

charrette

Main Office
31 Olympia Avenue
Woburn, Massachusetts 01888
(617) 935-6000

Branches
Boston, Massachusetts
Cambridge, Massachusetts
New York, New York



Site: WELLS G & H
Break: 11.9
Other: 11.9.20

Edward J. Cutter Treasurer

June 10, 1983

Lester A. Sutton, P.E.
Regional Administrator
U.S. Environmental Protection Agency
Region 1
J.F. Kennedy Federal Building
Boston, MA 02203

Dear Mr. Sutton:

Enclosed is a sheet of answers to the questions set forth in your request for information dated May 10, 1983. Enclosed also is a copy of the deed showing the present ownership of the site, our 1983 catalog, and the letter-report from Ecology and Environment, Inc.

We thank Ms. Rikleen for her courtesy and advice in our telephone conversation of June 6, 1983, and helping us to attempt to cope with our unfamiliarity with the subject matter. Her indication that the focus was primarily on manufacturing processes helped us significantly in focusing our responses. We hope that our answers are helpful to you. If we can be of further assistance, please do not hesitate to let us know.

Yours very truly,
CHARRETTE CORPORATION

Edward J. Cutter

EJC/cd
enclosures

Telex: 949354
Cable: COMPASS

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WELLS G AND H
ADMINISTRATIVE RECORD

WEL 005

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ANSWERS

6/10/83

1. Charrette Corporation commenced operations at the site in July, 1977.
2. The present owner of the site is 2000 Mass. Ave. Associates, a Massachusetts general partnership. The attached copy of deed dated October 22, 1976, indicates its predecessor in ownership and certain easements.
3. Slumberland Products Co., which was in the mattress business occupied (and may have owned) the site at some time prior to 1976. We believe they used it as a manufacturing facility.

REAP, Inc., an electronic data processing service bureau has occupied a portion of the site since about 1974, performing electronic data processing services.

Northeast Wood Products, Inc., occupied a portion of the site until about 1980, utilizing its space for manufacturing wood products, specifically, we believe, doors, windows and mouldings.

4. See Answer 3 above with respect to Northeast Wood Products, Inc.

Charrette Corporation is a distributor of architectural, engineering and commercial art products. It does not manufacture products but rather buys products from manufacturers or distributors which it then resells, except that, on a very limited scale, it manufactures wooden table tops and sawhorses and book shelves and slopes for such sawhorses. Stone Reprographics, a division of Charrette Corporation, which provides reproduction services, did not operate at the site prior to 1983. Attached is a copy of the Charrette Catalog 1983 for further description of Charrette's business.

- 5 & 6 See Answer 4 above. Other than wooden table tops and sawhorses and book shelves and slopes for use in connection therewith, Charrette Corporation did not engage in manufacturing operations at the site prior to May, 1979.
7. See Answer 5 & 6 above. Charrette Corporation has, of course, used materials in the maintenance of its facilities (ie, cleaning materials, HVAC materials, office equipment lubricants, etc.) but these were consumed in their usage.
8. Neither Charrette Corporation nor the 2000 Mass. Ave. Associates partnership has used trichloroethylene (TCE) in any process on-site and unless it happened to be contained in a product which Charrette purchased from a vendor, it has not used or stored on site any product containing TCE. We are not aware of any use or storage since such partnership acquired the site by any other party of TCE or products containing such.
- 9-13 Repeat Answer 8, except with respect to the different chemicals.
14. Not to the best of our knowledge, excluding, of course normal trash or toilet disposal.

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15. No, since Charrette Corporation occupied the property in 1977, and we have no knowledge of any such prior thereto.
16. Not applicable.
17. Not on any of the site occupied by Charrette Corporation and we have no knowledge of any on any other portion of the site.
18. To the best of our knowledge, nothing other than normal trash or toilet disposal.
19. Not to the best of our knowledge.
20. Not applicable.
21. None.
22. We permitted Ecology & Environment, acting on behalf of the Environmental Protection Agency to test subsurface water by sinking a test well on the property. Attached is a copy of their letter-report to us dated April 12, 1982.
23. No.
24. Only as indicated in Answer 22. We do not use such well.

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WELLS G AND H
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WEL 005

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We, Mary Rosenthal and Estelle R. Davine, both of Newton, Middlesex County, Massachusetts, surviving partners of Wade Realty Co., a Massachusetts general partnership, Sara R. Warshaver, Executrix of the Will of Arthur M. Warshaver (Middlesex Probate Case No. 475980), Magnus Greenman and Harvey R. Fleishman, Executors of the Will of Milton H. Warshaver (Middlesex Probate Case No. 438,546), Sara R. Warshaver and Martin Levenson, Trustees of the Arthur M. Warshaver Trust dated November 13, 1973, recorded herewith, and The First National Bank of Boston, successor to Old Colony Trust Company, sole remaining Trustee under the Indenture of Trust dated August 11, 1966, executed by Milton H. Warshaver as Donor, recorded herewith, for consideration of One Million Two Hundred Eighty Thousand (\$1,280,000) Dollars paid, grant to 2000 Mass. Ave. Associates, a Massachusetts general partnership with offices at 2000 Massachusetts Avenue, Cambridge, Massachusetts, with QUITCLAIM COVENANTS the land with the buildings thereon situated in Woburn, Middlesex County, Massachusetts, shown as Lot 1 on a plan entitled "Plan of Land in Woburn, Mass." dated November 30, 1965, by Schofield Brothers, recorded with Middlesex South District Deeds, Book 11086, page 85, and bounded and described as follows:

NORTHERLY	by Route 128, four hundred seventy-one and 30/100 (471.30) feet;
NORTHEASTERLY	by the interchange of Route 128 and Washington Street by several lines measuring two hundred ninety-four and 03/100 (294.03) feet; two hundred thirty-seven and 40/100 (237.40) feet and eighty-five (85) feet;
SOUTHEASTERLY	by Lots 3 and 2 on said plan, seven hundred nineteen and 13/100 (719.13) feet; and
WESTERLY	by land now or formerly of United National Cooperative Co. by two lines as follows: Eighty-seven (87) feet; and five hundred twenty-eight and 61/100 (528.61) feet.

Containing 8 acres and 13,458 square feet, more or less.

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Together with the right to use the private way shown as Access Road on said plan for purposes of ingress to and egress from said Lot 1 in common with all others lawfully entitled to use said way as is customarily used in the City of Woburn, and together with the right to use the 20' Wide Railroad Easement across the adjoining parcel of land as shown on a plan entitled "Plan of Land in Woburn, Mass. Showing Easements" dated June 30, 1962 by Schofield Brothers recorded with Middlesex South District Deeds as Plan No. 1133 of 1962, as set forth in a Deed of Easement from Robert C. Nordblom et als, Trustees, to Wade Realty Trust dated April 10, 1963 and recorded with said Deeds at Book 10301, Page 424.

The Grantees herein covenant for themselves, their heirs, and assigns, with the Grantors, their heirs and assigns, that they will pay a proportion of the expense of maintaining and keeping said Access Road in repair and of the expense of snow removal, said proportion to be one-half ($\frac{1}{2}$) of such expense; provided, however, that if Lot 3 shown on said Plan, dated November 30, 1965, shall hereafter be developed and if the owners or occupants thereof shall have the right to use said way, then said proportion shall thereafter be one-third ($\frac{1}{3}$) of such expense, and provided further that the failure of the Grantees or their heirs and assigns to pay their proportionate share of such expense shall not constitute a forfeiture of the above described easement to use said Access Road.

This conveyance is made subject to the right of drainage in and through the granted premises to carry off the water from said Lot 3 by means of the drainage ditch shown as Drain Easement on said Plan dated November 30, 1965, which right the Grantors reserve to themselves and their heirs and assigns; provided, however, that the Grantees and their heirs and assigns shall have the right to relocate said drainage easement on the granted premises, provided the water flow is not materially diminished.

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This conveyance is also made subject to a Lease to Reap, Inc. dated February 11, 1974, as amended January 15, 1976, to the rights of Northeast Wood Products, Inc. as tenant at will, to existing slope and drainage easements of the Commonwealth of Massachusetts Department of Public Highways, a mortgage dated September 29, 1961, to the New England Mutual Life Insurance Company recorded with Middlesex South District Deeds, Book 9900, Page 236, as amended by a Mortgage Amendment dated February 23, 1965, and recorded with said Deeds, Book 10762, Page 88, a mortgage dated November 19, 1968 to said New England Mutual Life Insurance Company recorded with said Deeds, Book 11604, Page 93, and to taxes for the fiscal year ending June 30, 1977. Subject also to a Deed of Easement dated February 7, 1963 from Arthur M. Warshaver and Milton H. Warshaver, Trustees of Wade Realty Trust, to Boston and Maine Railroad recorded with said Deeds, Book 10,301, Page 125 and a Deed of Easement dated February 7, 1963 from Arthur M. Warshaver and Milton H. Warshaver, Trustees of Wade Realty Trust, to Robert C. Nordblom et al, Trustees of Olympia Industrial Trust, recorded with said Deeds, Book 10301, Page 131.

Being a portion of the premises conveyed to Arthur M. Warshaver et al, co-partners doing business under the firm name and style of Wade Realty Co. by deed of Milton H. Warshaver et al dated February 28, 1967, and recorded with said Deeds, Book 11292, Page 517.

Witness our hands and seals this 22nd day of October 1976.

Mary Rosenthal
Mary Rosenthal

Estelle R. Davine
Estelle R. Davine

Sara R. Warshaver, Executrix
w/ Arthur M. Warshaver
Sara R. Warshaver, Executrix
w/ Arthur M. Warshaver

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Magnus Greenman
Magnus Greenman, Executor u/w
Milton H. Warshaver

Harvey R. Fleishman
Harvey R. Fleishman, Executor
u/w Milton H. Warshaver

The First National Bank of Boston

By Albert Zabbo
Trustee of Indenture of Trust of
Milton H. Warshaver dated
August 11, 1963.
Vice President.

s.w. Sara R. Warshaver
Trustee of the Arthur M. Warshaver
Trust dated November 13, 1973

n.d. Martin Greenman
Trustee of the Arthur M. Warshaver
Trust dated November 13, 1973

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

October 22 1976

Then personally appeared the above-named Mary Rosenthal and acknowledged the foregoing instrument to be her free act and deed, before me,

Joel B. Rosenthal
NOTARY PUBLIC

My commission expires: Nov. 5, 1976



ecology and environment, inc.

30 EAST CUMMINGS PARK, WOBURN, MASSACHUSETTS 01801, TEL. 617-935-0228

International Specialists in the Environmental Sciences

April 12, 1982

Mr. Edward Cutter
Charrette Corporation
31 Olympia Avenue
Woburn, MA 01888

Dear Mr. Cutter:

Ecology and Environment, Inc. would like to take this opportunity to thank you and your company for granting us permission to install a groundwater quality monitoring well on your property. The well has been installed and a sample collected for analysis.

A copy of the analytical results are enclosed. If you have any questions regarding the results, feel free to contact me.

Yours truly

ECOLOGY AND ENVIRONMENT, INC.

David K. Cook
Sr. Geological Engineer

DKC/rp

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WEL 005

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Virginia Department of Environmental Quality, Sample Management Office
 P.O. Box 818, Alexandria, VA 22313 - 703/683-0885

55
 Sample Number

ORGANICS ANALYSIS DATA SHEET

Laboratory Name Head CompuChem
 Lab Sample ID NO. 10752
 QC Report NO. 18-41, 17-34, 27-34

ND - Not Detected
NA - Not Applicable
 C# 762-A1004

ACID COMPOUNDS		ug/l	BASE/NEUTRAL COMPOUNDS		ug/l
21A	2,4,6-trichlorophenol	ND	41B	4-bromophenyl phenyl ether	ND
22A	p-chloro-m-cresol	ND	42B	bis-(2-chloroisopropyl)ether	ND
24A	2-chlorophenol	ND	43B	bis(2-chloroethoxy)methane	ND
31A	2,4-dichlorophenol	ND	52B	hexachlorobutadiene	ND
34A	2,4-dimethylphenol	ND	53B	hexachlorocyclopentadiene	ND
57A	2-nitrophenol	ND	54B	isophorone	ND
58A	4-nitrophenol	ND	55B	naphthalene	ND
59A	2,4-dinitrophenol	ND	56B	nitrobenzene	ND
60A	4,6-dinitro-o-cresol	ND	61B	N-nitrosodimethylamine	NA
64A	pentachlorophenol	ND	62B	N-nitrosodiphenylamine	ND
65A	phenol	ND	63B	N-nitrosodi-n-propylamine	ND
BASE/NEUTRAL COMPOUNDS			66B	bis(2-ethylhexyl)phthalate	ND
1B	acenaphthene	ND	67B	butyl benzyl phthalate	ND
5B	benzidine	ND	68B	di-n-butyl phthalate	ND
6B	1,2,4-trichlorobenzene	ND	69B	di-n-octyl phthalate	ND
9B	hexachlorobenzene	ND	70B	diethyl phthalate	ND
12B	hexachloroethane	ND	71B	dimethyl phthalate	ND
16B	bis(2-chloroethyl)ether	NA	72B	benzo(a)anthracene	ND
20B	2-chloronaphthalene	ND	73B	benzo(a)pyrene	ND
25B	1,2-dichlorobenzene	ND	74B	3,4-benzofluoranthene	ND
26B	1,3-dichlorobenzene	ND	75B	benzo(k)fluoranthene	ND
27B	1,4-dichlorobenzene	ND	76B	chrysene	ND
28B	3,3'-dichlorobenzidine	ND	77B	acenaphthylene	ND
35B	2,4-dinitrotoluene	ND	78B	anthracene	ND
36B	2,6-dinitrotoluene	ND	79B	benzo(ghi)perylene	ND
37B	1,2-diphenylhydrazine (as azobenzene)	ND	80B	fluorene	ND
39B	fluoranthene	ND	81B	phenanthrene	ND
40B	4-chlorophenyl phenyl ether	ND	82B	dibenzo(a,h)anthracene	ND
			83B	indeno(1,2,3-cd)pyrene	ND
			84B	pyrene	ND

ND = NOT DETECTED

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 ADMINISTRATIVE RECORD

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ORGANICS ANALYSIS DATA SHEET-Page 2

Sample Number
762-A1004

Laboratory Name Mod CompuChem
Lab Sample ID NO. 10752
QC Report NO. 18-41,17-34,27-34

*low-bu +
obito drinking
1.0 etc
6 standards
no drink*

VOLATILES	ug/l
2V acrolein	ND
3V acrylonitrile	ND
4V benzene	ND
6V carbon tetrachloride	ND
7V chlorobenzene	ND
10V 1,2-dichloroethane	ND
11V 1,1,1-trichloroethane	48
13V 1,1-dichloroethane	69
14V 1,1,2-trichloroethane	ND
15V 1,1,2,2-tetrachloroethane	ND
16V chloroethane	ND
19V 2-chloroethylvinyl ether	ND
23V chloroform	ND
29V 1,1-dichloroethylene	ND
30V 1,2-trans-dichloroethylene	ND
32V 1,2-dichloropropane	ND
33V 1,3-dichloropropylene	ND
38V ethylbenzene	ND
44V methylene chloride	ND
45V methyl chloride	ND
46V methyl bromide	ND
47V bromoform	ND
48V dichlorobromomethane	ND
49V trichlorofluoromethane	ND
50V dichlorodifluoromethane	ND
51V chlorodibromomethane	ND
85V tetrachloroethylene	ND
86V toluene	ND
87V trichloroethylene	ND
88V vinyl chloride	ND

PESTICIDES	ug/l
89P aldrin	ND
90P dieldrin	ND
91P chlordane	ND
92P 4,4'-DDE	ND
93P 4,4'-DDE	ND
94P 4,4'-DDD	ND
95P alpha-endosulfan	ND
96P beta-endosulfan	ND
97P endosulfan sulfate	ND
98P endrin	ND
99P endrin aldehyde	ND
100P heptachlor	ND
101P heptachlor epoxide	ND
102P alpha-BHC	ND
103P beta-BHC	ND
104P delta-BHC	ND
105P gamma-BHC	ND
106P PCB-1242	ND
107P PCB-1254	ND
108P PCB-1221	ND
109P PCB-1232	ND
110P PCB-1248	ND
111P PCB-1260	ND
112P PCB-1016	ND
113P toxaphene	ND

DIOXINS	ug/l
129B 2,3,7,8-tetrachlorodibenzo-p-dioxin	ND

ND = NOT DETECTED

*Less than 10 ug/l
(pesticides less than, 1ug/l)

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1818

ENVIRONMENTAL PROTECTION AGENCY
Waste Management Office
1818 - Alexandria, Virginia 22313
490 FTS 8-557-2490

Sample No.
MA 8177

INORGANICS ANALYSIS DATA SHEET

SS (w5)

LABORATORY NAME EPSCO
SAMPLE ID. NO. TM-81-01465

CASE NO. 762
QC REPORT NO. 3

TASK 1 (Elements to be identified and measured.)

Iron
Aluminum
drill bits
1. Iron 1,500 (ug/l or mg/kg)
2. Aluminum < 10 (circle one)
3. 83
4. < 2
5. < 5
6. < 10
7. 41
8. 4,030 *Iron* (ug/l or mg/kg)
9. < 90
10. 20

11. Manganese 833 (ug/l or mg/kg)
12. Zinc 59 (circle one)
13. Boron 40
14. Vanadium 40
15. Calcium 37.0 (mg/l or mg/kg)
16. Magnesium 5.63 (circle one)
17. Sodium 111.5

TASK 2 (Elements to be identified and measured.)

lead
1. < 10 (ug/l or mg/kg)
2. < 20 (circle one)
3. < 10
4. < 10

5. Mercury < (ug/l or mg/kg)
6. Tin < 20 (circle one)
7. Silver < 20

TASK 3 (Elements to be identified and measured.)

1. Ammonia (ug/l or mg/kg)
2. Cyanide (circle one)
3. Sulfide

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18197