

Wilmington Woburn Industrial, LLC  
133 Pearl Street, Suite 300  
Boston, MA 02110

*Via email*

December 23, 2022

Melanie Morash  
Christopher Kelly  
Remedial Project Managers – Olin Chemical Superfund Site  
U.S. Environmental Protection Agency, Suite 100  
5 Post Office Square  
Boston, MA 02109-3912

Garry Waldeck  
State Project Manager–Olin Chemical Superfund Site  
Massachusetts Department of Environmental Protection  
Bureau of Waste Site Cleanup  
One Winter Street, 2nd Floor  
Boston, MA 02108

Re: Request for Prospective Purchaser Agreement  
Olin Superfund Site, 51 Eames Street, Wilmington, MA

Dear Ms. Morash, Mr. Kelly and Mr. Waldeck:

Pursuant to the U.S. Environmental Protection Agency's ("EPA") Guidance on Prospective Purchaser Agreements, Wilmington Woburn Industrial, LLC ("WWI") is requesting that the Agency enter into a Prospective Purchaser Agreement ("PPA") with WWI prior to its acquisition of 51 Eames Street, Wilmington, MA (the "Site"). As WWI is also seeking liability protection under M.G.L. c. 21E and a Covenant not to Sue from the Commonwealth of Massachusetts, we request that the Commonwealth be a party to the PPA.

As you know, WWI is currently under contract with the Site owner, Olin Corporation, to acquire the Site. That contract pre-dated the issuance of the Record of Decision ("ROD") and the drafting of the Remedial Design/Remedial Action Consent Decree, and the parties to the agreement are in discussions to amend the contract to reflect certain changes in circumstances, such as the issuance of the ROD and the Consent Decree.

WWI is a subsidiary of GFI Partners, LLC ("GFI"). GFI is a full-service real estate development firm based in Boston. Founded in 1997 by Steve Goodman, GFI has evolved into one of the largest and most experienced real estate developers in the Northeast. As a fully integrated firm, GFI has control over every stage of a project's life cycle including the acquisition, permitting, entitlement process and construction.

Since its founding, GFI has specialized in the remediation and redevelopment of environmentally challenged sites, while working hand in hand with local municipalities to achieve their economic

development goals. GFI strongly believes that the redevelopment of the Site is good for the Town of Wilmington and the environment.

GFI has been present in Wilmington since 1997, with its purchase of 1 Burlington Avenue. Today, GFI owns and operates 3 parcels with over 650,000 square feet of commercial real estate in town serving fifteen tenants:

- 1 Burlington Avenue, an approximate 400,000 sf warehouse facility with seven tenants
- 1 Jewel Drive, a 192,000 sf mixed use building with five tenants
- 5 Waltham Street, an 84,000 sf warehouse facility with three tenants

GFI also recently purchased 779 Woburn Street, a small parcel located at the intersection of Eames and Woburn Streets that was acquired to potentially improve difficult traffic conditions.

WWI's overall plan for the Site is an approximately 330,000 sf warehouse to be developed in phases to facilitate Olin's remediation of the Site. Originally proposed as a commodities-based rail transloading terminal facility, the project has evolved and is now proposed to be a traditional warehouse facility for the storage and distribution of materials, merchandise, products, and equipment to the regional economy. The project has been reduced from its initial size and is now proposed as an "as of right use" (meaning that variances and zone changes are not required) that will pursue local site plan review and wetlands permitting and be constructed in phases to accommodate the ongoing remediation activities at the site. WWI fully appreciates and will comply with its obligations to obtain all necessary local and state approvals for the development.

Phase I of the project will include a 195,400 sf warehouse facility with associated parking and loading and is proposed to be located at the main entrance to the site from Eames Street. This Phase of the Project will avoid the areas of the site that require active remediation work and additional sampling to verify the effectiveness of the cleanup activities. Phase II of the Project is proposed to include an additional 135,000 sf of warehouse space to be constructed in the location of the "containment area." The project will require extensive coordination by the engineering and technical teams of Olin and WWI to ensure that the construction methods implemented are consistent with the requirements of the ROD and Consent Decree Scope of Work and to ensure that the design is consistent with, and does not interfere with, any remedial activities at the site.

WWI fully appreciates that to maintain its status as a "bona fide prospective purchaser," it has "continuing obligations," as outlined in EPA's 2019 *Enforcement Discretion Guidance Regarding Statutory Criteria for Those Who May Qualify as CERCLA Bona Fide Prospective Purchasers, Contiguous Property Owners, or Innocent Landowners ("Common Elements")*. To that end, WWI has and will continue to "take 'reasonable steps' to manage releases" at the Site by engaging a civil engineer, who will work with WWI's environmental consultant and Olin to ensure that the planned stormwater management/infiltration systems at the Site will be designed to prevent potential mobilization/migration of contaminants in soil and groundwater. WWI fully understands its obligations to provide access and to not interfere with or otherwise hinder EPA's remedy design and implementation activities or future remedial investigation efforts at the Site. Lastly, WWI understands its obligation to accommodate the siting and operation of any groundwater extraction and monitoring wells, conveyance piping, treatment systems, or other

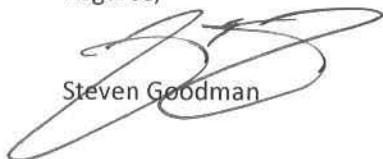
remedial or investigatory equipment necessary for EPA's selected current and future remedies at the Site.

As noted above, WWI's goal is to coordinate the design and construction of the project with Olin and to the satisfaction of the regulatory agencies so as to not interfere with any current, ongoing, or future remediation activities at the site. The warehouse building and use will allow for the installation of monitoring wells and extraction wells, to the extent necessary, within the structure and access to soils for the continued assessment and verification of the remediation.

We are excited about the prospect of returning the Site to productive use and look forward to working with EPA and MassDEP on the PPA.

Please let me know if you have any questions.

Regards,



Steven Goodman