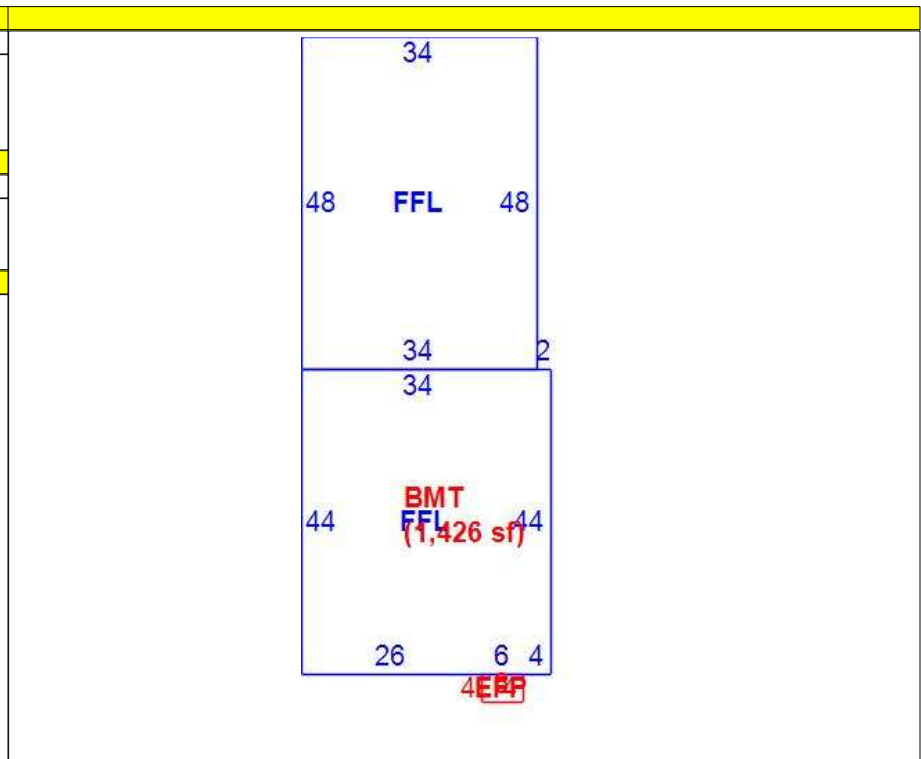


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION			
MOOR THAN ENOUGH LLC 234 COUNTY RD BECKET MA 02133						1	TYPCL					Description		Code	Appraised		Assessed						
												COMMERC.	310	110,100		110,100							
												COMM LAND	310	169,200		169,200							
SUPPLEMENTAL DATA												COMMERC.		310	12,100		12,100						
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_376160_2855704						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		291,400		291,400							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
MOOR THAN ENOUGH LLC AUTH FUELS INC, AUTH AUTH JOSEPH A + SARA +PAU MONAN EILEEN C				19619	0282	12-31-2012	U	I	100		1B	2020	310	Assessed	110,100	2019	310	Assessed	107,000	2018	310	Assessed	107,000
				07998	0510	04-03-1992	U	I	1		1A												
				07995	0581	04-01-1992	U	I	1		1A												
				07071	0312	01-12-1989	U	I	1		1A												
				07071	0310	01-12-1989	U	I	1		1A												
Total												291400		Total		282900		Total		282900			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 110,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 12,100 Appraised Land Value (Bldg) 169,200 Special Land Value 0 Total Appraised Parcel Value 291,400 Valuation Method C Total Appraised Parcel Value 291,400											
Year	Code	Description			Amount	Code	Description		Number	Amount	Comm Int												
Total					0.00																		
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name			B		Tracing			Batch													
0001							310			BG													
NOTES																							
AUTH FUEL																							
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY											
Permit Id		Issue Date		Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments		Date		Id	Type	Is	Cd	Purpose/Result			
56		04-01-1991		MN	Manual Note		1,500					SHED		01-20-2004		303			3	MEAS+INSPCTD			
														07-02-1992		107			3	MEAS+INSPCTD			
														04-02-1981		500			3	MEAS+INSPCTD			
LAND LINE VALUATION SECTION																							
B	Use Code	Description		Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value					
1	310	OIL STO		BUS	SITE	23,430 SF	4.22	1.71000	E	1.00	BG	1.000					0	7.22	169,200				
Total Card Land Units						0.538 AC	Parcel Total Land Area: 0.5379						Total Land Value						169,200				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	71	OFFICE									
Model	94	COMMERCIAL									
Grade	D	FAIR									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	21	CONC BLOCK									
Exterior Wall 2											
Roof Structure	4	FLAT									
Roof Cover	4	TAR+GRAVEL									
Interior Wall 1	8	PLYWD PANL									
Interior Wall 2	5	MINIMUM									
Interior Floor 1	4	CARPET									
Interior Floor 2	12	CONCRETE									
Heating Fuel	1	OIL									
Heating Type	3	FORCED H/W									
AC Percent	0										
FBM Sqft											
Bldg Use	310	OIL STO									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	3										
Extra Fixtures	1										
#Heat Sys	1										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	1	CONCRETE									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Kitchens	0										

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
85	PAVING	L	12,000	1.61	1950	AV	55	A	1.00	10,600
ANT	ANTENNA	L	35	57.50	1950	AV	55	F	0.90	1,000
02	SHED/FR	L	120	7.48	1998	AV	55	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,426		9.65	13,765	
EPF	ENCL PORCH	0	24		14.09	338	
FFL	1ST FLOOR	3,216	3,216		48.30	155,324	
Ttl Gross Liv / Lease Area		3,216	4,666	3,508		169,427	





J1349-01-09
December 28, 2020

Office of Planning and Community Development
60 Center Square
East Longmeadow, MA 01028
Attn: Bethany Yeo, Acting Director

Subject: Notice of Activity and Use Limitation
507 North Main Street, East Longmeadow, Massachusetts
MassDEP Release Tracking Number (RTN) 1-801

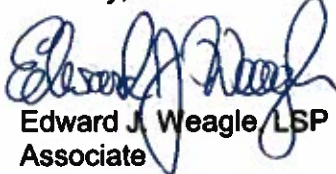
Dear Acting Director Yeo:

This letter provides notification of an Activity and Use Limitation (AUL) filed for a property in your community. Due to a release of fuel oil at the above-referenced property response actions were conducted under the Massachusetts Contingency Plan (MCP). An AUL has been implemented to restrict certain Site activities than may be inconsistent with maintaining a condition of No Significant Risk, as defined in the Massachusetts Contingency Plan (MCP).

There is No Significant Risk, as defined in the MCP, for use of the property for non-residential purposes in the future. To meet the requirements of the MCP, a complete copy of the AUL is attached for your information. The AUL was recorded in the Hampden County Registry of Deeds on December 23, 2020 in Book 23610 Page 543. A legal notice regarding the AUL filing is scheduled to be published in an upcoming edition of The Republican newspaper.

If you have any questions, please contact us at (413) 788-6222.

Sincerely,
O'Reilly, Talbot & Okun Associates, Inc.

A handwritten signature in blue ink, appearing to read "Edward J. Weagle".

Edward J. Weagle, LSP
Associate

Attachment: Notice of Activity and Use Limitation

c: MassDEP, Town Manager, Health Department, Building Department

Form 1075

Note: Pursuant to 310 CMR 40.1074(5), upon transfer of any interest in or a right to use the property or a portion thereof that is subject to this Notice of Activity and Use Limitation, the Notice of Activity and Use Limitation shall be incorporated either in full or by reference into all future deeds, easements, mortgages, leases, licenses, occupancy agreements or any other instrument of transfer. Within 30 days of so incorporating the Notice of Activity and Use Limitation in a deed that is recorded or registered, a copy of such deed shall be submitted to the Department of Environmental Protection.

NOTICE OF ACTIVITY AND USE LIMITATION

M.G.L. c. 21E, § 6 and 310 CMR 40.0000

Disposal Site Name: Auth Fuel

DEP Release Tracking No.(s): 1-801

This Notice of Activity and Use Limitation ("Notice") is made as of this 23rd day of December, 2020, by Moor Than Enough, LLC, a Massachusetts Limited Liability Corporation having a principal place of business at 234 County Road, Becket, Massachusetts 02133, together with his/her/its/their successors and assigns (collectively "Owner").

WITNESSETH:

WHEREAS, Moor Than Enough, LLC is the owner in fee simple of those certain parcels of land located in East Longmeadow, Hampden County, Massachusetts with the buildings and improvements thereon, pursuant to a deed recorded with the Hampden County Registry of Deeds in Book 19619, Page 282;

WHEREAS, said parcel(s) of land, which is more particularly bounded and described in Exhibit A, attached hereto and made a part hereof ("Property") is subject to this Notice of Activity and Use Limitation. The Property is shown on a plan recorded in the Hampden Registry of Deeds in Plan Book 29, Plan 58;

Form 1075: continued

WHEREAS, the Property comprises part of a disposal site as the result of a release of oil and/or hazardous material. Exhibit B is a sketch plan showing the relationship of the Property subject to this Notice of Activity and Use Limitation to the boundaries of said disposal site and to the extent such boundaries have been established. Exhibit B is attached hereto and made a part hereof; and

WHEREAS, one or more response actions have been selected for the Disposal Site in accordance with M.G.L. c. 21E ("Chapter 21E") and the Massachusetts Contingency Plan, 310 CMR 40.0000 ("MCP"). Said response actions are based upon (a) the restriction of human access to and contact with oil and/or hazardous material in soil and/or (b) the restriction of certain activities occurring in, on, through, over or under the Property. A description of the basis for such restrictions, and the oil and/or hazardous material release event or site history that resulted in the contaminated media subject to the Notice of Activity and Use Limitation is attached hereto as Exhibit C and made a part hereof.

NOW, THEREFORE, notice is hereby given that the activity and use limitations set forth in this Notice of Activity and Use Limitation are as follows:

1. Activities and Uses Consistent with Maintaining No Significant Risk Conditions. The following Activities and Uses are consistent with maintaining a Permanent Solution and a condition of No Significant Risk and, as such, may occur on the Property pursuant to 310 CMR 40.0000:

- (i) Commercial, industrial and business activities and uses including but not limited to, pedestrian and/or vehicular traffic, manufacturing, storage of materials, parking and servicing of vehicles, offices, warehousing, and maintenance of landscaping and paved and unpaved parking areas which do not cause the relocation of contaminated soil located at 1 foot below grade and greater;
- (ii) Construction, maintenance and emergency excavation and repair of subsurface utilities, as long as such activities are performed in accordance with the Obligations and Conditions described in Paragraph 3;
- (iii) Such other activities or uses which, in the Opinion of an LSP, shall present no greater risk of harm to health, safety, public welfare or the environment than the activities and uses set forth in this Paragraph; and
- (iv) Such other activities and uses not identified in Paragraph 2 as being Activities and Uses Inconsistent with maintaining No Significant Risk Conditions.

Form 1075: continued

2. Activities and Uses Inconsistent with Maintaining No Significant Risk Conditions. The following Activities and Uses are inconsistent with maintaining a Permanent Solution and a condition of No Significant Risk pursuant to 310 CMR 40.0000, and, as such, may not occur on the Property:

(i) Use of the Property as a residence, school (with the exception of adult education), nursery, daycare, recreational area (such as a park or athletic fields), and/or any other use at which a child's presence may result in contact with contaminated soil;

(ii) Use of the Property for the growing of produce and/or the raising of livestock for human consumption;

(iii) Non-emergency excavation of soil located greater than 1 foot below the surface without the prior development and implementation of a Soil Management Plan and Light Aqueous Phase Liquid Management Plan, in accordance with the Obligations and Conditions specified in Paragraph 3;

(iv) Non-emergency relocation of soil located greater than 1 foot below the surface, unless such relocation is first evaluated by an LSP who renders an Opinion stating that such relocation is consistent with maintaining a condition of No Significant Risk described in Paragraph 3; and

(v) Construction or occupation of a newly enclosed building, or portion of an enclosed building, unless such activity is performed in accordance with the Obligations and Conditions specified in Paragraph 3.

3. Obligations and Conditions. The following obligations and/or conditions are necessary and shall be undertaken and/or maintained at the Property to maintain a Permanent Solution and a condition of No Significant Risk:

(i) A Soil Management Plan (SMP) and Light Non Aqueous Phase Liquid (LNAPL) Management Plan must be prepared and approved by a Licensed Site Professional (LSP) prior to non-emergency excavation or disturbance of contaminated soil at the Site. Soil, groundwater and/or Light Non Aqueous Phase Liquid (LNAPL) removed is to return to the point of origin following completion of the work, or such media shall go to an appropriate receiving facility. A Licensed Site Professional (LSP) shall determine an appropriate receiving facility and the manner of transportation of soil, groundwater and/or LNAPL from the Property; and

Form 1075: continued

(ii) If an enclosed building, or portion of an enclosed building, is to be constructed and occupied on the Property, such building shall incorporate into the building design measures to mitigate potential vapor migration into the building. A Licensed Site Professional (LSP) shall be retained to approve the measures and conduct a vapor migration assessment in accordance with applicable guidance. The measures incorporated into the building design shall be maintained following the Opinion of a LSP, and in accordance with applicable laws, regulations and guidance in effect.

4. Proposed Changes in Activities and Uses. Any proposed changes in activities and uses at the Property which may result in higher levels of exposure to oil and/or hazardous material than currently exist shall be evaluated by a Licensed Site Professional who shall render an Opinion, in accordance with 310 CMR 40.1080, as to whether the proposed changes are inconsistent with maintaining a Permanent Solution and a condition of No Significant Risk. Any and all requirements set forth in the Opinion to meet the objective of this Notice shall be satisfied before any such activity or use is commenced.

5. Violation of a Permanent or Temporary Solution. The activities, uses and/or exposures upon which this Notice is based shall not change at any time to cause a significant risk of harm to health, safety, public welfare, or the environment or to create substantial hazards due to exposure to oil and/or hazardous material without the prior evaluation by a Licensed Site Professional in accordance with 310 CMR 40.1080, and without additional response actions, if necessary, to maintain a condition of No Significant Risk.

If the activities, uses, and/or exposures upon which this Notice is based change without the prior evaluation and additional response actions determined to be necessary by a Licensed Site Professional in accordance with 310 CMR 40.1080, the owner or operator of the Property subject to this Notice at the time that the activities, uses and/or exposures change, shall comply with the requirements set forth in 310 CMR 40.0020.

6. Incorporation Into Deeds, Mortgages, Leases, and Instruments of Transfer. This Notice shall be incorporated either in full or by reference into all future deeds, easements, mortgages, leases, licenses, occupancy agreements or any other instrument of transfer, whereby an interest in and/or a right to use the Property or a portion thereof is conveyed in accordance with 310 CMR 40.1074(5).

Form 1075: continued

Owner hereby authorizes and consents to the filing and recordation and/or registration of this Notice, said Notice to become effective when executed under seal by the undersigned Licensed Site Professional, and recorded and/or registered with the appropriate Registry of Deeds and/or Land Registration Office(s).

WITNESS the execution hereof under seal this 22 day of December, 2020.

By: David V. Nietupski

Moor Than Enough, LLC.
David V. Nietupski, Manager

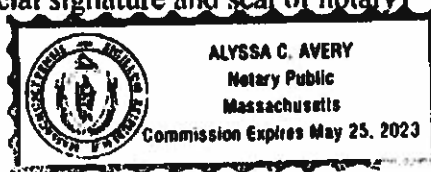
[COMMONWEALTH OF MASSACHUSETTS]
[STATE OF Massachusetts]

Hampton . ss

December 22, 2020

On this 22 day of December, 2020, before me, the undersigned notary public, personally appeared David V. Nietupski, Manager of Moor Than Enough, LLC as indicated in the Certificate of Organization attached hereto as Exhibit D, proved to me through satisfactory evidence of identification, which were state drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

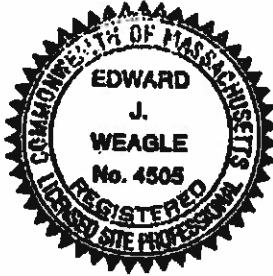
Alyssa C. Avery (official signature and seal of notary)



Form 1075: continued

The undersigned Licensed Site Professional hereby certifies that in his Opinion this Notice of Activity and Use Limitation is consistent with a Permanent Solution and maintaining a condition of No Significant Risk.

Date: 12-23-20



Edward J. Weagle
Edward J. Weagle

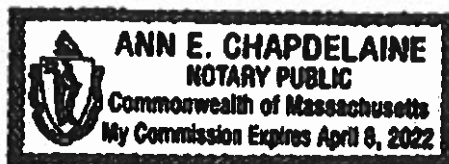
COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss

12.23, 2020

On this 23rd day of DECEMBER, 2020, before me, the undersigned notary public, personally appeared Edward J. Weagle, Licensed Site Professional with O'Reilly, Talbot & Okun Associates, Inc., proved to me through satisfactory evidence of identification, which was MA LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Ann E. Chapdelaine (official signature and seal of notary)



Upon recording, return to:

Moor Than Enough, LLC.
234 County Road
Becket, Massachusetts 02133

EXHIBIT A**507 NORTH MAIN STREET, EAST LONGMEADOW, MASSACHUSETTS**

Certain parcels of land situated in East Longmeadow, Hampden County, Massachusetts, shown and described on a plan of lots entitled "Plan of Lots in East Longmeadow, Mass., owned by Beatrice Theroux" recorded in the Hampden County Registry of Deeds Plan Book 29, Page 58, prepared by Cobb, Beesley & Miles, Engineers, Springfield Mass., bound and described as follows:

Parcel 1

BEGINNING at a stone bound at an angle in the Northeasterly side of North Main Street,

THENCE running SOUTHEASTERLY along the Northeasterly side of said North Main Street, a distance of 228.45 feet to a stone bound,

THENCE continuing Southeasterly along the Northeasterly side of said North Main Street, a distance of 0.54 feet to land now or formerly of the New York, New Haven & Hartford Railroad;

THENCE running NORTHWESTERLY along said land now or formerly of the New York, New Haven & Hartford Railroad, a distance of 248.03 feet to an iron pin;

THENCE running SOUTHWESTERLY a distance of 130.62 feet to the stone bound at the point of beginning, the last course making an interior angle with the first course of 82° 19' 30".

Said Parcel 1 being Lot #1 as shown on the plan referenced above.

Parcel 2

BEGINNING at an iron pin in the Northeasterly side of North Main Street, at the southeasterly corner of Lot #3 as shown on the plan referenced above,

THENCE running SOUTHEASTERLY along the Northeasterly side of said North Main Street, a distance of 60 feet to a stone bound at the Southeasterly corner of Lot #1 as shown of the plan referenced above,

THENCE running NORTHEASTERLY along said Lot #1, a distance of 130.62 feet to an iron pin at the land now or formerly of the New York, New Haven & Hartford Railroad;

THENCE running NORTHWESTERLY along said land now or formerly of the New York, New Haven & Hartford Railroad, a distance of 65.63 feet to an iron pin;

THENCE running SOUTHWESTERLY, a distance of 157.21 feet to the iron pin at the point of beginning.

Said Parcel 2 being Lot #2 as shown on the plan referenced above.

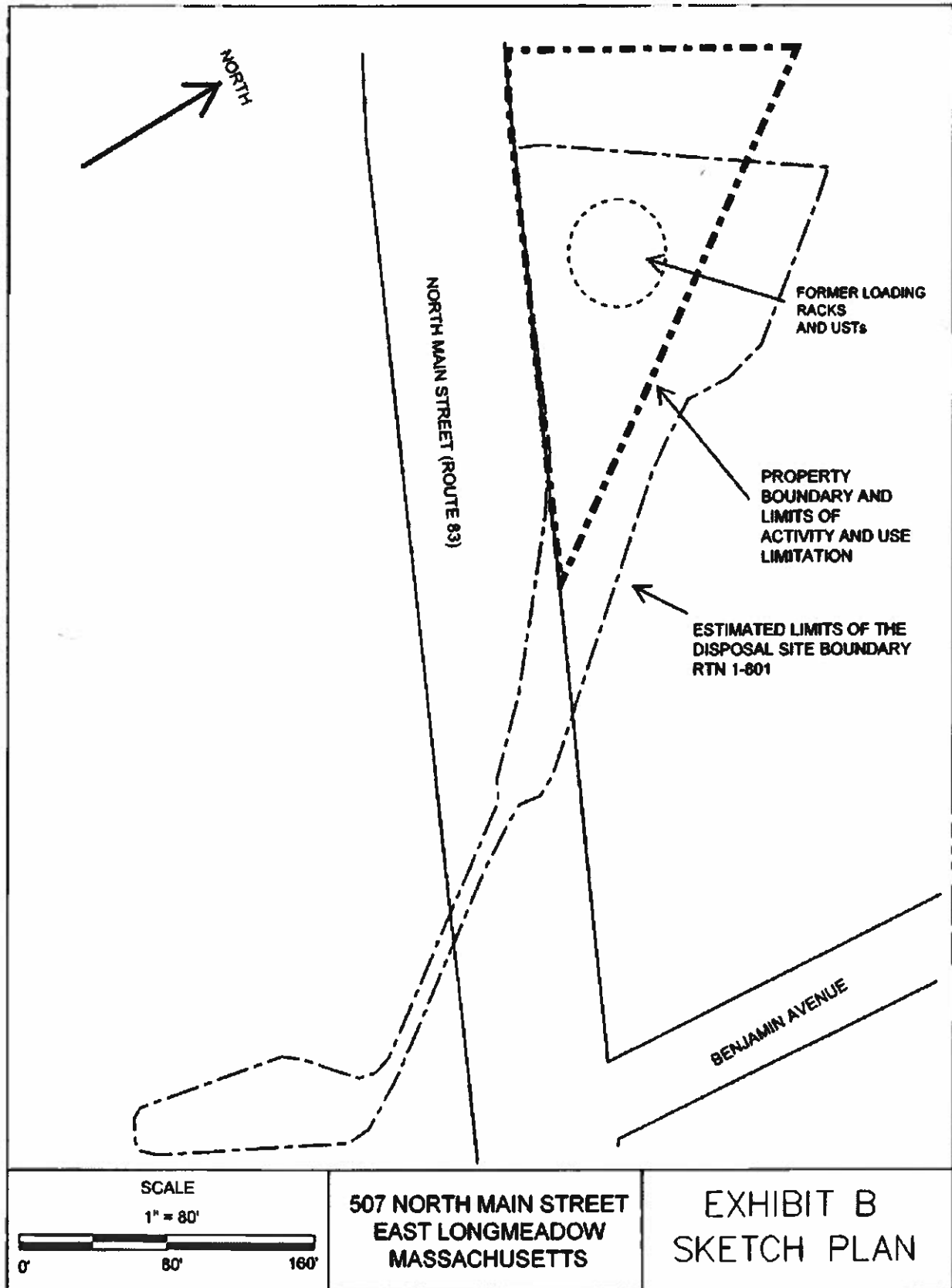


EXHIBIT C
ACTIVITY AND USE LIMITATION ("AUL")
NARRATIVE DESCRIPTION
RELEASE TRACKING NO. 1-0801
507 North Main Street
Springfield, Massachusetts

In accordance with the requirements of 310 CMR 40.1074, this Activity and Use Limitation (AUL) Opinion has been prepared for the Property located at 507 North Main Street in Springfield, Hampden County, Massachusetts, owned by Moor Than Enough, LLC.

Permanent Solution Statement - The Notice of Activity and Use Limitation is appropriate in order to maintain a Permanent Solution and a condition of No Significant Risk, as long as the requirements of the Notice of Activity and Use Limitation are met. These requirements include restricting future residential use of the Property and the implementation of measures to control exposure during excavation activities.

Description of the Oil Release - The 507 North Main Street property was used for the storage and distribution of fuel oil and petroleum products from 1948 through the late 1980s. The business utilized underground storage tanks for the storage and transfer of petroleum products onto delivery trucks. The underground storage tanks and product loading equipment were removed in the late 1980s, at which time fuel oil impacted soil was identified. The former locations of the underground storage tanks and loading equipment are shown on the Sketch Plan in Exhibit B. The release impacted soil and groundwater, and migrated along a culvert which resulted in the discharge of separate phase fuel oil into a stream. MassDEP (through its contractors) conducted assessment of soil and groundwater conditions and performed oil recovery operations in the 1990s. Risk characterizations based on assessment data collected from the Site since that time has shown that the release does not pose an unacceptable risk to human health subject to the Notice of Activity and Use Limitation.

Description of Contaminated Media Subject to the AUL - Assessments of the property have occurred at various times since the late 1980s. These assessments identified petroleum in soil and groundwater at the 507 North Main Street property. Petroleum impacted soil is located at depths that range from 1 to 22 feet below grade. The estimated limits of the disposal site are shown on the Sketch Plan attached in Exhibit B.

EXHIBIT D**MOOR THAN ENOUGH, LLC****CERTIFICATE OF ORGANIZATION**

Pursuant to the provisions of the Massachusetts Limited Liability Company Act (the "Act"), the undersigned hereby certifies as follows:

1. The name of the limited liability company formed hereby (the "LLC") is Moor Than Enough, LLC. The federal employer identification number for the LLC is not available at this time.
2. The address of the office of the LLC in the Commonwealth is 234 County Road, Becket, Massachusetts 02133.
3. The general character of the business of the LLC is to own and manage real estate.
4. The LLC shall have no specific date of dissolution.
5. The name and business address of the resident agent for service of process for the LLC are: David V. Nietupski, 234 County Road, Becket, Massachusetts 02133.
6. The name and business address of the initial manager of the LLC are: David V. Nietupski, 234 County Road, Becket, Massachusetts 02133.
7. Any manager is authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property on behalf of the LLC.

IN WITNESS WHEREOF, the undersigned hereby affirms under the penalties of perjury that the facts stated herein are true this December 28, 2012.


David Nietupski
Authorized Person