

HARBOR VILLAGE

EXHIBIT 9

INSPECTION REPORT

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planning, permitting,
design, construction,
operation, maintenance

Weston&Sampson[®]

206 Main St., Gloucester, Massachusetts
Weston & Sampson Project No. 2130191

December 3, 2015

Mr. Stephen Winslow
Senior Project Manager
Community Development Department
3 Pond Street
Gloucester, Massachusetts 01930

RE: Hazardous Building Materials Investigation
206 Main Street
Gloucester, Massachusetts

INTRODUCTION

Weston & Sampson, Inc. is pleased to present this report with the results of our Hazardous Building Materials Investigation (HBMI) conducted at the former Cameron's Restaurant located on 206 Main Street in Gloucester, Massachusetts. Our services were completed in accordance with our October 2, 2015, Scope of Work, Cost Estimate and Project Schedule letter

PROJECT UNDERSTANDING

The Site currently consists of a single building with original construction reportedly in 1888, with demolition, renovations and/or additions to the structure occurring in 1930, 1973, 1986 and 1990. There is a partial basement within one section of the building. The building appears to be mainly constructed of wood, brick and concrete.

Based on discussions with the City of Gloucester and the North Shore Community Development Corporation we understand that future plans include demolition of the building. In response to the proposed demolition of the building, Weston & Sampson performed a survey to identify asbestos-containing materials (ACMs), lead paint/coatings, poly-chlorinated biphenyls (PCBs) and other hazardous materials (OHMs).

HBMI SURVEY RESULTS

Asbestos Survey

The asbestos sampling was performed by Massachusetts-licensed asbestos inspector Mr. Craig Miner (license No.: AI000014) on November 10, 2015. A total of 58 samples of suspect asbestos-containing materials were collected. We performed the bulk sampling in the area according to methods outlined in the U.S. Environmental Protection Agency (EPA) guidance document titled, "Guidance for Controlling Asbestos-Containing Materials in Buildings" (Document No. 560/5-85/024).

Samples were analyzed by EMSL Analytical, Inc. in Woburn, Massachusetts. The results of the sampling are summarized below.

The following materials were identified as ACM by laboratory analysis:

Material	Location	Analytical Result (% Asbestos)
Reddish floor tile and mastic – multiple layers	Center of main floor by stairs	2-5% Chrysotile
Pebble sheet flooring – under wood flooring	Right of main floor by brick	30% Chrysotile
Pipe/fitting insulation	Basement	80% Chrysotile
Transite paneling	Basement	25% Chrysotile
Roof field and flashing – tars/felts, multiple layers	Roof	10-20% Chrysotile
Gray roof caulking	Roof	10% Chrysotile

No asbestos was detected within samples of the following materials:

- Ceramic tile grout by bar
- Paper under wood floor
- Ceramic tile grout – center and rear
- Wire insulation
- Wall panel mastic
- Stucco on roof and exterior side
- Roof HVAC covering
- Residual carpet mastic
- Textured paint
- Felt paper on cork in basement
- Cove base and associated mastic
- 2'x2' Ceiling tile – twp types
- Black roof caulk
- Window caulk

The EPA defines an ACM as a material that contains greater than 1 percent (%) asbestos. The Massachusetts Department of Environmental Protection defines ACM as a material that contains greater than or equal to 1% asbestos. **Asbestos was detected in several of the building materials sampled by Weston & Sampson in concentrations greater than or equal to 1%.**

The EPA - NESHAP regulations (National Emissions Standard for Hazardous Air Pollutants - 40 CFR Part 61, Subpart M), require that friable ACM, Category I and II non-friable ACM that has become friable, or Category I and II non-friable ACM that will be or has been subject to sanding, grinding, or abrading, be removed from a facility being demolished or renovated prior to any activity that would disturb the material.

The following materials are scheduled to be removed as part of the upcoming demolition project at the building:

Material	Location	Approximate Quantity
Reddish floor tile and mastic – multiple layers	Center of main floor by stairs	100 SF
Pebble sheet flooring – under wood	Right of main floor by brick	250 SF

Material	Location	Approximate Quantity
flooring		
Flooring and associated mastics – multiple layers and under wood ¹	Unknown	1,000 SF
Pipe/fitting insulation ²	Basement	250 LF
Asbestos contaminated soil	Basement crawlspace	~3 CY
Transite paneling	Basement	80 SF
Roof field and flashing – tars/felts, multiple layers	Roof	8,000 SF
Gray roof caulking	Roof	300 LF
Safe insulation ³	Basement	1 safe ~2'x2'x2'
Mastic on structural steel ³	Main floor inside CMU wall	~8 beams ~15' each
Red duct sealant ³	Main floor, west side by bar	10 SF

¹ Due to the presence of concealed ACM flooring in at least one location, additional concealed materials are likely present.

² Material appears to be have impacted soil in crawlspace.

³ Material was inaccessible but observed and assumed positive.

Asbestos Limitations

Several small pieces of asbestos pipe insulation were observed in the soil of the basement crawlspace. Based on the size of the space and the general appearance of the pipe insulation some removal and disposal of soil will be required. However, the extent of contamination is not known as the space is inaccessible; the quantity provided is a best estimate based on observed conditions.

Our survey did not include an evaluation of underground asbestos cement water/sewer piping, below-grade damp-proofing or underground steam lines that may be present at the Site. Limited exploratory demolition was performed to access potentially hidden materials in pipe/other building chases or fire door cores. In addition to the above listed materials, other suspect ACMs may be present at the site that may not have been accessible by Weston & Sampson during our survey. Weston & Sampson investigated for potential asbestos-containing pipe insulation, however additional materials may be concealed by existing ceilings and/or walls.

Weston & Sampson recommends that if any suspect materials are uncovered during demolition or renovation activities that were not identified during the survey, that the materials be sampled and analyzed for asbestos content prior to removal.

Polychlorinated Biphenyls (PCB) Survey

Weston & Sampson conducted a limited survey of the Site building for suspect PCB-containing caulking and paint materials. PCB's are regulated under EPA's Toxic Substances Control Act (TSCA) regulations (40 CFR Part 761). Caulking and other bulk materials that contain PCBs in concentrations greater than 50 parts per million (ppm) are considered PCB bulk product waste and must be disposed at a facility permitted to accept TSCA waste. Caulking and other bulk materials

containing concentrations of PCB's less than 50 ppm are not regulated by TSCA and can be disposed of at a facility permitted to accept the specific concentration of PCBs present in that particular bulk material.

Various types and colors of suspect materials were identified within the property and a total of four samples were collected for PCB analysis. These samples were analyzed by Con-Test Analytical Laboratory of East Longmeadow, Massachusetts via EPA Method 8082 with soxhlet extraction. The sample results are summarized below.

PCB Sample Results

Sample Description	Analytical Result (ppm)
P1 – Window caulk	None detected
P2 – Window caulk (duplicate)	None detected
P3 – Textured paint	None detected
P4 – Textured paint	None detected

Based on the above referenced limits, none of the materials sampled by Weston & Sampson at the Site will be required to be disposed of at a TSCA permitted facility.

Lead Paint Screening

As part of the HMBI, Weston & Sampson performed a lead paint screening of the Site buildings. During the screening, we collected paint chip samples from representative painted/coated building components for analysis via Atomic Absorption Spectrometry using method SW846-7420. Samples were analyzed by EMSL Analytical, Inc. of Cinnaminson, New Jersey.

Summary of Findings

The paint screening revealed that none of the paint chip samples collected from the building contained levels of lead paint that are greater than the EPA residential standard of 0.50% lead by weight. The results of the samples ranged from <0.010% (below the laboratory limit of detection) lead by weight to 0.075% lead by weight. However, the Occupational Health and Safety Administration (OSHA) Lead in Construction Standard 29 CFR 1926.62 considers any detectable level of lead to be a potential for exposure if dust is generated from disturbances of surfaces coated with paint containing lead.

Lead Paint Sample Results

Sample ID	Sample Description	Analytical Results (% lead by weight)
L1	Concrete wall paint	0.075
L2	Sheetrock wall paint	<0.010

Regulatory Implications and Regulations

Worker Protection

OSHA defines any detectable concentration of lead in paint as a potential lead exposure hazard to workers doing construction/demolition-type work on these surfaces as even small concentrations of lead can result in unacceptable employee exposures depending upon the method of removal and other workplace conditions. Since these conditions can vary greatly, the lead-in-construction standard was written to require exposure monitoring or the use of historical or objective data to ensure that employee exposures do not exceed the Action Level of 30 micrograms per cubic meter of air ($\mu\text{g}/\text{m}^3$). Historical data may be applied to some construction tasks involving lead.

OSHA requires that if coated surfaces with paint containing lead are impacted during demolition, then lead exposure monitoring must be performed by the contractor. Contractors and employers of staff who may disturb these materials are obligated to perform a 'negative exposure assessment' in accordance with OSHA regulations in order to document that, although minimal levels of lead are present in these materials, exposure to lead does not exceed the aforementioned OSHA Action Level.

OSHA states that until the employer performs an exposure assessment (or can supply prior data regarding the same type of work which may exempt them from the standard) and documents that employees are not exposed above the permissible exposure limit (PEL) of greater than 50 $\mu\text{g}/\text{m}^3$ of air, the employer must treat employees as if they were exposed above the PEL for the following operations:

- manual demolition of structures, manual scraping, manual sanding, and use of heat gun where lead-containing coatings or paints are present;
- abrasive blasting enclosure movement and removal;
- power tool cleaning;
- lead burning;
- using lead-containing mortar or spray painting with lead-containing paint;
- abrasive blasting, rivet busting, or welding, cutting, or burning on any structure where lead-containing coatings or paint are present;
- cleanup activities where dry expendable abrasive are used; and
- any other task the employer believes may cause exposure in excess of the PEL.

The contractor must provide respiratory protection, protective work clothing and equipment, change areas, hand washing facilities, biological monitoring, and training until an exposure assessment has determined that the work activity will result in an exposure below the PEL. Additional requirements under this standard include a written compliance program as well as record keeping.

Other Hazardous Materials

As part of the survey, Weston & Sampson performed a survey/inventory of potentially hazardous chemicals and mechanical equipment located within the survey area that will require special handling and disposal prior to building renovation / demolition activities. The following hazardous materials were observed within the building:

Material	Quantity
Refrigerator, A/C unit, Ice machine	3
Fire exit sign	5
Fire extinguishers	18
Fluorescent light ballasts	20
Fluorescent light bulbs	40

COST ESTIMATES

Weston & Sampson developed cost estimates using current abatement prices. Market conditions will affect abatement costs. Additionally, abatement costs may be affected if multiple phases of abatement are conducted compared to a single project. The cost to abate roofing materials ranges widely and is mainly dependent on the method of removal; for this cost estimate Weston & Sampson utilized the upper range of pricing. It is possible, utilizing alternate methods allowed by regulation, that the roofing costs will be markedly reduced. Lead paint removal and disposal typically does not impact overall demolition cost.

Weston & Sampson estimates the cost to perform asbestos abatement at the building to be \$64,500 to \$80,500. The OHM removal cost is estimated to be \$2,500.

We appreciate the opportunity to assist you with this project. If you have any questions or require any additional information, please do not hesitate to contact us at (978) 532-1900.

Very truly yours,

WESTON & SAMPSON, INC.



Paul V. Uzgiris, PE
Team Leader



Craig Miner, LEED AP
Project Manager

Attachments:

- Laboratory analytical data
- Photographs

HARBOR VILLAGE

EXHIBIT 10

21 E REPORT
PHASE 1 ENVIRONMENTAL

**ASTM-AAI
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

206 Main Street and 5 Elm Street
Gloucester, MA

June 23, 2015

Prepared for:
North Shore Community Development Coalition, Inc.
102 Lafayette Street
Salem, MA 01970

Prepared By:



33 West Central Street
Natick, MA 01760

673-04 R01 NSCDC ASTM Phase I North St Gloucester

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1. SUMMARY

Ilene Vogel, Director of Economic Development, for the North Shore Community Development Coalition, Inc (“Client” or “User”) requested this Phase I ASTM Environmental Site Assessment (“ESA”) of the Site in conjunction with the acquisition of the property. The Site consists of two adjacent lots with addresses of 206 Main Street and 5 Elm Street. They are identified on the Gloucester Assessor’s Map 13 as lots 23 and 24 respectively. A locus map and Assessor’s map are presented in Figure 1 and Figure 2, respectively. The current owner of record is Jimary Land Trust LLC. The Site is located in the downtown section of Gloucester which is located centrally along the southern part of the City. The area is characterized by long time dense development with store fronts on Main Street many with apartments above. 206 Main Street is occupied by one building used as a restaurant. 5 Elm Street is a parking lot. The Site has been developed since at least 1988 with commercial and residential uses. Several buildings have been demolished although it appears the topography has not changed.

This ESA was accomplished by (1) researching *reasonably ascertainable* records from *standard sources* and additional sources as needed, (2) conducting a Site visit, (3) conducting interviews, (4) and considering information provided by the *User*. The objective of this process of *all appropriate inquiries* into previous and current uses of the Site and adjacent area is to identify, to the extent feasible, *Recognized Environmental Conditions*. [Italicized terms are defined in the ASTM Standard Practice E 1527-13.]

Findings:

This assessment was conducted for the Site which is currently a vacant restaurant and parking lot. The western portion of the existing building has been in place since 1888. Past uses include dwellings, stores and a café building which predates the current one. A number of buildings were demolished over the years as the Site was developed as early as 1888. The last demolition appears to have been in 1973. The historical record does not indicate industrial uses. The Site visit did not reveal evidence of use or storage of hazardous substances.

The grade of the Site does not indicate that filling of significance took place over the years.

Conclusion:

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 206 Main Street and 5 Elm Street, the “Site.” Any exceptions to, or deletions from, this practice are described in Sections



2.5 and 7.8 of this Report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the property.

2. INTRODUCTION

2.1 Location and Legal Description

The Site is located in the south, central part of the City of Gloucester in its downtown. The Site consists of two adjacent lots with addresses of 206 Main Street and 5 Elm Street. They are identified on the Gloucester Assessor's Map 13 as lots 23 and 24 respectively. A locus map and Assessor's map are presented in Figure 1 and Figure 2, respectively. The current owner of record is Jimary Land Trust LLC. The Site is currently occupied by one building on 206 Main Street. The building has been used as a restaurant. 5 Elm Street is a parking lot.

The legal description is attached hereto in Appendix C.

2.2 Purpose

This study was conducted by Irwin Engineers, Inc. (IRWIN) with the goal of identifying Recognized Environmental Conditions, defined by ASTM Standard Practice E-1527-13 as "the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to release to the environment; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis conditions* are not recognized *environmental conditions*."

This ASTM Practice is intended to constitute All Appropriate Inquiry and permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (collectively, the "landowner liability protections" or "LLPs"). CERCLA is the Comprehensive, Environmental Response, Compensation and Liability Act. While petroleum products are not classified as hazardous substances under CERCLA they are included in the ASTM Practice and will, therefore, be included here.

The scope of this study does not address requirements other than All Appropriate Inquiry, which may be required for the user to qualify for the LLPs such as ongoing obligations to comply with activity and use limitations, or state or local laws.



HARBOR VILLAGE

EXHIBIT 11

SITE CONTROL / DEED

K
3

Bp/z

DEED

KNOW ALL MEN BY THESE PRESENTS that **JIMARY LAND TRUST, LLC**, a Delaware limited liability company duly registered to do business in Massachusetts, as **Trustee of the 206 Main Street Realty Trust** u/d/t dated March 26, 2010 and recorded with the Essex South District Registry of Deeds in Book 29356, Page 284 of 22 Way Road, Gloucester, Essex County, Massachusetts, in consideration of **NINE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$975,000.00)** paid grant to **206 Main Street Limited Partnership**, of 102 Lafayette Street, Salem, Essex County, Massachusetts

with QUITCLAIM COVENANTS:

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 08/05/2015 02:47 PM
ID: 1080253 Doc# 20150805003960
Fee: \$4,446.00
Cons: \$975,000.00

PARCEL ONE - 200-206 MAIN STREET

A certain parcel of land with the buildings thereon situate at the junction of Main Street and Elm Street in said Gloucester and bounded:

- SOUTHEASTERLY by Main Street, 95.26 feet;
- WESTERLY by Elm Street, 79.85 feet;
- NORTHERLY by land now or formerly of Brown Realty Trust, 101.15 feet;
- EASTERLY by land now or formerly of Abraham Epstein, 47.80 feet.

Said above described land is shown as Lot A and Lot B upon plan entitled "Land on Elm and Main Streets, Gloucester, Mass., Owner: John Karem, Scale 1"=20', Sept. 14,1966, Matt A. Hautala, Reg. Surveyor" recorded with Essex South District Registry of Deeds as Plan #131 of 1967.

Hereby meaning and intending to convey the same premises conveyed to Jimary Land Trust, LLC, a Delaware limited liability company duly registered to business in Massachusetts, as Trustees of the 206 Main Street Realty Trust dated March 26, 2010 and recorded with the Essex South District Registry of Deeds in Book 29356, Page 290

PARCEL TWO 5-7 Elm Street

A certain parcel of land located in Gloucester, Essex County, Massachusetts, and shown as Lot Bon plan entitled "Subdivision Plan of Land in Gloucester, Mass. prepared for Kenneth Watson, Trustee of the Bates Nominee Trust, dated November 14, 1983, Bay State Surveying Service, Inc., Robert James Sotiros, Registered Land surveyor; said plan recorded at Plan Book 184 more particularly bounded and described as follows:

Locus: 200-206 Main Street, Gloucester, MA 01930
5-7 Elm Street, Gloucester, MA 01930

WESTERLY by Elm Street, sixty five (65) feet;

NORTHERLY by land now or formerly of New England Telephone Co, one Hundred thirty-seven and 17/100 (137.17) feet;

EASTERLY by land now or formerly of Orlando and now or formerly of the Christopher Investment Trust, thirty-seven and 5/10 (37.5) feet;

SOUTHERLY by land now or formerly of Epstein, thirty-one and 8/10 (31.8) feet;

EASTERLY again by land now or formerly of Epstein, twenty-seven (27) feet;

SOUTHERLY by Lot A as shown on said plan, two and 5/10 (2.5) feet more or less;

WESTERLY again by Lot C as shown on said plan, nineteen and 5/10 (19.5) feet;

SOUTHERLY again by Lot C as shown on said plan, seventeen (17) feet;

EASTERLY again by Lot C as shown on said plan, seventeen (17) feet;

SOUTHERLY again by Lot A as shown on said plan, eighty-one and 65/100 (81.65) feet;

Said parcel containing 6,829 square feet more or less.

Subject to an easement recorded with the Essex South District Registry of Deeds in Book 7313, Page 222.

Hereby meaning and intending to convey the same premises conveyed to Jimary Land Trust, LLC, a Delaware limited liability company duly registered to business in Massachusetts, as Trustees of the 206 Main Street Realty Trust dated March 26, 2010 and recorded with the Essex South District Registry of Deeds in Book 29356, Page 290

PARCEL THREE

A certain parcel of land in Gloucester, Essex County and the Commonwealth of Massachusetts, shown as Lot C on a plan entitled: "Subdivision Plan of Land in Gloucester,

Mass. Prepared for Kenneth Watson, Trustee Bates Nominee Trust" dated Nov. 14, 1983 and prepared by Bay State Surveying Service, 222 Cabot Street, Beverly, Mass. Recorded with said Registry as Plan Book 184, Plan 34 more particularly bounded as follows:

NORTHERLY by land of Grantor shown as Lot B on said plan 17.00 feet, more or less,

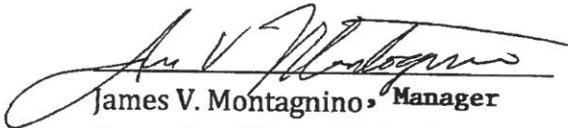
EASTERLY still by land of the Grantor and said Lot B 19.5 feet, more or less,

SOUTHERLY by land of the Grantor shown as Lot A on said plan 17.00 feet, more less, and

WESTERLY by land of the Grantor and said Lot B 17.00 feet, more or less.

Hereby meaning and intending to convey the same premises conveyed to Jimary Land Trust, LLC, a Delaware limited liability company duly registered to business in Massachusetts, as Trustees of the 206 Main Street Realty Trust dated March 26, 2010 and recorded with the Essex South District Registry of Deeds in Book 29356, Page 200

WITNESS OUR HANDS AND SEALS THIS 31ST DAY JULY, 2015


James V. Montagnino, Manager


Mary Jo Montagnino, Manager

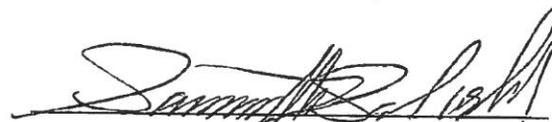
Jimary Land Trust, LLC, Trustee as aforesaid Jimary Land Trust, LLC, Trustee as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

July 31, 2015

Then personal appeared James V. Montagnino and Mary Jo Montagnino proved to me through satisfactory evidence of identification, which was MA DL, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



Notary Public

My commission expires 9-11-20



SAMANTHA SALCOVSKY
Notary Public

Commonwealth of Massachusetts
My Commission Expires Sept. 11, 2020

HARBOR VILLAGE

EXHIBIT 12

REMEDIATION PLAN

- Weston & Sampson Scope of Work

October 2, 2015

Mr. Stephen Winslow
Senior Project Manager
Community Development Department
3 Pond Street
Gloucester, Massachusetts 01930

**Re: Scope of Work, Cost Estimate and Project Schedule
Hazardous Building Materials Investigation
206 Main Street, Gloucester, Massachusetts**

Dear Mr. Winslow:

Weston & Sampson is pleased to submit this Scope of Work and Cost Estimate for the completion of a Hazardous Building Materials Investigation prior to the demolition of the structure located at the above referenced property (the "Site"). This scope of services was developed based on a site visit conducted on September 15, 2015 and a review of a prior Phase I Environmental Site Assessment (ESA) prepared by Irwin Engineers, dated June 23, 2015. The goal is to provide data that will support the redevelopment of the Site.

PROJECT APPROACH

The Site is currently a vacant, former commercial property, which consists of a 0.15 acre parcel of land identified in the City of Gloucester Assessor's Database as MAP ID: 13/ 23. The Site is improved with an approximately 11,000 square foot brick/masonry/concrete/cinder block building, which is heated with natural gas. According to the City's Assessor's Department the building was constructed in 1930. However, according to the Phase I ESA report, the western portion of the facility was originally constructed in 1888, with demolition, renovations and/or additions to the structure occurring in 1973, 1986 and 1990.

The Site sits at the northeast corner of the intersection of Main and Elm Streets. The Site building is primarily a single story building with several facades, including brick, stucco and wood. The northwestern part of the building is two stories. The building abuts the sidewalk on Main Street and shares a wall with its abutter to the east. The rear of the Site is a parking lot.

The presence of hazardous building material (HBM) is not currently known and may require appropriate remediation and disposal as part of future property redevelopment and reuse. The approach is to conduct a HBM survey and collect samples of suspected materials from the Site for laboratory analytical testing. The data will be inventoried and utilized to provide cost estimations for remediation.

SCOPE OF WORK

Task 1: Prepare Site-Specific Addendum to Generic EPA Quality Assurance Project Plan

Weston & Sampson will document this work plan in a Site Specific Addendum to our Generic

Quality Assurance Project Plan (QAPP). The QAPP is a written document that outlines the procedures a site investigation project will use to ensure that samples, data and subsequent reports are of usable quality (i.e., meet data quality objectives [DQO]), represent actual site conditions, and meet project objectives. The EPA requires that all EPA funded assessment programs have an approved QAPP before sampling commences.

The QAPP will be submitted to EPA for review and comment. EPA requires a 30-day review period; however, in most cases EPA reviews the plan in a shorter timeframe. Weston & Sampson will respond to comments from EPA and the City of Gloucester, as appropriate, and will revise and submit the final site specific addendum for formal approval from EPA.

Task 2: Project Management, Prepare Site-Specific Health and Safety Plan and Execute Access Agreement with Property Owner

Weston & Sampson will perform all project management activities including correspondence and coordination with appropriate Site contacts and contractors, the laboratory, the City and EPA.

Weston & Sampson will prepare a Health and Safety Plan (HASP) for the Site for the proposed HBM investigation activities. The purpose of this document is to describe site hazards and confirm proper and safe conduct of all Site operations. The HASP will include:

- The use of appropriate personal protective equipment (PPE).
- Relevant emergency and project contacts.
- First aid and handling procedures of injuries requiring medical attention and transport to the nearest local hospital.
- Sign-off sheet acknowledging that field representatives have read the HASP.

In addition, Weston & Sampson will work with the City and the Property Owner to execute an access agreement, which will allow Weston & Sampson and our subcontractors access to the Site for the purposes of conducting the following assessment activities at the Site.

Task 3: Hazardous Building Material (HBM) Investigation

Weston & Sampson's hazardous materials personnel will conduct a site investigation to identify, sample, and quantify all hazardous materials requiring special handling and disposal procedures, including suspect asbestos containing materials, lead based paint, polychlorinated biphenyls (PCBs) and other Hazardous Materials/Universal Waste ("OHM"). The hazardous materials investigation will include the following activities:

Task 3.1 - Asbestos Survey

The asbestos investigation will be performed by a Massachusetts-licensed Asbestos Inspector and will include the following activities:

- An inspection of accessible interior areas of the building floors to record the type, quantity, and condition of suspect asbestos-containing building materials (ACBM)

present in the investigation area. Sampling of suspected ACBM will be performed for laboratory analysis to determine asbestos content. Exterior suspect asbestos-containing materials (e.g. joint caulk, window caulk and glazing, etc.) will also be assessed and sampled.

- Weston & Sampson personnel will identify possible locations for hidden ACBM, including multiple-layered floor systems, pipe chases, perimeter and partition walls, and above or behind plaster/sheetrock walls and ceiling systems. Per the client's request and Massachusetts Department of Environmental Protection requirements, the scope of work for this investigation will include limited exploratory demolition activities to access potential hidden ACBM. In addition, the scope of work includes a visual inspection and exploratory demolition sampling of suspect ACBM located on the exterior of the building, including roofing systems.

Task 3.2 - Lead Paint Sampling

Based upon the age and type of buildings, Weston & Sampson anticipates a significant amount of lead containing paint that will be required to be addressed during redevelopment. Specifically, the EPA and the OSHA Lead in Construction Standard 1926.62 requires the proper handling and disposal of lead containing materials based upon the potential exposure to workers and the environment.

The purpose of determining the presence of lead in paint is to be able to provide this information to contractors performing the demolition work and allow them to meet their OSHA and EPA obligations in protecting the environment and their workers from exposure to lead during construction and demolition phases. Additionally, knowledge of the presence of lead in the paint will determine the proper construction and demolition procedures to comply with dust control and environmental protection, and waste disposal requirements of Massachusetts and federal EPA regulations.

Task 3.3 - PCB caulking and coatings

PCBs have been found to be present in certain building materials such as caulking, paints, coatings and adhesives. The EPA has established guidelines for sampling and managing these materials, including their impact on construction and demolition. If present above 50 ppm, additional testing and characterization of the impacted building materials will be required. This survey is to provide initial analysis for the presence of PCBs and does not include additional sampling of adjacent building materials.

Task 3.4 - Other Hazardous Materials/Universal Waste ("OHM")

As part of our building investigation, Weston & Sampson's staff will inventory building materials requiring special handling or disposal and those regulated as hazardous

materials. This inventory will include Universal Waste (light bulbs, ballasts), and Other Hazardous Materials, (OHM) such as hazardous materials containing mercury-containing thermostats, PCB-containing switches, breakers and building materials. We will address these items as described below:

- **Fluorescent light bulbs and ballasts** will be inventoried and quantified. If ballasts are not labeled as 'non-PCB containing', proper handling and disposal/recycling is required.
- **Mercury**-containing materials will be inventoried for proper handling and disposal. These items can include:
 - Thermostats
 - Fluorescent and HID lamps, some neon lamps and "bug zappers"
 - Batteries: mercuric oxide and some alkaline batteries
 - Various switches and relays in electronics (e.g. computers, cellular/portable phones, sump pumps and some appliance lid lights)
- **PCBs** may be present in motors and transformers, electric switches and breakers. Weston & Sampson will inventory the equipment-related materials.
- **Refrigerants and Freon** will be addressed through identifying all HVAC system coolants and inventory of potentially coolant containing equipment.
- **Exit signs, smoke detectors and alarms**, can contain low levels of radioactive materials (ICSD smoke alarms) and tritium, and therefore require special handling and disposal and will be included in our inventory.
- **Fire extinguishers** - The hazardous classification of fire extinguishers comes more from their potential to explode if compressed (in a truck or a landfill) than the ingredients inside the extinguisher.
- **Chemical Inventory** – while many of the materials will have already have been removed, Weston & Sampson will inventory any remaining chemicals present including paints, thinners, solvents, cleaning fluids, etc.

Task 3.5 - Laboratory Analysis

Asbestos: Up to one-hundred (100) bulk building material samples will be collected and analyzed for asbestos by a Massachusetts-licensed and National Voluntary Laboratory Accreditation Program (NVLAP) accredited asbestos analytical laboratory using polarized light microscopy (PLM) by EPA Method 600/R-93/116. The Transmission Electron Microscopy (TEM) method will be used only if the laboratory recommends it.

Additionally, if the PLM data indicates a trace amount of asbestos was detected in the sample, then the sample will also be analyzed using the TEM Method as confirmation that asbestos was not present. Samples will be analyzed until a positive result is obtained or all samples have been analyzed. Levels of asbestos greater than or equal to 1% by volume as determined by weight, visual evaluation, and/or point count analysis within representative bulk samples obtained from the Site will be identified a ACM bulk materials.

PCBs: Up to ten (10) bulk building material samples will be collected and analyzed for PCBs by a Massachusetts and EPA accredited analytical laboratory by EPA Method

8082A with soxhlet extraction via Method 3540C. Bulk building materials will be selected for sampling based on suspect PCB-containing materials identified during visual survey of the building. Samples submitted for analysis will be selected to be representative of the suspect materials identified in the visual survey. If bulk sample results are >50 ppm, we will return to collect samples of substrate as applicable.

Lead Paint: The lead paint investigation will be performed by properly trained personnel, who will collect representative samples of paint from painted metal, wood, concrete and plaster surfaces throughout the building for confirmatory analysis. We will perform paint chip sampling to identify the percent lead concentration and its impact on planned demolition activities. Up to ten (10) paint chip samples may be collected during the inspection. Paint chip samples will be packaged at the Site and submitted to a Massachusetts and EPA accredited analytical laboratory using Atomic Absorption Spectrometry (AAS) for determination of lead content.

Other Hazardous Materials:

As part of the building investigation, Weston & Sampson will observe and inventory building materials requiring special handling or disposal and those regulated as hazardous materials. This inventory will include Universal Waste (light bulbs, ballasts), OHM such as, but not limited to, hazardous materials containing mercury-containing thermostats, PCB-containing switches, breakers and building materials. No samples for laboratory analysis will be collected as part of this portion of the investigation.

Task 3.6 - Quality Assurance/Quality Control (QA/QC) Sampling and Analysis

During the performance of HBM sampling operations, QA/QC samples will be collected by Weston & Sampson and analyzed to evaluate sample collection, handling and laboratory analytical procedures. For QA/QC purposes, field duplicates will be collected for PCBs at a frequency of 5% or 1 per 20 samples. Field duplicates will not be collected for asbestos, as the asbestos regulations do not require duplicate samples. In addition, asbestos sampling will be conducted by collecting three samples from each location or material. If the first result is positive, then the other two samples do not need to be analyzed. If the first sample result is negative, then the other two samples are analyzed. Thus, duplicate samples are essentially collected using this protocol. A similar protocol is followed for lead-based paint as well, so duplicate samples will not be collected for lead based paint.

Therefore, Weston & Sampson has budgeted for 1 duplicate sample to be analyzed for PCBs.

Task 4: HBM Assessment Report

Weston & Sampson will prepare a draft report for review and comment by the City of Gloucester and EPA. The report will include a description of any subject materials identified, a determination of quantity of materials observed, location of these materials, and cost estimates for the proper handling and removal of the hazardous materials identified.

Weston & Sampson will incorporate City and EPA comments on the draft reports, where appropriate, and will prepare a final report for submittal. Weston & Sampson will present the

report findings to the City of Gloucester.

SCHEDULE

We estimate 1-2 weeks to develop the work plan and submit the QAPP. EPA requires 30 days for approval. It is anticipated that suspect ACM, PCB, and lead-based paint sampling will be completed in one (1) days. All samples will then be submitted for analysis under a standard laboratory turnaround time (TAT) of 5-7 business days. An additional 2-4 weeks are anticipated to complete the HBM data review and report.

COST ESTIMATE

The cost for the tasks outlined herein is estimated at \$11,750. The table below represents the estimated costs as described above.

Task	Subcontractor Costs	Weston & Sampson Fees	Total Costs
Task 1: EPA QAPP	\$0	\$4,150	\$3,650
Task 2: PM / HASP / Access Agreement	\$0	\$2,500	\$2,000
Task 3: HBM Investigation	\$2,400*	\$2,200	\$4,600
Task 4: HBM Assessment Report	\$0	\$1,500	\$1,500
Estimated Total:			\$11,750

*Includes \$450 for roofing subcontractor and \$1,950 for laboratory fees.

ASSUMPTIONS

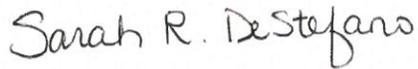
- Assumes one (1) day on-site to complete sample collection.
- If sample count is insufficient based on site conditions, we will request an increase in sample analysis.
- If we do not need the number of sample proposed, based on site conditions, then the cost will be reduced accordingly.
- No additional PCB sampling will be performed beyond initial screening at this time.
- Assumes no additional reporting and/or document submittals are required. Any additional deliverables, including but not limited to an Analysis of Brownfields Cleanup Alternatives (ABCA), will be submitted under a separate scope of work.

NOTICE TO PROCEED

Weston and Sampson is prepared to initiate the above scope of work immediately upon receipt of your written Notice to Proceed. We look forward to the opportunity to work on this project. If you have any questions on this scope of work, please do not hesitate to contact us at (978) 532-1900.

Please sign the Notice to Proceed below and email to destefanos@wseinc.com and naslasg@wseinc.com if this proposal is acceptable to you.

Very truly yours,
WESTON & SAMPSON ENGINEERS, INC.



Sarah R. DeStefano
Project Manager



George D. Naslas, P.G., LSP
Vice President

ACCEPTED FOR:
City of Gloucester
By:

Name, Title Date

For EPA Internal Use ONLY

**ASSESSMENT PROGRAM
INFORMATION NEEDED TO DETERMINE SITE ELIGIBILITY (updated 4/11)**

(Use Tab, arrow keys or mouse to move through questions; use Spacebar or mouse to check boxes)

A. BACKGROUND INFORMATION

Date: 9/24/2015

1. Grant number: BF-96166901-0
2. Grant recipient: City of Gloucester, MA
3. Person providing site information: City of Gloucester, MA
4. Property/site name: Former Cameron's Restuarant
5. Property address: 206 Main Street
6. Current property owner: 206 Main Street LP (A Limited Partnership created by 206 Main Street GP Limited Liability Company formed by North Shore Community Development Coalition Inc. of Salem MA and Action Inc. of Gloucester MA.
7. Work to be done: Phase I Phase II Phase III Other
Explain Other: Hazardous Building Materials Survey

B. SITES ELIGIBLE FOR FUNDING

1. Does the site meet the definition of a Brownfields (*a real property, the expansion, redevelopment or reuse of which is complicated by the presence or potential presence of hazardous substances, pollutants or contaminants*)? Yes No
2. Type of contamination present: Hazardous Substances Petroleum Co-Mingled
(*If the site has both hazardous substances and incidental petroleum contamination, check the box the "co-mingled" box. If the site has hazardous substances and distinguishable petroleum contamination, you must obtain approval from the State and EPA.*)

Describe the operational history and current use(s) of the site: The site is currently a vacant, former commercial property, which consists of a 0.15 acre parcel of land identified in the City of Gloucester Assessor's Database as Map 13 Lot 23. The Subject Property is improved with an approximately 11,000 quare foot brick/masonry/concrete/cinder block building, which is heated with natural gas. The property record card obtained from the City's Assessor's Department indicates that the building was constructed in 1930. However, according to the Phase I Environmental Site Assessment (ESA)

report, the western portion of the facility was originally constructed in 1888, with demolition, renovations and/or additions to the structure occurring in 1973, 1986 and 1990.

Describe the environmental concerns at the site, including when and how the site became contaminated and, to the extent possible, the nature and extent of the contamination. If the environmental concerns are unknown, or if the land has been vacant for many years, why do you think it is contaminated? : Although there were no RECs identified in the Phase I ESA, given the age of the property and associated renovations, hazardous building materials may be present, and need to be identified and removed prior to demolition. Also, according to the property owner, a dry cleaner abuts the Site to the east.

3. Describe the proposed expansion, redevelopment or reuse of the property: Proposed redevelopment includes complete demolition of the existing building followed by construction of a mixed-use building with parking and commercial space on the first floor and 30 units of low and moderate income housing on the 2nd through 4th floors.

C. SITES NOT ELIGIBLE FOR FUNDING

Please answer the following questions to the best of your knowledge:

1. Is your facility listed (or proposed for listing) on the National Priorities List? Yes No
2. Is your facility subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA? Yes No
3. Is your facility subject to the jurisdiction, custody, or control the US government? (Land held in trust by the US government for an Indian tribe is eligible.) Yes No

*Note: If you answered YES to any of the above (C. 1-3) your property is **not** eligible.*

D. SITES NOT ELIGIBLE FOR FUNDING WITHOUT A PROPERTY SPECIFIC DETERMINATION:

Certain properties cannot be approved without a "Property Specific Determination". Please answer the following questions to the best of your knowledge:

1. Is your site/facility subject to a planned or ongoing CERCLA removal action? Yes No
2. Has your site/facility been issued a permit by the U.S. or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SWDA)? Yes No
3. Is your site/facility subject to corrective action orders under RCRA (sections 3004(u) or 3008(h))? Yes No

4. Is your site/facility a land disposal unit that has submitted a RCRA closure notification under subtitle C of RCRA or is subject to closure requirements specified in a closure plan or permit?
 Yes No
5. Has your site/facility had a release of polychlorinated biphenyls (PCBs) that is subject to remediation under TSCA? Yes No
6. Has your site/facility received funding for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund? Yes No

Note: If you answered YES to any of the above (D. 1-6), please call your Project Officer and she/he will explain how to prepare a property specific determination. Refer to Appendix 2, Section 2.5, of the Proposal Guidelines for additional information.

**** For petroleum sites, please proceed to Section F – Petroleum Only Sites**

E. PROPERTY OWNERSHIP ELIGIBILITY

1. Are there any known ongoing or anticipated environmental enforcement actions (at the federal, state or local level) regarding the responsibility of any party for contamination or hazardous substances at the site? Yes No If yes, please explain:

Information on Liability and Defenses/Protections - Answer the following if the assessment grant recipient does NOT own the site:

1. Did the assessment grant recipient ever arrange for the disposal of hazardous substances at the site, or transport hazardous substances to the site? Yes No
2. Did the assessment grant recipient ever cause or contribute to any releases of hazardous substances at the site? Yes No
3. Describe the assessment grant recipient's relationship with the current owner and the owner's role in the work to be completed: The grant recipient, the City of Gloucester, has no relationship with the current owner of the property, North Shore Community Development Coalition. The owner will have no role in the work to be completed at the property other than granting access to the City, and/or their representatives, to complete the Phase II / Phase III.

Information on Liability and Defenses/Protections - Answer the following if the assessment grant recipient owns the site or will own the site during the grant performance period:

1. How was the property acquired (or how will it be acquired)?

- a. Negotiated purchase from a private individual
- b. Purchase or transfer from another governmental unit
- c. Tax foreclosure
- d. Eminent domain
- e. Donation
- f. Other (explain):

2. What was the date when the property was acquired (or the anticipated date when it will be acquired)? August 5, 2015

What is the name and identity of the party from whom the property was (or will be) acquired?
206 MAIN STREET LIMITED PARTNERSHIP

3. Describe all familial, contractual, corporate or financial relationships or affiliations the assessment grant recipient has or has had with all prior owners or operators of the property:
None known

4. Did disposal of all hazardous substances at the site occur before the assessment grant recipient acquired (or will acquire) the property? Yes No

5. Did the assessment grant recipient ever arrange for the disposal of hazardous substances at the site, or transport hazardous substances to the site? Yes No

6. Did the assessment grant recipient ever cause or contribute to any releases of hazardous substances at the site? Yes No

7. Did the assessment grant recipient perform any environmental inquiry prior to the purchase of the property? Yes No

8. If a pre-purchase inquiry was performed, describe the types and dates of the assessments performed, indicate on whose behalf the assessments were performed, and indicate whether the applicant performed the pre-purchase inquiry in accordance with EPA's All Appropriate Inquiry rule (or ASTM E1527-05, or its equivalent at the time of purchase): A pre-purchase inquiry / Phase I ESA was performed by Irwin Engineers, on behalf of the North Shore Community Development Coalition, on June 23, 2015. The pre-purchase inquiry was conducted in accordance with EPA's AAI rules and ASTM E1527-13, prior to purchase.

F. PETROLEUM ONLY SITES - PROPERTY OWNERSHIP ELIGIBILITY

Petroleum-only sites are to be submitted to the state for eligibility determination. Please contact your state representative to obtain the information they require to determine site eligibility. As a courtesy, send a copy of the site eligibility information to your EPA Project Officer so he or she is aware of potential upcoming work. The assessment grant recipient must provide their EPA Project

Officer with a copy of the state's determination letter. The following questions are typical of the petroleum site information you may need to provide to the state:

1. Did the current and/or immediate past owner dispense or dispose of petroleum or petroleum products, or exacerbate existing petroleum contamination on the site? Yes No

Note: If the answers to question F.1 is no, the site may be eligible.

2. If the answer to either question F.1 is yes, did the responsible party take reasonable steps to address the petroleum contamination on site? Yes No Explain:
3. If the answer to either question F.1 is yes, is the responsible party financially capable to assess and clean up the site? Yes No Explain:

*Note: If question F.1 identified a responsible party who is liable for petroleum contamination at the site, and that party is financially viable to pay for assessment and cleanup costs, then the site is **not** eligible. If the identified responsible party took reasonable steps to address the petroleum contamination at the site, and/or is not financially viable to pay for the assessment and cleanup costs, then the site may still be eligible.*

4. Is the site "relatively low risk" compared with other "petroleum-only" sites in the state:
 - a. Is the site currently being cleaned up using LUST trust fund monies? Yes No
 - b. Is the site currently subject to a response under the Oil Pollution Act (OPA)? Yes No

Note: If the answers to questions F.4a and F.4b are no, the site would be considered to be of relatively low risk for purposes of determining eligibility.

5. Has any responsible party been identified for the site through, either:
 - a. A judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or cleanup the site: Yes No
 - b. An enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or cleanup the site: Yes No
 - c. A citizen suit, contribution action or other third party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site: Yes No
6. Is the site subject to any RCRA orders issued under 9003(h) of the Solid Waste Disposal Act?
 Yes No

*Note: If the answer to any of the questions in F.5 or F.6 is yes, the site is **not** eligible.*

G. ACCESS

Does the assessment grant recipient have access or an access agreement for this property?

Yes No

H. NATIONAL HISTORIC PRESERVATION ACT (NHPA) COMPLIANCE

Note: If you answer yes to any of the following questions you should contact your project officer to determine if any additional information is required.

1. Is your selected property (site) currently listed in the National Register of Historic Places and/or is it a designated National Landmark? Yes No

2. Is your selected property (site) eligible to be listed in the National Register of Historic Places? Yes No

In order to support your response, please provide any and all documentation from the federal Government and/or State Historic Preservation Officer (SHPO). (i.e., SHPO Determination Letter which you may obtain independent of the EPA process.

3. Is your selected property (site) part of a designated Historic District? Yes No

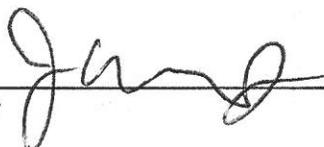
4. Will your project impact the viewshed of any adjacent or surrounding designated Historic Districts or registered historic structures? Yes No

5. Does your project have the potential to impact archaeological resources? Yes No

I. SITE ELIGIBILITY

(To be filled out by EPA Project Officer.)

The site, at the above-described property, is eligible for assessment work: Yes No

Joe Ferrari 
Project Officer

9-24-2015
Date

Need for Attorney Consultation: Yes No Notes:

Additional Information:

HARBOR VILLAGE

EXHIBIT 13

LETTERS OF SUPPORT

**Gloucester Affordable Housing Trust
Gloucester Community Development Department
3 Pond Road
Gloucester, MA 01930**

December 11, 2015

Ilene Vogel
Director of Economic Development
North Shore Community Development Coalition
102 Lafayette Street
Salem, MA 01970

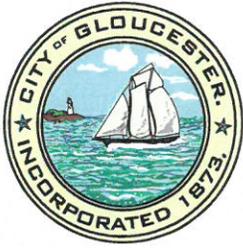
re: Harbor Village project, 206 Main Street, LLC

Ms. Vogel;

At its meeting on Thursday, December 3, 2015 the Gloucester Affordable Housing Trust voted to award \$10,000.00 of Trust funds to North Shore CDC + Action, Inc., owner / developers, in furtherance of the above project.

Sincerely,

George Sibley, Chairman



CITY OF GLOUCESTER PLANNING BOARD

Date: January 20, 2016
To: Zoning Board of Appeals
From: Planning Board
RE: Report on Comprehensive Permit Application (40B) at 206 Main Street

In accordance with MGL Chapter 40B, the Planning Board reviewed the Comprehensive Permit Application submitted by 206 Main Street Limited for 206 Main Street (Assessor's Map 176, Lot 39). The application was first referred to the Planning Board at its December 3, 2015 meeting, was continued to and was discussed at its December 17, 2015 meeting and continued and discussed at its January 7, 2015 meeting.

The Board found that the proposed development, "Harbor Village", is consistent with many of the goals and objectives laid out in several community plans and reports. In the 2013 Downtown Work Plan, public feedback overwhelmingly supported an active and vibrant downtown. This includes adding both residents and retail space to Main Street. In addition, residents value the mosaic of downtown uses and housing types. A goal of the plan is to promote new development that provided a mix of uses as well as restore the urban design character of downtown.

The "Harbor Village" proposal appears to achieve the Downtown Work Plan goals. The project will provide new retail spaces to Main Street, as well as increase the amount of housing on Main Street. The layout and size of ground floor retail spaces are reflective of market demands for smaller, local retailers. In addition, the design of the building is consistent with the historic development patterns of Main Street. Main Street has traditionally been a mixed use district of three and four story buildings with retail space on the ground floor and office or residences in the upper floors. While the "Harbor Village" development proposes a building that will exceed the City's current height limitations, this building's height is consistent with historic development patterns of Main Street. Many historic buildings exceed the City's current height limitations and are well regarded by residents. Over a third of buildings on Main Street are over 30 feet in height and there are 10 buildings over 40 feet. The Planning Board is currently considering how the dimensional requirements in the Zoning Ordinance may constrain desired development downtown, which would include building height. In addition, the design of the building enhances the urban design character of Main Street. The large windows in the ground floor retail spaces are ideal for retailers. The use of brick and traditional building façade materials are consistent with the traditional materials found on Main Street. The proposed Harbor Village development respects the traditional building scale of Main Street and maintains the desire for active ground floor uses as well as downtown living options.

Harbor Village also addresses the gaps and deficiencies in the community's housing stock identified in the 2014 MAPC Downtown Market Analysis. The analysis identified the need to diversify the downtown

housing stock by providing additional multifamily rental apartments, condos, or townhouses. It is important that these housing types should be located downtown, particularly in places such as Main Street that are walkable, have nearby amenities, and are well served by public transit (CATA and MBTA). Harbor Village would provide 30 new rental units in a multifamily building in the targeted downtown location. Main Street provides amenities within walking distance, including a supermarket, various eateries and retailers, the MBTA commuter rail station and CATA bus routes, and public parks and recreation centers. The proposed development would provide a type of housing that is desired and needed in the community.

Finally, the Harbor Village proposal addresses the City's affordable housing needs. The development of affordable housing was one of the main objectives in the 2001 Community Development Plan. The 2014 Community Block Development Grant (CDGB) Consolidated Plan found that 44% of households in Gloucester are considered low-income by HUD standards and 66% of these households struggle with a housing problem related to affordability. Cost burden is the most common of these problems. Nearly one-third of all Gloucester households are considered cost burdened because they pay more than 30% of their income toward housing costs. The Harbor Plan would provide the community 30 new units of affordable housing that addresses a real need in the community.

The Community Development Department is in the process of developing a Housing Production Plan that will provide a plan of action to increase affordable housing in Gloucester. The Harbor Village proposal would be consistent with the affordable housing needs of the community and would help the community reach the state's 10% affordable housing goal for each Massachusetts Community.

The Planning Board understands that many of the technical aspects of the project are still under review and that the applicant is cooperating with City staff and outside consultants to work through these issues. The Board anticipates that the technical issues will be rectified and finds that the Harbor Village proposal development overall is consistent with many of the community's objectives and goals.

The Planning Board voted 4 – 0 at its January 7, 2015 meeting to recommend to the ZBA to approve the Comprehensive Permit Application for 206 Main Street.

Deanna Fay
3 Barberry Lane
Gloucester, MA 01930

April 12, 2016

Gloucester Community Preservation Committee
City Hall Annex
3 Pond Road
Gloucester, MA 01930

Re: 206 Main Street – Harbor Village

Dear Committee Members:

I am writing to express my full support of the Action Inc. and North Shore Community Development Coalition "Harbor Village" affordable housing application for \$125,000.00 of Community Preservation Act affordable housing funds.

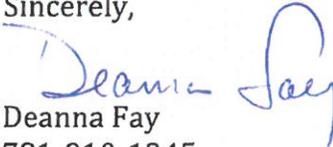
Harbor Village, a proposed 30 unit mixed use building will provide Gloucester with much needed affordable rental housing for local people, as well as increased retail opportunity and new vitality for our eminent downtown district.

As a Gloucester resident, and as the Community Outreach Coordinator at Harborlight Community Partners, I am well aware of the current shortages of affordable housing across this state, on the North Shore, and more specifically, in my home city. Statistics show that 44% of Gloucester households would qualify to live at Harbor Village and that 28.7% of current city residents are rent-burdened. This data was illustrated at the Gloucester Housing Needs and Demand Analysis presentation last January, and documented in the City's 2015-2019 Consolidated Plan.

Through my work in the affordable housing field, I am professionally familiar with the mission-driven good works of both Action, Inc. and the North Shore Community Development Coalition. I have full confidence in their abilities and their commitment to this project and to our Gloucester community.

I urge members of the CPC to fully support the funding application to build Harbor Village at 206 Main Street. Decent, stable, affordable housing is core to a strong community, like ours.

Sincerely,



Deanna Fay
781-910-1345
deanna.fay@comcast.net



April 12, 2016

Community Preservation Committee
City Hall Annex
3 Pond Road
Gloucester, MA 01930

Re: 206 Main Street – Harbor Village

Dear Committee Members:

One of the most pressing needs for the Gloucester community is affordable housing. As CEO of Pathways for Children, a large early education center serving 500 low-income children and families, I hear about the impact high rents have on those struggling to support their families. Please accept this letter of support on their behalf, and my staff's, for the Action Inc./North Shore Community Development Coalition "Harbor Village" application for \$125,000 in affordable housing funding, to create a 30-unit, mixed use building at 206 Main Street in Gloucester. This project will not only provide Gloucester residents with affordable apartments but will greatly complement our revitalized downtown area, encouraging local support for businesses and opportunities to connect people.

It is well known that Gloucester does not have enough affordable housing stock. Having worked with Action over the past 35 years that I have been with Pathways, I know we provide complementary services to many of the same families, given their needs. I have heard the statistic that 28.7% of current residents are rent-burdened. However, given the need we see every day – including among our staff – I believe that is a low estimate.

Action, Inc. and the North Shore Community Development Coalition are both mission-driven local nonprofits with long histories of affordable housing work which results in positive community outcomes, meeting community needs, and long-term involvement following project completion. As developers, they've shown a commitment to working with the community on this project through a series of open community meetings and, in fact, have incorporated most of the suggestions and recommendations from public stakeholders.

Please support The Harbor Village project proposed by Action Inc. and North Shore Community Development, so our community can take the necessary steps to provide decent, affordable apartments for individuals and families in our city.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Sue Todd".

Sue Todd
President & CEO

April 11th, 2016

Community Preservation Committee
City Hall Annex
3 Pond Road
Gloucester, MA 01930

Re: 206 Main Street – Harbor Village

Dear Committee Members:

Please find this letter I am writing to express my resolute support for the Action Inc. / North Shore Community Development Coalition “Harbor Village” application for \$125,000 in affordable housing funding to create a 30 unit mixed use building at 206 Main Street in Gloucester. Not only will this project provide Gloucester with affordable apartments for local residents, but it will also increase retail activity as well as vitality in the downtown district.

It is well-known that we do not have sufficient affordable housing opportunity - Gloucester’s need for affordable housing is well documented by the City’s 2015-2019 Consolidated Plan. Statistics show that 44% of Gloucester households would qualify to live at “Harbor Village.” That is enormous at almost half of the residences here. They also demonstrate that 28.7% of current residents are rent-burdened.

Action, Inc. and the North Shore Community Development Coalition are both mission-driven local nonprofits with long histories of affordable housing work which results in positive community outcomes, meeting community needs, and long term involvement following project completion. As developers they’ve shown a commitment to working with the community on this project through a series of open community meetings and in fact have incorporated most of the suggestions and recommendations from public stakeholders. Being that I am employed at Gloucester Family Health Center, many of the patients who experience decreased health status - which in turn can lead to hospitalization due to this - are people who do not have adequate housing. This of course is mainly due to market-price rents in the area being completely unaffordable. Sickness and poverty often coincide, and this consistently clear for the entire 3 years that I have been going to the Action Emergency Shelter to provide healthcare access. Increase in many times preventable issues which leads to increase in the cost of healthcare in the end. Overall, more affordable housing can lead to better outcomes for many issues, and the decrease of money out of pocket for tax-payers alike.

The Harbor Village project proposed by Action Inc. and North Shore Community Development will make significant progress in providing decent, affordable apartments for individuals and families in our city. Please see this through whatever that means.

Thank you for your time and attention.

With appreciation,

Nicole Jerome
Community Health Worker/ Medical Assistant
Gloucester Family Health Center

Community Preservation Committee
City Hall Annex
3 Pond Road
Gloucester, MA 01930

Re: 206 Main Street – Harbor Village

Dear Committee Members:

I am writing today to express my strong support for the Action Inc./North Shore Community Development Coalition "Harbor Village" application for \$125,000 in affordable housing funding to create a 30 unit mixed use building at 206 Main Street in Gloucester. The project will provide Gloucester with affordable apartments for local people, as well as increased retail activity and vitality in the downtown district.

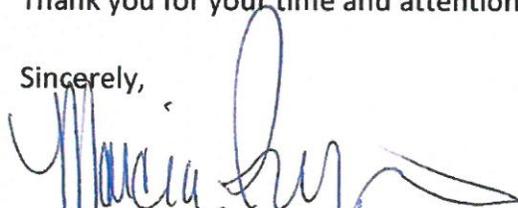
We simply do not have sufficient affordable housing stock - Gloucester's need for affordable housing is well documented by the City's 2015-2019 Consolidated Plan. Statistics show that 44% of Gloucester households would qualify to live at "Harbor Village." They also demonstrate that 28.7% of current residents are rent-burdened

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The Harbor Village project proposed by Action Inc. and North Shore Community Development will make significant progress in providing decent, affordable apartments for individuals and families in our city.

Thank you for your time and attention.

Sincerely,


Marcia Prigent
28 Way Road
Gloucester Ma

Main Office
49 Blackburn Center
Gloucester, MA 01930
978-281-1750 • 1-866-927-1050
FAX 978-281-1753
TDD 978-282-1836



100 Cummings Center
Suite 106-H
Beverly, MA 01915
978-281-1750 • 1-866-927-1050
FAX 978-969-0358
TDD 978-282-1836

Community Preservation Committee
City Hall Annex
3 Pond Road
Gloucester, MA 01930

Re: 206 Main Street – Harbor Village

Dear Committee Members:

I am writing today to express my strong support for the Action Inc./North Shore Community Development Coalition "Harbor Village" application for \$125,000 in affordable housing funding to create a 30 unit mixed use building at 206 Main Street in Gloucester. The project will provide Gloucester with affordable apartments for local people, as well as increased retail activity and vitality in the downtown district.

We simply do not have sufficient affordable housing stock - Gloucester's need for affordable housing is well documented by the City's 2015-2019 Consolidated Plan. Statistics show that 44% of Gloucester households would qualify to live at "Harbor Village." They also demonstrate that 28.7% of current residents are rent-burdened

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The Harbor Village project proposed by Action Inc. and North Shore Community Development will make significant progress in providing decent, affordable apartments for individuals and families in our city.

Thank you for your time and attention.

Sincerely,

Scott M. Trenti
Executive Director, SeniorCare Inc.



FOOD PANTRY
MOBILE MARKET
COMMUNITY MEALS
THRIFT STORE

April 12, 2016

Community Preservation Committee
City Hall Annex
3 Pond Road
Gloucester, MA 01930

Dear Committee Members:

I am writing today to express my strong support for the Action Inc./North Shore Community Development Coalition "Harbor Village" application for \$125,000 in affordable housing funding to create a 30 unit mixed use building at 206 Main Street in Gloucester. The project will provide Gloucester with affordable apartments for local people, as well as increased retail activity and vitality in the downtown district.

Gloucester's need for affordable housing is well documented by the City's 2015-2019 Consolidated Plan. Our 2015 service data supports statistics that show 44% of Gloucester households would qualify for Harbor Village. The Open Door serves 1 in 6 Gloucester residents. Many of our clients are rent-burdened and do not make enough to pay current market-rate for housing in our city.

Action, Inc. and the North Shore Community Development Coalition are both mission-driven local nonprofits with long histories of affordable housing work which results in positive community outcomes, meeting community needs, and long term involvement following project completion. As developers they've shown a commitment to working with the community on this project through a series of open community meetings and in fact have incorporated most of the suggestions and recommendations from public stakeholders.

The Harbor Village project proposed by Action Inc. and North Shore Community Development will make significant progress in providing decent, affordable apartments for individuals and families in our city.

Thank you for your time and attention.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julie LaFontaine', written in a cursive style.

Julie LaFontaine
Executive Director

April 12, 2016

Community Preservation Committee
City of Gloucester
3 Pond Road
Gloucester, MA 01930

Dear Committee Members:

I am proud to be a member of the Board of Directors of Action, Inc. I have been a board member for sixteen years, including most recently, as board chairman. Action, over the course of its fifty year history, has always strived to help those in need.

I hope you will consider the Action Inc./Northshore Community Development Coalition "Harbor Village" application for \$125,000 in affordable housing funding. This funding will help create a 30 unit mixed use building at 206 Main Street in Gloucester.

"Harbor Village", proposed by Action Inc. and North Shore Community Development, will make significant progress in providing decent, affordable apartments for individuals and families in Gloucester.

Sincerely,

Roger Lesch
Chairman, Action Board of Directors



Ilene Vogel <ilene@northshorecdc.org>

Action, Inc. Application

1 message

Gretchen Wood <gretfrank@hotmail.com>

Tue, Apr 12, 2016 at 2:55 PM

To: "Ilene@northshorecdc.org" <ilene@northshorecdc.org>

Community Preservation Committee
City Hall Annex
3 Pond Road
Gloucester, MA 01930

Dear Committee Members:

As I'm sure you are aware, Action Inc. and the North Shore Community Development Coalition are local non-profits with long histories of affordable housing work. Their projects strive to meet community needs, and they provide long-term involvement even after the project's completion.

For that reason I am writing to urge you to support "Harbor Village Development" application for \$125,00 in affordable housing funding. This project will provide affordable apartments for local people, an urgent need in Gloucester. An added bonus will be an increase retail activity in the downtown district.

Studies have shown that the need for affordable housing in Gloucester is great and that there is a real lack of affordable housing here. This project will make significant progress in providing that badly needed housing for families and individuals in the city. These two non-profits agencies have shown a real commitment to working with the community by holding several open meetings to gather public input, and then included most suggestions in their plans.

Again, I urge you to support this request, and I thank you for your time.

Sincerely,

Gretchen Wood