

*PAUL E. SAPERSTEIN Co., INC.*  
*144 Centre Street, Holbrook, MA 02343-1011*  
*(617) 227-6553 • fax (781) 767-9686*  
*Web Site: <http://www.pesco.com> E-mail: [pesco@pesco.com](mailto:pesco@pesco.com)*

---

**OWNER'S SALE  
OF REAL ESTATE AT PUBLIC**

**AUCTION**

**SATURDAY, MAY 7, 2011 AT 12:00PM**



**4 New Pasture Rd, Newburyport, MA  
14,884SF Multi Tenant Commercial Building**

***PROPERTY ADDRESS:***

4 New Pasture Rd, Newburyport, MA

***PROPERTY DESCRIPTION:***

Multi Tenant Commercial Building

***AUCTION DATE/TIME:***

Saturday, May 7, 2011 at 12pm

***AUCTION LOCATION:***

On Site

***INSPECTION:***

10:30AM Sale Day for Qualified Bidders Only

***TERMS OF SALE:***

A deposit of \$25,000 by certified check or bank check will be required at the time & place of sale with an additional deposit of \$25,000 in 6 days and balance in 45 days.

***AUCTIONEER'S OFFICE:***

For more information on this auction, please contact:

**Contact:** Jeffrey Mann  
**Tel. #:** (617) 227- 6553  
**Fax:** (781) 767- 9686  
**Email:** jmann@ pesco.com  
**Web Site:** www.pesco.com

***DISCLAIMER:***

All information contained within this package was derived from sources believed to be reliable. Information contained in this package does not constitute a representation or warranty of any kind by the Auctioneer and/or the Owner and/or their Attorneys, Agents, Servants or Employees of the accuracy or completeness of any information herein. The Auctioneer and/or the Owner and/or their Attorneys, Agents, Servants or Employees expressly disclaim any responsibility therefor. The Auctioneer and/or the Owner and/or their Attorneys, Agents, Servants, or Employees shall have no liability whatsoever for any loss, cost or damage arising therefrom. Prospective buyers should rely entirely on their own due diligence, inspection and judgment. Announcements from the auction block shall take precedence over any previously printed material or any other oral statements made.

**Owners Liquidation at Public Auction**

# **NEWBURYPORT**

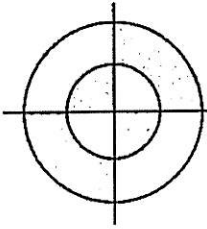
**14,884SF Multi Tenant Comm'l Bldg  
Excellent Investor/User Opportunity**

**4 New Pasture Rd, Newburyport, MA  
Saturday, May 7, 2011 at 12PM**

**We have been hired to sell this property by a motivated seller. 1.62+/- acres improved by a 14,884+/-sf multi tenant, office/whse bldg. There are 2 leased spaces (2,326sf & 5,120sf). The vacant space (7,446sf) could suit 1 or 2 tenants. Built on slab the bldg has multiple entrances, large overhead drive in door, wet sprinkler, gas fired heat & hot wtr, 200 amp elec, town wtr & sewer & is located minutes off Rte 95, Scotland Rd exit in Newburyport Ind Pk.**

**Inspection Sale Day for Qualified Bidders at 10:30AM.**

**Terms of Sale: A deposit of \$25,000 by certified or bank check will be required at the time & place of sale with an additional deposit of \$25,000 in 6 days & balance within 45 days. All other terms announced at sale.**



# IES, INC.

ENVIRONMENTAL CONSULTANTS  
*Established 1986*

5 Middlesex Avenue • Suite 307  
Somerville, MA 02145  
617-623-8880 • Fax: 617-629-2920  
WWW.IESINC-ENVIRONMENTAL.COM  
IESINC@AOL.COM

## Direct Dial Numbers

David P. Borans:	(617) 776-8549
Daniel G. Jaffe:	(617) 776-2715
Kerry R. Asetta:	(617) 776-0578
John Beck:	(617) 623-9813
David Brincheiro:	(617) 776-1950
Christopher D. Buchanan:	(617) 623-5168
Mary Oliveira:	(617) 623-8881
Melissa Randolph:	(617) 776-0829
Ligia Rivera:	(617) 623-8882
Kevin W. Taylor:	(860) 644-1579

March 25, 2011

Mr. Thomas A. Eramo Trustee  
T and J Realty Trust  
4 New Pasture Road  
Newburyport, MA 01950

Re: Phase I Environmental Site Assessment  
4 New Pasture Road  
Newburyport, MA

Dear Mr. Eramo:

As requested, and in accordance with the Terms of our Contract, IES, Inc. has conducted a "Phase I Environmental Site Assessment" (ASTM E 1527-05) of the above referenced property. Please note that the USEPA has established that the revised ASTM E1527-05 Standard is consistent with the requirements of the final rule for All Appropriate Inquiries (AAI) and may be used to comply with the provisions of the rule.

The following is our **Executive Summary**, which details the major findings of the report:

1. This Phase I Environmental Site Assessment consisted of a historical review, a site inspection, and research of State and local files, as depicted in Sections 1 through 6 of this report.
2. The subject site consists of one, rectangular-shaped parcel of land located at 4 New Pasture Road in Newburyport, MA. The site consists of 70,567 square feet of land, which is located in a mixed commercial and industrial section of Newburyport. The nearest body of surface water is an unnamed tributary stream of the southeasterly flowing Little River, which is located approximately 0.20-miles to the southwest of the site.
3. The subject site is currently occupied by an industrial warehouse building, which is occupied by a beauty supply distributor (Vision's Beauty Supply); a dance studio (Broadway Dance Academy, and a charter high school (Greater Lawrence Educational Collaborative). The original portion of the site building was constructed in 1995 on a concrete slab, and an addition to the site building was completed in 1999. Since its construction, the site building has been occupied by the aforementioned beauty product distributor, a dance studio, and/or a charter school.

Connecticut: 72 Country View Drive • South Windsor, CT 06074 • (860) 644-1579  
Florida: 412 Cardliff Road • Venice, FL 34293 • (941) 493-7167  
Maine: 7 Camp Road • West Newfield, ME 04095 • (207) 636-2034



4. No significant on-site Recognized Environmental Conditions (REC's) and/or Historical Recognized Environmental Conditions (HREC's) were identified during this assessment.
5. Potential off-site environmental threats identified in this report include the use of the westerly abutting property for truck (automotive) service and for #2 fuel oil storage in tanker trucks. In addition, the documented RCRA Generators located at 2 New Pasture Road (MV9784656200 & MA9784656064), which abuts the site to the northeast and at 5 New Pasture Road (MV9786522338), which adjoins the site to the southeast, may also pose a potential off-site environmental threat to the subject site.
6. The remaining nearby DEP listed spills or releases, UST's, DEP Disposal Sites, and/or RCRA Generators, have a "RAO" status, are located at a sufficient distance and/or at a downgradient location, that they are not considered to pose a significant threat of contamination. Therefore, no significant off-site environmental threats of contamination were identified during this assessment.
7. Due to the off-site potential threats of contamination identified in this report, the site is considered a "Low/Moderate Environmental Risk" (see Attachment "AA") regarding soil and/or groundwater contamination. It is our opinion that in accordance with IES's "Cleanup Risk Rating", which is depicted in Attachment "AAA" immediately following this Summary, IES would classify the subject site as a "Low Cleanup Risk", due to the absence of any significant on-site environmental threats of contamination.
8. No further recommendations at this time.

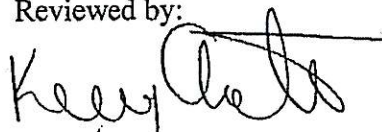
Furthermore, if additional data becomes available, or related quantitative or qualitative analysis is performed, IES should review the material to determine if the findings in this report should be modified.

Respectfully submitted,  
IES, Inc.

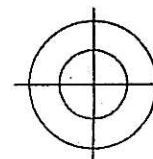


Christopher D. Buchanan  
Senior Geologist

Reviewed by:



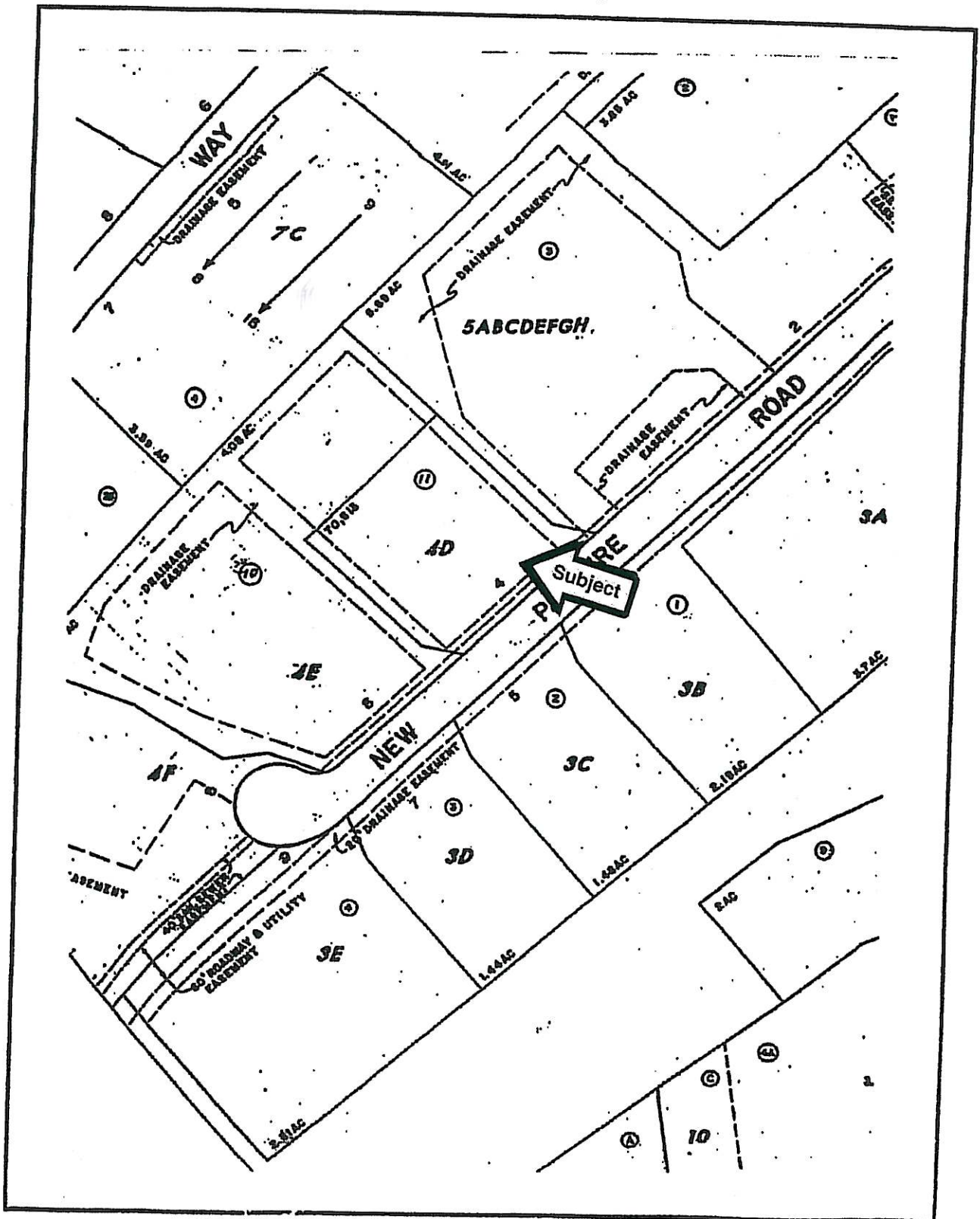
Kerry Asetta  
Vice President



IES, INC.

# LOCATION MAP

(ASSESSORS MAP)





### Additional Property Information

T 1 Internet (all offices wired for internet)  
22' ceiling height back warehouse section  
18' ceiling height middle warehouse section  
Roof repaired and checked  
4 new exterior windows  
4 handicap bathrooms  
Wet sprinkler system  
Fire/smoke alarm system  
Roof top gas/electric HVAC for offices  
Suspended gas heaters for warehouse  
200 amp electric  
Gas hot water  
Town water and sewer  
Large overhead drive in door  
4 restrooms, 1 with shower  
Ample parking  
Convenient to Route 95

Taxes 2010: \$9,864.22

Last quarter bills (11/15/10 – 2/14/11)

Sewer: \$72.87

Water: \$70.05

Sprinkler: \$150.00

**nationalgrid**

THE POWER OF ACTION

Bill Date	Bill Amount	Payment Due Date
<u>4/5/2011</u>	\$821.88	4/29/2011
<u>3/4/2011</u>	\$643.35	3/30/2011
<u>2/4/2011</u>	\$717.08	3/2/2011
<u>1/5/2011</u>	\$637.20	1/29/2011
<u>12/6/2010</u>	\$837.36	12/30/2010
<u>11/3/2010</u>	\$640.26	11/27/2010
<u>10/6/2010</u>	\$727.94	10/30/2010
<u>9/7/2010</u>	\$429.68	10/1/2010
<u>8/5/2010</u>	\$317.82	8/29/2010
<u>7/7/2010</u>	\$448.14	7/31/2010
<u>6/4/2010</u>	\$717.88	6/30/2010
<u>5/6/2010</u>	\$638.87	5/30/2010
<u>4/7/2010</u>	\$790.60	5/1/2010
<u>3/5/2010</u>	\$547.58	3/31/2010
<u>2/4/2010</u>	\$517.92	2/28/2010
<u>1/12/2010</u>	\$283.74	2/5/2010
<u>12/4/2009</u>	\$468.30	12/30/2009
<u>11/3/2009</u>	\$271.20	11/27/2009
<u>10/5/2009</u>	\$721.14	10/29/2009
<u>9/3/2009</u>	\$358.20	9/27/2009
<u>8/5/2009</u>	\$745.79	8/29/2009
<u>7/7/2009</u>	\$386.80	7/31/2009
<u>6/4/2009</u>	\$1,299.77	6/28/2009
<u>5/6/2009</u>	\$1,665.15	5/30/2009

## National Grid Gas Bills

	Bill From Date	Bill To Date	Days In Bill	Date Bill Rendered	Usage (Therms)	Gas Charge	Total Charges
	02/28/2011	03/29/2011	29	03/30/2011	814	\$1,094.01	\$1,094.01
	01/29/2011	02/28/2011	30	03/01/2011	1,197	\$1,602.21	\$1,602.21
	12/30/2010	01/29/2011	30	01/31/2011	1,313	\$1,755.98	\$1,755.98
	11/30/2010	12/30/2010	30	01/03/2011	1,096	\$1,468.25	\$1,468.25
	10/28/2010	11/30/2010	33	11/30/2010	484	\$649.98	\$649.98
	09/29/2010	10/28/2010	29	10/28/2010	86	\$82.63	\$82.63
	08/31/2010	09/29/2010	29	09/30/2010	2	\$9.05	\$9.05
	08/02/2010	08/31/2010	29	08/31/2010	0	\$7.28	\$7.28
	06/30/2010	08/02/2010	33	08/02/2010	3	\$10.97	\$10.97
	06/15/2010	06/30/2010	15	06/30/2010	5	\$8.21	\$8.21
	05/14/2010	06/15/2010	32	06/15/2010	17	\$23.17	\$23.17
	04/15/2010	05/14/2010	29	05/14/2010	124	\$172.05	\$172.05
	03/17/2010	04/15/2010	29	04/16/2010	333	\$518.57	\$518.57
	02/17/2010	03/17/2010	28	03/17/2010	818	\$1,253.57	\$3,064.56
	01/19/2010	02/17/2010	29	02/17/2010	1,218	\$1,795.37	\$1,795.37
	12/16/2009	01/19/2010	34	01/19/2010	1,407	\$1,964.51	\$1,964.51
	11/16/2009	12/16/2009	30	12/17/2009	591	\$830.98	\$672.00
	10/19/2009	11/16/2009	28	11/16/2009	158	\$183.58	-\$158.98
	09/18/2009	10/19/2009	31	10/19/2009	112	\$91.18	-\$342.56
	08/19/2009	09/18/2009	30	09/18/2009	10	\$15.01	-\$433.74
	08/17/2009	08/19/2009	2	08/31/2009	1	\$1.25	-\$448.75

# NATIONAL FIRE ALARM CODE

## INSPECTION AND TESTING FORM

DATE: April 12, 2011

TIME: 3:00pm

### SERVICE ORGANIZATION

Name: SecuriCom Systems Inc.  
Address: P.O. Box 39 Atkinson, NH 08311  
Representative: Grant M. Wason  
License No.: 656D & 1174C  
Telephone: 1-800-491-4914

### PROPERTY NAME(USER)

Name: T & J REALTY TRUST BUILDING  
Address: 4 NEW PASTURE ROAD  
Owner Contact: TOM ERAMO  
Telephone: 1-978-273-4296

### MONITORING ENTITY

Contact: Newburyport Fire Dept.  
Telephone: 1-978-465-8571  
Monitoring Account Ref. No.: CITY BOX #4342

### APPROVING AGENCY

Contact: Newburyport Fire Dept.  
Telephone: 1-978-465-8571

### TYPE TRANSMISSION

- McCulloh
- Multiplex
- Digital
- Reverse Priority
- RF
- Other (Specify) CITY BOX #4342

### SERVICE

- Weekly
- Monthly
- Quarterly
- Semiannually
- Annually
- Other (Specify)

Control Unit Manufacturer: FCI  
Circuit Styles: CLASS A  
Number of Circuits: 6 ZONES  
Software Rev. N/A

Model No.: #72

Last Date System Had Any Service Performed:

Last Date that Any Software or Configuration was revised:

### ALARM-INITIATING DEVICES AND CIRCUIT INFORMATION

Quality	Circuit Style	
6	CLASS A	Manual Fire Alarm Boxes
		Ion Detectors
13	CLASS A	Photo Detectors
1	CLASS A	Duct Detectors
		Heat Detectors
1	CLASS A	Water flow Switches
2	CLASS A	Supervisory Switches
		Other (Specify):

Alarm verification feature is disabled  enabled

# NATIONAL FIRE ALARM CODE

## ALARM NOTIFICATION APPLIANCES AND CIRCUIT INFORMATION

Quantity

Circuit Style

Bells

Horns

Chimes

Strobes

Speakers

Other (specify): HORN/STROBE

9

Y / CLASS A

No. of Alarm notification appliance circuits:

Are circuits monitored for integrity?

Yes

No

## SUPERVISORY SIGNAL-INITIATING DEVICES AND CIRCUIT INFORMATION

Quantity

Circuit Style

Building Temp.

Site Water Temp.

Site Water Level

Fire Pump Power

Fire Pump Running

Fire Pump Auto Position

Fire Pump and Pump Controller Trouble

Generator in Auto Position

Generator or Controller Trouble

Switch Transfer

Generator Engine Running

Other:

## SIGNALING LINE CIRCUITS

Quantity and style of signaling line circuits connected to system (see NFPA 72, Table 6.6.1):

Quantity:

Style(s):

## SYSTEM POWER SUPPLIES

(a) Primary (Main): Nominal Voltage 120 Volt Amps 15 Amp

Overcurrent Protection: Type Breaker Amps 15 Amp

Location (of Primary Supply Panel board): House Panel

Disconnecting Means Location: Marked Breaker

(b) Secondary (Standby):

24 Volt Storage Battery: Amp-Hr. Rating 36 AMP HR.

Calculated capacity to operate system, in hours:

24

60

Engine-driven generator dedicated to fire alarm system:

Location of fuel storage:

## TYPE BATTERY

Dry Cell

Nickel-Cadmium

Sealed Lead-Acid

Lead-Acid

Other (Specify):

(c) Emergency or standby system used as a backup to primary power supply, instead of using secondary power supply:

Emergency system described in NFPA 70, Article 700

Legally required standby described in NFPA 70, Article 7

Optional standby system described in NFPA 70, Article 702, which also meets the performance Requirements of Article 700 or 701.

# NATIONAL FIRE ALARM CODE

## PRIOR TO ANY TESTING

NOTIFICATIONS ARE MADE	Yes	No	Who	Time
Monitoring Entity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Building Occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Building Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>		
AHJ Notified of Any Impairments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

## SYSTEM TESTS AND INSPECTIONS

TYPE	Visual	Functional	Comments
Control Unit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Interface Equipment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Lamps/LEDS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Fuses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Primary Power Supply	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Trouble Signals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Disconnect Switches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Ground-Fault Monitoring	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

### SECONDARY POWER

TYPE	Visual	Functional	Comments
Battery Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	REPLACED BATTERIES 36 AMP. HR.
Load Voltage		<input checked="" type="checkbox"/>	
Discharge Test		<input type="checkbox"/>	
Charger Test		<input checked="" type="checkbox"/>	
Specific Gravity		<input type="checkbox"/>	

### TRANSIENT SUPPRESSORS

### REMOTE ANNUNCIATORS

FIXED CIRCUIT TROUBLE

### NOTIFICATION APPLIANCES

Audible	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Visible	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Speakers	<input type="checkbox"/>	<input type="checkbox"/>	
Voice Clarity		<input type="checkbox"/>	

## INITIATING AND SUPERVISORY DEVICE TESTS AND INSPECTIONS

Loc. & S/N	Device Type	Visual Check	Functional Test	Factory Setting	Measured Setting	Pass	Fail
13	Photo Smoke SPRINK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	FLOW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	TAMPERS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>

Comments : REPLACED STANDBY BATTERIES WITH 2 12VOLT 18AMP. HR. FIXED TROUBLE WITH EXTERIOR STROBE LITE, FIXED EXTERIOR ANNUNCIATOR.

# NATIONAL FIRE ALARM CODE

EMERGENCY COMMUNICATIONS EQUIPMENT	Visual	Functional	Comments
Phone Set	<input type="checkbox"/>	<input type="checkbox"/>	
Phone Jacks	<input type="checkbox"/>	<input type="checkbox"/>	
Off-Hook Indicator	<input type="checkbox"/>	<input type="checkbox"/>	
Amplifier(s)	<input type="checkbox"/>	<input type="checkbox"/>	
Tone Generator(s)	<input type="checkbox"/>	<input type="checkbox"/>	
Call-in Signal	<input type="checkbox"/>	<input type="checkbox"/>	
System Performance	<input type="checkbox"/>	<input type="checkbox"/>	

INTERFACE EQUIPMENT	Visual	Device Operation	Simulated Operation
(Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SPECIAL HAZARD SYSTEMS	Visual	Device Operation	Simulated Operation
(Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Special Procedures:

Comments:

SUPERVISING STATION MONITORING	Yes	No	Time	Comments
Alarm Signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Alarm Restoration	<input type="checkbox"/>	<input type="checkbox"/>		
Trouble Signal	<input type="checkbox"/>	<input type="checkbox"/>		
Supervisory Signal	<input type="checkbox"/>	<input type="checkbox"/>		
Supervisory Restoration	<input type="checkbox"/>	<input type="checkbox"/>		

NOTIFICATIONS THAT TESTING IS COMPLETE	Yes	No	Who	Time
Building Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Monitoring Agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Building occupants	<input type="checkbox"/>	<input type="checkbox"/>		
Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>		

The following did not operate correctly: REPAIRED AS SHOWN ABOVE

System restored to normal operation: Date: 4/12/2011 Time: 4:00pm

**THIS TESTING WAS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS.**

Name of Inspector: Grant Wason Date: 4/12/11 Time: 4:00pm

Signature: 

Name of Owner or Representative: TOM ERAMO Date: 4/12/11 Time: 4:00pm

Signature: