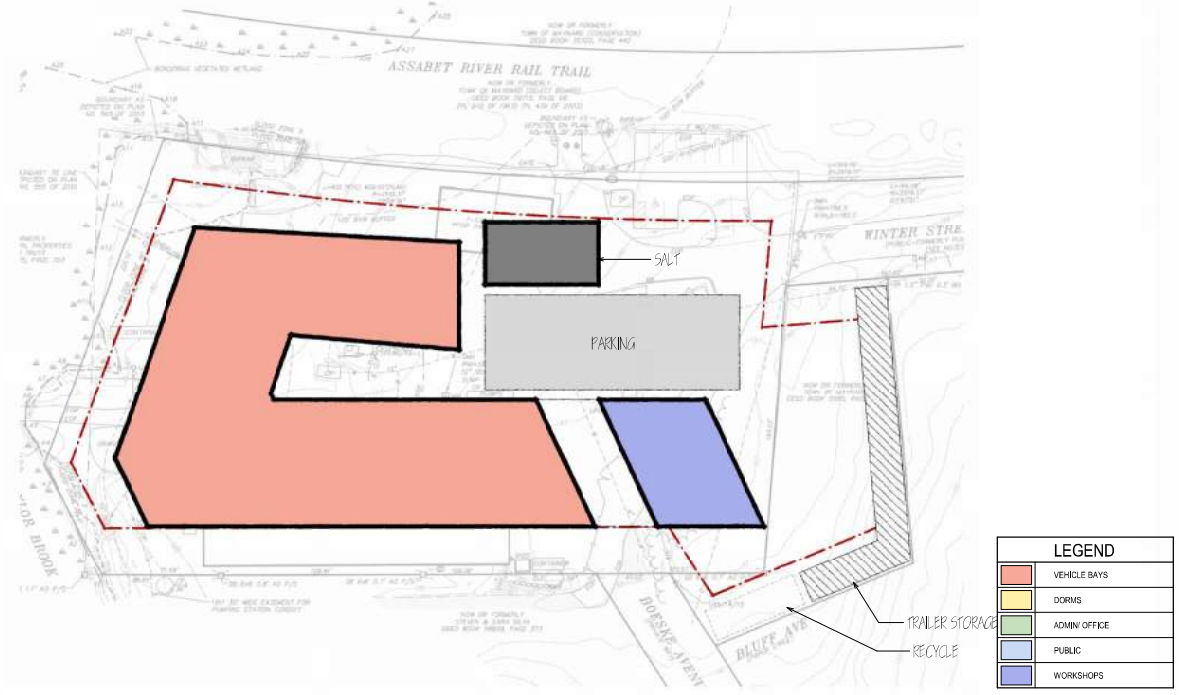
1 SITE A MASSING A
1/32" = 1'-0"



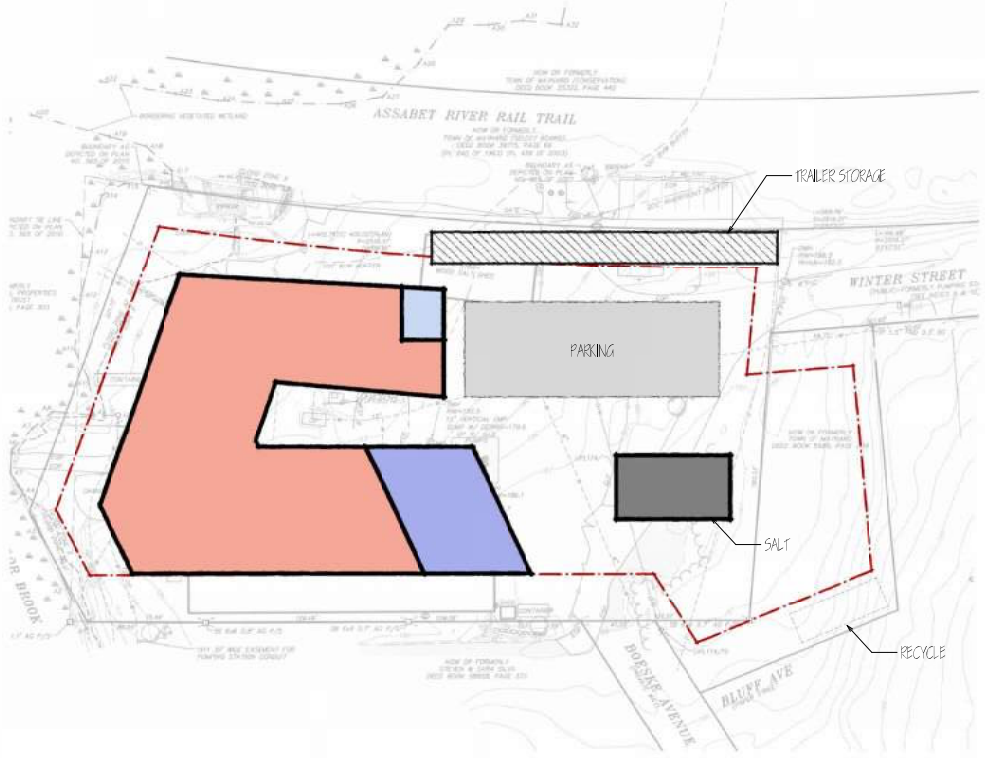
LEGEND
VEHICLE BAYS
DORMS
ADMIN/ OFFICE
PUBLIC
WORKSHOPS

1 SITE A MASSING A- REDUCED
1/32" = 1'-0"

NOTE: VEHICLE BAY CAPACITY IS REDUCED BY ELIMINATING 20% GROWTH FACTOR FOR CEHICLE FLEET

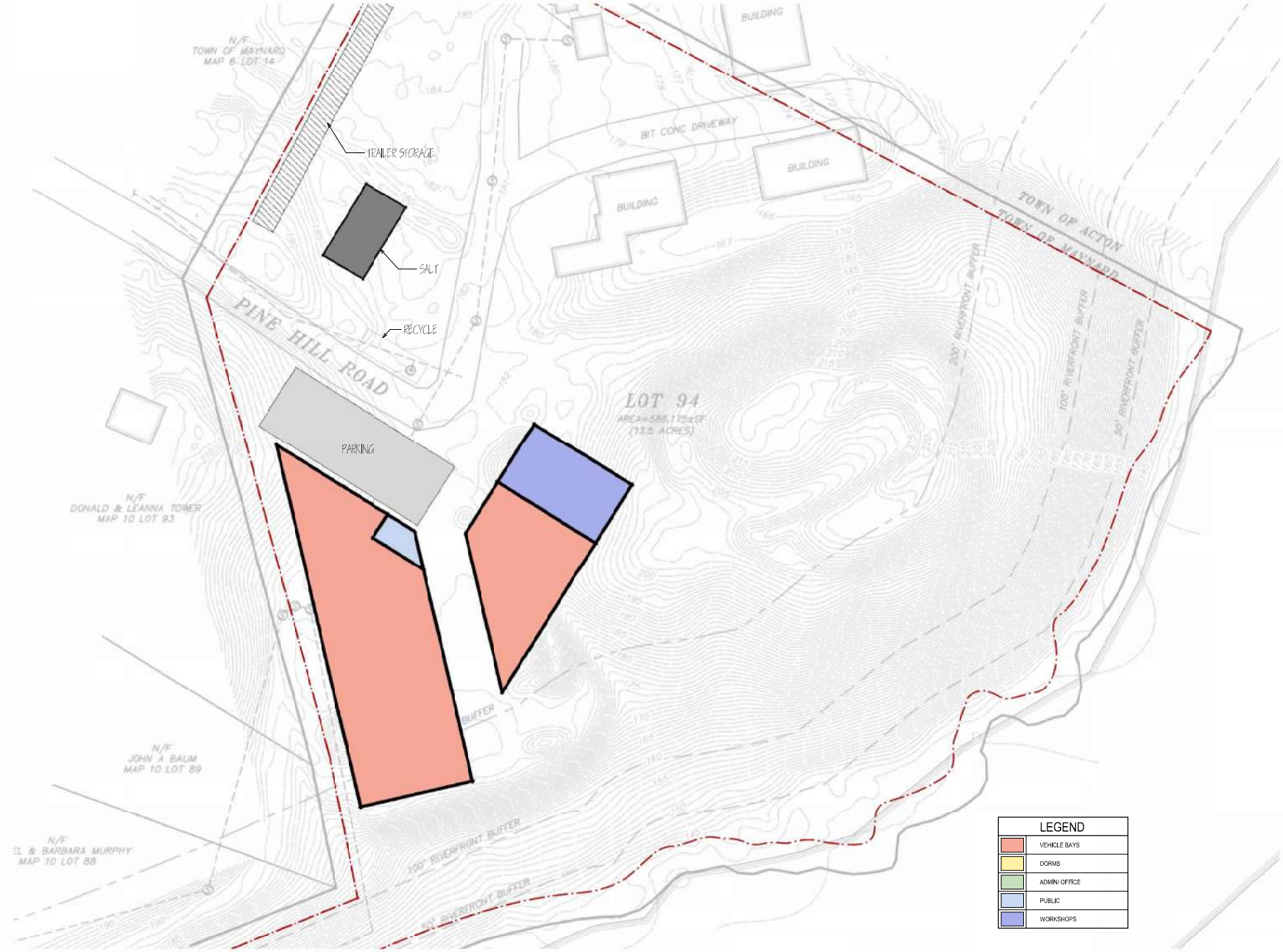


1 SITE A MASSING B
1/32" = 1'-0"



1 SITE A MASSING B- REDUCED
1/32" = 1'-0"

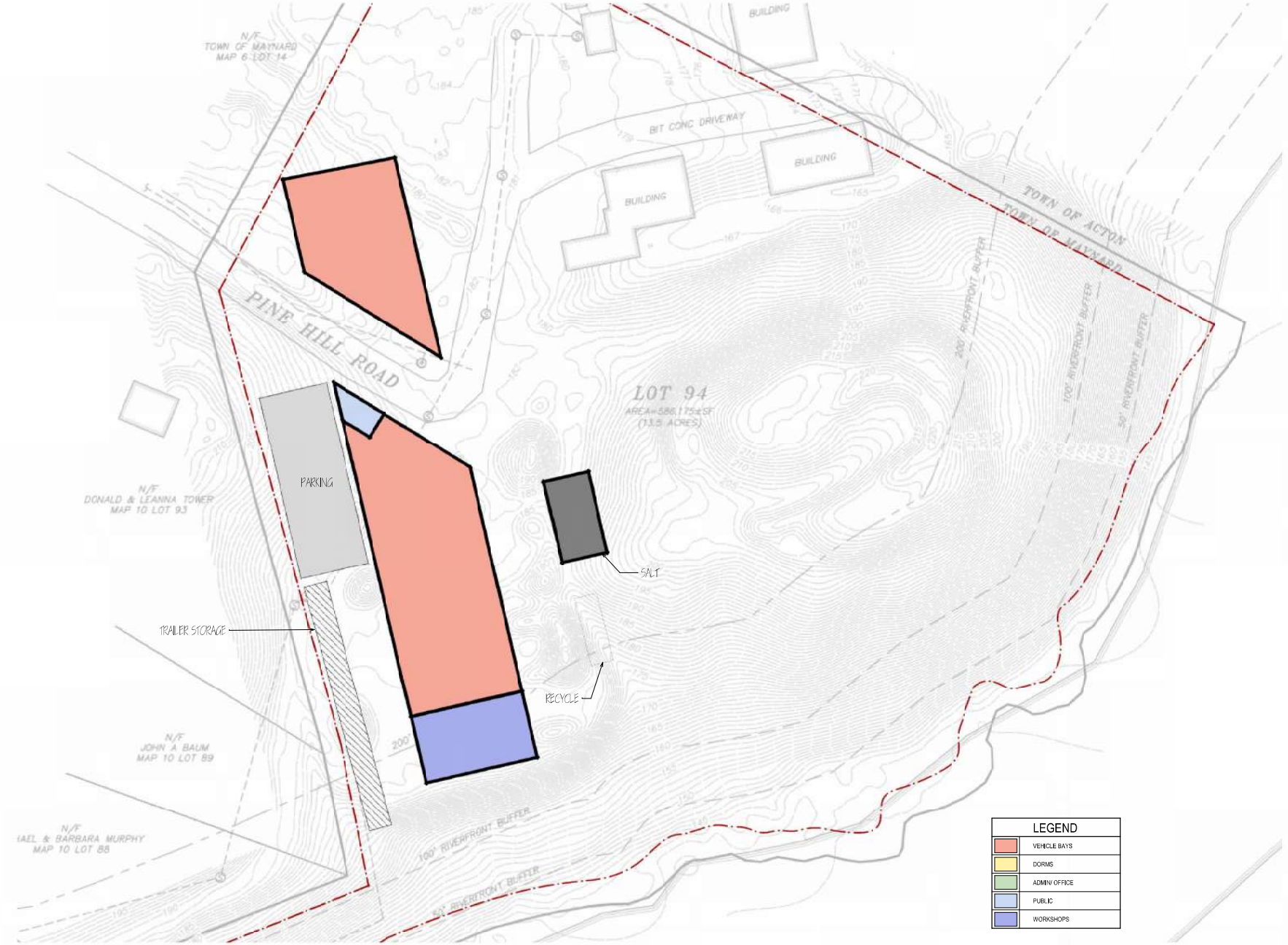
NOTE: VEHICLE BAY CAPACITY IS REDUCED BY ELIMINATING 20% GROWTH FACTOR FOR VEHICLE FLEET



1 SITE B MASSING A- REDUCED
1/32" = 1'-0"

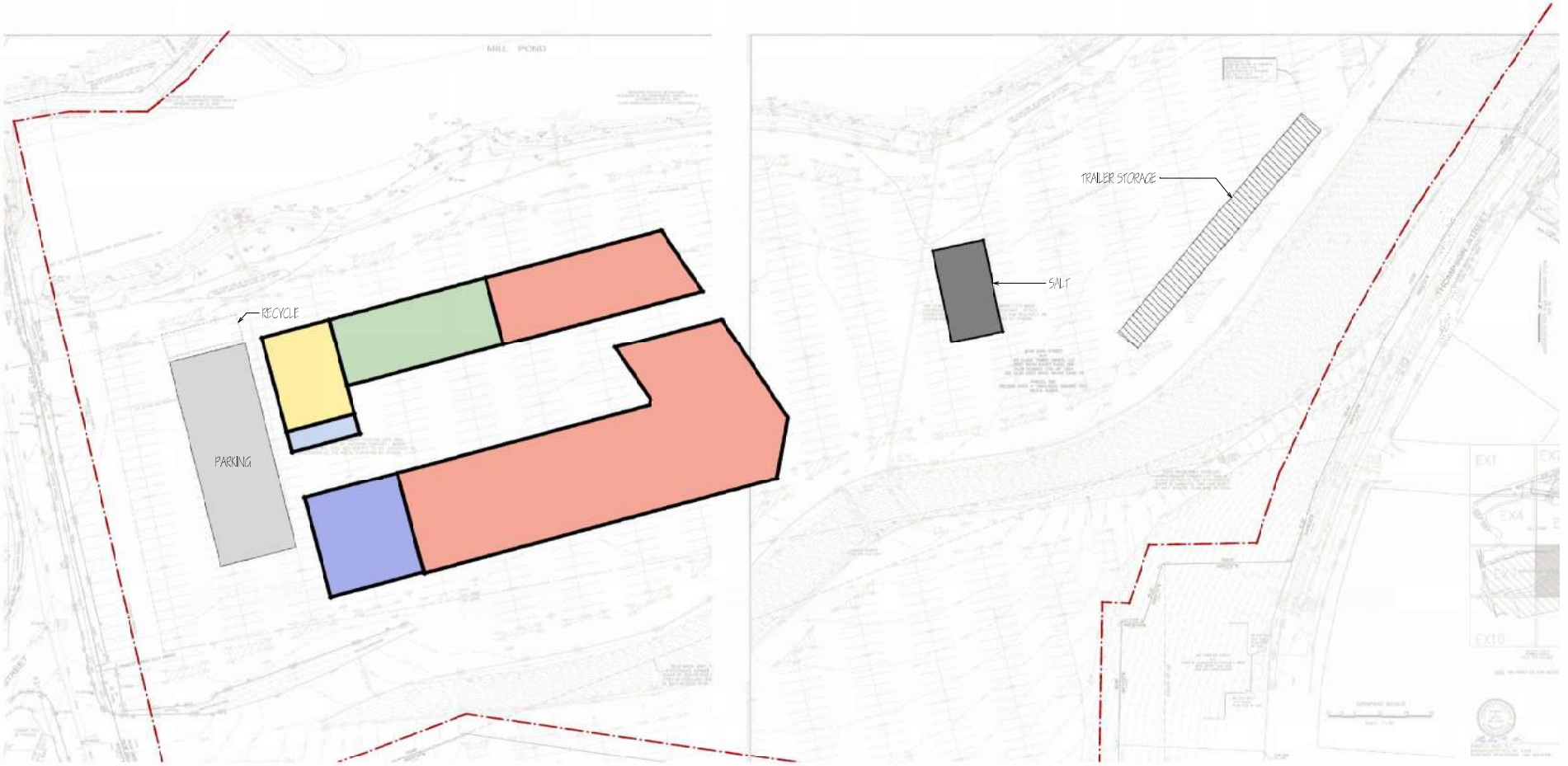
NOTE: VEHICLE BAY CAPACITY IS REDUCED BY ELIMINATING 20% GROWTH FACTOR FOR VEHICLE FLEET

1 SITE B MASSING B
1/32" = 1'-0"



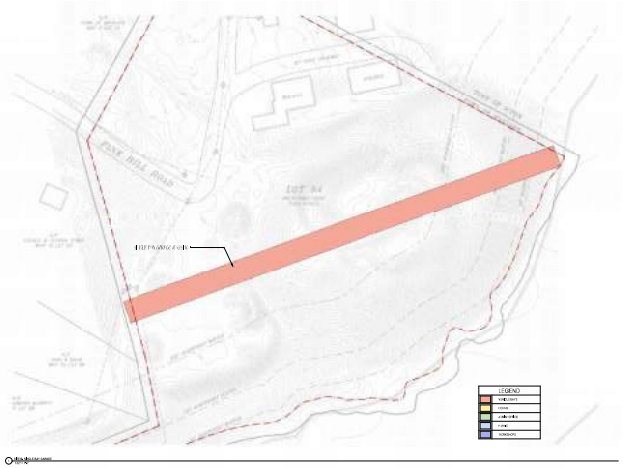
1 SITE B MASSING B- REDUCED
1/32" = 1'-0"

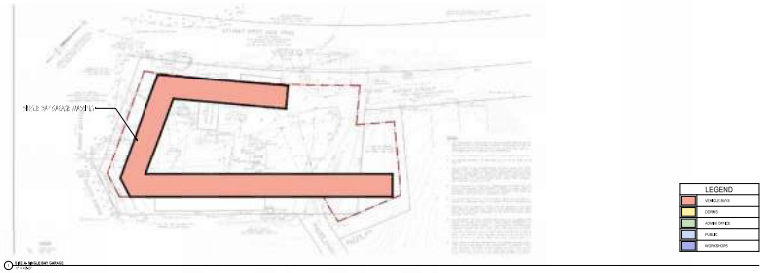
NOTE: VEHICLE BAY CAPACITY IS REDUCED BY ELIMINATING 20% GROWTH FACTOR FOR CENICLE FLEET

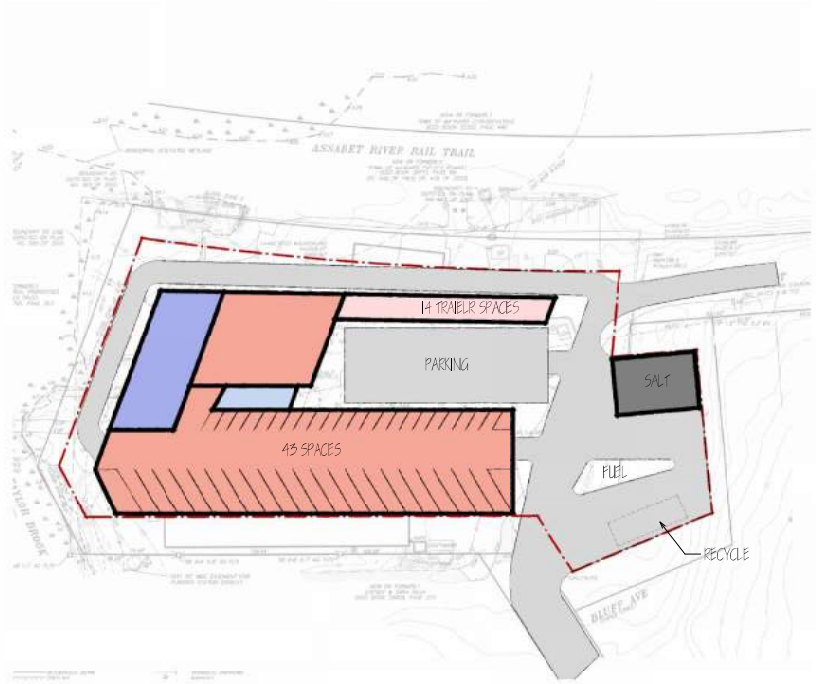


1 SITE C MASSING
1/32" = 1'-0"

LEGEND	
	VEHICLE BAYS
	DORMS
	ADMIN/ OFFICE
	PUBLIC
	WORKSHOPS



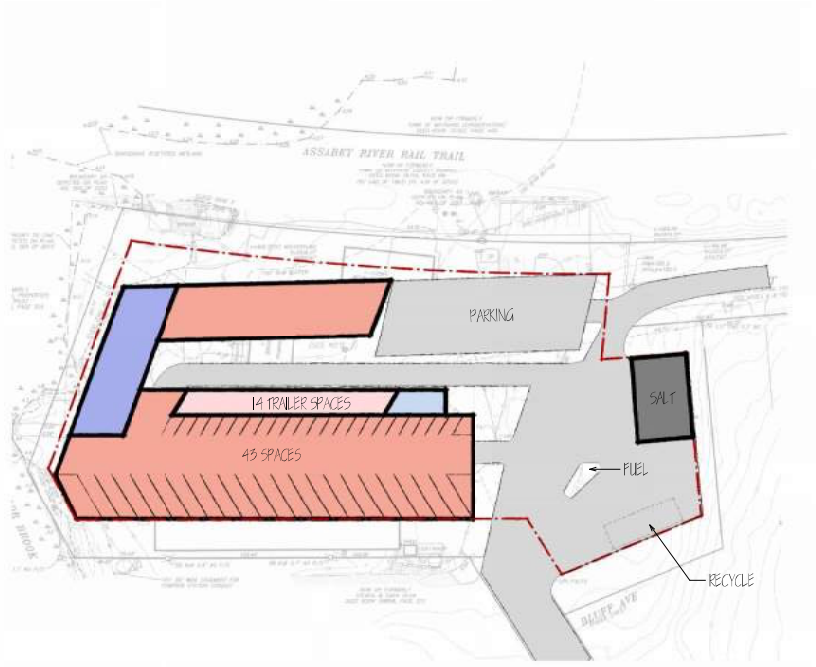




1 SITE A MASSING A- REDUCED
1" = 40'-0"

NOTE: VEHICLE BAY CAPACITY IS REDUCED BY ELIMINATING 25% GROWTH FACTOR FOR VEHICLE FLEET

LEGEND
VEHICLE BAYS
DORMS
ADMIN/ OFFICE
PUBLIC
WORKSHOPS



LEGEND
VEHICLE BAYS
DORMS
ADMIN/ OFFICE
PUBLIC
WORKSHOPS

1 SITE A MASSING B- REDUCED
1" = 40'-0"

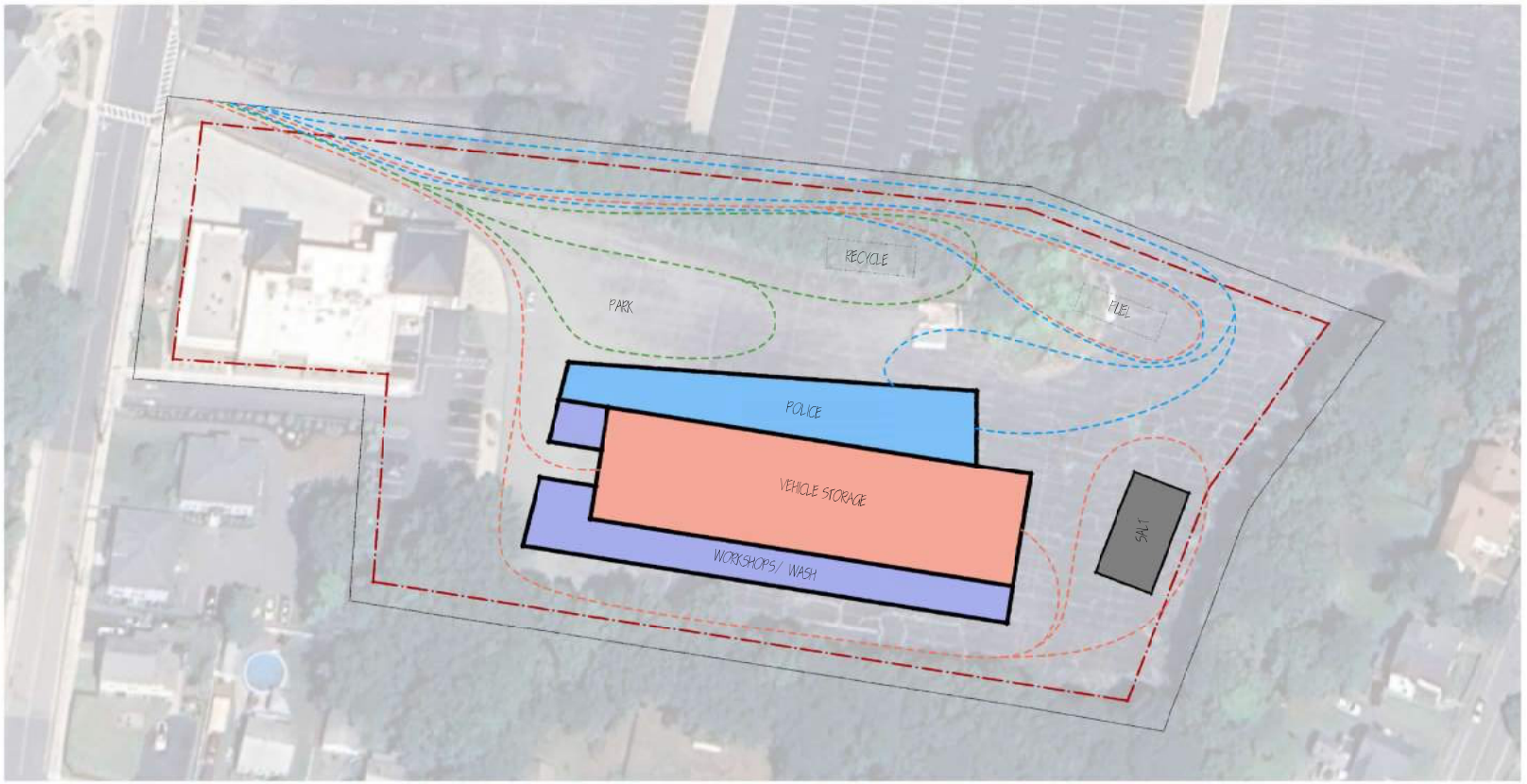
NOTE: VEHICLE BAY CAPACITY IS REDUCED BY ELIMINATING 20% GROWTH FACTOR FOR VEHICLE FLEET

1 SITE B MASSING A- REDUCED
1" = 40'-0"

NOTE: VEHICLE BAY CAPACITY IS REDUCED BY ELIMINATING 20% GROWTH FACTOR FOR CEHICLE FLEET

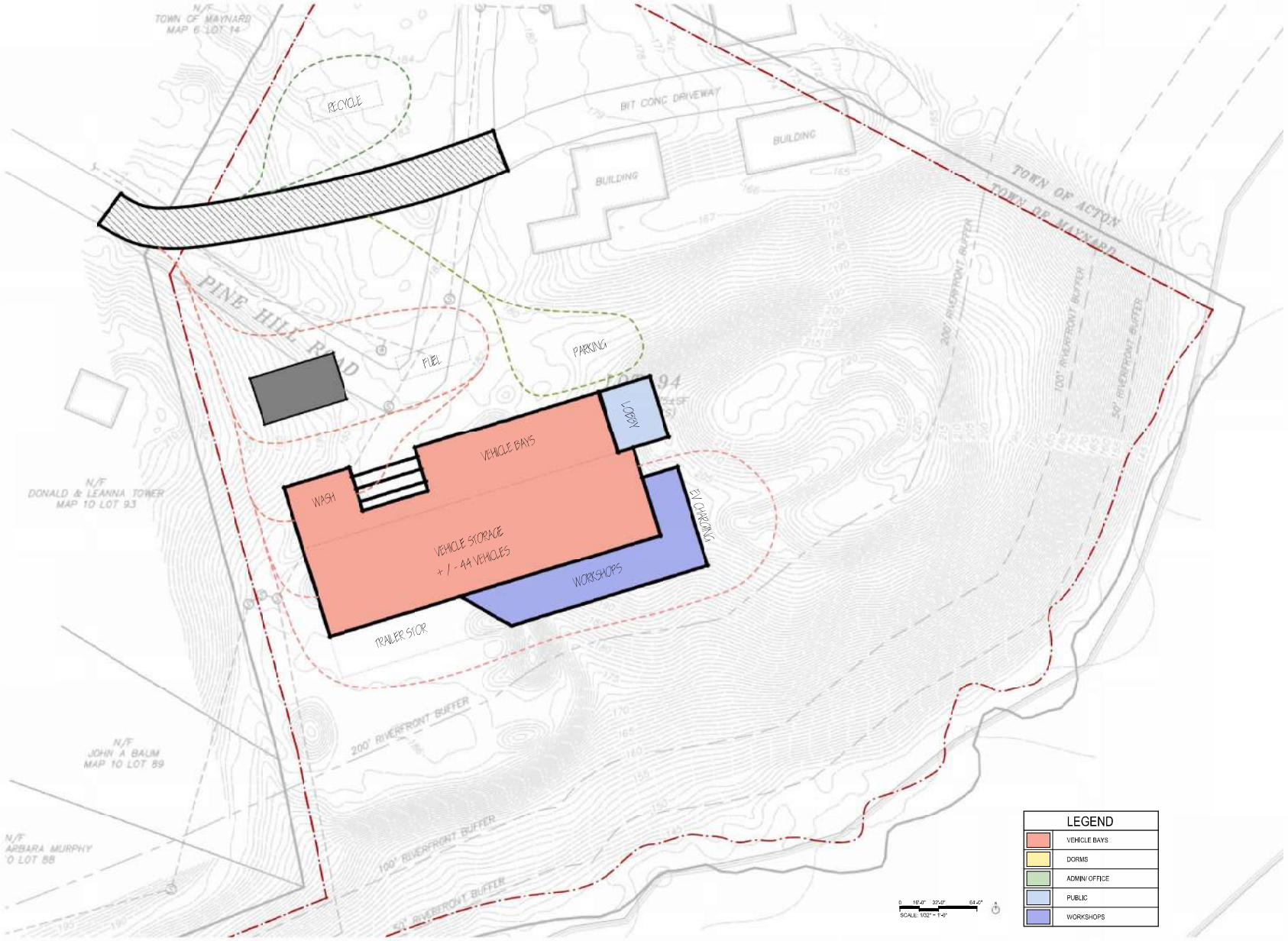
1 SITE B MASSING B- REDUCED
1" = 40'-0"

NOTE: VEHICLE BAY CAPACITY IS REDUCED BY ELIMINATING 20% GROWTH FACTOR FOR CENICLE FLEET



1 SITE C MASSING
1/32" = 1'-0"

LEGEND
VEHICLE BAYS
DORMS
ADMIN/ OFFICE
PUBLIC
WORKSHOPS



1 SITE B- SINGLE BAY GARAGE Copy 1
1/32" = 1'-0"

1 SITE B- SINGLE BAY GARAGE Copy 1 Copy 2
1/32" = 1'-0"

1 SITE B- SINGLE BAY GARAGE Copy 1 Copy 1
1/32" = 1'-0"

MERIDIAN ASSOCIATES
1 PIKE HILL ROAD
RECORD CONDITIONS PLAN
MATUNUK, RHODE ISLAND
PREPARED FOR:
TOWN OF MATUNUK
PIKE HILL ROAD
ASHAWAY RIVER

MERIDIAN ASSOCIATES
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RECORD CONDITIONS PLAN
MATUNUK, RHODE ISLAND
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MERIDIAN ASSOCIATES
TOWN OF HAMDEN

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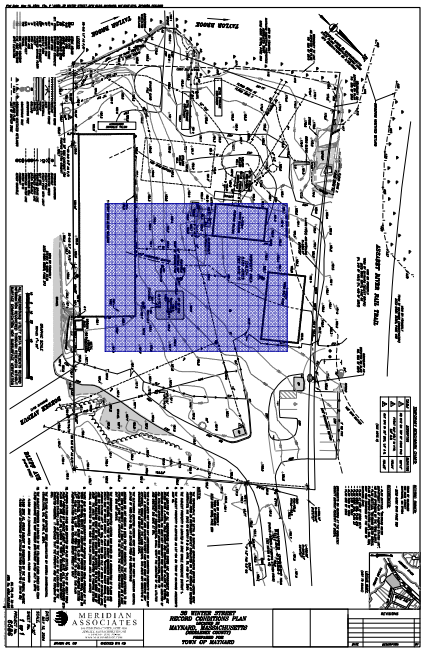
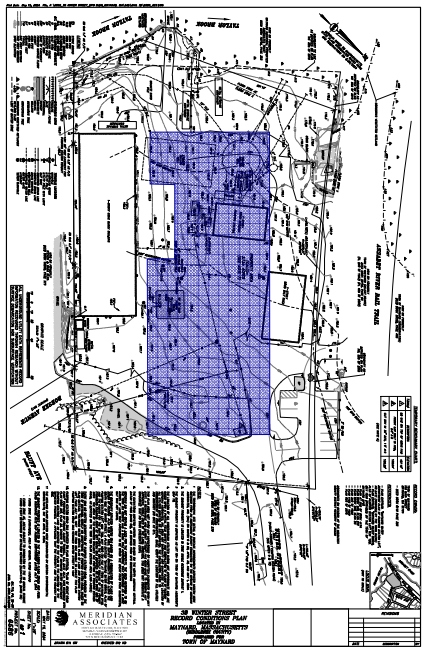
TOWN OF HAMDEN

MERIDIAN ASSOCIATES
TOWN OF HAMDEN


TITAN ROOF
MERIDIAN ASSOCIATES
28 WINTER STREET
RECORD CONDITIONS PLAN
SHEET 1
MAYNARD, MASSACHUSETTS
SCALE: 1" = 40'
DECEMBER 2019
TOWN OF MAYNARD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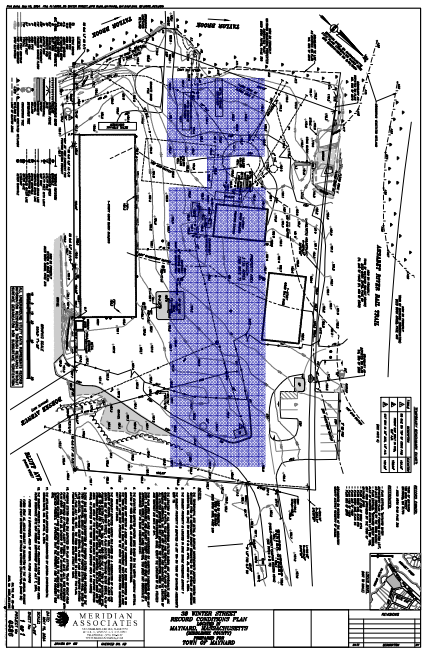
28 WINTER STREET
RECORD CONDITIONS PLAN
SHEET 1
MAYNARD, MASSACHUSETTS
SCALE: 1" = 40'
DECEMBER 2019
TOWN OF MAYNARD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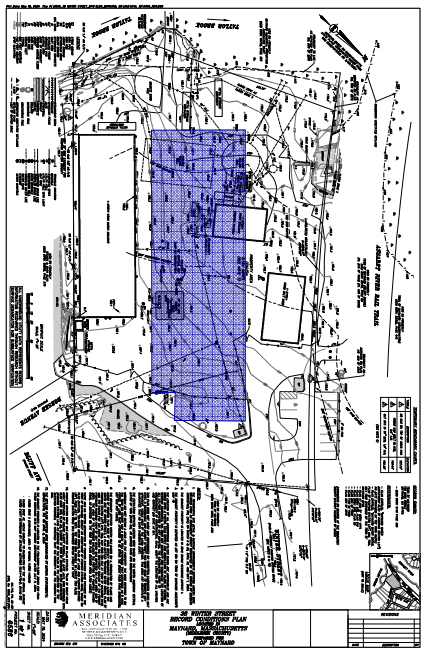
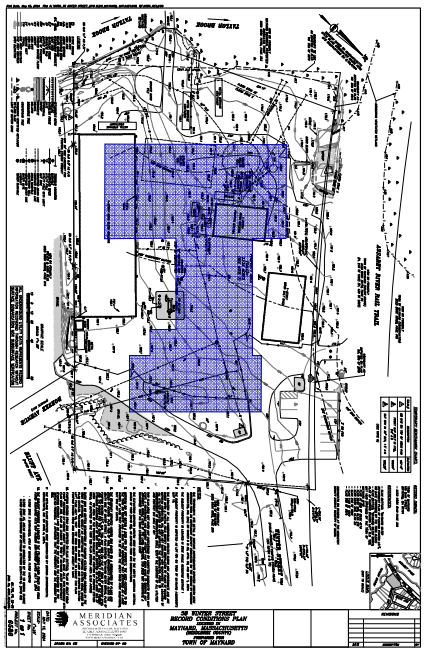
MERIDIAN ASSOCIATES
28 WINTER STREET
RECORD CONDITIONS PLAN
SHEET 1
MAYNARD, MASSACHUSETTS
SCALE: 1" = 40'
DECEMBER 2019
TOWN OF MAYNARD


TITAN ROOF
MERIDIAN ASSOCIATES
28 WINTER STREET
RECORD CONDITIONS PLAN
SHEET 1
MAYNARD, MASSACHUSETTS
SCALE: 1" = 40'
DECEMBER 2019
TOWN OF MAYNARD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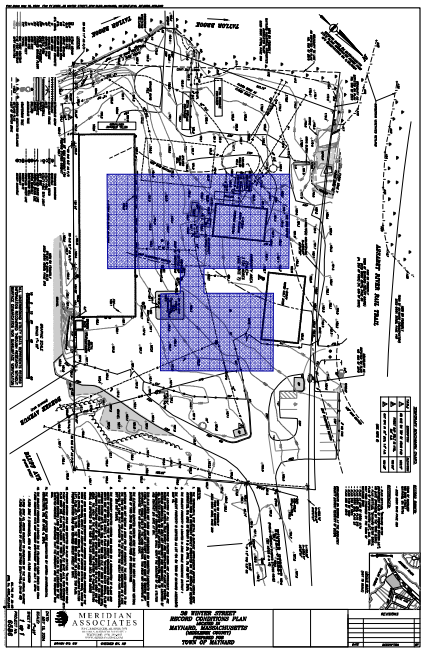
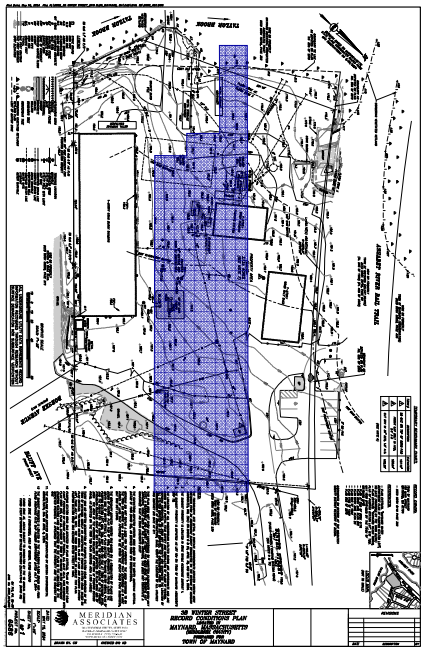
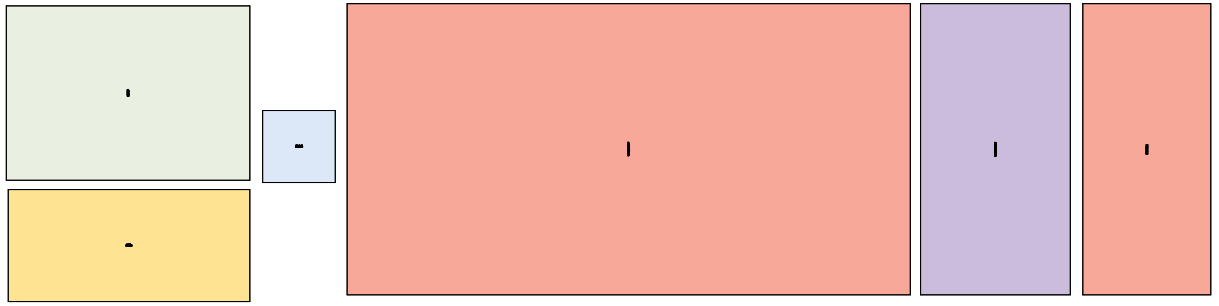
MERIDIAN ASSOCIATES
28 WINTER STREET
RECORD CONDITIONS PLAN
SHEET 1
MAYNARD, MASSACHUSETTS
SCALE: 1" = 40'
DECEMBER 2019
TOWN OF MAYNARD

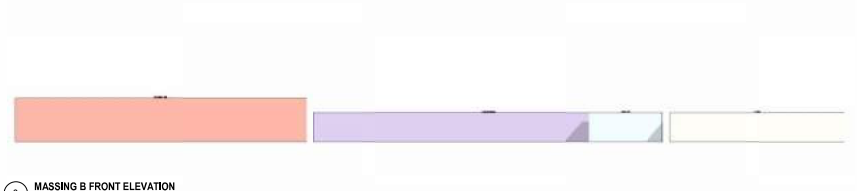

TITAN ROOF
MERIDIAN ASSOCIATES
28 WINTER STREET
RECORD CONDITIONS PLAN
SHEET 1
MAYNARD, MASSACHUSETTS
SCALE: 1" = 40'
DECEMBER 2019
TOWN OF MAYNARD


TITAN ROOF
MERIDIAN ASSOCIATES
28 WINTER STREET
RECORD CONDITIONS PLAN
SHEET 1
MAYNARD, MASSACHUSETTS
SCALE: 1" = 40'
DECEMBER 2019
TOWN OF MAYNARD

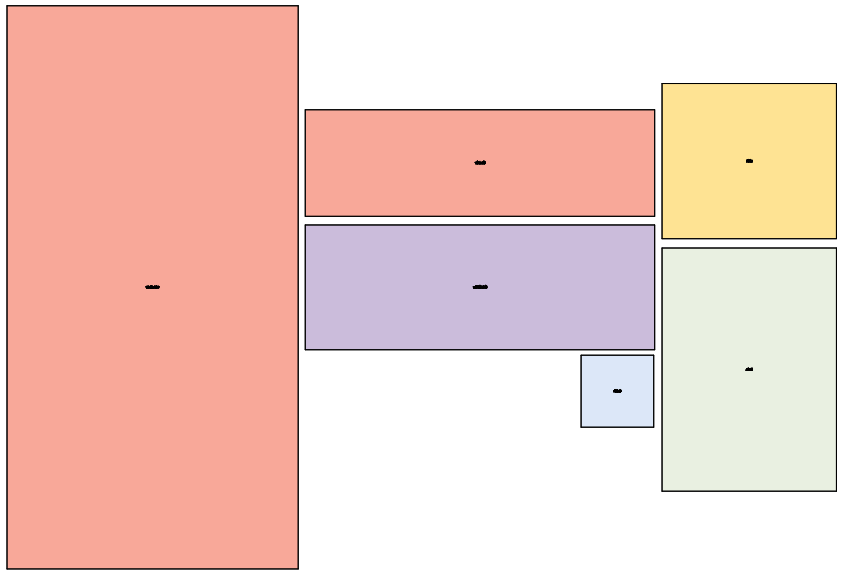
2 MASSING A FRONT ELEVATION
3/64" = 1'-0"



1 MASSING A PLAN
3/64" = 1'-0"

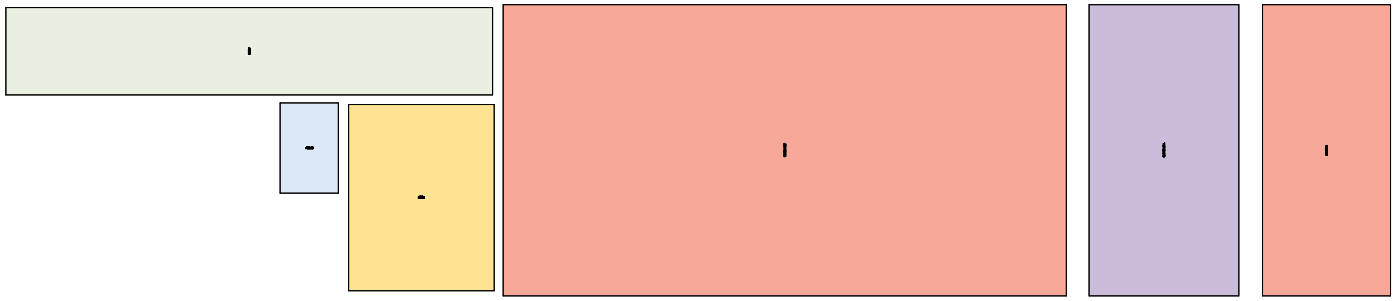


2 MASSING B FRONT ELEVATION
3/64" = 1'-0"



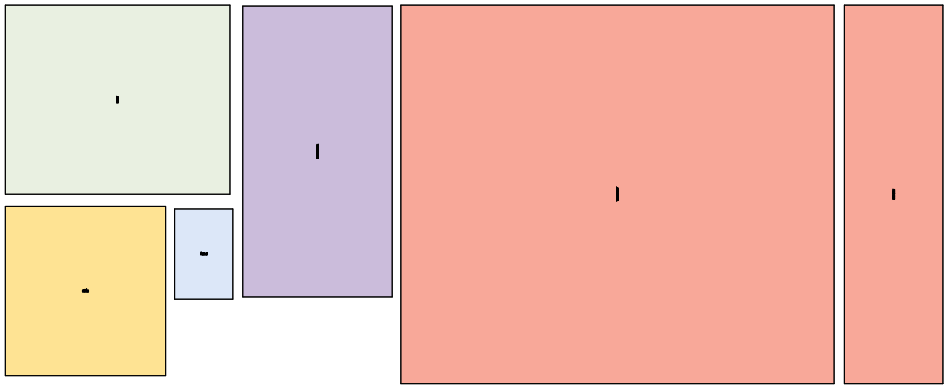
1 MASSING B PLAN
3/64" = 1'-0"

2 MASSING C FRONT ELEVATION
3/64" = 1'-0"



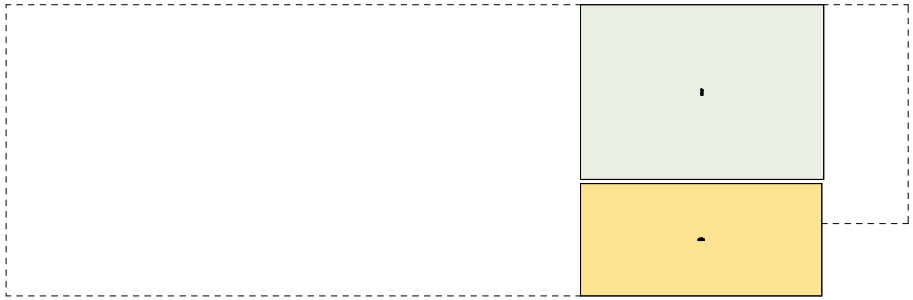
1 MASSING C PLAN
3/64" = 1'-0"

2 MASSING D FRONT ELEVATION
3/64" = 1'-0"



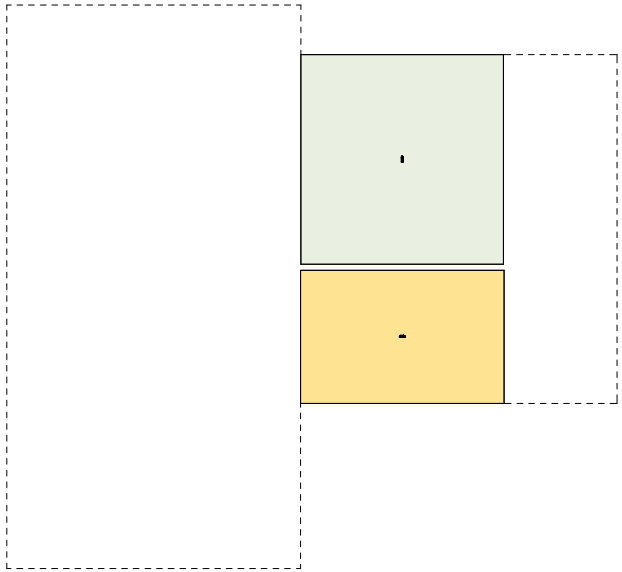
1 MASSING D PLAN
3/64" = 1'-0"

3 MASSING E FRONT ELEVATION
3/64" = 1'-0"

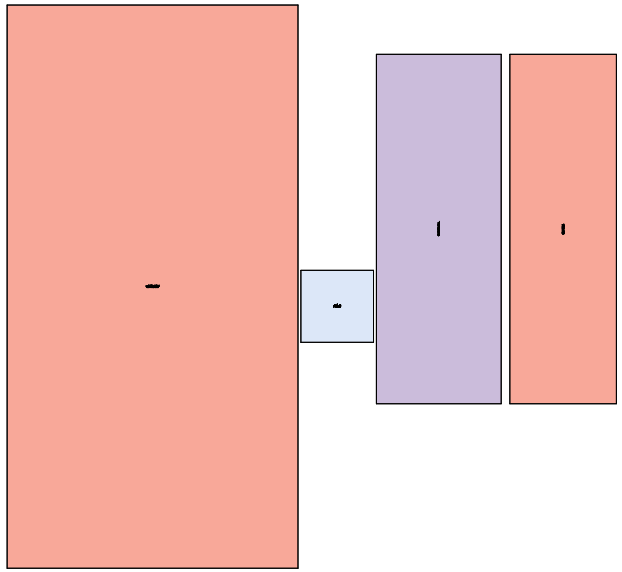


2 MASSING E LEVEL 2 PLAN
3/64" = 1'-0"

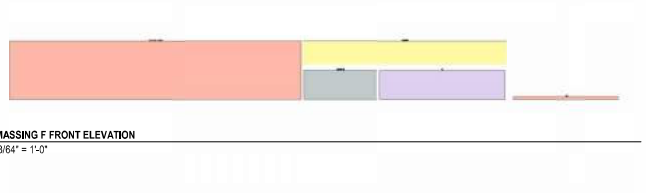
1 MASSING E LEVEL 1 PLAN
3/64" = 1'-0"



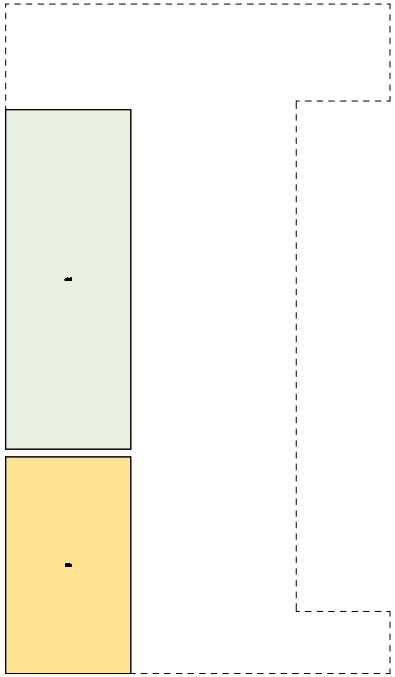
2 MASSING F LEVEL 2 PLAN
3/64" = 1'-0"



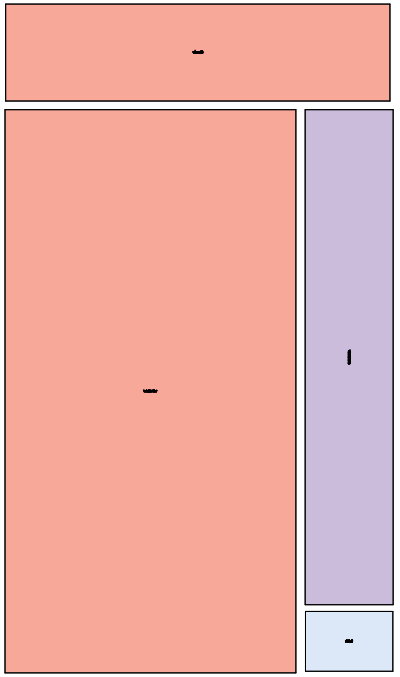
1 MASSING F LEVEL 1 PLAN
3/64" = 1'-0"



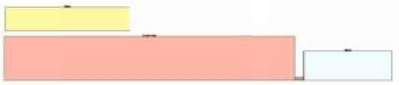
3 MASSING F FRONT ELEVATION
3/64" = 1'-0"



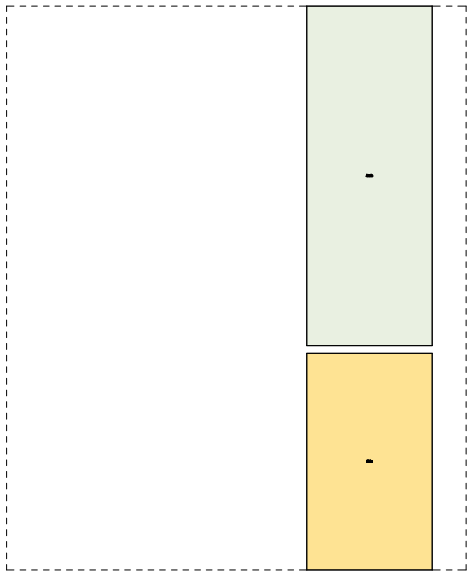
2 MASSING G LEVEL 2 PLAN
3/64" = 1'-0"



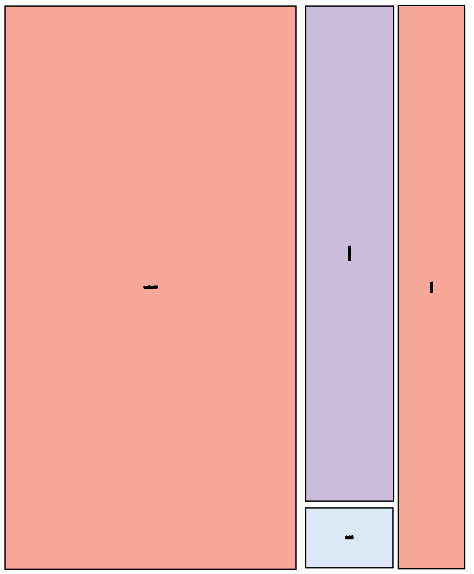
1 MASSING G LEVEL 1 PLAN
3/64" = 1'-0"



3 MASSING G FRONT ELEVATION
3/64" = 1'-0"

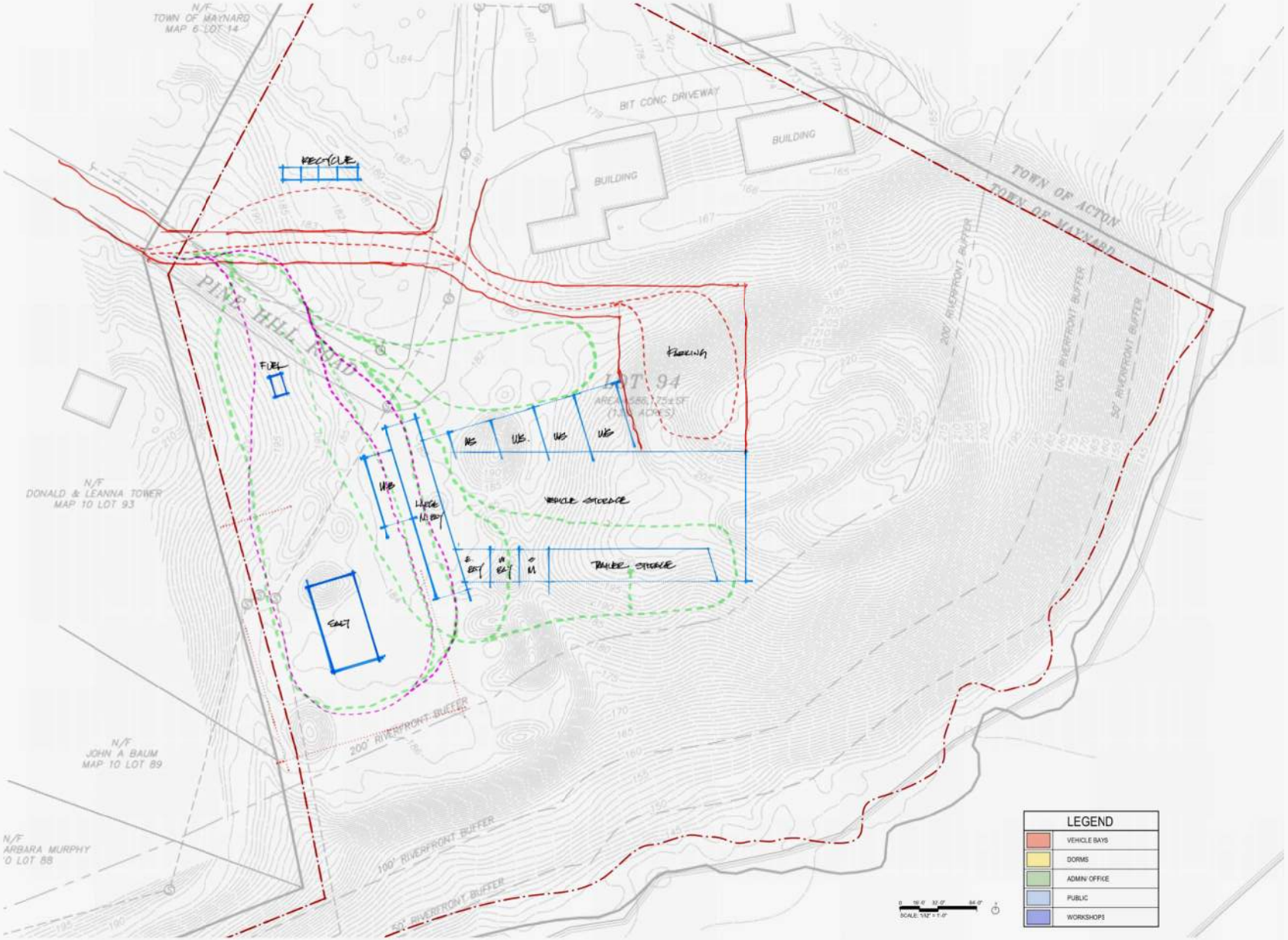


2 MASSING H LEVEL 2
3/64" = 1'-0"

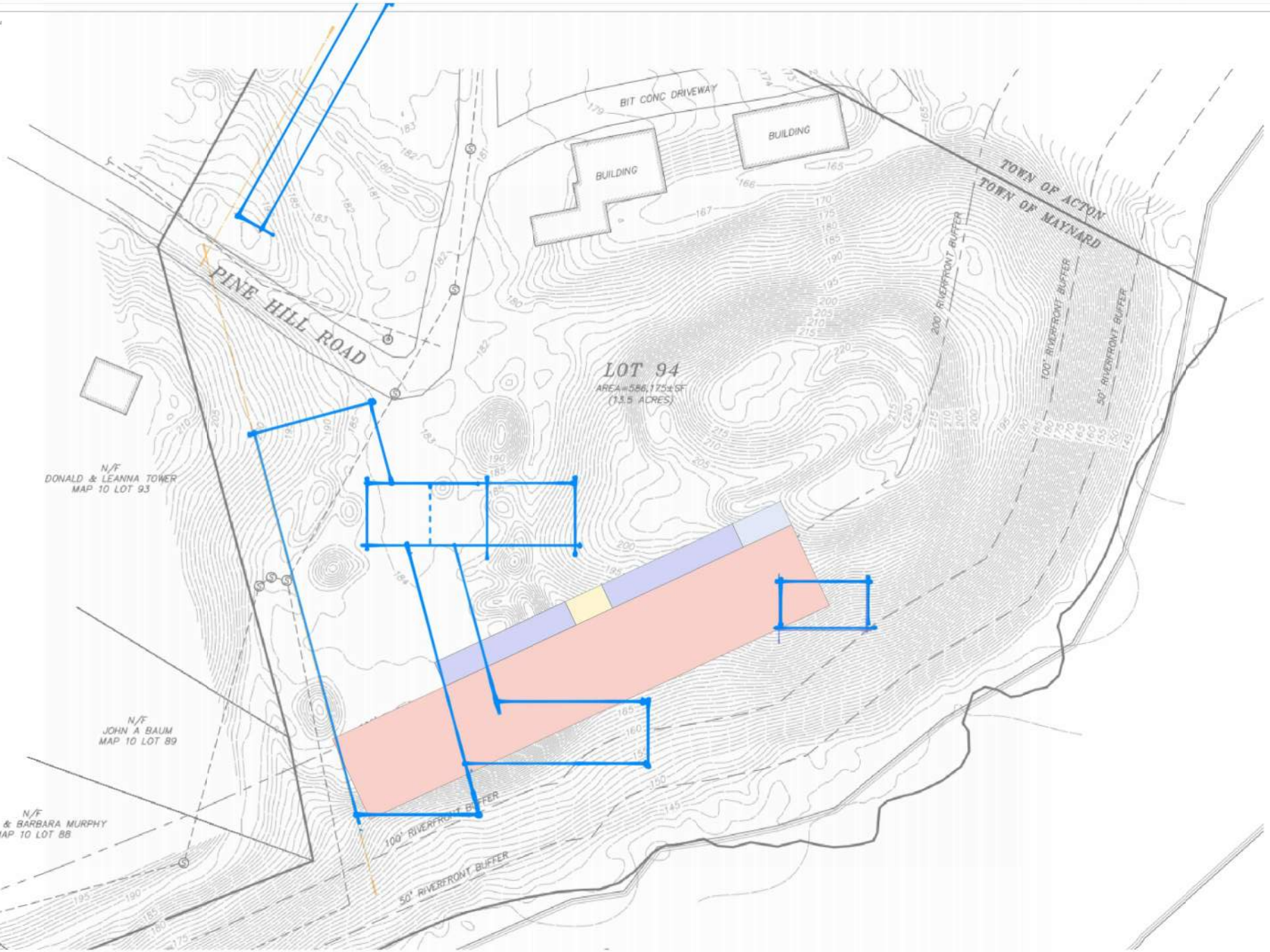


1 MASSING H LEVEL 1
3/64" = 1'-0"

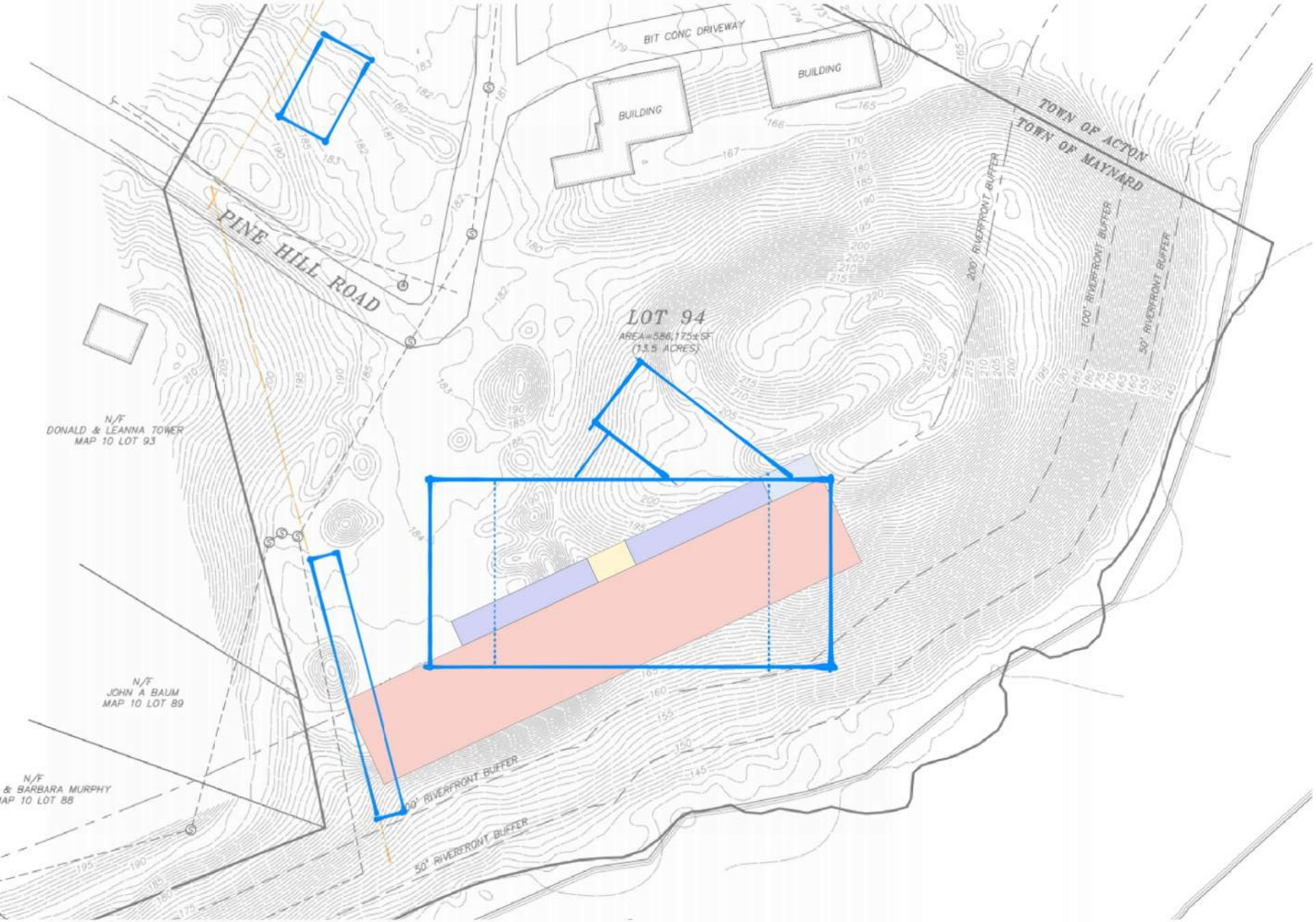
3 MASSING H FRONT ELEVATION
3/64" = 1'-0"



1 SITE B- SINGLE BAY GARAGE
1/32" = 1'-0"

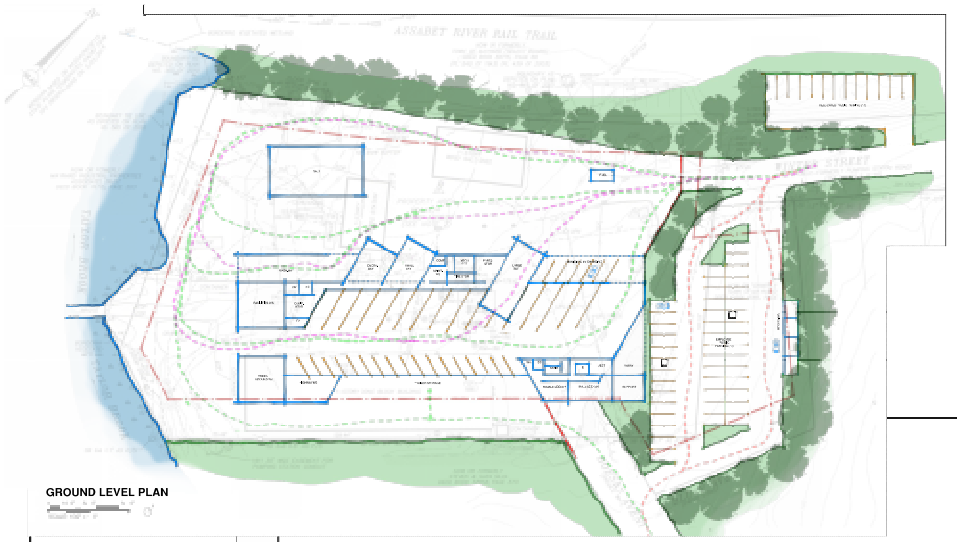


1 MASSING D SITE B
1" = 32'-0"

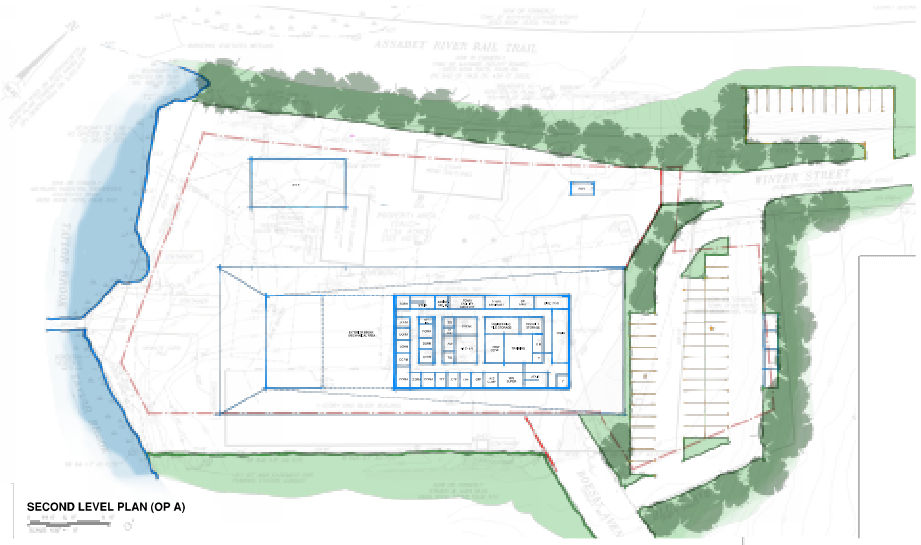


1 MASSING D SITE B
1" = 32'-0"

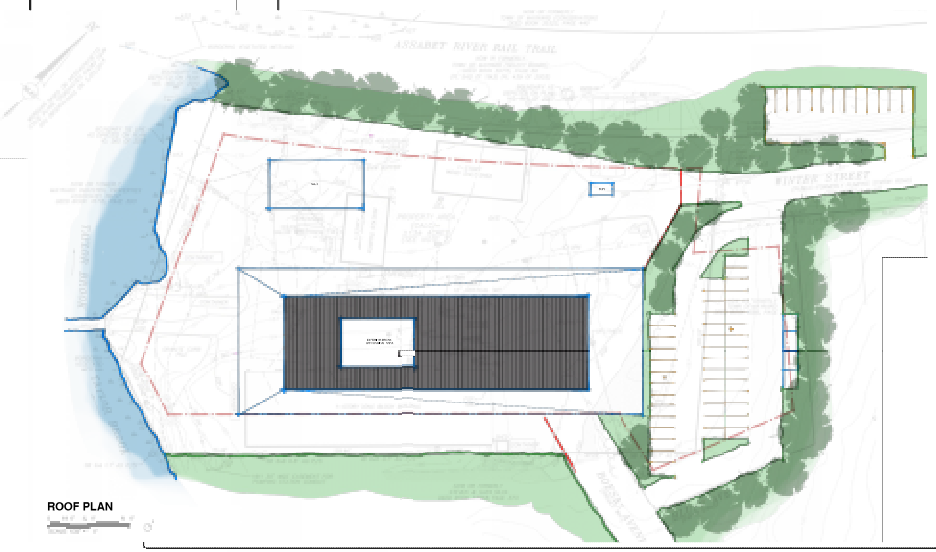
1 SITE A- SINGLE BAY GARAGE
1/32" = 1'-0"



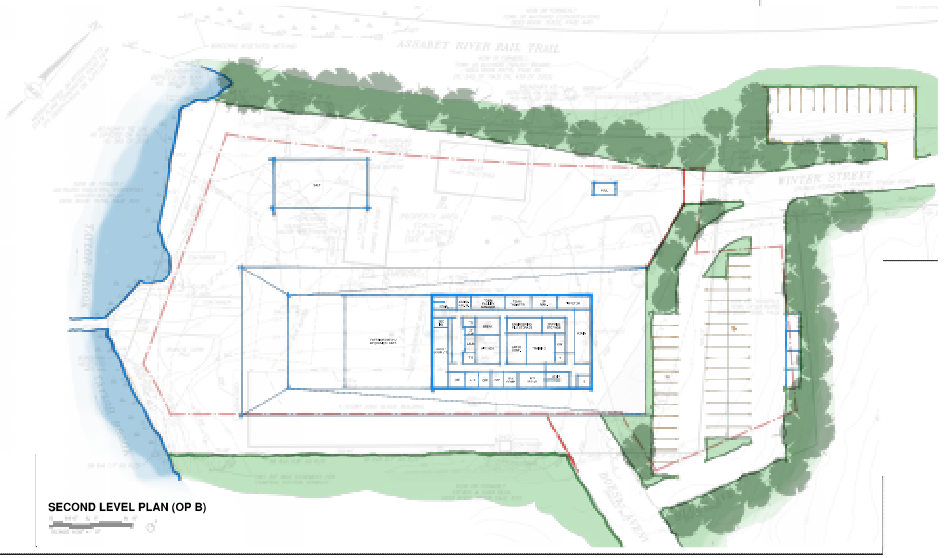
GROUND LEVEL PLAN



SECOND LEVEL PLAN (OP A)



ROOF PLAN



SECOND LEVEL PLAN (OP B)