

ROBERTS CONSULTING, INC.
Environmental Solutions

March 10, 2014

Brendon Properties
259 Turnpike Road
Southborough, MA 01772

Re: River Trail Place in Wayland Environmental Disclosure

Dear Sir/Madam:

At your request, this letter summarizes the existing known environmental condition of the property to be developed on Lillian Way in Wayland, Massachusetts to be known as River Trail Place (the "Development"). It is our understanding that this letter will be provided to potential buyers of units in the Development to provide information on the known environmental condition of the property.

The Development was formerly part of the Wayland research and design facility operated by Raytheon Company at 430 Boston Post Road, Wayland, MA. In 1996, Raytheon closed the facility and sold the property. The industrial buildings and the land that now comprises the Development were sold for industrial and/or commercial redevelopment. The boundaries of the Development are illustrated on the attached plan: *Site Plan of "Wayland Green Place" in Wayland, Massachusetts* prepared by Sullivan, Connors and Associates, June 17, 2013. The plan shows the relationship of the Development (formerly identified as "Wayland Green Place") to the development plan for the rest of the former Raytheon property. Many of the buildings proposed for the redevelopment of the entire property, including the Stop & Shop supermarket, have been completed and can be located for reference on the plan. Other proposed buildings have not been constructed. Redevelopment is not planned for land to the north and west of the Development and the abutting land to the south is proposed as a public green.

During operation of the Raytheon Wayland research and engineering facility, the property comprising the Development was in passive use. The southern half of the Development was paved and used for employee parking. The northern half of the Development was an undeveloped open field. A wastewater pipeline located under the employee parking lot carried wastewater from the facility to an outfall near the Sudbury River. That pipeline was removed during preliminary redevelopment of the former Raytheon property.

During due diligence associated with the 1996 sale, Raytheon determined that oils and industrial solvents had been released on portions of the industrial property resulting in cleanup obligations under the Massachusetts Contingency Plan (MCP) and other applicable environmental regulations. Because the extent of the impact was not defined, Raytheon placed a deed restriction on most of the former Raytheon property in 1997 in order to retain maximum access and control until such time as further assessment demonstrated that no further actions were needed under environmental regulations. That restriction followed the format of an MCP Activity and Use Limitation (AUL) and was registered on the deed. However, it does not constitute an AUL as prescribed by the regulations since it was not based on health and/or environmental risk and imposed as part of a regulatory closure. Instead, it was a covenant designed to facilitate a real estate transaction while protecting Raytheon's interests to the maximum extent.

Since 1996 Raytheon has conducted extensive environmental investigations on the industrial parcel and has completed several source removal actions, all of which are summarized and discussed on a website operated on behalf of Raytheon: <http://raytheon.erm.com/home.htm>. Data at the document repository shows that after the completion of two Phase II Comprehensive Site Assessments (one for RTN 3-13302, known as the Southern Area, and one for RTN 3-22408, known as the Northern Area), Raytheon found no evidence of environmental impacts in either the soil or groundwater on the Development. In addition, during preliminary site development work Twenty Wayland, LLC, removed the wastewater line that formerly crossed the Development and created several temporary storm-water basins. During this work,

an on-site environmental professional evaluated soil samples periodically for evidence of environmental impacts. As presented in the Vertex Engineering RAM Status Reports posted at the referenced on-line document depository, no evidence of environmental impacts was found in the soil on the Development.

Raytheon is currently conducting a groundwater bioremediation program on a limited portion of the industrial land north of the Development to reduce the concentrations of chlorinated volatile organic compounds (CVOCs) to drinking water standards. Groundwater in that area lies within the zone of influence for the Baldwin municipal well field that is located off Old Sudbury Road to the north so achievement of drinking water standards is a requirement for regulatory closure. Raytheon is also conducting a treatment program for groundwater near Boston Post Road to reduce concentrations of CVOCs to regulatory standards. Extensive studies have shown that groundwater on the former Raytheon property flows westerly toward the Sudbury River and neither of the identified CVOC groundwater plumes is expected to flow to or through the Development.

In December 2011, Raytheon revised the AUL registered on the deed to exempt the Development from the AUL area and to permit residential use. This measure was taken because Raytheon is confident that the Development land has not been affected by the localized releases discovered elsewhere on the former Raytheon property. In December 2011 Raytheon also filed a separate document: Residential Area Amendment to Easement and Restriction Agreement. This document places a few minor restrictions on construction and maintenance of the Development, which can be summarized as follows:

1. Groundwater within the Residential Area may not be used, except for assessment or remedial purposes, without the prior written consent of Raytheon.
2. Storm-water and wastewater may not be disposed of on-site within the Residential Area without the prior written consent of Raytheon.
3. Vapor barriers and sub-slab venting systems must be incorporated into all the buildings to prevent the entrainment of soil gases into the units. The installations are specified as pre-emptive measures although no potentially harmful soil gases are known or expected in the soil beneath the Development. Installation of these systems, which are a specific variation on standard radon abatement systems, will provide a positive benefit for future homeowners since the systems will prevent entrainment of radon gases should those gases be present from natural causes.
4. All subsurface excavation and construction dewatering must be conducted in compliance with a site-specific soil and groundwater management plan.
5. All paving and other impermeable surfaces in the Residential Area must be maintained in good condition with cracks and holes in such surfaces promptly repaired.

We hope that this information is useful in establishing a basic understanding of the current known environmental condition of the Development. If additional information is desired, we recommend a review of the extensive documentation available at the Raytheon on-line document repository. The web-site is very user friendly and contains useful summaries, photographs, and maps in addition to the technical reports. However, as noted above, no environmental impacts have been found to exist at the Development during the extensive evaluations by consultants for Raytheon and Twenty Wayland, LLC.

Sincerely yours,
ROBERTS CONSULTING, INC.



Nancy C. Roberts, L.S.P.
President

Attachment: *Site Plan of "Wayland Green Place" in Wayland, Massachusetts, June 17, 2013*

SITE PLAN OF "WAYLAND GREEN PLACE" IN WAYLAND, MASSACHUSETTS

GENERAL NOTES:

1. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE RECORDS AND FIELD SURVEY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. EXISTING TOPOGRAPHY WITHIN THE LIMITS OF THE SITE IS SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL MAINTAIN EXISTING ELEVATIONS AND GRADIENTS WHERE POSSIBLE. WHERE CHANGES ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT A SEPARATE EROSION CONTROL PLAN TO THE BOARD OF PLANNING AND ZONING.
3. THE CONTRACTOR SHALL MAINTAIN EXISTING ELEVATIONS AND GRADIENTS WHERE POSSIBLE. WHERE CHANGES ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT A SEPARATE EROSION CONTROL PLAN TO THE BOARD OF PLANNING AND ZONING.
4. THE SITE IS LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON FEMA FIRM 1744. 2007C. THE CONTRACTOR SHALL MAINTAIN EXISTING ELEVATIONS AND GRADIENTS WHERE POSSIBLE. WHERE CHANGES ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT A SEPARATE EROSION CONTROL PLAN TO THE BOARD OF PLANNING AND ZONING.

CONSTRUCTION NOTES:

1. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE RECORDS AND FIELD SURVEY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. EXISTING TOPOGRAPHY WITHIN THE LIMITS OF THE SITE IS SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL MAINTAIN EXISTING ELEVATIONS AND GRADIENTS WHERE POSSIBLE. WHERE CHANGES ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT A SEPARATE EROSION CONTROL PLAN TO THE BOARD OF PLANNING AND ZONING.
3. THE CONTRACTOR SHALL MAINTAIN EXISTING ELEVATIONS AND GRADIENTS WHERE POSSIBLE. WHERE CHANGES ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT A SEPARATE EROSION CONTROL PLAN TO THE BOARD OF PLANNING AND ZONING.
4. THE SITE IS LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON FEMA FIRM 1744. 2007C. THE CONTRACTOR SHALL MAINTAIN EXISTING ELEVATIONS AND GRADIENTS WHERE POSSIBLE. WHERE CHANGES ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT A SEPARATE EROSION CONTROL PLAN TO THE BOARD OF PLANNING AND ZONING.

SHEET INDEX

- 1 OF 8 COVER SHEET
- 2 OF 8 EROSION CONTROL AND EROSION CONTROL PLAN
- 3 OF 8 PROPOSED LAYOUT PLAN
- 4 OF 8 PROPOSED SITE PLAN
- 5 OF 8 PROPOSED UTILITY PLAN
- 6 OF 8 PROPOSED ROADWAY PROFILES
- 7 OF 8 CONSTRUCTION DETAILS

SITE SUMMARY

42 UNITS, 2 BLDGS, 100,000 SQ FT, 84,000 SQ YD TOTAL
APPROX. 100,000 SQ FT, 84,000 SQ YD TOTAL
APPROX. 100,000 SQ FT, 84,000 SQ YD TOTAL
APPROX. 100,000 SQ FT, 84,000 SQ YD TOTAL
APPROX. 100,000 SQ FT, 84,000 SQ YD TOTAL

PREPARED FOR:
BRENDON HOMES
259 TURNPIKE ROAD, SUITE 110
SOUTHBOROUGH, MA 01772

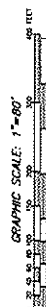
COVER PAGE
OF
WAYLAND GREEN PLACE
IN
WAYLAND, MA

DESIGNED BY: VC
CHECKED BY:
COMPUTED BY:
DRAWN BY: BSM
SCALE: 1"=30'
SHEET 1 OF 8

SULLIVAN, CONNORS
and ASSOCIATES
LAND SURVEYING AND
CIVIL ENGINEERING
121 BOSTON POST ROAD
SOUTHBOROUGH, MASSACHUSETTS 01776



LOCUS MAP BASED UPON EXAMINED MAP OF
WAYLAND, MASSACHUSETTS, DATED 1/1/79
APPROXIMATE SHEET C-1, DATED 1/1/79



SITE PLAN APPROVAL
WAYLAND PLANNING BOARD

BOSTON POST ROAD ROUTE 20

DATE: MAY 3, 2013