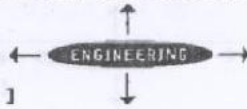


O'Reilly, Talbot & Okun

[A S S O C I A T E S]



293 Bridge Street
Suite 500
Springfield, MA 01103
Tel 413 788 6222
Fax 413 788 8830
www.oto-env.com

J960-06-01
December 12, 2006

Westfield Community Development Corporation
53 Court Street
Westfield, Massachusetts 01085

Attention: Sarah Szczebak

Re: Sub-Surface Soil Testing
Barnard Rest Home
160 Franklin Street
Westfield, Massachusetts

A handwritten signature in blue ink, appearing to read "Michael Talbot". Below the signature, the text "Michael Talbot, LSP" and "Principal" is faintly visible.

Dear Ms. Szczebak:

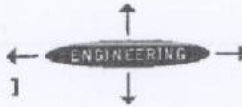
The purpose of this letter is to document the findings of our sub-surface testing program conducted in the basement of the two-story building at the above referenced site. The sub-surface testing was conducted to evaluate whether the two, 275-gallon, fuel oil, aboveground storage tanks (ASTs) and/or buried fuel lines leaked oil to the soil beneath the basement concrete floor.

Background Information

During our Environmental Site Assessment of the Barnard Rest Home in October 2006, we noted two fuel oil ASTs and buried fuel lines in the basement of the original building. We observed that one of the ASTs had been repaired with fiberglass and the fuel line was buried within the concrete floor. The buried fuel line runs from the two ASTs to the boiler located in the adjacent boiler room.

Soil Sampling and Field Screening

On December 6, 2006, we visited the basement of the site building and hand-cored three holes through the concrete floor slab to collect soil samples. Sample locations are shown on the attached Site Sketch. The first boring, BR01, was located in the middle of the room with the ASTs, adjacent to the buried fuel line. The second boring was also located next to the buried fuel line, near the boiler room. The third boring, BR03, was located next to the ASTs. Soil samples were collected from the borings using a hand-auger and screened in the field for volatile organic compounds (VOCs) using a photoionization detector (PID). The samples were collected at one foot intervals to a maximum depth of approximately 2-1/2 feet below the concrete floor slab. We hit refusal at this depth in each of the three borings, which may indicate bedrock or an old floor slab beneath the current one. None of the soil samples collected from the borings exhibited PID readings. The subsurface material encountered consisted of medium to fine, brown sand.

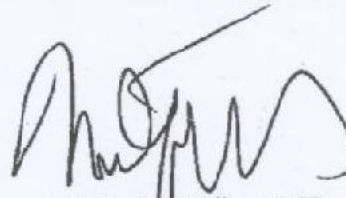


Conclusions

Based on the PID screening results of soil beneath the basement concrete floor, we found no indication of a release of oil above MassDEP reportable concentrations (RCs).

Very truly yours,
O'Reilly, Talbot & Okun Associates, Inc.

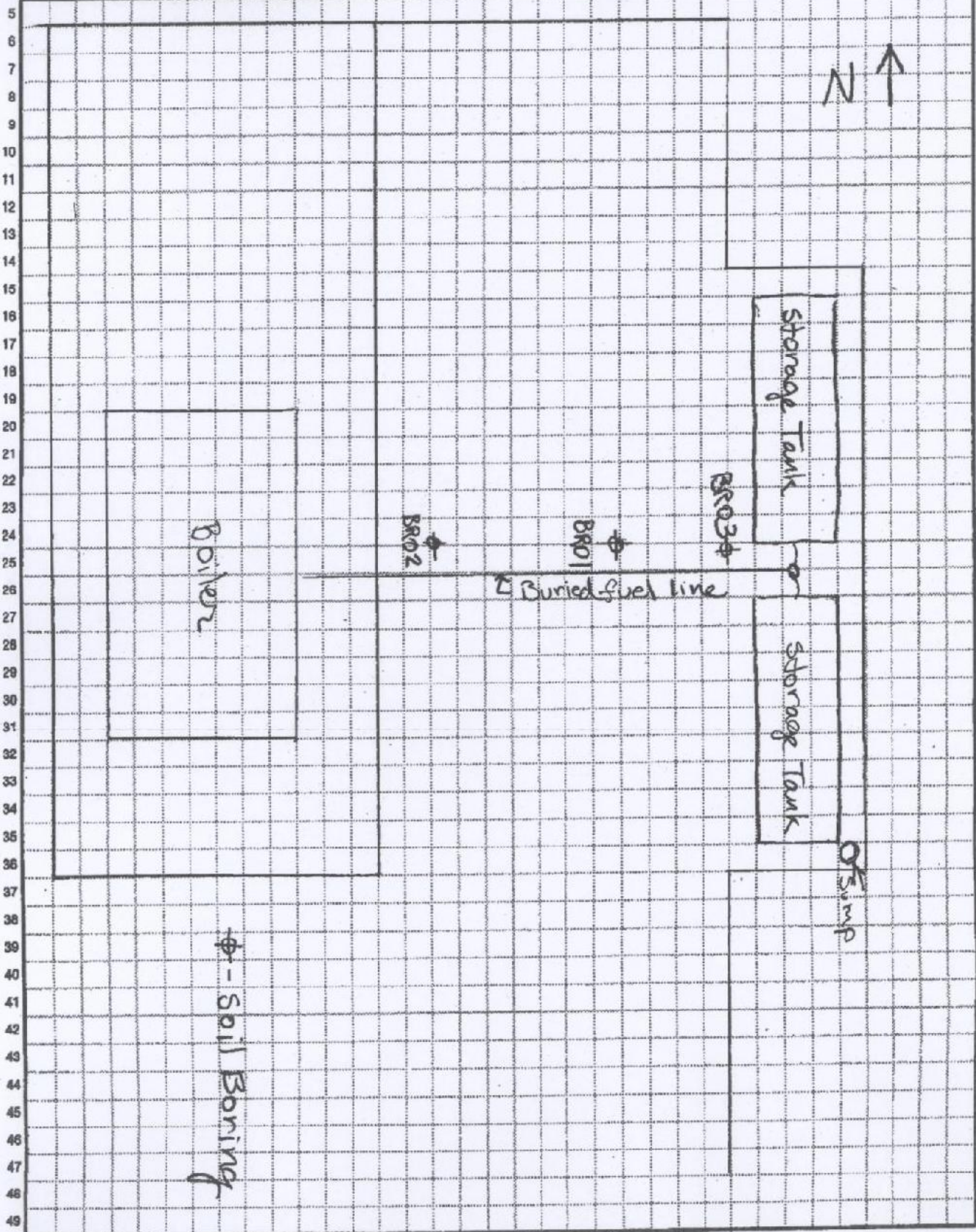

Joel Harris
Project Manager


Michael J. Talbot, LSP
Principal

Attachments: Site Sketch, Limitations

F:\J0900\960 Westfield Comm. Devel. Corp\06-01 Barnard Rest Home - Westfield\BasementSoilBorings.doc

1	Project	Barnard Rest Home	File No.	960-06-01
2	Location	160 Franklin St. Westfield	Date	12/12/06
3	Subject	Basement Soil Borings	Checked	By JAH
4	Based on	Field Sketch	Revised	By



LIMITATIONS

1. Our report does not present scientific certainties, but rather our professional opinions on the data obtained through our assessment. Our report was prepared for the exclusive benefit of our client and its mortgage lender. Reliance upon the report and its conclusions is not made to third parties or future property owners. We would be pleased to discuss extension of reliance to third parties through execution of a written contract with such parties.
2. The observations presented in this report were made under the conditions described herein. The conclusions presented in this report were based solely upon the services described in the report and not on scientific tasks or procedures beyond the scope of the project or the time and budgetary constraints imposed by the client. The work described in this report was carried out in accordance with the contract Terms and Conditions.
3. In preparing the report, O'Reilly, Talbot, Okun & Associates, Inc. relied on certain information provided by state and local officials and other parties referenced herein, and on information contained in prior site reports. Although there may have been some degree of overlap in the information provided by these sources, O'Reilly, Talbot, Okun & Associates, Inc. did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment.
4. Observations were made of the site and of the structures on the site, as indicated within the report. Where access to portions of the site or to structures on the site was unavailable or limited, we render no opinion as to the presence of hazardous materials or oil, or to the presence of indirect information relating to hazardous materials or oil in that portion of the site. In addition, we render no opinion as to the presence of hazardous materials or oil, where direct observations of portions of the site were obstructed by objects or coverings on or over these surfaces.
5. Unless otherwise specified in the Report, we did not perform testing or analyses to determine the presence or concentration of asbestos at the site or in the environment at the site.
6. The purpose of this Report was to assess the physical characteristics of the subject site with respect to the presence of hazardous material or oil in soil or groundwater at the site. No specific attempt was made to check on the compliance of present or past owners or operators of the site with federal, state, or local laws and regulations, environmental or otherwise.