

February 12, 2024

Mr. John Churchill  
Sarajon Realty, LLC  
2854 Cranberry Highway  
East Wareham, Massachusetts 02538

**RE: ASTM Phase I Environmental Site Assessment and  
Phase II Limited Subsurface Investigation Summary  
Proposed Hidden Trails Residential Subdivision  
Off County Road  
West Wareham, Massachusetts  
Lightship Engineering Project No. 1075.1.2**

Dear Mr. Churchill:

On behalf of Sarajon Realty, Inc. (“Sarajon”), Lightship Engineering, LLC (“Lightship Engineering”) has prepared this summary of the environmental investigation activities conducted by Lightship Engineering in connection with the so-called Hidden Trails property located off County Road in West Wareham, Massachusetts (the “Site”).

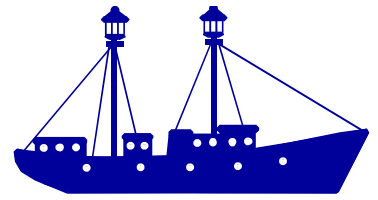
### **ASTM Phase I Environmental Site Assessment**

On behalf of Sarajon, Lightship Engineering completed a Phase I Environmental Site Assessment consistent with ASTM International (“ASTM”) Standard E1527-21 (the “Phase I”) at the Site. The Phase I investigation included the review of historical documents, previous investigation activities and a Site reconnaissance. The Phase I investigation identified several Recognized Environmental Conditions (“RECs”) associated with historical commercial activities at the Site and observations of apparent illegal solid waste disposal. As a result, Lightship Engineering recommended conducting a limited subsurface investigation (“LSI”) to assess if a significant release of oil and/or hazardous material (“OHM”) had occurred at the Site.

### **Limited Subsurface Investigation**

As authorized by Sarajon, Lightship Engineering conducted LSI activities that included the excavation of 20 test pits, installation of four groundwater monitoring wells and collection of select soil, groundwater, sediment and surface water samples for field screening and/or laboratory analysis. Based on field observations, select samples submitted to a Commonwealth of Massachusetts certified analytical laboratory for one or more of the following analyses:

- volatile petroleum hydrocarbons (“VPH,” fractions only);
- volatile organic compounds (“VOCs,” Method 5035/8260);
- extractable petroleum hydrocarbons (“EPH”) with target polynuclear aromatic hydrocarbons (“PAH”);
- per and poly-fluoroalkyl substances (“PFAS”);



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- E-coli; and
- asbestos.

The concentrations of target analytes were all reported by the analytical laboratory to be below the analytical reporting limit and/or below the applicable Massachusetts Contingency Plan (“MCP,” 310 CMR 40.0000) reporting thresholds. In addition, no visual, olfactory and/or field screening measurements were indicative of a significant release of OHM.

### Conclusion

As set forth above, Lightship Engineering reviewed historical documents associated with the Site, conducted a reconnaissance to observe current conditions, and conducted a limited subsurface investigation in an attempt to identify environmental impacts. The investigation activities did not identify reportable release of OHM, as defined by the MCP. Although no investigation can rule out the presence of environmental impacts, the field observations and laboratory analytical results indicate that the Site has not been impacted by a large release of OHM.

If you have any questions, please call Kevin Paradise or Timothy Condon at (508) 830-3344, extensions 150 and 120 respectively.

Very truly yours,  
Lightship Engineering, LLC

Kevin Paradise, LSP  
Senior Project Manager

Timothy Condon, P.E., LSP  
President