Electronic Transmittal Form for DEEP Remediation, LUST, and PCB Secure File Transfer (SFT)

DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION
REMEDIATION DIVISION, PCB PROGRAM, AND
LEAKING UNDERGROUND STORAGE TANK COORDINATION PROGRAM
www.ct.gov/deep

This Electronic Transmittal Form must be completed and included as the cover sheet of your electronic document when uploading a document to the Connecticut SFT website. Requirements for Transmittals through the SFT website:

- Documents submitted through the SFT website must include all applicable figures, tables and laboratory data.
- Files must be formatted as PDF/A and use the appropriate naming convention:
  - For Remediation Filings: **REM_REMID #_SiteAddress_Town_DocumentType_DateofDocument**
  - For LUST Filings: **LUST_SiteAddress_Town_AbbreviationForDocumentType_DateofDocument**
  - For PCB Filings: **PCB_SiteAddress_Town_AbbreviationForDocumentType_DateofDocument**
  Example: LUST_1MainStreet_Hartford_ESA_01-01-2001
  Note: For "AbbreviationForDocumentType" use appropriate abbreviation at Transmittal of Documents
- If no Rem ID assigned (new filing) or REM ID is unknown leave field blank

Part I: Primary Recipient*: Remediation Program (* required)

For Remediation documents:	For PCB/LUST documents:
Primary Program*: Property Transfer	UST Facility ID: (if applicable)
Rem ID*: 14862	Spill Case Number: (if known)

Part II: Site Information

Site Name*: Eversource Windsor Operations Center
Site Address*: 1985 Blue Hills Avenue Extension
City/Town*: Windsor State: CT Zip Code: 06095-1504

Secondary Programs (complete as many as applicable for this document):

Program: Select Secondary Program	Project ID:
Program: Select Secondary Program	Project ID:
Program: Select Secondary Program	Project ID:
Program: Select Secondary Program	Project ID:

Provide Project ID for each secondary program if it is known.
Each program has a unique ID (i.e. Rem ID, Spill Case #, UST Facility ID, etc.)

Part III: Document Information (document type required for appropriate program[s] only)

Remediation*: Completion of Investigation Report
LUST/PCB*: LUST/PCB Document Type
Date of Document*: 3/21/2024 Version: Final

Part IV: Submitter Information

Name*: Victoria L. Man, LEP
E-mail*: victoria.man@zuvic.com
Name of business this document is being submitted on behalf of and contact person email: *
Eversource Energy Service Company, Benjamin Caswell, Benjamin.Caswell@eversource.com

Bureau of Water Protection and Land Reuse
Remediation Division

Completion of Investigation Transmittal Form

This form is prescribed by the Commissioner pursuant to CGS 22a-134a(g)(1)(A), and must be completed as a summary to transmit a final site investigation report. A report on the completed investigation of the parcel is to be attached to this form, as well as all other applicable documentation which demonstrates that the investigation of the parcel has been completed in accordance with prevailing standards and guidelines. The report should conform to all reporting requirements described in the Site Characterization Guidance Document (SCGD), rev. 12/2010.

Part I of this form is to be completed and signed by the Party responsible to complete the investigation of the parcel. Part II of this form is to be completed, signed and sealed by a licensed environmental professional (LEP).

All sections of this form must be completed, as applicable.

PART I: GENERAL INFORMATION

Remediation ID No. (Rem#): 14862

Site Identification

Site Name: Eversource Windsor Operations Center
Site Address: 1985 Blue Hills Avenue Extension
City/Town: Windsor State: CT Zip Code: 06095-1504

Description in Property Deed:
Recorded on page 1145 of volume 1904 of the Town of Windsor
land records, as lot 5 block 145 on map 6 in the Tax Assessor's Office.

Site Contact Information

1. Business/person submitting this form:
   Business Name: The Rocky River Realty Company
   Name of Authorized Representative: Benjamin Caswell Title: Env. Specialist
   Mailing Address: 107 Selden Street
   E-mail Address: Benjamin.Caswell@eversource.com
   City/Town: Berlin State: CT Zip Code: 06037-1616
   Business Phone: 860-665-6915 Ext.
2. Owner of the parcel:
   Name: The Rocky River Realty Company E-mail Address: Benjamin.Caswell@eversource.co
   Mailing Address: 107 Selden Street
   City/Town: Berlin State: CT Zip Code: 06037-1616
   Business Phone: 781-441-8527 Ext.

Completion of Investigation Transmittal Form (continued) Rem#: 14862

PART I: GENERAL INFORMATION (continued)

Check the box indicating under which program this documentation is being submitted:

☒ Connecticut General Statutes (CGS) section 22a-134a(a)-(e), Property Transfer filing

☐ CGS section 22a-133x, Voluntary Remediation

☐ Other (specify)

List Additional Supporting Documentation and identify whether the documents are attached to this transmittal form ("A") or are already on file with the Department ("F").

DOCUMENT	DATED	PREPARED BY	ATTACHED (A) / ON FILE (F)
Phase I Environmental Site Assessment	7/13/2021	Stantec Consulting Services, Inc. (Stantec)	F
Phase II Environmental Site Assessment	7/28/2021	Stantec	F
Environmental Condition Assessment Form	12/7/2021	Stantec	F
Property Transfer Form, Form III	12/9/2021	The Rocky River Realty Company	F
Form III Acknowledgement Letter	3/21/2022	CTDEEP	F
LEP Schedule Letter	5/24/2022	Stantec	F
Change of LEP	2/1/2024	ZUVIC Inc.	F
COI and Phase III Environmental Site Assessment	March 2024	ZUVIC Inc.	A

Certification

"I submit this form and attached final site investigation report, approved in writing by a licensed environmental professional, and other applicable documentation which demonstrates the investigation of the parcel has been completed in accordance with prevailing standards and guidelines."

Benjamin Caswell — Printed Name of Signatory

Environmental Specialist — Title

Benjamin Caswell — Authorized Signature

3/21/2024 — Date

Representing (Name of Company): Eversource Energy Service Company

Address: 107 Selden Street

City/Town: Berlin State: CT Zip Code: 06037-1616

Phone: 860-665-6915

Completion of Investigation Transmittal Form (continued)

Rem#: 14862

PART II: SITE SUMMARY

To be completed by the LEP:

Groundwater Classification: GA

Drainage Basin Number: 4300-00-5+L4

Distance to / location of nearest surface water body: 350 ft NE of the Site

Name of water body: Culbro Lake

Type of water body: Lake

Surface Water Classification: A

Wastewater Discharge (check appropriate box):

☐ on-site septic/leachfield

☒ sanitary sewer — NPDES Permit Number:

☐ municipal stormwater system — Stormwater Discharge Permit Number:

☐ other (specify):

On-site groundwater use (check all that apply):	☐ Industrial ☐ Irrigation ☐ Potable water
Abutting land uses (check all that apply):	☒ Industrial ☒ Commercial ☐ Residential ☒ Agricultural
Sensitive receptor land use in vicinity (check all that apply):	☐ school ☐ childcare facility ☐ healthcare facility ☐ recreational ☐ other (specify):

Bedrock Type: Portland Arkose, brownstone

Depth to Bedrock: >150ft. rpted >40 borings

Overburden Material: sand overlying fines

Depth to Water Table: ~ 9 to 17 fbg

Groundwater Flow Direction: Southeast

Seasonally low water table beneath elevation of bedrock surface anywhere on the site? ☐ Yes ☒ No

Groundwater Flow Rate: ~22 ft/yr

Hydraulic Conductivity: ~ 3 ft/yr

Description of establishment operations: Waste manifests (1988) listed former occupant Culbro Tobacco (Gen. ID# CT1000007523) for waste hydroxide solution, pesticide solids, hazardous waste liquid, and waste parathion mixture. Pesticides 250-lbs of orthene (acephate) and 1,520-gal. of vydate-L (oxamyl) were stored in the a former barn/warehouse/office. The Site was redeveloped with the current building and improvements circa 2000. JDS Uniphase (JDS), a fiber optic component manufacturer, occupied the Site from 2001 to 2004. JDS was a RCRA-Small Quantity Generator for D001 ignitable, D002 corrosives, D008 lead, D011 silver, F002 spent halogenated solvents, and F003 spent non-halogenated solvents. Manifested hazardous wastes included ignitable waste, corrosive acids, corrosive bases, and spent solvents.

Completion of Investigation Transmittal Form (continued)

Rem#: 14862

PART II: SITE SUMMARY (continued)

Findings

Date Phase I ESA completed: 7/13/21	Number of AOCs identified: 8
Date Phase II investigation completed: 7/28/21	Number of AOCs tested: 13
Date Phase III investigation completed: 3/21/24	Number of releases identified: 11
Bedrock aquifer investigated? ☐ Yes ☒ No If not, provide rationale: Bedrock was not encountered during geotechnical, and Phase II and Phase III investigations as deep as 40 ft.	
Are NAPLs present on-site? ☐ Yes ☒ No If yes, explain:	
List COCs detected in soil: VOCs, ETPH, SVOCs (including PAHs), pesticides, metals, PFAS	
List COCs detected in groundwater (indicate if bedrock or overburden aquifer): Overburden: ETPH, benzyl alcohol, 2-methyl phenol, 3+4 methyl phenol, Cu, Pb, Ni, pestcides (DDT, DDE, heptachlor epoxide)	
Groundwater plume, originating from on-site source, migrating off-site?	☐ Yes ☒ No
List substance(s) detected on-site attributed to a background condition; media in which substance(s) detected; and concentrations: GW: Ba (ND-0.17 mg/l), pesticides (ND - 0.046 mg/l); Soil (mg/kg): As (ND-4), Ba (5-60), Cd (ND), Cr (3-15), Cu (3-30), Pb (ND-23, Hg (ND), Ni (3-12), Se (ND), Ag (ND), Zn (5-60)	
Representative sampling has been conducted to demonstrate background conditions	☒ Yes ☐ No

Completion of Investigation Transmittal Form (continued)

Rem#: 14862

PART II: SITE SUMMARY (continued)

Findings (continued)

Remediation or some alternative means to demonstrate / achieve compliance with the RSRs is required:	☒ Yes ☐ No
RSR Criterion Exceeded:	☒ ResDEC ☒ I/C DEC ☒ PMC ☒ GWPC ☒ SWPC ☒ Res VolC ☒ I/C VolC
List COCs and concentrations for each criterion exceeded: GW: ETPH (ND-1.05 mg/l, GWPC, SWPC, R GWVC, I/C GWVC); Soil: ETPH (700 mg/kg; PMC,RDEC), PAHs (>1,000-10,000 ug/kg, PMC, RDEC, I/CDEC); leachable Pb (0.028 to 0.049 mg/l; PMC); chlordane (550 - 700 ug/kg; RDEC); leachable dieldrin (0.0030 ug/l; GWPC); arsenic (30 mg/kg; RDEC), leachable arsenic (0.065 mg/l; PMC);	
Was analysis for TCE conducted? ☒ Yes ☐ No If TCE was detected in groundwater or soil vapor, was it evaluated and addressed in light of the joint DPH/DEEP guidance? ☐ Yes ☐ No ☒ N/A Explain all "No" answers:	
Note: *If chlorinated solvents (specifically TCA) were detected in groundwater, 1,4-Dioxane may also be present*. Was analysis for 1,4-Dioxane conducted? ☒ Yes ☐ No If 1,4-Dioxane was detected in groundwater, was it evaluated in light of *CTDPH's established Action Levels of 3.0 ug/L for drinking water and 50 ug/L for dermal contact?* ☐ Yes ☐ No ☒ N/A Explain all "No" answers: Vapor samples contained 1,4-dioxane; soil and groundwater testing for 1,4-dioxane will be completed	
If VolC has been exceeded, has a survey been conducted to identify all occupied buildings (on-site and off-site) which overly the plume?	☒ Yes ☐ No
If VolC has been exceeded, has a survey been conducted to identify all occupied buildings downgradient of plume which may be considered at risk?	☐ Yes ☒ No
Provide explanation for "No" answers: Plume does not migrate off-site	

Number of occupied buildings overlying plume identified : 1

Completion of Investigation Transmittal Form (continued) Rem#: 14862

PART II: SITE SUMMARY (continued)

Findings (continued)

Describe type of building use for each occupied building: The Site is developed with a single story 165,000 square foot masonry / slab on grade building currently used by Eversource as office space and a call/data center.	
Has vapor intrusion been assessed for each occupied building?	☒ Yes ☐ No ☐ Assessment plan being developed
Explain results: Sub-slab soil vapor samples were collected from 18 soil vapor points and tested for VOCs, including 1,4-dioxane, to evaluate the quality of vapor beneath the building, and provide information where elevated VOC concentrations might indicate the presence of a soil or groundwater source beneath the building. One or more VOCs, including 1,4-dioxane, were detected in soil vapor at concentrations below RSR criteria. Additional vapor sampling and assessment of soil beneath the building will be completed to determine the presence of sources beneath the building.	

Potable Well Receptor Survey / Assessment

Date Potable Well Receptor Survey completed? 6/6/22 Radius of survey: 500 ft

If not completed, explain:

Number of water supply wells identified: 0

Distance to nearest public water supply well from Release Area: > 500 ft

Distance to nearest private water supply well from Release Area: > 500 ft

List potable wells sampled, known well construction, distance from Release Area, and indicate COCs detected:

N/A

Was a significant hazard, as defined in §22a-6u identified? ☐ Yes ☒ No

Significant Hazard Notification filed? ☐ Yes Date filed:

☐ No → Explain answer:

Completion of Investigation Transmittal Form (continued)

Rem#: 14862

PART II: SITE SUMMARY (continued)

Findings (continued)

List ecological receptors identified: Wetlands associated with Culbro Lake are present north of Blue Hills Avenue Extension, and within 500 ft. of the Site. Wetlands are also located near Adams Road, southwest, and within 500 ft. of the Site.

If identified, was assessment of risk to ecological receptor(s) completed? ☐ Yes ☒ No ☐ N/A

If yes or no, explain: Groundwater does not flow toward wetlands north and southwest of the Site.

LEP Certification

"I have personally examined and am familiar with the information contained in this transmittal form and all referenced and attached supporting documentation, and I conclude and approve the information demonstrates that the investigation of the above referenced parcel has been completed in accordance with prevailing standards and guidelines. My professional services have been rendered in accordance with the 'Rules of Professional Conduct' (Section 22a-133v-6 of the Regulations of Connecticut State Agencies)."

Victoria L. Man	172
Printed Name of LEP	License Number
Victoria L Man	3/21/2024
Signature of LEP	Date

Company: ZUVIC Inc.

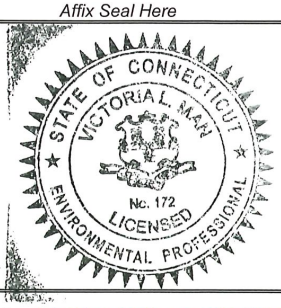
Address: 40 Cold Spring Road, Suite 1

City/Town: Rocky Hill State: CT Zip Code: 06067-3169

Phone: 860-716-7138

e-mail: victoria.man@zuvic.com

Affix Seal Here



Upload to the Connecticut Secure File Transfer (SFT) website (https://sft.ct.gov) the Electronic Transmittal Form (page 1), the COI Transmittal Form, the Completion of Investigation Report, and all supporting documents.

ZUVIC
INFRASTRUCTURE ■ SOLUTIONS

Phase II/III Environmental Site Assessment

Eversource Call/Data Center
1985 Blue Hills Avenue Extension, Windsor, Connecticut

March 2024
Project No. 23246-6

Prepared for

EVERSOURCE

107 Selden Road, Berlin, CT 06037

Prepared by

ZUVIC | Infrastructure Solutions

40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067

Daniel Pinho, LEP
Project Manager

Victoria L. Man, LEP
Director of Environmental Services

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E Soil Sample Laboratory Analytical Reports
F Groundwater Sample Laboratory Analytical Reports
G Sub-Slab Soil Vapor Laboratory Analytical Report

List of Abbreviations, Acronyms, and Symbols

Company, Firm, and Government Agency Acronyms	
USEPA	United States Environmental Protection Agency
CTDPH	Connecticut Department of Public Health
CTDEEP	Connecticut Department of Energy and Environmental Protection
CTDEP	Connecticut Department of Environmental Protection
RCSA	Regulations of Connecticut State Agencies
NIST	National Institute of Standards and Technology
DOT	Department of Transportation
CFR	Code of Federal Regulations
ESA	Environmental site Assessment
Report Acronyms	
USCS	Unified Soil Classification System
CSM	Conceptual site Model
HASP	Health and Safety Plan
UST/AST	Underground/Aboveground Storage Tank
RAP	Remedial Action Plan
RAR	Remedial Action Report
REC	Recognized Environmental Conditions
Chemical and Technical Acronyms and Abbreviations	
AEC	Potential Area of Environmental Concern
PRA	Potential Release Area
COC	Contaminant of Concern
VOCs	Volatile Organic Compounds
AVOCs/HVOCs	Aromatic/Halogenated Volatile Organic Compounds
SVOCs	Semi Volatile Organic Compounds
PAHs	Polynuclear Aromatic Hydrocarbons
ETPH	Extractable Total Petroleum Hydrocarbons
PCBs	Polychlorinated Biphenyls
TCE	Trichloroethene
PCE	Tetrachloroethene
TCA	1,1,1,-Trichloroethane
Cis-1,2-DCE	cis-1,2-Dichloroethene
MEK	2-Butanone (Methyl Ethyl Ketone)
VC	Vinyl Chloride
SVE	Soil Vapor Extraction
HCl	Hydrochloric Acid
NAPL	Non-Aqueous Phase Liquid
DNAPL	Dense Non-Aqueous Phase Liquid
LNAPL	Light Non-Aqueous Phase Liquid
Regulatory and Criteria Acronyms	
CT RSRs	Connecticut Remediation Standard Regulations
RDEC	Residential Direct Exposure Criteria
I/CDEC	Industrial/Commercial Direct Exposure Criteria
GA PMC	GA Pollutant Mobility Criteria

List of Abbreviations, Acronyms, and Symbols (cont.)

Regulatory and Criteria Acronyms (cont.)

GB PMC	GB Pollutant Mobility Criteria
GWPC	Groundwater Protection Criteria
SWPC	Surface Water Protection Criteria
ALC	Aquatic Life Criteria
HHC	Human Health Criteria
RVC	Residential Groundwater Volatilization Criteria
I/CVC	Industrial/Commercial Groundwater Volatilization Criteria
RSVVC	Residential Soil Vapor Volatilization Criteria
I/CSVVC	Industrial/Commercial Soil Vapor Volatilization Criteria
ELUR	Environmental Land Use Restriction
RCP	Reasonable Confidence Protocol
DEC	Direct Exposure Criteria

Analytical Acronyms

QA/QC	Quality Assurance/Quality Control
LCS	Laboratory Control Standards
CCS	Calibration Control Standards
RPD	Relative Percent Difference
GC/MS	Gas Chromatography/Mass Spectrometry
SPLP	Synthetic Precipitation Leaching Procedure

Well Location and Sampling Acronyms and Abbreviations

TP	Test Pit (soil sample)
SB or B	Soil Boring (soil sample)
SS	Surficial Soil (soil sample)
MW	monitoring well (sampling locations)
fbg	Feet below grade
PVC	Polyvinyl Chloride
PID	Photoionization Detector
ORP	Oxidation/Reduction Potential
DO	Dissolved Oxygen
SC	Specific Conductance

Measurement and Calculation Abbreviations and Symbols

µg/L	Micrograms per Liter
mg/L	Milligrams per Liter
µg/kg	Micrograms per Kilogram
mg/k	Milligrams per Kilogram
ppm	Parts per Million
ppb	Parts per Billion
ppbv	Parts per Billion by Volume
µS/cm	MicroSeimens per centimeter
MV	Millivolts (ORP)
NTU	Nephelometric Turbidity Units (Turbidity)

Note: Not all acronyms are used in this report.

1.0 INTRODUCTION AND PURPOSE

ZUVIC was retained by Eversource Energy Service Company on behalf of The Rocky River Realty Company (Eversource or Client) to complete this Phase II/III Environmental Site Assessment (ESA) of the current Eversource Call/Data Center located at 1985 Blue Hills Avenue Extension, Windsor, Connecticut, hereafter referred to as the "Site".

The goal of this Phase II/III ESA is to evaluate the nature, degree and extent of releases identified during Phase I and II ESAs completed by Stantec Consulting Services, Inc. (Stantec) in July 2021 and to determine whether soil or groundwater remediation will be required. In addition, five newly-identified areas of concern (AOCs) that were identified by ZUVIC based on information contained in the Phase I ESA were also assessed to determine whether releases had occurred at these AOCs.

The Phase I and II/III ESAs were performed in general conformance with the Connecticut Department of Energy and Environmental Protection (CTDEEP) "Site Characterization Guidance Document" (SCGD) (September 2007, Revised December 2010). The work included the advancement of soil borings, installation of groundwater monitoring wells and sub-slab vapor points, and collection and analyses of soil, groundwater, and vapor samples and evaluation of groundwater flow direction.

2.0 BACKGROUND/PREVIOUS INVESTIGATIONS

2.1 Site Description

The Site location is shown on Figure 1 and a Site Plan is included as Figure 2. The Site is located at 1985 Blue Hills Avenue Extension in Windsor, CT and consists of approximately 19.42 acres. The property is at approximate latitude 41° 52' 40.93"N and longitude 72° 44' 17.65"W, and at an approximate elevation of 180 to 185 feet above mean sea level. The Site is developed with a single story 165,000 square foot masonry / slab on grade constructed building used by Eversource as office space and a call/data center. The building is surrounded by asphalt parking lots and landscaped areas.

The Site and surrounding area are zoned as "I" for industrial use. The surrounding area is also zoned for B-2 (business use) in the Town of Windsor and for R-40 Residential in the Town of Bloomfield.

For purposes of discussion in this report, Blue Hills Avenue Extension and Day Hill Road are referred to as lying east-west, and the sides of the building are referred to as lying east-west or north-south. All directions mentioned in describing the site reference these assumed directions.

The Site is bounded to the north by Blue Hills Avenue Extension (State Route 187) and Community Health Resources and CIGNA office buildings across the road.

The Site is bounded to the south by Day Hill Road, which is the municipal boundary between the Towns of Windsor and Bloomfield. A parcel of land across the road is used as an agricultural field and is developed with an industrial building occupied by CTEC Solar, LLC (solar supplier) and Lesro Industries (furniture manufacturer).

The Site is bounded to the east by an undeveloped parcel of land (1975 Blue Hills Avenue Extension), which includes a grassed area contiguous with landscaping at the Site, a wooded area, and a cleared area. This parcel was historically used for agriculture.

The Site is bounded to the west by an undeveloped parcel of land (1995 Blue Hills Avenue Extension) that was formerly used for agricultural. (i.e., tobacco cultivation) and recently paved.

2.2 Background and Previous Investigations

The following investigations and Connecticut Property Transfer Program (PTP) documentation for the Site have been completed and are included in **Appendix A**:

- Phase I Environmental Site Assessment, 1985 Blue Hills Avenue Extension, Windsor, CT prepared by Stantec Consulting Services Inc. (Stantec), dated July 13, 2021
- Phase II Environmental Site Assessment, 1985 Blue Hills Avenue Extension, Windsor, CT prepared by Stantec, dated July 28, 2021
- 2022 Well Receptor Survey, 1985 Blue Hills Avenue Extension, Windsor, CT (REM ID# 14862) prepared by Stantec, dated June 6, 2022
- Environmental Condition Assessment Form (ECAF), dated December 9, 2021; Form III Transfer of Establishment Form (Form III), dated December 9, 2021; Schedule Letter prepared by a Licensed Environmental Professional (LEP), dated May 24, 2022
- CTDEEP Form III Receipt Acknowledgement Letter, dated March 21, 2022
- Change of LEP Letter, dated January 31, 2024

Historically, the Site was used for agricultural purposes (cultivation of tobacco) and residential dwellings. The Site was developed with the current site building in 2001 and occupied by a fiber optic component manufacturer (JDS Uniphase (JDS)) until 2004 when it was occupied by Eversource as office space for a call/data center to present day.

JDS was a small quantity generator (SQG) of hazardous waste (greater than 100 kilograms per month and less than 1,000 kilograms per month), including ignitable waste, corrosive acids, corrosive bases, and spent solvents.

Due to hazardous waste generation rates by JDS, the property qualifies as an "establishment," and when it was purchased by Eversource, was subject to the Connecticut Transfer Act (Section 22a-134 through 22a-134e of the Connecticut General Statutes).

The property was transferred on December 1, 2021 to The Rocky River Realty Company (Eversource) and was entered into the PTP with submission of a Form III and ECAF to the CTDEEP on December 9, 2021. CTDEEP acknowledged receipt of the documentation on March 21, 2022. Eversource is the Certifying Party to the transfer, and as such, is responsible for investigation and remediation of the Site. CTDEEP assigned REM ID No. 14862 to the Site.

Investigations by Stantec were completed in accordance with the CTDEEP's "Site Characterization Guidance Document" (September, 2007, Revised December 2010).

Four Recognized Environmental Conditions (RECs) and four Areas of Concern (AOCs) listed below were identified by Stantec for the Site and investigated during its Phase II ESA. Releases were identified at RECs 1 through 4 and at AOCs 1 through 4 and Phase III investigations are warranted. Additional AOCs identified by ZUVIC also warrant investigation, including the building formerly occupied by JDS (AOC 5), aboveground storage tanks (ASTs) associated with two emergency generators (AOC 6), a former 7,000-gallon fuel oil UST associated with the former Culbro barn/office (AOC 7), two former additional barns (AOC 8), and the potential of off-site sources (AOC 9).

The goal of the Phase III ESA is to evaluate the nature, degree and extent of releases at RECs/AOCs 1 through 4 and whether soil or groundwater remediation is required. The goal of the Phase II ESA is to determine whether releases have occurred at AOCs 5 through 9.

2.2.1 Phase I and II Environmental Site Assessments

The Phase I ESA report prepared by Stantec identified the four RECs and four AOCs that are described below.

The Phase II ESA completed by Stantec evaluated whether releases had occurred at the identified AOCs and RECs identified in the Phase I ESA. Soil borings and monitoring well locations are depicted on **Figures 3**, **4**, and **6**. Tables summarizing groundwater elevations, and soil and groundwater analytical data are included in the Phase II ESA report presented in **Appendix A** and are also presented in **Tables 1**, **2**, and **3**, respectively.

REC 1: Diesel Fuel Release at the Loading Docks

A diesel fuel release occurred at the loading dock area of the building in May 2011. Diesel fuel was released to storm drains and subsequently to a stormwater detention basin located southeast of the building. According to records, the release was contained, and "hard" surfaces cleaned of residual fuel.

During the Phase II ESA, soil samples collected from borings L1985-1, -2, -3MW, -4 and -15 were used to evaluate surficial and deeper soil associated with this REC. Soil samples were analyzed for volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs) and extractable total petroleum hydrocarbons (ETPH). Contaminants of concern (COCs) were not detected except for ETPH in soil samples (L1985-1 1-3 ft., L1985-3MW 10-11 ft. and L1985-15 0-0.5 ft.) at concentrations of 16 mg/kg, 11 mg/kg and 41 mg/kg, respectively; the concentrations are below applicable RSR criteria. Additionally, a groundwater sample was collected from monitoring well L1985-3MW to evaluate groundwater associated with this REC. COCs were not detected in groundwater collected from L1985-3MW. Staining and non-aqueous petroleum liquids were not observed in soil or groundwater.

Based on detections of ETPH in soil, additional investigation is warranted to complete characterization of this REC.

REC 2: Coolant Release from Emergency Generator

Two backup emergency generators are present at the Site, one in the parking lot southwest of the building and one adjacent to the south wall of the building and west of the loading dock area. Each generator contains a diesel storage tank with capacities of 3,100-gallons (southwest of the building) and 4,400-gallons (west of the loading dock). Records from June 2017 indicated a hose failure at one of the two generators (unknown which one) led to the release of approximately 40-gallons of coolant inside the generator enclosure. Approximately 5-gallons of coolant seeped through seams in the enclosure onto a concrete pad and gravel near the enclosure. The release represents a REC and both generators are considered potential locations of the REC since the location of the release was not identified.

During the Phase II ESA, soil samples collected from borings L1985-1, -7, and -13 were used to evaluate surface and shallow soil associated with this REC. Soil samples were analyzed for ETPH and two of the samples were additionally analyzed for VOCs and PAHs. COCs were not detected with the exception of ETPH in surface soil samples L1985-1 1-3 ft. and L1985-13 0-0.5 ft., at concentrations of 16 mg/kg and 74 mg/kg, respectively. The samples are located east and west of the generator near the loading docks, respectively. In addition, PAHs were detected in L1985-7 1-3 ft., located near the generator southwest of the building, at concentrations below RSR criteria.

Based on detections of ETPH and PAHs, additional investigation is warranted to complete characterization of this REC.

REC 3: Historical Barn/Warehouse Fire

A former barn/warehouse was located in the southwestern portion of the Site and was destroyed in May 1994 by a structure fire that was suppressed using water. The structure was used for storing pesticides, herbicides and other chemicals, and as office space. Following the fire, samples of air, surface wipes, water runoff from the fire suppression, and surficial soil were analyzed for specific pesticides. According to Stantec, pesticides were detected in one runoff water sample and this release indicates the presence of a REC at the Site. In addition, an approximately 6,750-gallon heating oil underground storage tank (UST) was reportedly located adjacent to the eastern end of the barn/warehouse. Additionally, hazardous building materials were identified in the barn, including lead-based paint and asbestos-containing material.

COCs identified for this REC included VOCs, ETPH, PAHs, pesticides, herbicides, and Resource Conservation and Recovery Act (RCRA) 8 metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver) plus copper, nickel and zinc. During the Phase II ESA, soil samples collected from borings L1985-8, -9, and -10MW were used to evaluate soil at varying depths. COCs were not detected in the samples with the exception of ETPH in two surficial soil samples (L1985-9 0-0.5 ft. and L1985-10MW 1-3 ft.), at concentrations of 61 mg/kg and 58 mg/kg, respectively. Samples L1985-9 0-0.5 ft. and L1985-10MW 1-3 ft. were analyzed for herbicides which were not detected. The VOC acetone was detected in L1985-10MW 1-3 ft., potentially related to laboratory-induced contamination. In addition, PAHs were detected in the same samples at concentrations below RSR criteria. Elevated levels of cadmium, lead, mercury, and/or zinc were also detected in the two samples.

COCs were not detected in groundwater collected from monitoring well L1985-10MW.

Based on detections of ETPH, PAHs and elevated levels of metals, additional investigation is warranted.

REC 4: Release from Snow Removal Equipment

Heavy snow removal equipment is at times stored in the eastern end of the northern parking lot. During a site visit, Stantec observed oily staining on the pavement in this area. One stain appeared wet from a recent equipment leak and was observed intersecting a pavement crack, therefore presenting a REC to the Site.

COCs identified for this REC included VOCs, ETPH, PAHs, and RCRA 8 metals plus copper, nickel and zinc. During the Phase II ESA, one soil sample was collected from 0.5 to 1 ft below grade (fbg) from L1985-5MW and used to characterize shallow soil. In addition, a monitoring well was installed at this location to assess groundwater conditions in the area. COCs were not detected except for a petroleum-related VOC (m, p-xylene) at a concentration of 0.84 µg/kg, below RSR criteria. Groundwater collected from monitoring well L1985-5W contained ETPH at a concentration of 0.187 mg/l below RSR criteria. Based on groundwater sampling logs provided in the Phase II report (**Appendix A**), the sample was reddish in color and turbid which may have resulted in the apparent groundwater contamination due to soil-adsorbed contaminants in the sample.

Based on detections of a VOC in soil and ETPH in groundwater, additional investigation is warranted.

AOC 1: Loading Dock Area, Storm Drain, and Southeast Stormwater Detention Basin

A loading dock and associated stormwater drainage system constitutes an AOC due to management of chemicals and hazardous wastes in the loading dock area by JDS. In addition, hydraulic oil associated with two hydraulic compactors in the area, potential temporary storage of oil or chemicals in the dumpsters, and discharges to a catch basin in the area which drains to a stormwater detention basin may have caused releases at this AOC.

COCs identified for this AOC included: VOCs, ETPH, PAHs, polychlorinated biphenyls (PCBs), and RCRA 8 metals plus copper, nickel and zinc.

During the Phase II ESA, soil samples collected from borings L1985-1, -2, -3MW, -4 (near the loading dock), and -15 (near the outlet of the pipe that conveys stormwater from the loading dock catch basin to the detention basin) were used to evaluate soil associated with this AOC. PCBs were not detected in soil samples L1985-3MW 10-11 ft. and L1985-15 0-0.5 ft. VOCs were not detected in one sample tested from each boring. PAHs were not detected in the borings except for in L1985-15 0-0.5 ft., at concentrations below RSR criteria. ETPH was detected in three soil samples (L1985-1 1-3 ft., L1985-3MW 10-11 ft. and L1985-15 0-0.5 ft.) at concentrations of 16 mg/kg, 11 mg/kg and 41 mg/kg, respectively.

A groundwater sample was also collected from monitoring well L1985-3MW to evaluate groundwater associated with this AOC. COCs were not detected in groundwater collected from monitoring well L1985-3MW.

Based on detections of ETPH in soil samples collected near the loading dock and PAHs and ETPH in the soil sample collected from the detention basin, additional investigation is warranted.

AOC 2: Agricultural Use

The western and central portions of the Site were historically used for agriculture, including tobacco cultivation from before 1943 and through the 1990s. In addition, three barns were located at the Site, one of which was located near the southern property line and reportedly used for chemical storage (see REC 3). The other barns are assumed to have been used for tobacco drying and were located in the southern portion of the stormwater detention basin and near the south-central portion of the current building.

Possible impacts to the west and central areas of the property used for agriculture and near the tobacco drying barns may have occurred. Pesticides, fertilizers and possibly herbicides were likely applied to farmed fields at the Site and were stored in the former barn/warehouse (REC 3).

COCs identified for this AOC include VOCs, pesticides, herbicides, and RCRA 8 metals plus copper, nickel and zinc. Recognizing that farming practices may have involved use of petroleum products, ETPH and PAHs are also COCs. Results of testing of samples collected at L1985-8, -9, -10MW are described above associated with REC 3 and are not described below. Samples collected from L1985-1, -4, -5MW, -6MW, -7, -11, and -15 were additionally used to evaluate soil and groundwater at this AOC.

One sample from each boring was tested for RCRA 8 metals plus copper, nickel, and zinc, VOCs, ETPH and PAHs. Four samples were also tested for pesticides. VOCs were not detected in the samples. PAHs were detected at concentrations below RSR criteria in samples L1985-7 1-3 ft., L1985-11 0-0.5 ft., and L1985-15 0-0.5 ft. ETPH was detected in samples L1985-1 1-3 ft., L1985-11 0-0.5 ft., and L1985-15 0-0.5 ft. at concentrations of 16 mg/kg, 34 mg/kg and 41 mg/kg, respectively. Total metals were detected in the samples within the ranges of naturally-occurring background levels present in uncontaminated soil with the exception of an elevated level of nickel in L1985-7 1-3 ft. All concentrations are below RSR criteria.

The pesticides heptachlor epoxide, DDT and/or DDE were detected in L1985-7 1-3 ft., L1985-11 0-0.5 ft. and L1985-15 0-0.5 ft. The samples are located in the western portion of the Site, in the southeastern corner of the Site, and in the stormwater detention basin, respectively. Total concentrations exceed the GA PMC in two of the samples (L1985-7 1-3 ft. and L1985-15 0-0.5 ft), however leachable DDE and DDT were not detected and leachable lindane (gamma-BHC) was below RSR criteria in soil sample L1985-7 1-3 ft. Soil sample, L1985-15 0-0.5 ft. was not tested for leachable pesticides during the Phase II investigation.

Pesticides DDT, DDE and heptachlor epoxide and copper, lead and nickel were detected in groundwater collected in the western portion of the property from L1985-6MW; concentrations are below RSR criteria. ETPH was also detected in groundwater collected from this well above the SWPC, GWPC and the RVC. Based on groundwater sampling logs provided in the Phase II report (Appendix A), the sample collected from L1985-

6MW was reddish and turbid which may have resulted in the apparent groundwater contamination due to soil-adsorbed contaminants in the sample.

Based on the results described above, additional investigation is warranted.

AOC 3: Exterior Oil- Filled Electrical Transformers

Three pad-mounted oil-filled electrical transformers are present at the Site. A spill of less than 1 gallon of oil was documented at one of the transformers, which was contained and removed and therefore is not considered a REC. However, the potential that other leaks associated with the transformers have occurred qualifies the transformers as an AOC.

COCs identified for this AOC included ETPH and PCBs. Sample locations L1985-12, -13, and -14 were used to evaluate surface soils near the transformers. PCBs were not detected in surficial soil collected from the borings. ETPH was detected in all three soil samples (L1985-12 0-0.5 ft., L1985-13 0-0.5 ft., and L1985-14 0-0.5 ft.) at 10 mg/kg, 74 mg/kg and 37 mg/kg, respectively.

Based on these results, additional investigation is warranted near the northeastern transformer (L1985-14) and the transformer located near the loading dock (L1985-13). In addition, investigations are warranted near a second transformer adjacent to the northeastern one and two transformers and/or electrical equipment near the northwestern corner of the stormwater detention basin.

AOC 4: Suspected Dumping Area

Historical dumping was identified to have occurred throughout the Site as indicated in a 2000 Phase I ESA that was reviewed by Stantec. During Stantec's 2021 Phase I ESA, a sign was observed near the southeastern corner of the Site that read "No Dumping". Small amounts of trash were observed in this area and illegal dumping apparently occurred in this area.

COCs identified for this AOC included VOCs, ETPH, PAHs, and RCRA 8 metals plus copper, nickel, and zinc. Pesticides were also tested as part of the evaluation (see AOC 2). One soil sample collected from boring L1985-11 0-0.5 ft. was used to evaluate soil at the surface. PAHs, ETPH, and pesticides (DDT) were detected at concentrations below applicable RSR criteria.

Based on these results, additional investigation is warranted.

2.2.2 2022 Well Receptor Survey

Stantec completed a Well Receptor Survey in 2022 to determine if any potential receptors, including public and private drinking water supply wells are located within a 500-foot (ft.) radius of the Site. The survey was completed in accordance with the CTDEEP *Water Supply Well Receptor Survey Guidance Document (September 2009, revised January 2015).* In part, Stantec concluded the following:

- Water supply wells or sensitive receptors were not identified within 500 feet of the Site.
- One property on Adams Road, southwest of the Site, is zoned residential but appeared vacant.
- Developed properties within the 500-foot radius are currently connected to the Metropolitan District (MDC) public water distribution system.
- No wetlands are mapped at the Site or 500 feet of the Site. ZUVIC noted that wetlands associated with Culbro Lake are present north of Blue Hills Avenue Extension, northeast, and within 500 ft., of the Site. Wetlands are also located on one property on Adams Road, southwest, and within 500 ft. of the Site.
- No further investigations of water supply wells within 500 feet of the Site are warranted.

3.0 SCOPE OF WORK

Based on the results of the previous Phase I and II ESAs, ZUVIC completed the following to evaluate the nature, degree and extent of releases identified previously and to determine if releases have occurred at the additional AOCs identified by ZUVIC:

- AOC 5 - Former JDS Uniphase Site Operations
- AOC 6 - Two Emergency Diesel ASTs Associated with Emergency Generators (REC 2)
- AOC 7 - Former 7,000-Gallon Fuel Oil UST at Barn/Office (REC 3)
- AOC 8 - Former Barns in the Central and the Southeastern Portions of the Site
- AOC 9 - Potential Off-Site Sources

The Phase II/III work included the following:

- Advancement of, and test screening of soil from, 34 exterior soil borings completed in September 2023 (B1 through B34) and five soil samples collected from inside the southeast portion of the building in October 2023 (B35 through B39) to evaluate releases and/or characterize and delineate previously-identified releases.
- Testing of soil samples collected from exterior borings for one or more of the following COCs: ETPH, leachable ETPH, PCBs, pesticides, leachable pesticides, herbicides, SVOCs/PAHs, leachable SVOCs/PAHs, VOCs, alcohols, glycols (ethylene glycol and propylene glycol), RCRA 8 metals plus copper, nickel, and zinc, and one or more leachable metals.
- Testing of soil samples collected from the interior of the building for one or more of the following COCs: ETPH, 1,4-dioxane, SVOCs, VOCs, alcohols, total metals (arsenic, barium, cadmium, chromium, copper, lead, nickel, selenium, silver, and zinc) and per- and polyfluoroalkyl substances (PFAS).
- Installation of seven monitoring wells (B1/MW1, B2/MW2, B3/MW3, B4/MW4, B5/MW5, B24/MW6, and B23/MW7), and collection and analyses of groundwater from the newly-installed wells and four pre-existing wells (L1985-3MW, L1985-5MW, L1985-6MW, and L1985-10MW) for ETPH, SVOCs or PAHs, VOCs, alcohols, glycols, RCRA 8 metals plus copper, nickel, and zinc, pesticides and herbicides.
- Installation of eighteen (18) sub-slab vapor points (SSVP) (SV-1 through SV-18) inside the building, and collection and analysis of vapor samples from the SSVPs for VOCs.

4.0 ENVIRONMENTAL SETTING AND STANDARDS

4.1 Geologic and Hydrogeologic Information

The Site is relatively level with grade gently sloping down toward stormwater catch basins and steeper grade changes down to stormwater detention basins in the southeastern and northeastern portions of the Site and a drainage swale centrally located in the southern parking area. Based on topographic maps, Site elevation ranges from approximately 180 to 185 feet above mean sea level (msl) except for lower elevations within the stormwater detention basins.

The surficial geology of the Site is identified as sand overlying fines and the bedrock underlying the Site is mapped as the Portland Arkose formation, which is described as reddish-brown arkose (brownstone). The mapped overburden deposits were confirmed during this Phase II/III ESA except that glacial till, consisting of red-brown sand, silt, and gravel, was encountered in two borings (B1/MW1 and B2/MW2) completed along the southern side of the building at 15 to 20 feet below grade (fbg). Bedrock was not observed during this evaluation, however during previous environmental investigations, and during a 2001 geotechnical evaluation bedrock was not encountered as deep as 41.5 ft.

Depths to groundwater ranged from approximately 10.6 to 17.3 feet when measured in May 2021 and approximately 8.9 to 15.6 feet deep when measured in September 2023. Shallow groundwater flow was mapped as flowing southeast toward Day Hill Road during the previous Phase II ESA and this investigation.

4.2 Groundwater and Surface Water Classifications

The majority of the Site is located within the Connecticut River major drainage basin, the Farmington River regional basin, and the Farmington River subregional basin with the exception of the southwest corner of the Site which is located within the Connecticut River major drainage basin, the Park River regional basin, and the North Branch Park River subregional basin. Local runoff is likely conveyed via ground surface to the Site's stormwater catch basins and to stormwater detention basins located in the northeast and southeast portions of the Site.

According to CTDEEP Geographical Information System (GIS) mapping (accessed January 2024), groundwater at the Site is classified as "GA". The "GA" groundwater quality classification indicates that the water resource is intended to be suitable for existing private or potential public or private drinking water without treatment, stream base flow, and industrial and miscellaneous use (CTDEEP, October 2013). According to CTDEEP mapping, the Site is not within an Aquifer Protection Area.

ZUVIC did not observe any evidence of, or review any documentation, indicating the presence of water wells at the Site. A site-specific drinking water receptor survey was completed in 2022 and no drinking water wells were identified at, or within 500 ft. of, the Site (see **Section 2.2.2)**.

The Site does not contain mapped surface water bodies, and no significant areas of standing water or other unmapped surface water bodies were observed during previous ESAs and this Phase II/III ESA. The Site is located approximately 4,000 feet south of the Farmington River, and approximately 350 feet southwest of Culbro Lake.

The Farmington River is classified as a class "B" surface waterbody. The "B" classification indicates degraded water bodies that are suitable for fish, aquatic life and wildlife habitat; recreation; navigation; and water supply for industry and agriculture (CTDEEP, October 2013).

Culbro Lake is classified as a class "A" surface waterbody. The "A" classification indicates water bodies that are suitable for potential drinking water supply; fish and wildlife habitat; recreational use; agricultural and industrial supply and other legitimate uses including navigation (CTDEEP, October 2013). Discharges to class "A" surface waterbodies are restricted to discharges from public or private drinking water treatment systems, dredging and dewatering, emergency and clean water discharges (CTDEEP, October 2013).

4.3 Soil Remediation Standards

For soil, the CTDEEP has adopted two types of remediation standards, one to address direct exposure (e.g., through ingestion of, or dermal contact with, contaminated soil) and a second to address pollutant mobility (i.e., the potential for leachate from contaminated soil to impact groundwater quality above a particular threshold).

Direct exposure criteria (DEC) have been developed for two types of land use scenarios, as follows: (i) residential land use; and (ii) industrial/commercial land use. The industrial/commercial direct exposure criteria would currently be applied to this site given its past and current industrial/commercial use. However, such an application would require placement of an environmental use restriction (EUR) to ensure that the parcel or restricted portion(s) of the parcel are not used for any residential purpose in the future, and that its use be limited to industrial or commercial activities. Since an EUR has not been recorded, the Residential Direct Exposure Criteria (RDEC) would currently apply to this Site.

Groundwater beneath the Site is classified by the CTDEEP as "GA", therefore, the pollutant mobility criteria (PMC) for soil in GA areas would be applicable.

For both DEC and PMC, the CTDEEP has adopted numeric standards that serve as "default" criteria unless acceptable site-specific or alternate criteria are developed, or unless background concentrations or analytical detection limits in soil exceed these numeric standards. In addition, there are a few circumstances where conditional exemptions or variances from the DEC and PMC are allowed. Where applicable, based on existing data, these exemptions, variances, site-specific or alternate criteria will be discussed. In general, site-specific or alternate criteria are not developed unless there are exceedances of the more protective default criteria.

According to the RSRs, the DEC are compared to soil quality data from total mass analyses, and apply to soil within 15 feet (ft.) of the ground surface. In a GA area, the PMC apply to soil from ground surface to the seasonal low water table. For pollutant mobility for metals or PCBs, one can either compare predicted or actual leaching data for a given metal or PCB to its GA PMC. For other constituents, one can compare leaching data to the GWPC multiplied by the appropriate dilution/attenuation factor if appropriate, or one can compare total mass analysis data to the PMC.

4.4 Groundwater Remediation Standards

In "GA" classified areas such as this site, there are four types of groundwater remediation standards which could potentially apply under the RSRs: (i) the groundwater protection criteria (GWPC); (ii) the surface-water protection criteria (SWPC); (iii) background concentrations; and (iv) the volatilization criteria (VC) for any groundwater polluted with VOCs within a certain depth below the ground surface or a building.

The GWPC are designed to ensure that the quality of existing and potential drinking water supplies is not impacted.

The SWPC are designed to ensure that contaminant concentrations in groundwater do not adversely impact water quality in a surface water body receiving groundwater discharges, except as follows. For a wetland or intermittent stream, the RSRs assume there may be no dilution and therefore the aquatic life criteria (AQLC) (contained in the Water Quality Standards) are used as the SWPC (i.e., are compared directly to the contaminant concentrations in the groundwater plume(s)). The AQLC are not applicable to the Site since groundwater does not discharge to wetlands or an intermittent stream. The SWPC can be compared to plume concentrations immediately upgradient of the point of discharge to the surface water body or to the 95% upper confidence limit of the arithmetic mean of samples representative of the subject groundwater plume.

Groundwater in a GA area is required to meet background concentrations unless the conditions described below are met, then compliance with the GWPC is permitted.

- Concentrations in groundwater are below the GWPC.
- One of the following conditions is met:
    - Public water is available within 200 ft. of the site, within 200 ft. of all abutting properties, and within 200 ft. of all properties within the aerial extent of the plume; the plume is not located in an aquifer protection area; and the plume is not located within the area of influence of any public water supply well.
    - The plume is a diminishing state groundwater plume prior to any remediation.
    - Reduction of concentrations in groundwater to background concentrations cannot be achieved using sound engineering and hydrogeologic remediation practices.

Provided concentrations in groundwater are compliant with the GWPC, compliance with background concentrations is not required since public water is available within 200 ft. of the Site, within 200 ft. of all abutting properties, and within 200 ft. of all properties within the aerial extent of the plume. In addition, any plumes at

the Site are not located in an aquifer protection area and are not located within the area of influence of any public water supply well.

The volatilization criteria (VC) apply to groundwater polluted with VOCs within a certain depth beneath the ground surface or a structure depending on the type of VOC present. The VC apply to groundwater within 10 feet of the ground surface or lowest portion of a building if it is polluted with petroleum substances and 30 feet for VOCs other than petroleum substances.

There are both residential and industrial/commercial default VC; residential VC apply to properties except those used solely for industrial or commercial activity, provided an EUR is in effect which ensures that the parcel will not be used for any residential purpose in the future, and that any future use of the parcel is limited to industrial or commercial activity. Since an EUR is not proposed for this Site, the Residential VC (RVC) would currently apply to the Site.

There are VC that apply to concentrations in groundwater (GWVC) and those that apply to concentrations in soil vapor (SVVC). Compliance with the VC can be demonstrated using either contaminant concentrations in groundwater compared to the GWVC or using contaminant concentrations in soil vapor compared to the SVVC.

4.5 Non-Aqueous Phase Liquid Remediation Standards

Removal of non-aqueous phase liquids (NAPL) from soil and groundwater are required by the RSRs to the maximum extent practicable defined as the greatest degree of remediation that can be achieved using sound engineering and hydrologic practices without taking cost into consideration.

CTDEEP may approve a variance for NAPL that cannot be contained or removed in accordance with the previous paragraph under certain circumstances.

5.0 METHODS

5.1 Test Borings and Soil Sampling

The proposed exterior borings and interior soil sample locations were marked on the ground and/or staked out by ZUVIC personnel. Prior to drilling and sampling activities at the Site, Call Before You Dig (CBYD), a public utility-locating service, was notified (Ticket Nos. 20233400556 and 20234402634) and the proposed locations were reviewed by Corbuilt, LLC, a private utility locating company.

Haz-Probe, Inc. (Haz-Probe) of Hampden, MA conducted the exterior boring drilling operations with oversight by ZUVIC personnel. On September 11, 2023, certain locations were cleared down to depths between four and five feet using an air knife. From September 12 to 14, 2024, 27 borings (B1 through B14 and B17 through B32) were advanced to as deep as 20 ft. using a dual track Geoprobe™ Model 6610DT direct push rig. On September 11 and 13, 2024, four borings (B15, B16, B33 and B34) were completed down to 1 fbg using a shovel or hand auger. For those borings completed with the drill rig, continuous soil samples were collected from the borings using a 2.25-inch diameter, four-foot-long core barrel lined with disposable acetate sleeves. Soil samples were collected from the air-knife cleared portion of each location using a metal scoop.

On October 9, 2023, ZUVIC collected six soil samples from five locations (B35 through B39) inside the southeastern portion of the building. The concrete slab was approximately 6 inches thick and the samples were collected from just beneath concrete to approximately 1.5 to 2.5 fbg using a shovel and/or a hand auger.

The Test Boring and Well Installation logs are included in **Appendix B**. The exterior soil boring and shallow soil sample locations are shown on **Figures 3** and **Figure 6** and the interior soil sample locations are shown on **Figure 5**.

Soil samples were collected for physical logging of soil types, and test-screening for VOCs was completed using a photoionization detector (PID) equipped with a 10.6 eV lamp.

Soil samples were collected and submitted under proper chain of custody procedures for laboratory analyses for one or more of the following analytes: ETPH by the CT Method, leachable ETPH using the Synthetic Precipitation Leaching Procedure (SPLP), SVOCs or PAHs by EPA Method 8270D, PCBs by EPA Method 8082A, pesticides by EPA Method 8081, leachable pesticides via the SPLP, herbicides via EPA Method 8151, VOCs via EPA Method 8260, alcohols and glycols (ethylene glycol and propylene glycol) via EPA Method 8015B, RCRA 8 metals plus copper, nickel, and zinc by EPA Method 6010c or 7471, one or more leachable metals via the SPLP, 1,4-dioxane via modified EPA Method 8260, and per- and polyfluoroalkyl substances (PFAS) via EPA Method 1633.

Soil samples collected from the interior of the building were analyzed for one or more of the following COCs: ETPH, 1,4-dioxane, SVOCs, VOCs, alcohols, total metals (arsenic, barium, cadmium, chromium, copper, lead, nickel, selenium, silver, and zinc), and per- and polyfluoroalkyl substances (PFAS).

5.2 Groundwater Monitoring Well Installation, Development, Sampling and Elevation Survey

In September 2023, seven two-inch diameter pre-packed PVC water table monitoring wells (B1/MW1, B2/MW2, B3/MW3, B4/MW4, B5/MW5, B23/MW7, and B24/MW6) were installed by Haz-Probe using direct push technologies. Ten-foot sections of 0.010-inch slot prepacked PVC screen were installed to intersect the water table and connected to PVC risers to near ground surface. The wells were installed at bottom depths ranging from 16.5 feet to 20.3 feet. The annular spaces between the wells and the boreholes were packed with No. 1 silica sand to an elevation of approximately 2 feet above the top of the screens. Approximately two feet of bentonite chips were placed atop the sand pack and hydrated. Backfill was then placed atop the bentonite seal up to several inches below ground surface.

The monitoring wells were completed with gripper caps and flush-mounted steel road boxes encased in concrete collars. Details of the well construction are included on the Test Boring and Well Installation reports contained in **Appendix A**. The monitoring well locations are shown on **Figures 3, 4 and 6**.

The newly-installed monitoring wells were developed in September 2023 by purging and pumping several well volumes from the wells. The well development was conducted to remove fines from the vicinity of the well screen, establish connectivity with the formation and reduce sample turbidity during groundwater sampling.

On September 21, 2023, the elevations of the top of PVC of the seven newly-installed wells and the previously-installed monitoring wells (L1985-3MW, L1985-5MW, L1985-6MW, and L1985-10MW) were surveyed, referenced to an assumed datum of 100.00 feet at monitoring well B3/MW-3. The survey information was used to calculate groundwater elevations and evaluate groundwater flow directions. The elevation data are summarized in **Table 1**.

Depths to groundwater were measured in the monitoring wells on September 21, 2023 using an oil/water interface probe, capable of measuring light non-aqueous phase liquids and dense non-aqueous phase liquids (LNAPL and DNAPL), and groundwater to within 0.01 feet. LNAPL and DNAPL were not detected in the wells. Depth-to-water measurements and calculated water table elevations are summarized in **Table 1**. Water table elevations, groundwater contour lines and inferred groundwater flow directions are depicted on **Figure 4**.

On September 21 and 22, 2023, ZUVIC collected groundwater samples from the wells. Low-Flow Groundwater Sampling Field Logs are attached in **Appendix C**. The groundwater samples were submitted to CET, under

proper chain-of-custody and analyzed in accordance with the Connecticut Reasonable Confidence Protocols (RCPs). The samples were analyzed for ETPH by the CT Method, SVOCs or PAHs by EPA Method 8270D, pesticides by EPA Method 8081B, herbicides via EPA Method 8151A, VOCs via EPA Method 8260C, alcohols via EPA Methods 8015B, glycols (ethylene glycol and propylene glycol) via EPA Method 8015B, RCRA 8 metals plus copper, nickel, and zinc by EPA Method 200.7 or 245.2

Groundwater samples were collected using CTDEEP-recommended low-flow sampling methods. Groundwater was pumped from each well using polyethylene tubing connected to a peristaltic pump, into a flow-through cell connected to a direct-reading multi-meter. Groundwater was monitored for temperature, pH, specific conductivity, oxidation-reduction potential (ORP), dissolved oxygen (DO) and turbidity at approximately five-minute intervals. Once parameter readings had stabilized to within recommended criteria, samples were collected by directly pumping groundwater into laboratory-provided containers which contained appropriate preservatives. Due to poor recharge, L1985-6MW was not sampled using low-flow sampling methods and the well was pumped dry and allowed to fully recover prior to pumping groundwater directly into laboratory-provided sample containers.

5.3 Sub-Slab Vapor Point Installation and Sampling

The proposed SSVP locations were marked inside the building by ZUVIC personnel. Prior to installation of the SSVP, CBYD was notified (Ticket No. is 20234402634). In addition, the proposed locations were reviewed by Corbuilt, LLC, using Ground Penetrating Radar (GPR).

The SSVP installation and sampling was completed in accordance with the *Guidance for Evaluating Soil Vapor Intrusion in the State of New York, October 2006* which is the guidance recommended by the CTDEEP.

On November 17, 2023, ZUVIC installed 18 SSVPs (SV-1 through SV-18) at locations shown on **Figure 5**. Eight SSVPs (SV-3 through SV-9 and SV-14) were installed in the concrete slab below the raised floor of the building. floor. These SSVPs were each installed by drilling a 5/8-inch hole through the concrete, approximately one inch into underlying soil. The remaining SSVPs (SV-1, SV-2, SV-10 through SV-13 and SV-15 through SV-18) were installed with stainless steel flush mounted covers after a 1.5-inch diameter hole was drilled approximately 1.8 inches into the concrete, followed by drilling a 5/8-inch hole in the center of the larger diameter hole approximately one inch into the underlying soil.

Concrete was approximately 6 inches thick at the SSVP locations with the exception of SV-5 and SV-13, where concrete was approximately 8 inches thick.

At each SSVP location, a Vapor Pin® was installed in the 5/8-inch hole and capped with a protective cap. The stainless steel Vapor Pins® were installed with a silicone seal between the vapor point and surrounding concrete floor. Following installation, each point was purged of at least three void volumes using a PID and a screening value was recorded. A helium leak test was performed on each of the points after installation to confirm an airtight seal. The helium leak test was performed by covering each vapor point with an airtight dome, filling the dome with a known concentration of helium and testing vapors in the vapor point for helium using a helium detector. Regulatory guidance on helium leak testing specifies that the helium concentration in the vapor point be less than 10% of that detected in the dome for the test to be successful. The results of helium leak tests meet this requirement and confirmed proper installation of the points. The helium leak test field data sheets are included in **Appendix D**.

Following a successful seal leak test, each point was sampled. Sub-slab vapor was collected directly into laboratory-provided 6-liter summa canisters over approximately thirty-minute time periods using a laboratory-calibrated flow controller at each location. The summa canisters were submitted to Phoenix Environmental Laboratories, a State-certified laboratory, under proper chain-of-custody procedures, and analyzed in accordance with the Connecticut RCPs for VOCs using EPA method TO-15. A duplicate soil vapor sample was collected from SV-13 and identified as SV-13A.

6.0 INVESTIGATION RESULTS

6.1 General

The results of soil test screening are presented on the Test Boring and Well Installation Logs (**Appendix B**), and the results of soil, groundwater, and soil vapor sampling are summarized in **Tables 2, 3, and 4** respectively. Exterior boring locations and monitoring wells are depicted on **Figures 3, 4,** and **6**. Interior soil sample locations and sub-slab soil vapor point locations are depicted on **Figure 5.** Groundwater elevation data are summarized in **Table 1**, and monitoring well locations, groundwater elevation contours and inferred flow directions are shown on **Figure 4**. Laboratory analytical reports for soil, groundwater, and vapor samples are included in **Appendices E, F,** and **G**, respectively.

Given the GA classification of groundwater beneath the Site, the RDEC, I/C DEC and GA PMC for soil were compared to soil analytical data. Groundwater analytical data were compared to the GWPC, SWPC, RVC and I/C VC for groundwater. Soil vapor analytical results were compared to the residential soil vapor volatilization criteria (Res SVVC) and industrial/commercial soil vapor volatilization criteria (I/C SVVC) included in the Connecticut RSRs.

If default Connecticut RSR criteria have not been established for detected compounds, RDEC, I/C DEC, GA PMC, SWPC, RVC, I/C VC, Res SVVC, and I/C SVVS contained in the CTDEEP "Technical Support Document: Recommended Numeric Criteria for Common Additional Polluting Substances and Certain Alternative Criteria Requests," dated September 20, 2018 or from the CTDEEP form entitled "Request for Approval of Criteria for Additional Polluting Substances," dated March 25, 2022 were used for comparison purposes. CTDEEP approval is required for use of these criteria and is commonly granted.

6.2 Geologic and Hydrogeologic Findings

In general, near-surface soils observed during sampling consisted predominantly of brown/dark brown silty sand with trace gravel and/or trace organics, transitioning to brown fine to coarse sand with depth. In two borings (B1/MW1 and B2/MW2), glacial till consisting of dense, brown/red brown silty sand and gravel was observed at approximately 15 to 20 fbg. Field observations were generally consistent with the mapped descriptions of area geologic conditions.

Fill material consisting of soil with non-native soil constituents (asphalt, coal, brick, concrete, glass, and ash) was encountered from ground surface to approximately 8.5 fbg in borings L1985-8, L1985-10, B27 and B29. A presumed basement concrete floor associated with the former barn/warehouse building was encountered in four borings listed above and B26 from 7.5 to 8.5 fbg. Red-brown silty fine sand with subordinate amounts of gravel was encountered within the presumed footprint of the former barn, likely representing the fill material used following demolition of the building. Borings L1985-8, L1985-9, L1985-10, B26, B27 are within the footprint of the main barn structure and B29 is within an apparent "entranceway" structure to the barn. The approximate footprint of the former barn/warehouse is depicted on **Figure 6**.

Bedrock was not encountered in any of the borings which were advanced as deep as 20 fbg.

Depths to groundwater beneath the Site was measured during the Phase II/III and ranged from approximately 9 to 15.5 fbg on September 21, 2023. Depths to groundwater during the Phase II ESA were generally deeper, ranging from approximately 10.5 to 17.3 fbg. Groundwater elevation data for Phase II and Phase II/III ESA are summarized in **Table 1**. Groundwater elevations and inferred groundwater contours for the Phase II/III groundwater gauging round are shown on **Figure 4.** Groundwater beneath the Site flows southeast towards Day Hill Road and is consistent with observations made during the Phase II ESA.

6.3 Results of Photoionization Detector Test Screening

The results of test-screening of soil samples for total VOCs are presented in the Test Boring and Well Installation Logs (**Appendix B**). Detectable levels of VOCs (greater than 0.1 vapor per parts per million (vppm) were present in 16 of the 39 borings, with results ranging from 0.1 to 23.7 vppm.

6.4 Background Concentrations of Site-Specific Metals in Soil

Based on ZUVIC's experience at other sites in Connecticut, published resources, and concentrations in samples collected from apparently unimpacted areas at the Site, background concentrations of metals in soil at the Site are inferred to be within the approximate ranges provided in the following table.

Metal	Soil Background Concentration Range (mg/kg)
Arsenic	ND - 4
Barium	5 - 60
Cadmium	ND
Chromium	3 - 15
Copper	3 - 30
Lead	ND - 23
Mercury	ND
Nickel	3 - 12
Selenium	ND
Silver	ND
Zinc	5 - 60

Notes:
mg/kg = milligrams per kilogram
ND = not detected

The Phase II/III soil testing results were compared to these background metals concentrations to evaluate whether a release had occurred. The results of the comparison and evaluation are presented in the sections that follow.

6.5 Soil Analytical Results

A summary of the soil sample analytical results is presented in **Table 2** and the laboratory reports are included in **Appendix E**. During the sampling, stained, discolored, and/or odorous soil was not encountered. A discussion of the soil analytical results is below.

A summary of the soil analytical results for RECs and/or AOCs investigated is presented below. Due to the type and proximity of the AOCs to each other, certain RECs and/or AOCs are discussed together or referenced to previous sections if the data was used to evaluate multiple RECs and AOCs.

Note that "elevated levels" refers to concentrations of metals above inferred background levels but below applicable criteria.

6.5.1 **REC 1** – Diesel Fuel Release at Loading Dock
REC 2 - Coolant Release from Emergency Generator
AOC 1- Loading Dock Area, Storm Drain, and Southeast Stormwater Detention Basin
AOC 6 – Two Emergency Generator Diesel ASTs

Nine (9) borings were completed in the vicinity of REC 1, REC 2, AOC 1, and AOC 6. Soil samples were collected from two borings (B17 and B18) advanced near the stormwater outlet pipe in the southern stormwater detention basin, from two borings (B9 and B32) advanced near the backup emergency generator/AST located west of the loading dock, from two borings (B10 and B11) advanced near the backup emergency generator/AST southwest of the building, and from three borings (B6, B7, and B8) advanced in the loading dock area and near the catch basin.

The borings were performed to provide additional coverage near RECs 1 and 2 and AOCs 1 and 6 and to evaluate the extent and degree of COCs (including elevated metals concentrations) detected during the Phase II ESA in L1985-1, L1985-2, L1985-3MW, L1985-4, L1985-7, L1985-13, and L1985-15. The samples were analyzed for one or more of the following: VOCs, ETPH, PAHs, ethylene glycol (EG) and propylene gylcol (PG) (REC 2 only), and alcohols (AOC 1 only). COCs were not detected in the samples except as follows:

- ETPH was detected in sample B10 0.3-1 fbg above the RDEC and GA PMC. The sample was tested for leachable ETPH to evaluate compliance with the GA PMC; leachable ETPH was not detected.
- One or more PAHs were detected in soil samples B17 0-0.5 fbg and B18 0-1.5 fbg at concentrations below applicable RSR criteria. Elevated levels of copper, lead, nickel and/or zinc were also detected in the samples.
- One or more PAHs were detected in soil samples B9 0.4-2 fbg and B32 2-4 fbg at concentrations below applicable RSR criteria. The samples were collected by the backup emergency generator/AST located west of the loading dock area.

6.5.2 **REC 3** - Historical Barn/Warehouse and Fire
AOC 7 - Former Culbro 7,000-gallon Fuel Oil Underground Storage Tank (UST)

Eight (8) borings were completed in the southern portion of the Site where a former barn/warehouse/office and 7,000-gallon fuel oil UST were located. The borings were completed to evaluate the presence of releases at AOC 7 (B24/MW6 and B25) and at an apparent outdoor storage area northwest of the barn (B30 and B31); to provide additional coverage near REC 3 (B26 through B29); and, to evaluate the extent and degree of COCs (including elevated metals concentrations) detected during the Phase II ESA at L1985-1, L1985-8, L1985-9, and L1985-10MW.

The samples were analyzed for one or more of the following: VOCs (REC 3 and AOC 7), ETPH (REC 3 and AOC 7), SVOCs (REC 3) and/or PAHs (AOC 7), pesticides (REC 3), herbicides (REC 3), and RCRA 8 metals plus copper, nickel, and zinc (REC 3). COCs were not detected in the samples except as follows:

- The VOC, naphthalene was detected in sample B27 2-4 fbg at a concentration below RSR criteria.
- ETPH was detected in sample B26 5-7.5 fbg at a concentration exceeding the RDEC and GA PMC. The sample was tested for leachable ETPH to evaluate compliance with the GA PMC; leachable ETPH was not detected.
- Several PAHs were detected in sample B27 2-4 fbg at concentrations above the RDEC and GA PMC. The sample was tested for leachable PAHs to evaluate compliance with the GA PMC. Three leachable PAHs were detected at concentrations below the GWPC.
- PAHs were detected in samples B24/MW6 0-2 fbg, B28 6-8 fbg, and B29 6-8.5 fbg at concentrations below RSR criteria.
- The SVOC, isophorone was detected in sample B26 8-10 fbg at a concentration below RSR criteria. The sample was collected just below the apparent concrete floor in the basement and the presence of

isophorone is likely a result of a chemical reaction between concrete in the sample and acetone used by the laboratory and not from a release.

- Pesticides (including dieldrin, chlordane, DDD, DDT and DDE) were detected in samples B24/MW6 0-2 fbg, B27 2-4 fbg. B28 6-8 fbg, B28 16-18 fbg, B29 6-8.5 fbg, and B31 0-2 fbg at concentrations above the GA PMC. Chlordane was detected in B24/MW6 0-2 fbg at a concentration above the RDEC. Five of the six samples were tested for leachable pesticides to evaluate compliance with the GA PMC. Leachable pesticides were either not detected or detected at concentrations below the GWPC.
- Metals were either not detected or reported at concentrations within the naturally-occurring ranges present in uncontaminated soil with the following exceptions:
    - Arsenic was detected above RDEC and I/C DEC in soil sample B29 6-8.5 fbg and elevated concentrations of cadmium, lead, and zinc were also present. The sample was tested for leachable metals (arsenic, cadmium, chromium, lead, nickel, and zinc) to evaluate compliance with the GA PMC. Leachable arsenic and lead concentrations were above the GA PMC and the other metals were either not detected or detected below the GA PMC.
    - Elevated concentrations of arsenic, barium, and nickel were present in B26 5-7.5 fbg. Elevated concentrations of arsenic, barium, chromium, and nickel were present in B27 2-4 fbg. In addition, an elevated lead concentration was present in B28 6-8 fbg. Samples B24/MW6 8-10 fbg, B27 2-4 fbg, and B29 9-11 fbg were tested for leachable metals (arsenic, barium, and/or chromium) to evaluate compliance with the GA PMC. Leachable metals were either not detected or detected at concentrations below the GA PMC.

6.5.3 **REC 4** - Release from Snow Removal Equipment

Three borings (B12, B13, and B14) were completed near the southeastern corner of the northern parking lot near L1985-5MW to evaluate the nature, degree and extent of COCs detected during the Phase II ESA. Soil samples collected from the borings were analyzed for VOCs, ETPH and PAHs. COCs were not detected in samples except as follows:

- ETPH was detected in sample B12 0.5-2 fbg at a concentration below RSR criteria.
- Several PAHs were detected in samples B12 0.5-2 fbg and B13 0.5-2 fbg at concentrations below RSR criteria.

6.5.4 **AOC 2** - Agricultural Use
AOC 8 - Former Barns in the Central and Southeastern Portions of the Site

Twenty-eight (28) borings were completed throughout the site to provide coverage and to evaluate the extent and degree of COCs (including elevated metals) detected during the Phase II ESA in L1985-7, L1985-8, L1985-9, L1985-10MW, L1985-11, and L1985-15. Borings B1/MW1, B2/MW2 and B3/MW3 were completed at and near the centrally-located barn (AOC 8). Borings B19 and B20 were completed at and near the barn in the southeastern portion of the Site (AOC 8). Samples from borings used, in part, to evaluate other AOCs (B4/MW4, B5/MW5, B6, B7, B8, B9, B11, B12, B17, B18, B21, B22, B23/MW7, B24/MW6, B25, B26, B27, B28, B29, B30, B31, B32 and B33) were tested for pesticides and/or metals to provide coverage throughout the Site (AOC 2).

Soil samples collected from the borings were analyzed for one or more of the following: VOCs, ETPH, and SVOCs or PAHs (AOC 8), and pesticides, herbicides, and RCRA 8 metals plus copper, nickel, and zinc (AOCs 2 and 8).

The discussion below includes all COCs for borings B1/MW1, B2/MW2, B3/MW3, B19 and B20, and is limited to pesticides and metals for the remaining borings, with the exception of B24/MW6 and B25 through B31, which are discussed in **Section 6.5.2** and B21, B22 and B23/MW7, which are discussed in **Section 6.5.6.** Non-

pesticide and non-metal COCs for the remaining borings are discussed in other sections of the report applicable to their respective RECs and/or AOCs.

COCs were not detected in samples except as follows:

- Two PAHs were detected in sample B1/MW1 0.3-1 fbg at concentrations below RSR criteria.
- Several PAHs were detected in sample B20 0-2 fbg at concentrations below RSR criteria.
- Pesticides (dieldrin, DDD and/or DDE) were detected in samples B1/MW1 5-6.5 fbg, B2/MW2 1-3 fbg, B3/MW3 2-4 fbg, B19 0-2 fbg and B20 0-2 fbg at concentrations below criteria with the exception of B2/MW2, B3/MW3, B19 and B20, which exceeded the GA PMC. Three of these samples which contain the highest concentrations of total pesticides were tested for leachable pesticides to evaluate compliance with the GA PMC; leachable pesticides were not detected.
- The chlordane concentration in B20 exceeded the RDEC.
- Pesticides (chlordane, lindane, DDD, DDE and/or DDT) were detected in samples B4/MW4 0-2 fbg, B5/MW5 0-2 fbg, B7 1-3 fbg, B9 0.4-2 fbg, B11 0.5-2 fbg, B12 0.5-2 fbg, B17 2-4 fbg, B18 0-1.5 fbg, B21 0-2 fbg, B22 0-2 fbg, B23/MW7 0-2 fbg and B33 0-0.5 fbg at concentrations above the GA PMC. Six of these samples which contain the highest concentrations of total pesticides were tested for leachable pesticides to evaluate compliance with the GA PMC. Leachable pesticides were either not detected or detected at concentrations below the GWPC with the exception of leachable dieldrin in B23/MW7 0-2 fbg.
- Metals were either not detected or reported at concentrations within the naturally-occurring ranges present in uncontaminated soil with the following exceptions:
    - Elevated levels of arsenic, barium, chromium, copper, lead, mercury, nickel, and/or zinc were detected in samples B17 0-0.5 fbg, B18 0-1.5 fbg, B21 0-2 fbg and B23/MW7 0-2 fbg at concentrations below RSR criteria. Leachable metals were either not detected or detected below the GWPC except for leachable lead which exceeded the GA PMC in B23/MW7.

6.5.5 **AOC 3 -** Exterior Oil-Filled Transformers

Four (4) borings were completed adjacent to transformers located in the northeast portion of the Site (B15 and B16) and adjacent to transformers and/or electrical equipment near the northwest corner of the stormwater detention basin (B33 and B34). The borings were completed to evaluate potential releases near the stormwater basin transformers and to evaluate the extent and degree of COCs detected at L1985-15. One soil sample was collected from each boring from ground surface to 0.5 fbg and tested for ETPH and PCBs. ETPH and PCBs were not detected in the samples.

6.5.6 **AOC 4 -** Suspected Dumping Area

Three (3) borings (B21, B22, and B23/MW7) were completed near the southeastern corner of the Site to evaluate the extent and degree of COCs detected during the Phase II ESA at L1985-11. Soil samples collected from the borings were analyzed for the following: VOCs, ETPH, SVOCs or PAHs, PCBs, pesticides, herbicides, and RCRA 8 metals plus copper, nickel, and zinc. COCs were not detected in samples except as follows:

- Several PAHs were detected in sample B21 0-2 fbg, with some concentrations above the RDEC and GA PMC. The sample was tested for leachable PAHs to evaluate compliance with the GA PMC; leachable PAHs were not detected.
- Several PAHs were detected in sample B23/MW7 0-2 fbg at concentrations below applicable RSR criteria.
- Pesticides (chlordane, dieldrin, DDT and/or DDE) were detected in samples B21 0-2 fbg, B22 0-2 fbg and B23/MW7 0-2 fbg at concentrations above the GA PMC. Two of these samples which contain the highest concentrations of total pesticides were tested for leachable pesticides. Leachable pesticides

were not detected in the samples with the exception of dieldrin in B23/MW7 which exceeded the GWPC.

- Metals were either not detected or reported at concentrations within the naturally-occurring ranges present in uncontaminated soil with the following exceptions:
    - Elevated levels of arsenic, lead, and/or mercury were detected in samples B21 0-2 fbg and B23/MW7 0-2 fbg at concentrations below applicable RSR criteria. The sample collected from B23/MW7 was tested for leachable metals to evaluate compliance with the GA PMC. Leachable metals were not detected with the exception of leachable lead which exceeds the GA PMC.

6.5.7 AOC 5 - Former JDS Uniphase Site Operations

Six (6) borings (B1/MW1, B2/MW2, B3/MW3, B6, B7 and B8) were completed outside the southern wall of the site building and two borings (B4/MW4 and B5/MW5) were completed outside the eastern wall of the building. The borings were advanced to evaluate whether releases occurred associated with former site occupant (JDS Uniphase (JDS)) activities that included fiber optic component manufacturing.

Soil samples collected from the borings were analyzed for one or more of the following: VOCs, ETPH, SVOCs, alcohols, and RCRA 8 metals plus copper, nickel, and zinc. COCs were not detected except for one or more PAHs detected in samples B1/MW1 0.3-1 fbg, B4/MW4 2-4 fbg, and B5/MW5 0-2 fbg at concentrations below RSR criteria. Metals were either not detected or reported at concentrations within the naturally-occurring ranges present in uncontaminated soil in samples.

Interior soil samples were collected at five locations in a former JDS "Clean Room" in the southeastern portion of the building. Six samples were tested (B35 0.5-1.5 fbg, B36 0.5-1.5 fbg, B36 1.5-2.5 fbg, B37 0.5-1.5 fbg, B38 0.5-1.5 fbg, and B39 0.5-1.5 fbg). Five of the six samples were analyzed for ETPH, VOCs, 1,4-dioxane, SVOCs, total metals (arsenic, barium, cadmium, chromium, copper, lead, nickel, selenium, silver, and zinc), PFAS, and alcohols. Two duplicate samples were tested for PFAS and a deeper sample at B36 was also tested for PFAS. COCs were not detected in samples except as follows:

- One PFAS compound, perfluorodecanesulfonic acid (PFDS) was detected in sample B36 0-1.5 fbg at a concentration of 0.11 µg/kg. PFAS were not detected in a deeper sample collected from 1.5 to 2.5 fbg at B36. CTDEEP has established remedial criteria for the sum of five PFAS compounds (perfluoroheptanoic acid (PFHpA), perfluorohexane sulfonic acid (PFHxS), perfluorononanoic acid (PFNA), perfluorooctane sulfonic acid (PFOS) and perfluorooctanoic acid (PFOA)). Remedial criteria for the remaining PFAS compounds, including PFDS, have not been established.
- Metals were either not detected or reported at concentrations within the naturally-occurring ranges present in uncontaminated soil with the following exceptions:
    - Elevated levels of cadmium, chromium, and nickel were detected in sample B36 0.5-1.5 fbg at concentrations below applicable RSR criteria.

6.6 Groundwater Analytical Results

A summary of the groundwater sampling results, and the laboratory analytical reports are presented in **Table 3** and **Appendix F**, respectively.

Groundwater samples collected from the newly-installed and existing monitoring wells (B1/MW1, B2/MW2, B3/MW3, B4/MW4, B5/MW5, B23/MW7, B24/MW6, L1985-3MW, L1985-5MW, L1985-6MW, and L1985-10MW) were analyzed for one or more of the following: VOCs, ETPH, SVOCs or PAHs, herbicides, pesticides, RCRA 8 metals plus copper, nickel and zinc, alcohols, and glycols. COCs were not detected in samples except as follows:

- The SVOCs 2-methyl phenol and 3+4 methyl phenol were detected in groundwater collected from L1985-3MW at concentrations below RSR criteria. Benzyl alcohol was also detected in the sample and remedial criteria have not been established for this compound.
- Total barium was detected in seven wells (B1/MW1, B2/MW2, B3/MW3, B4/MW4, L1985-3MW, L1985-5MW, and L1985-6MW) at concentrations below criteria and within the range occurring naturally in uncontaminated groundwater.
- Pesticides DDT and DDE were detected in groundwater collected from L1985-6MW at concentrations below RSR criteria. L1985-6MW is the most upgradient monitoring well, located northwest of the site building and downgradient of the adjacent parcel that was formerly used for agricultural purposes. Pesticides were not detected in groundwater collected from other wells at the site during the Phase II and Phase II/III investigations.

6.7 Sub-Slab Soil Vapor Analytical Results

A summary of the sub-slab soil vapor sampling results and the laboratory analytical reports are presented in **Table 4** and **Appendix G**, respectively.

Vapor samples were collected from eighteen (18) SSVPs and tested for VOCs, including 1,4-dioxane, to evaluate the quality of vapor beneath the building, and to provide information where elevated VOC concentrations might indicate the presence of a soil or groundwater source beneath the building associated with the former JDS operations (AOC 5). A duplicate sample was collected from SV-13 (SV-13A). VOCs were not detected in the samples except as follows:

- 1,4-dioxane was detected in samples SV-1, SV-2, SV-3, SV-6, SV-11, SV-12, SV-13, and SV-13A at concentrations between 1.1 and 10 ppbv, below the Res SVVC and I/C SVVC.
- Acetone was detected in samples SV-1 through SV16 at concentrations ranging from approximately 10 to 380 parts per billion-volume (ppbv), all below the Res SVVC and I/C SVVC.
- Methyl ethyl ketone (MEK) was detected in samples SV-12 and SV-13 at concentrations of 7.8 and 2.8, respectively, below the Res SVVC and I/C SVVC.
- Ethanol was detected in all of the vapor samples at concentrations ranging from approximately 25 to 240 ppbv. Remedial criteria have not been established for this compound.
- Isopropylalcohol was detected in soil vapor samples SV-1, SV-2, SV-3, SV-6, SV-11, SV-12, SV-13, SV-13A, and SV-15, at concentrations ranging from approximately 3.8 to 31 ppbv. Remedial criteria have not been established for this compound.
- Ethylbenzene was detected in samples SV-11, SV-13, and SV-13A samples at concentrations ranging from approximately 48 to 160 ppbv, below the Res SVVC and I/C SVVC.
- Xylenes (m,p-xylenes and o-xylene) were detected in samples SV-11, SV-13, and SV-13A, at concentrations ranging from 54 to 570 ppbv, and total xylene concentrations ranging from 230 to 760 ppbv, below the Res SVVC and I/C SVVC applicable to total xylenes.
- Tetrachloroethene (PCE) was detected in samples SV-12, SV-13, SV-13A, SV-14, SV-17, and SV-18 at concentrations between 0.6 and 1.1 ppbv, below the Res SVVC and I/C SVVC.

6.8 Data Quality Assessment (DQA) and Data Usability Evaluation (DUE)

The soil, groundwater, and soil vapor analytical data were generated in accordance with the Connecticut RCPs. The RCP reports are presented in each laboratory analytical data report, which are included in **Appendices E, F, and G**. The purpose of the RCP is to provide quality data and allow the evaluation of whether the results are of sufficient quality for the intended purpose and in relation to project-specific objectives. The objective of testing is to evaluate the nature, degree and extent of releases identified during Phase III investigations and to determine whether releases occurred at five newly-identified AOCs based on information contained in the Phase I ESA.

To validate the data, a data quality assessment and data usability evaluation (DQA/DUE) of the analytical data was conducted in general conformance with the CTDEEP "Laboratory Quality Assurance and Quality Control – Data Quality Assessment and Data Usability Evaluation Guidance Document," dated May 2010.

As part of the evaluation, the laboratory reports were reviewed to ensure that all sample and associated quality assurance results were available. Results of the completeness review indicated that all collected samples were analyzed and all quality control results were available to complete the data validation process.

Consistent procedures and laboratory analyses of the samples were achieved. Sample containers were packed on ice and delivered to the laboratory under standard chain of custody procedures. All samples were received within the allowable temperature range, and were extracted and analyzed within allowable holding times for the method with the exception of the following samples:

- Soil sample B23/MW7 2-4 fbg was analyzed for SPLP Pesticides past its hold time. Leachable pesticides were not detected in the sample. Pesticides persist in the environment for many years without degradation; therefore, the data are usable.
- Soil sample B27 2-4 fbg was analyzed for SPLP SVOCs past its hold time. Leachable phenanthrene was the only compound detected in the sample below remedial criteria. The sample was also analyzed for leachable PAHs within allowable hold times. One or more leachable PAHs, including phenanthrene were detected in the sample. Since remediation due to DEC exceedances is warranted in this area due to PAH-impacted soil, the data are usable.

Results of the DQA/DUE indicate that the analytical data for the Site are of adequate quality for the intended objectives. Minor non-conformances were noted that do not affect data usability.

6.9 Data Gaps

The CTDEEP SCGD requires the identification and evaluation of data gaps, which are defined as a lack of, or inability to obtain, information required by standard practice despite good faith efforts by the environmental professional to gather such information. No data gaps were identified while performing this Phase II/III Environmental Site Assessment except for evaluation of the nature, degree and extent of potential contamination at certain AOCs, as discussed in **Section 7**. In addition, assessment of groundwater for PFAS and 1,4-dioxane is warranted.

7.0 SUMMARY, CONCEPTUAL SITE MODEL AND CONCLUSIONS

7.1 Introduction

ZUVIC was retained by Eversource to complete a Phase II/III Environmental Site Assessment (ESA) of the current Eversource Call/Data Center located at 1985 Blue Hills Avenue Extension, Windsor, Connecticut. The purpose of the Phase II/III ESA is to evaluate the nature, degree and extent of releases identified during the Phase II ESA completed by others and to evaluate whether releases have occurred at AOCs identified by ZUVIC. The work was completed based on ZUVIC's review of previous reports.

The work completed included the advancement of soil borings, installation of groundwater monitoring wells, soil sampling inside the site building, installation of vapor points inside the building and sampling and testing of soil, groundwater, and vapor.

Using the information from this and previous investigations, a conceptual site model (CSM) was formulated for the Site. A CSM is used to understand the history of the Site, the releases that have occurred at the Site, the fate and transport of soil and groundwater contamination, and its potential impact on sensitive receptors in the

site vicinity. A summary of the recognized environmental conditions and areas of concern is presented in **Table 5**.

7.2 Background Information

The Site located at 1985 Blue Hills Avenue Extension in Windsor, CT is developed with a single story 165,000 square foot masonry / slab on grade building currently used by Eversource as office space and a call/data center. The building is surrounded by asphalt parking lots and landscaped areas.

Historically, the Site was used for agricultural purposes (cultivation of tobacco), presumed drying of tobacco in two barns, storage of chemicals used for agricultural purposes in a third barn, and residential dwellings. The Site was developed with the site building in 2001 and occupied by JDS until 2004 when Eversource occupied the building for use as office space for a call/data center.

The property is an "establishment," and was subject to the Connecticut Transfer Act (CGS Section 22a-134 through 22a-134e) when it was purchased by Eversource. The "establishment" determination was based on documentation of former hazardous waste generation by JDS.

The property was transferred on December 1, 2021 to Eversource and was entered into the Property Transfer Program in December 2021 with an acknowledgement of receipt issued by the CTDEEP in March 2022. Eversource is the Certifying Party to the transfer, and as such, is responsible for investigation and remediation of the Site. The CTDEEP assigned REM ID No. 14862 to the Site.

7.3 Summary of Conditions at RECs and AOCs and Conceptual Site Model

For this investigation, soil sample intervals selected for laboratory analyses, soil and groundwater sampling locations, and analytical parameters were based on each REC/AOC release mechanism, COCs, and COCs released as identified during the Phase II ESA.

A description of the CSM for each of the identified RECs/AOCs is presented in **Section 2** and **Table 5**, and data generated, and observations made during this, and prior investigations, are presented below.

7.3.1 **REC 1** – Diesel Fuel Release at Loading Dock
REC 2 - Coolant Release from Emergency Generator
AOC 1- Loading Dock Area, Storm Drain, and Southeast Stormwater Detention Basin
AOC 6 – Two Emergency Diesel ASTs

A diesel fuel release occurred at the loading docks in May 2011. Diesel fuel was released to paved surfaces and a catch basin in the area and conveyed to a stormwater detention basin located southeast of the building. According to records, the release was contained, and "hard" surfaces cleaned of residual fuel.

Two backup emergency generators are present at the Site, one in the parking lot southwest of the building and one adjacent to the south wall of the building and west of the loading dock area; each generator is equipped with a diesel storage tank. June 2017 records indicate that a hose on one of the generators failed leading to a release of approximately 40-gallons of coolant inside the generator enclosure. Approximately 5-gallons of coolant seeped through seams of the enclosure onto a concrete pad and gravel near the enclosure.

JDS presumably received, shipped and managed chemicals and hazardous materials, including wastes, at the loading docks. In addition, hydraulic oil associated with two hydraulic compactors, and potential temporary storage of oil or chemicals in the dumpsters may have resulted in releases in the area.

Phase II ESA samples collected from borings L1985-1, -2, -3MW, -4, -7, -13, and -15 and Phase III samples from B6 through B11, B17, B18 and B32 were used to evaluate these RECs and AOCs.

COCs identified for the RECs and AOCs include VOCs, ETPH, SVOCs or PAHs; EG and PG (REC 2 only); and RCRA 8 metals plus copper, nickel, and zinc and alcohols (AOC 1 only).

VOCs, glycols and alcohols were not detected in soil samples. The results of metals testing applicable to AOC 1 are discussed in **Section 7.3.4.**

Low-level ETPH contamination is present in surficial soil near the loading docks, at L1985-1 and in deeper soil (10-11 fbg) at L1985-3MW; PAHs were not detected. The concentrations in these samples were all below remedial criteria. Phase II/III samples collected at B6, B7, B8 did not contain detectable levels of ETPH or PAHs. The surficial contamination near the loading docks is likely related to incidental releases from the normal operation of motor vehicles. The deeper contamination in L1985-3MW is likely related to cross-contamination from surficial soils mixing with deeper soils during drilling.

Low-level ETPH and PAH contamination was detected in surficial soil at L1985-15, near the stormwater outlet pipe in the southern stormwater detention basin; concentrations are below remedial criteria. Phase II/III surficial soil samples collected from B17 and B18 contained PAHs below criteria. The release of diesel fuel to the catch basin in the loading dock area apparently resulted in residual contamination below remedial criteria in the stormwater basin. Alternatively, the PAH detections may be due to temporary storage of stormwater in the basin that contains PAHs leached from asphalt parking areas. Additional evaluation and remediation are not warranted near these borings.

Low levels of PAHs or ETPH were detected in surficial soil collected from L1985-7 (near the emergency generator/AST southwest of the building), and L1985-13, B9, and B32 (near the emergency generator west of the loading docks). The contamination may be due to placement of contaminated fill during installation of the generator enclosures. Additional evaluation and remediation are not warranted near these borings.

Surficial soil samples collected from Phase III borings near the generator southwest of the building (B10 and B11) did not contain detectable PAHs, however ETPH was detected in sample B10 0.3-1 fbg above the RDEC and GA PMC potentially related to a release during refueling of the generator. Leachable ETPH was not detected in the sample, demonstrating compliance with the PMC. The ETPH release at B10 was delineated vertically by sample B10 1-3 fbg, in which ETPH was not detected. Remediation is required near B10 and the generator. Additional evaluation to delineate the lateral extent of contamination in this area may be desired prior to remediation.

Releases associated with the coolant release were not evident and no further evaluation or remediation is warranted.

The nature, extent and degree of ETPH and PAH contamination near the loading docks, stormwater detention basin and the emergency generator located west of the loading dock are sufficiently evaluated and all contaminant concentrations are below the RDEC and GA PMC, therefore additional evaluation or remediation are not warranted. Additional investigation may be desired, and remediation is required, in the vicinity of the generator located southwest of the building.

7.3.2 **REC 3** - Historical Barn/Warehouse and Fire
AOC 7 - Former 7,000-gallon Fuel Oil Underground Storage Tank (UST)

A former barn/warehouse was located in the southern portion of the Site and was destroyed in May 1994 by a structure fire that was suppressed using water. The structure was used for storing pesticides, herbicides, and other chemicals, and as office space in its eastern end. Following the fire, samples of air, surface wipes, water runoff from the fire suppression, and surficial soil were analyzed for pesticides. According to previous documentation, pesticides were detected in one water runoff sample.

An approximately 6,750-gallon heating oil UST was reportedly located north of the northeastern corner of the barn/warehouse. In addition, aerial photographs indicate that an outdoor storage area was present near the northwestern corner of the barn.

Phase II soil samples collected from borings L1985-8, -9, and -10MW were used to evaluate soil apparently within the footprint of the former barn/warehouse. Phase II borings were not completed near the former UST. Phase III borings included B26, B27, B28 and B29 within, or near the footprint of the barn, borings B30 and B31 in the outdoor storage area, and B24/MW6 and B25 near the UST.

COCs for REC 3 and AOC 7 include VOCs, ETPH, and SVOCs or PAHs: and, pesticides, herbicides, and RCRA 8 metals plus copper, nickel, and zinc (REC 3 only).

Fill materials, including non-native red-brown soil and/or non-soil materials (asphalt, coal, brick, concrete, glass, and ash) were encountered from ground surface to approximately 8.5 fbg in borings L1985-8, L1985-9, L1985-10, B26, B27 and B29. A presumed basement concrete floor associated with the former barn/warehouse building was encountered in borings L1987-8, L1985-10, B26, B27 and B29 between approximate 7.5 to 9 fbg. Based on material encountered in borings, B24/MW6 and B25 are apparently located northeast of the former barn footprint. B29 is within an apparent “entrance/exit” structure on the north side of the barn, apparent in aerial photographs. B28 is located west of the barn footprint and L1985-9 is apparently located within the office area that was constructed between 1935 and 1941 at the eastern end of the building which may be a slab-on-grade addition, without a basement. It appears that at least a portion of the demolished structure and imported fill material were placed inside the footprint of the barn to backfill the basement.

VOCs were not detected in soil samples with the exception of acetone in L1985-10MW 1-3 ft. at a concentration below RSR criteria. The apparent acetone contamination may be related to laboratory-induced contamination. The SVOC, isophorone was detected in soil sample B26 8-10 fbg at a concentration below RSR criteria. This sample was collected just below the apparent concrete floor of the basement and the isophorone is likely a result of a chemical reaction between concrete in the sample and acetone used by the laboratory and is not related to a release.

Herbicides were not detected in soil samples.

Low-level ETPH and/or PAH contamination were detected in surficial soil near L1985-9, L1985-10MW, B24/MW6 and in deeper soil at B28 6-8 fbg and B29 6-8.5 fbg, at concentrations below RSR criteria. Soil collected from B26 5-7.5 fbg and B27 2-4 fbg contain ETPH and SVOCs, respectively, at concentrations above the RDEC, I/C DEC and/or GA PMC. Leachable SVOCs/PAHs in the B27 sample and leachable ETPH in the B26 sample were below the GWPC, demonstrating compliance with the PMC.

The ETPH release at B26 was delineated vertically by sample B26 8-10 fbg in which ETPH was not detected. The SVOC release at B27 was delineated vertically by sample B27 6-7.5 fbg, in which SVOCs/PAHs were not detected. Remediation is required near B26 and B27 and additional evaluation to delineate the lateral extent of contamination in this area may be desired prior to remediation.

Pesticides were detected in soil in and near the footprint of the barn in surficial soil at B24/MW6 and B27, and in deeper soil at B28 6-8 fbg, B28 16-18 fbg, and B29 6-8.5 fbg; concentrations exceed the GA PMC. Leachable pesticides in the samples were below the GWPC, demonstrating compliance with the PMC.

The chlordane concentration in sample B24/MW6 0-2 fbg is above the RDEC. The pesticide release at B24/MW6 was delineated vertically by sample B24/MW6 8-10 fbg. Remediation is required near the boring and additional evaluation to delineate the lateral extent of contamination in this area may be desired prior to remediation.

Total metals were either not detected or reported at concentrations within the ranges of naturally-occurring levels present in uncontaminated soil except for elevated concentrations of arsenic, cadmium, lead, mercury, nickel and/or zinc in L1985-9, L1985-10MW, B26, B27 and 28. Leachable metals in the tested samples are compliant with the GA PMC except as described below.

The arsenic concentration in B29 6-8.5 fbg exceeds the RDEC and I/C DEC and leachable arsenic and lead exceed the GA PMC. The metals exceedances in B29 were delineated vertically by soil sample B29 9-11 fbg. Remediation is required near the boring and additional evaluation to delineate the lateral extent of contamination in this area may be desired prior to remediation.

ETPH, PAH, pesticide and metals contaminants co-occur in backfill material that is within the footprint of the barn. The contamination is attributed to the presence of demolished building materials, potentially containing materials that were stored in the basement prior to the fire.

Evidence of a release in the vicinity of the outdoor storage area near the northwest corner of the barn was not observed based on surficial and deeper samples collected/tested from B30, however a surficial sample collected from B31 contained pesticides above the GA PMC. Leachable pesticides in the sample were below the GWPC, demonstrating compliance with the PMC. The data indicate that a release has occurred in the vicinity of B31 which warrants further evaluation.

In addition, samples collected at 6 to 8 fbg and 16 to18 fbg at B28, located outside of the barn foundation and downgradient of B31, contained total pesticides above the GA PMC. Leachable pesticides were below the GWPC, demonstrating compliance with the PMC. The contamination at B28 may be related to pesticide storage at or near B28 if pesticide storage areas encompassed the area immediately west of the building. The contamination in the 16 to 18 fbg sample from the boring may be due to releases near B28 or releases near B31 that resulted in down gradient, soil-adsorbed contamination below the water table in the sample. Based on the current data, remediation is not required, however additional investigations are warranted to evaluate the nature, degree and extent of pesticide contamination near B28 and B31.

Evidence of a release in the vicinity of the UST was not observed based on surficial and deeper samples analyzed from B24/MW6 and B25. In addition, groundwater collected from B24/MW6 did not contain detectable levels of ETPH, VOCs or PAHs. Low-level PAH detections in surficial soil at B24/MW6 are likely related to runoff from adjacent paved surfaces containing PAHs leached from asphalt pavement. Sufficient investigation associated with the UST has been completed and remediation is not required.

7.3.3 REC 4 - Release from Snow Removal Equipment

Snow removal equipment is at times stored in the eastern end of the northern parking lot. During a site visit, Stantec observed oily staining on pavement in this area. One stain appeared wet from a recent equipment leak and was observed intersecting a crack in the pavement.

Phase II boring L1985-5MW and Phase III borings B12, B13 and B14 were used to evaluate the REC.

COCs for REC 4 include VOCs, ETPH, and PAHs.

A constituent of petroleum products, m,p-xylene, was detected below remedial criteria in a surficial soil at L1985-5MW; VOCs were not detected in surficial samples from B12, B13, and B14.

Low-level ETPH and/or PAH contamination was detected in surficial soil at B12 and B13 at concentrations below remedial criteria. The release of fuel associated with snow removal equipment storage in this area apparently resulted in residual contamination below remedial criteria.

The nature, extent and degree of VOC, ETPH and PAH contamination near the eastern end of the northern parking lot have been evaluated and all concentrations are below the RDEC and GA PMC, therefore additional evaluation or remediation is not warranted.

7.3.4 AOC 2 - Agricultural Use
AOC 8 - Former Barns in the Central and Southeastern Portions of the Site

The western and central portions of the Site were historically used for tobacco cultivation from before 1943 and through the 1990s. In addition, three barns were located at the Site, one of which was located near the southern property line and reportedly used for chemical storage (see REC 3). The other barns are assumed to have been used for tobacco drying and were located in the southern portion of the stormwater detention basin and near the south-central portion of the current building.

Phase II borings L1985-6MW, -7, and -15 and Phase III borings B1/MW1, B2/MW2, B3/MW3, B4/MW4, B5/MW5, B6 through B9, B11, B12, B17 through B20, B32 and B33 were used to evaluate the AOCs. Borings B1/MW1, B2/MW2, and B3/MW3 are specific to the barn located in the south-central portion of the Site (AOC 8) and B19 and B20 are specific to the southeastern barn (AOC 8). The remainder of the samples are applicable to AOC 2. Samples used to characterize the area near the southern barn (REC 3) and the suspected dumping area (AOC4) are discussed in Sections 7.3.2 and 7.3.6, respectively.

COCs identified for AOCs 2 and 8 include VOCs, ETPH, SVOCs or PAHs (AOC 8); and, pesticides, herbicides and RCRA 8 metals plus copper, nickel, and zinc (AOCs 2 and 8).

Pesticides were detected above the GA PMC in surficial soil from borings L1985-7, L1985-15, B2/MW2, B3/MW3, B4/MW4, B5/MW5, B9, B11, B12, B17, B18, and B33. Samples containing the highest concentrations of pesticides were tested for leachable pesticides which were not detected or were below the GWPC, demonstrating compliance with the GA PMC.

Total metals were either not detected or reported at concentrations within the ranges of naturally-occurring levels present in uncontaminated soil except for elevated concentrations of arsenic, cadmium, copper, lead, mercury, nickel, silver, and/or zinc in AOC 2 borings L1985-7, B17 and B18. Leachable metals tested in several of the above samples are compliant with the GA PMC.

Herbicides were not detected samples applicable to AOC 2.

In some cases, pesticides and elevated metals co-occur in surficial soil throughout the Site. The concentrations are consistent with historical application of pesticides. Sufficient investigation has been completed associated with AOC 2 and remediation is not required.

ETPH, VOCs, and herbicides were not detected in samples collected at AOC 8. Total metals were either not detected or reported at concentrations within the ranges of naturally-occurring levels present in uncontaminated soil.

Low-level PAH contamination (below criteria) is present in surficial soil at B1/MW1 and as described in Section 7.3.7, may be due to placement of contaminated backfill during construction of the building or to leaching of PAHs from asphalt pavement. Remediation or additional evaluation of the contamination is not warranted.

Pesticides DDT and DDE were detected above the GA PMC in surficial soil at B2/MW2 and B3/MW3 applicable to the former centrally-located barn, and at B19 and B20 applicable to the former southeastern barn. Leachable pesticides were not detected in samples containing the highest concentrations of total pesticides, demonstrating compliance with the GA PMC.

Chlordane was detected in B20 0-2 fbg at a concentration above the RDEC and remediation is warranted. The pesticide release was delineated vertically by sample B20 6.5-8 fbg. Due to the pesticide concentrations significantly higher than found elsewhere on the Site, additional evaluation of the nature, extent and degree of contamination is warranted.

Low-level PAH contamination is also present in surficial soil at B20; concentrations are below remedial criteria. The contamination may be due to storage of chemicals inside the former barn or to temporary storage of stormwater containing PAHs leached from asphalt parking areas. As described above, additional evaluation is warranted.

Evidence of a release at the centrally-located former barn is not evident based on the data and additional investigation or remediation is not warranted.

7.3.5 **AOC 3**: Exterior Oil-Filled Transformers

Several pad-mounted oil-filled electrical transformers are present at the Site. One transformer is located near the northwestern corner of the building, one near the southeastern corner of the building (west of the loading docks), one in the northeastern corner of the site, and transformers and/or electrical equipment are located near the northwestern corner of the stormwater detention basin. A spill of less than 1 gallon of oil was documented at one of the transformers, which was reportedly contained and removed.

Phase II ESA samples collected from borings L1985-12, -13, -14 and Phase III samples from B15, B16, B33, and B34 were used to evaluate the AOC.

COCs identified for AOC 3 include ETPH and PCBs.

PCBs were not detected in surficial samples collected from the borings.

Low-level ETPH contamination was detected in surficial soil at L1985-12 (northwestern corner of the building), L1985-13 (southeastern corner of the building), and L-1985-14 (northeastern corner of the site); concentrations are below remedial criteria. ETPH was not detected in surficial soil at B15, B16, B33 or B34, located near transformers in the northeastern corner of the site or the northwestern corner of the stormwater detention basin. The low levels of ETPH near the transformers may be related to residual contamination from normal equipment maintenance activities.

The nature, extent and degree of ETPH contamination near the transformers have been sufficiently evaluated, and concentrations are below the RDEC and GA PMC, therefore additional evaluation or remediation is not warranted.

7.3.6 **AOC 4 -** Suspected Dumping Area

Historical dumping was identified to have occurred throughout the Site as indicated in a 2000 Phase I ESA reviewed by Stantec during its completion of the 2021 Phase I ESA. In 2021, Stantec observed a sign near the southeastern corner of the Site that read “No Dumping”. Small amounts of trash were observed in this area indicating the dumping had occurred.

COCs identified for AOC 4 include VOCs, ETPH, SVOCs or PAHs, PCBs, pesticides, herbicides, and RCRA 8 metals plus copper, nickel, and zinc.

Phase II boring L1985-11 and Phase III borings B21, B22, and B23/MW7 were used to evaluate this AOC.

VOCs were not detected in surficial samples collected from the borings.

Surficial soil samples collected from L1985-11, B21, B22 and B23/MW7 contained PAHs, ETPH, and/or pesticides at concentrations below applicable RSR criteria, and metals concentrations were within the ranges of naturally-occurring levels present in uncontaminated soil with the following exceptions:

- PAHs concentrations in B21 are above the RDEC and GA PMC; leachable PAHs were not detected in the sample demonstrating compliance with the PMC. Total arsenic and lead were elevated but below criteria.
- Leachable lead in B23/MW7 exceeds the GA PMC and an elevated level of total mercury was present, below criteria.
- Pesticides were present in B21, B22 and B23/MW7 at concentrations above the GA PMC; leachable pesticides were below the GWPC demonstrating compliance with the PMC with the exception of dieldrin in B23/MW7.

The PAH, metals and/or pesticide exceedances in B21 and B23/MW7 were delineated vertically by soil samples collected from 2-4 fbg. Remediation is required near the borings and additional evaluation to delineate the lateral extent of contamination in this area may be desired prior to remediation.

7.3.7 **AOC 5 -** Former Uniphase Site Operations

The Site was developed with the current site building circa 2000 and occupied by JDS until 2004 when the building was occupied by Eversource for use as office space and a call/data center. JDS manufacturing areas apparently included two production areas, a clean room, and loading dock area.

JDS was a SQG of hazardous waste, including ignitable waste, corrosive acids, corrosive bases, spent halogenated and non-halogenated solvents, bisphenol (epoxy adhesive), chromium, silver, lead, alcohols, acetone, chlorobenzene and toluene. Chemicals used in JDS processes include degreasers, silver-containing solutions, potassium iodine gold etch, acids and caustics.

Phase III investigations included borings and monitoring wells along the downgradient south and east sides of the building (B1/MW1, B2/MW2, B3/MW3, B8B4/MW4, B5/MW5), borings completed in the southeastern portion of the building in the JDS clean room and loading area (B35 through B39), and soil vapor samples collected throughout JDS production and clean room areas (SV-1 through SV-18).

COCs identified for AOC 5 include VOCs, ETPH, SVOCs, alcohols, and RCRA 8 metals plus copper, nickel, and zinc. In addition, 1,4-dioxane and PFAS are COCs since former manufacturing of fiber optic components may have used or generated wastes containing these emerging contaminants.

Surficial and water table soil samples collected from B1/MW1 through B5/MW5 did not contain detectable VOCs, ETPH, SVOCs or alcohols and metals concentrations were within the ranges of naturally-occurring levels present in uncontaminated soil with the following exceptions:

- Low levels of PAHs in surficial samples from B1/MW1, B4/MW and B5/MW, below criteria

The apparent PAH contamination in surficial soil at some locations near the building may be due to placement of contaminated soil as backfill during construction of the building or to leaching of PAHs from pavement (at B1/MW1). Remediation or additional evaluation of the apparent contamination is not warranted.

Groundwater collected from the wells did not contain detectable concentrations of VOCs, ETPH, SVOCs, alcohols or metals with the following exceptions:

- Barium in the majority of the samples was within the range which occurs naturally in groundwater

The SVOCs 2-methyl phenol, 3+4 methyl phenol and benzyl alcohol were detected in groundwater collected from L1985-3MW, located near the loading docks, at concentrations below applicable RSR criteria, where established. The presence of these compounds may be associated with former JDS operations at the site.

Soil samples collected inside the building did not contain detectable concentrations of VOCs, 1,4-dioxane, ETPH, SVOCs, PFAS or alcohols and metals concentrations were within the ranges of naturally-occurring levels present in uncontaminated soil with the following exception:

- Perfluorodecanesulfonic acid (PFDS) was detected at 0.11 µg/kg in B36 0.5-1.5 fbg; PFAS were not detected in a deeper sample from the boring or in borings northeast and south-southwest of the boring.
- Elevated levels of cadmium, chromium, and nickel were detected in sample B36 0.5-1.5 fbg at concentrations below applicable RSR criteria.

CTDEEP has developed remedial criteria applicable to soil for five PFAS compounds (perfluoroheptanoic acid (PFHpA), perfluorohexane sulfonic acid (PFHxS), perfluorononanoic acid (PFNA), perfluorooctane sulfonic acid (PFOS) and perfluorooctanoic acid (PFOA)) for comparison to the sum of the five compounds. Remedial criteria for the remaining PFAS compounds, including PFDS, have not been established.

The PFAS contamination is delineated vertically and partially delineated laterally, however additional soil investigation is warranted to evaluate the nature, degree and extent of the release area.
Sub-slab soil vapor samples were collected from vapor points and tested for VOCs, including 1,4-dioxane, to indicate where potential soil or groundwater source areas may be present associated with the former JDS operations.

Nine VOC compounds, including 1,4-dioxane, acetone, MEK, ethanol, isopropyl alcohol, ethylbenzene, xylenes (m,p- and o-), and PCE) were detected in soil vapor collected from one or more of the SSVPs. The compounds were present at concentrations below residential and industrial/commercial soil vapor volatilization criteria, where established.

1,4-dioxane was detected in samples collected in the western (SV-1 through 3) and central (SV-6, SV-11, SV-12, SV-13) portions of the building, in the western and eastern former production areas, respectively. The compound is found in materials used for a number of manufacturing operations including etching, application of coatings and degreasing,

Acetone was detected in the samples with the exception of the two samples collected in the loading dock. The highest levels were detected in SV-1, in the northwest corner of the western production area, and in SV-12 and SV-13, in the eastern production area. MEK was also present in SV-12 and SV-13. Acetone and MEK are solvents used for cleaning.

Ethanol was detected in all of the vapor samples with the highest levels present in SV-1, in the northwest corner of the western production area, and in SV-11, SV-12 and SV-13, in the eastern production area. Isopropyl alcohol was also present in SV-1, SV-2 and SV-3, along the western side of the western production area, in SV-6, in the eastern portion of the western production area, in SV-11, SV-12 and SV-13 in the eastern production area, and in SV-15 in the clean room area. Alcohols are used for cleaning.

Petroleum-related compounds (xylenes and ethylbenzene) were detected in vapor samples collected in SV-11 and SV-13, located in eastern of the two former production areas.

PCE was detected in vapor samples collected in SV-12, SV-13 and SV-14, located in eastern production area, and in SV-17 andSV-18, located in the current and former loading dock. PCE is a halogenated degreasing solvent.

Acetone, MEK, alcohols and PCE were, or may have been, used during JDS manufacturing processes based on reported information concerning its wastes. Ethylbenzene and xylenes may have been present as an impurity in toluene that it reportedly used.

Total VOC concentrations are highest in the vicinity of SV-13 (approximately 1,500 ppbv), SV-11 (approximately 800 ppbv) and SV-12 (approximately 400 ppbv), located in the eastern production area, and decrease outward from those locations toward SV-10, SV-14 and SV-15 where total concentrations are less than 100 ppbv. Significant levels of total VOCs are also present in the western production area at SV-1 (approximately 400 ppbv) and decrease outward from that location toward SV-2, SV-3, SV-4 and SV-5 to less than, or just above, 100 ppbv. In addition, total VOCs at approximately 150 ppbv are present at SV-6, in the eastern portion of the western production area, and decrease outward toward SV-4, SV-5, SV-7 and SV-8 to below 100 ppbv.

The data indicate the presence of potential under-slab soil contamination near SV-1, SV-6, SV-11, SV-12 and SV-13. Detections in vapors at other locations may be related to the lateral and vertical spread of vapors from potential release areas and not to source areas.

In summary, additional investigation is warranted near B36, SV-1, SV-6. SV-11, SV-12 and SV-13 and upgradient of L1985-3MW to evaluate potential releases to soil beneath the concrete slab which may have occurred related to former site activities.

7.3.8 AOC 9: Potential Off-Site Sources

The undeveloped land west of the Site (1995 Blue Hills Avenue Extension) was formerly used for agricultural purposes (i.e., tobacco cultivation).

COCs identified for AOC 9 include VOCs, ETPH, PAHs, pesticides, and RCRA 8 metals plus copper, nickel, and zinc.

Phase II boring L1985-6MW was used to evaluate this AOC.

COCs were not detected in soil sample L1985-6MW 12-14 fbg collected below the water table. Total metals were either not detected or reported at concentrations within the ranges of naturally-occurring levels present in uncontaminated soil.

Pesticides (DDE, DDT, and heptachlor epoxide) were detected at concentrations below RSR criteria in groundwater collected on two occasions from L1985-6MW. The well is the most upgradient well, located northwest of the site building and downgradient of the adjacent parcel that was formerly used for agricultural purposes. The presence of pesticides in L1985-6MW is likely associated with agricultural use of the adjacent property, and/or other properties located upgradient of the Site since pesticides have not been detected in groundwater samples from other on-site wells.

7.3.9 Site-Wide Groundwater Quality

Depths to groundwater measured in May 2021 at L1985-3MW, -5MW, -6MW and -10MW ranged from approximately 10.5 to 17.3 fbg. Depths to groundwater measured on September 21, 2023 at Phase III wells ranged from approximately 9 to 15.5 fbg. Depths measured in September 2023 were approximately one to two feet shallower compared to May 2021 and may be representative of the seasonal high water table. Groundwater flow on both occasions was toward the southeast, generally consistent with expected groundwater flow based on mapped drainage basin information summarized in Section 4.

ETPH was detected in groundwater collected in May 2021 from L1985-5MW and L1985-6MW, and copper, lead, and nickel were detected in groundwater collected from L1985-6MW. All concentrations are below the

GWPC and SWPC with the exception of ETPH in L1985-6MW, which exceeded the GWPC, SWPC, RVC and the I/C VC. Based on groundwater sampling logs provided in the Phase II report (Appendix A), samples collected from L1985-5MW and -6MW were turbid which may have resulted in the apparent groundwater contamination due to soil-adsorbed contaminants in samples. Samples collected in September 2023 from these wells were not turbid, and ETPH and elevated levels of metals were not detected.

Groundwater samples collected in September 2023 from the site-wide monitoring wells were analyzed for AOC-specific COCs, including VOCs, ETPH, SVOCs, herbicides, pesticides, alcohols, glycols and RCRA 8 metals plus copper, nickel and zinc, Contaminants were not detected in groundwater with the exceptions described above, specific to individual AOCs and RECs.

Barium was detected in groundwater collected in 2021 and 2023 from several wells at concentrations below applicable RSR criteria and within the range of naturally-occurring concentrations present in uncontaminated groundwater. The data do not represent the presence of a source area or groundwater contamination and additional investigation is not warranted.

8.0 RECOMMENDATIONS

Based on the results of Phase II and Phase III investigations, release areas warranting remediation were identified at the following AOCs/RECs, at and near the noted borings for contaminants which exceed remedial criteria.

- AOC 6 - Emergency generator AST southwest of the building - ETPH in soil near B10, from ground surface to approximately 1 fbg.
- REC 3 - Barn/Warehouse - ETPH, SVOCs, total and leachable arsenic and leachable lead in soil near B26, B27 and B29, from ground surface to approximately 9 fbg. Contaminants exceeding remedial criteria may be present within the entire barn foundation.
- REC 3 - Barn/Warehouse - pesticides in soil near B24/MW6, from ground surface to approximately 4 fbg.
- AOC 8 – Southeastern former tobacco barn - pesticides in soil near B20, from ground surface to approximately 4 fbg.
- AOC 4 – Dumping area - PAHs in soil near B21 and leachable lead and leachable pesticides in soil near B23/MW7, from ground surface to approximately 2 fbg.

Additional investigations may be desired near borings listed above to further evaluate the extent of contaminants exceeding remedial criteria prior to remediation. The approximate limits of soil exceedance areas are shown in Figure 6.

In addition, release areas with contaminant concentrations below remedial criteria were identified at the borings listed below, in vapor beneath the building or in groundwater. Additional investigations are warranted near and/or upgradient of the explorations to evaluate the nature, extent, and degree of one or more of the following: 1,4-dioxane, VOCs, SVOCs or PAHs, and PFAS and whether remediation will be required.

- REC 3 – Outdoor storage near Barn/Warehouse – B24/MW6, B28, and B31
- AOC 5 – JDS operations - B36, SV-1, SV-6, SV-11, SV-12 and SV-13, and upgradient of L1985-3MW
- AOC 8 – Southeastern former tobacco barn - B20

Pesticide concentrations detected in soil samples collected throughout the Site are generally consistent with application of pesticides and not indicative of point-sources with the exception of soil at and near B20 (southeastern barn, AOC 8), and B24/MW6, 27, 28, 29, and B31 (Barn/Warehouse, REC 3) where additional characterization and/or remediation are warranted.

A Remedial Action Plan (RAP) will be prepared to address soil contamination that is not compliant with RSR criteria. The RAP may include detailed descriptions of pre-remedial investigations.

9.0 LIMITATIONS

This report has been prepared for the exclusive use of Eversource and its counsel in connection with their evaluation of environmental conditions at the property. The report is not to be used for any other purpose or by any other party without the written authorization of ZUVIC.

The conclusions provided in this report are based on the scope of work conducted and the sources of information used during this investigation. If additional pertinent information becomes available, it should be provided to ZUVIC so that we may modify this report as necessary.

In preparation of this report, ZUVIC relied on data provided by others and information and representations made available to ZUVIC at the time of this report. To the extent that such information is incomplete or inaccurate, ZUVIC is not responsible.

This assessment was conducted according to generally-accepted environmental assessment practices commonly in use at the time the work was completed. No other warranty is expressed or implied.

10.0 REFERENCES

"Phase I Environmental Site Assessment, 1985 Blue Hills Avenue Extension, Windsor, CT" prepared by Stantec Consulting Services Inc. (Stantec), dated July 13, 2021

"Phase II Environmental Site Assessment, 1985 Blue Hills Avenue Extension, Windsor, CT" prepared by Stantec, dated July 28, 2021

"2022 Well Receptor Survey, 1985 Blue Hills Avenue Extension, Windsor, CT (REM ID# 14862)" prepared by Stantec, dated June 6, 2022

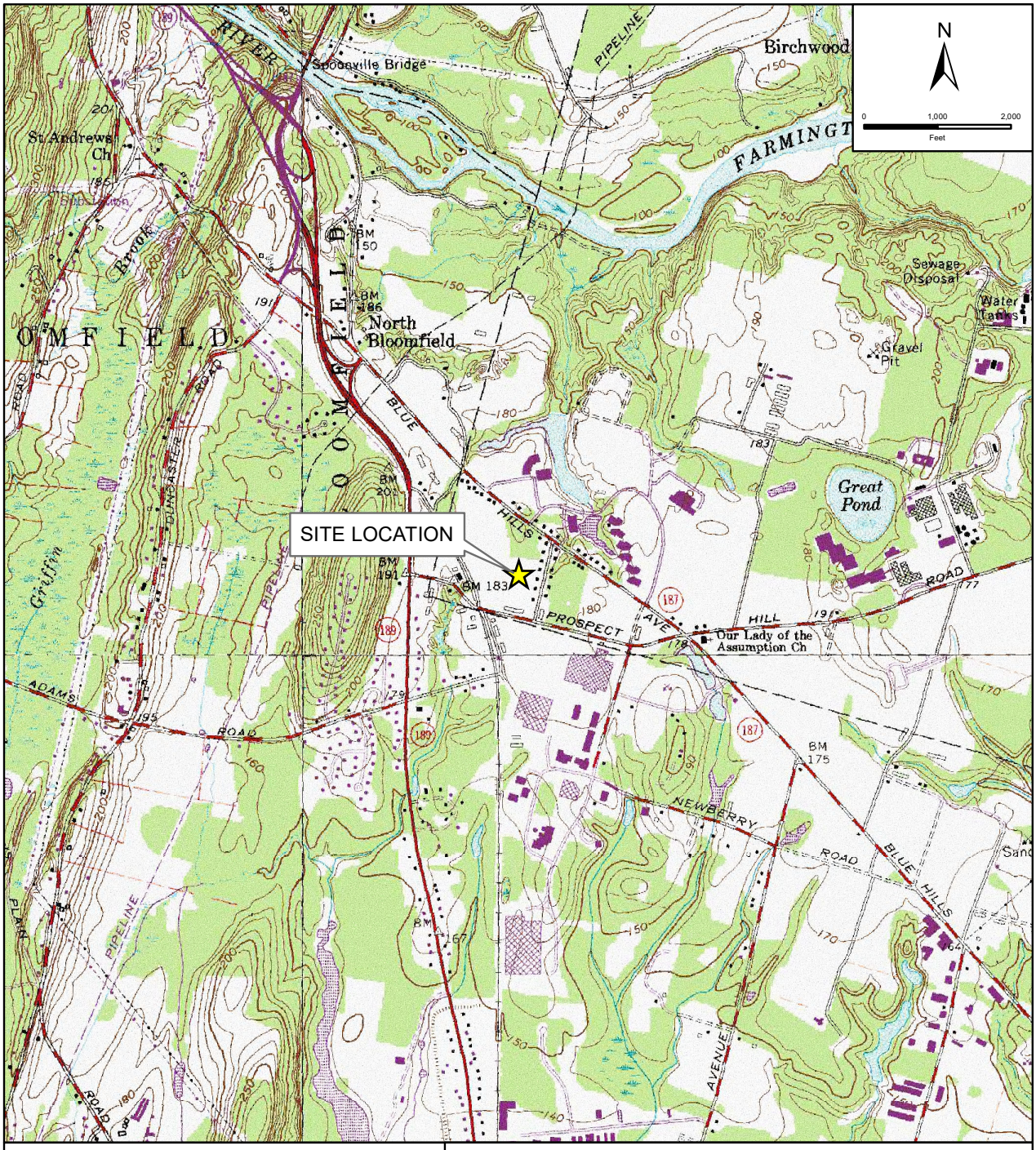
Connecticut Department of Energy and Environmental Protection (CTDEEP), Remediation Standard Regulations, February 16, 2021.

"Site Characterization Guidance Document,", September 2007, Revised December 2010, CTDEP.

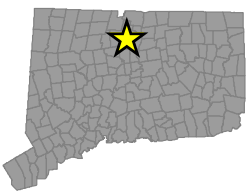
"Technical Support Document: Recommended Numeric Criteria for Common Additional Polluting Substances and Certain Alternative Criteria Requests," September 2018, CTDEEP.

"Request for Approval of Criteria for Additional Polluting Substances," March 2022, CTDEEP.

Figures



SITE LOCATION



USGS QUADRANGLE: WINDSOR LOCKS, MAP # 22

SOURCE: USGS TOPOGRAPHIC MAP, HARTFORD COUNTY (2001 DRG)

SITE LOCATION MAP

1985 BLUE HILLS AVENUE EXTENSION
WINDSOR, CONNECTICUT

PREPARED FOR:	EVERSOURCE 107 SELDEN STREET BERLIN, CT 06037		
PREPARED BY:	ZUVIC INC. 40 COLD SPRING ROAD, ROCKY HILL, CT OFFICE (860) 436-4901 FAX (860) 436-4953		
SCALE: 1 in = 2,000 ft	DATE: AUGUST 14, 2023	PROJECT NO.: 23246-6	FIGURE 1

PROJECT NUMBER: 23246-6/ DATE: AUGUST 14, 2023/ FILE NAME: SITE LOCATION MAP



LEGEND

APPROXIMATE LOCATION OF PROPERTY BOUNDARY

NOTES

LOCATIONS AND DIMENSIONS DEPICTED ON THIS PLAN ARE APPROXIMATE

MAP REFERENCE:

1. "Connecticut Environmental Conditions Online. CT ECO 2016 Imagery & Elevation. (n.d.). https: //cteco.uconn.edu/data/download/flight2016/index.htm

0 80' 160'
SCALE: 1"=80'

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.: 23246
DESIGNED BY: AA
DRAWN BY: AA
SHEET CHK'D BY: DP
CROSS CHK'D BY: VLM
APPROVED BY: VLM
DATE: FEBRUARY 2024

N

PREPARED FOR:

EVERSOURCE

107 SELDEN STREET
BERLIN,CONNECTICUT

PREPARED BY:

ZUVIC INFRASTRUCTURE ■ SOLUTIONS
40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067
■ (860)436-4901 ■ WWW.ZUVIC.COM

PHASE II / III ENVIRONMENTAL SITE ASSESSMENT

1985 BLUE HILLS AVENUE
WINDSOR, CONNECTICUT

SITE PLAN

FIGURE

2

FILE PATH: H:\Projects\23246 - Eversource Blue Hills Ave Windsor Phase III\AutoCAD\EN\23246 -Site Lodion Map.dwg PLOT DATE: 3/6/2024 PLOT TIME: 8:48:39 AM



LEGEND

PHASE II ENVIRONMENTAL SITE ASSESSMENT (ESA)

L1985-14 ● SOIL BORING LOCATION

L1985-6MW ✣ SOIL BORING AND MONITORING WELL LOCATION

PHASE III ENVIRONMENTAL SITE ASSESSMENT (ESA)

B4/MW4 ✣ SOIL BORING AND MONITORING WELL LOCATION

B18 ● SOIL BORING LOCATION

RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs) AND AREAS OF CONCERN (AOCs)

REC 1: DIESEL FUEL RELEASE AT THE LOADING DOCK AREA
REC 2: COOLANT RELEASE FROM EMERGENCY GENERATOR
REC 3: HISTORICAL BARN/WAREHOUSE AND FIRE
REC 4: RELEASE FROM SNOW REMOVAL EQUIPMENT
AOC 1: LOADING DOCK AREA, STORM DRAIN, AND SOUTHEAST STORMWATER DETENTION BASIN
AOC 2: AGRICULTURAL USE
AOC 3: EXTERIOR OIL-FILLED TRANSFORMERS
AOC 4: SUSPECTED DUMPING AREA
AOC 5: FORMER JDS UNIPHASE SITE OPERATIONS
AOC 6: TWO EMERGENCY GENERATOR DIESEL ASTs
AOC 7: FORMER CULBRO 7,000 GALLON UST
AOC 8: FORMER BARNS IN THE CENTRAL AND SOUTHEASTERN PORTIONS OF THE SITE
AOC 9: POTENTIAL OFF-SITE SOURCES (NOT SHOWN)

NOTES

LOCATIONS AND DIMENSIONS DEPICTED ON THIS PLAN ARE APPROXIMATE

MAP REFERENCE:

1. ""Connecticut Environmental Conditions Online. CT ECO 2016 Imagery & Elevation. (n.d.). https: //cteco.uconn.edu/data/download/flight2016/index.htm

0 50' 100'
SCALE: 1"=50'

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.: 23246
DESIGNED BY: ARM
DRAWN BY: ARM
SHEET CHK'D BY: DP
CROSS CHK'D BY: VLM
APPROVED BY: VLM
DATE: FEBRUARY 2024

N

PREPARED FOR:

EVERSOURCE

107 SELDEN STREET
BERLIN,CONNECTICUT

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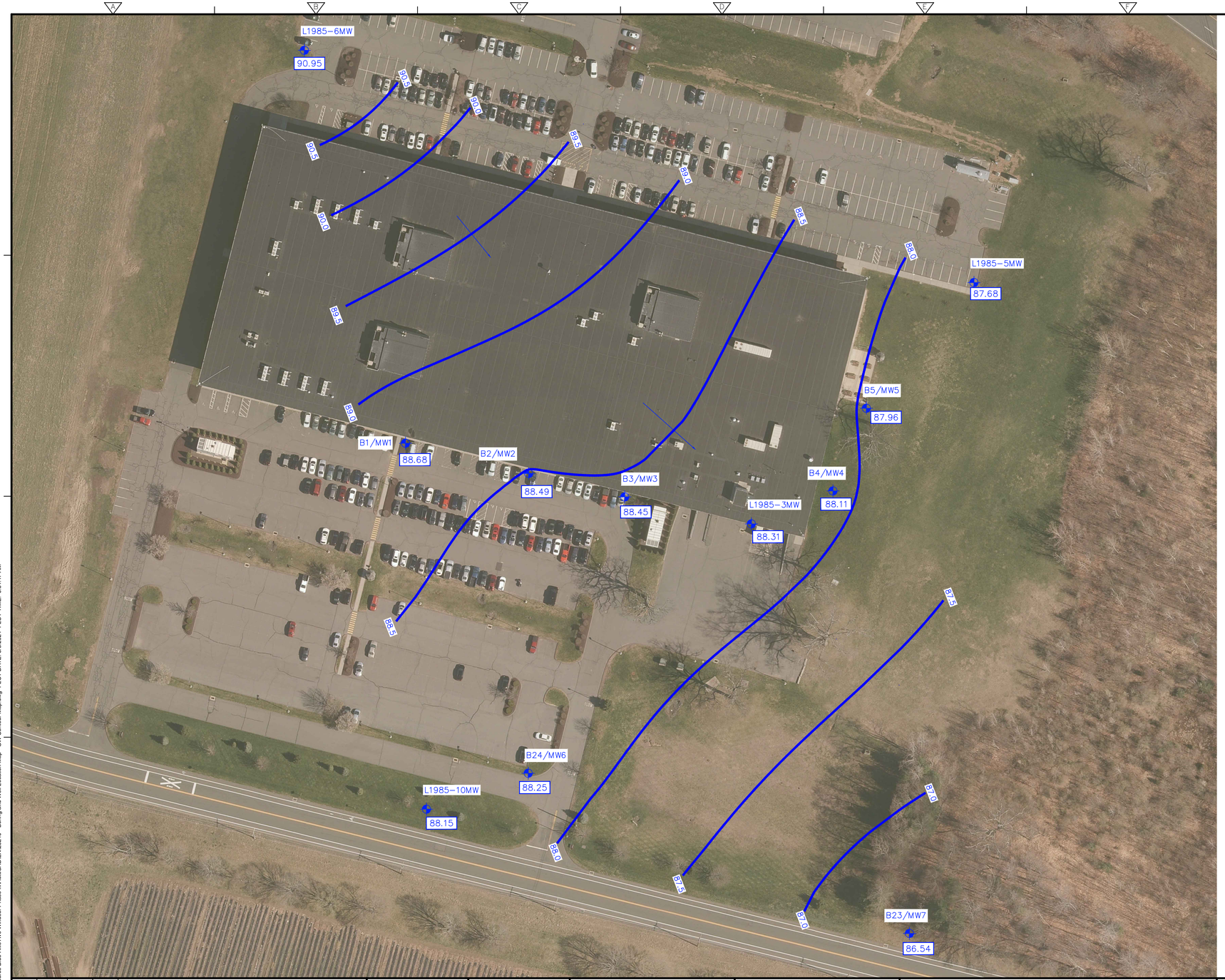
PHASE II / III ENVIRONMENTAL SITE ASSESSMENT

1985 BLUE HILLS AVENUE
WINDSOR, CONNECTICUT

SOIL BORING AND WELL LOCATION MAP

FIGURE
3

FILE PATH: H:\Projects\23246 - Eversource Blue Hills Ave Windsor Phase III\AutoCAD\EN\23246 - Boring and Well Location Map.dwg PLOT DATE: 3/1/2024 PLOT TIME: 1:55:49 PM



LEGEND

B1/MW-1 MONITORING WELL LOCATION

86.54 APPROXIMATE GROUNDWATER ELEVATION MEASURED 9/21/23

PRESUMED DIRECTION OF GROUNDWATER FLOW

NOTES

LOCATIONS AND DIMENSIONS DEPICTED ON THIS PLAN ARE APPROXIMATE

MAP REFERENCE:

1. "Connecticut Environmental Conditions Online. CT ECO 2016 Imagery & Elevation. (n.d.). https://cteco.uconn.edu/data/download/flight2016/index.htm

0 50' 100'
SCALE: 1"=50'

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.: 23246
DESIGNED BY: AA
DRAWN BY: AA
SHEET CHK'D BY: DP
CROSS CHK'D BY: VLM
APPROVED BY: VLM
DATE: FEBRUARY 2024

N

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107 SELDEN STREET
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PHASE II / III ENVIRONMENTAL SITE ASSESSMENT

1985 BLUE HILLS AVENUE
WINDSOR, CONNECTICUT

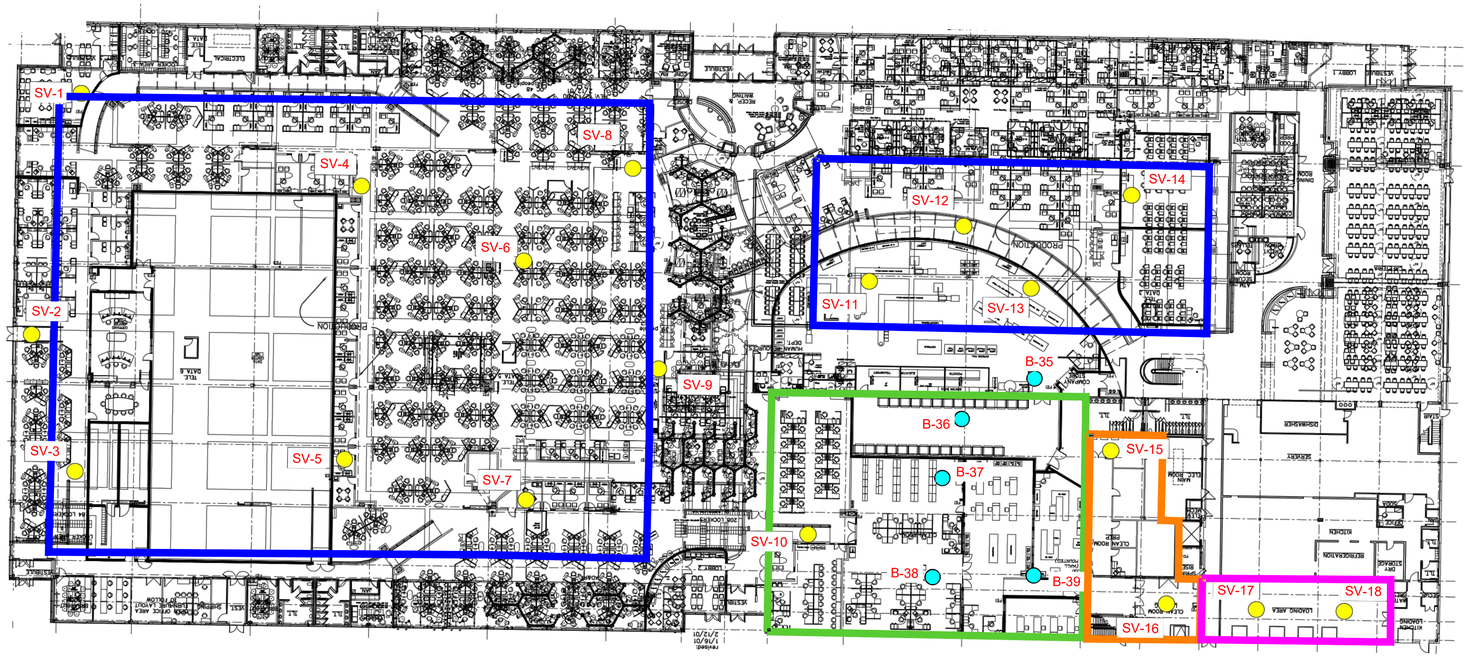
GROUNDWATER CONTOUR MAP-
SEPTEMBER 21,2023

FIGURE

4

FILE PATH: H:\Projects\23246 - Eversource Blue Hills Ave Windsor Phase III\AutoCAD\EN\23246 - Boring and Well Location Map - GW Contour Map.dwg PLOT DATE: 3/6/2024 PLOT TIME: 8:51:47 AM

SITE PLAN





0 200' 400'
SCALE: 1"=200'

MAP REFERENCE:

1. "Connecticut Environmental Conditions Online. CT ECO 2016 Imagery & Elevation. (n.d.). https://cteco.uconn.edu/data/download/flight2016/index.htm

LEGEND

- SV-10 APPROXIMATE LOCATION OF SUB-SLAB SOIL VAPOR POINT (NOVEMBER 2023)
- B-38 APPROXIMATE LOCATION OF INTERIOR SOIL BORING (OCTOBER 2023)
- FORMER PRODUCTION AREA
- FORMER CLEAN ROOM
- LOADING DOCK AREA
- FORMER CLEAN ROOM PREP AND LOADING AREA

NOTES

LOCATIONS AND DIMENSIONS DEPICTED ON THIS PLAN ARE APPROXIMATE

BUILDING PLAN REFERENCE:

1. " TENANT FLOOR PLAN", DATED 09-21-2000, SCALE 1 / 16" = 1'-0 BY MOSER PILON NELSON ARCHITECTS.
2. " WINDSOR OPERATIONS CENTER MAIN LEVEL MASTER FURNITURE PLAN WINDSOR, CONNECTICUT" DATED 03-10-2011, SCALE 1/ 16" = 1'-0"

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.: 23246
DESIGNED BY: AA
DRAWN BY: ARM
SHEET CHK'D BY: DP
CROSS CHK'D BY: VLM
APPROVED BY: VLM
DATE: FEBRUARY 2024

PREPARED FOR:
EVERSOURCE
107 SELDEN STREET
BERLIN,CONNECTICUT

PREPARED BY:
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PHASE II / III ENVIRONMENTAL SITE ASSESSMENT
1985 BLUE HILLS AVENUE
WINDSOR, CONNECTICUT

INTERIOR SOIL BORING AND SUB-SLAB SOIL VAPOR POINT LOCATION MAP

FIGURE
5

FILE PATH: H:\Projects\23246 - Eversource Blue Hills Ave Windsor Phase III\AutoCAD\EN\23246 - SV NOVEMBER 2023.dwg PLOT DATE: 3/1/2024 PLOT TIME: 1:25:06 PM



LEGEND

PHASE II ENVIRONMENTAL SITE ASSESSMENT (ESA)

L1985-14 ● SOIL BORING LOCATION

L1985-6MW ✣ SOIL BORING AND MONITORING WELL LOCATION

PHASE III ENVIRONMENTAL SITE ASSESSMENT (ESA)

B4/MW4 ✣ SOIL BORING AND MONITORING WELL LOCATION

B18 ● SOIL BORING LOCATION

RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs) AND AREAS OF CONCERN (AOCs)

REC 1: DIESEL FUEL RELEASE AT THE LOADING DOCK AREA
REC 2: COOLANT RELEASE FROM EMERGENCY GENERATOR
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AOC 7: FORMER CULBRO 7,000 GALLON UST
AOC 8: FORMER BARNS IN THE CENTRAL AND SOUTHEASTERN PORTIONS OF THE SITE
AOC 9: POTENTIAL OFF-SITE SOURCES (NOT SHOWN)

APPROXIMATE LIMITS OF SOIL EXCEEDANCE AREA, DASHED WHERE INFERRED (ETPH-IMPACTED SOIL, GROUND SURFACE TO 1 FT.)

APPROXIMATE LIMITS OF SOIL EXCEEDANCE AREA, DASHED WHERE INFERRED (PESTICIDE-IMPACTED SOIL, GROUND SURFACE TO 4 FT.)

APPROXIMATE LIMITS OF SOIL EXCEEDANCE AREA, DASHED WHERE INFERRED (PESTICIDE-IMPACTED SOIL, GROUND SURFACE TO 4 FT.)

APPROXIMATE LIMITS OF SOIL EXCEEDANCE AREA, DASHED WHERE INFERRED (PAH, LEACHABE LEAD AND LEACHABLE PESTICIDE-IMPACTED SOIL, GROUND SURFACE TO 2 FT.)

APPROXIMATE LOCATION OF SOIL EXCEEDANCE AREA, DASHED WHERE INFERRED (ETPH, SVOCs, TOTAL AND LEACHABLE ARSENIC, AND LEACHABLE LEAD-IMPACTED SOIL, GROUND SURFACE TO 9 FT.

NOTES

LOCATIONS AND DIMENSIONS DEPICTED ON THIS PLAN ARE APPROXIMATE

MAP REFERENCE:

1. ""Connecticut Environmental Conditions Online. CT ECO 2016 Imagery & Elevation. (n.d.). https: //cteco.uconn.edu/data/download/flight2016/index.htm

0 50' 100'
SCALE: 1"=50'

REV. NO.	DATE	DRWN	CHKD	REMARKS

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EVERSOURCE

107 SELDEN STREET
BERLIN,CONNECTICUT

PREPARED BY:

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40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067
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PHASE II / III ENVIRONMENTAL SITE ASSESSMENT

1985 BLUE HILLS AVENUE
WINDSOR, CONNECTICUT

SOIL EXCEEDANCE AREAS

FIGURE
6

FILE PATH: H:\Projects\23246 - Eversource Blue Hills Ave Windsor Phase III\AutoCAD\EN\23246 - Boring and Well Location Map - Figure 6.dwg PLOT DATE: 3/6/2024 PLOT TIME: 8:52:30 AM

Tables

Table 1
Groundwater Elevation Summary Table
1985 Blue Hills Avenue Extension, Windsor, CT

Well	Elevation of Top of PVC Casing (ft.)	Well Screen Interval (ft.)	Depth to Bottom (ft.)	Depth to Water (ft.)	Groundwater Elevation (ft.)	Depth to Water (ft.)	Groundwater Elevation (ft.)
				5/28/2021		9/21/2023	
B1/MW1	101.18	6.5-16.5	16.50	--	--	12.50	88.68
B2/MW2	100.33	8-18.85	18.85	--	--	11.84	88.49
B3/MW3	100.00	8-18.5	18.60	--	--	11.55	88.45
B4/MW4	100.56	8-18.5	18.68	--	--	12.45	88.11
B5/MW5	100.78	10-20	20.26	--	--	12.82	87.96
L1985-3MW	97.24	9.5-19.5	19.68	10.57	86.67	8.93	88.31
L1985-5MW	100.12	11.7-21.7	21.85	13.71	86.41	12.44	87.68
L1985-6MW	101.82	11.2-16.3	16.35	11.87	89.95	10.87	90.95
B23/MW7	99.42	10-20	20.25	--	--	12.88	86.54
B24/MW6	100.53	10-20	20.32	--	--	12.28	88.25
L1985-10MW	103.75	19.5-29.5	29.69	17.28	86.47	15.60	88.15

NOTES:

1. Top of PVC casing surveyed on September 21, 2023.
2. Groundwater depths were measured from top of PVC casing.
3. Elevations are referenced to an assumed datum of 100.00 ft at B3/MW3.
4. Monitoring wells designated with "L1985-" were installed by previous consultant in May 2021.

Table 2
Summary of Soil Sample Analytical Results
1985 Blue Hills Avenue Extension, Windsor, CT

Parameter	RSR Criteria				Phase II Environmental Site Assessment - Completed By Others													
Sample ID					L1985-1-S2	L1985-2-S3	L1985-3MW-S3	L1985-4-S2	L1985-5MW-S1	L1985-6MW-S3	L1985-7-S2	L1985-8-S3	L1985-9-S1	L1985-10MW-S2	L1985-11-S1	L1985-12-S1	L1985-13-S1	L1985-14-S1	L1985-15-S1
Sample Date	RDEC	I/C DEC	GA PMC	GWPC	5/25/2021	5/25/2021	5/24/2021	5/25/2021	5/24/2021	5/24/2021	5/25/2021	5/24/2021	5/24/2021	5/24/2021	5/25/2021	5/24/2021	5/24/2021	5/24/2021	5/24/2021
Sample Depth					1-3 FEET	10-11 FEET	10-11 FEET	1-3 FEET	0.5-1 FEET	12-14 FEET	1-3 FEET	15-16 FEET	0-0.5 FEET	1-3 FEET	0-0.5 FEET	0-0.5 FEET	0-0.5 FEET	0-0.5 FEET	0-0.5 FEET
Comments																			SEE B17 0-0.5
ETPH (mg/kg) via CT Method	500	2,500	500	--	16	ND<8.3	11	ND<6.4	ND<7.2	ND<6.5	ND<7.0	ND<6.4	61.4	58.2	34.1	10.4	73.8	36.9	41.4
SPLP ETPH (mg/L) via CT Method	--	--	--	0.25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PCBs (mg/kg) via EPA Method 8082A																			
None Detected	--	--	--	--	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	ND	ND	ND	ND
VOCs (ug/kg) via EPA Method 8260																			
Acetone	500,000	1,000,000	14,000	--	ND<5.6	ND<6.3	ND<5.9	ND<5.6	ND<6.3	ND<5.9	ND<6.2	ND<7.5	ND<9.3	6.6	ND<7.1	NA	NA	NA	ND<7.0
Naphthalene	1,000,000	2,500,000	5,600	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	ND
m, p-Xylene	500,000	1,000,000	19,500	--	ND<0.56	ND<0.63	ND<0.59	ND<0.56	0.84	ND<0.59	ND<0.62	ND<0.75	ND<0.93	ND<0.50	ND<0.71	NA	NA	NA	ND<0.70
1,4-Dioxane (ug/kg) via EPA Method 8260																			
Not Detected	6,100**	57,000**	100**	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SVOCs and/or PAHs (ug/kg) via EPA Method 8270					PAHs	PAHs	PAHs	PAHs	PAHs	PAHs	PAHs	PAHs	PAHs	PAHs	PAHs				PAHs
Acenaphthene	1,000,000**	2,500,000**	8,400**	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	ND
Acenaphthylene	1,000,000	2,500,000	8,400	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	ND<34	ND<33	84.4	62.4	ND<36	NA	NA	NA	ND<36
Anthracene	1,000,000	2,500,000	40,000	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	ND<34	ND<33	87.6	64.8	ND<36	NA	NA	NA	ND<36
Benzo(a)anthracene	1,000	7,800	1,000	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	ND<34	ND<33	266	214	ND<36	NA	NA	NA	73.7
Benzo(b)fluoranthene	1,000	7,800	1,000	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	41.8	ND<33	393	386	40.9	NA	NA	NA	109
Benzo(k)fluoranthene	8,400	78,000	1,000	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	ND<34	ND<33	131	162	ND<36	NA	NA	NA	ND<36
Benzo(g,h,i)perylene	8,400**	78,000**	1,000**	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	ND<34	ND<33	222	193	ND<36	NA	NA	NA	59.9
Benzo(a)pyrene	1,000	1,000	1,000	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	ND<34	ND<33	300	247	ND<36	NA	NA	NA	67.8
Carbazole	31,000**	290,000**	200**	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	84,000**	780,000**	1,000**	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	ND<34	ND<33	332	318	ND<36	NA	NA	NA	94.6
Dibenzo(a,h)anthracene	1,000**	1,000**	1,000**	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	ND<34	ND<33	55.4	44.3	ND<36	NA	NA	NA	ND<36
Dibenzofuran	68,000**	1,000,000**	200**	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	1,000,000	2,500,000	5,600	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	58.9	ND<33	486	487	45.6	NA	NA	NA	137
Fluorene	1,000,000	2,500,000	5,600	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	ND
Indeno(1,2,3-cd)pyrene	1,000**	7,800**	1,000**	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	ND<34	ND<33	232	218	ND<36	NA	NA	NA	62
Isophorone	640,000**	2,500,000*	740**	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	1,000,000	2,500,000	5,600	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	ND
Phenanthrene	1,000,000	2,500,000	4,000	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	34.4	ND<33	336	321	ND<36	NA	NA	NA	131
Pyrene	1,000,000	2,500,000	4,000	--	ND<33	ND<40	ND<34	ND<34	ND<34	ND<34	59.5	ND<33	798	587	55.4	NA	NA	NA	277
SPLP SVOCs and/or PAHs (ug/L) via EPA Method 8270																			
Acenaphthene	--	--	--	420**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	--	--	--	280	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	--	--	--	200	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total Metals (mg/kg) via EPA Method 6010 C																			
Arsenic	10	10	--	--	ND<2.1	1.5	ND<2.0	ND<2.2	ND<2.2	ND<2.1	ND<2.2	ND<2.0	3.7	3.6	3	NA	NA	NA	2.9
Barium	4,700	140,000	--	--	ND<21	16.3	ND<20	ND<22	ND<22	ND<21	ND<22	22.1	37	42.6	23	NA	NA	NA	ND<23
Cadmium	34	1,000	--	--	ND<0.52	ND<0.35	ND<0.49	ND<0.54	ND<0.55	ND<0.52	ND<0.54	ND<0.49	ND<0.56	0.67	ND<0.56	NA	NA	NA	ND<0.58
Chromium	100/3,900*	100/51,000*	--	--	3.6	5.4	9.6	3.9	6.4	5	5.9	3.9	12	10.6	12.9	NA	NA	NA	8.6
Copper	2,500	76,000	--	--	6.5	5.7	5.9	4	5.2	3.2	4.9	3.4	14.2	20.3	10.9	NA	NA	NA	21
Lead	400	1,000	--	--	4.1	2.7	5.2	2.3	6.6	2.8	4.3	2.3	45	35.7	8.2	NA	NA	NA	21.8
Mercury (via EPA Method 7471)	20	610	--	--	ND<0.033	ND<0.035	ND<0.030	ND<0.031	ND<0.036	ND<0.034	ND<0.032	ND<0.031	0.07	0.033	ND<0.034	NA	NA	NA	ND<0.037
Nickel	1,400	7,500	--	--	ND<4.1	5	7.3	4.8	6.1	5.3	21.8	4.2	8.6	11.4	10.1	NA	NA	NA	6.5
Selenium	340	10,000	--	--	ND<2.1	ND<1.4	ND<2.0	ND<2.2	ND<2.2	ND<2.1	ND<2.2	ND<2.0	ND<2.2	ND<2.4	ND<2.2	NA	NA	NA	ND<2.3
Silver	340	10,000	--	--	ND<0.52	0.38	ND<0.49	ND<0.54	0.98	ND<0.52	ND<0.54	ND<0.49	ND<0.56	ND<0.59	0.69	NA	NA	NA	ND<0.58
Zinc	20,000	610,000	--	--	15.2	13.6	17.2	9.6	21.1	10.4	18.3	9.6	56.6	61.8	35.9	NA	NA	NA	41.3
SPLP Metals (mg/L) via EPA Method 6020																			
Arsenic	--	--	0.05	--	NA	NA	ND<0.1	NA	NA	NA	NA	NA	NA	ND<0.1	NA	NA	NA	NA	NA
Barium	--	--	1	--	NA	NA	ND<0.2	NA	NA	NA	NA	NA	NA	ND<0.2	NA	NA	NA	NA	NA
Cadmium	--	--	0.005	--	NA	NA	ND<0.004	NA	NA	NA	NA	NA	NA	ND<0.004	NA	NA	NA	NA	NA
Chromium, total	--	--	0.05	--	NA	NA	ND<0.01	NA	NA	NA	NA	NA	NA	ND<0.01	NA	NA	NA	NA	NA
Copper	--	--	1.3	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	--	--	0.015	--	NA	NA	ND<0.015	NA	NA	NA	NA	NA	NA	ND<0.015	NA	NA	NA	NA	NA
Mercury (via EPA Method 7471)	--	--	0.002	--	NA	NA	ND<0.0002	NA	NA	NA	NA	NA	NA	ND<0.0002	NA	NA	NA	NA	NA
Nickel	--	--	0.1	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	--	--	0.05	--	NA	NA	ND<0.1	NA	NA	NA	NA	NA	NA	ND<0.1	NA	NA	NA	NA	NA
Silver	--	--	0.036	--	NA	NA	ND<0.01	NA	NA	NA	NA	NA	NA	ND<0.01	NA	NA	NA	NA	NA
Zinc	--	--	5	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table 2
Summary of Soil Sample Analytical Results
1985 Blue Hills Avenue Extension, Windsor, CT

Parameter	RSR Criteria				Phase II Environmental Site Assessment - Completed By Others														
Sample ID					**L1985-1-S2**	**L1985-2-S3**	**L1985-3MW-S3**	**L1985-4-S2**	**L1985-5MW-S1**	**L1985-6MW-S3**	**L1985-7-S2**	**L1985-8-S3**	**L1985-9-S1**	**L1985-10MW-S2**	**L1985-11-S1**	**L1985-12-S1**	**L1985-13-S1**	**L1985-14-S1**	**L1985-15-S1**
Sample Date	**RDEC**	**I/C DEC**	**GA PMC**	**GWPC**	**5/25/2021**	**5/25/2021**	**5/24/2021**	**5/25/2021**	**5/24/2021**	**5/24/2021**	**5/25/2021**	**5/24/2021**	**5/24/2021**	**5/24/2021**	**5/25/2021**	**5/24/2021**	**5/24/2021**	**5/24/2021**	**5/24/2021**
Sample Depth					**1-3 FEET**	**10-11 FEET**	**10-11 FEET**	**1-3 FEET**	**0.5-1 FEET**	**12-14 FEET**	**1-3 FEET**	**15-16 FEET**	**0-0.5 FEET**	**1-3 FEET**	**0-0.5 FEET**	**0-0.5 FEET**	**0-0.5 FEET**	**0-0.5 FEET**	**0-0.5 FEET**
PFAS (ug/kg) via EPA Method 1633																			
Perfluorodecanesulfonic acid (PFDS)	NE	NE	NE	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Alcohol Analysis (mg/kg) by GC via EPA Method 8015B																			
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Glycol Analysis (mg/kg) via EPA Method 8015B																			
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pesticides (ug/kg) via EPA Method 8081																			
Heptachlor Epoxide	67	630	20	--	NA	NA	NA	NA	NA	ND<0.64	1.1	ND<0.65	ND<0.70	ND<0.70	ND<0.74	NA	NA	NA	ND<0.74
Chlordane	490	2,200	66	--	NA	NA	NA	NA	NA	ND	ND	ND	ND	ND	ND	NA	NA	NA	ND
Dieldrin	38	360	7	--	NA	NA	NA	NA	NA	ND	ND	ND	ND	ND	ND	NA	NA	NA	ND
4,4-DDD	1,800**	17,000**	3**	--	NA	NA	NA	NA	NA	ND	ND	ND	ND	ND	ND	NA	NA	NA	ND
4,4-DDE	1,800**	17,000**	3**	--	NA	NA	NA	NA	NA	ND<0.64	2.6	ND<0.65	ND<0.70	ND<0.70	ND<0.74	NA	NA	NA	**14.7**
4,4-DDT	1,800**	17,000**	3**	--	NA	NA	NA	NA	NA	ND<0.64	**3.6**	ND<0.65	ND<0.70	ND<0.70	2.5	NA	NA	NA	**19.2**
Total DDD, DDE and DDT	1,800**	17,000**	3**	--	NA	NA	NA	NA	NA	ND<0.64	**6.2**	ND<0.65	ND<0.70	ND<0.70	2.5	NA	NA	NA	**33.9**
SPLP Pesticides (ug/L) via EPA Method 8081B																			
gamma-BHC (Lindane)	--	--	--	0.2	NA	NA	NA	NA	NA	ND<0.01	0.15	NA	NA	ND<0.010	NA	NA	NA	NA	NA
Chlordane	--	--	--	0.3	NA	NA	NA	NA	NA	ND	ND	NA	NA	ND	NA	NA	NA	NA	NA
Dieldrin	--	--	--	0.002	NA	NA	NA	NA	NA	ND	ND	NA	NA	ND	NA	NA	NA	NA	NA
4,4-DDD	--	--	--	0.10**	NA	NA	NA	NA	NA	ND	ND	NA	NA	ND	NA	NA	NA	NA	NA
4,4-DDE	--	--	--	0.10**	NA	NA	NA	NA	NA	ND	ND	NA	NA	ND	NA	NA	NA	NA	NA
4,4-DDT	--	--	--	0.10**	NA	NA	NA	NA	NA	ND	ND	NA	NA	ND	NA	NA	NA	NA	NA
Total DDD, DDE and DDT	--	--	--	0.10**	NA	NA	NA	NA	NA	ND	ND	NA	NA	ND	NA	NA	NA	NA	NA
Herbicides (ug/kg) via EPA Method 8151																			
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	ND	ND	NA	NA	NA	NA	NA

NOTES:

Shaded values indicate results that may exceed one or more of the CT Remediation Standard Regulation (RSR) criteria. A comprehensive evaluation of compliance with the criteria is not shown on the table. See the report text for additional information.

Analytes not listed were not detected above minimum laboratory reporting limits
* = Criteria apply to hexavalent/trivalent chromium
** = Criterion is from "Recommended Numeric Criteria for Common Additional Polluting Substances and Certain Alternative Criteria Requests", September 20, 2018; CTDEEP approval is required for use of these criteria.
*** = Criterion is from "Request for Approval of Criteria for Additional Polluting Substances", March 25, 2022; CTDEEP approval is required for use of these criteria.
RSR = Connecticut Remediation Standard Regulations
RDEC = Residential Direct Exposure Criteria
I/C DEC = Industrial/Commercial Direct Exposure Criteria
GA PMC = Pollutant Mobility Criteria for areas where groundwater is classified GA
GWPC = Groundwater Protection Criteria
ETPH = extractable total petroleum hydrocarbons
PCBs = polychlorinated biphenyls
VOCs = volatile organic compounds
PAHs = polynuclear aromatic hydrocarbons
SVOCs = semi-volatile organic compounds
PFAS = Per- and Polyfluoroalkyl Substances
SPLP = synthetic precipitation leaching procedure
NE= Not Established
NA = Not Analyzed
ND = Not detected above the laboratory reporting limit
mg/kg = milligrams per kilogram (dry weight)
mg/L = milligrams per liter
ug/kg = micrograms per kilogram (dry weight)
ug/L = micrograms per liter

Table 2
Summary of Soil Sample Analytical Results
1985 Blue Hills Avenue Extension, Windsor, CT

Parameter	RSR Criteria															
Sample ID					**B1/MW1 0.3-1ft**	**B1/MW1 3-5ft**	**B1/MW1 5-6.5ft**	**B1/MW1 14-15ft**	**B2/MW2 1-3ft**	**B2/MW2 3-5ft**	**B2/MW2 18.5-20ft**	**B3/MW3 2-4ft**	**B3/MW3 10-12ft**	**B4/MW4 0-2ft**	**B4/MW4 2-4ft**	**B4/MW4 12-14ft**
Sample Date	**RDEC**	**I/C DEC**	**GA PMC**	**GWPC**	**09/11/2023**	**09/11/2023**	**09/12/2023**	**09/12/2023**	**09/11/2023**	**09/11/2023**	**09/12/2023**	**09/11/2023**	**09/12/2023**	**09/11/2023**	**09/11/2023**	**09/12/2023**
Sample Depth					**0.3-1 FEET**	**3-5 FEET**	**5-6.5 FEET**	**14-15 FEET**	**1-3 FEET**	**3-5 FEET**	**18.5-20 FEET**	**2-4 FEET**	**10-12 FEET**	**0-2 FEET**	**2-4 FEET**	**12-14 FEET**
Comments																
ETPH (mg/kg) via CT Method	500	2,500	500	--	ND<72	NA	NA	ND<60	NA	ND<52	ND<60	ND<54	ND<51	NA	ND<51	ND<50
SPLP ETPH (mg/L) via CT Method	--	--	--	0.25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PCBs (mg/kg) via EPA Method 8082A																
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VOCs (ug/kg) via EPA Method 8260																
Acetone	500,000	1,000,000	14,000	--	NA	ND	NA	ND	NA	ND	ND	ND	ND	NA	ND	ND
Naphthalene	1,000,000	2,500,000	5,600	--	NA	ND<7.0	NA	ND<7.8	NA	ND<6.4	ND<7.5	ND<5.8	ND<8.1	NA	ND<6.2	ND<7.1
m, p-Xylene	500,000	1,000,000	19,500	--	NA	ND	NA	ND	NA	ND	ND	ND	ND	NA	ND	ND
1,4-Dioxane (ug/kg) via EPA Method 8260																
Not Detected	6,100**	57,000**	100**	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SVOCs and/or PAHs (ug/kg) via EPA Method 8270					SVOCs			SVOCs		SVOCs	SVOCs	SVOCs	SVOCs		SVOCs	SVOCs
Acenaphthene	1,000,000**	2,500,000**	8,400**	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Acenaphthylene	1,000,000	2,500,000	8,400	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Anthracene	1,000,000	2,500,000	40,000	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Benzo(a)anthracene	1,000	7,800	1,000	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Benzo(b)fluoranthene	1,000	7,800	1,000	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Benzo(k)fluoranthene	8,400	78,000	1,000	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Benzo(g,h,i)perylene	8,400**	78,000**	1,000**	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Benzo(a)pyrene	1,000	1,000	1,000	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Carbazole	31,000**	290,000**	200**	--	ND<290	NA	NA	ND<240	NA	ND<210	ND<240	ND<210	ND<200	NA	ND<200	ND<200
Chrysene	84,000**	780,000**	1,000**	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Dibenzo(a,h)anthracene	1,000**	1,000**	1,000**	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Dibenzofuran	68,000**	1,000,000**	200**	--	ND<290	NA	NA	ND<240	NA	ND<210	ND<240	ND<210	ND<200	NA	ND<200	ND<200
Fluoranthene	1,000,000	2,500,000	5,600	--	150	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Fluorene	1,000,000	2,500,000	5,600	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Indeno(1,2,3-cd)pyrene	1,000**	7,800**	1,000**	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Isophorone	640,000**	2,500,000*	740**	--	ND<290	NA	NA	ND<240	NA	ND<210	ND<240	ND<210	ND<200	NA	ND<200	ND<200
Naphthalene	1,000,000	2,500,000	5,600	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Phenanthrene	1,000,000	2,500,000	4,000	--	ND<140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	ND<100	ND<100
Pyrene	1,000,000	2,500,000	4,000	--	140	NA	NA	ND<120	NA	ND<100	ND<120	ND<110	ND<100	NA	100	ND<100
SPLP SVOCs and/or PAHs (ug/L) via EPA Method 8270																
Acenaphthene	--	--	--	420**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	--	--	--	280	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	--	--	--	200	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total Metals (mg/kg) via EPA Method 6010 C																
Arsenic	10	10	--	--	3.0	NA	NA	2.2	NA	ND<1.0	3.6	1.1	ND<0.98	NA	1.8	ND<0.94
Barium	4,700	140,000	--	--	31	NA	NA	17	NA	6.6	47	12	13	NA	17	9.0
Cadmium	34	1,000	--	--	ND<0.69	NA	NA	ND<0.59	NA	ND<0.50	ND<0.60	ND<0.51	ND<0.49	NA	ND<0.49	ND<0.47
Chromium	100/3,900*	100/51,000*	--	--	15	NA	NA	4.9	NA	3.4	13	6.0	4.6	NA	7.9	4.7
Copper	2,500	76,000	--	--	15	NA	NA	7.0	NA	3.0	17	4.6	5.2	NA	4.9	4.3
Lead	400	1,000	--	--	15	NA	NA	ND<2.4	NA	ND<2.0	7.9	8.3	2.2	NA	9.1	ND<1.9
Mercury (via EPA Method 7471)	20	610	--	--	ND<0.18	NA	NA	ND<0.15	NA	ND<0.13	ND<0.14	ND<0.13	ND<0.12	NA	ND<0.13	ND<0.13
Nickel	1,400	7,500	--	--	7.7	NA	NA	5.4	NA	3.0	11	4.3	3.9	NA	4.7	3.5
Selenium	340	10,000	--	--	ND<3.4	NA	NA	ND<2.9	NA	ND<2.5	ND<3.0	ND<2.6	ND<2.5	NA	ND<2.5	ND<2.4
Silver	340	10,000	--	--	ND<2.8	NA	NA	ND<2.4	NA	ND<2.0	ND<2.4	ND<2.1	ND<2.0	NA	ND<2.0	ND<1.9
Zinc	20,000	610,000	--	--	53	NA	NA	18	NA	8.3	41	15	11	NA	18	9.0
SPLP Metals (mg/L) via EPA Method 6020																
Arsenic	--	--	0.05	--	ND<0.0090	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barium	--	--	1	--	ND<0.050	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	--	--	0.005	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium, total	--	--	0.05	--	ND<0.050	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Copper	--	--	1.3	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	--	--	0.015	--	ND<0.013	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mercury (via EPA Method 7471)	--	--	0.002	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Nickel	--	--	0.1	--	ND<0.050	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	--	--	0.05	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	--	--	0.036	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Zinc	--	--	5	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table 2
Summary of Soil Sample Analytical Results
1985 Blue Hills Avenue Extension, Windsor, CT

Parameter	RSR Criteria															
Sample ID	RDEC	I/C DEC	GA PMC	GWPC	B1/MW1 0.3-1ft	B1/MW1 3-5ft	B1/MW1 5-6.5ft	B1/MW1 14-15ft	B2/MW2 1-3ft	B2/MW2 3-5ft	B2/MW2 18.5-20ft	B3/MW3 2-4ft	B3/MW3 10-12ft	B4/MW4 0-2ft	B4/MW4 2-4ft	B4/MW4 12-14ft
Sample Date					09/11/2023	09/11/2023	09/12/2023	09/12/2023	09/11/2023	09/11/2023	09/12/2023	09/11/2023	09/12/2023	09/11/2023	09/11/2023	09/12/2023
Sample Depth					0.3-1 FEET	3-5 FEET	5-6.5 FEET	14-15 FEET	1-3 FEET	3-5 FEET	18.5-20 FEET	2-4 FEET	10-12 FEET	0-2 FEET	2-4 FEET	12-14 FEET
PFAS (ug/kg) via EPA Method 1633																
Perfluorodecanesulfonic acid (PFDS)	NE	NE	NE	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Alcohol Analysis (mg/kg) by GC via EPA Method 8015B																
None Detected	--	--	--	--	ND<1.0	NA	NA	ND<1.0	NA	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA	ND<1.0	ND<1.0
Glycol Analysis (mg/kg) via EPA Method 8015B																
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pesticides (ug/kg) via EPA Method 8081																
Heptachlor Epoxide	67	630	20	--	NA	NA	ND	NA	ND	NA	NA	ND	NA	ND	NA	NA
Chlordane	490	2,200	66	--	NA	NA	ND<16	NA	ND<17	NA	NA	ND<16	NA	**91**	NA	NA
Dieldrin	38	360	7	--	NA	NA	ND<0.52	NA	ND<0.55	NA	NA	ND<0.54	NA	ND<0.60	NA	NA
4,4-DDD	1,800**	17,000**	3**	--	NA	NA	ND<0.52	NA	ND<0.55	NA	NA	ND<0.54	NA	ND<0.60	NA	NA
4,4-DDE	1,800**	17,000**	3**	--	NA	NA	0.94	NA	**4.1**	NA	NA	**4.0**	NA	**24**	NA	NA
4,4-DDT	1,800**	17,000**	3**	--	NA	NA	0.70	NA	**5.5**	NA	NA	**5.6**	NA	**15**	NA	NA
Total DDD, DDE and DDT	1,800**	17,000**	3**	--	NA	NA	2	NA	**10**	NA	NA	**10**	NA	**39**	NA	NA
SPLP Pesticides (ug/L) via EPA Method 8081B																
gamma-BHC (Lindane)	--	--	--	0.2	NA	NA	NA	NA	NA	NA	NA	ND	NA	ND	NA	NA
Chlordane	--	--	--	0.3	NA	NA	NA	NA	NA	NA	NA	ND<0.20	NA	ND<0.20	NA	NA
Dieldrin	--	--	--	0.002	NA	NA	NA	NA	NA	NA	NA	ND<0.0010	NA	ND<0.0010	NA	NA
4,4-DDD	--	--	--	0.10**	NA	NA	NA	NA	NA	NA	NA	ND<0.0010	NA	ND<0.0010	NA	NA
4,4-DDE	--	--	--	0.10**	NA	NA	NA	NA	NA	NA	NA	ND<0.0010	NA	ND<0.0010	NA	NA
4,4-DDT	--	--	--	0.10**	NA	NA	NA	NA	NA	NA	NA	ND<0.0020	NA	ND<0.0020	NA	NA
Total DDD, DDE and DDT	--	--	--	0.10**	NA	NA	NA	NA	NA	NA	NA	ND	NA	ND	NA	NA
Herbicides (ug/kg) via EPA Method 8151																
None Detected	--	--	--	--	NA	NA	ND	NA	NA	NA	NA	NA	NA	ND	NA	NA

NOTES:

Shaded values indicate results that may exceed one or more of the CT Remediation Standard Regulation (RSR) criteria. A comprehensive evaluation of compliance with the criteria is not shown on the table. See the report text for additional information.

Analytes not listed were not detected above minimum laboratory reporting limits
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mg/kg = milligrams per kilogram (dry weight)
mg/L = milligrams per liter
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ug/L = micrograms per liter

Table 2
Summary of Soil Sample Analytical Results
1985 Blue Hills Avenue Extension, Windsor, CT

Parameter	RSR Criteria																					
Sample ID	RDEC	I/C DEC	GA PMC	GWPC	B5/MW5 0-2ft	B5/MW5 14-16ft	B6 3-5ft	B6 12-14ft	B7 1-3ft	B7 10-12ft	B8 1-3ft	B8 6-8ft	B9 0.4-2ft	B10 0.3-1ft	B10 1-3ft	B11 0.5-2ft	B11 2-4ft	B12 0.5-2ft	B13 0.5-2ft	B14 0.5-2ft	B14 12-14ft	B15 0-0.5ft	B16 0-0.5ft
Sample Date					09/11/2023	09/12/2023	09/11/2023	09/12/2023	09/11/2023	09/12/2023	09/11/2023	09/12/2023	09/12/2023	09/12/2023	09/12/2023	09/12/2023	09/12/2023	09/13/2023	09/13/2023	09/13/2023	09/13/2023	09/13/2023	09/13/2023
Sample Depth					0-2 FEET	14-16 FEET	3-5 FEET	12-14 FEET	1-3 FEET	10-12 FEET	1-3 FEET	6-8 FEET	0.4-2 FEET	0.3-1 FEET	1-3 FEET	0.5-2 FEET	2-4 FEET	0.5-2 FEET	0.5-2 FEET	0.5-2 FEET	12-14 FEET	0-0.5 FEET	0-0.5 FEET
Comments																							
ETPH (mg/kg) via CT Method	500	2,500	500	--	ND<53	ND<56	ND<50	ND<52	ND<50	ND<51	ND<57	ND<50	ND<51	**700**	ND<54	NA	ND<54	93	ND<55	ND<57	ND<60	ND<64	ND<58
SPLP ETPH (mg/L) via CT Method	--	--	--	0.25	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND<0.10	NA	NA	NA	NA	NA	NA	NA	NA	NA
PCBs (mg/kg) via EPA Method 8082A																							
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND<0.063	ND<0.060
VOCs (ug/kg) via EPA Method 8260																							
Acetone	500,000	1,000,000	14,000	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	ND	ND	ND	ND	NA	NA
Naphthalene	1,000,000	2,500,000	5,600	--	ND<6.4	ND<7.2	ND<8.0	ND<6.3	ND<6.5	ND<6.4	ND<7.4	ND<7.2	ND<6.4	ND<7.9	NA	NA	ND<8.6	ND<6.6	ND<6.6	ND<6.2	ND<7.9	NA	NA
m, p-Xylene	500,000	1,000,000	19,500	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	ND	ND	ND	ND	NA	NA
1,4-Dioxane (ug/kg) via EPA Method 8260																							
Not Detected	6,100**	57,000**	100**	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SVOCs and/or PAHs (ug/kg) via EPA Method 8270					SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	PAHs	PAHs			PAHs	PAHs	PAHs	PAHs	PAHs		
Acenaphthene	1,000,000**	2,500,000**	8,400**	--	ND<110	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	ND<100	ND<110	NA	NA	ND<110	ND<110	ND<110	ND<110	ND<120	NA	NA
Acenaphthylene	1,000,000	2,500,000	8,400	--	ND<110	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	ND<100	ND<110	NA	NA	ND<110	ND<110	ND<110	ND<110	ND<120	NA	NA
Anthracene	1,000,000	2,500,000	40,000	--	ND<110	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	ND<100	ND<110	NA	NA	ND<110	ND<110	ND<110	ND<110	ND<120	NA	NA
Benzo(a)anthracene	1,000	7,800	1,000	--	190	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	ND<100	ND<110	NA	NA	ND<110	200	180	ND<110	ND<120	NA	NA
Benzo(b)fluoranthene	1,000	7,800	1,000	--	260	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	120	ND<110	NA	NA	ND<110	240	220	ND<110	ND<120	NA	NA
Benzo(k)fluoranthene	8,400	78,000	1,000	--	ND<110	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	ND<100	ND<110	NA	NA	ND<110	ND<110	ND<110	ND<110	ND<120	NA	NA
Benzo(g,h,i)perylene	8,400**	78,000**	1,000**	--	200	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	ND<100	ND<110	NA	NA	ND<110	180	170	ND<110	ND<120	NA	NA
Benzo(a)pyrene	1,000	1,000	1,000	--	230	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	100	ND<110	NA	NA	ND<110	230	200	ND<110	ND<120	NA	NA
Carbazole	31,000**	290,000**	200**	--	ND<210	ND<220	ND<200	ND<210	ND<200	ND<200	ND<230	ND<200	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	84,000**	780,000**	1,000**	--	220	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	ND<100	ND<110	NA	NA	ND<110	190	170	ND<110	ND<120	NA	NA
Dibenzo(a,h)anthracene	1,000**	1,000**	1,000**	--	ND<110	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	ND<100	ND<110	NA	NA	ND<110	ND<110	ND<110	ND<110	ND<120	NA	NA
Dibenzofuran	68,000**	1,000,000**	200**	--	ND<210	ND<220	ND<200	ND<210	ND<200	ND<200	ND<230	ND<200	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	1,000,000	2,500,000	5,600	--	380	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	140	ND<110	NA	NA	ND<110	330	290	ND<110	ND<120	NA	NA
Fluorene	1,000,000	2,500,000	5,600	--	ND<110	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	ND<100	ND<110	NA	NA	ND<110	ND<110	ND<110	ND<110	ND<120	NA	NA
Indeno(1,2,3-cd)pyrene	1,000**	7,800**	1,000**	--	140	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	ND<100	ND<110	NA	NA	ND<110	130	110	ND<110	ND<120	NA	NA
Isophorone	640,000**	2,500,000*	740**	--	ND<210	ND<220	ND<200	ND<210	ND<200	ND<200	ND<230	ND<200	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	1,000,000	2,500,000	5,600	--	ND<110	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	ND<100	ND<110	NA	NA	ND<110	ND<110	ND<110	ND<110	ND<120	NA	NA
Phenanthrene	1,000,000	2,500,000	4,000	--	140	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	ND<100	ND<110	NA	NA	ND<110	ND<110	ND<110	ND<110	ND<120	NA	NA
Pyrene	1,000,000	2,500,000	4,000	--	470	ND<110	ND<100	ND<110	ND<100	ND<100	ND<110	ND<100	190	ND<110	NA	NA	ND<110	470	420	ND<110	ND<120	NA	NA
SPLP SVOCs and/or PAHs (ug/L) via EPA Method 8270																							
Acenaphthene	--	--	--	420**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	--	--	--	280	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	--	--	--	200	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total Metals (mg/kg) via EPA Method 6010 C																							
Arsenic	10	10	--	--	2.0	ND<1.1	ND<0.94	ND<1.0	ND<0.97	ND<0.99	ND<1.1	ND<0.96	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barium	4,700	140,000	--	--	26	45	11	13	10	12	14	11	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	34	1,000	--	--	ND<0.53	ND<0.55	ND<0.47	ND<0.52	ND<0.48	ND<0.49	ND<0.53	ND<0.48	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium	100/3,900*	100/51,000*	--	--	9.6	11	4.1	5.7	3.6	4.7	5.3	4.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Copper	2,500	76,000	--	--	21	8.5	3.9	5.6	4.3	5.2	5.2	5.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	400	1,000	--	--	23	3.0	2.5	2.1	4.4	2.7	4.7	3.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mercury (via EPA Method 7471)	20	610	--	--	ND<0.13	ND<0.13	ND<0.12	ND<0.12	ND<0.12	ND<0.12	ND<0.13	ND<0.11	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Nickel	1,400	7,500	--	--	6.0	9.2	3.5	4.1	3.3	5.0	4.4	4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	340	10,000	--	--	ND<2.6	ND<2.8	ND<2.4	ND<2.6	ND<2.4	ND<2.5	ND<2.7	ND<2.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	340	10,000	--	--	ND<2.1	ND<2.2	ND<1.9	ND<2.1	ND<1.9	ND<2.0	ND<2.1	ND<1.9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Zinc	20,000	610,000	--	--	36	25	10	12	12	14	16	17	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SPLP Metals (mg/L) via EPA Method 6020																							
Arsenic	--	--	0.05	--	ND<0.0090	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barium	--	--	1	--	ND<0.050	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	--	--	0.005	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium, total	--	--	0.05	--	ND<0.050	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Copper	--	--	1.3	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	--	--	0.015	--	ND<0.013	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mercury (via EPA Method 7471)	--	--	0.002	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Nickel	--	--	0.1	--	ND<0.050	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	--	--	0.05	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	--	--	0.036	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Zinc	--	--	5	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table 2
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1985 Blue Hills Avenue Extension, Windsor, CT

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Sample ID	RDEC	I/C DEC	GA PMC	GWPC	B5/MW5 0-2ft	B5/MW5 14-16ft	B6 3-5ft	B6 12-14ft	B7 1-3ft	B7 10-12ft	B8 1-3ft	B8 6-8ft	B9 0.4-2ft	B10 0.3-1ft	B10 1-3ft	B11 0.5-2ft	B11 2-4ft	B12 0.5-2ft	B13 0.5-2ft	B14 0.5-2ft	B14 12-14ft	B15 0-0.5ft	B16 0-0.5ft
Sample Date					09/11/2023	09/12/2023	09/11/2023	09/12/2023	09/11/2023	09/12/2023	09/11/2023	09/12/2023	09/12/2023	09/12/2023	09/12/2023	09/12/2023	09/12/2023	09/13/2023	09/13/2023	09/13/2023	09/13/2023	09/13/2023	09/13/2023
Sample Depth					0-2 FEET	14-16 FEET	3-5 FEET	12-14 FEET	1-3 FEET	10-12 FEET	1-3 FEET	6-8 FEET	0.4-2 FEET	0.3-1 FEET	1-3 FEET	0.5-2 FEET	2-4 FEET	0.5-2 FEET	0.5-2 FEET	0.5-2 FEET	12-14 FEET	0-0.5 FEET	0-0.5 FEET
PFAS (ug/kg) via EPA Method 1633																							
Perfluorodecanesulfonic acid (PFDS)	NE	NE	NE	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Alcohol Analysis (mg/kg) by GC via EPA Method 8015B																							
None Detected	--	--	--	--	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Glycol Analysis (mg/kg) via EPA Method 8015B																							
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	ND<5.2	ND<5.4	NA	NA	ND<5.4	NA	NA	NA	NA	NA	NA
Pesticides (ug/kg) via EPA Method 8081																							
Heptachlor Epoxide	67	630	20	--	ND	NA	NA	NA	ND	NA	NA	NA	ND	NA	NA	ND	NA	ND	NA	NA	NA	NA	NA
Chlordane	490	2,200	66	--	**69**	NA	NA	NA	ND<15	NA	NA	NA	**70**	NA	NA	**76**	NA	ND<17	NA	NA	NA	NA	NA
Dieldrin	38	360	7	--	ND<0.52	NA	NA	NA	ND<0.50	NA	NA	NA	ND<0.51	NA	NA	ND<0.53	NA	ND<0.55	NA	NA	NA	NA	NA
4,4-DDD	1,800**	17,000**	3**	--	ND<0.52	NA	NA	NA	ND<0.50	NA	NA	NA	ND<0.51	NA	NA	ND<0.53	NA	ND<0.55	NA	NA	NA	NA	NA
4,4-DDE	1,800**	17,000**	3**	--	**18**	NA	NA	NA	1.1	NA	NA	NA	**18**	NA	NA	**9.1**	NA	2.5	NA	NA	NA	NA	NA
4,4-DDT	1,800**	17,000**	3**	--	**8.2**	NA	NA	NA	1.3	NA	NA	NA	**19**	NA	NA	**14**	NA	2.4	NA	NA	NA	NA	NA
Total DDD, DDE and DDT	1,800**	17,000**	3**	--	**26**	NA	NA	NA	2	NA	NA	NA	**37**	NA	NA	**23**	NA	**4.9**	NA	NA	NA	NA	NA
SPLP Pesticides (ug/L) via EPA Method 8081B																							
gamma-BHC (Lindane)	--	--	--	0.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chlordane	--	--	--	0.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dieldrin	--	--	--	0.002	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4,4-DDD	--	--	--	0.10**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4,4-DDE	--	--	--	0.10**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4,4-DDT	--	--	--	0.10**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total DDD, DDE and DDT	--	--	--	0.10**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Herbicides (ug/kg) via EPA Method 8151																							
None Detected	--	--	--	--	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	ND	NA	ND	NA	NA	NA	NA	NA

NOTES:

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SVOCs = semi-volatile organic compounds
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SPLP = synthetic precipitation leaching procedure
NE= Not Established
NA = Not Analyzed
ND = Not detected above the laboratory reporting limit
mg/kg = milligrams per kilogram (dry weight)
mg/L = milligrams per liter
ug/kg = micrograms per kilogram (dry weight)
ug/L = micrograms per liter

Table 2
Summary of Soil Sample Analytical Results
1985 Blue Hills Avenue Extension, Windsor, CT

Parameter	RSR Criteria																	
Sample ID	RDEC	I/C DEC	GA PMC	GWPC	B17 0-0.5ft	B17 2-4ft	B18 0-1.5ft	B19 0-2ft	B20 0-2ft	B20 6.5-8ft	B21 0-2ft	B21 2-4ft	B22 0-2ft	B23/MW7 0-2ft	B23/MW7 2-4ft	B24/MW6 0-2ft	B24/MW6 8-10ft	B24/MW6 12-14ft
Sample Date					09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/11/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023
Sample Depth					0-0.5 FEET	2-4 FEET	0-1.5 FEET	0-2 FEET	0-2 FEET	6.5-8 FEET	0-2 FEET	2-4 FEET	0-2 FEET	0-2 FEET	2-4 FEET	0-2 FEET	8-10 FEET	12-14 FEET
Comments					SEE L1985-15													
ETPH (mg/kg) via CT Method	500	2,500	500	--	ND<67	NA	ND<61	NA	ND<58	NA	ND<59	NA	ND<57	ND<56	NA	ND<59	ND<51	ND<54
SPLP ETPH (mg/L) via CT Method	--	--	--	0.25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PCBs (mg/kg) via EPA Method 8082A																		
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	ND<0.059	NA	ND<0.057	ND<0.056	NA	NA	NA	NA
VOCs (ug/kg) via EPA Method 8260																		
Acetone	500,000	1,000,000	14,000	--	ND	NA	ND	ND	ND	NA	ND	NA	ND	ND	NA	ND	ND	ND
Naphthalene	1,000,000	2,500,000	5,600	--	ND<13	NA	ND<12	ND<7.3	ND<8.0	NA	ND<8.5	NA	ND<8.6	ND<7.8	NA	ND<7.7	ND<8.5	ND<8.1
m, p-Xylene	500,000	1,000,000	19,500	--	ND	NA	ND	ND	ND	NA	ND	NA	ND	ND	NA	ND	ND	ND
1,4-Dioxane (ug/kg) via EPA Method 8260																		
Not Detected	6,100**	57,000**	100**	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SVOCs and/or PAHs (ug/kg) via EPA Method 8270					PAHs		PAHs		SVOCs		SVOCs	PAHs	SVOCs	SVOCs		PAHs	PAHs	PAHs
Acenaphthene	1,000,000**	2,500,000**	8,400**	--	ND<130	NA	ND<120	NA	ND<120	NA	ND<120	ND<100	ND<110	ND<110	NA	ND<120	ND<100	ND<110
Acenaphthylene	1,000,000	2,500,000	8,400	--	ND<130	NA	ND<120	NA	ND<120	NA	430	ND<100	ND<110	220	NA	ND<120	ND<100	ND<110
Anthracene	1,000,000	2,500,000	40,000	--	ND<130	NA	ND<120	NA	ND<120	NA	520	ND<100	ND<110	ND<110	NA	ND<120	ND<100	ND<110
Benzo(a)anthracene	1,000	7,800	1,000	--	170	NA	150	NA	250	NA	**1,400**	ND<100	ND<110	380	NA	ND<120	ND<100	ND<110
Benzo(b)fluoranthene	1,000	7,800	1,000	--	520	NA	300	NA	320	NA	**1,500**	ND<100	ND<110	610	NA	120	ND<100	ND<110
Benzo(k)fluoranthene	8,400	78,000	1,000	--	160	NA	ND<120	NA	130	NA	540	ND<100	ND<110	280	NA	ND<120	ND<100	ND<110
Benzo(g,h,i)perylene	8,400**	78,000**	1,000**	--	350	NA	170	NA	230	NA	800	ND<100	ND<110	480	NA	ND<120	ND<100	ND<110
Benzo(a)pyrene	1,000	1,000	1,000	--	240	NA	180	NA	290	NA	**1,200**	ND<100	ND<110	490	NA	ND<120	ND<100	ND<110
Carbazole	31,000**	290,000**	200**	--	NA	NA	NA	NA	ND<230	NA	ND<240	NA	ND<230	ND<230	NA	NA	NA	NA
Chrysene	84,000**	780,000**	1,000**	--	390	NA	250	NA	270	NA	**1,800**	ND<100	ND<110	500	NA	ND<120	ND<100	ND<110
Dibenzo(a,h)anthracene	1,000**	1,000**	1,000**	--	ND<130	NA	ND<120	NA	ND<120	NA	200	ND<100	ND<110	ND<110	NA	ND<120	ND<100	ND<110
Dibenzofuran	68,000**	1,000,000**	200**	--	NA	NA	NA	NA	ND<230	NA	ND<240	NA	ND<230	ND<230	NA	NA	NA	NA
Fluoranthene	1,000,000	2,500,000	5,600	--	490	NA	350	NA	590	NA	3,200	ND<100	ND<110	770	NA	170	ND<100	ND<110
Fluorene	1,000,000	2,500,000	5,600	--	ND<130	NA	ND<120	NA	ND<120	NA	390	ND<100	ND<110	ND<110	NA	ND<120	ND<100	ND<110
Indeno(1,2,3-cd)pyrene	1,000**	7,800**	1,000**	--	220	NA	130	NA	170	NA	620	ND<100	ND<110	320	NA	ND<120	ND<100	ND<110
Isophorone	640,000**	2,500,000*	740**	--	NA	NA	NA	NA	ND<230	NA	ND<240	NA	ND<230	ND<230	NA	NA	NA	NA
Naphthalene	1,000,000	2,500,000	5,600	--	ND<130	NA	ND<120	NA	ND<120	NA	ND<120	ND<100	ND<110	ND<110	NA	ND<120	ND<100	ND<110
Phenanthrene	1,000,000	2,500,000	4,000	--	180	NA	180	NA	200	NA	2,800	ND<100	ND<110	270	NA	ND<120	ND<100	ND<110
Pyrene	1,000,000	2,500,000	4,000	--	440	NA	350	NA	620	NA	3,500	ND<100	ND<110	790	NA	150	ND<100	ND<110
SPLP SVOCs and/or PAHs (ug/L) via EPA Method 8270											PAHs							
Acenaphthene	--	--	--	420**	NA	NA	NA	NA	NA	NA	ND<1.0	NA	NA	NA	NA	NA	NA	NA
Naphthalene	--	--	--	280	NA	NA	NA	NA	NA	NA	ND<1.0	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	--	--	--	200	NA	NA	NA	NA	NA	NA	ND<0.077	NA	NA	NA	NA	NA	NA	NA
Total Metals (mg/kg) via EPA Method 6010 C																		
Arsenic	10	10	--	--	3.2	NA	3.8	ND<1.1	2.7	NA	4.4	NA	2.3	2.0	NA	3.6	NA	NA
Barium	4,700	140,000	--	--	22	NA	25	15	22	NA	24	NA	26	23	NA	26	NA	NA
Cadmium	34	1,000	--	--	ND<0.65	NA	ND<0.62	ND<0.53	ND<0.55	NA	ND<0.55	NA	ND<0.56	ND<0.55	NA	ND<0.57	NA	NA
Chromium	100/3,900*	100/51,000*	--	--	15	NA	15	5.7	10	NA	11	NA	11	10	NA	10	NA	NA
Copper	2,500	76,000	--	--	140	NA	130	8.0	8.4	NA	7.6	NA	7.3	8.6	NA	19	NA	NA
Lead	400	1,000	--	--	20	NA	35	3.5	17	NA	26	NA	9.5	12	NA	13	NA	NA
Mercury (via EPA Method 7471)	20	610	--	--	ND<0.17	NA	ND<0.15	ND<0.13	ND<0.13	NA	ND<0.15	NA	ND<0.14	0.24	NA	ND<0.15	NA	NA
Nickel	1,400	7,500	--	--	13	NA	9.8	5.2	6.8	NA	7.1	NA	7.5	7.6	NA	8.2	NA	NA
Selenium	340	10,000	--	--	ND<3.2	NA	ND<3.1	ND<2.6	ND<2.7	NA	ND<2.8	NA	ND<2.8	ND<2.7	NA	ND<2.9	NA	NA
Silver	340	10,000	--	--	ND<2.6	NA	ND<2.5	ND<2.1	ND<2.2	NA	ND<2.2	NA	ND<2.2	ND<2.2	NA	ND<2.3	NA	NA
Zinc	20,000	610,000	--	--	210	NA	160	16	40	NA	32	NA	29	29	NA	48	NA	NA
SPLP Metals (mg/L) via EPA Method 6020																		
Arsenic	--	--	0.05	--	ND<0.0090	NA	NA	NA	ND<0.0090	NA	NA	NA	NA	ND<0.0090	NA	ND<0.0090	NA	NA
Barium	--	--	1	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	--	--	0.005	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium, total	--	--	0.05	--	ND<0.050	NA	NA	NA	ND<0.050	NA	NA	NA	NA	ND<0.050	NA	NA	NA	NA
Copper	--	--	1.3	--	ND<0.040	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	--	--	0.015	--	ND<0.013	NA	NA	NA	ND<0.013	NA	NA	NA	NA	**0.028**	ND<0.013	NA	NA	NA
Mercury (via EPA Method 7471)	--	--	0.002	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND<0.0020	NA	NA	NA	NA
Nickel	--	--	0.1	--	ND<0.050	NA	NA	NA	ND<0.050	NA	NA	NA	NA	ND<0.050	NA	NA	NA	NA
Selenium	--	--	0.05	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	--	--	0.036	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Zinc	--	--	5	--	0.044	NA	NA	NA	0.027	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table 2
Summary of Soil Sample Analytical Results
1985 Blue Hills Avenue Extension, Windsor, CT

Parameter	RSR Criteria																	
Sample ID	RDEC	I/C DEC	GA PMC	GWPC	B17 0-0.5ft	B17 2-4ft	B18 0-1.5ft	B19 0-2ft	B20 0-2ft	B20 6.5-8ft	B21 0-2ft	B21 2-4ft	B22 0-2ft	B23/MW7 0-2ft	B23/MW7 2-4ft	B24/MW6 0-2ft	B24/MW6 8-10ft	B24/MW6 12-14ft
Sample Date					09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/11/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023
Sample Depth					0-0.5 FEET	2-4 FEET	0-1.5 FEET	0-2 FEET	0-2 FEET	6.5-8 FEET	0-2 FEET	2-4 FEET	0-2 FEET	0-2 FEET	2-4 FEET	0-2 FEET	8-10 FEET	12-14 FEET
PFAS (ug/kg) via EPA Method 1633																		
Perfluorodecanesulfonic acid (PFDS)	NE	NE	NE	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Alcohol Analysis (mg/kg) by GC via EPA Method 8015B																		
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Glycol Analysis (mg/kg) via EPA Method 8015B																		
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pesticides (ug/kg) via EPA Method 8081																		
Heptachlor Epoxide	67	630	20	--	NA	ND	ND	ND	ND	ND	ND	NA	ND	ND	NA	ND	ND	NA
Chlordane	490	2,200	66	--	NA	ND<18	**110**	**92**	**550**	ND<17	ND<18	NA	64	**72**	NA	**700**	ND<16	NA
Dieldrin	38	360	7	--	NA	ND<0.59	3.3	ND<0.52	ND<0.57	ND<0.57	ND<0.59	NA	2.3	**15**	NA	ND<0.59	ND<0.52	NA
4,4-DDD	1,800**	17,000**	3**	--	NA	ND<0.59	**6.0**	ND<0.52	ND<0.57	ND<0.57	ND<0.59	NA	ND<0.56	2.7	NA	ND<0.59	ND<0.52	NA
4,4-DDE	1,800**	17,000**	3**	--	NA	1.3	**49**	**19**	**140**	ND<0.57	**33**	NA	**5.6**	**9.2**	NA	**200**	ND<0.52	NA
4,4-DDT	1,800**	17,000**	3**	--	NA	2.5	**34**	**24**	**150**	ND<0.57	**30**	NA	**7.6**	**19**	NA	**190**	ND<0.52	NA
Total DDD, DDE and DDT	1,800**	17,000**	3**	--	NA	**4**	**89**	**43**	**290**	ND<0.57	**63**	NA	**13**	**31**	NA	**390**	ND<0.52	NA
SPLP Pesticides (ug/L) via EPA Method 8081B																		
gamma-BHC (Lindane)	--	--	--	0.2	ND	NA	NA	ND	ND	NA	ND	NA	NA	ND	ND	ND	NA	NA
Chlordane	--	--	--	0.3	ND<0.20	NA	NA	ND<0.20	ND<0.20	NA	ND<0.20	NA	NA	ND<0.20	ND<0.20	ND<0.20	NA	NA
Dieldrin	--	--	--	0.002	ND<0.0010	NA	NA	ND<0.0010	ND<0.0010	NA	ND<0.0010	NA	NA	**0.0030**	ND<0.0010	ND<0.0010	NA	NA
4,4-DDD	--	--	--	0.10**	ND<0.0010	NA	NA	ND<0.0010	ND<0.0010	NA	ND<0.0010	NA	NA	ND<0.0010	ND<0.0010	ND<0.0010	NA	NA
4,4-DDE	--	--	--	0.10**	ND<0.0010	NA	NA	ND<0.0010	ND<0.0010	NA	ND<0.0010	NA	NA	ND<0.0010	ND<0.0010	0.0030	NA	NA
4,4-DDT	--	--	--	0.10**	ND<0.0020	NA	NA	ND<0.0020	ND<0.0020	NA	ND<0.0020	NA	NA	ND<0.0010	ND<0.0020	ND<0.0020	NA	NA
Total DDD, DDE and DDT	--	--	--	0.10**	ND	NA	NA	ND	ND	NA	ND	NA	NA	ND	ND	0.0030	NA	NA
Herbicides (ug/kg) via EPA Method 8151																		
None Detected	--	--	--	--	NA	NA	ND	NA	ND	NA	ND	NA	NA	ND	NA	ND	NA	NA

NOTES:

Shaded values indicate results that may exceed one or more of the CT Remediation Standard Regulation (RSR) criteria. A comprehensive evaluation of compliance with the criteria is not shown on the table. See the report text for additional information.

Analytes not listed were not detected above minimum laboratory reporting limits
* = Criteria apply to hexavalent/trivalent chromium
** = Criterion is from "Recommended Numeric Criteria for Common Additional Polluting Substances and Certain Alternative Criteria Requests", September 20, 2018; CTDEEP approval is required for use of these criteria.
*** = Criterion is from "Request for Approval of Criteria for Additional Polluting Substances", March 25, 2022; CTDEEP approval is required for use of these criteria.
RSR = Connecticut Remediation Standard Regulations
RDEC = Residential Direct Exposure Criteria
I/C DEC = Industrial/Commercial Direct Exposure Criteria
GA PMC = Pollutant Mobility Criteria for areas where groundwater is classified GA
GWPC = Groundwater Protection Criteria
ETPH = extractable total petroleum hydrocarbons
PCBs = polychlorinated biphenyls
VOCs = volatile organic compounds
PAHs = polynuclear aromatic hydrocarbons
SVOCs = semi-volatile organic compounds
PFAS = Per- and Polyfluoroalkyl Substances
SPLP = synthetic precipitation leaching procedure
NE= Not Established
NA = Not Analyzed
ND = Not detected above the laboratory reporting limit
mg/kg = milligrams per kilogram (dry weight)
mg/L = milligrams per liter
ug/kg = micrograms per kilogram (dry weight)
ug/L = micrograms per liter

Table 2
Summary of Soil Sample Analytical Results
1985 Blue Hills Avenue Extension, Windsor, CT

Parameter	RSR Criteria																	
Sample ID					**B25 2-4ft**	**B25 8-9ft**	**B25 12-14ft**	**B26 5-7.5ft**	**B26 8-10ft**	**B26 15-17ft**	**B27 2-4ft**	**B27 6-7.5ft**	**B27 8-10ft**	**B27 16-18ft**	**B28 6-8ft**	**B28 16-18ft**	**B29 6-8.5ft**	**B29 9-11ft**
Sample Date	**RDEC**	**I/C DEC**	**GA PMC**	**GWPC**	**09/14/2023**	**09/14/2023**	**09/14/2023**	**09/14/2023**	**09/14/2023**	**09/14/2023**	**09/14/2023**	**09/14/2023**	**09/14/2023**	**09/14/2023**	**09/14/2023**	**09/14/2023**	**09/14/2023**	**09/14/2023**
Sample Depth					**2-4 FEET**	**8-9 FEET**	**12-14 FEET**	**5-7.5 FEET**	**8-10 FEET**	**15-17 FEET**	**2-4 FEET**	**6-7.5 FEET**	**8-10 FEET**	**16-18 FEET**	**6-8 FEET**	**16-18 FEET**	**6-8.5 FEET**	**9-11 FEET**
Comments																		
ETPH (mg/kg) via CT Method	500	2,500	500	--	ND<50	ND<52	ND<54	**700**	ND<50	ND<57	ND<55	NA	ND<51	ND<56	ND<55	ND<55	ND<53	ND<53
SPLP ETPH (mg/L) via CT Method	--	--	--	0.25	NA	NA	NA	ND<0.10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PCBs (mg/kg) via EPA Method 8082A																		
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VOCs (ug/kg) via EPA Method 8260																		
Acetone	500,000	1,000,000	14,000	--	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND
Naphthalene	1,000,000	2,500,000	5,600	--	ND<7.2	ND<7.9	ND<7.4	ND<6.1	ND<7.6	ND<7.4	11	NA	ND<7.2	ND<7.5	ND<6.4	ND<7.5	ND<8.2	ND<7.3
m, p-Xylene	500,000	1,000,000	19,500	--	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND
1,4-Dioxane (ug/kg) via EPA Method 8260																		
Not Detected	6,100**	57,000**	100**	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SVOCs and/or PAHs (ug/kg) via EPA Method 8270					PAHs	PAHs	PAHs	SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	SVOCs
Acenaphthene	1,000,000**	2,500,000**	8,400**	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	960	ND<110	ND<100	ND<110	ND<110	ND<110	ND<110	ND<110
Acenaphthylene	1,000,000	2,500,000	8,400	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	120	ND<110	ND<100	ND<110	ND<110	ND<110	ND<110	ND<110
Anthracene	1,000,000	2,500,000	40,000	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	1,900	ND<110	ND<100	ND<110	210	ND<110	ND<110	ND<110
Benzo(a)anthracene	1,000	7,800	1,000	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	**4,200**	ND<110	ND<100	ND<110	540	ND<110	250	ND<110
Benzo(b)fluoranthene	1,000	7,800	1,000	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	**4,400**	ND<110	ND<100	ND<110	600	ND<110	310	ND<110
Benzo(k)fluoranthene	8,400	78,000	1,000	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	**1,800**	ND<110	ND<100	ND<110	320	ND<110	160	ND<110
Benzo(g,h,i)perylene	8,400**	78,000**	1,000**	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	**2,400**	ND<110	ND<100	ND<110	340	ND<110	210	ND<110
Benzo(a)pyrene	1,000	1,000	1,000	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	**3,600**	ND<110	ND<100	ND<110	490	ND<110	250	ND<110
Carbazole	31,000**	290,000**	200**	--	NA	NA	NA	ND<220	ND<210	ND<230	**1,100**	ND<220	ND<210	ND<230	ND<220	ND<220	ND<210	ND<210
Chrysene	84,000**	780,000**	1,000**	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	**4,200**	ND<110	ND<100	ND<110	600	ND<110	290	ND<110
Dibenzo(a,h)anthracene	1,000**	1,000**	1,000**	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	590	ND<110	ND<100	ND<110	ND<110	ND<110	ND<110	ND<110
Dibenzofuran	68,000**	1,000,000**	200**	--	NA	NA	NA	ND<220	ND<210	ND<230	**550**	ND<220	ND<210	ND<230	ND<220	ND<220	ND<210	ND<210
Fluoranthene	1,000,000	2,500,000	5,600	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	**10,000**	ND<110	ND<100	ND<110	1,300	ND<110	510	ND<110
Fluorene	1,000,000	2,500,000	5,600	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	850	ND<110	ND<100	ND<110	ND<110	ND<110	ND<110	ND<110
Indeno(1,2,3-cd)pyrene	1,000**	7,800**	1,000**	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	**1,900**	ND<110	ND<100	ND<110	270	ND<110	160	ND<110
Isophorone	640,000**	2,500,000*	740**	--	NA	NA	NA	ND<220	260	ND<230	ND<220	ND<220	ND<210	ND<230	ND<220	ND<220	ND<210	ND<210
Naphthalene	1,000,000	2,500,000	5,600	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	410	ND<110	ND<100	ND<110	ND<110	ND<110	ND<110	ND<110
Phenanthrene	1,000,000	2,500,000	4,000	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	**8,100**	ND<110	ND<100	ND<110	890	ND<110	280	ND<110
Pyrene	1,000,000	2,500,000	4,000	--	ND<100	ND<110	ND<110	ND<110	ND<100	ND<110	**8,000**	ND<110	ND<100	ND<110	1,100	ND<110	440	ND<110
SPLP SVOCs and/or PAHs (ug/L) via EPA Method 8270											PAHs/ SVOCs							
Acenaphthene	--	--	--	420**	NA	NA	NA	NA	NA	NA	1.8/ ND<1.0	NA	NA	NA	NA	NA	NA	NA
Naphthalene	--	--	--	280	NA	NA	NA	NA	NA	NA	1.3/ ND<1.0	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	--	--	--	200	NA	NA	NA	NA	NA	NA	2.7/ 0.13	NA	NA	NA	NA	NA	NA	NA
Total Metals (mg/kg) via EPA Method 6010 C																		
Arsenic	10	10	--	--	ND<1.0	NA	NA	4.2	ND<0.98	ND<1.1	4.1	NA	ND<0.99	ND<1.1	1.8	ND<1.1	**30**	1.1
Barium	4,700	140,000	--	--	9.3	NA	NA	76	12	15	79	NA	13	9.0	21	23	47	12
Cadmium	34	1,000	--	--	ND<0.50	NA	NA	ND<0.54	ND<0.49	ND<0.56	ND<0.55	NA	ND<0.49	ND<0.56	ND<0.55	ND<0.54	0.57	ND<0.49
Chromium	100/3,900*	100/51,000*	--	--	3.3	NA	NA	15	4.8	10	18	NA	3.5	4.0	6.9	5.1	11	4.1
Copper	2,500	76,000	--	--	3.1	NA	NA	20	3.9	5.0	24	NA	3.6	4.3	8.4	4.9	16	6.7
Lead	400	1,000	--	--	ND<2.0	NA	NA	12	ND<2.0	ND<2.2	13	NA	ND<2.0	ND<2.2	24	ND<2.2	86	2.0
Mercury (via EPA Method 7471)	20	610	--	--	ND<0.13	NA	NA	ND<0.13	ND<0.12	ND<0.14	ND<0.14	NA	ND<0.13	ND<0.14	ND<0.14	ND<0.13	ND<0.13	ND<0.13
Nickel	1,400	7,500	--	--	3.3	NA	NA	20	3.6	3.6	18	NA	3.3	3.9	5.4	3.8	7.6	4.4
Selenium	340	10,000	--	--	ND<2.5	NA	NA	ND<2.7	ND<2.5	ND<2.8	ND<2.8	NA	ND<2.5	ND<2.8	ND<2.8	ND<2.7	ND<2.6	ND<2.4
Silver	340	10,000	--	--	ND<2.0	NA	NA	ND<2.2	ND<2.0	ND<2.2	ND<2.2	NA	ND<2.0	ND<2.2	ND<2.2	ND<2.2	ND<2.1	ND<2.0
Zinc	20,000	610,000	--	--	8.0	NA	NA	43	10	13	50	NA	14	8.5	35	18	290	24
SPLP Metals (mg/L) via EPA Method 6020																		
Arsenic	--	--	0.05	--	NA	NA	NA	NA	NA	NA	ND<0.0090	NA	NA	NA	NA	NA	**0.065**	ND<0.0090
Barium	--	--	1	--	NA	NA	NA	NA	NA	NA	0.053	NA	NA	NA	NA	NA	NA	NA
Cadmium	--	--	0.005	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND<0.0050	NA
Chromium, total	--	--	0.05	--	NA	NA	NA	NA	NA	NA	ND<0.050	NA	NA	NA	NA	NA	ND<0.050	NA
Copper	--	--	1.3	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	--	--	0.015	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	**0.049**	ND<0.013
Mercury (via EPA Method 7471)	--	--	0.002	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Nickel	--	--	0.1	--	NA	NA	NA	NA	NA	NA	ND<0.050	NA	NA	NA	NA	NA	ND<0.050	NA
Selenium	--	--	0.05	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	--	--	0.036	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Zinc	--	--	5	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.16	NA

Table 2
Summary of Soil Sample Analytical Results
1985 Blue Hills Avenue Extension, Windsor, CT

Parameter	RSR Criteria																	
Sample ID					B25 2-4ft	B25 8-9ft	B25 12-14ft	B26 5-7.5ft	B26 8-10ft	B26 15-17ft	B27 2-4ft	B27 6-7.5ft	B27 8-10ft	B27 16-18ft	B28 6-8ft	B28 16-18ft	B29 6-8.5ft	B29 9-11ft
Sample Date	RDEC	I/C DEC	GA PMC	GWPC	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023	09/14/2023
Sample Depth					2-4 FEET	8-9 FEET	12-14 FEET	5-7.5 FEET	8-10 FEET	15-17 FEET	2-4 FEET	6-7.5 FEET	8-10 FEET	16-18 FEET	6-8 FEET	16-18 FEET	6-8.5 FEET	9-11 FEET
PFAS (ug/kg) via EPA Method 1633																		
Perfluorodecanesulfonic acid (PFDS)	NE	NE	NE	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Alcohol Analysis (mg/kg) by GC via EPA Method 8015B																		
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Glycol Analysis (mg/kg) via EPA Method 8015B																		
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pesticides (ug/kg) via EPA Method 8081																		
Heptachlor Epoxide	67	630	20	--	ND	NA	NA	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND
Chlordane	490	2,200	66	--	ND<15	NA	NA	ND<17	ND<15	ND<17	ND<17	NA	ND<15	ND<17	ND<17	ND<17	ND<16	ND<16
Dieldrin	38	360	7	--	ND<0.50	NA	NA	ND<0.55	ND<0.51	ND<0.57	ND<0.55	NA	ND<0.51	ND<0.57	ND<0.55	ND<0.55	ND<0.53	ND<0.52
4,4-DDD	1,800**	17,000**	3**	--	ND<0.50	NA	NA	ND<0.55	ND<0.51	ND<0.57	**11**	NA	ND<0.51	ND<0.57	**3.2**	ND<0.55	ND<0.53	ND<0.52
4,4-DDE	1,800**	17,000**	3**	--	ND<0.50	NA	NA	ND<0.55	ND<0.51	ND<0.57	**36**	NA	ND<0.51	ND<0.57	**28**	**14**	**21**	ND<0.52
4,4-DDT	1,800**	17,000**	3**	--	ND<0.50	NA	NA	ND<0.55	ND<0.51	ND<0.57	**14**	NA	ND<0.51	ND<0.57	**8.6**	ND<0.55	**88**	ND<0.52
Total DDD, DDE and DDT	1,800**	17,000**	3**	--	ND<0.50	NA	NA	ND<0.55	ND<0.51	ND<0.57	**61**	NA	ND<0.51	ND<0.57	**40**	**14**	**109**	ND<0.52
SPLP Pesticides (ug/L) via EPA Method 8081B																		
gamma-BHC (Lindane)	--	--	--	0.2	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	ND	NA	ND	NA
Chlordane	--	--	--	0.3	NA	NA	NA	NA	NA	NA	ND<0.20	NA	NA	NA	ND<0.20	NA	ND<0.20	NA
Dieldrin	--	--	--	0.002	NA	NA	NA	NA	NA	NA	ND<0.0010	NA	NA	NA	ND<0.0010	NA	ND<0.0010	NA
4,4-DDD	--	--	--	0.10**	NA	NA	NA	NA	NA	NA	ND<0.0010	NA	NA	NA	ND<0.0010	NA	ND<0.0010	NA
4,4-DDE	--	--	--	0.10**	NA	NA	NA	NA	NA	NA	0.005	NA	NA	NA	ND<0.0010	NA	ND<0.0010	NA
4,4-DDT	--	--	--	0.10**	NA	NA	NA	NA	NA	NA	ND<0.0020	NA	NA	NA	ND<0.0020	NA	0.0060	NA
Total DDD, DDE and DDT	--	--	--	0.10**	NA	NA	NA	NA	NA	NA	0.005	NA	NA	NA	ND	NA	0.0060	NA
Herbicides (ug/kg) via EPA Method 8151																		
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	ND	NA

NOTES:

Shaded values indicate results that may exceed one or more of the CT Remediation Standard Regulation (RSR) criteria. A comprehensive evaluation of compliance with the criteria is not shown on the table. See the report text for additional information.

Analytes not listed were not detected above minimum laboratory reporting limits
* = Criteria apply to hexavalent/trivalent chromium
** = Criterion is from "Recommended Numeric Criteria for Common Additional Polluting Substances and Certain Alternative Criteria Requests", September 20, 2018; CTDEEP approval is required for use of these criteria.
*** = Criterion is from "Request for Approval of Criteria for Additional Polluting Substances", March 25, 2022; CTDEEP approval is required for use of these criteria.
RSR = Connecticut Remediation Standard Regulations
RDEC = Residential Direct Exposure Criteria
I/C DEC = Industrial/Commercial Direct Exposure Criteria
GA PMC = Pollutant Mobility Criteria for areas where groundwater is classified GA
GWPC = Groundwater Protection Criteria
ETPH = extractable total petroleum hydrocarbons
PCBs = polychlorinated biphenyls
VOCs = volatile organic compounds
PAHs = polynuclear aromatic hydrocarbons
SVOCs = semi-volatile organic compounds
PFAS = Per- and Polyfluoroalkyl Substances
SPLP = synthetic precipitation leaching procedure
NE= Not Established
NA = Not Analyzed
ND = Not detected above the laboratory reporting limit
mg/kg = milligrams per kilogram (dry weight)
mg/L = milligrams per liter
ug/kg = micrograms per kilogram (dry weight)
ug/L = micrograms per liter

Table 2
Summary of Soil Sample Analytical Results
1985 Blue Hills Avenue Extension, Windsor, CT

Parameter	RSR Criteria											Building Interior - Soil Samples							
Sample ID	RDEC	I/C DEC	GA PMC	GWPC	B30 2-4ft	B30 12-14ft	B31 0-2ft	B32 2-4ft	B32 12-13ft	B33 0-0.5ft	B34 0-0.5ft	B35 0.5-1.5ft		B36 0.5-1.5ft	B36 1.5-2.5ft	B37 0.5-1.5ft		B38 0.5-1.5ft	B39 0.5-1.5ft
Sample Date					09/14/2023	09/14/2023	09/14/2023	09/11/2023	09/12/2023	09/12/2023	09/11/2023	10/09/2023		10/09/2023	10/09/2023	10/09/2023		10/09/2023	10/09/2023
Sample Depth					2-4 FEET	12-14 FEET	0-2 FEET	2-4 FEET	12-13 FEET	0-0.5 FEET	0-0.5 FEET	0.5-1.5 FEET		0.5-1.5 FEET	1.5-2.5 FEET	0.5-1.5 FEET		0.5-1.5 FEET	0.5-1.5 FEET
Comments													Duplicate				Duplicate		
ETPH (mg/kg) via CT Method	500	2,500	500	--	ND<53	ND<60	ND<56	ND<53	ND<61	ND<60	ND<60	ND<50	NA	ND<51	NA	ND<50	NA	ND<51	ND<50
SPLP ETPH (mg/L) via CT Method	--	--	--	0.25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PCBs (mg/kg) via EPA Method 8082A																			
None Detected	--	--	--	--	NA	NA	NA	NA	NA	ND<0.060	ND<0.061	NA	NA	NA	NA	NA	NA	NA	NA
VOCs (ug/kg) via EPA Method 8260																			
Acetone	500,000	1,000,000	14,000	--	ND	ND	ND	ND	ND	NA	NA	ND	NA	ND	NA	ND	NA	ND	ND
Naphthalene	1,000,000	2,500,000	5,600	--	ND<6.8	ND<7.8	ND<7.7	ND<7.5	ND<8.6	NA	NA	ND<6.9	NA	ND<6.4	NA	ND<7.8	NA	ND<6.8	ND<7.4
m, p-Xylene	500,000	1,000,000	19,500	--	ND	ND	ND	ND	ND	NA	NA	ND	NA	ND	NA	ND	NA	ND	ND
1,4-Dioxane (ug/kg) via EPA Method 8260																			
Not Detected	6,100**	57,000**	100**	--	NA	NA	NA	NA	NA	NA	NA	ND<2.5	NA	ND<2.6	NA	ND<2.6	NA	ND<2.6	ND<2.6
SVOCs and/or PAHs (ug/kg) via EPA Method 8270					SVOCs	SVOCs	SVOCs	SVOCs	SVOCs			SVOCs		SVOCs		SVOCs		SVOCs	SVOCs
Acenaphthene	1,000,000**	2,500,000**	8,400**	--	ND<110	ND<120	ND<110	ND<110	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Acenaphthylene	1,000,000	2,500,000	8,400	--	ND<110	ND<120	ND<110	ND<110	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Anthracene	1,000,000	2,500,000	40,000	--	ND<110	ND<120	ND<110	ND<110	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Benzo(a)anthracene	1,000	7,800	1,000	--	ND<110	ND<120	ND<110	210	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Benzo(b)fluoranthene	1,000	7,800	1,000	--	ND<110	ND<120	ND<110	280	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Benzo(k)fluoranthene	8,400	78,000	1,000	--	ND<110	ND<120	ND<110	ND<110	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Benzo(g,h,i)perylene	8,400**	78,000**	1,000**	--	ND<110	ND<120	ND<110	200	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Benzo(a)pyrene	1,000	1,000	1,000	--	ND<110	ND<120	ND<110	250	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Carbazole	31,000**	290,000**	200**	--	ND<220	ND<240	ND<220	ND<220	ND<240	NA	NA	ND<200	NA	ND<200	NA	ND<200	NA	ND<200	ND<200
Chrysene	84,000**	780,000**	1,000**	--	ND<110	ND<120	ND<110	220	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Dibenzo(a,h)anthracene	1,000**	1,000**	1,000**	--	ND<110	ND<120	ND<110	ND<110	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Dibenzofuran	68,000**	1,000,000**	200**	--	ND<220	ND<240	ND<220	ND<220	ND<240	NA	NA	ND<200	NA	ND<200	NA	ND<200	NA	ND<200	ND<200
Fluoranthene	1,000,000	2,500,000	5,600	--	ND<110	ND<120	ND<110	380	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Fluorene	1,000,000	2,500,000	5,600	--	ND<110	ND<120	ND<110	ND<110	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Indeno(1,2,3-cd)pyrene	1,000**	7,800**	1,000**	--	ND<110	ND<120	ND<110	150	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Isophorone	640,000**	2,500,000*	740**	--	ND<220	ND<240	ND<220	ND<220	ND<240	NA	NA	ND<200	NA	ND<200	NA	ND<200	NA	ND<200	ND<200
Naphthalene	1,000,000	2,500,000	5,600	--	ND<110	ND<120	ND<110	ND<110	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Phenanthrene	1,000,000	2,500,000	4,000	--	ND<110	ND<120	ND<110	ND<110	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
Pyrene	1,000,000	2,500,000	4,000	--	ND<110	ND<120	ND<110	500	ND<120	NA	NA	ND<100	NA	ND<100	NA	ND<100	NA	ND<100	ND<100
SPLP SVOCs and/or PAHs (ug/L) via EPA Method 8270																			
Acenaphthene	--	--	--	420**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	--	--	--	280	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	--	--	--	200	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total Metals (mg/kg) via EPA Method 6010 C																			
Arsenic	10	10	--	--	ND<1.1	ND<1.2	1.7	2.6	ND<1.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barium	4,700	140,000	--	--	15	31	21	21	16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	34	1,000	--	--	ND<0.53	ND<0.61	ND<0.56	ND<0.54	ND<0.57	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium	100/3,900*	100/51,000*	--	--	6.1	5.5	8.9	10	8.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Copper	2,500	76,000	--	--	6.3	5.7	7.6	9.0	6.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	400	1,000	--	--	2.7	ND<2.4	11	13	3.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mercury (via EPA Method 7471)	20	610	--	--	ND<0.14	ND<0.15	ND<0.14	ND<0.14	ND<0.15	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Nickel	1,400	7,500	--	--	6.2	4.7	5.8	8.4	5.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	340	10,000	--	--	ND<2.7	ND<3.0	ND<2.8	ND<2.7	ND<2.9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	340	10,000	--	--	ND<2.1	ND<2.4	ND<2.3	ND<2.1	ND<2.3	NA	NA	ND<1.9	NA	ND<2.1	NA	ND<1.9	NA	ND<2.0	ND<2.0
Zinc	20,000	610,000	--	--	11	16	27	30	13	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SPLP Metals (mg/L) via EPA Method 6020																			
Arsenic	--	--	0.05	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barium	--	--	1	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	--	--	0.005	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium, total	--	--	0.05	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Copper	--	--	1.3	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	--	--	0.015	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mercury (via EPA Method 7471)	--	--	0.002	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Nickel	--	--	0.1	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	--	--	0.05	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	--	--	0.036	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Zinc	--	--	5	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table 2
Summary of Soil Sample Analytical Results
1985 Blue Hills Avenue Extension, Windsor, CT

Parameter	RSR Criteria				Building Interior - Soil Samples															
Sample ID					B30 2-4ft	B30 12-14ft	B31 0-2ft	B32 2-4ft	B32 12-13ft	B33 0-0.5ft	B34 0-0.5ft	B35 0.5-1.5ft		B36 0.5-1.5ft	B36 1.5-2.5ft	B37 0.5-1.5ft		B38 0.5-1.5ft	B39 0.5-1.5ft
Sample Date	RDEC	I/C DEC	GA PMC	GWPC	09/14/2023	09/14/2023	09/14/2023	09/11/2023	09/12/2023	09/12/2023	09/11/2023	10/09/2023		10/09/2023	10/09/2023	10/09/2023		10/09/2023	10/09/2023
Sample Depth					2-4 FEET	12-14 FEET	0-2 FEET	2-4 FEET	12-13 FEET	0-0.5 FEET	0-0.5 FEET	0.5-1.5 FEET		0.5-1.5 FEET	1.5-2.5 FEET	0.5-1.5 FEET		0.5-1.5 FEET	0.5-1.5 FEET
PFAS (ug/kg) via EPA Method 1633																			
Perfluorodecanesulfonic acid (PFDS)	NE	NE	NE	--	NA	NA	NA	NA	NA	NA	NA	ND<0.090	ND<0.090	0.11	ND<0.096	ND<0.099	ND<0.099	ND<0.094	ND<0.092
Alcohol Analysis (mg/kg) by GC via EPA Method 8015B																			
None Detected	--	--	--	--	NA	NA	NA	ND<1.0	ND<1.0	NA	NA	ND<1.0	NA	ND<1.0	NA	ND<1.0	NA	ND<1.0	ND<1.0
Glycol Analysis (mg/kg) via EPA Method 8015B																			
None Detected	--	--	--	--	NA	NA	NA	ND<5.4	ND<6.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pesticides (ug/kg) via EPA Method 8081																			
Heptachlor Epoxide	67	630	20	--	ND	ND	ND	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chlordane	490	2,200	66	--	ND<16	ND<18	ND<17	NA	NA	**150**	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dieldrin	38	360	7	--	ND<0.54	ND<0.60	ND<0.57	NA	NA	ND<0.61	NA	NA	NA	NA	NA	NA	NA	NA	NA
4,4-DDD	1,800**	17,000**	3**	--	ND<0.54	ND<0.60	ND<0.57	NA	NA	ND<0.61	NA	NA	NA	NA	NA	NA	NA	NA	NA
4,4-DDE	1,800**	17,000**	3**	--	ND<0.54	ND<0.60	**34**	NA	NA	**40**	NA	NA	NA	NA	NA	NA	NA	NA	NA
4,4-DDT	1,800**	17,000**	3**	--	ND<0.54	ND<0.60	**15**	NA	NA	**49**	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total DDD, DDE and DDT	1,800**	17,000**	3**	--	ND<0.54	ND<0.60	**49**	NA	NA	**89**	NA	NA	NA	NA	NA	NA	NA	NA	NA
SPLP Pesticides (ug/L) via EPA Method 8081B																			
gamma-BHC (Lindane)	--	--	--	0.2	NA	NA	ND	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chlordane	--	--	--	0.3	NA	NA	ND<0.20	NA	NA	ND<0.20	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dieldrin	--	--	--	0.002	NA	NA	ND<0.0010	NA	NA	ND<0.0010	NA	NA	NA	NA	NA	NA	NA	NA	NA
4,4-DDD	--	--	--	0.10**	NA	NA	ND<0.0010	NA	NA	ND<0.0010	NA	NA	NA	NA	NA	NA	NA	NA	NA
4,4-DDE	--	--	--	0.10**	NA	NA	0.0020	NA	NA	ND<0.0010	NA	NA	NA	NA	NA	NA	NA	NA	NA
4,4-DDT	--	--	--	0.10**	NA	NA	ND<0.0020	NA	NA	ND<0.0020	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total DDD, DDE and DDT	--	--	--	0.10**	NA	NA	0.0020	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA
Herbicides (ug/kg) via EPA Method 8151																			
None Detected	--	--	--	--	NA	NA	ND	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA

NOTES:

Shaded values indicate results that may exceed one or more of the CT Remediation Standard Regulation (RSR) criteria. A comprehensive evaluation of compliance with the criteria is not shown on the table. See the report text for additional information.

Analytes not listed were not detected above minimum laboratory reporting limits
* = Criteria apply to hexavalent/trivalent chromium
** = Criterion is from "Recommended Numeric Criteria for Common Additional Polluting Substances and Certain Alternative Criteria Requests", September 20, 2018; CTDEEP approval is required for use of these criteria.
*** = Criterion is from "Request for Approval of Criteria for Additional Polluting Substances", March 25, 2022; CTDEEP approval is required for use of these criteria.
RSR = Connecticut Remediation Standard Regulations
RDEC = Residential Direct Exposure Criteria
I/C DEC = Industrial/Commercial Direct Exposure Criteria
GA PMC = Pollutant Mobility Criteria for areas where groundwater is classified GA
GWPC = Groundwater Protection Criteria
ETPH = extractable total petroleum hydrocarbons
PCBs = polychlorinated biphenyls
VOCs = volatile organic compounds
PAHs = polynuclear aromatic hydrocarbons
SVOCs = semi-volatile organic compounds
PFAS = Per- and Polyfluoroalkyl Substances
SPLP = synthetic precipitation leaching procedure
NE= Not Established
NA = Not Analyzed
ND = Not detected above the laboratory reporting limit
mg/kg = milligrams per kilogram (dry weight)
mg/L = milligrams per liter
ug/kg = micrograms per kilogram (dry weight)
ug/L = micrograms per liter

zuvic

Table 3
Summary of Groundwater Sample Analytical Results
1985 Blue Hills Avenue Extension
Windsor, CT

Parameter	RSR Criteria				SAMPLE															
Sample ID	RVC	I/C VC	GWPC	SWPC	B1/MW1	B2/MW2	B3/MW3	B4/MW4	B5/MW5	B24/MW6	B23/MW7	L1985-3MW		L1985-5MW		L1985-6MW		L1985-10MW	
Sample Date					9/21/2023	9/21/2023	9/21/2023	9/21/2023	9/21/2023	9/22/2023	9/22/2023	5/28/2021	9/21/2023	5/28/2021	9/21/2023	5/28/2021	9/22/2023	5/28/2021	9/22/2023
ETPH (mg/L) via CT Method																			
CT ETPH	0.25**	0.25**	0.25	0.25**	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10	0.187	ND<0.10	1.05	ND<0.10	ND<0.098	ND<0.10
SVOCs/PAHs (µg/L) via EPA Method 8270					SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	SVOCs	PAHs	SVOCs	PAHs	PAHs	PAHs	SVOCs	PAHs	SVOCs
Benzyl Alcohol	NE	NE	NE	NE	ND<4.0	ND<4.0	ND<4.0	ND<4.0	ND<4.0	ND<4.0	ND<4.0	NA	7.4	NA	NA	NA	ND<4.0	NA	ND<4.0
2-Methyl Phenol	NE	NE	140**	670**	ND<4.0	ND<4.0	ND<4.0	ND<4.0	ND<4.0	ND<4.0	ND<4.0	NA	11	NA	NA	NA	ND<4.0	NA	ND<4.0
3+4 Methyl Phenol	NE	NE	120**	560**	ND<4.0	ND<4.0	ND<4.0	ND<4.0	ND<4.0	ND<4.0	ND<4.0	NA	6.1	NA	NA	NA	ND<4.0	NA	ND<4.0
VOCs (µg/L) via EPA Method 8260																			
None Detected	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Alcohol Analysis by GC (mg/L) via EPA 8015																			
None Detected	--	--	--	--	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA	ND<1.0	NA	ND<1.0	NA	NA	NA	ND<1.0	NA	NA
Glycol Analysis (mg/L) via EPA 8015																			
None Detected	--	--	--	--	NA	NA	ND<5.0	NA	NA	NA	ND<5.0	NA	NA	NA	NA	NA	NA	NA	NA
PCBs (ug/L) via EPA 8082																			
None Detected	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	ND	NA
Total Metals (mg/L) via EPA Method 200.7																			
Arsenic	--	--	0.05	0.004	ND<0.0040	ND<0.0040	ND<0.0040	ND<0.0040	ND<0.0040	ND<0.0040	ND<0.0040	ND	ND<0.0040	ND	ND<0.0040	ND	ND<0.0040	ND	ND<0.0040
Barium	--	--	1	2.2**	0.17	0.11	0.083	0.067	ND<0.050	ND<0.050	ND<0.050	ND	0.096	ND	0.072	ND	0.11	ND	ND<0.050
Cadmium	--	--	0.005	0.006	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND	ND<0.0050	ND	ND<0.0050	ND	ND<0.0050	ND	ND<0.0050
Chromium	--	--	0.05	0.110/1.2*	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND	ND<0.050	ND	ND<0.050	ND	ND<0.050	ND	ND<0.050
Copper	--	--	1.3	0.048	ND<0.040	ND<0.040	ND<0.040	ND<0.040	ND<0.040	ND<0.040	ND<0.040	ND<0.01	ND<0.040	ND<0.01	ND<0.040	0.0102	ND<0.040	ND<0.01	ND<0.040
Lead	--	--	0.015	0.013	ND<0.013	ND<0.013	ND<0.013	ND<0.013	ND<0.013	ND<0.013	ND<0.013	ND<0.003	ND<0.013	ND<0.003	ND<0.013	0.0046	ND<0.013	ND<0.003	ND<0.013
Mercury (via EPA Method 245.2)	--	--	0.002	0.0004	ND<0.00020	ND<0.00020	ND<0.00020	ND<0.00020	ND<0.00020	ND<0.00020	ND<0.00020	ND	ND<0.00020	ND	ND<0.00020	ND	ND<0.00020	ND	ND<0.00020
Nickel	--	--	0.1	0.88	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.01	ND<0.050	ND<0.01	ND<0.050	0.0119	ND<0.050	ND<0.01	ND<0.050
Selenium	--	--	0.05	0.05	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND	ND<0.010	ND	ND<0.010	ND	ND<0.010	ND	ND<0.010
Silver	--	--	0.036	0.012	ND<0.012	ND<0.012	ND<0.012	ND<0.012	ND<0.012	ND<0.012	ND<0.012	ND	ND<0.012	ND	ND<0.012	ND	ND<0.012	ND	ND<0.012
Zinc	--	--	5	0.123	ND<0.020	ND<0.020	ND<0.020	ND<0.020	ND<0.020	ND<0.020	ND<0.020	ND	ND<0.020	ND	ND<0.020	ND	ND<0.020	ND	ND<0.020
Herbicides (µg/L) via EPA Method 8151																			
None Detected	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	NA	ND	NA	ND	ND	ND	ND	ND
Pesticides (µg/L) via EPA Method 8081																			
4,4-DDT	NE	NE	0.10**	0.05**	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0065	ND<0.0010	ND<0.0065	ND<0.0010	0.024	0.0030	ND<0.0067	ND<0.0010
4,4-DDE	NE	NE	0.10**	0.05**	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0065	ND<0.0010	ND<0.0065	ND<0.0010	0.022	0.0050	ND<0.0067	ND<0.0010
Total DDD, DDE and DDT	NE	NE	0.10**	0.05**	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0065	ND<0.0010	ND<0.0065	ND<0.0010	0.046	0.0080	ND<0.0067	ND<0.0010
Heptachlor Epoxide	NE	NE	0.2	0.05	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0065	ND<0.0050	ND<0.0065	ND<0.0050	0.012	ND<0.0050	ND<0.0067	ND<0.0050

NOTES:

Shaded values indicate results that may exceed one or more of the CT Remediation Standard Regulation (RSR) criteria. A comprehensive evaluation of compliance with the criteria is not shown on the table. See the report text for additional information.

Analytes were not listed if they were not detected above minimum laboratory reporting limits
* = Criteria apply to hexavalent/trivalent chromium
** = Criterion is from "Request for Approval of Criteria for Additional Polluting Substances", March 25, 2022. CTDEEP approval is required for use of these criteria.
RSR = Connecticut Remediation Standard Regulations
RVC = Residential Volatilization Criteria
I/C VC = Industrial/Commercial Volatilization Criteria
GWPC = Groundwater Protection Criteria
SWPC = Surface Water Protection Criteria
ETPH = extractable total petroleum hydrocarbons
SVOCs= semivolatile organic compounds
VOCs = volatile organic compounds
PAHs = polynuclear aromatic hydrocarbons
PCBs = polychlorinated biphenyls
NA= Not Analyzed
ND = Not detected above the laboratory reporting limit
mg/L = milligrams per liter
µg/L = micrograms per liter

Table 4
Summary of Soil Vapor Analytical Data
1985 Blue Hills Avenue Extension
Windsor, CT

Parameter	RSR Criteria		SAMPLE																	
Sample ID	Res SVVC	I/C SVVC	SV-1	SV-2	SV-3	SV-4	SV-5	SV-6	SV-7	SV-8	SV-9	SV-10	SV-11	SV-12	SV-13	SV-13A	SV-14	SV-15	SV-16	SV-17	SV-18
Sample Date			11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023	11/17/2023
VOCs via EPA Method TO-15 (ppbv)																					
1,4-Dioxane	610	50	3.67	2.68	1.45	ND<0.650	ND<0.650	1.08	ND<0.650	ND<0.650	ND<0.650	ND<0.650	6.46	5.94	10	7.72	ND<0.650	ND<0.650	ND<0.650	ND<0.650	ND<0.650
Acetone	57,000	290,000	185	32.2	49.6	11.8	38.6	66.6	9.84	16.7	14.6	6.4	64.4	154	381	303	23.2	9.8	6.57	ND<3.75	ND<3.75
Methyl Ethyl Ketone	130,000	230,000	ND<2.25	ND<2.25	ND<2.25	ND<2.25	ND<2.25	ND<2.25	ND<2.25	ND<2.25	ND<2.25	ND<2.25	ND<2.25	7.75	2.75	ND<2.25	ND<2.25	ND<2.25	ND<2.25	ND<2.25	ND<2.25
Ethanol	NE	NE	207	87	74.1	24.9	51.3	76.4	59.2	51	36.3	57.1	178	234	243	175	36.5	36.9	65.5	31.5	39.4
Isopropylalcohol	NE	NE	12.4	4.4	3.81	ND<3.75	ND<3.75	4.23	ND<3.75	ND<3.75	ND<3.75	ND<3.75	12.7	18.3	31.2	23.9	ND<3.75	4.71	ND<3.75	ND<3.75	ND<3.75
Ethylbenzene	9,300	NE	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50	48.7	ND<2.50	162	99.5	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50
m,p-Xylene	NE	NE	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00	176	ND<5.00	573	367	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00
o-Xylene	NE	NE	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50	54	ND<2.50	185	121	ND<2.50	ND<2.50	ND<2.50	ND<2.50	ND<2.50
Total Xylenes	38,000	160,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	230	ND	758	488	ND	ND	ND	ND	ND
Tetrachloroethene	560	1,000	ND<0.500	ND<0.500	ND<0.500	ND<0.500	ND<0.500	ND<0.500	ND<0.500	ND<0.500	ND<0.500	ND<0.500	ND<0.500	0.57	0.865	0.82	1.12	ND<0.500	ND<0.500	0.62	0.9
Total VOCs	NE	NE	408.07	126.28	128.96	36.7	89.9	148.31	69.04	67.7	50.9	63.5	770.26	420.56	1589	1098	60.82	51.41	72.07	32.12	40.3

NOTES:
VOCs = Volatile Organic Compounds
Res SVVC = Residental Soil Vapor Volatilization Criteria
I/C SVVC= Industrial Soil Vapor Volatilization Criteria
pbbv = parts per billion volume
ND = Not Detected
NE= Not Established
Analytes not listed were not detected above laboratory minimum reporting limits.

Table 5
Summary of Recognized Environmental Conditions and Areas of Concern
1985 Blue Hills Avenue Extension, Windsor, CT

Recognized Environmental Conditions (RECs) and/or Areas of Concern (AOCs)	REC/AOC Type/Location	Approximate Release Date(s)	Release and/or Potential Mechanisms	Contaminants of Concern (COCs)	Phase II Investigation Conducted (some explorations were completed by ZUVIC in 2023)	Has Release Occurred?	Phase III Investigation Performed	Exceedances of Soil Criteria	Exceedances of Groundwater Criteria	Exceedances of Vapor Criteria	Is Release Area Delineated?	Is Groundwater Plume Delineated?	Data Gaps - Soil	Data Gaps - Groundwater	Is Remediation Required?
REC 1 - Diesel Fuel Release at the Loading Dock Area	Stormwater detention basin located in the southeast portion of the Site south of the building loading docks	May 2011	A diesel fuel release occurred at the loading dock area and fuel entered a catch basin there. Liquids in the catch basin discharge to a stormwater detention basin south of the building. The release was contained, and hard surfaces cleaned of residual fuel.	ETPH, PAHs, VOCs	Borings: L1985-1 L1985-2 L1985-4 L1985-15 Boring/Monitoring Well: L1985-3MW	Yes	Borings B17, B18	None	None	N/A	Yes	Yes	None	None	No
REC 2 - Coolant Release from Emergency Generator	One backup emergency generator located southwest of the building. The generator contains a 4,400-gallon diesel AST. One backup emergency generator located adjacent to the south wall of the building west of the loading dock area. The generator contains a 3,100-gallon diesel AST.	June 2017	A release of approximately 50-gallons of antifreeze occurred in one of two emergency generator enclosures; approximately 5 gallons of antifreeze leaked out of the trailer onto adjacent gravel and a concrete pad. The release was reported as "contained".	Ethylene and propylene glycol	Borings: L1985-1 L1985-7 L1985-13	No	Borings: B9, B10, B11, B32	None	None	N/A	N/A	N/A	None	None	No
REC3 - Historical Barn/Warehouse and Fire	A former barn/warehouse was located in the southern portion of the Site and destroyed in May 1994 by a structure fire that was suppressed using water.	Before 1943 to 1990s; fire cooccurred in May 1994	A barn/warehouse was used by Culbro in connection with tobacco cultivation at the site and neighboring properties. Pesticides, herbicides, and other chemicals were stored in the warehouse. A fire at the structure was extinguished with water in May 1994 and releases of chemicals may have occurred to air, soil, groundwater; pesticides were detected in a sample of water runoff after the fire. Following the fire, the structure was demolished and the basement backfilled with soil, non-soil materials (including asphalt, coal, brick, concrete, glass, and ash), and potentially chemicals stored in the building.	ETPH, SVOCs, VOCs, RCRA 8 Metals plus Cu, Ni, and Zn, Pesticides, Herbicides (see AOC 2)	Borings: L1985-8 L1985-9 Boring/Monitoring Well L1985-10MW	Yes	Boring/Monitoring Well: B24/MW6 Borings: B25, B26, B27, B28, B29, B30, B31	ETPH >RDEC at B26 5-7.5 fbg PAHs > RDEC at B27 2-4 fbg Chlordane > RDEC at B24/MW6 0-2 fbg Arsenic > RDEC, I/C DEC and Leachable Arsenic and Lead > GA PMC at B29 6-8.5 fbg	None	N/A	Partially - releases are confined to the building footprint resulting from the fire however, storage area northwest of barn and the area northeast of barn require additional evaluation	Yes	Additional investigation is warranted at and near B28, B30 and B31 Additional evaluation may be desired near 24/MW6, B26, B27, B28, B29	None	Yes
REC 4 - Release from Snow Removal Equipment	Snow removal equipment is sometimes stored at the east end of the northern parking lot.	2021	Oily staining was observed on pavement in the storage area during the Phase I ESA site visit in 2021. One stain appeared wet from a recent equipment leak and was observed intersecting a pavement crack.	ETPH, PAHs, VOCs	Boring/Monitoring Well: L1985-5MW	Yes	Borings: B12, B13, B14	None	None	N/A	Yes	N/A	None	None	No
AOC 1 - Loading Dock Area, Storm Drain, and Southeast Stormwater Detention Basin	The loading docks are located in the southeastern portion of the building. Two trash compactors are located adjacent to the loading docks. A storm drain in the area discharges to the stormwater detention basin located in the southeastern portion of the Site.	Circa 2001 to Present	The potential historical release associated with REC 1; handling and storage of chemicals and hazardous wastes by JDS; hydraulic oil leaks from two hydraulic compactors in the loading dock area; storage of waste in the dumpster; and, discharges from the loading dock catch basin to stormwater detention basin.	ETPH, SVOCs, PCBs, RCRA 8 Metals plus Cu, Ni, and Zn, Alcohols	Borings: L1985-1 L1985-2 L1985-4 L1985-15 Boring/Monitoring Well: L1985-3MW	Yes	Borings: B6, B7, B8 (see REC 1 for additional pertinent borings)	None	None	N/A	Yes	N/A	None	None	No
AOC 2 - Agricultural Use	The western and central portions of the Site were historically used for agriculture (i.e., tobacco growing and drying).	Before 1943 to 1990s	Possible impacts to areas of the property used for tobacco cultivation. Pesticides, fertilizers and herbicides were likely applied to the fields and were stored in the former barn/warehouse (see REC 3); and, two former barns located in the central and southeastern portions of the Site (AOC 8).	RCRA 8 Metals plus Cu, Ni, and Zn, Pesticides, Herbicides	Borings: L1985-7 L1985-15 Borings/Monitoring Wells: all wells	Yes	Borings/Monitoring Wells: B1/MW1, B2/MW2, B3/MW3, B4/MW4, B5/MW5 Borings: B6, B7, B8, B9, B11, B12, B17, B18, B19, B20, B32, B33	None	None	N/A	Yes	N/A	None	None	No

Table 5
Summary of Recognized Environmental Conditions and Areas of Concern
1985 Blue Hills Avenue Extension, Windsor, CT

Recognized Environmental Conditions (RECs) and/or Areas of Concern (AOCs)	REC/AOC Type/Location	Approximate Release Date(s)	Release and/or Potential Mechanisms	Contaminants of Concern (COCs)	Phase II Investigation Conducted (some explorations were completed by ZUVIC in 2023)	Has Release Occurred?	Phase III Investigation Performed	Exceedances of Soil Criteria	Exceedances of Groundwater Criteria	Exceedances of Vapor Criteria	Is Release Area Delineated?	Is Groundwater Plume Delineated?	Data Gaps - Soil	Data Gaps - Groundwater	Is Remediation Required?
AOC 3 - Exterior Oil-filled Transformers	Two transformers in the northeastern portion of the Site; one transformer near the northeastern corner of the building; one transformer west of the loading docks; and, two transformers and/or electrical equipment near the northwestern corner of the stormwater detention basin.	Circa 2001 to Present	A spill of less than 1 gallon of oil was documented at one of the six transformers, which was contained and removed and therefore is not considered a REC; however there is still the potential of other leaks associated with the oil-filled pad-mounted transformers.	ETPH, PCBs	Borings: L1985-12 L1985-13 L1985-14	Yes	Borings: B15, B16, B33, B34	None	None	N/A	Yes	N/A	None	None	No
AOC 4 Suspected Dumping Area	Historical dumping was identified throughout the Site as indicated in a 2000 Phase I ESA. During a 2021 Phase I ESA, a sign was observed at the southeast corner of the Site that read "No Dumping".	Before 1943 to Present	Small amounts of trash was observed near the "No Dumping" sign; potential illegal dumping may have occurred in this area.	ETPH, SVOCs, VOCs, RCRA 8 Metals plus Cu, Ni, and Zn, Pesticides, Herbicides, PCBs	Boring L1985-11	Yes	Borings:B21, B22 Boring/Monitoring Well B23/MW7	PAHs > RDEC, I/C DEC at B21 0-2 fbg Leachable dieldrin > GWPC at B23/MW7 0-2 fbg Leachable lead > GA PMC at B23/MW7 0-2 fbg	None	N/A	Yes	N/A	Additional evaluation may be desired near B21 and B23/MW7	None	Yes
AOC 5 - Former JDS Uniphase Site Operations	The Site was developed with the current building circa 2000 and occupied by a fiber optic component manufacturer (JDS Uniphase (JDS)) until 2004. JDS manufacturing and likely use of chemicals were apparently conducted in two production areas, a clean room and loading dock area. JDS was a small quantity generator (SQG) of hazardous waste including acids, caustics, spent solvents and ignitable wastes.	Circa 2001 to 2004	Leaks and spillage associated with chemicals and hazardous waste.	ETPH, VOCs, SVOCs, Alcohols, RCRA 8 Metals plus Cu, Ni, and Zn, PFAS, 1,4-Dioxane	See AOC 1 for borings/monitoring wells	Yes	Borings/Monitoring Wells: B1/MW, B2/MW2, B3/MW3, B4/MW4, B5/MW5 (see AOC 1 for additional pertinent borings) Borings: B35, B36, B37, B38, B39 Soil Vapor Points: SV1 to SV18	None	None	No	No	None	Yes - evaluation of potential source areas beneath building is warranted and additional evaluation to delineate the nature, degree, and extent of PFAS detected in soil sample B36 05-1.5 fbg is warranted	None	Unknown
AOC 6 - Two Emergency Generator Diesel ASTs	See REC2	Circa 2001 to Present	Leaks and spillage associated with diesel ASTs associated with the emergency generators, including tank overfills.	ETPH, PAHs, VOCs	See REC 2 for borings	Yes	See REC 2 for borings	ETPH >RDEC at B10 0.3-1 fbg	None	N/A	Yes	N/A	Additional investigation may be desired at and near B10	None	Yes
AOC 7 - Former Culbro 7,000-gallon Underground Storage Tank (UST)	A former 7,000-gallon UST was located north of eastern end of barn/office structure	Before 1943 to 1994	Leaks from the tank and surficial releases during tank filling associated with use of the UST to heat the structure; the UST may have been compromised during the 1994 barn/warehouse fire remediation and cleanup (see REC 3).	ETPH, PAHs, VOCs	Boring/Monitoring Well: B24/MW6 Boring: B25	No	Boring/Monitoring Well: B24/MW6 Boring: B25	None	None	N/A	N/A	N/A	None	None	No
AOC 8 - Two Additional Former Barns	Two barns were located in the central and southeastern portions of the Site. The barns were presumably used for tobacco drying.	Before 1943 to 1990s	Spills and leaks from potential storage of pesticides, fertilizers, herbicides and other chemicals.	ETPH, SVOCs, VOCs, pesticides, herbicides, RCRA 8 Metals plus Cu, Ni, and Zn	Borings: B1/MW, B2/MW2, B3/MW3, B19, B20	Yes	Partially complete	Chlordane > RDEC at B20 0-2 fbg	None	N/A	No	N/A	Additional evaluation near southeastern barn is warranted	None	Yes at southeastern barn
AOC 9 - Potential Off-Site Sources	The undeveloped parcel of land (1995 Blue Hills Avenue Extension) located west of the Site and other nearby properties were used for agricultural purposes (i.e., tobacco cultivation).	Before 1943 to 1990s	Possible impacts from adjacent and upgradient properties may have occurred from their use for agricultural purposes. Pesticides, fertilizers and herbicides were likely applied on the farmed fields and may have contaminated groundwater.	ETPH, pesticides, herbicides, RCRA 8 Metals plus Cu, Ni, and Zn	Borings/Monitoring Wells: L1985-6MW	Yes to groundwater	L1985-6MW (groundwater monitoring)	None	ETPH > GWPC, Res GWVC, I/C GWVC, SWPC	N/A	N/A	Yes	None	None	No

Notes and Abbreviations:

PAHs: Polynuclear Aromatic Hydrocarbons
VOCs: Volatile Organic Compounds
PFAS: Per- and Polyfluoroalkyl Substances
ETPH: Extractable Total Petroleum Hydrocarbons
PCBs: Polychlorinated Biphenyls
PG = propylene glycol
SVOCs: Semi-Volatile Organic Compounds
EG = ethylene glycol
fbg = feet below grade
L1985-#, L1985-#MW = Boring and/or monitoring wells advanced and/or installed by others in 2021
B#, B#/MW: Boring and/or monitoring wells advanced and/or installed by ZUVIC in 2023
N/A : Not Applicable

Appendix A

Previous Site Reports and Documentation

Stantec

1985 Blue Hills Avenue Extension
Windsor, CT
Phase I Environmental Site Assessment

July 13, 2021

Prepared for:

Eversource Energy Service Company
107 Selden Street,
Berlin, CT 06037

Prepared by:

Stantec Consulting Services Inc.
100 Pearl Street
10th Floor
Hartford, CT 06103

Project No.: 195602175

Sign-off Sheet and Signatures of Environmental Professionals

This document entitled Phase I Environmental Site Assessment was prepared by Stantec Consulting Services Inc. (“Stantec”) for the account of Eversource Energy (the “Client”). Any reliance on this document by any third party is strictly prohibited. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

Author: 

Melissa Bezanson
Project Manager, PMP

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Quality Reviewer: 

Eric J. Boswell, LEP
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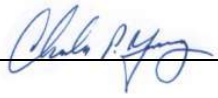
Independent Reviewer: 

Charles Young, LSP
Associate, Senior Project Manager

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Abbreviations

AAI	All Appropriate Inquiry
ACM	Asbestos-containing material
AOC	Area of Concern
AST	Aboveground Storage Tank
ASTM	ASTM International
BER	Business Environmental Risk
CAA	Clean Air Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
CL&P	Connecticut Light and Power
CGS	Connecticut General Statutes
CREC	Controlled Recognized Environmental Conditions
CSM	Conceptual Site Model
CT DEP/CT DEEP	Connecticut Department of Environmental Protection / Connecticut Department of Energy and Environmental Protection
CWA	Clean Water Act
ELUC	Environmental Land Use Control
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
ft msl	Feet above mean sea level
HREC	Historical Recognized Environmental Conditions
HWMU	Hazardous Waste Management Unit
LBP	Lead-based paint
LUST	Leaking Underground Storage Tank
NESHAP	National Emissions Standard for Hazardous Air Pollutants
PAHs	Polynuclear Aromatic Hydrocarbons



PCBs	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
SCGD	Site Characterization Guidance Document
SWMU	Solid Waste Management Unit
TSCA	Toxic Substance Control Act
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VOCs	Volatile Organic Compounds

1.0 EXECUTIVE SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed a Phase I Environmental Site Assessment (ESA) report of the property located at 1985 Blue Hills Avenue Extension, Windsor, Connecticut (the "Property", "subject Property" and/or "Site"), on behalf of Eversource Energy Service Company as agent for The Rocky River Realty Company (Eversource) (the "Client"). The work was performed according to Stantec's proposal and terms and conditions dated May 14th, 2021 and accepted by the Client on May 17th, 2021. Eversource (the "User") has been designated as the User of this report.

The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) Designation E 1527-13, All Appropriate Inquiry (AAI) as defined by the US-EPA in Title 40 of the Code of Federal Regulations, Part 312, and Connecticut Department of Energy and Environmental Protection (CT DEEP) Site Characterization Guidance Document (SCGD), revised December 2010, except as may have been modified by the scope of work, and terms and conditions, requested by the Client.

The Property consists of approximately 19.42 acres of land developed with a single story 165,000 square foot masonry / slab on grade constructed building used as office space and a data center. The building is surrounded by asphalt parking lots and landscaped areas. The Property is owned by Indus Development I LLC of Bloomfield CT. Eversource currently leases and operates the Property as office space for a call/data center. The Property and surrounding area are zoned as "I" for industrial use. The surrounding land uses are summarized below.

- North: Blue Hills Avenue Extension (State Route 187) is a 4-lane divided road bordering the Property to the north. Community Health Resources and CIGNA office buildings are present across the road.
- South: Day Hill Road borders the Property to the south, which is also the municipal boundary between Towns of Windsor and Bloomfield. A parcel of land across the road is used as an agricultural field and developed with an industrial building occupied by CTEC Solar, LLC (solar supplier) and Lesro Industries (furniture manufacturer).
- East: An undeveloped parcel of land adjoins the Property to the east (1975 Blue Hills Avenue Extension), which includes a grassed area contiguous with landscaping from the subject Property, a wooded area, and a cleared area. This parcel was historically used for agriculture.
- West: An undeveloped parcel of land adjoins the Property to the west (1995 Blue Hills Avenue Extension) which is in use for agriculture (i.e., tobacco).

At the time of the site visit, the building occupancy was reduced due to the COVID-19 pandemic. Property location and vicinity maps are illustrated on Figures 1 and 2, respectively. A Site Plan illustrating the main features of the Property is provided as Figure 3. Photographs taken during the site reconnaissance visit are provided in Appendix A.

Historically, the Property was used for agricultural land (tobacco fields) and residential dwellings. The Property was then developed with the current site building in 2001 and occupied by JDS Uniphase (JDS), a fiber optic component manufacturer until 2004 when it then became occupied by Eversource as office space for a call/data center to the present day. JDS was a small quantity generator (SQG) of hazardous

waste (greater than 100 kilograms and less than 1,000 kilograms per month). Manifested hazardous wastes included ignitable waste, corrosive acids, corrosive bases, and spent solvents.

This Phase I ESA has revealed evidence of the following recognized environmental conditions (RECs) and/or areas of concern (AOCs) in connection with the Property:

Recognized Environmental Conditions

As defined under ASTM E1527-13, this assessment has revealed evidence of the following four RECs in connection with the Property:

REC-1: DIESEL FUEL RELEASE AT THE LOADING DOCKS

A release of diesel fuel occurred at the loading dock area of the building on the Property on May 16, 2011. Diesel fuel was released to storm drains and subsequently a detention basin located to the southeast of the building. The release was contained, and hard surfaces cleaned of residual fuel. Subsurface investigations were not performed to evaluate impacts to the soil and groundwater beneath the asphalt/concrete and/or detention basin. The documented release of diesel fuel to the exterior surfaces, storm drains, and detention basin is considered a REC.

REC-2: COOLANT RELEASE FROM EMERGENCY GENERATOR

The Property uses two backup power emergency generators. One generator is located within the parking lot to the southwest of the building, and the other generator is adjacent to the west of the loading docks. Each generator contains a diesel storage tank with capacities of 4,400 gallons (adjacent to the loading dock) and 3,100 gallons (southwest of the building in the parking lot). A hose failure on one of the two emergency generators resulted in the release of 40-gallons of coolant to the floor of the generator enclosure. Approximately 5-gallons of coolant seeped through the seams of the enclosure onto the concrete pad and trap rock on the exterior. An environmental contractor performed the cleanup, however subsurface impacts were not evaluated. The documented release presents a REC to the Property. The records provided did not identify which generator was the source of the release therefore both generators are considered the potential location of a REC.

REC-3: HISTORICAL BARN/WAREHOUSE FIRE

In May 1994, a former barn/warehouse located in the southwestern portion of the Property was destroyed by a structure fire. The fire was suppressed using water. The barn/warehouse had been used for storing pesticide, herbicides, and other chemicals. Samples of air, surface wipes, surface water runoff from fire suppression and surface soil were collected immediately following the fire and tested for specific pesticides, which were detected in one runoff water sample. The confirmed release of pesticides presents a REC to the Property.

REC-4: RELEASE FROM SNOW REMOVAL EQUIPMENT

Heavy equipment for snow removal is occasionally stored at the east end of the north parking lot. Oily pavement staining was observed in this area and one of the stains appeared wet from a recent equipment leak. The wet stain intersected a pavement crack presents a REC to the Property.

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Areas of Concern

In accordance with the SCGD, this assessment has identified the following four AOCs at the Property in addition to the four RECs listed above.

AOC-1: LOADING DOCKS, STORM DRAIN, AND SOUTHEAST STORMWATER DETENTION BASIN

The vicinity of the loading dock and associated stormwater drainage system (catch basins, detention basin, and piping) constitutes an AOC due to potential historical releases associated with transfers of chemicals and hazardous wastes; hydraulic oil leaks from the operations of two hydraulic compactors; and discharges from the loading dock area to the detention basin through the stormwater drainage system.

AOC-2: HISTORICAL AGRICULTURAL USE

The west and central areas of the Property were historically used for agricultural (i.e., tobacco) from before 1934 and through the 1990's. Various pesticides, fertilizers and possibly herbicides were likely applied on fields at the Property and were stored in the former barn/warehouse identified under REC-3. A 6,750–gallon heating oil underground storage tank (UST) was reportedly located adjacent to the structure. Additionally, hazardous building materials were identified in the barn/warehouse including lead paint and asbestos containing materials (ACM). The historical agricultural use across the west and central portions of the Property and the vicinity of the former warehouse/barn constitutes an AOC.

AOC-3: EXTERIOR OIL-FILLED ELECTRICAL TRANSFORMERS

The Property contains three pad-mounted oil-filled electrical transformers. A spill of less than one gallon of oil was documented at one of the transformers, which was contained and removed and is not considered to meet the criteria of a REC. However, the storage of oil and operation of the oil-filled transformers are considered to meet the criteria of an AOC. The transformer areas are located at the southeast exterior of the building west of the loading docks, northeast of the north parking lot, and along the northwest of the building exterior.

AOC-4: SUSPECTED DUMPING AREA

Historical dumping was noted in numerous areas across the target property of a 2000 Phase I ESA, which included the subject Property. A sign was observed at the southeast forested area of the Property that read "No Dumping". A small amount of trash was observed in this area. The sign is an indication that illegal dumping may have occurred in this area, which is indicative of an AOC. No other dump areas were observed on the Property during the site reconnaissance for this Phase I ESA.

Property Transfer Law

Based on the information obtained and reviewed during this Phase I ESA, documentation of former hazardous waste activities were identified that indicates that the Property would likely meet the definition of an "establishment", as defined by Connecticut General Statutes (CGS) Section 22a-134 et seq. (Connecticut Property Transfer Law) if a transfer occurred.

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In consideration of the RECs and AOCs identified above, and the Property status under the Property Transfer Law, a Phase II Site Investigation is recommended.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.

2.0 INTRODUCTION

The objectives of this Phase I ESA were to:

1) Perform AAI into the past ownership and uses of the Property consistent with good commercial or customary practice as outlined by ASTM in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13. "All Appropriate Inquiry" (AAI) is the process for evaluating a property's environmental conditions for the purpose of qualifying for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) following final rule of Part 312 of Title 40, Code of Federal Regulations (40 CFR Part 312).

2) Evaluate the status of the Property with respect to the Connecticut Property Transfer Law and the definition of an "establishment", as defined by CGS Section 22a-134 et seq., and to develop a preliminary conceptual site model (CSM) in accordance with the SCGD.

The purposes of this Phase I ESA were to identify, to the extent feasible, adverse environmental conditions including RECs and AOCs at the Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions ("HRECs"), and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

- Due to any release to the environment.
- Under conditions indicative of a release to the environment; or
- Under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a REC that has occurred in connection with a property but has been addressed to the satisfaction of the applicable regulatory authority and meets current unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the environmental professional (EP) must determine whether the past release is a REC when the current Phase I ESA is conducted (e.g., if there has been a change in the regulations). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to

remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).

As defined by ASTM, RECs can include hazardous substances or petroleum products present under conditions in compliance with laws if that presence represents a material threat of future release. The presence of hazardous substances or petroleum products is, however, not a REC if that presence is a *de minimis* condition. *De minimis* conditions are minor occurrences of contamination that generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies. ASTM also considers the potential for a business environmental risk (BER), defined as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of the Property, not necessarily limited to those environmental issues required to be investigated by the ASTM standard. Consideration of BERs may involve addressing one or more ASTM non-scope considerations.

SCGD defines AOCs as locations or areas at a site or property where hazardous wastes and/or hazardous substances, inclusive of petroleum products, have been or may have been used, stored, treated, handled, disposed, spilled, and/or released to the environment. In accordance with the SCGD, the Phase I ESA was conducted to evaluate current and historical uses of the Property and the activities that have been conducted at the Property in order to identify AOCs where release(s) to the environment has the potential to have occurred.

This Phase I ESA was conducted in accordance with our proposal to Eversource dated 14 May 2021 and Client's authorization on 17 May 2021. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform an independent evaluation of the purchase or lease price of the Property and its relationship to current fair market value. The conclusions presented in this Phase I ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-13 notes that the availability of record information varies from source to source. The User or EP is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

- Information that is publicly available;
- Information that is obtainable from its source within reasonable time and cost constraints; and
- Information that is practicably reviewable.

2.1 PROPERTY DESCRIPTION

The subject Property located at 1985 Blue Hills Avenue Extension, in Windsor, CT consists of approximately 19.42 acres of land developed with a single story 165,000 square foot masonry / slab on

grade constructed building used as office space and a data center. The building is surrounded by asphalt parking lots and landscaped areas. The Property is owned by Indus Development I, LLC of Bloomfield CT. Eversource currently leases and operates the Property as office space for a call/data center. The Property and surrounding area are zoned as "I" for industrial use. The surrounding property uses are summarized below.

- North: Blue Hills Avenue Extension (State Route 187) is a 4-lane divided road bordering the Property to the north. Community Health Resources and CIGNA office buildings are present across the road.
- South: Day Hill Road borders the Property to the south, which is also the municipal boundary between Towns of Windsor and Bloomfield. A parcel of land across the road is used as an agricultural field and developed with an industrial building occupied by CTEC Solar, LLC (solar supplier) and Lesro Industries (furniture manufacturer).
- East: An undeveloped parcel of land adjoins the Property to the east (1975 Blue Hills Avenue Extension), which includes a grassed area contiguous with landscaping from the subject Property, a wooded area, and a cleared area. This parcel was historically used for agriculture.
- West: An undeveloped parcel of land adjoins the Property to the west (1995 Blue Hills Avenue Extension), which is in use for agriculture (i.e., tobacco).

At the time of the site visit, the building occupancy was reduced due to the COVID-19 pandemic. Property location and vicinity maps are illustrated on Figures 1 and 2, respectively. A Site Plan illustrating the main features of the Property is provided as Figure 3. Photographs taken during the site reconnaissance visit are provided in Appendix A.

2.2 SPECIAL TERMS, CONDITIONS, AND ADDITIONAL ASSUMPTIONS

There were no special terms, conditions, or additional assumptions associated with this Phase I ESA.

2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the Property.

This report provides an evaluation of selected environmental conditions associated with the Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information received from others.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available, and the results of the work. They are not a certification of the Property's environmental condition.

The client did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the Property or in connection with the Property. Stantec did not obtain historical records that document the entire property history in 5-year intervals. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Property, the absence of this information did not affect the ability of the EPs to identify AOCs, RECs, HRECs, CRECs, or *de minimis* conditions.

This report has been prepared for the exclusive use of the Client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities, or claims, howsoever arising, from third party use of this report.

Project Specific limiting conditions are provided in Section 2.2.

The conclusions are based on the conditions encountered at the Property by Stantec at the time the work was conducted.

As the purpose of this report is to identify property conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Property is beyond the scope of this assessment.

The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the Property which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of Federal, state, provincial or local governmental agencies. It is recommended that issues raised by the report should be reviewed for the client by its legal counsel.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the Property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an EP. The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix B.

3.0 USER-PROVIDED INFORMATION

ASTM E1527-13 describes responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" into the Property. The ASTM standard requires that the EP request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or *de minimis* conditions in connection with the Property. Towards that end, Stantec requested that the User provide the following documents and information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire and/or Interview	Yes	The User questionnaire was completed by Ms. Kaitlyn Weider of Eversource Energy Service Company on 24 May 2021. Per the responses in the questionnaire provided in Appendix C, Ms. Weider was not aware of environmental liens, activity use restrictions, or specialized knowledge of the Property.
Environmental Liens or Activity Use Limitations	No	A title/ lien / AUL search was not performed as part of this assessment.
Previous Environmental Permits or Reports Provided by User	Yes	A list of the documents provided by the User is given below. A summary of the documents follows this table. • *Subdivision #208N – Re-approval, 90-day filing extension, JDS, 1975, 1985, 1995 Blue Hills Avenue Extension, I-1 Zone, Alford/Griffin Land (correspondence),* Town of Windsor Planning and Zoning Commission, January 19, 2001. • *Correspondence from Environmental Property Management, "FOG tank issues" dated* March 15, 2012. • *Phase I Environmental Site Assessment, 65 Acres on Day Hill Road, Windsor CT*, GeoQuest Inc., May 2000 • *Correspondence from CT DEP to Andrew Lord and Murtha Cullina LLP, acknowledging Form I receipt,* October 25, 2001. • *Property Condition Report, 1985 Blue Hills Avenue Extension, Windsor, CT,* by EnviroBuisness, Inc. (EBI), February 27, 2001.

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Description of Information	Provided (Yes / No)	Description and/or Key Findings
		• *Fireman's Fund Loss Prevention Report, Griffin Land & Nurseries, Inc.* January 6, 2006. • *Exhibit C – Site Plan for Amended and Restated Leas with Rocky River Development Company, for Griffin Center Development I, LLC, 1985 Blue Hills Avenue Extension* dated May 4, 2004. • *Infrared Survey Results, Multiple Properties,* for Griffin Land & Nurseries, Infrared Testing Inc., August 30, 2010. • *Appraisal Report, 1985 Blue Hills Avenue Extension, Windsor, CT*. CBRE, June 2, 2014. • *Spill Prevention, Control, and Countermeasures (SPCC) Plan, 1985 Blue Hills Ave Ext. Windsor, CT,* Fuss & O'Neill, May 2019. • Connecticut Light and Power (CL&P) Windsor Facility Shipment Inventory, May 2012 through July 2020. • CL&P Windsor Facility Spills, May 2012 through July 2020.
Purpose of the Phase I ESA		Due diligence in preparation for potential acquisition of the Property.

Stantec forwarded the ASTM recommended User Questionnaire to Ms. Kaitlyn Weider of Eversource. The completed User Questionnaire returned to us by Ms. Weider is included in Appendix C.

Documents provided by the User are summarized as follows:

- *Subdivision #208N – Re-approval, 90-day filing extension, JDS, 1975, 1985, 1995 Blue Hills Avenue Extension, I-1 Zone, Alford/Griffin Land (correspondence),* Town of Windsor Planning and Zoning Commission, January 19, 2001. This correspondence from the Town of Windsor to Alford Associates communicated an extension of a previous zoning application approval for an additional 90-days.
- *Correspondence from Environmental Property Management, "FOG tank issues" dated* March 15, 2012. This correspondence pertained to maintenance activities and deficiencies related to a food oil and grease separator system at the Property.
- *Fireman's Fund Loss Prevention Report, Griffin Land & Nurseries, Inc.* January 6, 2006. The report documented conditions of building and conduct of an initial loss prevention inspection for insurance purposes prior to occupancy by Northeast Utilities (NU). According to this report, NU intended to

occupy the premises effective March 2006. At the time of the inspection, the intended use was detailed as 15,000 square-foot data center, 10,650 square-foot bill printing operations, and 2,000 square-foot rack storage warehouse. Additionally, the report noted two emergency generators for back-up power supply. The only deficiency noted by the report was insufficient sprinkler system for the warehouse portion of the building. No above ground storage tanks, underground storage tanks, or chemical storage areas were noted in the report.

- *Phase I Environmental Site Assessment, 65 Acres on Day Hill Road, Windsor CT*, GeoQuest Inc., May 2000. This Phase I ESA reviewed environmental conditions on multiple parcels including the Property and lots 1995 (adjoining the Property to the west) and 1975 (adjoining the Property to the east). The 2000 Phase I ESA was conducted before the development of the current building. At the time of the site inspection for the 2000 Phase I ESA, the Property was noted to be wooded, with evidence of dumping (household trash, white goods, and auto parts) present. The GeoQuest Inc. ESA did not identify any evidence of spills, discharges, or hazardous waste generation, treatment, or storage on the Property. The 2000 Phase I ESA did cite the historical agricultural use and inferred likely usage of pesticides and herbicides. While no evidence of hazardous waste generation was observed, hazardous waste manifests from 1988 an1994 indicated that drums of hazardous waste had previously been generated (excess pesticides / herbicides) and shipped off-site for disposal. The report also noted there was a fire in May 1994 that destroyed a large barn structure previously on the Property. In response to the fire and subsequent concern about potential releases of lead paint, petroleum, asbestos, and pesticides to the environment, environmental contractors were retained to remove asbestos containing materials, lead paint, and remove a 6,750-gallon UST. No evidence of release was observed upon UST removal, and reportedly confirmation samples were collected which indicated that no contamination was detected. Fuss and O'Neill collected one surface soil and three surface water samples from the Site. Surface water samples were collected from the reported runoff collection points proximal to the former barn. Pesticides were only detected in one water sample, at a concentration below the CT RSR (in 1994). Three wipe samples were also collected from the surrounding buildings to determine if pesticides were transported via smoke. The Fuss and O'Neill Report (August 1994) was appended to the 2000 Phase I ESA by GeoQuest, however analytical results were not included within the attachment.

- *Correspondence from CT DEP to Andrew Lord and Murtha Cullina LLP, acknowledging Form I receipt,* October 25, 2001. A Form I for the Property was submitted on July 13, 2000 with supporting information including a Phase I Environmental Report on September 25, 2001. The Form I filing indicates that there had not been a discharge, spillage, uncontrolled loss, seepage, or filtration of hazardous waste at the Property. CT DEP acknowledged the Form I filing.

- *Property Condition Report, 1985 Blue Hills Avenue Extension, Windsor, CT,* by EnviroBuisness, Inc. (EBI), February 27, 2001. This report was prepared during construction of the current 165,000 square foot building. Per the report, JDS/Uniphase was the tenant / occupant at the time of preparation. The report found the Property to be in good to excellent condition. No items of environmental concern were noted.

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- *Incident Report and Correspondence– Car Fire on April 29, 2009,* from Northeast Utilities (now Eversource) to Griffin Property Management on April 29, 2009. An employee's car caught fire in the parking lot. No environmental releases were identified, and a sheen was not apparent on runoff associated with water used to suppress the fire.
- *Infrared Survey Results, Multiple Properties,* for Griffin Land & Nurseries, Infrared Testing Inc., August 30, 2010. The purpose of the inspection was to locate and identify thermal anomalies in electrical components that may lead to failure. No anomalies were identified for the Property.
- *Appraisal Report, 1985 Blue Hills Avenue Extension, Windsor, CT.* CBRE, June 2, 2014. At the time of the 2014 appraisal, the Property was occupied by Northeast Utilities (now Eversource). No items of environmental concern were identified in the report.
- *Spill Prevention, Control, and Countermeasures (SPCC) Plan, 1985 Blue Hills Ave Ext. Windsor, CT, Fuss* & O'Neill, May 2019. The SPCC plan summarizes petroleum storage areas on the Property and details response procedures. Petroleum storage areas are discussed in more detail in Section 5.0.
- Windsor Facility Spills, November 2005 through February 2019, database. These spills are discussed in Section 4.2.1.
- Windsor Facility Shipments, May 2012 through July 2020, database. The database included details of manifested wastes from the time CL&P (a.k.a. Northeast Utilities-now Eversource) occupied the Property through July 2020. The Generator names were listed as CL&P-Windsor Service Center from May 2012 to February 2015, and CT Electric-Windsor Service Center from February 2016 to July 2020. No hazardous wastes were manifested during this period. Manifested wastes included universal wastes including lead acid batteries, fluorescent light fixtures/bulbs/ballasts, incandescent lamps, and used electronics.

The User provided information is included in Appendix C.

4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Property and surrounding area and evaluate if past uses may have resulted in RECs or AOCs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Property. During the review of historical records, Stantec attempted to identify uses of the Property from the present to the first developed use of the Property. Stantec's research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Property is provided in the table below with additional details in the following subsections

Topography:	The Property is located within the USGS Windsor Locks, Connecticut Quadrangle at approximately 180 to 185 feet above mean sea level (msl). The Property and surrounding area are relatively level with an overall gentle grade downward to the east.
Soil/Bedrock Data:	Surficial soils are mapped as sandy loam underlain by Portland Arkose, a reddish-brown arkose sandstone at an estimated depth of 175 feet below the ground surface (Rodgers, 1985).
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	Per CT DEEP groundwater classification mapping, the Property is mapped as GA, indicating that groundwater is presumed suitable for use as a potable water supply without treatment. The groundwater flow direction is inferred to be easterly based on regional topography and surface waterbodies that are present. The depth to groundwater is anticipated to occur between approximate 10 and 20 feet below the ground surface.
NOTE: Site-specific groundwater flow direction and depth can only be determined by conducting site-specific testing, which Stantec had not conducted at the time of the Phase I ESA site reconnaissance.	

4.1.1 Property Topography and Surface Water Flow

Consistent with topographic maps of the Property, the general ground surface was observed to be relatively level with gentle grades toward stormwater catch basins. The elevation range at the Property is approximately 180 to 185 feet above mean sea level (msl), with the exception of lower points within the stormwater detention basins. Culbro Lake is located 350 feet northeast of the Property and in an office park. The Farmington River is present approximately 4,000 feet due north. Manmade surface water features for stormwater were observed; therefore, stormwater runoff will preferentially flow towards the

area catch basin and detention basins, which are located in the northeast and southeast areas of the Property.

4.1.2 Regional and Property Geology

According to the USDA Soil Conservation Service (SCS), surficial soils are sandy loam, to a depth of 16-inches, underlain by gravelly sandy loam to 24 inches below ground surface, transitioning to gravelly sand from 24-59 inches. Field observations during the Site reconnaissance were consistent with the mapped descriptions.

The bedrock underlying the Site is mapped as Portland arkose, reddish-brown sandstone.

4.1.3 Regional and Property Hydrogeology

The shallow water table is often a subdued expression of surface topography. Shallow groundwater generally flows from areas of groundwater recharge, such as hills and broad uplands, to areas of groundwater discharge, such as wetlands, rivers, and lakes. Based on the local surface topography, local shallow groundwater is expected to flow east or northeast, away from a ridge to the west of the Property and towards the Farmington River to the north and other unnamed ponds to the east of the Property. Other man-made features such as wells, roads, filled areas, buried utility lines and sewers, and drainage ditches may alter the natural shallow groundwater flow direction. The estimated depth to shallow groundwater is approximately 10 to 20 feet below the ground surface based on the elevations of surface water in the vicinity of the Property.

The Property is within an area mapped as Zone X, which is defined as an area of minimal flood hazard. A copy of the Federal Emergency Management Agency (FEMA) FIRMette flood map is included in Appendix F.

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from EDR Inc., a third-party environmental database search firm. The database search report was ordered by Eversource and provided to Stantec for review. In addition to the Property, the database search included the parcels to the east and west as part of the Target Property. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix D.

Stantec evaluated the information listed within the database relative to potential impact to the Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Property. As described in 4.1.3, the inferred shallow groundwater flow direction is likely to north and east. Observations about the Property and surrounding sites made during the Property reconnaissance are provided in more detail in Section 5.

4.2.1 Listings for Property

The Property was identified in the environmental database report in the following databases:

SPILLS: The following notable spills were listed for the Property in the database:

- October 18, 2019 – Two gallons of hydraulic oil were released due to an equipment hose failure, reported by Eversource. No response action was required, the spill was cleaned by application of sand.
- June 1, 2017 – A release of approximately 50-gallons of antifreeze to the ground surface occurred due to a generator radiator hose failure. Corrective action was reported as contained and an environmental contractor (Clean Harbors) responded.
- May 16, 2011 – A fuel tank failure occurred which impacted surface water via catch basin and ground surface. The release was cleaned up using a vacuum truck and boom. The report record indicated an estimated release of one gallon. Eversource records provided for review indicated the vacuum truck removed 661 gallons of diesel contaminated water from the two impacted storm drains and detention basin.

Emergency Response Notification System (ERNS): Diesel fuel spill from an unknown source, extending from a loading dock into two storm drains and retention pond. The source was suspected to be attributed to a third-party delivery truck. Quantity of fuel released was unknown. This database listing is associated with the May 16, 2011 incident mentioned above and considered indicative of a REC for the Property.

Resource Conservation and Recovery Act (RCRA) Non-Generators / No Longer Regulated (Non Gen / NLR): The hazardous waste handler was identified as JDS Uniphase Corporation, EPA ID CTR000502229. The listing indicated the generator is no long active / regulated. Previously, JDS Uniphase was listed as a small quantity generator (SQG, greater than 100 kilograms, less than 1,000 kilograms per month) in 2002 and 2004.

Facility Index System/Facility Registry System (FINDS): JDS Uniphase was listed in the FINDS database for the Property address. This database is an inventory of facilities monitored or regulated by EPA. The FINDS listing for JDS Uniphase is a result of the hazardous waste activities monitored under RCRA.

Enforcement & Compliance History Information (ECHO): The listing is associated with JDS Uniphase Corp operations. No violations were identified.

CT MANIFEST: Hazardous wastes were manifested by JDS Uniphase in 2007 and 2002 under EPA ID CTR000502229. Hazardous wastes identified by the database record include F002 ignitable wastes, F003 spent nonhalogenated solvents (Flammable Liquid N.O.S.), D001 ignitable wastes (hydrogen

peroxide aqueous solution), D002 corrosive waste acidic organic solids and corrosive waste basic organic liquids, D011 silver, and D008 lead.

4.2.2 Listings for Nearby Sites with Potential to Impact Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions on adjacent and nearby sites to pose a REC, CREC, or HREC for the Property. The potential for contamination by hazardous substances or petroleum products to migrate to the Property from a nearby site, including by vapor migration or encroachment (i.e., potential for a vapor encroachment condition [VEC] was included in the evaluation.

The database listings in the vicinity of the Property pertained to sites that were downgradient and/or at a separation distance of greater than 500 feet. Stantec considers the listings in the database search report provided in Appendix D to not constitute a potential REC for the Property.

4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec checked the following sources to obtain information pertaining to Property use and/or indications of RECs in connection with the Property:

4.3.1 Local Health Department

Agency Name Contact Information	Finding
Town of Windsor Health Department 860-285-1823 Health@townofwindsorct.com	Stantec emailed the Health Department office on 5/18/21 and 6/2/21. A phone call was received from the Sanitarian (Michael Rotondaro) on 6/3/21, who did not have a recollection of any incidents or files for the Property. Mr. Rotondaro confirmed that water and sewer services were provided by the Metropolitan District Commission (MDC).

4.3.2 Town of Windsor Assessor's Office

Agency Name Contact Information	Finding
Town of Windsor Assessor townassessor@townofwindsorct.com Assessor's Property Cards (townofwindsorct.com)	Stantec obtained copies of the property card and assessor maps on 6/2/21 from the Town of Windsor's website. A copy of the property card is provided in Appendix F.

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4.3.3 Town of Windsor Building / Fire Marshal Office

Agency Name Contact Information	Finding
Town of Windsor Building / Fire Buildings@townofwindsorct.com Bbolasevich@townofwindsorct.com 860.285.1960 Deputy Fire Marshal, Rich Sheadshea@townofwindsorct.com 860.285.1970	Stantec emailed the Building / Fire Marshal's office on 5/18/21 and 6/2/21. On 6/14/21, the Deputy Fire Marshal, Rich Shea was interviewed over the phone. Mr. Shea recalled a fire incident at the Property occurring in 1994. A masonry slab-on-grade warehouse, which was owned by Culbro, had caught fire. The building was located along Day Hill Road. He indicated the department used water to suppress the fire and confirmed that fire suppression foam was not used. Reportedly, follow-up work to evaluate potential surface impacts from pesticides and hazardous building materials that may have been released during the fire was performed by CT DEP. Mr. Shea was not knowledgeable regarding the outcome CT DEP's evaluation, but did not recall any remediation measures.

4.3.4 CT Department of Energy & Environmental Protection (DEEP) Records

Agency Name, Contact Information	Findings
CT DEEP File Room Contact: Daychelle Ward (Daychelle.Ward@ct.gov) Online Database: CT DEEP Document eSearch	The CT DEEP files review included online database, electronic files available through CT DEEP's online portal, electronic files provided via email from CT DEEP, and a review of hard copy files at the public file room. Four hazardous waste manifests were listed on the DEEP online file database: - 8/29/2001 documenting disposal of acetone/methanol/ethanol, and benzoic acid. Generator listed as JDS Uniphase. - 2/20/2002 documenting disposal of acetone, methanol, State Regulated Waste, parts washer solution, naptha, xylene, MK, tetra hydromethanol, acetone debris. Generator was JDS Uniphase. - 8/7/2002 documenting disposal of acetone, methanol alcohol, state regulated waste, parts washer solution, epoxy resin, and polymer. Generator was recorded as JDS Uniphase. - 10/21/2002 documenting disposal of bisphenol (epoxy adhesive, perchloric acid, ceric ammonium nitrate). Generator was JDS Uniphase. Spill Report dated June 1, 2017 for a release of 50-gallons of antifreeze to ground surface of generator shed was identified.

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Agency Name, Contact Information	Findings
	Clean Harbors responded and the spill status is reported as closed. Additional spill reports were provided in the file; however, releases were minor (<1 gallon), and statuses were closed. DEEP Correspondence related to Notice of Violation (NOV) #WSWDH01223 issued to JDS Uniphase on December 26, 2001, following DEEP inspections on October 15th and 22nd, 2001. A copy of the NOV and corresponding inspection report was not included in the records provided; however, the following violations were cited in the subsequent correspondence: 1. Hazardous waste determinations were not conducted for NMP, iodine gold etch, gold sulfite, silver solution, activator, reducer solution, and red silver. 2. Failed to obtain an EPA Number. 3. Failed to file a biannual Hazardous Waste Report 4. Failed to maintain job titles, employee names, and job descriptions relating to hazardous waste management responsibilities. 5. Failed to conduct personnel training for employee who has hazardous waste management responsibilities. 6. Failed to record inspections of the hazardous waste storage area on a weekly basis. 7. Failed to provide secondary containment for hazardous wase storage area. 8. Failed to submit Contingency Plan to Authorities 9. Failed to provide a Contingency Plan that lists current names, addresses, and phone numbers of the people qualified to act as emergency coordinator. 10. Failed to provide a Contingency Plan that includes a brief outline of the capabilities of all emergency equipment at the facility, and alternate evacuation route. Resolution of the NOV was achieved per the closure letter April 23, 2002. *Briefing Paper Culbro Land Resources Fire*, Windsor, Connecticut, dated May 24, 1994 was identified. The paper indicted that two pesticides were stored in the barn/warehouse prior to the fire; 250 pounds of orthene (acephate) and 1,520 gallons of vydate-L (oxamyl). Additional contents within the structure were lime and cotton seed meal. Other information provided in the briefing paper was

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Agency Name, Contact Information	Findings
	consistent with details provided in the 1994 Fuss and O'Neill Report summarized in Section 3.0 that was appended to the GeoQuest Phase 1 ESA. Analytical data associated with the surface soil, surface water, and wipe sampling discussed in the 1994 Fuss and O'Neill Report related to the investigation of hazardous building materials and pesticides was identified. The analytical results for the two specified pesticide analysis in soil and surface water samples were reported as "ND" (not detected). *Culbro Office and Warehouse Fire Clean-up Summary Report,* Fuss and O'Neill, dated June 18, 1996 was identified. The report summarized the removal and cleanup activities at the former "Culbro office building" located at 1600 Prospect Hill Road Windsor, Connecticut following the fire in May 1994. The report documented the UST removal activities for a 6,750-gallon heating oil tank. The report indicates that no contamination was apparent or detected in tank grave samples, however no analytical results were provided in the file. Manifests associated with the debris disposal were included within the file, as well as an inventory of other chemicals potentially stored in the building. The inventory and report are provided in Appendix F. Three manifests for drums of residual pesticides were on file and indicated a generator address of 1600 Prospect Hill Road, Windsor, which was a historical street address for the Property prior to redevelopment in 2001. The manifests are associated with Generator ID CT1000007523, Culbro Tobacco. Manifested waste included hydroxide solution, waste pesticide solid, Hazardous Waste Liquid, Waste Parathion Mixture Dry, with a description of "cleaner w/chlorinated solvent & phenol". Dates on the manifests are 4/27/88.

4.4 HISTORICAL RECORDS REVIEW

4.4.1 Land Title Records/Deeds

Land title records, deeds, environmental liens, and activity and use limitation documentation were not provided by the User, and public records were not searched by Stantec.

4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by EDR. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Stantec's observations of the reviewed historical aerial photographs.

Year	Scale	Observations, Property and Adjoining Properties
1934-1944	1"=500'	In general, the Property and vicinity are used for agriculture and residential. Blue Hills Avenue and Day Hill Road border the Property to the north and south, respectively. A railroad is located to the southwest. The Property is developed with a former north-south road (Sumatra Road) in the east area (approximately where the southeast detention basin is currently located), six dwelling type structures along Sumatra Road, two barns and a barn/warehouse. The west area of the Property is part of a larger agricultural field that extends west. Wooded areas are located to the east and northwest.
1951-1963	1"=500'	The Property and surround areas are mostly unchanged with the exception that the barn located in the central area of the Property is no longer present.
1970-1972	1"=500'	The Property is unchanged. An industrial type of structure has been added to the parcel southeast of the Property across Day Hill Road.
1985	1"=500'	The Property is mostly unchanged, with the exception that a barn at the southeast area is no longer present. An industrial / commercial park has been developed to the north surrounding an unnamed pond. Additional industrial / commercial development has also occurred on the parcels to the southeast.
1989 -1992	1"=500'	The residential structures on the Property have been removed and Sumatra Road appears to be an unimproved roadway.
1995	1"=500'	The remaining barn/warehouse structure located along the south boundary of the Property has been demolished.
2005 - 2016	1'=500"	The Property has been redeveloped to the current configuration; a large rectangular commercial / industrial building has been built on the Property and is surrounded by asphalt parking. The adjoining parcel to the west remained and was used for agriculture. The parcel to the east includes a forested area and cleared land.

Name of aerial photograph source: EDR Aerial Photo Decade Package, April 15, 2021

4.4.3 City Directories

A third party was used to research available reverse city directories for the Property. Records were not available in 5-year intervals. The following is a summary of Stantec's review of the city directory listings:

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Subject/Adjoining Property	Year	Listed Occupants
Subject Property: 1985 Blue Hills Avenue Extension	1960, 1965	Residential
Adjoining Property: 1960 Blue Hills Avenue Extension	1960, 1965	Hook's Market
Adjoining Property: 1968 Blue Hills Avenue Extension	1960 1965 1977	Residential Vacant Ampro Pane
Adjoining Property: 1975 Blue Hills Avenue Extension	1956	Residential
Adjoining Property: 1997 Blue Hills Avenue Extension	1960, 1965, 1977	Residential
Adjoining Property: 2003 Blue Hills Avenue Extension	1960, 1965, 1977	Residential

Name of city directories and source: The EDR –City Directory Abstract, April 16, 2021

4.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Property uses.

Stantec requested fire insurance maps from EDR; however, no coverage exists for the Property. The Sanborn® Map Search Report indicating "no coverage" is presented in Appendix E.

4.4.5 Historical Topographic Maps

Stantec reviewed historical map USGS 7.5-minute Topographic Maps of the Windsor Locks, CT, Hartford North, CT, Avon, CT and Tariffville, CT Quadrangles (scales 1:24,000 1:25,000, 1:31,860, 1:62,500) to help identify past Property usage and areas of potential environmental concern.

No RECs were noted during our review of the topographic maps. Copies of the historical maps are provided in Appendix E. The following table summarizes the maps reviewed and our observations.

Year	Scale	Observations, Property and Adjoining Sites
1892-1906	1:62500 1:25000	There are no discernable features apparent on the Property. Blue Hills Avenue is located to the north. A railroad is to the southwest. The Farmington River is apparent to the north in addition to other ponds.

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Year	Scale	Observations, Property and Adjoining Sites
1928	1:24000	An unimproved roadway is shown in the east area of the Site the corresponds to Sumatra Road, and Day Hill Road has been constructed.
1945-1984	1:24000 1:31680 1:25000	Residential dwellings and barns are depicted in the east area and along the south boundary of the Property.
1992-1994	1:24000	The Property is not mapped.
2012	1:24000	There are no discernable features apparent on the Property. No structures are depicted. Route 187 borders the Property to the north and Day Hill Road to the south. The railroad is not indicated on the map.

USGS Topographic Map Source Sheets: Hartford North, Tariffville, Avon, and Windsor Locks Quadrangles provided by EDR.

4.4.6 Other Historical Sources

No other historical sources were researched.

5.0 SITE RECONNAISSANCE

A visit to the Property and its vicinity was conducted by Eric Boswell on May 18, 2021. Access to the Property was provided by Kaitlyn Weider of Eversource. Stantec was accompanied by Ms. Weider and Dan Beaudette, the Building Maintenance Mechanic, during the Property visit. Figure 2 provides information about the Property and adjoining sites and the location of identified RECs and AOCs. Photographs collected during the Property visit are included in Appendix A.

5.1 SITE RECONNAISSANCE METHODOLOGY

The site reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Property that may indicate the presence of RECs. The reconnaissance of the Property was conducted on foot and Stantec utilized the following methodology to observe the Property:

- Traverse the outer Property boundary.
- Traverse transects across the Property.
- Traverse the periphery of all structures on the Property.
- Visually observe accessible interior areas expected to be used by occupants or the public, maintenance and repair areas, utility areas, and a representative sample of occupied spaces.

Weather conditions during the visit to the Property were clear and sunny. There were no weather-related Property access restrictions encountered during the reconnaissance visit.

5.2 GENERAL DESCRIPTION

Property and Area Description:	The Property is in the southwest corner of Windsor, Connecticut and developed with a commercial/industrial style building at the center of the Property. The building is surrounded by paved driveways, parking lots, grass, and landscaping. The surrounding land is used for agriculture (south and west), commercial industrial (north, northeast, and southeast), undeveloped (east), and residential (east beyond agricultural fields).
Property Operations.	The Property is primarily used for office space for a call/data center. A control room and maintenance department are also located in the building. At the time of the site reconnaissance, the call center operations were being conducted remotely due to restrictions associated with the COVID-19 pandemic and building occupancy was minimal. Former operations additionally including billing and payment processing and cafeteria.
Structures, Roads, Other Improvements:	The Site building encompasses approximately 165,000 square feet. Two large (>1 acre) parking lots are located to the north of the building and two more large parking are located to its south. The

	building is rectangular with slab-on grade, steel framed construction, contemporary design, erected in 2001. A main driveway entrance is located along Blue Hills Avenue Extension, two additional driveway entrances are along Day Hill Road. The north and south parking lots are connected with a driveway along the west side of the building. A temporary office trailer used as the Eversource Mobile Response Center is located at the northeast corner of the north parking lot.
Property Size (acres):	19.42 acres
Estimated % of Property Covered by Buildings and/or Pavement:	65%
Observed Current Property Use/Operations:	The Property is used by Eversource as office space for a call/data center
Observed Evidence of Past Property Use(s):	None
Sewage Disposal Method (and age):	Municipal, since building construction in 2001
Potable Water Source:	Municipal
Electric Utility:	Eversource

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14):	• Miscellaneous small (<5 gallons) containers and aerosol cans were observed in two flammables storage cabinets in the maintenance room on the mezzanine level. The products included: detergents, lubricants, insect killers, paints, spray paints, propane, oil, paint thinner, gasoline, etc. • Four cans (15 to 30 pounds) of refrigerant were stored in a maintenance room cabinet. One of the refrigerants (R22) contains hydrochlorofluorocarbon.
Drums (≥ 5 gallons):	• Two 55-gallon plastic drums of antimicrobial and corrosion inhibiter were stored in the compressor room, which are used to treat water in the fire suppression system. • A 55-gallon drum for used cooking grease was observed at the southeast interior corner of the building. • Two empty drums were observed in the former check printing room.

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Observations	Description/Location

	• The waste storage room contained:
	  ○ Empty 55-gallon steel drum
	  ○ 55-gallon steel drum of hazardous waste (aerosol cans)
	  ○ 55-gallon steel drum of used oil
	  ○ Four 10-gallon steel drums of universal wastes (bulbs, batteries, etc.)
	  ○ 20-gallon plastic drum of hazardous waste (compressed gas cylinders)

Strong, Pungent, or Noxious Odors:	None detected.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
PCB-Containing Equipment:	None observed.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	• A 5-gallon container of gasoline was stored in the shed on the roof level for snow clearing equipment. • Three 20-pound refrigerant (non-hydrochlorofluorocarbon) tanks were stored in a storage room adjacent to the maintenance room. • Five welding gas cylinders (40 cubic feet each) were stored in the maintenance room. • The Property contains three pad-mounted transformers with oil reservoirs. • A pad-mounted transformer is along the south exterior (east end), adjacent to the loading docks, with a reported (SPCC plan) oil capacity of 413-gallons. • A pad-mounted transformer is to the northeast of the north parking lot with an estimated oil capacity of 150 to 200-gallons based on the kVA rating. • A pad-mounted transformer is along the north exterior of the building (west end) with an estimated oil capacity of 150 to 200-gallons based on the kVA rating. • A hydraulic oil reservoir tank is located in the elevator room with a reported (SPCC plan) capacity of 60-gallons. • The Property uses two hydraulic compactors, the oil reservoirs capacities are typically 20 to 30 gallons based on the compactors size. • The Property uses two backup generators located south of the building and which contain diesel storage

Observations	Description/Location
	tanks with capacities of 4,400-gallons and 3,100 gallons (refer to Section 5.7). • The data center computer servers are connected to an Uninterrupted Power Service (UPS). The UPS includes five rows of cabinets containing lead-acid batteries (approximately 450 to 500 units). No indications of corrosion, staining, leaks or other visual evidence of a release to the floor was observed in the vicinity of the cabinets.

5.4 INTERIOR OBSERVATIONS

Stantec made the following observations during the Property reconnaissance of the building interiors at the Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
Heating/Cooling Method:	The building uses three roof top units (RTUs) for the heating, ventilation, and air conditioning system (HVAC). The systems use natural gas for heating. The RTUs contain refrigerants, compressors, and heat exchangers for cooling.
Surface Stains or Corrosion:	One area of floor staining was observed in the hallway next to the former check sorting room. The visible area of the stain did not intersect a floor crack or joint.
Floor Drains and Sumps:	Floor drains were present in bathroom areas and janitor closets contained floor level mop sinks.
Waste Streams and Waste Collection Areas:	Wastes generated at the Property include general office trash/refuse, fat/oil/grease from the cafeteria's kitchen, universal waste from building occupancy, used oil from building systems, and hazardous waste from building maintenance activities. A waste storage room is located adjacent to the loading docks in the southeast area of the building. The waste storage room contained the following wastes: • 55-gallon steel drum of hazardous waste (aerosol cans) • 55-gallon steel drum of used oil • Four 10-gallon steel drums of universal wastes (bulbs, batteries, etc.) • 20-gallon plastic drum of hazardous waste (compressed gas cylinders) • Cardboard boxes of universal waste (spent fluorescent lamps and other mercury containing bulbs)

Observations	Description
	The Property uses two exterior hydraulic compactors that are located at the loading dock and are enclosed.
Other Interior Observations:	None observed.

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	None observed.
Stained Soil or Pavement:	Stained pavement was observed south the of the contractor's office trailer at the east end for the north parking lot. The staining was attributed to staged snow removal equipment. A recent oily stain was observed in this area and intersected a pavement crack.
Stressed Vegetation:	None observed.
Solid Waste Disposal:	No areas indicative of solid waste disposal was observed.
Potential Areas of Fill Placement:	No mounds, piles, or depressions suggesting the placement of fill material were observed on the Property.
Wastewater:	No exterior wastewater discharge was observed.
Stormwater:	Stormwater runoff from roof leaders and parking lot/driveway catch basins discharges to two stormwater detention basins. One stormwater detention basin was located in the northeast area of the Property, and the second detention basin was located in the southeast area of the Property. Both detention basins were dry at the time of the Site reconnaissance.
Wells:	No wells were observed.
Septic Systems:	No visible evidence of the existence of a septic system was observed.
Other Exterior Observations:	During the Site reconnaissance, a sign was observed at the southeast forested area of the Property that read "No Dumping". A small amount of trash was observed in this area.

5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the Site reconnaissance.

Former USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA.
Other Underground Structures:	Two concrete pads with steel covers were observed in the grassed area south of the loading docks. Reportedly by the site contacts, the structures overlie electrical vaults that were associated with a planned addition which was not constructed.

5.7 ABOVEGROUND STORAGE TANKS

Existing ASTs:	The Property uses two backup power generators, each is equipped with a subbase diesel AST and secondary containment. The generator adjacent to the loading dock contains a 4,400-gallon storage tank, and the generator southwest of the building contains a 3,100-gallon storage tank. No odors or visual indications of leaks or spillage around the generators was observed.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.

5.8 ADJOINING PROPERTIES

5.8.1 Current Uses of Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining sites:

NORTH	The site is developed with commercial office buildings, occupied by Cigna (health insurance) and Community Health resources (health care offices).
EAST	This site appears to be undeveloped.
SOUTH	This site appears to be undeveloped and used for agriculture
WEST	This site appears to be undeveloped and used for agriculture.

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining sites providing indications of past use and activities, if any, are described below.

NORTH	None observed.
EAST	None observed.
SOUTH	None observed.
WEST	None observed.

5.8.3 Pits, Ponds or Lagoons on Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds and lagoons on adjoining sites:

NORTH	None observed.
EAST	None observed.
SOUTH	None observed.
WEST	None observed.

5.9 OBSERVED PHYSICAL SETTING

Topography of the Property and Surrounding Area:	The ground surface slopes across the Property and vicinity are gentle or level. The overall downslope direction is to the east and northeast.

6.0 INTERVIEWS

Stantec conducted interviews with the following individuals:

Name and contact information	Relationship to Property	Key findings:
Dan Beaudette 1985 Blue Hills Ave. Ext. Windsor, CT 06095 860.607.6101 Dan.beaudette@eversource.com	Building Maintenance Mechanic	Mr. Beaudette provided information regarding building operations, chemical and waste storage activities, and the prior occupant. The building was constructed in 2001 and occupied by JDS Uni-phase between 2001 and 2004. JDS manufactured fiberoptic cables. The building was renovated between 2004 and 2006 for Eversource use. The concrete floor of the building was sanded during the renovation. Eversource formerly conducted bill and payment processing at the Property, which included sorting machines, printing and use of inks.
Kaitlyn Weider 107 Selden Street Berlin, CT 06037 860.665.3127 Kaitlyn.weider@eversource.com	Eversource Project Manager	Ms. Weider provided background/user information, and historical documentation. Ms. Weider indicated that the Property had formerly contained a barn/warehouse located along Day Hill Road, which was destroyed during fire in the 1990s. Ms. Weider also provided documentation of manifest, spills, and the SPCC plan for the Property.

Copies of interview notes are provided in Appendix G.

7.0 FINDINGS AND CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527 and SCGD of the Property located at 1985 Blue Hills Avenue Extension in Windsor, Connecticut. A summary of the Phase I ESA findings and conclusion is provided below.

7.1 LAND USE AND HISTORY

The Property consists of approximately 19.42 acres of land developed with a single story 165,000 square foot masonry / slab on grade constructed building. The building is surrounded by asphalt parking lots and landscaped areas. The Property is owned by Indus Development I, LLC of Bloomfield CT. Eversource currently leases and operates the Property as office space for a call/data center. The Property and surrounding area are zoned as "I" for industrial use.

Historically, the Property was used for agricultural land (tobacco fields) and residential dwellings. The Property was then developed with the current site building in 2001 and occupied by JDS Uniphase (JDS), a fiber optic component manufacturer until 2004. JDS was a small quantity generator (SQG) of hazardous waste (greater than 100 kilograms and less than 1,000 kilograms per month). Manifested hazardous wastes included ignitable waste, corrosive acids, corrosive bases, and spent solvents.

7.2 DATA GAPS

The federal AAI final rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a "data gap" as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the EP or the User. Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions from Scope of Work Referenced in Section 1.4:	None
Weather-Related Restrictions to Site Reconnaissance:	None
Facility Access Restrictions to Site Reconnaissance:	None
Other Site Reconnaissance Restrictions:	None
Data Gaps from Environmental Records Review:	None
Data Gaps from Historical Records Review:	None

Gap	Discussion
Data Gaps from Interviews:	None
Other Data Gaps:	None

7.3 PRELIMINARY CSM FINDINGS

Information gathered from interviews, reviews of existing data, and a Property inspection was evaluated to determine if RECs and AOCs are present in connection with the Property.

7.3.1 Recognized Environmental Conditions

As defined under ASTM E1527-13, this assessment has revealed evidence of the following four RECs in connection with the Property:

REC-1: DIESEL FUEL RELEASE AT THE LOADING DOCKS

A release of diesel fuel occurred at the loading dock area of the building on the Property on May 16, 2011. Diesel fuel was released to storm drains and subsequently a detention basin located to the southeast of the building. The release was contained, and hard surfaces cleaned of residual fuel. Subsurface investigations were not performed to evaluate impacts to the soil and groundwater beneath the asphalt/concrete and/or detention basin. The documented release of diesel fuel to the exterior surfaces, storm drains, and detention basin is considered a REC.

REC-2: COOLANT RELEASE FROM EMERGENCY GENERATOR

The Property uses two backup power emergency generators. One generator is located within the parking lot to the southwest of the building, and the other generator is adjacent to the west of the loading docks. Each generator contains a diesel storage tank with capacities of 4,400 gallons (adjacent to the loading dock) and 3,100 gallons (southwest of the building in the parking lot). A hose failure on one of the two emergency generators resulted in the release of 40-gallons of coolant to the floor of the generator enclosure. Approximately 5-gallons of coolant seeped through the seams of the enclosure onto the concrete pad and trap rock on the exterior. An environmental contractor performed the cleanup, however subsurface impacts were not evaluated. The documented release presents a REC to the Property. The records provided did not identify which generator was the source of the release therefore both generators are considered the potential location of a REC.

REC-3: HISTORICAL BARN/WAREHOUSE FIRE

In May 1994, a former barn/warehouse located in the southwestern portion of the Property was destroyed by a structure fire. The fire was suppressed using water. The barn/warehouse had been used for storing pesticide, herbicides, and other chemicals. Samples of air, surface wipes, surface water runoff from fire suppression and surface soil were collected immediately following the fire and tested for specific pesticides, which were detected in one runoff water sample. The confirmed release of pesticides presents a REC to the Property.

REC-4: RELEASE FROM SNOW REMOVAL EQUIPMENT

Heavy equipment for snow removal is occasionally stored at the east end of the north parking lot. Oily pavement staining was observed in this area and one of the stains appeared wet from a recent equipment leak. The wet stain intersected a pavement crack presents a REC to the Property.

7.3.2 Areas of Concern

In accordance with the SCGD, this assessment has identified the following four AOCs at the Property in addition to the four RECs listed above.

AOC-1: LOADING DOCKS, STORM DRAIN, AND SOUTHEAST STORMWATER DETENTION BASIN

The vicinity of the loading dock and associated stormwater drainage system (catch basins, detention basin, and piping) constitutes an AOC due to potential historical releases associated with transfers of chemicals and hazardous wastes; hydraulic oil leaks from the operations of two hydraulic compactors; and discharges from the loading dock area to the detention basin through the stormwater drainage system.

AOC-2: HISTORICAL AGRICULTURAL USE

The west and central areas of the Property were historically used for agricultural (i.e., tobacco) from before 1934 and through the 1990's. Various pesticides, fertilizers and possibly herbicides were likely applied on fields at the Property and were stored in the former barn/warehouse identified under REC-3. A 6,750–gallon heating oil underground storage tank (UST) was reportedly located adjacent to the structure. Additionally, hazardous building materials were identified in the barn/warehouse including lead paint and asbestos containing materials (ACM). The historical agricultural use across the west and central portions of the Property and the vicinity of the former warehouse/barn constitutes an AOC.

AOC-3: EXTERIOR OIL-FILLED ELECTRICAL TRANSFORMERS

The Property contains three pad-mounted oil-filled electrical transformers. A spill of less than one gallon of oil was documented at one of the transformers, which was contained and removed and is not considered to meet the criteria of a REC. However, the storage of oil and operation of the oil-filled transformers are considered to meet the criteria of an AOC. The transformer areas are located at the southeast exterior of the building west of the loading docks, northeast of the north parking lot, and along the northwest of the building exterior.

AOC-4: SUSPECTED DUMPING AREA

Historical dumping was noted in numerous areas across the target property in a 2000 Phase I ESA, which encompassed the subject Property. A sign was observed at the southeast forested area of the Property that read "No Dumping". A small amount of trash was observed in this area. The sign is an indication that illegal dumping may have occurred in this area, which is indicative of an AOC. No other dump areas were observed on the Property during the site reconnaissance for this Phase I ESA.



7.4 CONNECTICUT PROPERTY TRANSFER LAW

Based on the information obtained and reviewed during this Phase I ESA, documentation of former hazardous waste activities was identified that indicates that the Property would likely meet the definition of an “establishment”, as defined by Connecticut General Statutes (CGS) Section 22a-134 et seq. (Connecticut Property Transfer Law) if a transfer occurred.

8.0 NON-SCOPE CONSIDERATIONS

The scope of work completed was limited solely to those items in the ASTM E1527-13 standard. No ASTM E1527-13 defined “Non-Scope Considerations” were performed as part of this Phase I ESA.

9.0 REFERENCES

ASTM International, 2013, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-13.

Connecticut Department of Energy and Environmental Protection, Site Characterization Guidance Document, September 2007, Revised December 2013

Environmental Data Resources Inc. (EDR), The EDR Aerial Photo Decade Package, Inquiry Number: 6127704.8, July 21, 2020.

EDR, EDR Historical Topographic Map Report, Inquiry Number: 6452608.4, April 15, 2021.

EDR, Certified Sanborn Map Report, Inquiry Number: 6452608.3, April 15, 2021.

EDR, The EDR-City Directory Image Report, Inquiry Number: 6452608.5, April 16, 2021.

EDR, The EDR Radius Map Report with GeoCheck, Inquiry Number: 6452608.2s, April 15, 2021.

EnviroBuisness, Inc. (EBI) Property Condition Report, 1985 Blue Hills Avenue Extension, Windsor, CT, February 27, 2001.

FEMA, Flood Insurance Rate Map, Hartford County, Connecticut Panel accessed on June 2, 2021.

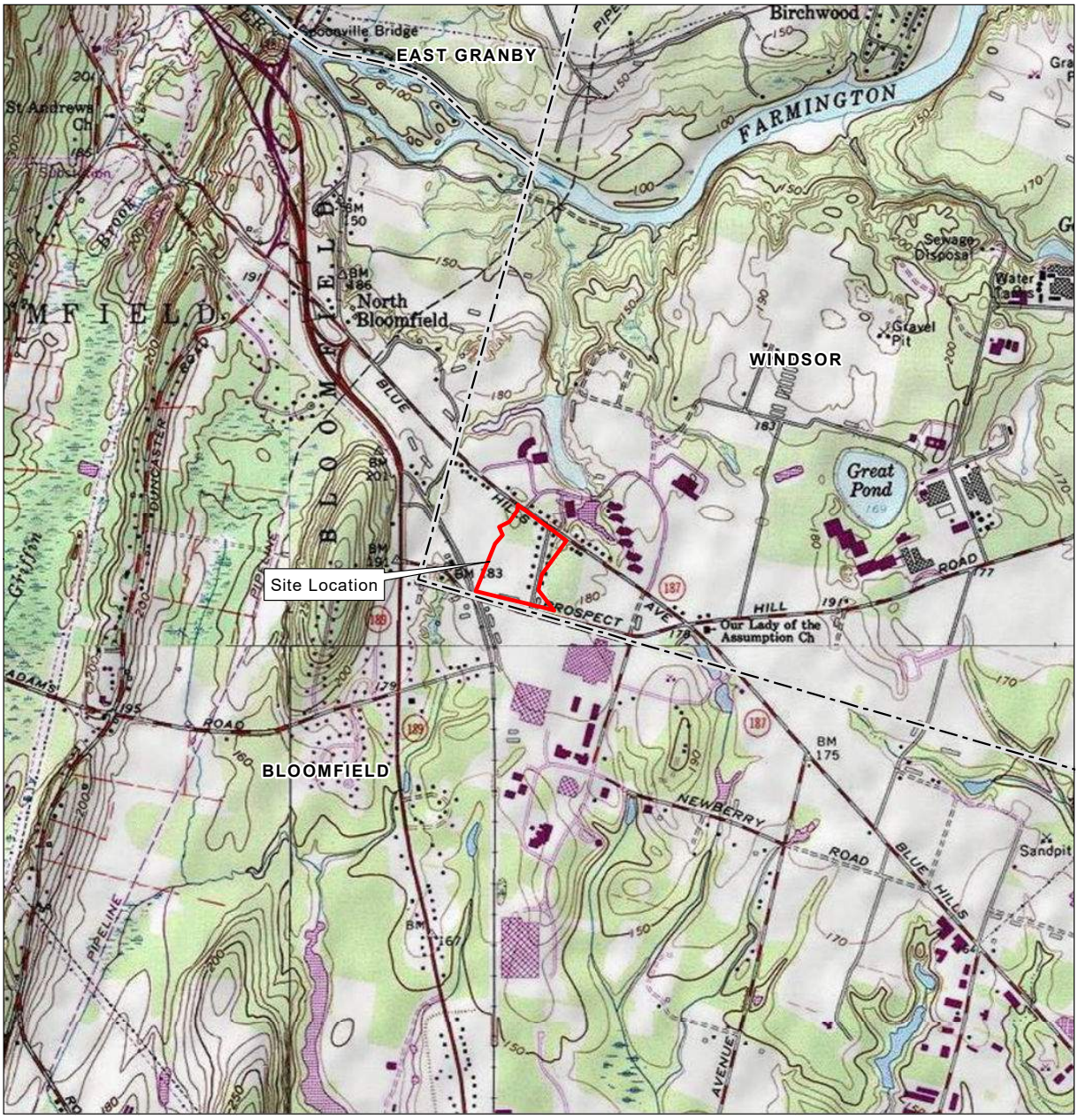
Fireman's Fund Loss Prevention Report, Griffin Land & Nurseries, Inc. January 6, 2006.

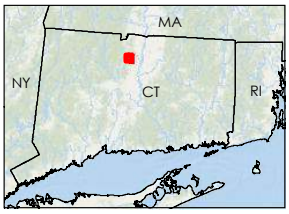
Fuss & O'Neill, Spill Prevention, Control, and Countermeasures (SPCC) Plan, 1985 Blue Hills Ave Ext. Windsor, CT, May 2019.

GeoQuest, Phase I Environmental Site Assessment, 65 Acres on Day Hill Road, Windsor CT, May 2000

Stone, J.R., Schafer, J.P., London, E.H., and Thompson, W.B. Surficial Materials Map of Connecticut. 1992

FIGURES





Legend
Approximate Site Location

0 2,000 Feet
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1:24,000

N

Stantec

Project Location
Windsor, Connecticut

Prepared by PWB on 2021-05-19
TR Review by KWH on 2021-05-19
IR Review by EB on 2021-05-19

Client/Project
195602175
Eversource Energy Service Company
Phase I ESA
Windsor, CT

Figure No.
1

Title
Site Location Map

Notes
1. Coordinate System: NAD 1983 StatePlane Connecticut FIPS 0600 Feet
2. Data Sources:
3. Background: USGS Topographic Map provided by ESRI Web Mapping Service: Hartford North, Avon, Tariffville, Windsor Locks Quadrangles

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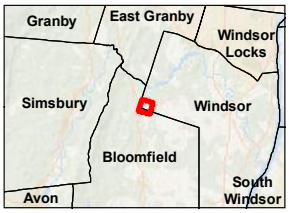

Legend
- Approximate Site Location
- Tax Parcel
- Municipal Boundary

0 400 Feet
(At original document size of 8.5x11)
1:4,800

N

Stantec

Project Location
Windsor, Connecticut

Prepared by PWB on 2021-06-07
TR Review by KWH on 2021-06-07
IR Review by EB on 2021-06-07

Client/Project
195602175
Eversource Energy Service Company
Phase I ESA
1985 Blue Hills Ave. Ext., Windsor, CT

Figure No.
2

Title
Site Vicinity Map

Notes
1. Coordinate System: NAD 1983 StatePlane Connecticut FIPS 0600 Feet
2. Data Sources: CT DEEP
3. Background: Aerial Orthoimagery provided by CTECO, 2019

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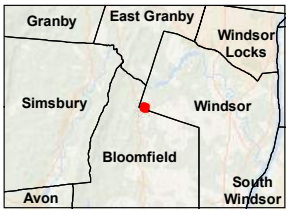

Legend
- "No Dumping" Sign
- Historical Roadway
- Historical Barn
- Tax Parcel

0 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Notes
1. Coordinate System: NAD 1983 StatePlane Connecticut FIPS 0600 Feet
2. Data Sources: CT DEEP
3. Background: Aerial Orthoimagery provided by CTECO, 2019

Stantec

Project Location
Windsor, Connecticut

Prepared by PWB on 2021-06-07
TR Review by KWH on 2021-06-07
IR Review by EB on 2021-06-07

Client/Project
195602175
Eversource Energy Services Company
Phase I ESA
Windsor, CT

Figure No.
3

Title
Site Plan

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APPENDICES

APPENDIX A - PHOTOGRAPHS OF THE PROPERTY AND VICINITY

Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 1

Photo Location:
North, main entrance

Direction:
South

Survey Date:
5/27/2021

Comments:
The main driveway entrance to the Site is along Blue Hills Ave. Ext. (Rte 187).



Photograph ID: 2

Photo Location:
South-central, exterior

Direction:
East

Survey Date:
5/18/2021

Comments:
A driveway is located parrallel to Day Hill RD, which borders the Site to the South. A historical barn was located at the eastern portion of the grassed area between the driveway and road.



Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 3

Photo Location:
Northwest, exterior

Direction:
East

Survey Date:
5/18/2021

Comments:
The north exterior and north parking lot of the call center are shown. One of three transformers shown at photo-right.



Photograph ID: 4

Photo Location:
Southeast, exterior

Direction:
Northwest

Survey Date:
5/18/2021

Comments:
The east and south exteriors of the building are shown. An employee break area is shown at photo-right. Loading docks are shown at photo-center, and one of two backup generators is shown at photo-left surrounded by small trees.



Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 5

Photo Location:
South roof, exterior

Direction:
Southeast

Survey Date:
5/18/2021

Comments:
Two parking lots are located to the south of the builidng. The second of two backup generators is shown at photo-right. The historical barn was located between the driveway and Day Hill Road at photo-center.



Photograph ID: 6

Photo Location:
Northwest, exterior

Direction:
Southwest

Survey Date:
5/18/2021

Comments:
A driveway connecting the north and south parking lots is located along the west building exterior.



Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 7

Photo Location:
Southeast, exterior

Direction:
North

Survey Date:
5/18/2021

Comments:
Five loading docks, trash and cardboard compactors, and one of two backup generators are located at the southeast area of the building.



Photograph ID: 8

Photo Location:
Southeast, exterior

Direction:
East

Survey Date:
5/18/2021

Comments:
A stormwater retentions basin is located at the southeast area of the Site. A historical roadway leading to residences was located in this area.



Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 9

Photo Location:
Northeast, exterior

Direction:
West

Survey Date:
5/18/2021

Comments:
A release from a loader used for snow removal was observed at the southeast corner of the north parking lot.



Photograph ID: 10

Photo Location:
Northeast, exterior

Direction:
Southwest

Survey Date:
5/18/2021

Comments:
A pad-mounted electrical transformer is located adjacent to a contractor trailer at the east corner of the north parking lot.



Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 11

Photo Location:
Northwest, exterior

Direction:
West

Survey Date:
5/18/2021

Comments:
A pad-mounted electrical transformer is located along the north (west end) exterior of the building.



Photograph ID: 12

Photo Location:
Southeast, exterior

Direction:
Northeast

Survey Date:
5/18/2021

Comments:
A pad-mounted electrical transformer is located along the south (east end) exterior of the building. adjacent to a backup generator (off photo-right).



Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 13

Photo Location:
North-central, interior

Direction:
West

Survey Date:
5/18/2021

Comments:
The interior areas of the building are primarily comprised of cubicle style offices.



Photograph ID: 14

Photo Location:
East-central, interior

Direction:
East

Survey Date:
5/18/2021

Comments:
The east area of the building contains a mezzanie level that overlooks hallways, dining room, and office areas.



Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 15

Photo Location:
Central-west, interior

Direction:
Southwest

Survey Date:
5/18/2021

Comments:
Sound dampeners were installed throughout the buiing at the ceiling level by the prior tenant.



Photograph ID: 16

Photo Location:
Central, interior

Direction:
Southwest

Survey Date:
5/18/2021

Comments:
Bill processing operations formerly occurred in the central area of the building, which included the former printing room shown.



Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 17

Photo Location:
Central, interior

Direction:
West

Survey Date:
5/18/2021

Comments:
The western and central areas of the building (approximatley 60%) have a raised floor used for ventilation and wiring.



Photograph ID: 18

Photo Location:
Central, interior

Direction:
North

Survey Date:
5/18/2021

Comments:
Typical janitor closet with mop sink, hot water heater and cleaning supplies.



Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 19

Photo Location:
Central-east, interior

Direction:
South

Survey Date:
5/18/2021

Comments:
First compressor room associated with former billing operations.



Photograph ID: 20

Photo Location:
Central-east, interior

Direction:
South

Survey Date:
5/18/2021

Comments:
Second compressor room associated with former billing operations.



Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 21

Photo Location:
Central-east, interior

Direction:
Northwest

Survey Date:
5/18/2021

Comments:
The former billing operations included a warehouse equipped with an electric forklift, shown at the charging station.



Photograph ID: 22

Photo Location:
West, interior

Direction:
Southwest

Survey Date:
5/18/2021

Comments:
One of five rows of batttery cabinets is shown, which are used for uninterrupted power service to the data center.



Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 23

Photo Location:
West, interior

Direction:
West

Survey Date:
5/18/2021

Comments:
The interior of a typical battery cabinet is shown.



Photograph ID: 24

Photo Location:
Southeast, interior

Direction:
South

Survey Date:
5/18/2021

Comments:
The hallway between the compressor rooms, storage rooms, and former check sorting room is shown. One area of floor staining (shown) was was observed, but did not intersect any floor cracks or joints.



Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 25 **Photo Location:** Southeast, interior **Direction:** Northwest **Survey Date:** 5/18/2021 **Comments:** The loading dock area was inactive. The area was used to store trash and recycling barrels.	
Photograph ID: 26 **Photo Location:** Southeast, interior **Direction:** Northeast **Survey Date:** 5/18/2021 **Comments:** A waste storage room is located along the north side of the loading dock room, which contained universal and hazardous wastes.	

Stantec

Photographic Log

Client:	**Eversource Energy**	**Project:**	**Phase I Environmental Site Assessment**
Site Name:	**Windsor Call Center**	**Site Location:**	**1985 Blue Hills Avenue Ext., Windsor, Connecticut**

Photograph ID: 27

Photo Location:
Southeast, interior mezzanine.

Direction:
West

Survey Date:
5/18/2021

Comments:
The maintenance department was located on the mezzanine level and contained typical tools, parts, and two similar flammable storage cabinet, as shown.



Photograph ID: 28

Photo Location:
Roof, interior

Direction:
South

Survey Date:
5/18/2021

Comments:
The building has three roof top unit (RTU) for HVAC. Compressors inside one RTU is shown.



APPENDIX B - STANTEC RESUMES

Eric Boswell LEP

Associate, Senior Project Manager

Eric has provided environmental engineering and consulting services for over 20 years with a discipline focus on site investigation and remediation. His clients have included educational institutions, lenders and investors, developers, municipalities, and industrial manufacturers. He has assisted these clients with characterization of their properties, selection and implementation of remediation, and site closure. Eric has advised several clients regarding short-term and long-term environmental liabilities related to property acquisition and divestiture. He has been involved in management, design and implementation of numerous remediation technologies, such as excavation, in situ chemical oxidation, enhanced bioremediation, soil vapor extraction, air sparge, vacuum enhanced product recovery, sub-slab depressurization, capping, and in situ thermal treatment.

In his spare time, Eric spends time with his wife, two kids and two dogs. In the winter you will find him either snowboarding or curling, and in the summer he enjoys hiking and tending to his garden.

EDUCATION

Non-Degree Studies, Environmental Engineering, University of Hartford, Hartford, Connecticut, 2007

Bachelor of Science, Geology, Allegheny College of Liberal Arts, Meadville, Pennsylvania, 1999

CERTIFICATIONS & TRAINING

40-hr HAZWOPER, OSHA, Hartford, Connecticut, 2000

REGISTRATIONS

Licensed Environmental Professional #496, State of Connecticut, Department of Environmental Protection, 2021

PROJECT EXPERIENCE

SITE REMEDIATION AND RESTORATION

Investigation and Verification of Property Transfer Act Site* | Torrington, Connecticut | Project Manager, LEP

Served as the Project Manager and LEP for an industrial printing site. Services facilitated entry and exit of the property with the CT DEEP Property Transfer Program within the anticipated project schedule and budget. Oversaw Phase II and III site characterization, groundwater monitoring and verified that the site was in compliance with the CT DEEP remediation standard regulations. A letter of “No Audit” was issued.

Superfund Site Removal Actions, Former Carter Carburetor* | Saint Louis, Missouri | 2014-2018 | Project Manager

Served as the Project Engineer for site demolition and excavation and the Project Manager for remediation of solvents in soil at an industrial site in Saint Louis. The PCB removal actions required demolition of a 145,000 square foot four-story building, soil removal (approximately 32,000 cubic yards) for off-site disposal, and construction of an engineered control (Cap). Remediation of solvents in soil (approximately 28,000 cubic yards) was completed using in situ thermal desorption combined with soil vapor extraction. Responsibilities included: site investigation of soil and groundwater, conceptual remediation design, preparation of several Removal Action Work Plans, preparation of contract documents (including technical specifications for site work and remediation), contracting, coordination of subcontractors, contractor management, evaluation of analytical data, developing and maintaining project budgets and schedules, and preparation and distribution of project information to the community. The work was performed under US EPA oversight.

Willow Street and Willow Brook Pond* | East Hartford, Connecticut | Project Geologist

Mr. Boswell was responsible for the final notification, implementation, and closeout reporting of this TSCA approved clean-up for PCBs. During active on-site remediation, he conducted and managed staff for the performance of the following tasks: 1) health & safety officer, including air monitoring, security inspection, and awareness training for visitors; 2) inspection & monitoring of a temporary wastewater treatment system (settlement and phase separation tanks, solids filtration, air stripping, DEEP permitted discharge to sanitary sewer); 3) oversight of subcontractors (construction, landscapers, dewatering system, geomembrane/polyethylene liner); 4) directing excavation activities (two simultaneous teams); 5) management of waste soils in accordance with SESC plan; 6) characterization of wastes for disposal; 7) coordination of weekly project & stakeholder meetings; 8) waste tracking and coordination of transport (avg. 30 loads per day); 9) supervise the collection and documentation of over 600 post excavation soil samples in accordance with work plan approved under 40CFR761 and coordinate laboratory analysis; 10) coordination of land survey of excavation, cap, and sample locations. 11) review of sample analytical results and determination of final excavation limits, determine if remedial objectives have been met and recommend closure or direct further remedial action; 12) prepare remedial action report for EPA approval. 13) coordinate and supervise adherence to QAPP including Tier II data validation, performance evaluation samples (obtain and analyze), field QA/QC samples

ERH Soil and Groundwater Remediation, Former Industrial Site* | La Ferte-Bernard, Sarthe, France | Project Manager

Served as the Project Manager for the remediation of solvents in soil and groundwater at an industrial site in France between 2010 and 2017. Remediation was completed between 2012 and 2013 using limited excavation and in situ Electrical Resistance Heating (ERH). Directional boring injections of persulfate were conducted to treat residual contamination at inaccessible areas (i.e, beneath building foundations and transformers). Following active site remediation, administrative controls were implemented to limit site uses, which were recorded in 2017. Responsibilities included: site investigation of soil and groundwater, groundwater modeling, remediation design, preparation of contract documents, contracting, coordination of all parties, contractor management, evaluation of analytical data, groundwater monitoring, and final reporting to the regulatory agency. Notably, midway through the project, the client changed from the former owner to the City of La Ferté-Bernard; despite the change, the project was completed on-schedule and within the initial budget.

Pacific Scientific, Orange, CT* | Orange, Connecticut, United States | Project Manager

Mr. Boswell was responsible for design and implementation of characterization and remediation of an HVOC release. He conducted and managed staff for the performance of the following tasks: 1) Supplemental interior/exterior soil investigation design and implementation, coordination with parties (drillers, client, site owner and their consultant, private & public underground utility markout, and laboratory), conduct soil sampling & logging, evaluate results with RSR criteria and site goals, provide recommendations for remedial approach to LEP and client (removal of exterior soil & modify existing SVE system beneath building). 2) Expedited preparation of remedial action plan. 3) Design soil removal action including: removal area, removal depth, dewatering system, and on-site soil management/temporary storage (173 tons, RCRA listed waste). 4) Supervise preparation and review health & safety plan. 5) Oversee soil removal contractor to ensure adherence with plan, protection of workers, site occupants and building. 6) Evaluate data from post-excavation soil samples for compliance with remediation criteria and determine limits of excavation. 7) Supervise collection and review land survey data. 8) Coordination of staff and supervise preparation of remedial action report. 9) QA/QC review of analytical data with respect to RCP and DQO. 10) Review, revise/draft remedial action report for LEP review. 11) Design and coordinate installation of supplemental SVE wells. 12) Rebalance SVE/SSD system to maximize stripping function and maintain control of vapors beneath concrete slab floor.

Melissa Bezanson LEED AP

Senior Scientist

Ms. Bezanson has 11 years of experience as an environmental scientist. Ms. Bezanson's portfolio of projects span multiple disciplines: routine field investigations of soil and groundwater; demolition oversight; emergency response work for the U.S. Environmental Protection Agency, National Park Service, and U.S. Postal Service; air sampling and monitoring; health and safety oversight; pipeline decommissioning; soil remediation; and green roofing.

EDUCATION

B.S. Environmental Earth Science, Eastern Connecticut State University, Eastern Connecticut State University, Willimantic, Connecticut, 2004

CERTIFICATIONS & TRAINING

Fall Protection Competent Person Initial, Fall Protection Competent Person Initial, West Chester, Philadelphia, 2006

eTraining, Inc., Fall Protection for the Competent Person, Online Learning, 2013

30-Hour Construction Safety and Health Training Course, OSHA Outreach Training Program, West Chester, Philadelphia, 2006

OSHA 40-hour Hazardous Waste Operations Training, Eastern Connecticut State University, Eastern Connecticut State University, Connecticut, 2003

Excavation and Trenching Competent Person, Excavation and Trenching Competent Person, West Chester,, Philadelphia, 2006

8-Hour Hazwoper Refresher Training Course, OSHA Outreach Training Program, West Chester, Philadelphia, 2014

PROJECT EXPERIENCE

BROWNFIELD REMEDIATION AND REDEVELOPMENT

Whittaker Mechanic – 82 Mechanic Street | Pawcatuck, Connecticut

Oversight and execution of a remedial design to excavate approximately 1,500 tons of TCE/PCE impacted soils as a result of historical industrial operations. Remediation was performed to facilitate the sale and redevelopment of the property.

Greenway Commons, Former Ideal Forging Facilities (Remediation Phase 1) | Southington, Connecticut

Project Coordinator, Task Manager, and Field Supervisor overseeing the remediation of soil and groundwater associated previously identified petroleum release. Approximately 4,500 tons of soil was excavated and sent for disposal, and approximately 7,000 gallons of oil and oily water was recovered.

Greenway Commons, Former Ideal Forging Facilities (Demolition and Abatement) | Southington, Connecticut

Project Coordinator and Task Manager for the abatement and demolition of the former industrial buildings on the Former Ideal Forge Manufacturing Facility in Southington CT. Coordinated project logistics with the demolition contractor, and multiple agencies including the Connecticut Department of Economic and Community Development (CT DECD), Town of Southington, Connecticut Department of Health, Connecticut Department of Energy and Environmental Protection, and Meridian Development Partners, Southington LLC. Established a community air monitoring program to monitor dust conditions during demolition.

Greenway Commons, Former Ideal Forging Facilities (Phase III Investigation and Abandoned Waste Removal)* | Southington, Connecticut

Planned and executed Phase III Site Investigation which included the collection and analysis of over 500 soil samples, groundwater sampling, XRF screening for lead and arsenic, and monitoring well installation. Following the investigation, supported the abandoned waste inventory and subsequent removal operations.

ENVIRONMENTAL SITE REMEDIATION

Norampac – Thompson Facility

Oversight and management of remediation contractor excavating petroleum impacted soils as a result of historical underground and above ground storage tank operations. Approximately 7,400 tons of petroleum impacted soil was excavated and sent for disposal.

Naval Submarine Base Pipeline Decommissioning* | Groton, Connecticut

Tasks included Oversight of UST / AST Integrity Inspections, HASP, Work Plan development, implementation, and closure report for the Diesel Marine Fuel Line pressure testing and decommissioning.

** denotes projects completed with other firms*

Groundwater Sampling* | Connecticut

Responsible for organizing a quarterly groundwater sampling program. Responsibilities include preparation of sampling equipment, procurement of analytical laboratory, establishment of QA/QC requirements, procurement of sampling equipment resource management, and organization of sampling effort with the field crew. Field efforts include well inventory and evaluation of suitability for sampling, compliance with EPA low flow groundwater sampling, surface water sampling, surveying, data analysis, data quality evaluation, and report preparation.

Confidential Water Treatment Plant* | Middlebury, Connecticut

Managed all site related activities; monthly discharge permitting submittals, annual operations and maintenance reports, coordinated and implemented the sampling program. Also provided supervision of drilling contractors during annual well redevelopment activities.

General O&M SRS Superfund Site* | Connecticut

Responsible for preparation of monthly submittals relating to the discharge permits and operation and maintenance reports to the client, general organization of sampling logs, sampling of effluent pumps, taking water level measurements, and removing and reinstalling a well pumps. Provided support as a back-up plant operator for weekend and holiday on-call support.

Quarterly Groundwater Sampling* | Massachusetts

Work performed in support of evaluation of effectiveness of in-situ chemical oxidation remedial activities. Responsibilities included water level measurements, field screening of groundwater for multiple parameters and groundwater sample collection using peristaltic pump methods as well as monitoring groundwater after permanganate injections.

EMERGENCY PLANNING / RESPONSE

U.S. Postal Service Emergency Environmental Service Contract, Various*

Performed damage assessment of several USPS Facilities throughout NE following Hurricane Sandy and Irene. Following submission of assessment findings, corrective / restoration actions were tracked and coordinated with local Post Masters and USPS regional management.

Other work performed under this contract included the resolution of general environmental issues such as mold assessment and remediation associated with a flood event occurring during normal building operations, heating duct cleaning, and lead based paint removal.

ENVIRONMENTAL SITE ASSESSMENTS

Amtrak MOW Base, Phase III | New Haven, Connecticut

Senior Field Lead for collection of over 1,200 soil samples. Responsible for QA/QC of samples, sample tracking, production rates, field documentation, hexane decontamination process.

Connecticut Department of Transportation Task 210 Investigation: Crystal Lake Road | Groton, Connecticut

Managed the environmental Task 210 Investigation associated with the proposal and design of a pedestrian trail along Crystal Lake Road and Route 12 in Groton, CT. The investigation included the advancement of 24 soil borings and collection of sediment and groundwater samples from the area to facilitate the determination of disposal for soil and groundwater that would be generated from construction activities.

Pesticide Characterization, Former Fort Devens* | Devens, Massachusetts | Assistant Geoscientist

Supported pesticide impacted soil delineation sampling program at six former housing areas at Former Fort Devens to determine the extent of pesticide releases to surface and subsurface soil. Duties included working with a drilling team to operate a geoprobe to retrieve soil borings from specific locations around and under building foundations, collecting discrete soil samples from the borings at various depth intervals, evaluation of lab data, conducting risk analysis and generating reports summarizing the findings.

ENVIRONMENTAL ASSESSMENT

Superfund Technical Assessment and Response Team, EPA Region 2 ; Corozal Well Site Support*

Assisted with residential tap water sampling effort at 80 residences located in Corozal, Puerto Rico. Responsibilities included sample collection and sample organization / management.

ENVIRONMENTAL MONITORING

Hurricane Sandy Emergency Response; National Park Service*

Provided contractor oversight and air monitoring for clean-up activities at Ellis Island National Park. Oversight responsibilities included the health and safety monitoring of the subcontractor, collecting photographic documentation of the work being completed, and completion of daily status reports.

Superfund Technical Assessment and Response Team, EPA Region 5 Enbridge Oil Spill* | Kalamazoo, Michigan

Conducted air quality monitoring in residential neighborhoods near the Ceresco Dam to evaluate impacts from large oil spill. Primary duties included collection of real time air quality data; troubleshooting, daily calibration, and maintenance of air monitoring equipment; and collection and deployment of air samples. Equipment used: MultiRAE, UltraRAE (benzene detection mode), and Trimble GPS. Other tasks performed include inspections of various locations along the river banks and islands where cleanup measures were in progress to ensure that absorbent material such as booms, pads and/or pom-poms are properly placed and working effectively, as well looking for other areas of contamination.

APPENDIX C - USER PROVIDED RECORDS

ASTM 1527-13
USER QUESTIONNAIRE

Site Name: **1985 Blue Hills Avenue Extension, Windsor CT**

Site Address: **1985 Blue Hills Avenue Extension, Windsor CT**

Name of Person Completing Questionnaire: **Kaitlyn Weider- Eversource Environmental Specialist**

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

(1.) Environmental liens that are filed or recorded against the property (40 CFR 312.25).
Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law? **YES OR NO** (circle response, if yes, please explain below)

NOTE 1 — In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

An environmental liens search was not requested to be performed as part of this assessment. I am not aware of any environmental liens on the property based on research at the Windsor CT Town hall and review of the Environmental Data Resources (EDR) database report.

(2.) Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and (vi)).
Did a search of recorded land title records (or judicial records where appropriate, see Note 1 above) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? **YES OR** (NO) (circle response, if yes, please explain below)

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? **YES OR** (NO) (circle response, if yes, please explain below)

The site was historically agricultural land (tobacco fields) and residential until development of the building circa 2000-2001. The site was initially occupied by a manufacturing tenant (JDS

Uniphase-manufacturer of fiber optic components) from construction of the building to at least 2004. A hazardous waste manifest record detailed in the EDR report does indicate shipment of hazardous waste from the site in 2007 by JDS Uniphase but no other information was provided regarding this shipment. Eversource took over the lease of the building on May 1, 2004 and began interior renovations so that the space could be used as a customer service call center. Eversrouce occupied the space fully in 2005-2006, after renovations were complete, and is the current occupant to date.

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

YES OR NO (circle response, if yes, please explain below)

Unknown.

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

(a.) Do you know the past uses of the property? **YES OR NO** (circle response, if yes, please explain below)

See the response to question #3. I have limited information on the former occupant-JDS Uniphase. I have provided all information regarding JDS Uniphase operations at the site.

(b.) Do you know of specific chemicals that are present or once were present at the property?

YES OR NO (circle response, if yes, please explain below)

The only information that is currently available is through the EDR report that was provided.

(c.) Do you know of spills or other chemical releases that have taken place at the property?

YES OR NO (circle response, if yes, please explain below)

Information on the three spills that have taken place at the site were provided.

(d.) Do you know of any environmental cleanups that have taken place at the property?

YES OR NO (circle response, if yes, please explain below)

Information was obtained from documents provided by the seller indicating that a fire occurred at a barn structure located at the Site in 1994. The barn reportedly housed pesticides for the tobacco operations. The Connecticut Department of Energy and Environmental Protection-CT DEEP (formerly the CT Department of Environmental Protection-CT DEP) was involved during the cleanup of debris from the fire. Additionally, soil and groundwater samples were collected by a consultant. Reports made available by the sellers were provided for review.

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

YES **OR NO** (circle response, if yes, please explain below)

The historical use of the property for agricultural/tobacco farming practices typically involves widespread use of pesticides.

TOWN OF WINDSOR
First in Connecticut. First for its citizens.

JAN 19 2001

January 12, 2001

Alford Associates, Inc.
200 Pigeon Hill Road
P.O.Box 484
Windsor, CT 06095

Subject: **Subdivision #208N** – Re-approval, 90-day filing extension, JDS, 1975,1985,1995 Blue Hills Avenue Extension, I-1 Zone, Alford/Griffin Land

Dear Mr. Alford:

At its meeting on January 9, 2001 the Windsor Town Planning & Zoning Commission took the following action on the subject application:

Approved, subject to the same terms and conditions of approval as on September 12, 2000

Very truly yours,

Town Planning & Zoning Commission

/mm

Sent Via Certified Mail #70000600002477618743

Copy to Griffin

wnicoll@grifland.com

From: robert.moody@nu.com
Sent: Thursday, March 15, 2012 12:14 PM
To: wnicoll@grifland.com
Subject: Fw: FOG tank issues

Hi Wes,
As per an inspection with MDC. This Grease trap is missing the T-pipe on inlet side? We will take care of installing a replacement and I will let you know when it is completed. We are looking at scheduling repair in June per MDC inspector.

Thanks,Bob

ENVIRONMENTAL &PROPERTY management

----- Forwarded by Robert L. Moody Jr./NUS on 03/15/2012 11:59 AM -----

From: Thomas C. Petschauer/NUS
To: Robert L. Moody Jr./NUS@NU
Cc: Daniel M. Beaudette/NUS@NU
Date: 03/15/2012 08:45 AM
Subject: Re: FOG tank issues

Good Morning Bob,

The permit condition that requires a T-pipe on the inlet and outlet piping is listed below:

http://www.ct.gov/dep/lib/dep/Permits_and_Licenses/Water_Discharge_General_Permits/food_prep_establishment_gp.pdf

The CT DEEP General Permit for the Discharge of Wastewater Associated With Food Preparation Establishments

Section 5(b)(1)(G) "The inlet and outlet piping shall be PVC ASTM D 1785 Schedule 40 with rubber compression gaskets or solvent weld couplings. The joints must meet ASTM D 3212 specifications. The authorized agent may approve other piping materials for use. The minimum diameter of the inlet and outlet piping shall be four (4) inches. The inlet and outlet shall utilize a tee-pipe fitting on the interior of the grease trap/interceptor. The tee-pipe of the inlet and outlet shall extend to within twelve (12) inches of the bottom and at least five (5) inches above the static liquid level of the tank.

Thanks and see you in an hour,

Tom

From: Robert L. Moody Jr./NUS
To: Thomas C. Petschauer/NUS@NU
Cc: Daniel M. Beaudette/NUS@NU
Date: 03/15/2012 08:32 AM
Subject: FOG tank issues

Hi Tom,
What regulation/ requirement is MDC referring to in reference to re-piping inlet pipe and wanting it pumped twice a year.
And why did it take so long for Suburban to pump when it usually takes 15 minutes.

I think we need a reference to a regulation from MDC to change anything at this point.

Bob

ENVIRONMENTAL
&PROPERTY
management

****
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Fireman's Fund Insurance Companies
Boston Field Office
50 Milk Street, 17th Floor
Boston, MA 02109

January 11, 2006

Mr. Ron Eddy
Griffin Land & Nurseries, Inc
204 West Newberry Rd.
Windsor, CT 06006

RE: Griffin Land Nurseries
1985 Blue Hills Ave.
Windsor, CT

Fireman's Fund Loss Prevention Report

Dear Mr. Eddy,

Enclosed please find a copy of the loss prevention report resulting from my visit to your facility listed above.

Two recommendations were added to these reports as a result of my visit. The main issue relates to providing the correct sprinkler design for the high bay storage area. This was highlighted in a separate email, and within this report.

As you requested in your email, I agree that it would be beneficial to follow-up on this item to verify compliance. Please keep me notified of its status.

Thank you for your assistance during my visit. If you have any question regarding this report or any other property conservation matter please don't hesitate to contact me at 508-832-7949. Your continued interest in property conservation is very much appreciated.

Sincerely,

Scott D. Henderson

Scott D. Henderson
HPR Account Engineer

Fireman's Fund Insurance Company

CC:
Ms. Roseanne Manger
Coverage Concepts
4953 Nesconset Highway
Port Jefferson Station, NY 11776

Fireman's Fund

Highly Protected Risk

Loss Prevention Report

FOR:
Griffin Land & Nurseries, Inc
1985 Blue Hills Ave.
Windsor, CT 06006

BY:
Scott D. Henderson

CONFERRED WITH:
Mr. Ron Eddy, Director of Property Management

DATE:
January 6, 2006

This report is to assist you in reducing the possibility of loss to property insured by Fireman's Fund Insurance Company by bringing to your attention hazards and lack of protection. Not all hazards and conditions were evaluated and it is not inferred that all hazards and conditions are under control. The liability of Fireman's Fund Insurance Company is limited to that covered by its contracted insurance policies with you. No liability is assumed by reason of this report or the inspection upon which it is based, as it is only advisory in nature and the final decision must be made by you. Fireman's Fund Insurance Company specifically disclaims any representation that compliance with any advice included in this report will make any premises or operations safe or healthful, or in compliance with any law, or regulation. Life safety considerations are not included in this report.

PURPOSE OF VISIT

This office/corporate call center facility was visited to conduct an initial loss prevention inspection for insurance purposes. Information was gathered relating to construction occupancy, protection, and exposures, with appropriate recommendations entered.

RISK MANAGEMENT SUMMARY

PROPERTY DESCRIPTION:
This is a 1-story, 165,000 sq.ft., light noncombustible facility, constructed in 1990. It was previously occupied by a single tenant for the manufacturing of fiber-optic components. This tenant has vacated, with a new tenant build-out currently underway for "Connecticut Light & Power (Northeast Utilities)". The renovation is almost complete, with expected total occupancy by March 2006.

The new single tenant, will occupy this building for offices, a 24/7 call center, data center, and utility bill printing and mailing. It will become the "emergency disaster center" in the event of a state-wide disaster. As part of this occupancy, there will be an approximately 15,000 sq.ft. raised floor data center; 10,650 sq.ft. bill printing operations; and 2000 sq.ft. rack storage warehouse. Two emergency generators will be provided to supply power to this data center, along with most of the entire building.

Note that the insured leases the entire facility to Northeast Utilities, however Griffin Land Nurseries is responsible for maintenance of the exterior of the building, as well as sprinkler alarm testing. Monitoring of the system is the responsibility of the tenant.

FIRE PROTECTION:
This building is 100% protected by automatic sprinklers. Most of the facility is protected with a wet system, having a design of 0.15 gpm/sq.ft. over 1515 sq.ft., requiring a demand of 371 gpm (includes 100 gpm hose stream allowance) @ 53.5 psi (at source). System #2 has a design of 0.15 gpm/sq.ft. over 1556 sq.ft., requiring a demand of 344 gpm (includes 100 gpm hose stream allowance) @ 56 psi (at source).

The data center is protected by a double-interlocked pre-action sprinkler system having a design of 0.15 gpm/sq.ft. over 2056 sq.ft., requiring 606 gpm (includes 250 gpm hose stream allowance) @ 55.5 psi.

SUPERVISION:
Electronic supervision at this facility consists of central station monitoring to Associated Security. Monitoring includes sprinkler waterflow, sprinkler valve tamper switches, automatic fire alarms, and manual fire alarms.

The insured follows NFPA guidelines at all their properties for sprinkler/alarm maintenance and testing. In addition, an electrical maintenance program is in place, including infra-red scanning, at all Griffin Land Nurseries locations.

Sprinkler alarms are tested semi-annually, and manual/automatic fire alarms are tested annually.

SPECIAL HAZARDS:
The 20 ft. x 90 ft. high bay warehouse has a 23 ft. high ceiling (suspended noncombustible ceiling tiles). It is not yet occupied, but will contain two 19 ft. high single row racks of Class III commodity, i.e. paper (used for billing). There will be a mix of paper in boxes and small rolls all on wooden pallets.

During my review of the sprinkler as-built drawings, it appeared that most areas of the facility were properly designed, based on NFPA 13.

However, this "high bay warehouse" area appeared NOT to have any sprinkler design reinforcement, to accommodate for the expected 19 ft. high single row raek storage. The architect, Eric Herrman, later confirmed with the installing sprinkler contractor, that this was an oversight.

The sprinkler designs for this type of storage occupancy, required by NFPA 13, "Standard for Automatic Sprinkler Systems", were forwarded to Mr. Herrman. (See Recommendation below)

RECOMMENDATIONS

06-01 **Automatic Sprinklers/Rack Storage:** The 20 ft. x 90 ft. high-bay warehouse that will be occupied by 19 ft. high rack storage (single row racks) of paper goods (class lll commodity) should have **ONE** of the following options completed:

1) Ceiling sprinklers should be designed to provide a density of 0.33 gpm/sq.ft. over 2000 sq.ft., utilizing 286°F sprinkler heads.

OR, AS AN ALTERNATIVE,

2) Ceilings sprinklers should be designed to provide a density of 0.22 gpm/;sq.ft. over 2000 sq.ft., utilizing 286°F sprinkler heads. IN ADDITION, 1-level of in-rack sprinklers should be installed at the

approximate 10 ft. level, with a maximum horizontal spaeing of 12 ft.. Design should be based on 6 heads (quick response, 165°F rated) operating at a pressure of 15 psi. The ceiling and in-rack sprinkler systems should be hydraulically balanced.

All hydraulic calculations should include a minimum 500 gpm hose allowance, and be limited to 90% of the available water supply. The system should be designed and installed in accordance with NFPA #13 *"Sprinkler Systems"*. Contracts and plans for this system should specify the prior approval of the HPR Department of Fireman's Fund.

Reason/Purpose: Warehouse occupancies pose a uniquely severc fire hazard, depending on the commodity and arrangement of storage. Specialized automatic sprinkler protection is necessary to control a rack storage fire.

Apparently, the sprinkler design reinforcement needed to accommodate for the expectcd 19 ft. high single row rack storage, was an oversight. Designs for this area currently follow the designs of the surrounding occupancy, which is 0.15 gpm/sq.ft. over 1556 gpm/sq.ft.

Note that the recommended designs above assume the following.

1) 19 ft. high rack stge. max
2) At least 8 ft. aisles bctween racks.
3) Open framed racks (i.e. NO SOLID SHELVING)
4) Use of wood pallets (as opposed to plastic pallets)
5) Class III commodity of paper (used for billing); mix of paper in boxes and small rolls all on wooden pallets.

If there are any changes to these assumptions, then needed designs MAY CHANGE. Please contact FFIC for revised designs if needed.

06-02 **Management Programs/Self Inspections:** To minimize fire loss potential, plant personnel should conduct written monthly inspections of all fire protection control valves and equipment, as well as general building conditions. The reports should be promptly reviewed by a company official with the authority to have deficiencies corrected, before filing them for review by a representative of Fireman's Fund at the next routine inspection.

Reason/Purpose: Written self inspection programs conducted on a regular schedule are instrumental in identifying and correcting minor problems before they can increase the likelihood and/or size of loss.

*** PLANS ***

All plans and specifications pertaining to new construction, renovation to existing facilities, installation of new fire protection systems or modifications of existing fire protection systems should be forwarded to the HPR Department of Fireman's Fund for review and acceptance prior to the beginning of construction or installation.

**** IMPAIRMENT ****

Before sprinklers, fire protection water supplies, or other fire protection equipment are shut-off, notice should be given to the HPR Department of Fireman's Fund. Work should be planned so as to minimize the time and area involved in the impairment of protection. In the event of fire or emergency shutoff, telephone the HPR Department of

Fireman's Fund at 1-800-659-7581.

WATER SUPPLY TEST RESULTS

Date	Supply	Flow (GPM)	Flow Location	Static (PSI)	Residual (PSI)	Pressure Location
2005	city	1152 gpm	1985 Blue Hills Ave.	75 psi	65 psi	1985 Blue Hills Ave.

19-120
DEP

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

October 25, 2001

Andrew Lord
Murtha Cullina LLP
CityPlace I
185 Asylum Street
Hartford, CT 06103-3469

Dear Ms. Collier:

I am writing to acknowledge receipt of a Form I and $200.00 fee payment received by the Department of Environmental Protection on July 13, 2000. The form was resubmitted with additional information on October 31, 2000 and the Phase I environmental report was received on September 25, 2001. The form and fee were filed pursuant to Connecticut General Statutes (CGS) 22a-134(a-e) for the July 10, 2000 transfer of real estate located at 1985 ~~Day Hill Road~~, in the Town of Windsor, Connecticut from River Bend Associates Inc. to Griffin Center Development I, LLC.

BHAE

Be advised that this acknowledgment is strictly with regard to the administrative determination that the Form I is complete. It does not mean that the Department agrees that the Form I was appropriate for this transfer or that there has been no discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste at this parcel. The Department expects that an investigation in accordance with prevailing standards and guidelines of the parcel was performed to determine the appropriateness of the Form I filing. Should it be determined that an investigation of the parcel was not performed in accordance with prevailing standards and guidelines or that a release of hazardous waste had occurred prior to the transfer, a recommendation may be made to the Commissioner to pursue an enforcement action.

Should you have any questions, please feel free to contact Rose Quinones at (860) 424-3789 or me at (860) 424-3788.

Sincerely,

Kim Maiorano

Kim Maiorano
Property Transfer Program
Bureau of Water Management

KAM:rmq
cc: Martha Collier

Vehicle fire
1985 BHA

reddy@grifland.com

From:	slatejd@nu.com
Sent:	Thursday, April 30, 2009 10:02 AM
To:	reddy@grifland.com
Cc:	bkinney@grifland.com; mcdertr@nu.com; wnicoll@grifland.com
Subject:	Car Fire - 1985 BHA - 4/29/09
Attachments:	Car Fire SIR.pdf; P1010001.JPG; P1010004.JPG

Ron,

Here is a copy of our incident report and pictures of the car fire on 4/29/09.

(See attached file: Car Fire SIR.pdf) (See attached file: P1010001.JPG)
(See attached file: P1010004.JPG)

John Slater
Windsor Building Supervisor

NU Windsor Operations Center
1985 Blue Hills Ave. Ext.
Windsor, CT 06095

Phone: 860-607-6101
Fax: 860-607-6975
Email: slatejd@nu.com

****
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802-XHK


802-XHK

SAFETY INCIDENT COMMUNICATION

Date Last Revised/Saved: 04/29/2009 10:17 AM EDT Incident Number: S-523-2009

Type of Incident:	Reporting Level:
Motor Vehicle, Non-Company	Record Only
Vehicle Type: ○ NU Vehicle ● Non NU Vehicle Employee's car	Are any of the following required? Medical Treatment: No Conference Call: No Incident Investigation: No

Incident Information

*Job Class Of Persons Involved:	Other
CCC:	2YA - WIN BLDG-UNION
Company:	CL&P
Date Incident Occurred:	Wednesday 04/29/2009
Time Incident Occurred:	8:30 AM
* Location of Incident:	Windsor Operations Ctr-Parking Lot
*Associated Work Center:	CT-Windsor Operations Center
Weather At Time of Incident:	Cool and sunny

Incident Details

* INJURY DESCRIPTION:

Employee's car caught on fire and burned.

* INCIDENT SUMMARY:

Employee's car caught on fire in the Windsor parking lot about 1/2 hour after the employee arrived at work. Fire Dept. responded and put out the fire. Car was a total loss. NU trained building mechanics assisted fire fighting with NU extinguishers under the supervision of a Windsor firemen. The adjacent car had minor smoke damage. There was no environmental contamination issues. Fireman's water did not has a sheen. All fire fighting water stayed on the property.

* IMMEDIATE LESSONS LEARNED:

None at this time.

* IMMEDIATE ACTION ITEMS:

None at this time.

ADDITIONAL INFORMATION:

Note: Premises is subject to various record encumbrances.
See exhibit F to amended and restated lease

BLUE HILLS AVENUE EXTENSION

LOT 1985
AREA = 19.41 (+/-) ACRES

LOT 1995
AREA = 16.30 (+/-) ACRES

LOT 1975
AREA = 19.31 (+/-) ACRES

ONE STORY BUILDING w/ MEZZANINE
165,000 SQ.FT.
STREET ADDRESS -
1985 BLUE HILLS AVENUE EXTENSION
FINISHED FLOOR = 103.5

EXISTING DETENTION BASIN

PARCEL "C"
AREA = 2.770 ACRES

PARCEL "B"

GRIFFIN ROAD SOUTH

DAY HILL ROAD

TOWN OF WINDSOR
TOWN OF BLOOMFIELD

OLD STREET LINE

STATE OF CONNECTICUT

DETAIL

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LEGEND
- STORM CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- UTILITY POLE
- FIRE HYDRANT
- OFFSITE STORM DRAINAGE PIPE
- ONSITE STORM DRAINAGE PIPE
- EXISTING SANITARY PIPE
- OVERHEAD WIRES
- DIRECTION OF WATER FLOW

May 4, 2004

EXHIBIT C – SITE PLAN FOR AMENDED AND RESTATED LEASE WITH ROCKY RIVER DEVELOPMENT COMPANY
PREPARED FOR
GRIFFIN CENTER DEVLOPMENT I, LLC
1985 BLUE HILLS AVENUE EXTENSION WINDSOR, CONNECTICUT

1 OF 1

000003 00000311 GRIFFIN LAND GRIFFIN LAND

ENVIROBUSINESS, INC.
PROJECT #20-1587

PROPERTY CONDITION REPORT

1985 Blue Hills Ave. Extension
Windsor, CT

February 27, 2001

Prepared for:

Farm Bureau Financial Services
5400 University Avenue
West Des Moines, IA 50266-5997

EBI CONSULTANTS
ENVIROBUSINESS, INC.
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BALTIMORE, MD
CAMBRIDGE, MA
CHICAGO, IL
EXETER, NH
NEWPORT BEACH, CA
PHOENIX, AZ

February 27, 2001

Farm Bureau Financial Services
C/o Mr. Lee J. Kazma
5400 University Avenue
West Des Moines, IA 50266-5997

Subject: **Property Condition Report, 1985 Blue Hills Ave. Extension**
Windsor, CT
EBI Project #20-1587

Dear Mr. Kazma:

Attached please find our *Property Condition Report*, (the *Report*) for the above-mentioned asset (1985 Blue Hills Ave. Extension). During the property investigation and research, our inspector met with agents representing the Subject Property, or agents of the owner, and reviewed the property and its history at length. The *Report* was completed according to the terms and conditions authorized by you.

The purpose of this *Property Condition Report* (the *Report*) is to assist ***Farm Bureau Financial Services,*** in its underwriting of a proposed mortgage loan on the Subject Property described herein.

This *Report* is addressed to ***Farm Bureau Financial Services***, and such other persons as may be designated by ***Farm Bureau Financial Services,*** and their respective successors and assigns.

Reliance on the *Report* and the information contained herein shall mean (i) the *Report* may be relied upon by ***Farm Bureau Financial Services,*** in determining whether to make a loan evidenced by a note secured by the Property ("the Mortgage Loan"); (ii) the *Report* may be relied upon by any purchaser in determining whether to purchase the Mortgage Loan from ***Farm Bureau Financial Services,*** or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan, and any rating agency rating securities representing an interest in the Mortgage Loan or backed or secured by the Mortgage Loan; (iii) the *Report* may be referred to in and included, in whole or in part, with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan; (iv) the *Report* speaks only as of its date in the absence of a specific written update of the *Report* signed and delivered by EBI.

EBI is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the *Report* or on the closing of any business transaction.

Thank you for the opportunity to prepare this *Report,* and assist you with this project. Please call us if you have any questions or if we may be of further assistance.

Respectfully Submitted,

Leo F. Mc Cormack, AIA
Author/Senior Program Director

Mr. Charles M. Losinger, P.E.
Reviewer/Executive Vice President

Mr. Rich MacCauley
Managing Consultant

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APPENDIX A - FIGURES, DRAWINGS AND PLANS

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APPENDIX C - OTHER RELEVANT DOCUMENTS

EXECUTIVE SUMMARY

IMMEDIATE REPAIRS & REPLACEMENT RESERVES TABLE

Property Name:		*Property Type:*	**Industrial**
Address:	**1985 Blue Hills Ave. Extension**	*No. of units or tenants:*	**1**
City and State:	**Windsor Connecticut**	*Square feet:*	**165,000**
Inspection Date:	**December 11, 2000**	*Loan Term:*	**10**
Report Date:	**December 15, 2000**	*Analysis Term:*	**12**

Section #	Section Name	Condition				Action Required	Immediate Repairs
		Very Good	Good	Fair	Poor		
	SITE CONDITIONS						
2.1	Topography and Drainage	✓					
2.2	Pavement and Parking	✓					
2.3	Site Amenities & Landscaping			✓		✓	$30,000
2.4	Utilities	✓					
2.5	Flooding/Seismic	✓					
2.6	Zoning	✓					
	BUILDING CONDITIONS						
3.1	Substructure	✓					
3.2	Superstructure	✓					
3.3	Facades (Walls, Windows & Doors)	✓					
3.4	Roofing	✓					
3.5	Basements/Attics						
3.6	Elevators/Stairways	✓					
	INTERIOR ELEMENTS						
3.7	Interior Elements						
	BUILDING SYSTEMS						
4.1	Plumbing	✓					
4.2	HVAC	✓					
4.3	Electrical	✓					
4.4	Fire/Life Safety	✓					
	ADA COMPLIANCE						
4.5	ADA Compliance	✓					
	OTHER STRUCTURES, AMENITIES, INTERIOR FINISHES, AND FF&E						
	SPECIAL INTEREST ITEMS						
	TOTALS:						**$30,000**

EXECUTIVE SUMMARY & PROPERTY DESCRIPTION

The Subject Property is currently under construction, and consists of a single, 1 story high bay, 165,000 gross square foot, single tenant manufacturing/office complex on a 19.415-acre lot. The building includes a 15,000 square foot mezzanine. The property is located in the suburbs of Windsor CT at 1985 Blue Hills Extension. Windsor is located in northern Connecticut, and the Subject Property is approximately 8 miles north of downtown Hartford CT and approximately 18 miles south of Springfield MA. The property is also located approximately 1-1/2 miles south of Bradley International Airport. The tenancy is strictly manufacturing/office use.

The tenant is JDS/Uniphase. JDS/Uniphase manufactures electronic components for fiber optic cabling at the site. The property owner's responsibility is for the site work and site amenities, and underground utilities, building substructure and superstructure including mezzanine construction. The property owner's responsibility also includes the building shell, including pre-cast concrete wall panels, windows and glazing, curtain wall and glazing, doors, metal wall panels, and roofing. Mechanical, Electrical and Plumbing by the owner includes electrical service to building and installation of electrical switch gear equipment, underground piping in the building, plumbing for roof drains, main sprinkler equipment and sprinkler protection system in the production area, and all utilities to the building.

Tenant improvements include but are not limited to interior finishes, insulation and finishes on inside of exterior walls. Space build-out, elevator to second floor of mezzanine, loading dock equipment, plumbing and piping for toilet room fixtures, toilet room plumbing fixtures, water heaters, all miscellaneous plumbing, HVAC equipment, ductwork and distribution systems, the balance of sprinkler piping and fixtures in the mezzanine area, offices, lunch rooms, kitchens, laboratories, work rooms and toilet rooms. Fire protection safety and warning systems, all electrical services wiring and lighting from the electrical switch gear equipment.

Mr. Leo F. Mc Cormack, AIA inspected the property on December 11, 2000 and on January 29, 2001. He was accompanied by and interviewed Mr. Kevin Cubberly, the Vice President of Construction, for Griffin Land and Nurseries, and the property owners on December 11, 2000. On January 29, 2001 he was accompanied by Mr. Joel Delore, the Site Construction Superintendent. At the time of the inspections, the weather was cloudy and approximately 40° Fahrenheit. During the inspection, the site, exterior, interior and roof of the property were examined. A final site inspection was conducted by Mr. Richard MacAulay on February22, 2001. He was accompanied by and interviewed Mr. Joel Delore. At the time of the final inspection, the weather was sunny and approximately 45° Fahrenheit. Please see *Section 3.7* for the interiors viewed. A Pre-Survey Questionnaire was forwarded to the designated property contact. The Questionnaire was received and is included in Appendix C.

The Subject Property is under construction, and has an estimated effective useful life of 50± years in its current configuration. Remaining Immediate Construction items were identified. Please see the attached Executive Summary Table.

SUBJECT PROPERTY SUMMARY

SITE FEATURES/TOPOGRAPHY
The Subject Property site is level. The property has good visibility from Blue Hills Ave Extension on the North and Day Hill Road on the South. The property has 1 access drive from Blue Hills Ave Extension, and 2 access drives Day Hill Road.

Overall Condition **Excellent**

PAVEMENT & PARKING
The property is improved with paved parking areas and travel lanes, and has service and loading areas. The parking is appropriately laid out with double loaded and perimeter parking bays. The parking appears adequate in its layout and capacity. The finished bituminous pavement and parking lot stripping has been completed.

Overall Condition **Excellent**

LANDSCAPING & AMENITIES
The property has extensive landscaping planned at the front of the site, around the building, and in islands throughout the parking area. The property has concrete sidewalks and HCP ramps. The property signage has not been installed. No other significant site amenities are present. Due to the construction schedule and weather conditions the majority of final planting and seeding is not planned until the spring of 2001. Topsoil is in place on approximately 75% of the site and topsoil is stockpiled on-site for the remaining 25% of lawn and planting areas.

Overall Condition **Good**

BUILDING ENVELOPE & FACADES
The building frame consists of steel columns, beams and steel joists with 3" metal roof deck.

The facades are designed in a typical contemporary industrial style, and are constructed with textured pre-cast concrete exterior walls, with accent trim bands of a differing texture at the base of the panels and above the windows on the lower section of the wall. Aluminum and glass curtain walls are located at the two main entrances and three secondary entrances. Fixed ribbon windows surround the building at the top of the pre-cast wall. Metal wall panels are located above the ribbon windows, fascia and soffit of the roof cantilever. The exterior doors consist of high quality, commercial grade aluminum and glass doors and hollow metal steel doors.

A commercial grade aluminum storefront system with fixed windows and glass doors provides access to the lobbies. The windows are premium quality commercial grade aluminum framed. Windows and curtain wall glazing is 1" solar green insulating glass. The windows are fixed.

The loading dock area has 5 steel overhead doors. One door is located at the grade elevation and four doors are dock height. Each dock height door is provided with dock seals and manual hydraulic levelers.

Overall Condition **Excellent**

ROOF
The roof is an adhered reinforced 60-mil rubber membrane roof. The roof pitches to internal drains and leaders.

Overall Condition **Excellent**

INTERIORS
The accessible interior areas inspected are not complete. The tenant is responsible for all interior spaces.

Overall Condition **Not applicable**

MAJOR MECHANICAL SYSTEMS
The building is heated and cooled by split system gas and electric roof top HVAC units for the mezzanine and office areas. Three special constructed 43 feet x 53 feet packaged HVAC penthouse units with self contained heating, air conditioning, humidification, air supply and exhaust systems are utilized. The penthouse unit consists eight sections and is manufactured by WEBCO Inc. of Springfield Missouri.

Multiple water heaters provide domestic hot water. The building is sprinkled.
The tenant is responsible for the purchase, installation and maintenance of all HVAC equipment and systems. Two of the penthouse units are scheduled to be installed by February of 2001. The remaining unit is scheduled to be installed by May or June of 2001.

Overall Condition **Excellent**

UTILITIES
The Subject Property has municipal water, sewer and on site storm drainage, and is served by underground electric and gas services.

Overall Condition **Excellent**

ACCESSIBILITY
The Subject Property is handicap accessible, and appears to be compliant with the ADA.

Overall Condition **Excellent**

SEISMIC/FLOODING
The risk of seismic activity at the Subject Property is low to moderate, and the risk of flooding at the Subject Property is low, based on documents reviewed.

SUBJECT PROPERTY DESCRIPTION

The Subject Property is comprised of the improvements described above, situated on an irregular shaped parcel at Subject Property address, with approximately 900' in frontage, and rough dimensions of 1,100' in depth.

Local surface arteries, Interstate, and State highway systems provide excellent access to the property. The Subject Property is located approximately 5 miles west of Interstate 91.

The surrounding district is primarily a developing industrial district. Several offices, R&D buildings and manufacturing complexes are in the vicinity of the Subject Property. Adjacent uses are used as agricultural and used as tobacco fields. The adjacent buildings and uses do not negatively affect the Subject Property.

The Subject Property is the first phase of a planned industrial complex that eventually will include two additional buildings located on the east and west Side of the subject property. The property was formerly agricultural and was used for tobacco growing. The properties on the east and west are currently used as tobacco fields. The 58-acre parcel was sub-divided into three equal lots of approximately 19 acres each. Lot lines were adjusted to meet zoning and parking area requirements. The construction manager also stated that the tenant for the subject property plans on having buildings constructed on the adjacent parcels.

The Subject Property is improved with a steel-framed pre-cast concrete and glass rectangular shaped, high bay industrial building. The building has overall dimensions of 602'-8"' in width and 252'-8"' in depth with a clear height of 26'-0".

The interior of the property is laid out with the main entrance and lobby, first floor offices and mezzanine offices, support facilities, kitchen and dining room, laboratories and workrooms located on the east and southeast corner of the building. Portions of the lobby are 2 stories in height. Common toilets, elevators, and stairs are located off the lobby. The remainder of the building is open space with locker rooms, toilet rooms and support facilities located off the production areas.

CONSTRUCTION HISTORY

The original construction permit for the foundation was applied for in July of 2000. The property is owned by Griffin Land and Nurseries and was previously used as agricultural land for the growing of tobacco. Griffin Land is also acting as Construction Manager for the building construction.

According to Building Department files and information provided by the owner, the Subject Property site preparation was started in July of 2000. A zoning change from B-2 (Business), and R-11 (Residential) to I-1 (Industrial) was granted on May 10, 200 by the Town of Windsor Planning and Zoning Commission. Curb cut approvals and revisions to lot lines were granted by The Town of Windsor Planning and Zoning Board on September 12, 2000.

According to the owner, approximately $7,296,000 will be expended for site improvements, the building shell, general improvements and soft costs for the property. Construction completion is scheduled for mid-2001.

1.0 INTRODUCTION & LIMITATIONS

The purpose of this *Property Condition Report* (the *Report*) is to assist ***Farm Bureau Financial Services,*** in its underwriting of a proposed mortgage loan on the Subject Property described in this *Report*. The information reported was obtained through sources deemed reliable, a visual site inspection of areas readily observable, easily accessible or made accessible by the property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject Property. Municipal information was obtained through file reviews of reasonably ascertainable standard government record sources, and interviews with the authorities having jurisdiction over the property. Findings, conclusions and recommendations included in the *Report* are based on our visual observations in the field, the municipal information reasonably obtained, information provided by the Client, and/or a review of readily available and supplied drawings and documents. No disassembly of systems or building components, or physical or invasive testing was performed. EBI renders no opinion as to the property condition at un-inspected and/or inaccessible portions of the Subject Property. EBI relies completely on the information, whether written, graphic or verbal, provided by the property contact or as shown on any documents reviewed or received from the property contact, owner or agent, or municipal source, and assumes that information to be true and correct. The observations in this *Report* are valid on the date of the investigation.

Any additional information that becomes available after our inspection and draft submission concerning the Subject Property should be provided to EBI so that our conclusions may be revised and modified if necessary, at additional cost. This *Report* has been prepared in accordance with our Standard Conditions for Engagement, which is an integral part of this *Report.*

This *Report* was completed in general conformance with Standard & Poor's Structured Finance Ratings, Real Estate Finance, Property Condition Assessment Criteria, ASTM E 2018 – 99 Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment Process, and with the scope of services approved by the client.

The inspection was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended. The *Report* speaks only as of its date, in the absence of a specific written update of the *Report*, signed and delivered by EBI.

CONDITION

In its inspection and reporting, EBI uses terms describing conditions of the various site, building, and system components. The terms used are defined below. It should be noted that a term applied to an overall system does not preclude that a part or a section of the system or component may be in a different condition.

Excellent	The component or system is in new or like new condition, and little or no Deferred Maintenance is required, or the scheduled maintenance can be accomplished through routine maintenance.
Good	the component or system is sound and performing its function. Although it may show signs of normal wear and tear, some minor rehabilitation work may be required.
Fair	The component or system is performing adequately at this time but exhibits Deferred Maintenance, evidence of previous repairs, workmanship not in compliance with commonly accepted standards, is obsolete or is approaching the end of its typical expected useful life. Repair or replacement is required to prevent further deterioration, restore it to good condition, prevent premature failure, or to prolong its expected useful life.
Poor	The component or system as either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its typical expected useful life, excessive Deferred Maintenance, or state of disrepair. Present condition could contribute or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

ABBREVIATIONS

In its reporting, EBI uses various construction abbreviations to describe various site, building or system components. The abbreviations are defined below.

GWB	Gypsum Wall Board	EIFS	exterior insulating Finishing system
EPDM	Ethylene Propylene Diene Monomer (Rubber membrane roof)	AHU	air handling unit
		RTU	roof top unit
HVAC	Heating, ventilating and air conditioning	FCU	fan coil unit
VAV	variable air volume box	MDP	main distribution panel
GFI	Ground fault interrupt (circuit)	BTU	British thermal Unit (a measurement of heat)
BTUH	British Thermal Units per Hour		
FHA	Forced hot air	FHW	Forced hot water

2.0 SITE CONDITIONS

2.1 TOPOGRAPHY

DESCRIPTION
The Subject Property site is level. The property has good visibility from Blue Hills Ave Extension on the North and Day Hill Road on the South. The property has 1 access drive from Blue Hills Ave Extension, and 2 access drives Day Hill Road.

The topography in the parking lots is configured with slopes to curb gutters catch basins controlling storm water flow, and graded to provide tailgate height access at the loading docks.

CONDITION
No topography problems were reported or observed.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

2.2 PAVEMENT AND PARKING

DESCRIPTION
According to the site plans, the property is improved with paved parking for approximately 740 cars, including 25 HCP spaces. According to the Town Zoning Ordinances, the Subject Property zoning classification requires 1 parking spaces per 250 square feet.

The parking areas and drives are paved with bituminous asphalt, and have pre-cast concrete curbing and formed asphalt curbing. The parking is divided into numerous double loaded and perimeter parking bays accessed by travel lanes through the site. The property has 1 access drive from Blue Hills Ave Extension, and 2 access drives Day Hill Road.

The loading areas have large aprons with adequate turning radii for trucks.

CONDITION
The paved areas are new and are in good condition. The parking area striping is new and in very good condition.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

2.3 LANDSCAPING & SITE AMENITIES

DESCRIPTION
The Subject Property has extensive landscaping planned at the front of the site, and in islands throughout the parking areas.

The asset will have a monument sign at the main entrance, and smaller signs at the secondary entrances, to be provided by the tenant. Concrete walks are provided for pedestrian traffic on all sides of the building. The parking lots are illuminated by pole mounted light fixtures. Wall lights also illuminate the building.

CONDITION
The property landscaping has not been completed. Completion of the landscaping and plantings are scheduled for the spring of 2001. The parking area lighting is new and in good condition.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:
- **Completion of landscaping and plantings**

2.4 MUNICIPAL UTILITIES

2.4.1 Water & Sewer
DESCRIPTION
MDC provides water and sewer service to the site from mains in Day Hill Road. The water meter is located in the mechanical room at the rear of the building.

The municipality owns and maintains the lines in the street. The lines from the main to the property line are the responsibility of the Subject Property owner.

CONDITION
There were no reported or observed problems with the water and sewer system size or capacity. This utility appears to be configured and operated in a manner consistent with its intended use, adequate for the use type and in good condition.

2.4.2 Storm Drainage
DESCRIPTION
The storm water flow from the site is controlled via on-catch basins discharging to the municipal system from on-site detention ponds. The building rain water leaders are tied to catch basins in the Subject Property parking areas. The drainage system is the responsibility of the property owner.

CONDITION
There were no reported or observed problems with the storm drainage system size or capacity. This utility appears to be configured and operated in a manner consistent with its intended use, adequate for the use type and in good condition.

2.4.3 Gas/Oil
DESCRIPTION
CNG Gas provides gas service to the Subject Property. A gas line in Day Hill Road serves the property. No oil service is provided to the Subject Property.

CONDITION
There were no reported or observed problems with the gas service size or capacity. This utility appears to be configured and operated in a manner consistent with its intended use, adequate for the use type and in good condition.

2.4.4 Electrical

DESCRIPTION

Connecticut Light and Power provides electric service to the site. The service enters the property underground to pad-mounted transformers, feeding secondary runs to the Main Distribution Panels. The utility owns and maintains the lines to the transformers. The secondary feeds to the Main Distribution Panel Panels building is the responsibility of the Subject Property owner.

CONDITION

There were no reported or observed problems with the service size or capacity. This utility appears to be configured and operated in a manner consistent with its intended use, adequate for the use type and in good condition.

RECOMMENDED IMMEDIATE REPAIRS

Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

2.5 SEISMIC/FLOODING/SUB SURFACE

DESCRIPTION

Chapter 16 of the 1997 edition of the UBC (Uniform Building Code) was reviewed to determine the Seismic Zone of the Subject Property. Chapter 16 includes calculations for and mapping of earthquake (seismic) loads on structures. Figure 16-2, Seismic Zone Map of the United States delineates differing ratings of seismic load. These ratings indicate the severity of how horizontal ground motion and sub-surface soil types affect a structure. Figure 16-2 shows the continental United States having seismic Zones ranging from 0 to 4.

The Federal Emergency Management Agency (FEMA) maps and rates flood hazard zones throughout the United States. These zones are depicted on a Flood Insurance Rate Map (FIRM), designated by Community Map and Panel numbers. The flood hazard zones range from Zone A, with Base Flood Elevations determined, to Zone X, unshaded, areas outside the 500-year floodplain. The FIRM map and panel was reviewed to determine the Flood Zone of the Subject Property.

Borings and sampling indicating subsurface conditions and permeability were conducted on the site. The borings were taken in order to establish subsurface conditions as part of a geological exploration program. No services were performed to evaluate subsurface environmental conditions.

CONCLUSION

The UBC shows the property in Zone 2A, with a low to moderate risk of seismic activity. The FEMA Flood Insurance Rate Map (FIRM), dated rev. September 29, 1986 (Community Map #090041, Panel #0005D), revealed that the Subject Property is located in Zone C, defined as areas outside the 500-year flood plain. Boring logs and subsurface geotechnical reports did not indicate any areas of concern with relation to soil bearing capacities.

Sub surface conditions evaluated are typical for the geographic area where construction of the project is taking place. No action required. See appendix 'C' for Geotechnical and Boring Log information.

2.6 ZONING

DESCRIPTION
The municipal office files were reviewed to determine the underlying zoning of the Subject Property.

CONCLUSION
The review indicated that the base zoning of the Subject Property is "I-1" Industrial. The current use is permitted under this zoning. The Town of Windsor re-zoned the parcel on May 10,2000.

In the event of a casualty loss, the same size and design of project could be rebuilt, if begun within 1 year of the loss. Adherence to building codes in effect at the time of rebuilding, including life safety codes, could be required. Based on a cursory review, no major changes of the building codes applicable to the Subject Property have occurred, with the exception of ADA, sprinkler and fire separation portions of the code. If significant time elapsed between a casualty loss and the application for permit to rebuild, additional review and approval could be required.

3.0 BUILDING CONDITIONS

3.1 SUBSTRUCTURE

DESCRIPTION
The majority of the Subject Property substructure was not visible due to the surrounding grade. Based on our visual inspection and review of available construction drawings the property has cast in place, reinforced concrete foundations and footings supporting the exterior walls and load bearing interior columns. The substructure includes a reinforced 6" concrete slab on grade.

CONDITION
The substructure appears sound and in good condition.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

3.2 SUPERSTRUCTURE

DESCRIPTION
The superstructure consists of steel columns, and steel beams supporting open web steel roof joists with 3-inch steel decking and 3 inches of rigid insulation.

The exterior of the building is assembled with insulated pre-cast concrete wall panels walls and aluminum curtain wall. The building has clear heights of approximately 26'.

CONDITION
The superstructure is sound and in good condition overall. No problems were noted or reported.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

3.3 FACADES

DESCRIPTION – FACADES
The facades are designed in a typical contemporary office style, and are constructed with textured pre-cast concrete exterior walls, with accent trim bands of differing texture at the base and above the windows on the lower section of the wall. Aluminum and glass curtain walls are located at the two main entrances and three secondary entrances. Fixed ribbon windows surround the building at the top of the pre-cast wall. Metal wall panels are located above the ribbon windows and soffit of the roof cantilever.

DESCRIPTION – DOORS AND WINDOWS
The exterior doors consist of high quality, commercial grade, aluminum and glass doors and hollow metal steel doors. A commercial grade aluminum storefront system with fixed windows and glass doors provides access to the lobbies. The windows are premium quality commercial grade aluminum framed, insulating glass types. The windows are fixed.

The loading dock area has 5 steel overhead doors. One door is located at the grade elevation and four doors are dock height. Each dock height door is provided with dock seals and manual hydraulic levelers.

CONDITION
The installed facades are in excellent overall condition. The curtain wall and metal panels were completed prior to the final inspection. The doors and windows completed and are in excellent condition.

The sealant for the pre-cast concrete wall panels is complete and is in excellent condition.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

3.4 ROOFING

DESCRIPTION
The Subject Property has an adhered reinforced 60 mil (Ethylene Propylene Diene Monomer, or EPDM) rubber membrane. The roof is new. The roof pitches to internal drains and leaders. The roof is flashed with an aluminum gravel stop/fascia. The roof has standard penetrations for mechanical exhaust vents, bathroom exhaust and plumbing vents and HVAC units.

CONDITION
The roof is new and in excellent condition.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

3.5 BASEMENTS/ATTICS

DESCRIPTION
Not applicable

3.6 ELEVATORS/STAIRWAYS

DESCRIPTION

The Subject Property has a hydraulic elevator with high quality cab finishes. The building has 3 stairways to the mezzanine, one monumental stair off the lobby and two egress stairs enclosed with metal stud and gypsum wallboard. Each is constructed with standard steel pan and concrete infill, with steel pipe railings.

CONDITION
The elevator has not been installed and is the responsibility of the tenant. The stairs were completed prior to the last site visit.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

3.7 INTERIOR FINISHES AND COMPONENTS

DESCRIPTION
The interior areas of the Subject Property have not been completed and are the responsibility of the tenant.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

4.0 BUILDING SYSTEMS

4.1 BUILDING PLUMBING

DESCRIPTION
The domestic service enters the building from the main described in *Section 2.4.* The observed supply piping is copper. The plumbing fixtures are vitreous china with chrome trim. Electric water heaters supply hot water.

A separate 10" main enters the building and is connected to the sprinkler equipment.

CONDITION
The owner's responsibility for plumbing is completed. The tenant is responsible for all of the installation of interior plumbing, toilet room fixtures, and water heaters.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

4.2 HVAC

DESCRIPTION
At the time of the inspection on February 22, 2001 two of the HVAC units were onsite and scheduled to be installed the following week. The remaining unit is scheduled to be installed by May or June of 2001. Based on field observations and interviews, the system appears to have capacity appropriate to and adequate for the use type.

CONDITION
The remaining HVAC penthouse unit is scheduled to be installed by May or June of 2001. Based on field observations and interviews, the system appears to have capacity appropriate to and adequate for the use type.

Discussions with the owner's representative indicate the tenants are on a triple net lease and responsible for HVAC repairs and replacements.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

4.3 BUILDING ELECTRICAL & INTERNET ACCESS

DESCRIPTION
There are two main distribution panels with a 4,000 amp, 3 phase, 4 wire, 277/480 volt main. The Main Distribution Panels are located in electric rooms one in the production area and one under the mezzanine area. The owner is responsible for the installation of the Main Distribution Panels.

All wiring and sub panels for power, lighting and HVAC units are the responsibility of the tenant.
The Subject Property reportedly has copper wiring.

CONDITION
There were no reported or observed problems with the Main Distribution Panels electrical system sizes or capacities. This utility appears to be configured and operated in a manner consistent with its intended use, and adequate for the use type. Discussions with the owner's representative indicate the tenant is responsible for all wiring and sub panels for power, lighting and HVAC units.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

BUILDING INTERNET CONNECTIVITY

DESCRIPTION
The Subject Property Internet communication access is the responsibility of the tenant.

CONCLUSION
The Internet access system has not been installed and is the responsibility of the tenant.

4.4 BUILDING & SITE FIRE & LIFE SAFETY

DESCRIPTION
The property will be protected by a multiple zone Fire Alarm Control Panel, hard wired smoke and heat detectors, fire extinguishers, pull stations, illuminated exit lights, emergency battery lighting units, horn/light enunciators, and a full coverage, 8" wet and dry sprinkler system with check valves and tamper and flow switches. Fire Department siamese connections are located on the exterior of the building. Fire hydrants are located throughout the property. The systems are system is tied by an auto dialer to the local Fire Department. The sprinkler system and Fire Alarm Control Panel are tested annually. The Fire Alarm Control Panel is tested annually.

CONDITION
The building owner is responsible for providing the main sprinkler service and equipment to the building. The owner is also responsible for fire protection piping and sprinkler heads in the production areas only. The tenant is responsible for the purchase and installation of the balance of fire protection systems, and sprinkler installation.

RECOMMENDED IMMEDIATE REPAIRS OR REPLACEMENT RESERVES
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

4.5 ADA COMPLIANCE

DESCRIPTION
All public accommodation and commercial properties are governed by the Americans with Disabilities Act (ADA), Title III, 28 CFR Part 36, dated July 26, 1991 and printed in the Federal Register. Title III of the ADA divides buildings and facilities into 2 basic categories: Public Accommodation and Commercial Facilities. The provisions of Title III provide that persons with disabilities should have accommodations and access to public facilities which are equal or similar to those available to the general public. Other provisions of the ADA are not included in this Scope of Work or *Report*.

The drawings were visually observed for general compliance with the major requirements of the ADA, taking into consideration the use of the property, its age and renovation history. The ADA calls for a property owner to expend, if required, "reasonable" sums for "practicable" or "readily achievable" solutions to ADA barrier removal and non-compliance issues. The definitions of "reasonable," "practicable" or "readily achievable" are site dependent, and vary based on the owner's financial status.

Due to the unique nature of each property, the extent of analysis required and the many variables of compliance with the ADA guidelines, evaluating costs for full ADA conformity is beyond the scope of this *Report*. A separate ADA Compliance Audit can be ordered if required. For the purposes of this *Report* the analysis is limited to a visual inspection of areas readily observable or easily accessible, and an action that can be accomplished as routine maintenance or as a replacement, rather than requiring a renovation.

The property owner is responsible for providing site access and access up to the building entrances. Interior ADA conformance will be the responsibility of the tenant.

CONDITION
The Subject Property falls in the Commercial Facilities category. Construction of the property occurred after the Act was passed into law. Based on the issuance of a Building Permit and field observations, the exterior site work and access to the building entrances appear to be in conformance with the ADA guidelines.

RECOMMENDED IMMEDIATE REPAIRS
Please see Table 1 for the recommended Immediate Repairs listed below:

- **None**

5.0 CODE VIOLATIONS

DESCRIPTION
The local Building, Planning and Fire Departments were consulted for any current violations.

BUILDING AND PLANNING DEPARTMENTS
There appears to be no violations noted on the Subject Property according to interviews.

The building appears to be constructed in accordance with the current building codes. The property is not ready for a Certificate of Occupancy.

If a building permit were taken out for *major* new construction at the Subject Property, that area would likely be required to be conform to any *new* codes in the areas of egress, fire and life safety and HCP accessibility. Major renovation work (such as that after a fire) can be completed without complete adherence to new codes.

FIRE DEPARTMENT
The Fire Department interviews indicate that no open violations for the inspections that have taken place so far during construction.

The following individuals or applicable departments were interviewed or consulted, and documents reviewed:

RESOURCE	CONTACT NAME	INFORMATION PROVIDED	PHONE NUMBER	DATE CONTACTED
The Town of Windsor Building Inspection Office	Mr. Steve Duprey	Property information	860 285-1962	12/14/2000
The Town of Windsor Fire Department	Chief David Smith	Fire department inspections and violations	860 285-1826	12/14/2000
Construction Manager	Mr. Kevin Cubberly	Building Information	860 286-7660	12/11/00

RECOMMENDED ISSUE RESOLUTIONS
Please see Table 1 for the recommended Action Items or Issue Resolutions listed below:

- **None**

6.0 IMMEDIATE REPAIRS

Each of the Immediate Repair Reserves items noted during the inspection are listed on the following pages on Table 1, and capsulized on the Summary Table. Whenever possible, items are grouped and cross referenced by report section.

The cost estimates shown on the tables are based on data obtained from the Owner for items already planned, quotes from contractors, EBI's in-house estimating database and our experience with costs and estimates for similar issues, property and building types. These projected costs are augmented by cost estimate resource documents such as the National Construction Estimator, or Means Building Construction Cost Data and Facilities Maintenance and Repair Cost Data Publications.

TABLE 1 - IMMEDIATE REPAIRS

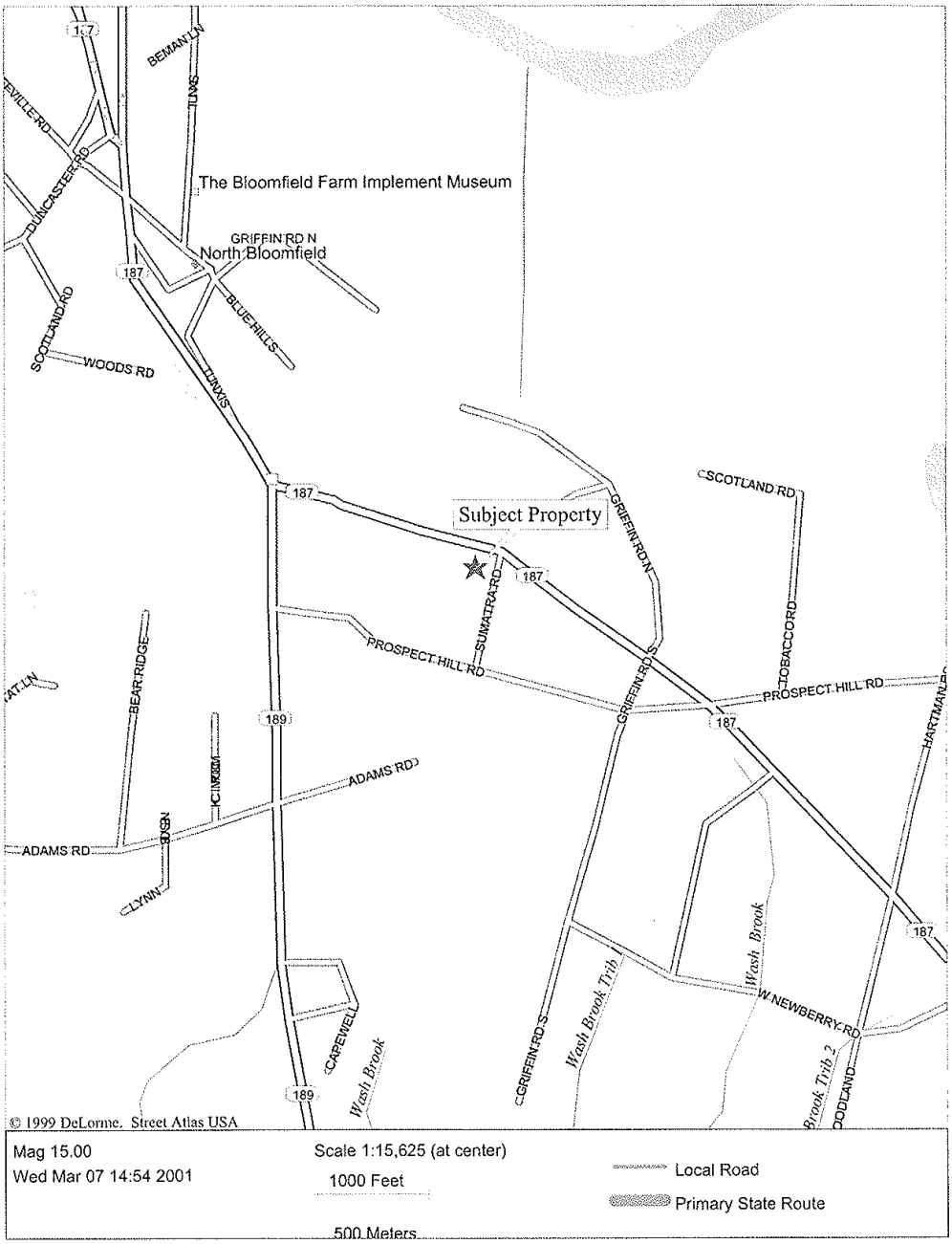
1985 Blue Hills Ave. Extension
Windsor Connecticut
EBI Project # 20-1587

SECTION NUMBER	SECTION NAME	RECOMMENDED WORK	QUANTITY	UNIT COST	UNIT DESCRIPTION	ESTIMATED COST	COMMENTS OR ADDITIONAL DESCRIPTION
SITE CONDITIONS							
2.1	Topo.	None				$0	
2.2	Pvm't/Pkg	None				$0	
2.3	Amenities	Landscaping	1	$30,000.00	lump sum	$30,000	To be completed in the Spring of 2001
2.4	Utilities	None				$0	
2.5	Flood/Seis.	None				$0	
2.6	Zoning	None				$0	
BUILDING CONDITIONS							
3.1	Substruct.	None				$0	
3.2	Superstr.	None				$0	
3.3	Facades	None				$0	
3.3	Facades	None				$0	
3.3	Facades	None				$0	
3.4	Roof	None				$0	
3.5	Bsmt/Attic	None				$0	
3.6	Stairs/Elev.	None				$0	
INTERIOR ELEMENTS							
3.7	Int. Elem's	None					
BUILDING SYSTEMS							
4.1	Plumbing	None				$0	
4.2	HVAC	None				$0	
4.3	Electric	None				$0	
4.4	F/L Safety	None				$0	
ADA COMPLIANCE							
4.5	ADA	None				$0	
	TOTAL					$30,000	
	1.25 MULTIPLIER					$37,500	

PROPERTY AND LOAN INFORMATION								
	Building Area	165,000	Building Age	0 yrs	Inspection Date	12/11/00	Analysis term	NA
	Tenants or Units	1	Building Type	Industrial	Report Date	12/15/00	Loan term	NA

APPENDIX A

FIGURES, DRAWINGS AND PLANS



modified from DeLorme Mapping Co., Street Atlas USA

Figure 1 **Location Map**	**1985 Blue Hills Ave. Extension** **Windsor, CT**	**ENVIROBUSINESS, INC.** 701 Concord Avenue Cambridge, MA 02138 (617) 868-4321	N

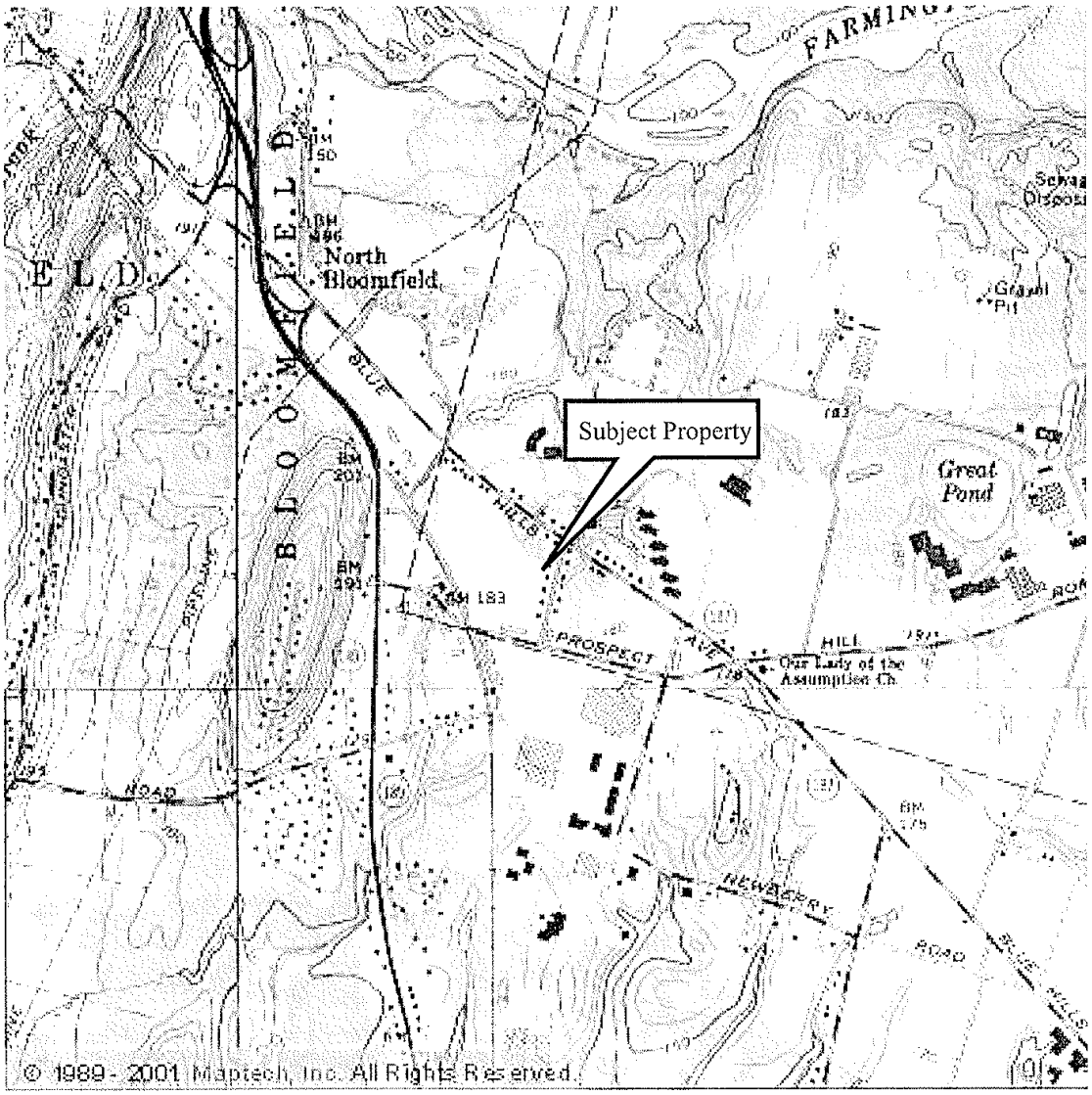


Figure 2 **Locus Map**	A portion of the Bloomfield East, CT USGS 7.5x15 Minute Quadrangle **1985 Blue Hills Avenue Extension** **Windsor, CT**	**ENVIROBUSINESS, INC.** **701 Concord Avenue** **Cambridge, MA 02138** **(617) 868-4321** Scale: 1:24,000 Contour Interval 10 Feet

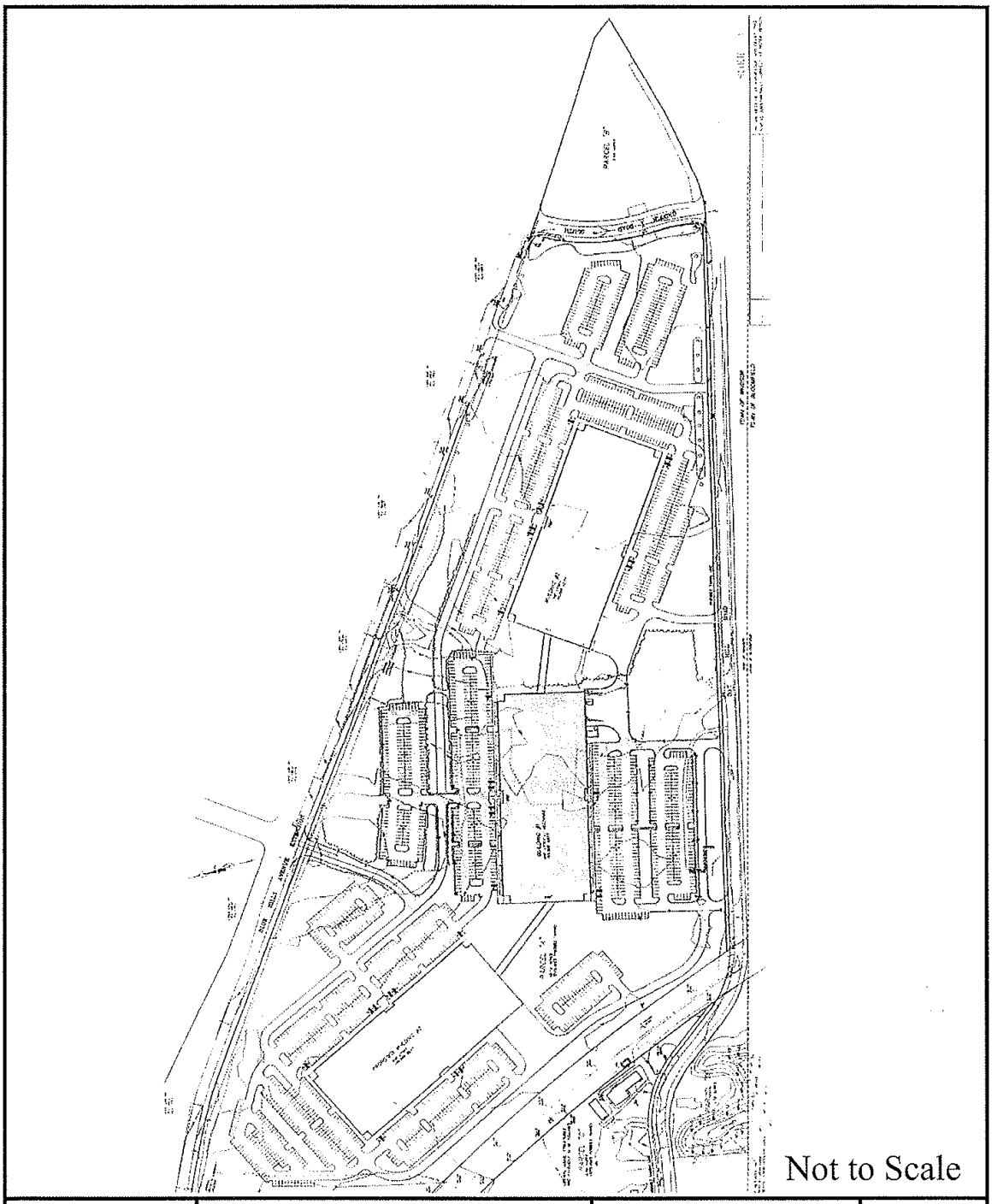
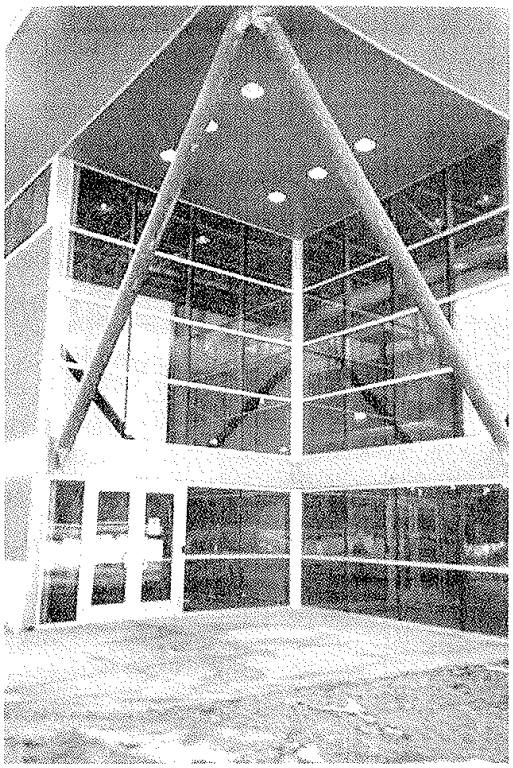


Figure 3 **Site Plan**	**1985 Bear Hills Avenue Extension** **Windsor, Connecticut**	**ENVIROBUSINESS, INC.** 701 Concord Avenue Cambridge, MA 02138 (617) 868-4321 www.ebi-net.com	**North**

APPENDIX B

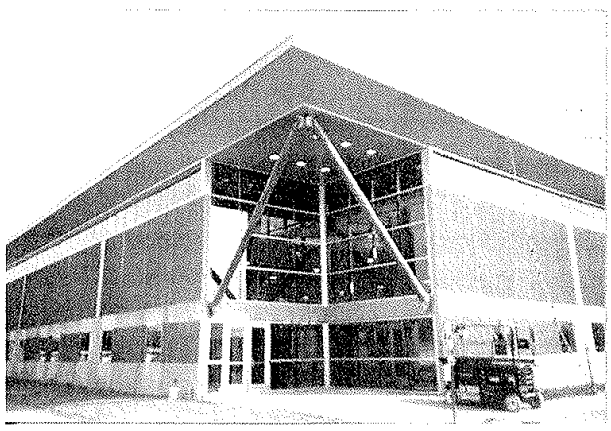
PHOTOGRAPHS

View of an entrance area of the Subject Property



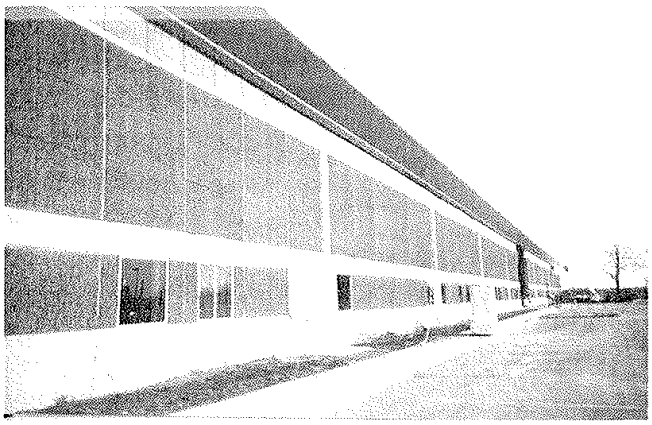
ENVIROBUSINESS	Photograph #1 Project #20-1587 Date taken: 01/29/01 Taken by: Leo F. Mc Cormack

View of an entrance area of the Subject Property



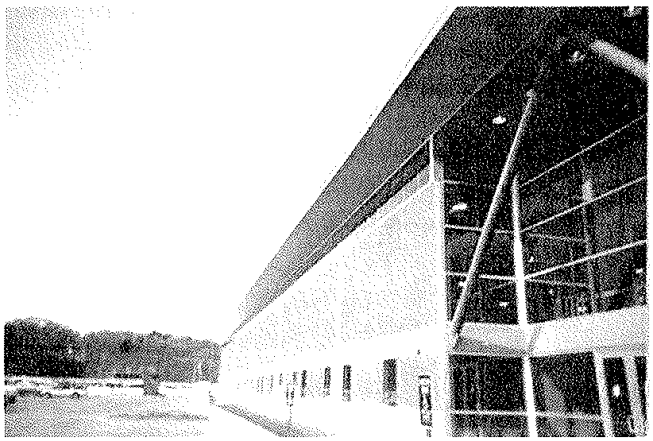
ENVIROBUSINESS	Photograph #2 Date taken: 01/29/01	Project #20-1587 Taken by: Leo F. Mc Cormack

Exterior view of the Subject Property



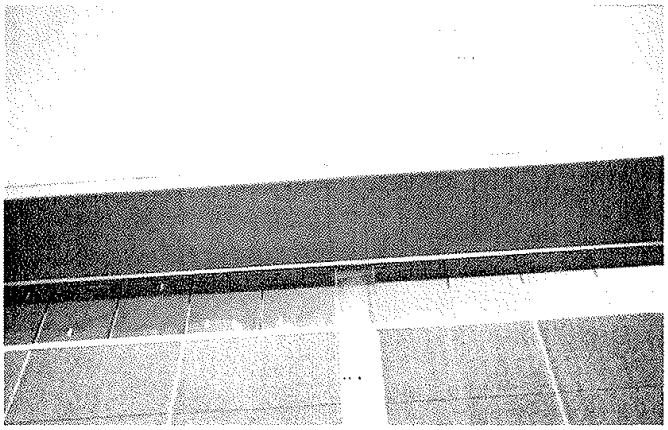
ENVIROBUSINESS	Photograph #3 Date taken: 01/29/01	Project #20-1587 Taken by: Leo F. Mc Cormack

Exterior view of the Subject Property



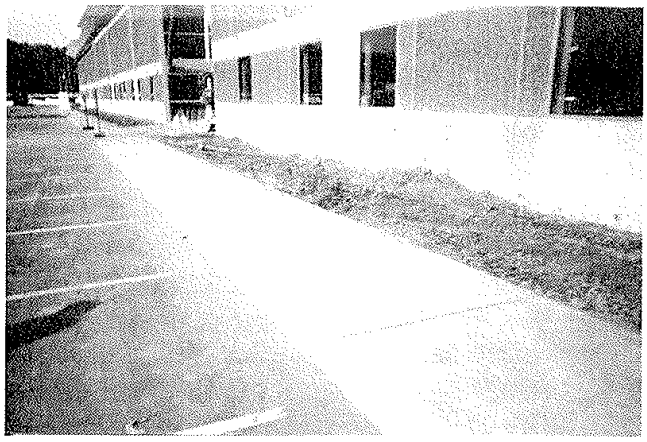
ENVIROBUSINESS	Photograph #4 Date taken: 01/29/01	Project #20-1587 Taken by: Leo F. Mc Cormack

View of the soffit area of the roof



ENVIROBUSINESS	Photograph #5 Date taken: 01/29/01	Project #20-1587 Taken by: Leo F. Mc Cormack

View of the walk area adjacent to the subject building



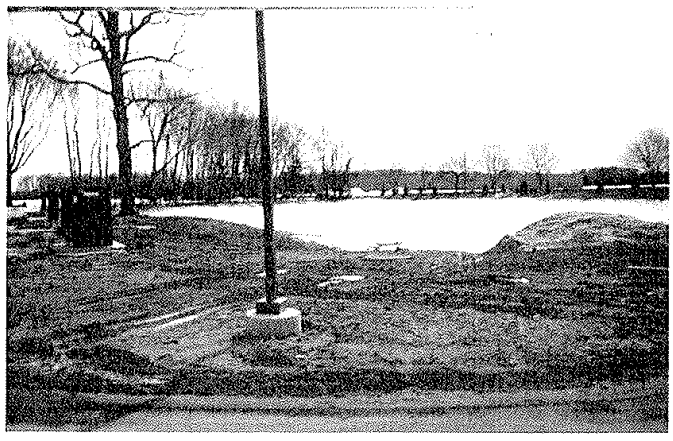
ENVIROBUSINESS	Photograph #6 Date taken: 01/29/01	Project #20-1587 Taken by: Leo F. Mc Cormack

Drainage ditch area of the parking lot



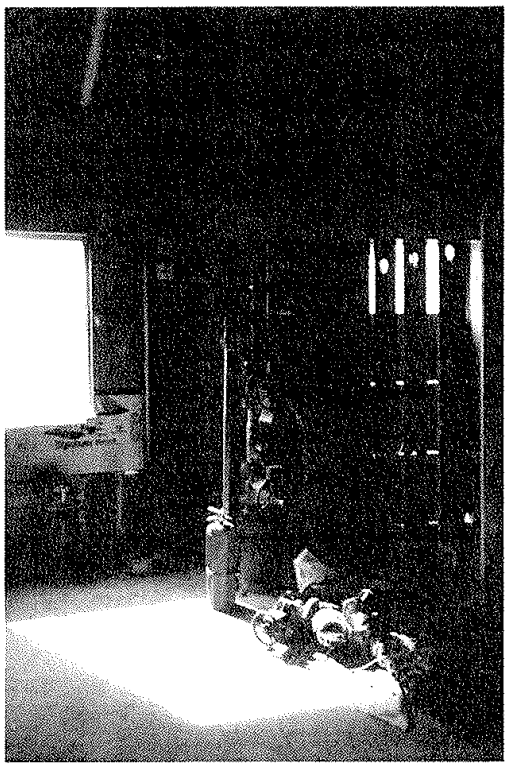
ENVIROBUSINESS	Photograph #7 Date taken: 01/29/01	Project #20-1587 Taken by: Leo F. Mc Cormack

Graded area on the south side of the Subject Property



ENVIROBUSINESS	Photograph #8 Date taken: 01/29/01	Project #20-1587 Taken by: Leo F. Mc Cormack

Sprinkler system at the Subject Property



ENVIROBUSINESS	Photograph #10 Project #20-1587 Date taken: 01/29/01 Taken by: Leo F. Mc Cormack

Exterior walkway at the Subject Property



ENVIROBUSINESS	Photograph #11 Date taken: 01/29/01	Project #20-1587 Taken by: Leo F. Mc Cormack

Paved parking area at the Subject Property



ENVIROBUSINESS	Photograph #12 Date taken: 01/29/01	Project #20-1587 Taken by: Leo F. Mc Cormack

View of the Subject Property roof



ENVIROBUSINESS	Photograph #13 Date taken: 01/29/01	Project #20-1587 Taken by: Leo McCormack

APPENDIX C

OTHER RELEVANT DOCUMENTS

PROPERTY INSPECTION PRE-SURVEY QUESTIONNAIRE

Please completely fill out this questionnaire prior to the Consultant's site visit. Fax a copy of this questionnaire to EBI for the report files, and keep the original to provide to the Consultant. Any additional plans, descriptive or back-up documentation should be held on site for the Consultant during his inspection. For those questions that are not applicable to the subject property, please respond with an "N/A." This document must be signed by the Borrower or its representative. If you have any questions about how to answer any of the questions, please call the Consultant. If additional pages for response are necessary, please attach them to this form. This document and your responses to it will be included as an exhibit in the Consultant's report.

Accurate and full completion of this Survey is critical to a timely completion of our reports, and timely closing of your loan.

Subject Property Name: 1985 Blue Hills Ave. Ext.

Legal Address: 1985 Blue Hills Ave. Ext.

Windsor, CT 06095

Property Owner: Griffin Center Dev. I, In **Building Manager:** Griffin Land & Nurseries

Telephone: 860-286-7660 **Telephone:** Same

Fax: 860-286-7653 **Fax:** Same

Property Contact: Martha Collier/Kevin Cubberly

Telephone: Marty -- x-201

Fax: Same

Martha Collier Senior Vice President

Name and title of individual completing this form (please print)

Martha Collier 12/8/2000

Signature of individual completing this form **Date**

Questionnaire compiled from:

STANDARD & POOR'S STRUCTURED FINANCE RATINGS
REAL ESTATE FINANCE
Property Condition Assessment Criteria

LOCAL JURISDICTIONAL INFORMATION

1. What is the local property Tax ID #, Lot and Block, or Township/Range ID #._____
2. What is the legal Municipality or County that has jurisdiction over the property? Windsor, CT
3. Please provide address and phone numbers of all municipal offices. These include the Tax Assessor/ Appraiser, Building, Zoning, Planning and Engineering Departments.

Assessors office - 860-285-1819
Building - 860-285-1962
Planning/Zoning - 860-285-1981
Engineering - 860-285-1869
Mail: 275 Broad St., Windsor, CT 06095

PROPERTY INFORMATION

4. What is the size of the subject property lot or lots, in acres? 19.415 acres
5. How many buildings comprise the subject property? 1
6. What is the square footage of the building(s)? 150,000 SF Footprint; + 15,000 SF Mezzanine
7. What is the age of the building(s)? Under construction
8. How many tenants are presently located at the property? Lease executed with JDS Uniphase
   a. If the property is apartments, please provide a unit and type count by bedroom and square feet._____
9. How many parking spaces are present at the property? Approximately 740
10. Please list, to the best of your knowledge, any deficiencies or problems with the site, parking area, amenities or utilities. N/A
11. Please list, to the best of your knowledge, any structural, water infiltration, roof, plumbing, HVAC, Fire Alarm or electrical deficiencies or problems. N/A
12. Are you performing or planning to perform any repairs or replacement work to the property that will exceed an aggregate cost of $2,000? If so, please explain, with the approximate cost. See Attached Construction Cost Budget
13. During the last five years, have any major capital improvements been made to the site or building(s)? If so, please explain, with the approximate cost. Under construction
14. Have you had any Building, Fire or Health Department inspections in the last three years? If any deficiencies were identified, please explain. Under construction
15. When were the fire alarm and/or sprinkler system (if any) last tested? Under construction

16. List the following utility providers and phone numbers.

Electricity	Connecticut Light & Power	Calvin Morgan - 860-280-2276
Water	MDC - Dave Rutty	860-278-7850
Sanitary Sewer	MDC - Dave Rutty	860-278-7850
Storm Drainage	N/A	
Natural Gas	CNG - Peter Petrossi	860-727-3474

Internet Access (please describe service type and speed

17. Please attach a brief history of the property. This information helps us properly assess, evaluate and understand your property, and will assist in the financial analysis. The information should include:

- The date of approvals and construction, and the contractor who built the property
- History of major capital improvements, repairs, additions or modifications
- A list of any ongoing maintenance issues
- History of fires or violations
- Tenant or occupant history, approximate tenant or apartment turnover rate

*Please see Attached

18. Please provide the Consultant with the following documents and information so that they may proceed with the physical evaluation of the property. The documents will become exhibits in the Consultant's report. ***Items with an asterisk (*) are critical to the completion of our reports and timely loan closing.***

DOCUMENT AND INFORMATION CHECKLIST

A. Plans	B. Municipal Documents	C. Additional Information, if applicable
ALTA Survey or site Plan*	Certificate of Occupancy*	Tenant Rent Roll*
Architectural Building Plans	Building Permit*	History of recent improvements*
Reduced scale Site and Building Plans	Copy of tax cards*	Schedule of Floor Area Measurements: Gross and Rentable Square Feet
	Copy of violations	Operating & CAM expense schedules
		Copy of most Recent Appraisal
		Previous Due Diligence Condition Survey or Building Component (such as roof) Reports

* Please see attached

EBI ACCESS REQUIREMENTS

At the time of the site visit the Consultant is required to gain access to all areas of the property. This includes:

- All mechanical, electric, sprinkler, HVAC, utility rooms and equipment.
- All building interiors, including storage rooms
- All building perimeters
- All building roofs, unless pitched asphalt shingles. (This may require you to obtain and provide a ladder.)
- All site amenities
- A representative sampling of :
  - Tenant spaces
  - Buildings
  - Apartment types (if applicable)

EBI – Property Inspection Pre-Survey Questionnaire

Question 17:

- Construction began on June, 27 2000
- The Construction Manager is Griffin Land & Nurseries, Inc.

Question 18:

- Please find attached a reduced scale copy of the Site Development Plan (Phase 3) dated June 9, 2000, prepared by Alford Assoc. Inc.
- Please find attached a copy of the Executed Lease between Griffin Center Development I, Inc. and JDS Uniphase Corporation.
- Please find attached a copy of the Fixed Rent Calculation (Exhibit D in Lease Agreement)
- Please find attached a copy of the Construction Cost Budget
- Please find attached copies of the Subdivision Approval, Zoning Change Approval and Site Plan Approval
- Please find attached Building Permit information

300.A

DR. CLARENCE WELTI, P.E., P.C.

GEOTECHNICAL ENGINEERING

227 Williams Street • P.O. Box 397
Glastonbury, CT 06033

(860) 633-4623 / FAX (860) 657-2514

May 24, 2000

Mr. Kevin Cubberly, Vice President of Construction
Griffin Land
204 West Newberry Road
Bloomfield, CT 06002

Re: **Proposed Construction at Triangle between Blue Hills Avenue Extension and Day Hill Road; Windsor, CT. - Geotechnical Study**

Dear Kevin:

1.0 Herewith are boring data pertaining to the above. Twenty one borings were taken in the area of the proposed construction to a maximum depth of 41.5 feet. Permeability tests were performed on samples from four borings around the perimeter of the site, where storm water infiltration is proposed. *Borings were drilled by Clarence Welti Associates, Inc. and sampling was conducted by this firm solely to obtain indications of subsurface conditions as part of a geotechnical exploration program. No services were performed to evaluate subsurface environmental conditions.*

2.0 The **Geologic Origin** of the natural soils is generally from glacial lake deposits. These deposits consists generally of stratified sands and silts with trace to little gravel. At the northwest corner of the site the glacial moraine may be within 15 feet of grade.

2.1 The **Soils Cross Sections** from the borings are generally as follows:

First Building (Borings B-1 thru B-8)

Topsoil 6" to 12", or Traprock to 2"

Locally FILL; to 8" to 2.5 feet (see borings B5 & B8)

Fine SAND and Silt to 3 to 4 feet below grade, loose to medium compact

Fine to medium SAND, trace to little Silt to about 15 feet, medium compact to compact

SILT and Fine SAND to the top of the moraine (hardpan) at 10 to 25 feet

The Water Table was about 15 feet below grade

Second Building (Borings B-9 thru B-16)

Topsoil to 10" to 12"

SILT and Fine SAND to 3 to 4 feet; loose to medium compact

Fine to Medium SAND or Fine SAND to 15 to 25 feet, medium compact

Silty SAND to 40+ feet; medium compact to locally loose

Ground water was at 12 to 15 feet below grade

Site Borings (B-17 thru B-21)

Topsoil to 10" to 12"

SILT and Fine SAND to about 3 feet

Fine SAND or Fine to medium SAND, trace to little Silt to 12+ feet

Ground water was at 10 to 14 feet below grade

2.2 Topographically the two building site ranges from about Elev. 178 to about Elev. 182. The perimeters of the site near Blue Hills Avenue Extension the topography rises locally to about Elev. 190. This mound is in the area where the top of the hardpan is closest to the ground surface.

3.0 The **Subject Project** includes slab on grade buildings with footprints of 24,000 sf each. Based on the amount of parking, it is presumed that the buildings will have 2 to 4 stories. Much of the site is proposed to be paved to provide the required on grade parking. The presumably increased storm water runoff is proposed to be addressed with infiltrators.

4.0 The **Criteria for Foundation Type and Loading** are as follows:

1. The maximum total settlement shall not exceed 3/4" and the maximum differential settlement shall not exceed ½ the maximum settlement.

2. The foundation must address the seismic section of the building code

3. The Slab on Grade must not settle differentially more than ½" in excess of the structure subsidence.

The above performance criteria are those typically applied to structures similar to the subject structures. If the owner, the architect or engineer have more stringent standards the writer should be notified to permit additional geotechnical input.

4.1 Regarding item 2 (above) the soils beneath foundations will have negligible propensity to liquefaction during seismic episodes. **The "S" site coefficient should be $S_1 = 1.0$.** For transfer of ground shear into the soil the friction factor between the concrete and the soil can be **0.5.** The peak velocity related acceleration **(A_v) will be 0.11.**

5.0 Regarding **Foundation Type** the logical type will be spread footings. Such footings can be placed on the natural soils at least 2.5 feet (out of frost disturbed soils), or on a controlled compacted sand or sand and gravel fill. Controlled fills shall include the following steps:

1. Strip topsoil to about 12"

2. Compact subsoil to at least 93% of modified optimum density. If this material is excessively wet, some of the subsoil may have to be stripped.

3. Place controlled structural fill with compactors in accordance with section 6.2 to at least 95% of modified optimum density. It would be possible to use some on site sand as part of the controlled fill

5.1 Regarding **Soil Bearing Pressures** the allowable loading on the natural soil or the controlled fill is 4,000 PSF. The allowable loading can be increased by 1/3 for seismic or wind loading. At retaining walls the maximum pressure on the toe can be 50% higher than the average pressures, cited above.

5.2 Regarding **lateral soil loading on building walls below grade as part of a basement,** this shall be at rest pressure in accordance with the parameters, cited below. Lateral loading on retaining walls (with level backfill) apart from the building can be designed with active pressure coefficient. **The sliding coefficient for retaining walls is 0.6.**

5.3 The **Frost Protection Depth** is 3.5 feet below finish grades in area, which are exposed to weather.

5.4 Summary of design parameters:

Parameter	Value
Soil Bearing (General)	2.0 Tons/sf
Assumed Soil Weight	125 pcf

Lateral Loading at rest coefficient	0.45
Lateral Loading active coefficient	0.28
Sliding Coefficient	0.6
Seismic Site Factor (S)	1.0
(A_v) Peak Velocity Related Acceleration	0.11
Frost Protection Depth	3.5 feet

6.0 Regarding **Structural Fill, Backfill of Basements or Retaining Walls or Excavations at columns and walls plus Slab Underlayment** (to 4"below the slab on grade) the material shall conform generally to the following:

Percent Passing	Sieve Size
100	3.5"
50 - 100	3/4"
25 - 75	No.4

The fraction, passing the No.4 sieve shall have less than 15%, passing the No. 200 sieve.

All backfill and fill must be compacted to at least 95% of modified optimum density.

The top 4" of material beneath the slab on grade shall be 3/4"minus processed stone on a vapor barrier.

The sub-grade under slabs on grade shall be compacted surficially to at least 93% of modified optimum density.

6.01 If there is significant cut on the site, some on site material could be used as structural fill. The limitations on such fill are as follows:

1. Less than 15%, passing the No. 200 sieve.

2. Place at least 9" of the above material under the footings and at least 6" of the above material under the 3/4" minus processed stone

6.1 Any basement areas will be well above the water table. Footing drains are normally required by

code. Water stops are recommended at the footing/wall interface to exclude surface seepage along the wall from entering the interface.

6.2 Compactor requirements for backfill shall be as follows:

For compactors with weight of 10 Tons and dynamic force of 20 Tons
layer thickness = 12"

For compactors with weight of 5 Tons and dynamic force of 10 Tons
layer thickness = 8" or less

For compactors with weight of 1,000 pound and dynamic force of 1 Ton
layer thickness = 6" or less

For compactors with weight of 500 pounds
layer thickness = 4" or less

7.0 Regarding **earthwork** this will be primarily in sands, which would fall in OSHA Class C. This will require sloping excavations, which are not shored and exceed 5 feet in height, to be cut back to less than 34° (from horizontal).

8.0 Regarding Pavement Construction the natural soils below the topsoil and subsoils are not frost susceptible. Any topsoil must be removed and be replaced with gravel fill to the pavement subgrade. The sections, unless superceded by Town standards, shall be as follows:

For passenger car parking: 3.0" Bituminous Concrete on 6" Stone Base on compacted sub-grade*

For truck access areas: 4.0" Bituminous Concrete on 8" Stone Base on compacted sub-grade*.

* If sub-grade is 1 to 2 feet below grade (in the silty subsoil) there will be a requirement for placement of 9" of the material in section 6.0 or 6.01

9.0 Regarding the potential storm water infiltration the results of the permeability testing are as follows:

Boring + Depth	Permeability (feet per day)
Boring B-18 @ 6 feet below grade	21
Boring B-19 @ 10 feet below grade	13
Boring B-20 @ 6 feet below grade	38

Boring B-21 @ 10 feet below grade 19

9.1 Design of the infiltration system must address the probable high water table at about 10 feet below grade.

10.0 This report has been prepared for specific application to the subject project in accordance with generally accepted soil and foundation engineering practices. No other warranty, express or implied, is made. In the event that any changes in the nature, design and location of structures are planned, the conclusions and recommendations contained in this report should not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing.

The analyses and recommendations submitted in this report are based in part upon data obtained from referenced explorations. The extent of variations between explorations may not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report.

Dr. Clarence Welti, P.E., P.C., should perform a general review of the final design and specifications in order that geotechnical design recommendations may be properly interpreted and implemented as they were intended.

If you have any questions please call me.

Very truly yours



Clarence Welti Ph.D., P. E.
President, Dr. Clarence Welti P.E.; P.C.

Giffindayhillrd5202000

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.
HOLE NO. B-1
GROUND WATER OBSERVATIONS
AT none FT. AFTER 0 HOURS
AT FT. AFTER HOURS
START DATE 5/16/00
FINISH DATE 5/16/00

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	1-2-2-4	0.00'-2.00'		TOPSOIL	
					1.0	
					BR. SILT, LITTLE FINE SAND	
	2	5-9-11-10	2.00'-4.00'		2.5	
					BR. FINE-MED. SAND	
	3	10-14-15-17	4.00'-6.00'			
5						
					8.5	
					RED/BR. SILT, SOME CRS.-FINE SAND, LITTLE FINE-MED. GRAVEL & COBBLES, TRACE CLAY - TILL	
10	4	60	10.00'-10.17'		11.0	
					AUGER REFUSAL @ 11.0'	
15						
20						
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:
SHEET 1 OF 1
HOLE NO. B-1

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.
HOLE NO. B-2
GROUND WATER OBSERVATIONS
AT 15.0 FT. AFTER 0 HOURS
AT FT. AFTER HOURS
START DATE 5/16/00
FINISH DATE 5/16/00

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	2-3-4-4	0.00'-2.00'		TOPSOIL	
					BR. SILT, SOME FINE SAND — 1.0	
	2	7-10-13-5	2.00'-4.00'		BR. FINE-MED. SAND — 2.5	
	3	11-12-13-13	4.00'-6.00'			
5						
10	4	13-17-20	10.00'-11.50'			
					BR. FINE-CRS. SAND — 14.0	
15	5	6-9-9	15.00'-16.50'			
					BR. FINE-CRS. SAND, TRACE FINE-MED. GRAVEL — 17.0	
					GREY SILT, SOME FINE SAND, TRACE CLAY — 19.0	
20	6	13-26-31	20.00'-21.50'			
					BOTTOM OF BORING @ 21.5' — 21.5	
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. B-2

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.

HOLE NO. B-3

GROUND WATER OBSERVATIONS
AT 15.0 FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 5/16/00
FINISH DATE 5/16/00

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	7-10-7-5	0.00'-2.00'		TOPSOIL	
					BR. FINE-MED. SAND, LITTLE SILT	.66
	2	5-7-9-7	2.00'-4.00'		BR. FINE-CRS. SAND	2.0
	3	9-11-12-12	4.00'-6.00'			
5					BR. FINE-MED. SAND, TRACE SILT	5.0
10	4	7-12-13	10.00'-11.50'			
15	5	11-11-12	15.00'-16.50'			
					BR. FINE SAND, LITTLE SILT	16.0
20	6	4-5-7	20.00'-21.50'			
					BOTTOM OF BORING @ 21.5'	21.5
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 HOLE NO. B-3

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.

HOLE NO. B-4

GROUND WATER OBSERVATIONS
AT 15.0 FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 5/16/00
FINISH DATE 5/16/00

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	1-1-2-2	0.00'-2.00'		TOPSOIL	
					BR. SILT, LITTLE FINE SAND	.83
	2	7-11-15-17	2.00'-4.00'			2.5
					BR. FINE-MED. SAND, TRACE SILT	
5	3	22-25-27-30	4.00'-6.00'			
						8.5
					BR. FINE-CRS. SAND	
10	4	12-14-16	10.00'-11.50'			
						15.5
15	5	16-60	15.00'-15.67'		RED/BR. MED.-FINE SAND, SOME CRS.-FINE GRAVEL, FEW COBBLES, LITTLE SILT - TILL	
						21.0
20	6	41-53	20.00'-21.00'		BOTTOM OF BORING @ 21.0'	
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 HOLE NO. B-4

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033		CLIENT GRIFFIN LAND			PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.		
	AUGER	CASING	SAMPLER	CORE BAR.	OFFSET	SURFACE ELEV.	HOLE NO. B-5
TYPE	HSA		SS		LINE & STA.	GROUND WATER OBSERVATIONS	START DATE 5/17/00
SIZE I.D.	3.75"		1.5"		N. COORDINATE	AT 12.0 FT. AFTER 0 HOURS	
HAMMER WT.			140lbs.		E. COORDINATE	AT FT. AFTER HOURS	FINISH DATE 5/17/00
HAMMER FALL			30"				

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	3-4-3-4	0.00'-2.00'		TOPSOIL .5	
					BR. MED.-FINE SAND, LITTLE SILT, METAL & COBBLES - FILL	
	2	6-8-9-12	2.00'-4.00'		BR. FINE-CRS. SAND 2.5	
5	3	13-10-11-12	4.00'-6.00'			
10	4	13-18-22	10.00'-11.50'			
15					BR. FINE SAND, LITTLE SILT 13.5	
	5	7-8-9	15.00'-16.50'			
20	6	5-10-13	20.00'-21.50'			
					BOTTOM OF BORING @ 21.5' 21.5	
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. B-5

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.	OFFSET	SURFACE ELEV.	HOLE NO. B-6
TYPE	HSA		SS		LINE & STA.	GROUND WATER OBSERVATIONS	START DATE 5/16/00
SIZE I.D.	3.75"		1.5"		N. COORDINATE	AT 15.0FT. AFTER 0 HOURS	
HAMMER WT.			140lbs.		E. COORDINATE	AT FT. AFTER HOURS	FINISH DATE 5/16/00
HAMMER FALL			30"				

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	1-1-2-5	0.00'-2.00'		TOPSOIL	
					BR. SILT, LITTLE FINE SAND	.83
	2	6-6-9-14	2.00'-4.00'		BR. FINE-CRS. SAND, TRACE FINE GRAVEL	2.5
5	3	7-11-11-13	4.00'-6.00'			
10	4	11-13-15	10.00'-11.50'			
15	5	7-8-23	15.00'-16.50'			
					GREY FINE SAND, SOME SILT, LITTLE CLAY	16.0
					RED/BR. MED.-FINE SAND, SOME MED.-FINE GRAVEL, FEW COBBLES, LITTLE SILT - TILL	17.5
20					AUGER REFUSAL @ 20.0'	20.0
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. B-6

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033		CLIENT GRIFFIN LAND			PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.		
	AUGER	CASING	SAMPLER	CORE BAR.	OFFSET	SURFACE ELEV.	HOLE NO. B-7
TYPE	HSA		SS		LINE & STA.	GROUND WATER OBSERVATIONS	START DATE 5/17/00
SIZE I.D.	3.75"		1.5"		N. COORDINATE	AT 14.0 FT. AFTER 0 HOURS	
HAMMER WT.			140lbs.		E. COORDINATE	AT FT. AFTER HOURS	FINISH DATE 5/17/00
HAMMER FALL			30"				

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	4-3-3-3	0.00'-2.00'		TOPSOIL	
					1.0	
					BR. SILT, SOME FINE SAND	
	2	8-9-14-16	2.00'-4.00'			
					3.0	
					BR. FINE-MED. SAND, TRACE SILT	
	3	14-18-19-22	4.00'-6.00'			
5						
10	4	9-9-11	10.00'-11.50'			
					11.0	
					BR. FINE-CRS. SAND	
					14.0	
15					BR. FINE SAND, LITTLE SILT	
	5	6-9-10	15.00'-16.50'			
20	6	8-10-11	20.00'-21.50'			
					21.5	
					BOTTOM OF BORING @ 21.5'	
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. B-7

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV. | HOLE NO. B-8

GROUND WATER OBSERVATIONS
AT 14.0FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 5/11/00
FINISH DATE 5/11/00

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	9-14-6-5	0.00'-2.00'		GREY TRAP ROCK — .16	
					RED/BR. FINE-CRS. SAND AND FINE-MED. GRAVEL, SOME SILT - FILL — .66	
	2	6-5-5-8	2.00'-4.00'		BR. FINE SAND, SOME SILT	
	3	11-15-19-22	4.00'-6.00'		BR. FINE-MED. SAND, TRACE SILT — 4.0	
5						
10	4	6-8-11	10.00'-11.50'			
15	5	9-14-19	15.00'-16.50'		BR. SILT AND FINE SAND — 16.0	
20	6	13-17-22	20.00'-21.50'		BOTTOM OF BORING @ 21.5' — 21.5	
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: GRAVES
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. B-8

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033		CLIENT GRIFFIN LAND			PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.		
	AUGER	CASING	SAMPLER	CORE BAR.	OFFSET	SURFACE ELEV.	HOLE NO. B-9
TYPE	HSA		SS		LINE & STA.	GROUND WATER OBSERVATIONS	START DATE 5/11/00
SIZE I.D.	3.75"		1.5"		N. COORDINATE	AT 14.0 FT. AFTER 0 HOURS	
HAMMER WT.			140lbs.			AT FT. AFTER HOURS	FINISH DATE 5/11/00
HAMMER FALL			30"		E. COORDINATE		

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	1-1-3-4	0.00'-2.00'		TOPSOIL	
					BR. FINE SAND, SOME SILT — 1.0	
	2	4-6-7-11	2.00'-4.00'		BR. FINE SAND, LITTLE SILT, SOME FINE-MED. SAND LAYERS — 2.0	
5	3	10-18-18-21	4.00'-6.00'			
10	4	6-8-12	10.00'-11.50'			
15	5	7-10-12	15.00'-16.50'		BR. FINE-CRS. SAND, TRACE SILT — 14.0	
20	6	9-14-18	21.00'-21.50'		BOTTOM OF BORING @ 21.5' — 21.5	
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: GRAVES
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. B-9

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.	OFFSET	SURFACE ELEV.	HOLE NO. B-10
TYPE	HSA		SS		LINE & STA.	GROUND WATER OBSERVATIONS	START DATE 5/11/00
SIZE I.D.	3.75"		1.5"		N. COORDINATE	AT 12.0FT. AFTER 0 HOURS	
HAMMER WT.			140lbs.		E. COORDINATE	AT FT. AFTER HOURS	FINISH DATE 5/11/00
HAMMER FALL			30"				

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	1-1-1-1	0.00'-2.00'		TOPSOIL	
					BR. SILT, TRACE FINE SAND	.83
	2	4-7-9-9	2.00'-4.00'		BR. FINE SAND, LITTLE SILT	2.5
	3	9-14-15-17	4.00'-6.00'		BR. MED.-FINE SAND, TRACE SILT	4.0
5						
10	4	8-11-12	10.00'-11.50'			
15	5	5-7-7	15.00'-16.50'			
20	6	7-8-7	20.00'-21.50'			
					BOTTOM OF BORING @ 21.5'	21.5
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 HOLE NO. B-10

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT
GRIFFIN LAND

PROJECT NAME
GRIFFIN ROAD SOUTH & DAY HILL ROAD
LOCATION
WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.
HOLE NO. B-11
GROUND WATER OBSERVATIONS
AT 12.0FT. AFTER 0 HOURS
AT FT. AFTER HOURS
START DATE 5/11/00
FINISH DATE 5/11/00

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	1-2-4-5	0.00'-2.00'		TOPSOIL	.5
					BR. SILT, TRACE FINE SAND	
	2	4-6-9-11	2.00'-4.00'			2.5
					BR. MED.-FINE SAND, TRACE SILT	
	3	9-15-18-21	4.00'-6.00'			
5						
10	4	6-8-8	10.00'-11.50'			
15	5	4-3-4	15.00'-16.50'			
						18.0
					BR. FINE SAND, TRACE SILT	
20	6	6-5-5	20.00'-21.50'			
						21.5
					BOTTOM OF BORING @ 21.5'	
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 HOLE NO. B-11

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.	

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.

HOLE NO. B-12

GROUND WATER OBSERVATIONS
AT 15.0FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 5/11/00
FINISH DATE 5/11/00

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	1-1-3-4	0.00'-2.00'		TOPSOIL	
					BR. FINE SAND, SOME SILT — 1.0	
	2	6-9-12-12	2.00'-4.00'		BR. FINE-MED. SAND, TRACE SILT — 2.0	
	3	13-14-16-16	4.00'-6.00'			
5						
10	4	5-7-10	10.00'-11.50'			
15	5	5-6-8	15.00'-16.50'		BR. SILT AND FINE SAND — 16.0	
20	6	4-6-7	20.00'-21.50'		BOTTOM OF BORING @ 21.5' — 21.5	
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: GRAVES
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. B-12

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.

HOLE NO. B-13

GROUND WATER OBSERVATIONS
AT 15.0FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 5/11/00
FINISH DATE 5/11/00

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	1-2-4-4	0.00'-2.00'		TOPSOIL .24 BR. FINE SAND, SOME SILT	
	2	2-6-8-8	2.00'-4.00'		2.0 BR. FINE-MED. SAND, TRACE SILT	
5	3	5-6-13-15	4.00'-6.00'			
10	4	7-11-14	10.00'-11.50'			
15	5	4-5-8	15.00'-16.50'			
20	6	5-8-10	20.00'-21.50'			
25	7	4-7-12	25.00'-26.50'		28.5 BR. SILT AND FINE SAND	
30	8	4-4-4	30.00'-31.50'			
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: GRAVES
INSPECTOR:

SHEET 1 OF 2 HOLE NO. B-13

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT
GRIFFIN LAND

PROJECT NAME
GRIFFIN ROAD SOUTH & DAY HILL ROAD
LOCATION
WINDSOR, CT.

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
35	9	4-6-7	35.00'-36.50'			
40	10	5-5-8	40.00'-41.50'			
					BOTTOM OF BORING @ 41.5'	41.5
45						
50						
55						
60						
65						
70						
75						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: GRAVES
INSPECTOR:

SHEET 2 OF 2 | HOLE NO. B-13

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT
GRIFFIN LAND

PROJECT NAME
GRIFFIN ROAD SOUTH & DAY HILL ROAD
LOCATION
WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.
HOLE NO. B-14
GROUND WATER OBSERVATIONS
AT 13.0 FT. AFTER 0 HOURS
AT FT. AFTER HOURS
START DATE 5/11/00
FINISH DATE 5/11/00

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	1-2-1-3	0.00'-2.00'		TOPSOIL	
					BR. SILT, TRACE FINE SAND	.83
	2	4-8-10-9	2.00'-4.00'		BR. FINE SAND, LITTLE SILT	2.0
5	3	7-8-11-13	4.00'-6.00'			
					BR. FINE-MED. SAND, TRACE SILT	8.0
10	4	7-8-10	10.00'-11.50'			
					BR. FINE SAND, LITTLE SILT	13.0
15	5	4-4-4	15.00'-16.50'			
20	6	4-5-5	20.00'-21.50'			
					BOTTOM OF BORING @ 21.5'	21.5
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 HOLE NO. B-14

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033		CLIENT GRIFFIN LAND			PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.		
	AUGER	CASING	SAMPLER	CORE BAR.	OFFSET	SURFACE ELEV.	HOLE NO. B-15
TYPE	HSA		SS		LINE & STA.	GROUND WATER OBSERVATIONS	START DATE 5/11/00
SIZE I.D.	3.75"		1.5"		N. COORDINATE	AT 11.5 FT. AFTER 0 HOURS	
HAMMER WT.			140lbs.		E. COORDINATE	AT FT. AFTER HOURS	FINISH DATE 5/11/00
HAMMER FALL			30"				

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	1-1-3-4	0.00'-2.00'		TOPSOIL .66	
					BR. SILT, TRACE FINE SAND	
	2	5-7-7-10	2.00'-4.00'		2.5	
					BR. FINE SAND, LITTLE SILT	
	3	11-15-17-19	4.00'-6.00'			
5						
					7.5	
					BR. FINE-MED. SAND, TRACE SILT	
10	4	10-10-9	10.00'-11.50'			
15	5	9-11-11	15.00'-16.50'			
					18.0	
					BR. FINE-CRS. SAND	
20	6	4-4-5	20.00'-21.50'			
25						
30						
35					21.5	
					BOTTOM OF BORING @ 21.5'	

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. B-15

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.
HOLE NO. B-16
GROUND WATER OBSERVATIONS
AT 13.5 FT. AFTER 0 HOURS
AT FT. AFTER HOURS
START DATE 5/11/00
FINISH DATE 5/11/00

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	1-1-1-3	0.00'-2.00'		TOPSOIL	
					BR. SILT, SOME FINE SAND	.83
	2	5-7-11-12	2.00'-4.00'		BR. FINE SAND	2.5
5	3	13-17-20-23	4.00'-6.00'			
					BR. FINE SAND, LITTLE MED. SAND	8.0
10	4	7-7-7	10.00'-11.50'			
15	5	7-9-11	15.00'-16.50'			
20	6	5-7-8	20.00'-21.50'			
					BR. FINE SAND, LITTLE SILT	21.0
					BOTTOM OF BORING @ 21.5'	21.5
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 HOLE NO. B-16

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.
HOLE NO. B-17
GROUND WATER OBSERVATIONS
AT 14.0FT. AFTER 0 HOURS
AT FT. AFTER HOURS
START DATE 5/17/00
FINISH DATE 5/17/00

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					TOPSOIL	
					BR. SILT, SOME FINE SAND	1.0
					BR. FINE SAND, TRACE SILT	
						4.0
5	1	12-15-17	5.00'-6.50'		BR. FINE-MED. SAND	
10	2	8-11-12	10.00'-11.50'			
						13.0
15	3	6-10-14	15.00'-16.50'		BR. FINE SAND	
						16.5
					BOTTOM OF BORING @ 16.5'	
20						
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. B-17

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV. | HOLE NO. B-18

GROUND WATER OBSERVATIONS
AT 11.0 FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 5/17/00
FINISH DATE 5/17/00

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					TOPSOIL	
					BR. SILT, LITTLE FINE SAND	
1.0						
					BR. FINE-MED. SAND	
3.0						
5	1	7-9-9	5.00'-6.50'			
8.0					BR. FINE SAND, TRACE SILT	
10	2	4-6-6-4	10.00'-12.00'			
12.0					BOTTOM OF BORING @ 12.0'	
15						
20						
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. B-18

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.

HOLE NO. B-19

GROUND WATER OBSERVATIONS
AT 11.0FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 5/17/00
FINISH DATE 5/17/00

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					TOPSOIL	
					BR. FINE-MED. SAND, LITTLE SILT	.83
					BR. MED.-FINE SAND, TRACE SILT	2.5
5	1	8-8-9	5.00'-6.50'			
10	2	8-8-11	10.00'-11.50'			
					BOTTOM OF BORING @ 11.5'	11.5
15						
20						
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1

HOLE NO. B-19

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033	CLIENT GRIFFIN LAND	PROJECT NAME GRIFFIN ROAD SOUTH & DAY HILL ROAD LOCATION WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.
HOLE NO. B-20
GROUND WATER OBSERVATIONS
AT 10.0 FT. AFTER 0 HOURS
AT FT. AFTER HOURS
START DATE 5/17/00
FINISH DATE 5/17/00

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					TOPSOIL	
					1.0	
					BR. SILT, LITTLE FINE SAND	
					2.5	
					BR. MED.-FINE SAND	
5	1	6-9-10	5.00'-6.50'			
10	2	6-5-6-7	10.00'-11.50'			
					12.0	
					BOTTOM OF BORING @ 12.0'	
15						
20						
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 HOLE NO. B-20

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT
GRIFFIN LAND

PROJECT NAME
GRIFFIN ROAD SOUTH & DAY HILL ROAD
LOCATION
WINDSOR, CT.

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.5"	
HAMMER WT.			140lbs.	
HAMMER FALL			30"	

OFFSET
LINE & STA.
N. COORDINATE
E. COORDINATE

SURFACE ELEV.
HOLE NO. B-21
GROUND WATER OBSERVATIONS
AT 13.5 FT. AFTER 0 HOURS
AT FT. AFTER HOURS
START DATE 5/17/00
FINISH DATE 5/17/00

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					TOPSOIL	
					BR. SILT, TRACE FINE SAND & FINE-MED. GRAVEL	
						.83
					BR. FINE-MED. SAND	
						3.0
5	1	11-12-13	5.00'-6.50'			
10	2	11-10-11	10.00'-11.50'			
					BR. FINE SAND, LITTLE SILT	
						13.0
15	3	7-7-7	15.00'-16.50'			
					BOTTOM OF BORING @ 16.5'	
						16.5
20						
25						
30						
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: LINDENBERGER
INSPECTOR:

SHEET 1 OF 1 HOLE NO. B-21

Copy Kevin

TO:2867653 P:1/1

TOWN OF WINDSOR
First in Connecticut. First for its citizens.

May 22, 2000

Alford Associates, Inc.
200 Pigeon Hill Rd.
P.O. Box 484
Windsor, CT 06095

Subject: **Zone Change #718** – Zones B-2, R-11, I-1 to I-2 Zone, 1600 Day Hill Road & 1925 Blue Hills Avenue Ext., Griffin Land and Nurseries/Alford

Dear Mr. Alford:

At its meeting on May 10, 2000 the Windsor Town Planning & Zoning Commission took the following action on the subject application:

Approved for change of zone from the B-2 and R-11 Zones to the I-1 Zone.

Very truly yours,

Town Planning & Zoning Commission

/mm

Z193575366

5/30/00
Fax to: Kevin Cubberly

D. 1. A

ALFORD ASSOCIATES, Inc.
■ WILSON M. ALFORD, SR., P.E. & L.S.
■ WILSON M. ALFORD, JR., P.E. & L.S.
ENGINEERS ■ SURVEYORS ■ PLANNERS
200 PIGEON HILL ROAD ■ P.O. BOX 484 ■ WINDSOR ■ CT 06095 ■ PHONE (860) 688-7288 ■ FAX (860) 688-3485

Mr. Kevin Cubberly
Griffin Land
204 West Newberry Road
Bloomfield, CT 06002

DATE June 28, 2000

2005 Blue Hills Ave.
Windsor

WE ARE FORWARDING:

_____PRINT(S)_____MYLAR(S)_____SEPIA(S)

A). Original Wetlands Permits #653 & 653a for application no.'s 608 & 608a Dated June 6, 2000 - subject location

B). Windsor TP & ZC action - Site Plan #443 subject location approved June 13, 2000.

C). Windsor TP & ZC action -Special Use #541 recessed to July 11, 2000

THIS TRANSMITTAL IS BEING MADE:

- ☐ **IN RESPONSE TO YOUR REQUEST.**
- ☐ **IN RESPONSE TO A REQUEST OF** _____
- ☐ **FOR YOUR REVIEW AND COMMENT.**
- ☐ **FOR PROCESSING**
- XX ☐ For your records

THE AMOUNT DUE FOR THIS ITEM IS:

- ☐ **INCLUDED IN THE ACCOMPANYING INVOICE.**
- ☐ **COVERED BY YOUR REMITTING THE AMOUNT OF $** _____
- ☐ **INCLUDED IN OUR INVOICE TO BE SUBMITTED.**

WE COMMENT AS FOLLOWS: _____

VERY TRULY YOURS,

SKP

Wilson M. Alford, Jr., P.E.

cc: _____

TOWN OF WINDSOR

First in Connecticut, First for its citizens.

June 21, 2000

Alford Associates, Inc.
200 Pigeon Hill Road
P.O.Box 484
Windsor, CT 06095

Subject: **Site Plan #443** – Office/Light Manufacturing, 2005 Blue Hills Avenue Extension, I-1 Zone, Griffin Land/Alford

Dear Mr. Alford:

At its meeting on June 13, 2000 the Windsor Town Planning & Zoning Commission took the following action on the subject application:

Approved subject to the following conditions:

(1) final Staff approval by all departments; and

(2) limited to Phase I as presented by the applicant at the Commission meeting on June 13, 2000.

Very truly yours,

Town Planning & Zoning Commission

/mm

Z193575377

TOWN OF WINDSOR

First in Connecticut. First for its Citizens.

June 21, 2000

Alford Associates, Inc.
200 Pigeon Hill Road
P.O.Box 484
Windsor, CT 06095

Subject: **Special Use #541** - Transfer Nonresidential Coverage, 2005 Blue Hills Avenue Extension, Zoning Regulations Section 2.4.15R, I-1 Zone, Griffin Land/Alford

Dear Mr. Alford:

At its meeting on June 13, 2000 the Windsor Town Planning & Zoning Commission took the following action on the subject application:

Recessed until the next regular Town Planning & Zoning Commission meeting on July 11, 2000.

Very truly yours,

Town Planning & Zoning Commission

/mm

Z193575377

TOWN OF WINDSOR
First in Connecticut. First for its citizens.

September 21, 2000

Alford Associates, Inc.
200 Pigeon Hill Road
P.O. Box 484
Windsor, CT 06095

Subject: **Subdivision #208M** – Revision, Revise Lot Lines, 1975, 1985, 1995 Blue Hills Avenue Extension, I-1 Zone, Alford/Griffin Land

Dear Mr. Alford:

At its meeting on September 12, 2000 the Windsor Town Planning & Zoning Commission took the following action on the subject application:

Approved subject to the following condition:

The subdivision map shall include the location of the curb cut on Blue Hills Avenue Extension and the median cut opposite the location of the curb cut

Very truly yours,

Town Planning & Zoning Commission

/mm

7000060000247761956

ALFORD ASSOCIATES
RECEIVED
SEP 28 2000
CIVIL ENGINEERS

/INDSOR
Hall • Windsor, CT 06095-2994

PERMIT #: _____

RESS OF WORK LOCATION: 1985 Blue Hills Ave Extension

: OF PERMIT (Check One)

IILDING(List size or sq. ft.)
dation_____
tion _____
Structure_____
_____
ing/Siding (# Squares)_____
Aboveground:_____ Inground:_____
er_____

- ❑ **ELECTRICAL**
  - ❑ S. Change
  - ❑ New Residential
  - ❑ New Commercial
  - ❑ Addition
  - ❑ Pool Wiring
  - ❑ Temporary Service
  - ❑ Low Voltage
  - ❑ Other
- ❑ **PLUMBING**
  - ❑ New Residential
  - ❑ New Commercial
  - ❑ Addition
  - ❑ Fire Suppression
  - ❑ Water Heater
  - ❑ Other
- ❑ **HVAC**
  - ❑ New Residential
  - ❑ New Commercial
  - ❑ Addition
  - ❑ Central Air
  - ❑ Replace/Repair
  - ☒ Other

/ Residential (Total Gross Square Feet) _____
dential Renovation _____
· Commercial (Total Gross Square Feet) 165,000
mercial Renovation (Square Feet of Renovated Space) _____
s (size & type) _____

CRIPTION OF WORK (must fill out for all permits): Interior work for JDSU including rchase of Roof Top Units (installed by New England mech under separate mit) excl. Paint, VCT, Floortile, Carpet

il Market Value $ estimated 4,175,270.- Fee: $ 54,305 Work Start Date: 12/1/00

ner: Griffin Center Development I LLC Applicant: Griffin Land & Nurseries
dress: 204 West Newberry Rd Address: 204 West Newbery Rd
Bloomfield CT Bloomfield CT
ne # (Days): 286-7660 Phone # (Days): 286-7660
License #: 901152 Type: Major Contractor Exp.: 6/30/2001

derstand that applying for this permit does not guarantee that it will be issued, and no work shall be done prior to issuance of said permit or the approval of the **Building Official**. I agree to be in compliance with all applicable es, standards, statutes, and ordinances which may pertain.

plicant's Signature: _____ Print Name: Kevin C Cubberly Date 11/9/00

AFF MEMBER Check Pertinent Items and initial:

ning _____ Taxes _____ Worker's Comp. _____ Wetlands _____

ner:_____ Septic _____ Sewer _____ Census Tract _____

e Group: _____ Construction Type: _____

e: ❑ Check ❑ Cash Transaction/Receipt #: _____ Blanket _____

ecial Conditions or Comments: _____

_____

_____

viewed & Issued By:_____ Date:_____

TOWN OF WINDSOR
Town Hall • Windsor, CT 06095-2994

BUILDING PERMIT APPLICATION

PERMIT #: _____

ADDRESS OF WORK LOCATION: 1985 Blue Hills Ave Ext.

TYPE OF PERMIT (Check One)

☒ **BUILDING**(List size or sq. ft.)	☐ **ELECTRICAL**	☐ **PLUMBING**	☐ **HVAC**
Foundation 165,000 SF	☐ S. Change	☐ New Residential	☐ New Residential
Addition _____	☐ New Residential	☒ New Commercial	☐ New Commercial
Acc. Structure _____	☐ New Commercial	☐ Addition	☐ Addition
Deck _____	☐ Addition	☐ Fire Suppression	☐ Central Air
Roofing/Siding (# Squares) _____	☐ Pool Wiring	☐ Water Heater	☐ Replace/Repair
Pool: Aboveground: ____ Inground: ____	☐ Temporary Service	☐ Other	☐ Other
Other _____	☐ Low Voltage		
	☐ Other		

New Residential (Total Gross Square Feet) _____
Residential Renovation _____
New Commercial (Total Gross Square Feet) 165,000 SF
Commercial Renovation (Square Feet of Renovated Space) _____
Signs (size & type) _____

DESCRIPTION OF WORK (must fill out for all permits): Storm, Water, Gas for building excl Kitchen (To follow)

Retail Market Value $ 505,000 Fee: 6,582.- Work Start Date: _____

Owner: Griffin Center Development I LLC Applicant: Patriot Mech Services LLC

Address: 204 West Newberry Rd. Address: 40 Corporate Ave.
Bloomfield CT 06002 Plainville CT 06062

Phone # (Days): 286-7660 Phone # (Days): 793-8848

License #: P00204098 Type: _____ Exp.: _____

I understand that applying for this permit does not guarantee that it will be issued, and no work shall be done prior to the issuance of said permit or the approval of the **Building Official**. I agree to be in compliance with all applicable codes, standards, statutes, and ordinances which may pertain.

Applicant's Signature: _____ Print Name: _____ Date _____

STAFF MEMBER Check Pertinent Items and initial:

Zoning _____ Taxes _____ Worker's Comp. _____ Wetlands _____

Other: _____ Septic _____ Sewer _____ Census Tract _____

Use Group: _____ Construction Type: _____

Fee: ☐ Check ☐ Cash Transaction/Receipt #: _____ Blanket _____

Special Conditions or Comments: _____

Reviewed & Issued By: _____ Date: _____

TOWN OF WINDSOR
own Hall • Windsor, CT 06095-2994

BUILDING PERMIT APPLICATION

PERMIT #: _____

ddress of Work Location: 1985 Blue Hill Ave Extension

YPE OF PERMIT (Check One)

☒ BUILDING (List size or sq. ft.)	☐ ELECTRICAL	☐ PLUMBING	☐ HVAC
oundation 165,000 SF	☐ S. Change	☐ New Residential	☐ New Residential
Addition _____	☐ New Residential	☐ New Commercial	☐ New Commercial
cc. Structure _____	☐ New Commercial	☐ Addition	☐ Addition
eck _____	☐ Addition	☐ Fire Suppression	☐ Central Air
oofing/Siding (# Squares) _____	☐ Pool Wiring	☐ Water Heater	☐ Replace/Repair
ool: Aboveground: ____ Inground: ____	☐ Temporary Service	☐ Other	☐ Other
Other _____	☐ Low Voltage		
	☐ Other		

ew Residential (Total Gross Square Feet) _____
esidential Renovation _____
ew Commercial (Total Gross Square Feet) 165,000 SF
ommercial Renovation (Square Feet of Renovated Space) _____
gns (size & type) _____

ESCRIPTION OF WORK (must fill out for all permits): Foundation for New Bldg, 150,000 SF Foot Print, 15,000 SF mezzinine. This application is for Foundation only, Interior Plans to Follow

etail Market Value $ 508,971.- Fee: $ 6634.- Work Start Date: _____

wner: Griffin Center Development I LLC
ddress: 204 West Newberry Rd
Bloomfield CT 06002
hone # (Days): 860-286-7660

Applicant: Griffin Land & Nurseries
Address: 204 West Newberry Rd
Bloomfield CT 06002
Phone # (Days): 860-286-7660
License #: 901152 Type: Major Contractor Exp.: 6/30/2001

understand that applying for this permit does not guarantee that it will be issued, and no work shall be done prior to e issuance of said permit or the approval of the **Building Official**. I agree to be in compliance with all applicable des, standards, statutes, and ordinances which may pertain.

pplicant's Signature: _____ Date 7/17/00

TAFF MEMBER Check Pertinent Items and initial:

oning _____ Taxes _____ Worker's Comp. _____ Wetlands _____

ther: _____ Septic _____ Sewer _____ Census Tract _____

se Group: _____ Construction Type: _____

e: ☐ Check ☐ Cash Transaction/Receipt #: _____ Blanket _____

pecial Conditions or Comments: _____

viewed & Issued By: _____ Date: _____

Building Cost Budget **Shell**
JDS Uniphase/Griffin Center
Windsor CT

Cost Code	Description	Unit	Unit Cost	Units	Budget Amount	Current Forecast	
	Building Size	SF		150000		165,000	SF
01-001	General Requirements	SF	$1.13	150000	$170,165	$246,528	
01-530	Winter Conditions	SF	$1.00	150000	$150,000	$165,000	
	Clear & Grub, cleanup					$86,800	
	Demo, Abate Hses					$60,000	
02-200	Sitework	SF	$2.31	150000	$346,755	$397,388	
02-220	Building Earthwork	SF	$1.09	150000	$163,086	incl	
02-510	Paving/Base/Curb	Stall	$600.00	750	$450,000	$400,000	
	Site Utilities			incl		$156,100	
02-510	Trailer Parking	SY	$9.94	0	$0	$0	
03-310	Concrete-Foundation	LF	$145.55	1700	$247,441	$453,926	
03-320	6" SOG	SF	$1.55	150000	$232,384	incl	
	6/8 Add Mezz, elev pit, mezz piers					$52,260	
	7/11 Add Webcos, stairs, misc					$68,103	
02-510	Increase SOG at equip	Allow	$1.00	0	$0	$0	
03-340	Concrete Curb & Gutter	LF			$0	$0	
03-340	Sidewalks, Misc	SF	$0.10	150000	$15,377	$52,000	
03-340	Truck Apron, Dolly pads	SF	$1.98	0	$0	$0	
03-340	1225' along building, 8' by 10' for each trailer					$0	
03-450	Exterior Wall	SF	$12.00	49700	$596,400	$557,200	
03-450	Exterior Wall	SF	$12.00	-14700	-$176,400	incl	add clearstory, cantilever
03-990	Concrete Floor seal	SF	$0.56	0	$0	$0	
04-250	Masonry-Interior	SF	$0.53	0	$0	$0	
05-100	Struct & Misc Steel	SF	$6.00	150000	$900,691	$1,096,000	
05-100	Struct & Misc Steel	SF	$6.00	8600	$51,640	incl	add clearstory, cantilever
	Add 15,000 SF Mezz					$120,000	
	Add, rev steel for part, glass-NOC #1					$65,079	

	Hold back deck, channel for precast-NOC #2					$4,990	
	Add, rev steel for Webcos-NOC #4					$164,028	
	Add steel for webcos-NOC #5					$131,970	CO4
	Deduct Joist at webcos,-NOC#6					-$4,750	CO4
05-300	Premium for White Deck	SF	$0.20	0	$0	$0	
05-500	OH Door Jambs, lev pit steel	Ea	$1,113.33	5	$5,567	$5,567	
05-500	Roof Ladder, Cage	Ea	$9,100.00	1	$9,100	$10,010	
05-500	Misc Steel	LF	$7.76	1700	$13,198	$14,518	
	Stair Sets	Ea	$5,280.00	3	$0	$15,840	—
05-500	6" by 8' Bollards	Ea	$275.00	16	$4,400	$4,840	
06-099	Shell Wood & Plastics	SF	$0.19	150000	$28,967	$31,863	
07-460	Mtl Trim	SF	$6.00	16150	$96,900	$220,000	add clearstory, cantilever
07-530	EDPM-15/20 yr	SF	$2.55	150000	$381,926	$350,000	
07-530	EDPM-15/20 yr	SF	$2.55	8600	$21,897	incl	add clearstory, cantilever
	Increase thickness to .060					$20,000	
07-800	(56) 4' by 8' Skylights	SF	$27.23	0	$0	$0	
07-920	Exterior Caulking-2 part	LF	$9.00	4246	$38,213	incl	
07-920	Epoxy filler at floor joints	LF	$1.75	0	$0	$0	
08-100	Metal Doors & Frames	SF	$0.07	150000	$10,941	$7,500	
08-200	Impact Doors-at Roll Down	Ea	$3,000.00	0	$0	$0	
08-210	Wood Doors & Metal Frames	SF	$0.00	91908	in office allow	in office allow	
08-250	Overhead Dock Doors	Ea	$1,000.00	4	$4,000	$24,000	
08-250	OH Ramp Door	Ea	$1,500.00	1	$1,500	$1,500	
08-250	Fire Doors-Roll Down	Ea	$5,000.00	0	$0	$0	
08-250	Fire Doors at Conveyors	Ea	$4,500.00	0	$0	$0	
08-520	Alum. Storefront	SF	$22.72	1300	$29,536	incl	
08-520	Alum. Storefront/glass	SF	$23.00	14700	$338,100	$480,000	add clearstory, cantilever
	CL&P Glass Incentive					-$17,000	ballpark #
08-710	Finish Hardware	SF	$0.03	150000	$4,064	$1,500	
09-260	Full height walls (temp separatio	SF	$5.00	7500	$37,500	$37,500	
09-260	Gyp Bd & Framing-Restroom	SF	$4.25	0	$0	$0	
09-260	Gyp Bd Ceiling-RR	SF	$6.38	0	$0	$0	
09-650	VCT Floor & Wall Base	SF	$1.20	0	$0	$0	
09-910	Paint-Joist & Deck	SF	$0.45	0	$0	$0	
09-910	Paint-Int partitions	SF	$0.50	15000	$7,500	$2,625	
09-910	Paint-Paint interior CMU white	SF	$0.40	0	$0	$0	
09-920	Painting & Finishing-Rear Wall	SF	$0.74	0	$0	$0	

09-920	Paint Bollards	Ea	$25.00	16	$400	$400	
10-001	Specialties	SF	$0.02	0	$0	$0	
10-160	Restroom Partitions	Ea	$1,600.00	0	$0	$0	
10-430	Monument & Ext signs	Allow	$7,500.00	2	$15,000	$15,000	
10-990	30' Alum Flag Poles	Ea	$7,500.00	0	$0	$0	
11-160	Equipment-36K levelers	Ea	$3,600.00	4	$14,400	$14,400	6' by 8'
11-160	Equipment-seals	Ea	$950.00	4	$3,800	$3,800	
11-160	2' Hoods	Ea	$600.00	0	$0	$0	
11-160	Lights	Ea	$120.00	0	$0	$0	
11-990	Guard House-8' by 10'	SF	$145.00	0	$0	$0	
11-990	Guard Arms	Ea	$2,000.00	0	$0	$0	
12-500	1" Horz blinds in office	SF	$3.24	0	$0	$0	
14-240	H/C Elevator				$0	$0	
15-300	Fire Protection	SF	$1.50	150000	$225,361	$235,775	
	Pre-action premium					$104,000	
15-390	Hose Drops, racks	Allow	$750.00	9	$6,750	$7,425	
15-400	Rest Rooms	Ea	$7,500.00	0	$0	$0	close together
15-410	Ins Rain Leaders	SF	$0.60	150000	$90,000	$90,000	
15-410	Gas Piping	SF	$0.42	150000	$62,500	$68,750	
15-420	Acid Nutralization Trap, tank, etc	Ea	$4,500.00	1	$4,500	$4,500	close together
15-420	Eye Wash	Ea	$375.00	0	$0	$0	close together
15-430	Grinder Pumps	Ea	$4,500.00	1	$4,500	$0	close together
15-605	Aaon RTUs	Ton	$850.00	0	$0	$0	
15-610	Ceiling Fans	Ea	$315.00	0	$0	$0	
15-610	Restroom EF	Ea	$2,200.00	0	$0	$0	
15-620	Warehouse UHs	SF	$2,375.00	0	$0	$0	250K BTU
15-620	Air Rotaters-15 Mil BTUs/hr	Ea	$27,312.50	0	$0	$0	3,000,000 BTU ea
15-620	Radiant Heat at OH doors	Allow	$93.00	0	$0	$0	957 LF/5742 MBH
15-690	Whse EF, Louvers	Ea	$4,572.00	0	$0	$0	70,000 cfm fans
15-900	EMS	Allow			$35,000	in interior	
16-010	(2) 4" Conduitpower/tele/fiber	LF	$6.50	1800	$11,700	$12,870	
16-100	Office Elec	Ea	$750.00	0.00	in office allow	in office allow	
16-100	Restroom Elec	Ea	$2,100.00	0	$0	$0	
16-100	Power to Guard Hse	LS	$1,600.00	0	$0	$0	
16-100	Guard Arm power, control	Ea	$550.00	0	$0	$0	
16-100	Shower Elec	Ea	$2,500.00	0	$0	$0	
16-200	Duplex at OH Door	Ea	$95.00	0	$0	$0	

16-200	480V Battery Chg Outlets	Ea	#DIV/0!	0	$0	$0			
16-200	Lighting at trailers	SF	$0.17	0	$0	$0			
16-300	Electrical-shell	LS	$27,300.00	1	$27,300	$282,000		#VALUE!	
16-300	Pump Feeds, Controls	Ea	$4,500.00	1	$4,500	$0			
16-300	Power/sp control to ceiling fans	Ea	$850.00	0	$0	$0			
16-300	Power, controls to EF & Louver	Ea	$1,450.00	0	$0	$0			
16-300	Power, controls air rotateers	Ea	$1,850.00	0	$0	$0			
16-600	Lighting power feeds	LS	$20,000.00	0	$0	$0			
16-600	Modular lighting power	LF	$7.90	0	$0	$0	35' OC		
16-600	Pulse start 400W MH	Ea	$655.00	0	$0	$0	16' OC Aisles		
16-600	Power to OH door lites	Ea	$75.00	0	$0	$0			
16-600	Site Lighting	Car		750	$0	incl			
16-810	Fire Alarm	SF	$0.20	150000	$30,000	in interior			0
16-820	Security	SF Allow	$0.07	0	$0	$0			
						$0			
17-100	Basement	SF	$25.00	5000	$125,000	$0			
						$0			
						$0			
	Tax:	SF	incl	91908	incl	incl			
									Permit Cost
				Total Base Building :	**$4,841,559**	**$6,321,806**			**$4,800,364**
				Completed Building PSF :	**$32.28**	**$38.31**			**#REF!**
				Contingency (2.5 %) :	**169,455**	**158,045**			**168,013**
				Inflation (3%)-awarded in 2000 :	**$150,330**	**incl**			**$149,051**
				Total Hard Cost :	**$5,161,344**	**$6,479,851**			**$5,117,428**

	Soft Costs					
01-310	Testing				$35,000	$38,500
02-200	Landscape				$84,000	$84,000
02-810	Irrigation				$56,000	$86,000
18-010	**MDC** Frontage	LF	$52.00	800		$41,600

18-010	**MDC**-land & tap	Acre	$8,300.00	20	$166,000	$166,000	
18-010	**WPCA** Sewer Connection	Acre	$2,500.00	47.0	$0	$0	
18-030	NU				$25,000	$27,500	
18-040	SNET				$7,500	$8,250	
19-215	Civil				$70,000	$70,000	
19-225	Geotech				$20,000	$20,000	
19-245	Traffic				$35,000	$50,000	
19-310	Building Design				$165,000	$225,000	
19-310	Office Fit Up Design				$0	$0	in allow
				Total Soft Costs :	**$663,500**	**$816,850**	
				Total Hard Costs : (shell, office allow., & contingency)	**$5,161,344**	**$6,479,851**	
				Total Project Cost : (excluding Land, Legal, Broker, misc)	**$5,824,844**	**$7,296,701**	
				Cost PSF :	**$38.83**	**44.22**	
				Shell Design, Structure, & Soft costs :	**$707,415**	**$7,296,701**	**$4.72**

Exclusions

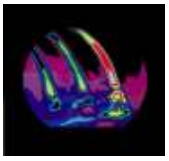
See Exhibit 3
Lease Commision
Const Interest
Offsite
Tobacco Reimbursement

JDS-Uniphase
Build-to-Suit Lease
Fixed Rent Calculation
Exhibit D

Total Project Costs			**7,000,000**
Principal		70%	4,900,000
Cash Equity			2,100,000
Interest	8.50%		
Amortization Term	20 Years		

EXHIBIT D

	Mortgage Debt Service	Cash Equity	Rent On Land	Annual Fixed Rent
YEAR 1	510,280	242,000	0	752,280
YEAR 2	510,280	242,000	0	752,280
YEAR 3	510,280	242,000	0	752,280
YEAR 4	510,280	242,000	115,000	867,280
YEAR 5	510,280	242,000	115,000	867,280
YEAR 6	510,280	242,000	115,000	867,280
YEAR 7	510,280	242,000	135,000	887,280
YEAR 8	510,280	242,000	135,000	887,280
YEAR 9	510,280	242,000	135,000	887,280
YEAR 10	510,280	242,000	150,000	902,280
YEAR 11	510,280	242,000	150,000	902,280
YEAR 12	510,280	242,000	150,000	902,280
YEAR 13	510,280	242,000	160,000	912,280
YEAR 14	510,280	242,000	160,000	912,280
YEAR 15	510,280	242,000	160,000	912,280



INFRARED TESTING INC.
445 W. Erie • Suite 106 • Chicago, IL 60654
Tel. (312) 670-5005 • (800) 457-1982 • Fax (312) 988-9399

August 31, 2010

Griffin Land & Nurseries, Inc.
754 Rainbow Road
Windsor, CT 06095

RE: Infrared Survey Result

Dear Mr. Ron Eddy:

On August 30-31, 2010, Infrared Testing Inc. was contracted to perform electrical infrared inspections at the following Griffin Land & Nurseries, Inc. locations:

Address	City, State, and Zipcode
754 Rainbow Road	Windsor, CT 06095
755 Rainbow Road	Windsor, CT 06095
758 Rainbow Road	Windsor, CT 06095
759 Rainbow Road	Windsor, CT 06095
40 International Drive	Windsor, CT 06095
100 International Drive	Windsor, CT 06095
1985 Blue Hills Ave. Extension	Windsor, CT 06095
210 West Newberry Road	Bloomfield, CT 06002
55 Griffin Road South	Bloomfield, CT 06002

The purpose of these inspections is to locate and identify thermal anomalies in electrical components and other problems that may lead to a failure in the equipment and affiliated systems. We have isolated 0 possible problems, which should be reviewed and corrected.

Furthermore, we would suggest that an infrared survey be implemented into your preventive maintenance program on a regular basis to minimize costly down time.

Please be advised that a draft report of the infrared inspection was provided to the on-site contact.

Enclosed you will find the following:

List of Areas Surveyed ……. 4

Sincerely,
Infrared Testing Inc.

Mr. James Matzen
Thermographer/Technician

INFRARED TESTING INC.
445 W. Erie • Suite 106 • Chicago, IL 60654
Tel. (312) 670-5005 • (800) 457-1982 • Fax (312) 988-9399

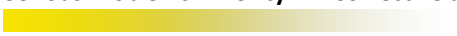
The thermograms depicted in this report determine the severity of each anomaly found during the inspection. The temperature rise determines the severity and classification of each problem.

Critical Problems: **Priority I** – Corrective action required **IMMEDIATELY**.



50°F or greater

Serious Problems: **Priority II** – Corrective action required as soon as possible.*



Between 20°F and 49°F

Advisory Problems: **Priority III** – Corrective action required at next scheduled shutdown.*



Between 1°F and 19°F

*If the approximate load is under 40%, the priority will be raised one level.

Note

This report is intended to assist you in reducing the possibility of loss to property by bringing to your attention hazards and lack of protection thereof. It is not intended to imply that all other hazards and conditions are under control at the time of inspection. No liability is assumed by reason of this report or the inspection upon which it is based as it is only advisory in nature to assist in making a final decision.

INFRARED TESTING INC.
445 W. Erie • Suite 106 • Chicago, IL 60654
Tel. (312) 670-5005 • (800) 457-1982 • Fax (312) 988-9399

Thermographic Electrical/Mechanical Inspection Report

0	Critical Problems (**Priority I** - Corrective action required **IMMEDIATELY.**)
0	Serious Problems (**Priority II** - Corrective action required as soon as possible.)
0	Advisory Problems (**Priority III** - Corrective action required at next scheduled shutdown.)

INFRARED TESTING INC.
445 W. Erie • Suite 106 • Chicago, IL 60654
Tel. (312) 670-5005 • (800) 457-1982 • Fax (312) 988-9399

Customer Survey Checklist:	Griffin Land & Nurseries, Inc., Bloomfield & Windsor, CT		
Location	**Component**	**Description**	**Problem**
1. 754 RAINBOW ROAD	BREAKER PANEL	HV1	
		LV1	
	DISTRIBUTION PANEL	DP1	
	SWITCHGEAR	MSB1	
2. 755 RAINBOW ROAD	BREAKER PANEL	HV1	
		LV1	
	SWITCHGEAR	MSB1	
	DISTRIBUTION PANEL	DP1	
3. 758 RAINBOW ROAD	BREAKER PANEL	LV1	
		HV1	
	SWITCHGEAR	MSB1	
	DISTRIBUTION PANEL	DP1	
4. 759 RAINBOW ROAD	BREAKER PANEL	HV1	
		LV1	
	DISTRIBUTION PANEL	DP1	
	SWITCHGEAR	MSB1	
5. 40 INTERNATIONAL DRIVE	BREAKER PANEL	LV1	
		HV1	
	DISTRIBUTION PANEL	DP1	
	SWITCHGEAR	MSB1	
100 INTERNATIONAL DRIVE			
6. 100 INTERNATIONAL DRIVE	SWITCHGEAR	MSB1 SECTIONS 1-2	
	BREAKER PANEL	PP1	
		MP1	
		LP1	
	DISTRIBUTION PANEL	DP1	
7. FIRE PUMP ROOM	BREAKER PANEL	A	
		B	
1985 BLUE HILLS AVENUE			
8. 1122 ELECTRICAL	DISTRIBUTION PANEL	DP1	
		PP2	
		PP1	
	SWITCHGEAR	MDP1 SECTIONS 1-4	
9. 1068 ELECTRICAL	BREAKER PANEL	EP1	

INFRARED TESTING INC.
445 W. Erie • Suite 106 • Chicago, IL 60654
Tel. (312) 670-5005 • (800) 457-1982 • Fax (312) 988-9399

Customer Survey Checklist:	Griffin Land & Nurseries, Inc., Bloomfield & Windsor, CT		
Location	**Component**	**Description**	**Problem**
		DEP1	
	SWITCHGEAR	MDP2	
	BREAKER PANEL	PP10	
		PP10A	
		PP9	
		PP9A	
		PDU3-1	
		PDU3-2	
		RLP2	
		RLDP	
		RHP1-1	
		RHP1-2	
		RHP1A	
END 1985 BLUE HILLS AVENUE			
10. 210 WEST NEWBERRY	BREAKER PANEL	LP1	
11. 55 GRIFFIN ROAD SOUTH	SWITCHGEAR	MSB1	
	BREAKER PANEL	OWNER	

INFRARED TESTING INC.
445 W. Erie • Suite 106 • Chicago, IL 60654
Tel. (312) 670-5005 • (800) 457-1982 • Fax (312) 988-9399

Repair Notes

Problem	*Repair Explanation*

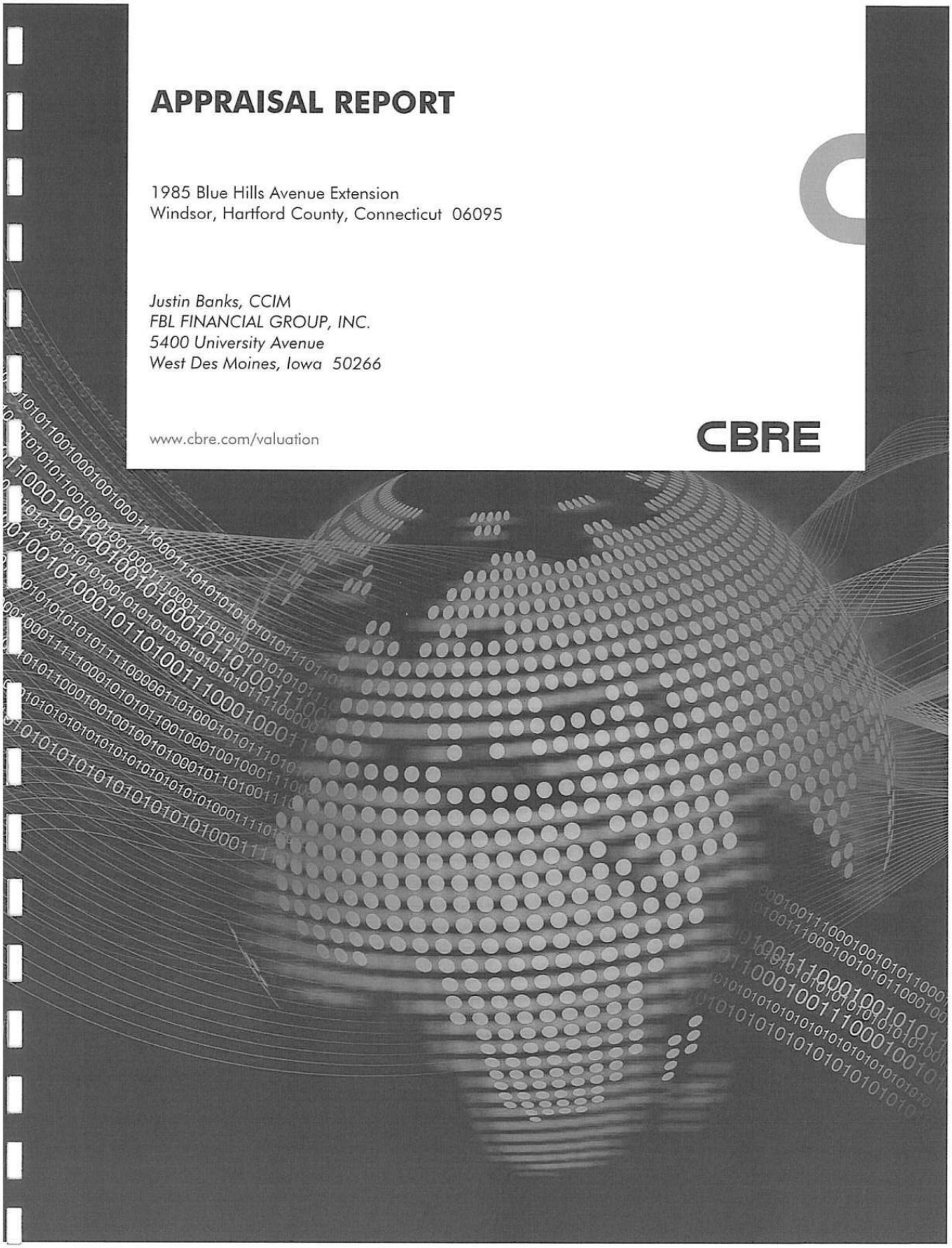
APPRAISAL REPORT

1985 Blue Hills Avenue Extension
Windsor, Hartford County, Connecticut 06095

Justin Banks, CCIM
FBL FINANCIAL GROUP, INC.
5400 University Avenue
West Des Moines, Iowa 50266

www.cbre.com/valuation

CBRE



VALUATION & ADVISORY SERVICES

CBRE

CityPlace I, 185 Asylum Street, 31st Floor
Hartford, CT 06103

T 860-525-9171
F 860-987-4770

www.cbre.com

June 2, 2014

Justin Banks, CCIM
FBL FINANCIAL GROUP, INC.
5400 University Avenue
West Des Moines, Iowa 50266

RE: Appraisal of The Northeast Utilities Building
1985 Blue Hills Avenue Extension
Windsor, Hartford County, Connecticut 06095

Dear Mr. Banks:

At your request and authorization, CBRE-N.E. Partners, LP (CBRE) has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is a 165,000-square foot single story office building located at 1985 Blue Hills Avenue Extension in Windsor, Connecticut. The improvements were constructed in 2001 and are situated on a 19.42-acre site. The clear height of the improvements is 26 feet and the office finish approximates 99% of the total gross building area. The property is currently leased on a long term basis by Rocky River Realty, and the lease is guaranteed by The Northeast Utilities Company which is considered an investment grade tenant.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Leased Fee Interest	May 1, 2014	$14,830,000

Compiled by CBRE

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP),

the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to non-client, non-intended users does not extend reliance to any other party and CBRE will not be responsible for unauthorized use of the report, its conclusions or contents used partially or in its entirety.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES

Timothy B. Mitchell
Vice President
CT Certified General Real Estate Appraiser
#430 (expires April 30, 2015)

Phone: (860) 987-4712
Fax: (860) 987-4770
Email: Timothy.Mitchell@cbre-ne.com

Louis B. Pellegrino, MAI
Senior Vice President, Partner
CT Certified General Real Estate Appraiser
#491(expires April 30, 2015)

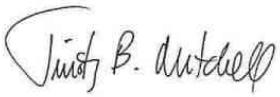
Phone: (860) 987-4769
Fax: (860) 987-4770
Email: Lou.Pellegrino@cbre-ne.com

Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Connecticut.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report Louis B. Pellegrino, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
11. Timothy B. Mitchell has and Louis B. Pellegrino, MAI has not made a personal inspection of the property that is the subject of this report.
12. No one provided significant real property appraisal assistance to the persons signing this report.
13. Valuation & Advisory Services operates as an independent economic entity within CBRE Although employees of other CBRE divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.

14. Timothy B. Mitchell has not and Louis B. Pellegrino, MAI has not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.





Timothy B. Mitchell
Vice President
CT Certified General Real Estate Appraiser
#430 (expires April 30, 2015)

Louis B. Pellegrino, MAI
Senior Vice President, Partner
CT Certified General Real Estate Appraiser
#491 (expires April 30, 2015)

Subject Photographs



Aerial View

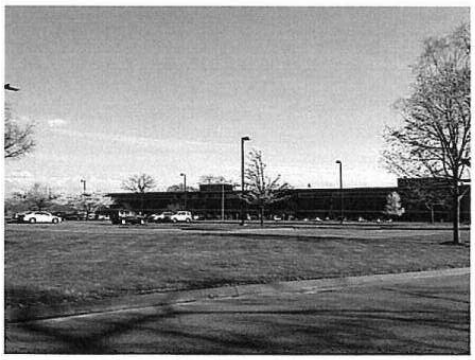


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

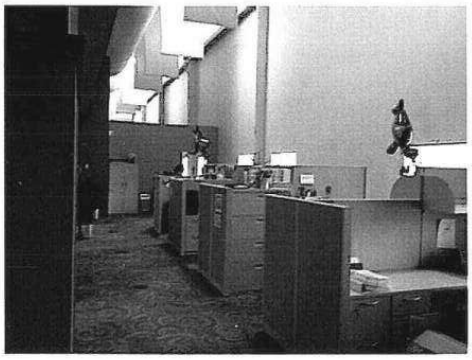


Photo 11

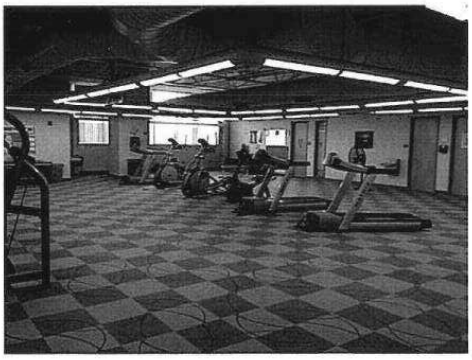


Photo 12

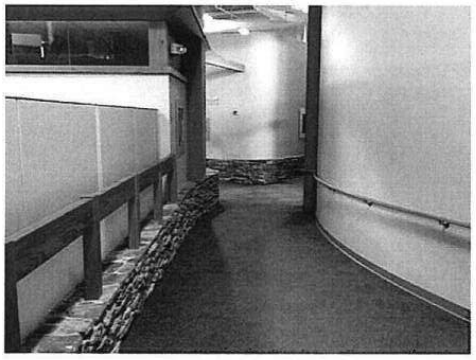


Photo 13



Photo 14



Photo 15



Photo 16

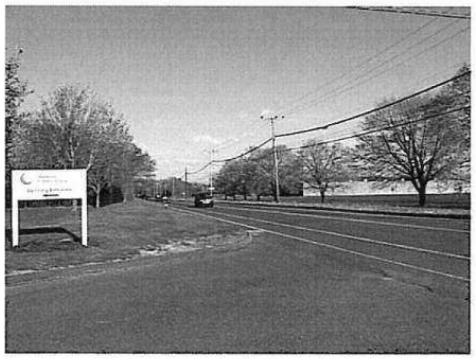


Photo 17

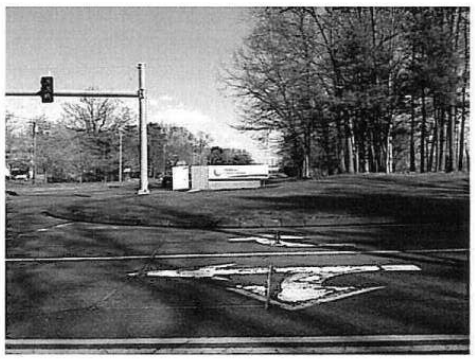


Photo 18

Executive Summary

Property Name	The Northeast Utilities Building	
Location	1985 Blue Hills Avenue Extension, Windsor, Hartford County, Connecticut 06095	
Highest and Best Use		
As If Vacant	Office	
As Improved	Office	
Property Rights Appraised	Leased Fee Interest	
Date of Report	June 2, 2014	
Date of Inspection	May 1, 2014	
Estimated Exposure Time	12 Months	
Estimated Marketing Time	12 Months	
Land Area	19.42 AC	845,935 SF
Improvements		
Property Type	Office	(Single Tenant)
Number of Buildings	1	
Number of Stories	1	
Gross Building Area	165,000 SF	
Net Rentable Area	165,000 SF	
Year Built	2001	
Condition	Average	
Major Tenants		
The Rocky River Realty Company	165,000 SF	
Buyer Profile	Investor-National	
Financial Indicators		
Current Occupancy	100.0%	
Stabilized Occupancy	99.0%	
Overall Capitalization Rate	7.50%	
Discount Rate	9.25%	
Terminal Capitalization Rate	8.25%	

Pro Forma Operating Data	***Total***	***Per SF***
Effective Gross Income	$1,563,699	$9.48
Operating Expenses	$507,285	$3.07
Expense Ratio	32.44%	
Net Operating Income	$1,056,414	$6.40

VALUATION	Total	Per SF
Land Value	$1,940,000	$2.29
Sales Comparison Approach	$14,930,000	$90.48
Income Capitalization Approach	$14,770,000	$89.52
Insurable Value	$14,510,000	$87.94

CONCLUDED MARKET VALUE

Appraisal Premise	Interest Appraised	Date of Value	Value
As Is	Leased Fee Interest	May 1, 2014	$14,830,000

Compiled by CBRE

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths/ Opportunities

- The subject is 100% occupied by Rocky River Realty (Northeast Utilities) until March 31, 2024
- The tenant has six (6), ten-year options at market rates
- The lease is guaranteed by Northeast Utilities which is considered investment grade
- The building was built as a flex structure and has 26' clear ceiling heights which can accommodate different types of tenants
- The building is currently fit-out as 99% office finish
- The subject is located within Griffin Center, which is a desirable business address, with other area corporate tenants such as Alstrom Power, ING, Homegoods/TJX, Pepperidge Farms and ADVO to name a few

Weaknesses/ Threats

- The Connecticut economy has lagged the rest of the nation in recovery, but is now showing signs of improvement.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as "an assumption directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis." [1]

- None noted

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as "that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about

[1] Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010), 73.

physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis." [2]

- None noted

[2] *Dictionary of Real Estate Appraisal*, 97.

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ADDENDA

A Land Sale Data Sheets
B Improved Sale Data Sheets
C Operating Data
D ARGUS Supporting Schedules
E Legal Description
F Précis METRO Report - Economy.com, Inc.
G Client Contract Information
H Qualifications

Introduction

OWNERSHIP AND PROPERTY HISTORY

Title to the property is currently vested in the name of Griffin Center Development I, LLC, who originally built the structure for JDS Uniphase, a company which has since gone out of business. The building was subsequently leased to Rocky River Realty, which is a real estate holding company of Northeast Utilities and the lease is guaranteed by The Northeast Utilities Company.

To the best of our knowledge, there has been no ownership transfer of the property during the previous three years. As of the date of value, the subject building is not being marketed for sale.

INTENDED USE OF REPORT

This appraisal is to be used for Financing, and no other use is permitted.

INTENDED USER OF REPORT

This appraisal is to be used by Farm Bureau Life Insurance Company, Its successors and/or assigns, and no other user may rely on our report unless as specifically indicated in the report.

> Intended Users - the intended user is the person (or entity) who the appraiser intends will use the results of the appraisal. The client may provide the appraiser with information about other potential users of the appraisal, but the appraiser ultimately determines who the appropriate users are given the appraisal problem to be solved. Identifying the intended users is necessary so that the appraiser can report the opinions and conclusions developed in the appraisal in a manner that is clear and understandable to the intended users. Parties who receive or might receive a copy of the appraisal are not necessarily intended users. The appraiser's responsibility is to the intended users identified in the report, not to all readers of the appraisal report. [3]

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property.

DEFINITION OF VALUE

The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

---

[3] Appraisal Institute, The Appraisal of Real Estate, 14th ed. (Chicago: Appraisal Institute, 2013), 50.

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. [4]

INTEREST APPRAISED

The value estimated represents leased fee interest and defined as follows:

> *Fee Simple Estate* - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. [5]
>
> *Leased Fee Interest* - A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease). [6]
>
> *Leasehold Interest* - The tenant's possessory interest created by a lease. [7]

SCOPE OF WORK

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered and analysis is applied. CBRE completed the following steps for this assignment:

Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor's records
- legal description

Extent to Which the Property is Inspected

The extent of the inspection included the following: We inspected all areas of the interior and exterior of the subject property as well as the surrounding environs on the effective date of appraisal. We did not physically inspect the roof of the structure.

---

[4] Interagency Appraisal and Evaluation Guidelines; December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472.

[5] *Dictionary of Real Estate Appraisal*, 78.

[6] *Dictionary of Real Estate Appraisal*, 113.

[7] *Dictionary of Real Estate Appraisal*, 113.

Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- income and expense data
- comparable data

Type and Extent of Analysis Applied

CBRE analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. The steps required to complete each approach are discussed in the methodology section.

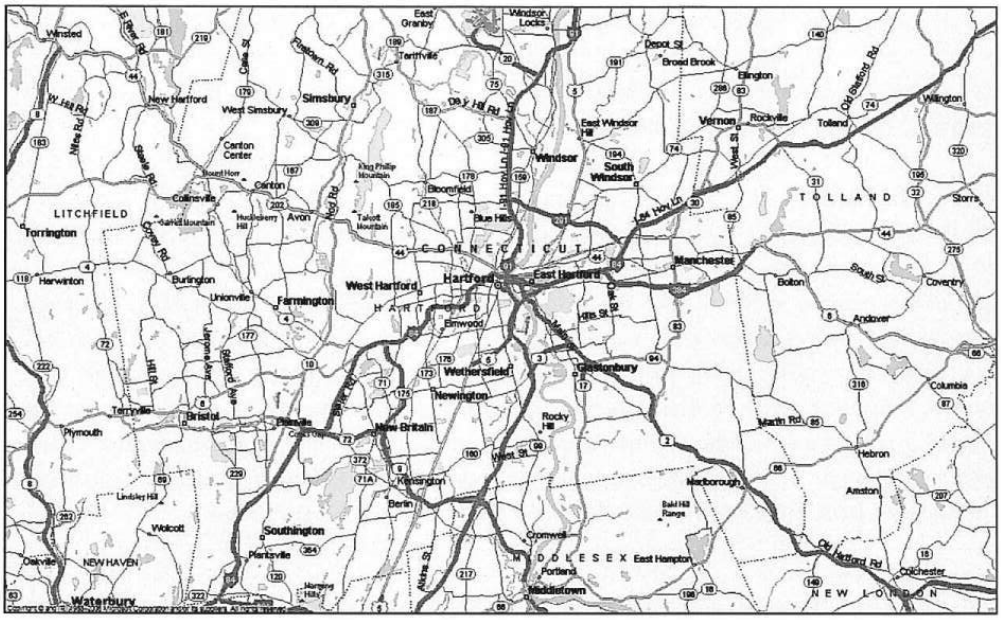
Data Resources Utilized in the Analysis

DATA SOURCES

Item:	*Source(s):*
Site Data	
Size	Assessor's Records & Lease
Improved Data	
Building Area	Information supplied by the property owner
Area Breakdown/Use	Information supplied by the property owner
No. Bldgs.	Physical Inspection
No. Service Bays/Size	Physical Inspection
Clear Height	Information supplied by the property owner
USTs, etc.	Non reported
Parking Spaces	Costar
Year Built/Developed	Assessor's Records
Economic Data	
Deferred Maintenance:	None reported
Building Costs:	N/A
Income Data:	Leases
Expense Data:	3 year operating history for the subject and current budget supplied by the property owner

Compiled by CBRE

Area Analysis



Moody's Economy.com provides the following Hartford, CT metro area economic summary as of Jan-14. The full Moody's Economy.com report is presented in the Addenda.

HARTFORD, CT - ECONOMIC ANALYSIS

Indicators	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Gross Metro Product (C$B)	77.3	81.4	79.9	78.4	78.5	78.7	78.5	79.0	80.7	83.5	85.8	87.8
% Change	*3.9*	*5.2*	*-1.8*	*-1.9*	*0.2*	*0.3*	*-0.2*	*0.6*	*2.2*	*3.4*	*2.8*	*2.3*
Total Employment (000)	628.9	638.4	641.5	616.5	609.2	614.4	620.4	626.1	633.6	646.0	657.6	664.0
% Change	*1.7*	*1.5*	*0.5*	*-3.9*	*-1.2*	*0.9*	*1.0*	*0.9*	*1.2*	*2.0*	*1.8*	*1.0*
Unemployment Rate	4.6	4.7	5.6	8.1	9.3	8.9	8.3	7.9	6.7	6.1	5.7	5.4
Personal Income Growth	7.1	7.3	2.3	-1.4	1.9	3.1	3.6	2.2	5.2	6.4	5.6	4.4
Population (000)	1,193.7	1,198.4	1,204.4	1,209.6	1,213.7	1,215.9	1,214.9	1,214.5	1,214.9	1,215.6	1,217.2	1,218.8
Single-Family Permits	2,697.0	1,890.0	1,098.0	1,011.0	1,067.0	759.0	939.0	1,000.1	1,248.3	2,413.0	2,664.8	2,390.9
Multifamily Permits	941.0	905.0	593.0	327.0	212.0	364.0	384.0	578.8	571.6	661.1	715.3	789.0
Existing-Home Price ($Ths)	257.2	262.6	245.9	229.9	235.5	226.1	220.3	225.6	238.6	248.4	258.3	267.7
Mortgage Originations ($Mil)	8,756.6	8,181.0	6,054.7	8,846.5	7,433.7	5,463.2	6,692.4	5,525.6	4,407.1	4,552.5	4,200.8	4,094.8
Net Migration (000)	3.3	1.1	2.7	1.7	1.4	0.2	-2.9	-2.5	-1.8	-1.5	-0.8	-0.8
Personal Bankruptcies	1,648.0	1,889.0	2,486.0	3,060.0	3,587.0	2,904.0	2,431.0	2,122.6	1,750.6	1,563.4	1,565.8	1,689.9

Source: Moody's Economy.com

Recent Performance

Hartford continues to expand slowly and is at least maintaining its momentum. The best news comes from the Bureau of Labor Statistics household survey, which indicates that the labor force has leveled off after declining for years, while increased hiring at last pushed the unemployment

rate below 8% in the second half of last year. Real median and average household income growth is holding steady at above 2%, but needs to increase if the metro area is to fully recover the purchasing power lost during the recession in the next two years. Additional good news is that insurance carrier payrolls held level in 2013, breaking a long streak of declines dating back to 2008. The main drag on the metro area now comes from county and city governments, which continue to bleed jobs as budgets are cut.

Aerospace

With the world market for civilian aircraft starting to recover, Hartford's aerospace industry will add modestly to payrolls in the coming two years and should help drive the recovery. The lion's share of the industry in the metro area is taken up by the Pratt & Whitney division of United Technologies, which recorded a 5% year-over-year increase in sales at the end of 2013 and has done better than UTC's more military-dependent divisions. Supporting firms such as UTC Aerospace and Kaman have also experienced improved sales margins. A key factor for this resurgence is the health of the German export market, which remains Hartford's largest export destination, though China continues to grow. Provided the world economy remains on track, aerospace will be a net plus for the metro area and U.S. over the next two years.

Insurance Carriers

Barring large natural disasters, Hartford's flagship insurance industry may have finally turned the corner in terms of hiring, and it will start to add to the recovery in the coming two years. The industry was never doing that badly, with both GDP and operating profits growing at a fairly steady rate through 2012. The real problem remains the state's high business costs, which have caused the industry to relocate as many workers as it can out of Connecticut. This may have run its course, as payrolls held level in 2013. The health insurance side of the industry, led by United Healthcare, will also benefit from expanded coverage. Access Health CT, the state's health insurance exchange set up under the Affordable Care Act, has added more than 120,000 enrollees, exceeding its target so far.

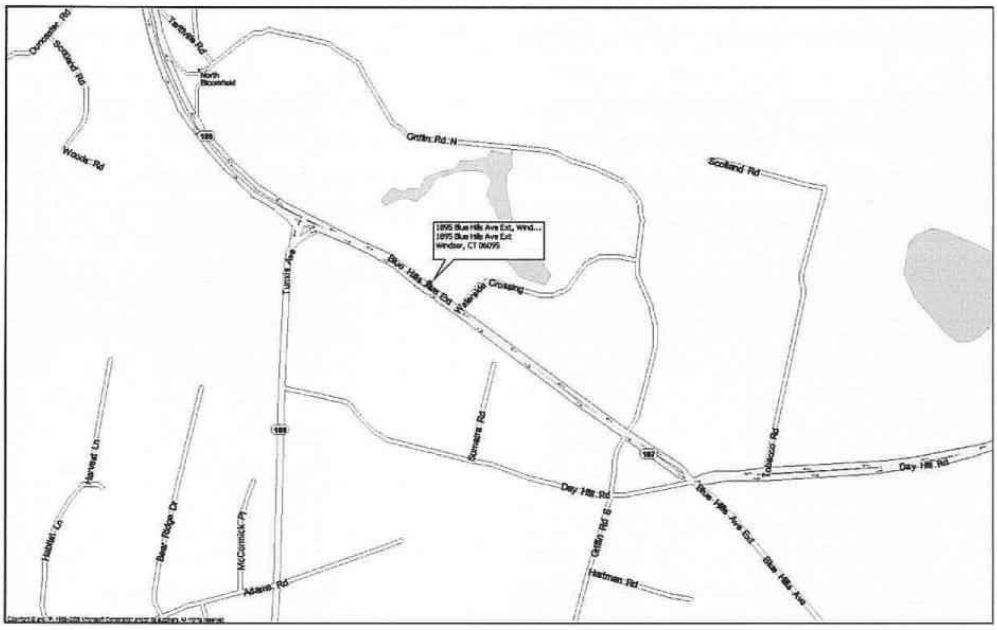
Professional Services

Thanks to high-skill services, Hartford will register steady growth in real average household income. One advantage the metro area has retained is a cluster of professional, scientific and technical services firms that, though not as proportionately large as that of the U.S., has been growing at a faster pace than Hartford's other industries over the last four years. Growth has been particularly strong in legal services and in architectural and engineering design services. This good growth indicates that the metro area and Connecticut are succeeding in keeping at least a large share of their college graduates, and bodes well for income growth over the coming decade.

Conclusion

Job growth in Hartford will pick up in 2014, especially after local governments start recovering lost payrolls as their tax bases improve. Even so, hiring will still be slow and the metro area will not regain prerecession peak payrolls before mid-2015, well after the U.S., and unemployment will probably not reach the prerecession rate of 5% before 2018. Longer term, Hartford faces problems common to New England such as high energy and other business costs, low housing affordability, and domestic out-migration. Hartford will track the U.S. in real household income growth but will record a much lower rate of job gains through the coming decade.

Neighborhood Analysis



LOCATION

The subject is located in the north-central portion of the Town of Windsor, along Blue Hills Avenue Extension near its intersection with Tunis Avenue. The town of Windsor is a suburban oriented community located in north-central Hartford County, about 7 miles north of the Hartford central business district.

BOUNDARIES

The neighborhood boundaries are detailed as follows:

North:	Route 75 (Pequonock Avenue)
South:	Wintonbury Avenue and Connecticut Route 178
East:	Interstate Route 91
West:	Connecticut Routes 189 and 187

LAND USE

Land uses within the subject neighborhood are improved with a mix of newer one-story industrial and suburban office buildings that were mostly built since the late 1980's. The 495,172 square foot ING Regional Office Headquarters is the most prominent use in the neighborhood.

Uses along Marshall Phelps Road include: a 58,780-square-foot warehouse facility which is fully leased to a single tenant, Amerifit Brandsat at 551 Marshall Phelps Road; a 225,000 square foot

light industrial warehouse situated on a 30 acre parcel occupied by Konica Minolta at 550 Marshall Phelps Road; Chromally Gas Turbin Corporation has a 41-acre site at 601 Marshall Phelps which is improved with a 125,000 square foot industrial building; and on the corner of Day Hill Road and Marshall Phelps Road at 500 Day Hill Road, is a 100,000 square foot is a three-story office building mostly occupied by Konica Minolta. Uses north along Marshal Phelps Road and abutting the subject property to the north include mostly residential uses to include both single-family subdivisions and condominium developments.

Day Hill Road is improved with a mix of suburban office buildings and one-story warehouse and flex type industrial buildings. Day Hill Corporate Center is located west of the subject property and includes two Class A office buildings. The former Emhart headquarters facility is located in the immediate area at 123 Day Hill Road and represents a 325,000 square foot multi-tenant office and industrial complex. Also in this immediate area is Day Hill Professional Center that is improved with a number of one-story office buildings and light industrial/warehouse buildings. The majority of the office space in this park is leased for medical related services.

East of the subject location at the intersection of Corporate Drive near the junction with Interstate Route 91 is the Windsor Knoll corporate park. Two hotels are also located in this area, including the Windsor Marriott and a Hilton Garden Inn.

South of the subject property at 555 Day Hill Road at the intersection of Marshall Phelps Road is a one-story shopping center known as Day Hill Village Shoppes. This shopping center was built to provide retail services to the businesses and large employee population in the neighborhood.

In addition to the mixed industrial and office uses along Day Hill Road, numerous office and industrial facilities are located on Lamberton, Addison, Pigeon Hill and Marshall Phelps Roads, all of which intersect with Day Hill Road.

For the most part, improvements within the subject neighborhood are in good condition, and the subject is in conformance with the general character of the neighborhood..

GROWTH PATTERNS

Growth patterns have occurred primarily along Day Hill Road and on the secondary roads intersecting with Day Hill Road, including Marshall Phelps Road, Baker Hollow Road and Pigeon Hill Road. The majority of recent development has been industrial in character with some office developments also being built, the most prominent being the ING headquarters.

Another prominent improvement in the area is The Hartford's 457,000 square foot office building, which is situated east of the subject property on the north side of Blue Hills Avenue Extension at the intersection of Griffin Road North. This building was constructed in 2008 for 100% occupancy by The Hartford.

ACCESS

The subject can be accessed via Blue Hills Avenue and Blue Hills Avenue Ext (Route 187) which runs from Route 44 in Hartford north to Windsor where it connects with Route 189. Route 187 can also be accessed via Day Hill Road which is the primary thoroughfare through the industrial district of Windsor. Day Hill Road connects with Interstate 91. In conclusion, the subject has very good access.

DEMOGRAPHICS

Selected neighborhood demographics in 1-, 3-, and 5-mile radii from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS

1985 Blue Hills Avenue Extension Windsor, CT	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2019 Population	680	13,078	55,733
2014 Population	662	12,892	55,457
2010 Population	646	12,734	55,248
2000 Population	559	11,686	53,193
Annual Growth 2014 - 2019	0.54%	0.29%	0.10%
Annual Growth 2010 - 2014	0.61%	0.31%	0.09%
Annual Growth 2000 - 2010	1.46%	0.86%	0.38%
Households			
2019 Households	258	5,408	22,748
2014 Households	252	5,334	22,536
2010 Households	247	5,275	22,357
2000 Households	209	4,711	20,885
Annual Growth 2014 - 2019	0.47%	0.28%	0.19%
Annual Growth 2010 - 2014	0.50%	0.28%	0.20%
Annual Growth 2000 - 2010	1.68%	1.14%	0.68%
Income			
2014 Median HH Inc	$102,522	$85,636	$81,163
2014 Estimated Average Household Income	$140,734	$114,599	$105,990
2014 Estimated Per Capita Income	$53,527	$47,413	$43,071
Age 25+ College Graduates - 2010	286	4,696	17,996
Age 25+ Percent College Graduates - 2014	56.0%	49.1%	44.6%

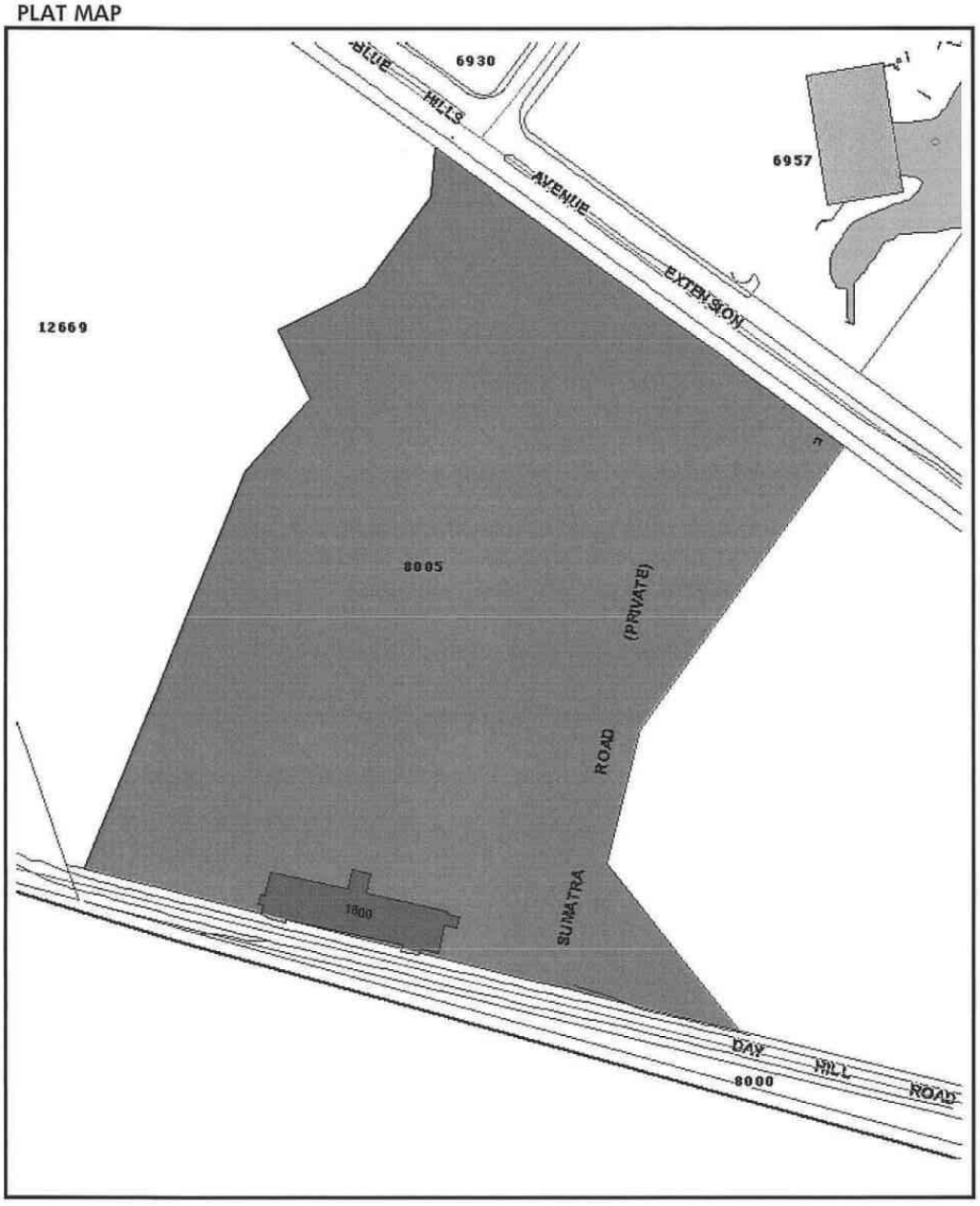
Source: Nielsen/Claritas

CONCLUSION

The site is well-located and afforded good access and average visibility from roadway frontage. The size of the site is typical for the area and use, and there are no known detrimental uses in the immediate vicinity. Overall, there are no known factors which are considered to prevent the site

from development to its highest and best use, as if vacant, or adverse to the existing use of the site.

PLAT MAP


BLUE HILLS AVENUE
EXTENSION
6930
6957
12669
8005
(PRIVATE)
ROAD
SUMATRA
1800
DAY HILL ROAD
8000

Site Analysis

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY

Physical Description			
Gross Site Area	19.42 Acres	845,935 Sq. Ft.	
Net Site Area	19.42 Acres	845,935 Sq. Ft.	
Primary Road Frontage	Blue Hills Avenue Ext.	787 Feet	
Secondary Road Frontage	Day Hill Road	759 Feet	
Excess Land Area	None	N/A	
Shape	Irregular		
Topography	Level		
Zoning District	I, Industrial		
Flood Map Panel No. & Date	09003C0213	26-Sep-08	
Flood Zone	Zone X		
Adjacent Land Uses	Indsutrial and commercial uses		
Comparative Analysis	**Rating**		
Visibility	Average		
Functional Utility	Assumed adequate		
Traffic Volume	Average		
Adequacy of Utilities	Assumed adequate		
Landscaping	Average		
Drainage	Assumed adequate		
Utilities	**Provider**		**Adequacy**
Water	Town of Windsor		Yes
Sewer	Town of Windsor		Yes
Natural Gas	CNG Corp./ Yankee Gas Co.		Yes
Electricity	Connecticut Light & Power Co.		Yes
Telephone	Various		Yes
Other	**Yes**	**No**	**Unknown**
Detrimental Easements		X	
Encroachments		X	
Deed Restrictions		X	
Reciprocal Parking Rights		X	

Source: Various sources compiled by CBRE

INGRESS/EGRESS

Ingress and egress is available to the site via one curb cut along Blue Hills Avenue Extension and two curb cuts on Day Hill Road.

ENVIRONMENTAL ISSUES

CBRE is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this appraisal, CBRE has specifically assumed that the property is not affected by any hazardous materials that may be present on or near the property.

ADJACENT PROPERTIES

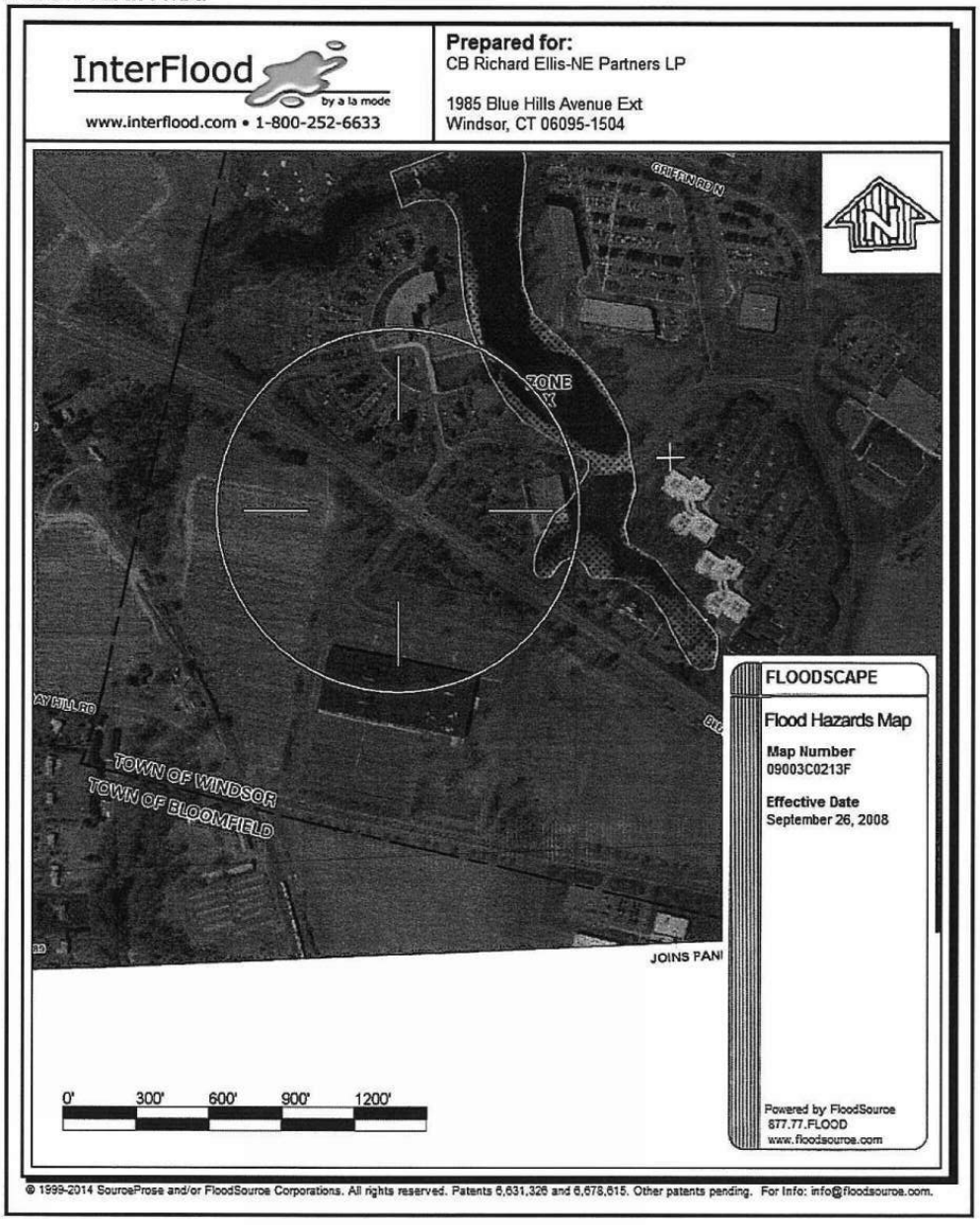
The adjacent land uses are summarized as follows:

North:	Office
South:	Land
East:	Office and industral
West:	Land

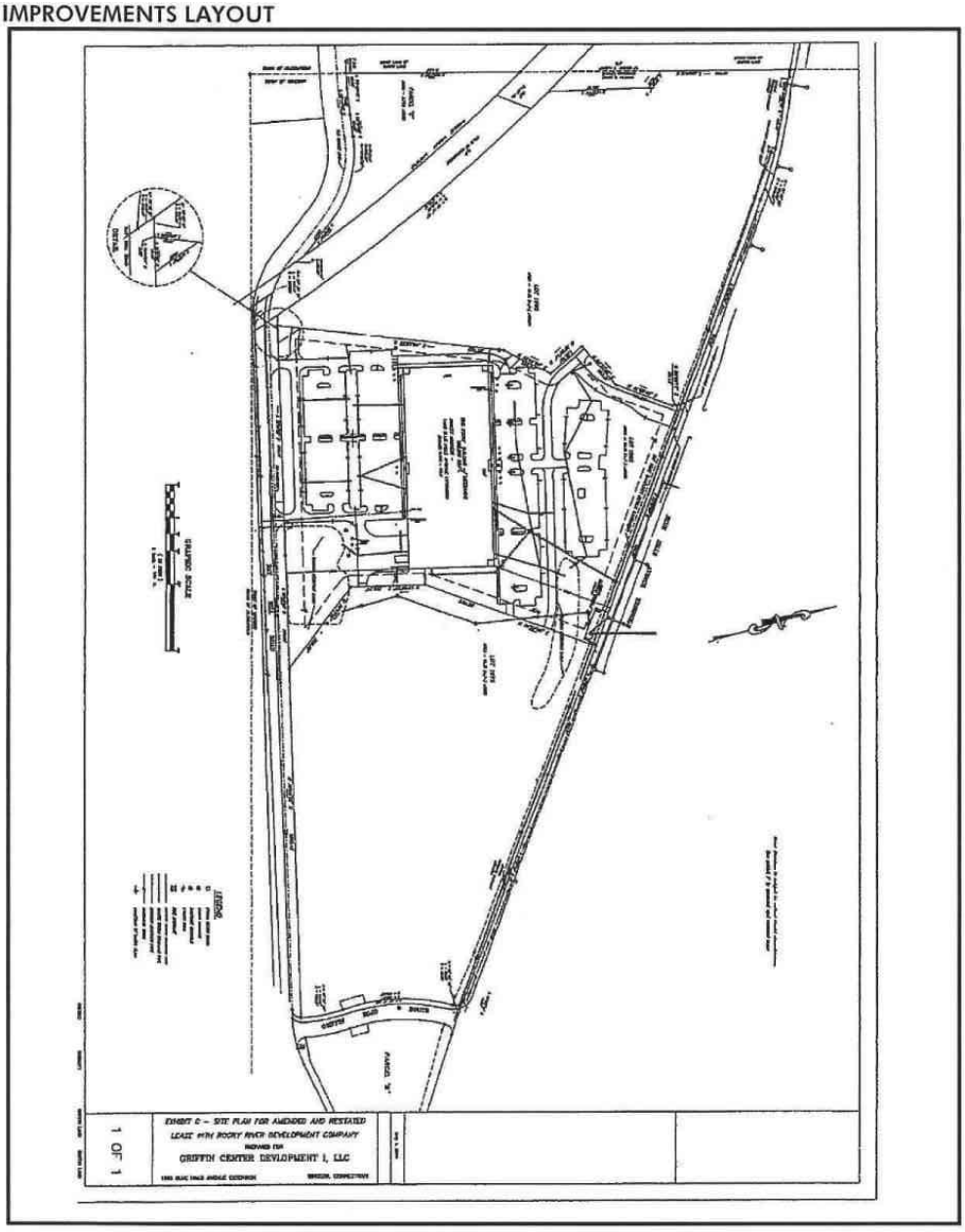
CONCLUSION

The site is located in the town of Windsor and is provided all municipal services, including police and fire. All utilities are available to the site in adequate quality and quantity to service the highest and best use as if vacant and as improved.

FLOOD PLAIN MAP



IMPROVEMENTS LAYOUT



Improvements Analysis

The following chart shows a summary of the improvements.

IMPROVEMENTS SUMMARY		
Property Type	Office	(Single Tenant)
Number of Buildings	1	
Number of Stories	1	
Gross Building Area	165,000 SF	
Office Area	162,500 SF	(98.5% of Total)
Warehouse Area	3,500 SF	(2.1% of Total)
Clear Height	26 Ft.	
Loading Area		
Grade Level Overhead Doors	1	
Dock High Overhead Doors	4	
Site Coverage	19.5%	
Land-to-Building Ratio	5.13 : 1	
Parking Spaces:	673	
Year Built	2001	
Actual Age	11 Years	
Effective Age	5 Years	
Total Economic Life	45 Years	
Remaining Economic Life	40 Years	
Age/Life Depreciation	11.1%	
Functional Utility	Typical	

Improvement Summary	Description	Comparative Rating			
		Good	Avg.	Fair	Poor
Foundation	Reinforced concrete		X		
Frame	Steel		X		
Exterior Walls	Tilt-up concrete and glass		X		
Interior Walls	Textured and painted drywall		X		
Roof	Rubber membrane		X		
Ceiling	Suspended acoustical tile		X		
HVAC System	Roof mounted HVAC units		X		
Exterior Lighting	Mercury vapor fixtures		X		
Interior Lighting	Recessed fluorescent fixtures		X		
Flooring	Carpet and vinyl tile		X		
Plumbing	Assumed adequate		X		
Elevators/Stairwells	One passenger/freight elevator and two stairwells		X		
Life Safety and Fire Protection	Sprinklered and smoke detectors		X		
Furnishings	Personal property excluded		N/A		
Parking	Asphalt paved open parking		X		
Landscaping	Grass, gravel and natural forest courtyards with irrigated planted beds		X		

Source: Various sources compiled by CBRE

YEAR BUILT

The subject was built in 2001 and was most recently renovated in 2005. Renovations completed include a complete fit-out of the interior.

CONSTRUCTION CLASS

Building construction class is as follows:

> C - Masonry/concrete ext. walls & wood/steel roof & floor struct., exc. concrete slab on grade

The construction components are assumed to be in working condition and adequate for the building.

The overall quality of the facility is considered to be average for the neighborhood and age. However, CBRE is not qualified to determine structural integrity and it is recommended that the client/reader retain the services of a qualified, independent engineer or contractor to determine the structural integrity of the improvements prior to making a business decision.

SITE COVERAGE

The property's land-to-building ratio of 5.13:1 appears commensurate with other facilities in the neighborhood.

SECURITY

The structure is fully alarmed for intrusion and fire.

PARKING AND DRIVES

The project features adequate surface parking including covered spaces and reserved handicap spaces. All parking spaces and vehicle drives are asphalt paved and considered to be in average condition. The number of parking spaces is legally conforming for the existing use, and appears commensurate with other facilities in the neighborhood.

LANDSCAPING

Landscaping is considered to be in average condition and well maintained.

FUNCTIONAL UTILITY

The overall layout of the property is considered functional in utility.

ADA COMPLIANCE

All common areas of the property appear to have handicap accessibility. The client/reader's attention is directed to the specific limiting conditions regarding ADA compliance.

ENVIRONMENTAL ISSUES

CBRE is not qualified to detect the existence of any potentially hazardous materials such as lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials on or in the improvements. The existence of such substances may affect the value of the property. For the purpose of this assignment, we have specifically assumed there are no hazardous materials that would cause a loss in value to the subject.

DEFERRED MAINTENANCE

No forms of deferred maintenance were observed on the date of our inspection.

ECONOMIC AGE AND LIFE

CBRE's estimate of the subject improvements effective age and remaining economic life is depicted in the following chart:

ECONOMIC AGE AND LIFE	
Actual Age	11 Years
Effective Age	5 Years
MVS Expected Life	45 Years
Remaining Economic Life	40 Years
Accrued Physical Incurable Depreciation	11.1%
Compiled by CBRE	

The remaining economic life is based upon our on-site observations and a comparative analysis of typical life expectancies as published by Marshall and Swift, LLC, in the Marshall Valuation Service cost guide. While CBRE did not observe anything to suggest a different economic life, a capital improvement program could extend the life expectancy.

CONCLUSION

The improvements are in average overall condition. Overall, there are no known factors that adversely impact the marketability of the improvements.

Zoning

The following chart summarizes the subject's zoning requirements.

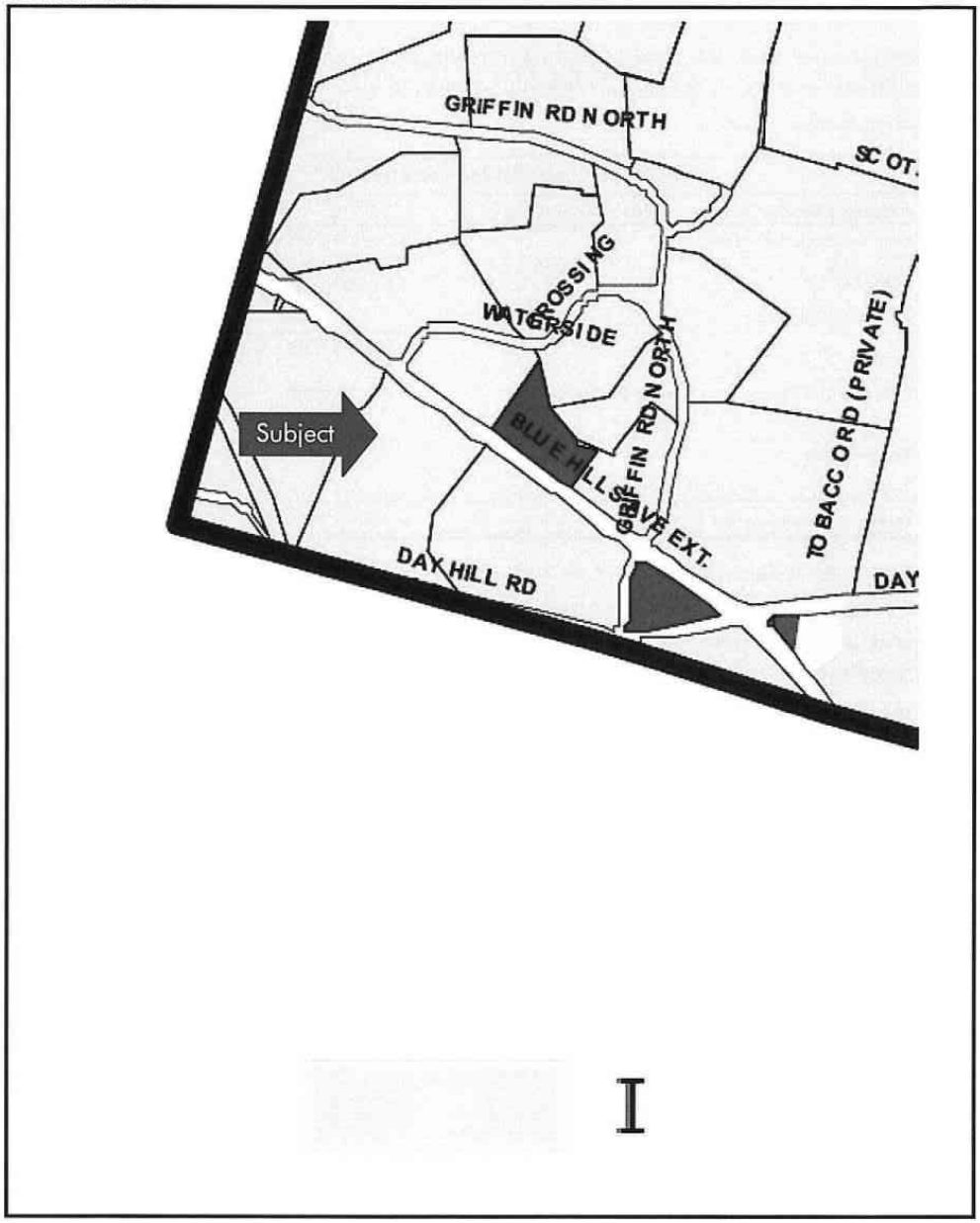
ZONING SUMMARY	
Current Zoning	I, Industrial
Legally Conforming	Yes
Uses Permitted	Manufacturing, fabricating, compounding, assembling, packaging, storage, or treatment of articles, or their wholesaling and distribution; Office and research labratories
Zoning Change	Not likely

Source: Planning & Zoning Dept.

ANALYSIS AND CONCLUSION

The improvements represent a legally-conforming use and, if damaged, may be restored without special permit application. Additional information may be obtained from the appropriate governmental authority. For purposes of this appraisal, CBRE has assumed the information obtained is correct.

ZONING MAP


GRIFFIN RD NORTH
SC OT.
CROSSING
WATERSIDE
Subject
BLUE HILLS DR
GRIFFIN RD NORTH
TOBACCO RD (PRIVATE)
DAY HILL RD
EXT.
DAY
I

Tax and Assessment Data

The following summarizes the local assessor's estimate of the subject's market value, assessed value, and taxes, and does not include any furniture, fixtures or equipment. The CBRE estimated tax obligation is also shown.

AD VALOREM TAX INFORMATION

Assessor's Market Value	Parcel Description	2012	Pro Forma
Map 6- Block 145- Lot 5		$11,807,900	
Subtotal		$11,807,900	$11,807,900
Assessed Value @		70%	70%
		$8,265,530	$8,265,530
General Tax Rate	(per $1,000 A.V.)	27.330000	28.149900
Total Taxes		**$225,897**	**$232,674**

Source: Assessor's Office

In Connecticut, an assessment is equal to 70% of the fair market value as established by the municipal Assessor in the year of the last revaluation. The last reassessment of property values in Windsor was in 2008. The town adopted a five year phase-in following the 2008 assessment and the 2012 tax list and the pro-forma above are based on the actual taxes assessed on the subject property and an effective tax rate.

DELINQUENCY

According to the Windsor tax collector's office the current taxes on the subject property are paid in full.

TAX COMPARABLES

As a crosscheck to the subject's applicable real estate taxes, CBRE has reviewed the real estate tax information according to the Town of Windsor for comparable properties in the market area. The following table summarizes the comparables employed for this analysis:

AD VALOREM TAX COMPARABLES

Comparable Rental	21 Griffin Road North	754 Rainbow Road	20 International Drive	Subject
Year Built	2003	2005	1999	2001
NRA (SF)	50,740	138,891	99,840	165,000
Tax Year	2012	2012	2012	2012
Assessor's Market Value	$4,355,500	$6,958,000	$8,929,400	$11,807,900
AV Per SF (NRA)	$85.84	$50.10	$89.44	$71.56

Source: Assessor's Office

The subject's full value as of the last revaluation is approximately $71.56 per square foot. This is reasonably supported by the tax comparable data presented above given the high level of fit-out within the subject structure. The assessor's market value is just slightly lower than 21 Griffin Road North which is a similar one story flex type office structure. Based on the differences in size, we feel a lower assessment is reasonable. It is just higher than the assessment for 1985 Blue Hills Avenue, but reasonable given the much lower level of finish within 754 Rainbow Road. 754 Rainbow Road is a similarly constructed building but has much less finished office space and the assessment for the subject should be higher than the amount indicated for this building. The subject assessment is lower than the assessment for 20 International Drive which is a single tenant one-story office building. Based on the size differences between these two properties we feel a lower assessment is reasonable.

CONCLUSION

Based on the foregoing information, the subject's current assessment is well supported by both its historical trend and by the comparable properties shown.

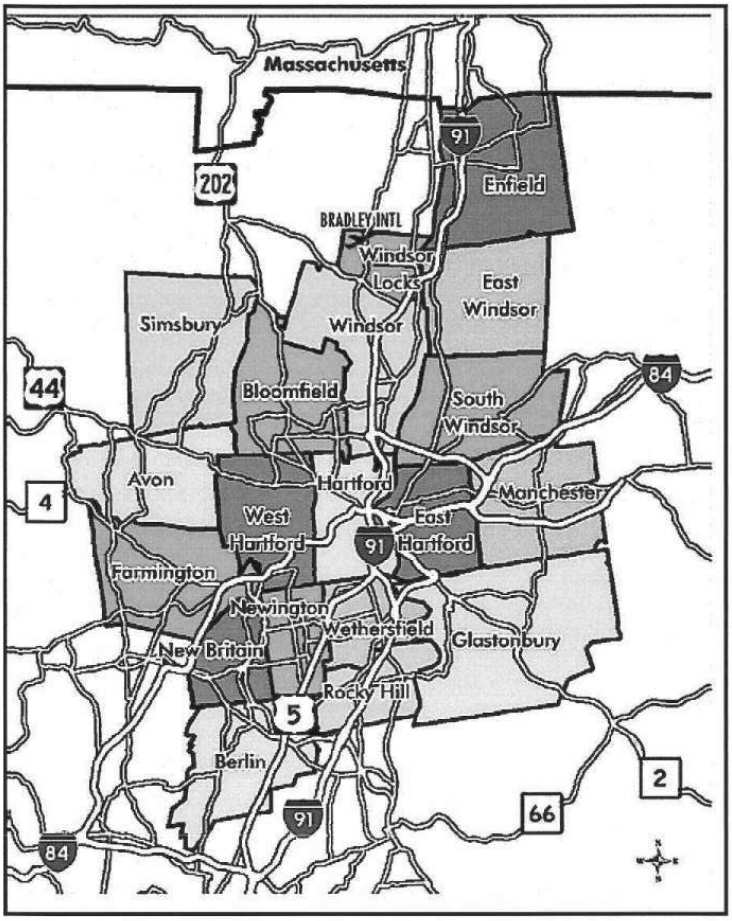
Based on the foregoing, the total taxes for the subject have been estimated as $232,674 for the base year of our analysis, based upon an assessed value of $8,265,530 or $50 per square foot.

Market Analysis

Statistics referenced within this market analysis are reported by CB Richard Ellis – N.E. Partners, LP in the publication *Connecticut Market Outlook 2014,* as well as *MarketView-Hartford Office Snapshot* for the First Quarter 2014. The CB Richard Ellis office survey includes all multitenant buildings over 10,000 square feet in size, and specifically excludes owner-occupied and medical buildings. The following summarizes the communities contained within each defined submarket.

North	Bloomfield, East Windsor, Enfield, Windsor and Windsor Locks
West	Avon, Farmington, Simsbury and West Hartford
South	Newington, New Britain, Rocky Hill and Wethersfield
East	East Hartford, Glastonbury, Manchester and South Windsor
City	Hartford (additionally broken down into the CBD)

The subject community of Windsor is located within the Hartford North submarket.



Greater Hartford Suburban North Market Overview

Leasing velocity across North Hartford's Office market was slow throughout 2013, as the majority of activity was generated from medium and small-sized tenant demand. In contrast to last year's high volume of large block requirements over 50,000 square feet, the North market saw modest negative absorption of 21,000 square feet in 2013, pushing availability up by approximately 75 basis points to 19.8% year-over-year. Despite the slowing demand, the North market remained stable, with no major departures and no new additions to supply.

Vacancy, availability and asking rates were relatively flat in 2013, with most properties showing modest rent increases and slight reductions in tenant concessions. Class A effective rates increased for the second consecutive year, ranging from $16.25-18.25 per square foot, full-service gross up $0.25 per square foot. As market conditions improved, new tenant build-out allowances decreased an average of $2 per square foot year-over-year, ranging from $15-23 per square foot. Refurbishment allowances for renewals also decreased by $1 per square foot, ranging from $3-7 at the end of 2013. Most of the quality spaces available were absorbed in 2012, leaving the existing large block inventory virtually unchanged for 2013; tenants seeking 25,000-50,000 square feet of office space had the same six options in the market at the end of 2013 that had been available at the end of the prior year.

Two of the greatest challenged for the lingering large block of vacancies are the aging conditions of assets and the financial stability of a few owners in the midst of foreclosure proceedings. Half of the large block vacancy is located within the Vision Equities' portfolio, a five-building portfolio in Windsor that has suffered from a 57% vacancy rate and deterioration physical assets. Over the last eight years, the properties have fallen into disrepair due to a lack of general maintenance and capital improvements. As a result, these properties have recently lost Hanover Insurance as a tenant, vacating from 2 Waterside Crossing and relocating to the stable ownership of Griffin Land's 5&7 Waterside Crossing.

In contrast to the high vacancy of Vision Equities' properties, 175 Addison Road, which is 89% leased, is home to the remaining large block vacancies. This "Tenancy in Common"-owned property has 616,000 square feet of office/flex space and is in good overall condition. Despite being well maintained, the industrial portion of 175 Addison Road has suffered from pricing challenged and subsequently has been placed under control of a special servicer. Ownership teams in the North market that continue to maintain and invest capital into assets will compete for future tenant demand and outperform the market.

Suburban North Office Market Forecast

For the first time ever, there was positive absorption in the aggregate over a rolling 10-year period, totaling 81,000 square feet. With no new construction on the horizon, availability may soon begin to tighten. If 2014has even a modest level of positive absorption, we could see a shift from the North's longstanding 'tenants' market' to a more balanced market for landlords.

Market Summary and Community Overview

Market statistics for each community within the greater Hartford Office Market are shown in the following tables, including the subject community of Windsor:

Market	Bldgs	Total Sq. ft.	Total Available Sq. ft.	Total Vacant Sq. ft.	Total Sublease Sq. ft.	Available (%)	Vacant (%)	Sublease (%)	Quarter Net Absorption	YTD Absorption	Avg Asking Rent
Hartford CBD	40	7,234,504	1,359,651	1,359,651	37,015	18.7%	18.7%	0.5%	9,180	9,180	$21.32
Class A	14	5,522,875	989,585	989,585	34,363	17.9%	17.9%	0.6%	8,819	8,819	$22.86
Class B	22	1,638,029	361,066	361,066	2,652	22.0%	22.0%	0.1%	(14,479)	(14,479)	$17.12
Class C	4	73,600	9,000	9,000	0	12.2%	12.2%	0.0%	14,840	14,840	$18.15
Hartford Periphery	40	1,963,705	197,014	197,014	5,389	10.0%	10.0%	0.2%	9,347	9,347	$17.17
Class A	2	360,182	54,518	54,518	0	15.1%	15.1%	0.0%	(475)	(475)	$21.36
Class B	27	1,330,803	110,894	110,894	5,389	8.3%	8.3%	0.4%	8,872	8,872	$15.97
Class C	11	272,720	31,602	31,602	0	11.5%	11.5%	0.0%	950	950	$13.43
Market: Hartford	80	9,198,209	1,556,665	1,556,665	42,404	16.9%	16.9%	0.4%	18,527	18,527	$20.81
Class A	16	5,883,057	1,044,103	1,044,103	34,363	17.7%	17.7%	0.5%	8,344	8,344	$22.78
Class B	49	2,968,832	471,960	471,960	8,041	15.9%	15.9%	0.2%	(5,607)	(5,607)	$16.85
Class C	15	346,320	40,602	40,602	0	11.7%	11.7%	0.0%	15,790	15,790	$14.30
Bloomfield	19	475,509	119,987	119,987	0	25.2%	25.2%	0.0%	1,496	1,496	$16.19
Class A	1	44,000	6,575	6,575	0	14.9%	14.9%	0.0%	0	0	$17.00
Class B	18	431,509	113,412	113,412	0	26.2%	26.2%	0.0%	1,496	1,496	$16.15
East Granby	1	59,148	10,134	10,134	0	17.1%	17.1%	0.0%	0	0	$17.50
Class A	1	59,148	10,134	10,134	0	17.1%	17.1%	0.0%	0	0	$17.50
East Windsor	1	60,600	6,829	6,829	0	11.2%	11.2%	0.0%	0	0	$18.00
Class A	1	60,600	6,829	6,829	0	11.2%	11.2%	0.0%	0	0	$18.00
Enfield	7	312,113	44,387	44,387	0	14.2%	14.2%	0.0%	4,089	4,089	$17.41
Class A	2	133,193	15,531	15,531	0	11.6%	11.6%	0.0%	(4,448)	(4,448)	$17.64
Class B	5	178,920	28,856	28,856	0	16.1%	16.1%	0.0%	8,537	8,537	$17.29
Windsor	27	2,112,527	419,804	386,126	0	19.8%	18.2%	0.0%	16,106	16,106	$15.86
Class A	22	1,671,947	338,671	304,993	0	20.2%	18.2%	0.0%	14,906	14,906	$15.62
Class B	4	415,500	60,483	60,483	0	14.5%	14.5%	0.0%	1,200	1,200	$16.99
Class C	1	25,080	20,650	20,650	0	82.3%	82.3%	0.0%	0	0	$16.50
Windsor Locks	2	58,876	20,155	20,155	0	34.2%	34.2%	0.0%	0	0	$15.50
Class B	2	58,876	20,155	20,155	0	34.2%	34.2%	0.0%	0	0	$15.50
Hartford North	57	3,078,773	621,296	587,618	0	20.1%	19.0%	0.0%	21,691	21,691	$16.08
Class A	27	1,968,888	377,740	344,062	0	19.1%	17.4%	0.0%	10,458	10,458	$15.82
Class B	29	1,084,805	222,906	222,906	0	20.5%	20.5%	0.0%	11,233	11,233	$16.47
Class C	1	25,080	20,650	20,650	0	82.3%	82.3%	0.0%	0	0	$16.50
Avon	18	620,734	136,648	122,733	0	22.0%	19.7%	0.0%	(3,000)	(3,000)	$19.62
Class A	11	440,192	93,958	93,958	0	21.3%	21.3%	0.0%	(3,000)	(3,0000	$19.27
Class B	6	166,302	42,690	28,775	0	25.6%	17.3%	0.0%	0	0	$20.28
Class C	1	14,240	0	0	0	0.0%	0.0%	0.0%	0	0	$0.00
Farmington	53	2,582,458	378,497	378,497	52,585	14.6%	14.6%	2.0%	25,310	25,310	$21.11
Class A	33	1,827,622	334,774	334,774	51,081	18.3%	18.3%	2.7%	10,420	10,420	$21.53
Class B	20	754,836	43,723	43,723	1,504	5.7%	5.7%	0.2%	14,890	14,890	$18.46
Simsbury	9	503,190	60,065	60,065	0	11.9%	11.9%	0.0%	14,444	14,444	$20.82
Class A	8	491,990	57,665	57,665	0	11.7%	11.7%	0.0%	14,444	14,444	$20.64
Class B	1	11,200	2,400	2,400	0	21.4%	21.4%	0.0%	0	0	$25.00
Southington	3	367,000	308,104	308,104	0	83.9%	83.9%	0.0%	0	0	$19.28
Class A	2	267,000	267,000	267,000	0	100.0%	100.0%	0.0%	0	0	$19.78
Class B	1	100,000	41,104	41,104	0	41.1%	41.1%	0.0%	0	0	$16.00
West Hartford	30	1,242,456	76,830	76,830	5,000	6.1%	6.1%	0.4%	(835)	(835)	$25.21
Class A	4	487,000	25,247	25,247	5,000	5.1%	5.1%	1.0%	2,665	2,665	$29.24
Class B	25	700,456	43,083	43,083	0	6.1%	6.1%	0.0%	(3,500)	(3,500)	$25.28
Class C	1	55,000	8,500	8,500	0	15.4%	15.4%	0.0%	0	0	$13.00

Market	Bldgs	Total Sq. ft.	Total Available Sq. ft.	Total Vacant Sq. ft.	Total Sublease Sq. ft.	Available (%)	Vacant (%)	Sublease (%)	Quarter Net Absorption	YTD Absorption	Avg Asking Rent
Hartford West	113	5,315,838	960,144	946,229	57,585	18.0%	17.8%	1.08	35,919	35,919	$20.56
Class A	58	3,513,804	778,644	778,644	56,081	22.1%	22.1%	1.60	24,529	24,529	$20.82
Class B	53	1,732,794	173,000	159,085	1,504	9.9%	9.1%	0.09	11,390	11,390	$19.85
Class C	2	69,240	8,500	8,500	0	12.2%	12.2%	0.00	0	0	$13.00
New Britain	13	790,393	119,299	119,299	42,951	15.0%	15.0%	5.43	0	0	$16.95
Class A	5	389,000	42,951	42,951	42,951	11.0%	11.0%	11.04	0	0	$19.25
Class B	5	341,868	72,418	72,418	0	21.1%	21.1%	0.00	0	0	$15.81
Class C	3	59,525	3,930	3,930	0	6.6%	6.6%	0.00	0	0	$12.97
Newington	10	204,264	22,880	22,880	0	11.2%	11.2%	0.00	(3,773)	(3,773)	$15.05
Class B	9	172,764	17,230	17,230	0	9.9%	9.9%	0.00	727	727	$14.22
Class C	1	31,500	5,650	5,650	0	17.9%	17.9%	0.00	(4,500)	(4,500)	$17.59
Rocky Hill	40	1,556,383	195,661	195,661	3,175	12.5%	12.5%	0.20	3,516	3,516	$20.22
Class A	9	892,339	114,420	114,420	0	12.8%	12.8%	0.00	7,753	7,753	$22.24
Class B	23	479,956	47,940	47,940	3,175	9.9%	9.9%	0.6%	(62)	(62)	$18.40
Class C	8	184,088	33,301	33,301	0	18.0%	18.0%	0.0%	(4,175)	(4,175)	$15.34
Wethersfield	26	762,730	127,514	127,514	8,140	16.7%	16.7%	1.07%	(15,059)	(15,059)	$18.40
Class A	3	263,485	54,732	54,732	0	20.7%	20.7%	0.0%	(16,159)	(16,159)	$21.15
Class B	9	194,200	30,929	30,929	4,000	15.9%	15.9%	2.0%	1,100	1,100	$16.17
Class C	14	305,045	41,853	41,853	4,140	13.7%	13.7%	1.3%	0	0	$16.22
Hartford South	89	3,313,770	465,354	465,354	54,266	14.0%	14.0%	1.6%	(15,316)	(15,316)	$18.60
Class A	17	1,544,824	212,103	212,103	42,951	13.7%	13.7%	2.7%	(8,406)	(8,406)	$21.36
Class B	46	1,188,788	168,517	168,517	7,175	14.1%	14.1%	0.6%	1,765	1,765	$16.33
Class C	26	580,158	84,734	84,734	4,140	14.6%	14.6%	0.7%	(8,675)	(8,675)	$15.81
East Hartford	23	1,529,532	371,363	332,919	2,025	24.2%	21.7%	0.1%	1,250	1,250	$20.40
Class A	7	878,342	250,683	212,239	0	28.5%	24.1%	0.0%	200	200	$21.93
Class B	13	604,142	109,890	109,890	2,025	18.1%	18.1%	0.3%	1,050	1,050	$17.91
Class C	3	47,048	10,790	10,790	0	22.9%	22.9%	0.0%	0	0	$14.00
Glastonbury	36	1,531,983	327,958	266,631	2,119	21.4%	17.4%	0.1%	(29,232)	(29,232)	$21.90
Class A	18	1,122,030	242,752	181,425	2,119	21.6%	16.1%	0.1%	(14,424)	(14,424)	$23.01
Class B	15	365,931	84,056	84,056	0	22.9%	22.9%	0.0%	(14,808)	(14,808)	$18.60
Class C	3	44,022	1,150	1,150	0	2.6%	2.6%	0.0%	0	0	$16.50
Manchester	8	174,958	13,893	13,893	0	7.9%	7.9%	0.0%	0	0	$18.01
Class A	1	30,000	7,072	7,072	0	23.5%	23.5%	0.0%	0	0	$19.00
Class B	5	73,728	6,821	6,821	0	9.2%	9.2%	0.0%	0	0	$16.99
Class C	2	71,230	0	0	0	0.0%	0.0%	0.0%	0	0	$0.00
South Windsor	2	27,410	12,465	12,465	0	45.4%	45.4%	0.0%	820	820	$20.02
Class B	2	27,410	12,465	12,465	0	45.4%	45.4%	0.0%	820	820	$20.02
Hartford East	69	3,263,883	725,679	625,908	4,144	22.2%	19.1%	0.1%	(27,162)	(27,162)	$21.06
Class A	26	2,030,372	500,507	400,736	2,119	24.6%	19.7%	0.1%	(14,224)	(14,224)	$22.45
Class B	35	1,071,211	213,232	213,232	2,025	19.9%	19.9%	0.1%	(12,938)	(12,938)	$18.27
Class C	8	162,300	11,940	11,940	0	7.3%	7.3%	0.0%	0	0	$14.31
Market: Suburban	328	14,972,264	2,772,473	2,625,109	115,995	18.5%	17.5%	0.7%	15,132	15,132	$19.29
Class A	128	9,057,888	1,868,994	1,735,545	101,151	20.6%	19.1%	1.1%	12,357	12,357	$20.24
Class B	163	5,077,598	777,655	763,740	10,704	15.3%	15.0%	0.2%	11,450	11,450	$17.67
Class C	37	836,778	125,824	125,824	4,140	15.0%	15.0%	0.4%	(8,675)	(8,675)	$15.62
Total	408	24,170,473	4,329,138	4,181,774	158,399	17.9%	17.3%	0.6%	33,659	33,659	$19.85
Class A	144	14,940,945	2,913,097	2,779,648	135,514	19.5%	18.6%	0.9%	20,701	20,701	$21.19
Class B	212	8,046,430	1,249,615	1,235,700	18,745	15.5%	15.3%	0.2%	5,843	5,843	$17.36
Class C	52	1,183,098	166,426	166,426	4,140	14.0%	14.0%	0.3%	7,115	7,115	$15.34

The subject community of Windsor has a current overall availability rate of 19.8% which is slightly higher than the overall availability rates within the suburban greater Hartford area. This is due to several older non-functional blocks of space on the market at present. As shown in the chart above, the Town of Windsor exhibits an average asking rental rate of $15.86. The communities existing inventory of 2,115,527 square feet represents approximately 68% of the total inventory for the North Market. The community has a total of 27 buildings tracked and was reported to have positive absorption of 16,106 square feet for first quarter 2014. The North submarket and the subject community of Windsor currently represents a large portion of the office market in

greater Hartford county. The location is considered desirable in terms of access to both the interstate highway system as well as Bradley International Airport.

Office Market Conclusion

At the end of the first quarter 2014, the Greater Hartford office market has absorbed approximately 33,659 square feet of space. This positive absorption shows continuing strengthening of market fundamentals. Looking toward the balance of 2014, we anticipate modest absorption with small increases in market rents. There are limited opportunities for large contiguous block space for tenants seeking over 100,000 square feet. Alternatively, for the 10,000–30,000 square foot users, there will continue to be 4–7 competitive options for consideration. Based upon the existing activity in the market, landlords will continue to be aggressive deal markers.

Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

The highest and best use analysis of the subject is discussed below.

AS VACANT

Legally Permissible

The legally permissible uses were discussed in the Site Analysis and Zoning Sections.

Physically Possible

The subject is adequately served by utilities, and has an adequate shape and size, sufficient access, etc., to be a separately developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development).

Existing structures on similar sites provides additional evidence for the physical possibility of development.

Financially Feasible

Potential uses of the site include office or industrial uses. The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally probable land uses versus the cost to create the uses. As discussed in the market analysis, the subject office market is generally stabilized. Development of new office properties has occurred in the past few years, including new structures for ING and The Hartford.

Development of a build-to-suit structure for a specific tenant/owner is also considered financially feasible.

Maximally Productive - Conclusion

The final test of highest and best use of the site as if vacant is that the use be maximally productive, yielding the highest return to the land.

Based on the information presented above and upon information contained in the market and neighborhood analysis, we conclude that the highest and best use of the subject as if vacant would be the development of an office property.

AS IMPROVED

Legally Permissible

The site has been improved with an office development that is a legal, conforming use.

Physically Possible

The layout and positioning of the improvements are considered functional for office use. While it would be physically possible for a wide variety of uses, based on the legal restrictions and the design of the improvements, the continued use of the property for office users would be the most functional use.

Financially Feasible

The financial feasibility of an office property is based on the amount of rent which can be generated, less operating expenses required to generate that income; if a residual amount exists, then the land is being put to a productive use. Based upon the income capitalization approach conclusion, the subject is producing a positive net cash flow and continued utilization of the improvements for office purposes is considered financially feasible. Further, the value of the improvements detailed clearly exceeds the underlying land value.

Maximally Productive - Conclusion

As shown in the applicable valuation sections, buildings that are similar to the subject have been acquired or continue to be used by office owners/tenants. None of the comparable buildings have been acquired for conversion to an alternative use.

Based on the foregoing, the highest and best use of the property, as improved, is consistent with the existing use as an office development.

Appraisal Methodology

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

COST APPROACH

The cost approach is based on the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties.

SALES COMPARISON APPROACH

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to relevant differences, with the final estimate derived based on the general comparisons.

INCOME CAPITALIZATION APPROACH

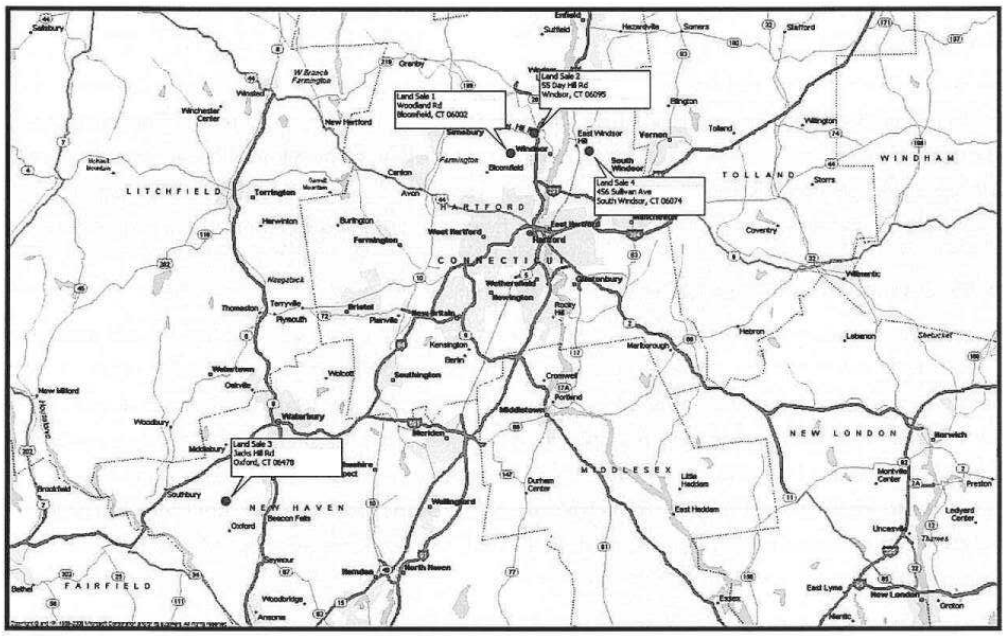
The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the income capitalization approach are direct capitalization and the discounted cash flow (DCF) analysis.

METHODOLOGY APPLICABLE TO THE SUBJECT

In valuing the subject, only the sales comparison and income capitalization approaches are applicable and have been used. The cost approach is not applicable in the estimation of market value due to the age of the improvements and the difficulty in estimating accrued depreciation. However, at the request of the client we have provided a land value and an estimate of insurable value.

Land Value

The following map and table summarize the comparable data used in the valuation of the subject site. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE LAND SALES

No.	Property Location	Transaction Type	Transaction Date	Proposed Use	Actual Sale Price	Adjusted Sale Price [1]	Size (Acres)	Price Per Acre
1	Blue Hills Avenue & Woodland Road, Bloomfield, CT	Sale	May-13	Future industrial development	$1,000,000	$1,000,000	8.00	$125,000
2	55 & 75 Helmsford Way 800 Day Hill Road, Windsor, CT	Sale	Oct-12	70,200 SF office/data center	$970,000	$970,000	14.48	$66,989
3	2 & 4 Fox Hollow Road, Oxford, CT	Sale	Jun-11	Industrial	$500,885	$500,885	6.50	$77,059
4	456 Sullivan Avenue, South Windsor, CT	Sale	Sep-10	Industrial/Distribution-FedEx	$6,200,000	$6,200,000	62.00	$100,000
Subject	1985 Blue Hills Avenue Extension, Windsor, Connecticut	---	---	Office	---	---	19.42	---

[1] Adjusted sale price for cash equivalency and/or development costs (where applicable)
Compiled by CBRE

The sales utilized represent the best data available for comparison with the subject and were selected from central Connecticut. These sales were chosen based upon size and intended use.

DISCUSSION/ANALYSIS OF LAND SALES

Land Sale One

This comparable represents the sale of an 8-acre site at Blue Hills Avenue & Woodland Road in Bloomfield, CT. The site has a rectangular shape with level, at street grade topography and frontage on both Blue Hills Avenue and Woodland Street. The site is zoned I-2, Industrial. All public utilities were available to the site. The property sold in May 2013 for $1,000,000, or $125,000 per acre. The parcel contains a small pond and associated wetlands. The developable portion of the site was estimated at approximately 8.0-acres by the selling broker. The parcel was purchased by Alstom Power, Inc. which owns other buildings in the immediate area for future expansion.

In terms of conditions of sale, this comparable was considered superior and received a downward adjustment for this characteristic due to the buyer being an adjacent property owner. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

Land Sale Two

This comparable represents 14.48 acres at 55 & 75 Helmsford Way and 800 Day Hill Road in Windsor, CT. The site has a rectangular shape with level, at street grade topography and exhibits the frontage on both Day Hill Road and Helmsford Way. The site is zoned I, Industrial, and the proposed use is to build a 70,200 sf office/data center. All utilities were available to the site. The property sold in October 2012 for $970,000, or $66,989 per acre. The site was fully approved as of July 10, 2012 before the date of sale and the buyer, ISO New England, obtained all the necessary approvals. ISO New England will construct an approximate $39 million command center which will act as a backup for its main control operations in Holyoke, MA. The company is a regional electric grid administrator that controls the levels of power generated throughout New England.

Upon comparison with the subject, this comparable was considered inferior in terms of shape and received an upward adjustment for this characteristic due to its highly irregular shape. An adjustment for topography was considered appropriate for this comparable given its inferior topography. Because of this inferior trait, an upward adjustment was considered appropriate. Overall, this comparable was deemed inferior in comparison to the subject and an upward net adjustment was warranted to the sales price indicator.

Land Sale Three

This comparable represents 6.5 acres at 2 & 4 Fox Hollow Road in the town of Oxford, CT. The site has an irregular shape with rough topography and exhibits adequate frontage on Fox Hollow

Road. Power, sewer, water, and natural gas utilities were available to the site. The property sold in June 2011 for $500,885, or $77,059 per acre. The lot was purchased for the development of an owner-user industrial building.

An adjustment for topography was considered appropriate for this comparable given its rolling terrain. Because of this inferior trait, an upward adjustment was considered appropriate. The adjustment for location was warranted due to inferior land values in Oxford vs. Windsor. Therefore, an upward adjustment was judged proper for this comparable. Overall, this comparable was deemed inferior in comparison to the subject and an upward net adjustment was warranted to the sales price indicator.

Land Sale Four

This comparable represents 62 acres at 456 Sullivan Avenue in South Windsor, CT. The site has an irregular shape with generally level topography and has frontage on both Kennedy Road and Sullivan Avenue. The property sold in September 2010 for $6,200,000, or $100,000 per acre. The property had been openly marketed for several years prior to purchase. The property also has rail access. The land was purchased for a build to suit FedEx Ground Facility. The buyer was motivated to purchase the site since FedEx Ground specifically wanted the improvements to be located in South Windsor. They would not consider any surrounding towns as a possibility and according to the selling broker, a premium was paid due to the ultimate buyers preferences to be in South Windsor.

In terms of conditions of sale, this comparable received a downward adjustment for this characteristic since the buyer would only look at land in this particular zip code. The upward adjustment for size reflects this comparable's inferior feature with respect to economies of scale regarding parcel size. Overall, this comparable was deemed inferior in comparison to the subject and an upward net adjustment was warranted to the sales price indicator.

SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

LAND SALES ADJUSTMENT GRID

Comparable Number	1	2	3	4	Subject
Transaction Type	Sale	Sale	Sale	Sale	---
Transaction Date	May-13	Oct-12	Jun-11	Sep-10	---
Proposed Use	Future industrial	70,200 SF office/data	Industrial	Industrial/Distribution-FedEx	Office
Actual Sale Price	$1,000,000	$970,000	$500,885	$6,200,000	---
Adjusted Sale Price [1]	$1,000,000	$970,000	$500,885	$6,200,000	---
Size (Acres)	8.00	14.48	6.50	62.00	19.42
Size (SF)	348,480	630,749	283,140	2,700,720	845,935
Price Per Acre	$125,000	$66,989	$77,059	$100,000	---
Price ($ Per AC)	$125,000	$66,989	$77,059	$100,000	
Property Rights Conveyed	0%	0%	0%	0%	
Financing Terms [1]	0%	0%	0%	0%	
Conditions of Sale	-15%	0%	0%	-5%	
Market Conditions (Time)	0%	0%	0%	0%	
Subtotal	$106,250	$66,989	$77,059	$95,000	
Size	0%	0%	0%	10%	
Shape	0%	10%	0%	0%	
Corner	0%	0%	0%	0%	
Frontage	0%	0%	0%	0%	
Topography	0%	10%	5%	0%	
Location	0%	0%	15%	0%	
Zoning/Density	0%	0%	0%	0%	
Utilities	0%	0%	0%	0%	
Highest & Best Use	0%	0%	0%	0%	
Total Other Adjustments	0%	20%	20%	10%	Average
Value Indication for Subject	**$106,250**	**$80,387**	**$92,471**	**$104,500**	$95,902
Absolute Adjustment	*15%*	*20%*	*20%*	*15%*	

Compiled by CBRE

MARKET PARTICIPANTS/OBSERVATIONS

We are aware of another sale in the immediate vicinity of the subject property, which we felt was too large for direct comparison with the subject, but feel it should be noted since it supports our overall conclusion of the subject land value. In November 2013, a 90 acre parcel of land at 801 Day Hill Road in Windsor, Connecticut sold for almost $9 million, or about $100,000 per acre. The land was part of a larger 170-acre parcel which was subdivided prior to the sale.

The buyer has signed a development agreement with Amazon.Com to construct a 1.5 million square foot distribution center. The development agreement stipulated an initial lease term of 15 years with four, 5-year renewals if the distribution center is completed no later than November 15th, 2015. The developer was motivated by the lease to Amazon; However, we feel this shows the potential price of $100,000 for a much larger parcel.

CONCLUSION

Based on the preceding analysis, Comparables one, two and three were the most representative of the subject site, and warranted greatest consideration because of their overall size. The sale prices show an adjusted range from $80,387 per acre to $106,250 per acre with an average of $95,902 per acre. Given the subjects desirable location within Griffin Center, and considering the most recent sale to Amazon.com, we feel a price north of the average is appropriate.

In addition to the above market transactions, we have considered the current asking prices for several land parcels in the subject neighborhood. According to Mr. William Bronson, an industrial broker with CBRE New England, there are two parcels for sale within the Winfield Business Park. He represents a 14-acre parcel and a 28-acre parcel each of which are zoned for office or industrial development. The asking price for both of these lots is $125,000 per acre.

Mr. Bronson also has a 40-acre parcel available for sale at a price of $5,000,000 or $125,000 per acre. This parcel is located at the corner of Blue Hills Avenue and Day Hill Road, within the subject neighborhood. Making downward adjustments to each of these parcels to reflect the fact that they are asking prices which have yet to be accepted in the marketplace, would also support a land value of $100,000 per acre.

We have spoken with several other area brokers, including Griffin Land, and the current asking price for developable land parcels in the area of the subject appears to be around $125,000 per acre for most properties. Due to the scarcity of land parcels for development we feel there is upward pressure on land values and we have concluded a price slightly above the adjusted average indicated in the chart above.

The following table presents the valuation conclusion:

CONCLUDED LAND VALUE

$ Per AC		Subject Acs.		Total
$98,000	x	19.42	=	$1,903,160
$102,000	x	19.42	=	$1,980,840
Indicated Value:				**$1,940,000**

Compiled by CBRE

Insurable Value

Insurable value is defined as follows:

1. the value of an asset or asset group that is covered by an insurance policy; can be estimated by deducting costs of noninsurable items (e.g., land value) from market value.
2. value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost plus allowances for debris removal or demolition less deterioration and noninsurable items. Sometimes cash value or market value, but often entirely a cost concept. [8]
3. a type of value for insurance purposes. [9]

CBRE has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry-accepted publications such as the Marshall Valuation Service. The methodology employed is a derivation of the cost approach and is not reliable for insurable value estimates. Actual construction costs and related estimates can vary greatly from this estimate.

The insurable value estimate presented herein is intended to reflect the value of the destructible portions of the subject, based on the replacement of physical items that are subject to loss from hazards (excluding indestructible items such as basement excavation, foundation, site work, land value and indirect costs). In the case of the subject, this estimate is based upon the base building costs (direct costs) as obtained via the Marshall Valuation Service cost guide, with appropriate deductions.

This analysis should not be relied upon to determine proper insurance coverage as only consultants considered experts in cost estimation and insurance underwriting are qualified to provide an insurable value. It is provided to aid the client/reader/user as part of their overall decision making process and no representations or warranties are made by CBRE regarding the accuracy of this estimate. It is strongly recommended that other sources be utilized to develop any estimate of insurable value.

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[8] Marshall & Swift/Boeckh, LLC, *Marshall Valuation Service*, (Los Angeles: Marshall & Swift/Boeckh, LLC, 2010), Sec 3, p 2.

[9] Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010), 102.

INSURABLE VALUE

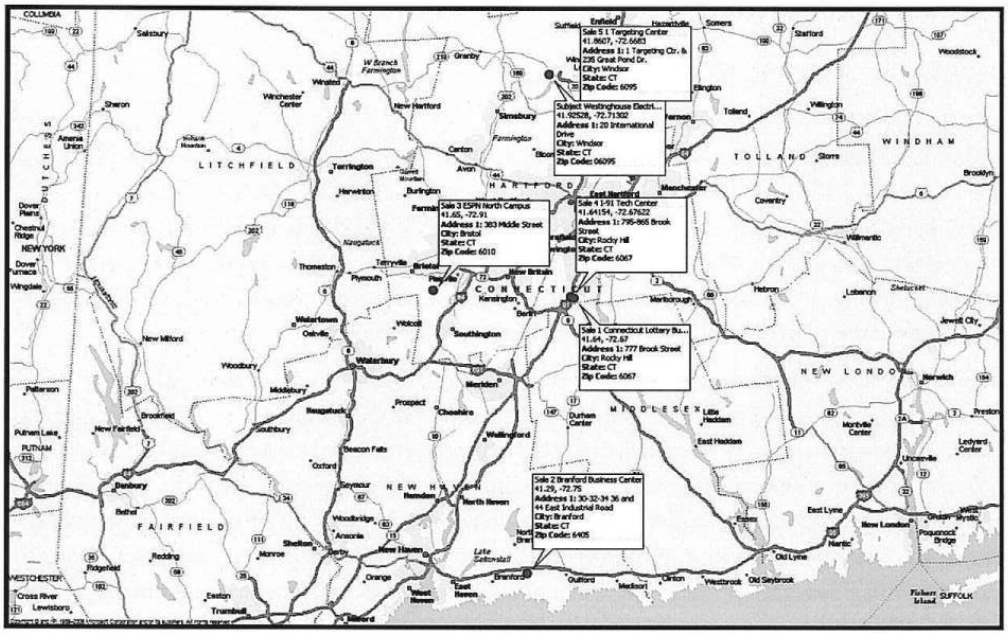
Primary Building Type:	Office	Height per Story:	26'
Effective Age:	5 YRS	Number of Buildings:	1
Condition:	Average	Gross Building Area:	165,000 SF
Exterior Wall:	Tilt-up	Net Rentable Area:	165,000 SF
Number of Stories:	1	Average Floor Area:	165,000 SF

MVS Sec/Page		14/14/494
Quality/Bldg. Class		Good/C
Building Component		Light
Component Sq. Ft.		165,000 SF
Base Square Foot Cost		$67.33
Square Foot Refinements		
Heating and Cooling		
Sprinklers		$3.00
Subtotal		$70.33
Height and Size Refinements		
Number of Stories Multiplier		1.000
Height per Story Multiplier		1.281
Floor Area Multiplier		0.900
Subtotal		$81.08
Cost Multipliers		
Current Cost Multiplier		1.03
Local Multiplier		1.17
Final Square Foot Cost		**$97.71**
Base Component Cost		**$16,122,756**
Base Building Cost	*(via Marshall Valuation Service cost data)*	$16,122,756
Insurable Exclusions	10.0% of Total Building Cost	($1,612,276)
Indicated Insurable Value		**$14,510,481**
Rounded		**$14,510,000**
Value Per SF		**$87.94**

Compiled by CBRE

Sales Comparison Approach

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE OFFICE SALES

No.	Name	Transaction Type	Transaction Date	Year Built	Distance from Subj	NRA (SF)	Actual Sale Price	Adjusted Sale Price [1]	Price Per SF [1]	Occ.	NOI Per SF	OAR
1	Connecticut Lottery Building, 777 Brook Street, Rocky Hill, CT	Contract	May-14	1969	9 Miles	92,500	$12,850,000	$12,850,000	$138.92	100%	$9.68	6.97%
2	Branford Business Center, 30-32-34 36 and 44 East Industrial Road, Branford, CT	Sale	Mar-14	1986	34 Miles	143,399	$14,100,000	$14,100,000	$98.33	99%	$9.69	9.85%
3	ESPN North Campus, 383 Middle Street, Bristol, CT	Sale	Dec-13	1960	15 Miles	410,174	$42,175,000	$42,175,000	$102.82	100%	$7.07	6.87%
4	I-91 Tech Center, 795-865 Brook Street, Rocky Hill, CT	Sale	Oct-12	1985	9 Miles	112,829	$10,750,000	$10,750,000	$95.28	86%	$8.66	9.09%
5	1 Targeting Center, 1 Targeting Ctr. & 235 Great Pond Dr., Windsor, CT	Sale	Jul-12	1981	6 Miles	268,328	$27,175,000	$27,175,000	$101.28	100%	$8.80	8.68%
Subj.	The Northeast Utilities Building, 1985 Blue Hills Avenue Extension, Windsor, Connecticut	---	---	2001	---	165,000	---	---	---	99%	$6.40	---

[1] Adjusted sale price for cash equivalency, lease-up and/or deferred maintenance (where applicable)
Compiled by CBRE

The sales utilized represent the best data available for comparison with the subject. They were selected from our research of comparable improved sales within central Connecticut. Each is located within an approximate 40-mile radius of the subject. These sales were chosen based upon similar single story office design, and we have emphasized buildings with high credit rated tenants similar to the subject.

DISCUSSION/ANALYSIS OF IMPROVED SALES

Improved Sale One

This comparable represents a 92,500-square-foot, Class B single tenant office property, which is situated on a 12.13-acre parcel at 777 Brook Street, Rocky Hill, CT. The 1-story improvements were originally constructed in 1969 and were considered in good condition at the time of sale. The property sold in May 2014 for $12,850,000, or $138.92 per square foot. Pro Forma net operating income at the time of sale was $895,273, or $9.68 per square foot, for an overall capitalization rate of 6.97%. Occupancy at the time of sale was 100%.

The building serves as the headquarters for the Connecticut Lottery Corporation (CLC). The CLC occupies the entire building, which they utilize as corporate office space, a distribution center, and a claims center open to the public. In 2008 ownership invested approximately $6.5 million ($70 psf) on an extensive renovation of the building in conjunction with the CLC lease. Renovations included a full gut renovation of the interior, upgraded building systems, repairs to the exterior, increased security and renovations to the parking lot. The lease runs through June 2023 and has 2 five-year options. CLC is a quasi-public entity and has the credit rating of the State of Connecticut.

The downward adjustment for location reflects this comparable's superior feature with respect to highway access. A downward adjustment was made to reflect the smaller size of this property and tendency for smaller buildings to sell for more on a per square foot basis than larger buildings, all other things being equal. The adjustment for tenancy was warranted due to the state of Connecticut's superior credit rating. Therefore, a downward adjustment was judged proper for this comparable. An economic category adjustment was considered appropriate for this comparable given its higher NOI per square foot. Because of this superior trait, a downward adjustment was considered appropriate. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

Improved Sale Two

This comparable represents a 143,399-square-foot, Class B multi-tenant office property, which is situated on a 12.91-acre parcel at 30-32-34 36 and 44 East Industrial Road, Branford, CT. The 1-story improvements were originally constructed in 1986 and were considered in average condition at the time of sale. The property sold in March 2014 for $14,100,000, or $98.33 per

square foot. Existing net operating income at the time of sale was $1,388,900, or $9.69 per square foot, for an overall capitalization rate of 9.85%. Occupancy at the time of sale was 99%.

The downward adjustment for location reflects this comparable's superior feature with respect to highway access. An economic category adjustment was considered appropriate for this comparable given its higher NOI per square foot. Because of this superior trait, a downward adjustment was considered appropriate. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

Improved Sale Three

This comparable represents a 410,174-square-foot, Class A other office property, which is situated on a 37.63-acre parcel at 383 Middle Street, Bristol, CT. The 1-story improvements were originally constructed in 1960 and were considered in good condition at the time of sale. The exterior walls depict brick construction components and the land-to-building ratio was indicated as 4 to 1. The property sold in December 2013 for $42,175,000, or $102.82 per square foot. Pro Forma net operating income at the time of sale was $2,898,059, or $7.07 per square foot, for an overall capitalization rate of 6.87%. Occupancy at the time of sale was 100%.

This is the sale of the ESPN North Campus, which is fully leased to ESPN (Disney Credit) until 12/31/2022. The improvement contains a NRA of 410,174 which is 99% leased to ESPN with an additional pad site which is leased to Corporate America Family Credit Union through January 31, 2019. Additional income is provided via two cell tower leases. The building has been a key consolidation point for ESPN and is one of only three third party building it occupies. It is located less than a mile from the main (owned) campus of ESPN. The tenant has invested significantly in infrastructure upgrades for the building.

Upon comparison with the subject, this comparable was considered inferior in terms of size and received an upward adjustment for this characteristic due to economies of scale reflecting the tendency of larger buildings to sell for less on a per square foot basis than smaller buildings, all other things being equal. The adjustment for tenancy was warranted due to Disney's superior credit rating. Therefore, a downward adjustment was judged proper for this comparable. An economic category adjustment was considered appropriate for this comparable given its higher NOI per square foot. Because of this superior trait, a downward adjustment was considered appropriate. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

Improved Sale Four

This comparable represents a 112,829-square-foot, Class A/B multi-tenant office property, which is situated on a 14.43-acre parcel at 795-865 Brook Street, Rocky Hill, CT. The 1-story improvements were originally constructed in 1985 and were considered in good condition at the

time of sale. The exterior walls depict brick construction components and the land-to-building ratio was indicated as 5.54 to 1. The property sold in October 2012 for $10,750,000, or $95.28 per square foot. Existing net operating income at the time of sale was $977,659, or $8.66 per square foot, for an overall capitalization rate of 9.09%. Occupancy at the time of sale was 86%. The property consists of a 14.43-acre site improved with five one-story office buildings constructed between 1985 and 1989. All five buildings are in good condition and total approximately 112,829 SF in net rentable area. Finished areas within the buildings include partitioned office areas, open work station areas, conference/training rooms and tenant kitchen areas.

This property sold as part of a larger portfolio of properties in Rocky Hill, CT. This sale price is an allocation based on the buyer's due dilligance price allocation. The NOI and operating expenses were estimated by the appraiser who appraised the property for the sale transaction.

The downward adjustment for location reflects this comparable's superior feature with respect to highway access. A downward adjustment was made to reflect the smaller size of this property and tendency for smaller buildings to sell for more on a per square foot basis than larger buildings, all other things being equal. A downward adjustment was applied to this comparable for its superior quality of construction attribute when compared to the subject. An economic category adjustment was considered appropriate for this comparable given its higher NOI per square foot. Because of this superior trait, a downward adjustment was considered appropriate. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

Improved Sale Five

This comparable represents a two building 268,328-square-foot, Class B property, which is situated on a combined 35.13-acre parcel at 1 Targeting Center and 235 Great Pond Drive in Windsor, CT. The one-to-four-story improvements were originally constructed in 1981 and were considered in good condition at the time of sale. The property sold in July 2012 for $27,175,000, or $101.28 per square foot. Pro Forma net operating income at the time of sale was $2,360,000, or $8.80 per square foot, for an overall capitalization rate of 8.68%.

This represents the sale of two separate buildings that are net leased to Valassis. 235 Great Pond Drive is a 171,072 square foot flex industrial building and 1 Targeting Centre is a 97,256 square foot office building. Both buildings are fully leased to Valassis, a leading media and marketing services company, through September 2023.

The downward adjustment for location reflects this comparable's superior feature with respect to highway access. Upon comparison with the subject, this comparable was considered inferior in terms of size and received an upward adjustment for this characteristic due to economies of scale reflecting the tendency of larger buildings to sell for less on a per square foot basis than smaller buildings, all other things being equal. A downward adjustment was applied to this comparable

for its superior quality of construction attribute when compared to the subject, based upon superior quality of construction. An economic category adjustment was considered appropriate for this comparable given its higher NOI per square foot. Because of this superior trait, a downward adjustment was considered appropriate. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

OFFICE SALES ADJUSTMENT GRID

Comparable Number	1	2	3	4	5	Subj.
Transaction Type	Contract	Sale	Sale	Sale	Sale	---
Transaction Date	May-14	Mar-14	Dec-13	Oct-12	Jul-12	---
Year Built	1969	1986	1960	1985	1981	2001
NRA (SF)	92,500	143,399	410,174	112,829	268,328	165,000
Actual Sale Price	$12,850,000	$14,100,000	$42,175,000	$10,750,000	$27,175,000	---
Adjusted Sale Price [1]	$12,850,000	$14,100,000	$42,175,000	$10,750,000	$27,175,000	---
Price Per SF [1]	$138.92	$98.33	$102.82	$95.28	$101.28	---
Occupancy	100%	99%	100%	86%	100%	99%
NOI Per SF	$9.68	$9.69	$7.07	$8.66	$8.80	$6.43
OAR	6.97%	9.85%	6.87%	9.09%	8.68%	---
Adj. Price Per SF	$138.92	$98.33	$102.82	$95.28	$101.28	
Property Rights Conveyed	0%	0%	0%	0%	0%	
Financing Terms [1]	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	
Market Conditions (Time)	0%	0%	0%	0%	0%	
Subtotal - Price Per SF	$138.92	$98.33	$102.82	$95.28	$101.28	
Location	-3%	-3%	0%	-3%	-3%	
Size	-5%	0%	5%	-3%	3%	
Age/Condition	0%	0%	0%	0%	0%	
Quality of Construction	0%	0%	0%	-5%	-5%	
Parking	0%	0%	0%	0%	0%	
Tenancy	-5%	0%	-5%	0%	0%	
Amenities	0%	0%	0%	0%	0%	
Economic	-8%	-8%	-3%	-5%	-8%	
Total Other Adjustments	-21%	-11%	-3%	-16%	-13%	Average
Indicated Value Per SF	**$109.75**	**$87.51**	**$99.74**	**$80.04**	**$88.11**	$93
Absolute Adjustment	*21%*	*11%*	*13%*	*16%*	*19%*	

Compiled by CBRE

SALE PRICE PER SQUARE FOOT CONCLUSION

Overall, Comparables, three and five were given greatest consideration because they are each single tenant buildings leased on a long term basis similar to the subject. Contract one is also a single tenant building leased on a long term basis, but we have given this sale less weight

because it appears to be an outlier in terms of the indicated adjusted sale price. The following chart presents the valuation conclusion:

SALES COMPARISON APPROACH

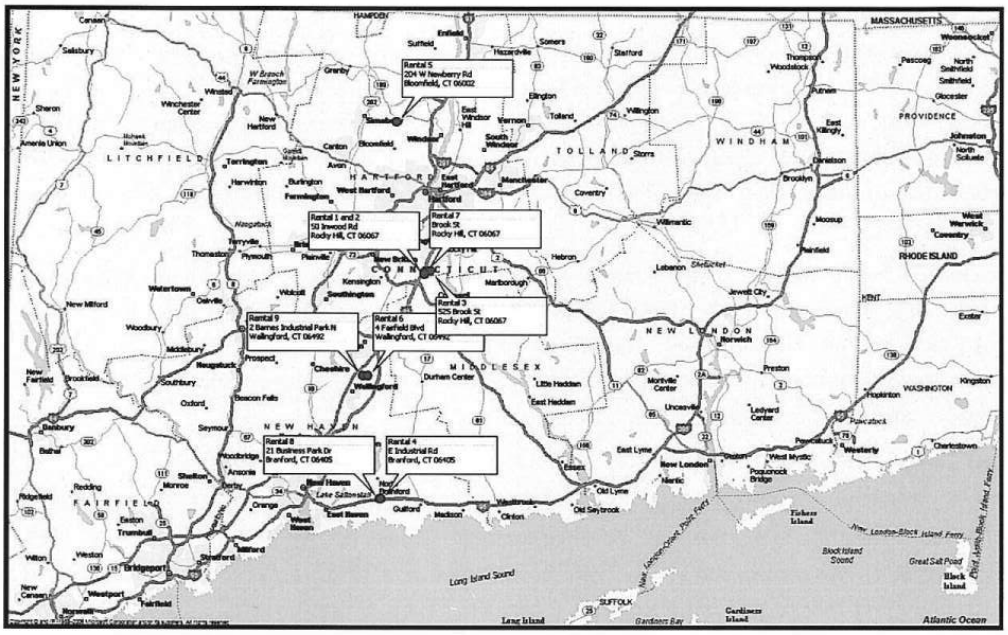
GLA/GBA (SF)	X	Value Per SF	=	Value
165,000	X	$88.00	=	$14,520,000
165,000	X	$93.00	=	$15,345,000

VALUE CONCLUSION	
Indicated Value	**$14,930,000**
Rounded	**$14,930,000**
Value Per SF	**$90.48**

Compiled by CBRE

Income Capitalization Approach

The following map and table summarize the primary comparable data used in the valuation of the subject.



SUMMARY OF COMPARABLE RENTALS

Rent No.	Tenant	Street	Town	Building NRA	Demised Area	Year Built	Parking Ratio	Start Date	Term	Base Rent	Avg Rent	NNN Equivalent	Expense Basis	TI
1	Confidential	50 Inwood Road	Rocky Hill	39,002	14,310	1986	2.5	06/01/14	5 Yrs	$7.50 PSF	$7.50 PSF	$7.50 PSF	NNN	N/A
2	Confidential	50 Inwood Road	Rocky Hill	39,002	5,700	1986	2.5	05/01/14	7 Yrs	$7.96 PSF	$7.96 PSF	$7.96 PSF	NNN	N/A
3	Confidential	International Drive	Windsor	99,840	99,840	1999	3.0	04/01/14	10 Yrs	$7.25 PSF	$8.12 PSF	$8.12 PSF	NNN	$0.00 PSF
4	School	525 Brook Street	Rocky Hill	64,201	64,201	1988	4.6	09/01/13	4 Yrs	$6.23 PSF	$7.80 PSF	$7.80 PSF	NNN	$0.00 PSF
5	Confidential	East Industrial Road	Branford	143,399	22,309	1986	4.0	12/01/13	11 Yrs	$10.50 PSF	$11.88 PSF	$10.50 PSF	NNN	$20.00 PSF
6	Confidential	204 West Newberry Road	Bloomfield	44,961	22,826	1988	4.0	09/01/12	4 Yrs	$8.00 PSF	$8.38 PSF	$8.38 PSF	NNN	$0.00 PSF
7	Z- Medica	4 Fairfield Boulevard	Wallingford	43,955	19,755	1989	3.9	08/01/12	3 Yrs	$7.95 PSF	$7.95 PSF	$7.95 PSF	NNN	N/A
8	Confidential	I-91 Tech Center	Rocky Hill	112,829	20,210	1985	5.0	04/01/12	10 Yrs	$16.75 PSF	$17.25 PSF	$8.75 PSF	Mod. Gross	N/A
9	Confidential	21-23 Business Park Drive	Branford	72,000	5,000	1983	3.9	01/01/11	2 Yrs	$9.00 PSF	$9.00 PSF	$9.00 PSF	NNN	$2.00 PSF
10	Kamco Supply	2 Barnes Ind. Park	Wallingford	41,284	9,279	1976 /2005	4.0	02/01/12	5 Yrs	$8.75 PSF	$9.00 PSF	$8.75 PSF	NNN	N/A

Compiled by: CBRE - New England

The rentals utilized represent the best data available for comparison with the subject. They were selected from our research within central Connecticut and each is within a 30-mile radius of the

subject. These comps were chosen based upon single story office design, similar use, and date of lease.

DISCUSSION/ANALYSIS OF RENT COMPARABLES

Rent Comparable One and Two

These represent very recent leases within a single-story flex office building in Rocky Hill, Connecticut. The building is part of a multi-building business park known as the Inwood Business Center. The buildings are well maintained for their age. They are tilt-up concrete panel structures with bands of glass windows set in anodized aluminum frames. Each unit has its own entrance from the parking area. The park is located just off a full interchange with Interstate Route 91.

Compared to the subject, both of these leases should be adjusted downward to reflect their smaller size. Generally smaller areas will rent for more on a per square foot basis than larger areas, all other things being equal. This comparable has an inferior parking ratio compared with the subject and an upward adjustment should be made. Overall the net adjustment is downward based on the size of the leases.

Rent Comparable Three

This represents a negotiated "blend and extend" lease within a 99,840-square foot, one-story, suburban office building located on International Drive in Windsor, Connecticut. The improvements were constructed in 1999 and are situated on a 12.81-acre site. The building is of block and glass construction and it contains a very small area of warehousing area; however, the majority of the building operates as an office building. The building is occupied by an investment grade tenant under a ten-year lease that began April 1, 2014. The building is in good overall condition.

Compared to the subject a downward adjustment should be made for size as this building is smaller than the subject. No adjustment is required for location as the access of this building is similar to the subject. An upward adjustment to the lease rate should be made to the inferior quality of construction of this building compared to the subject. An upward adjustment should be made to reflect the motivation of the landlord. The landlord indicated they were eager to keep the tenant in the building. Overall a small upward adjustment is required.

Rent Comparable Four

This is a lease within a single tenant office building that will be used as a school and administrative offices. The improvements were constructed in 1988 and are situated on a 5.47-acre site. The building includes two levels above grade and a finished lower level. The lower level includes finished office space and windows along the north side of the building. This level also includes a computer room with a raised floor, a record storage room, a lunch room, and bathrooms with showers and lockers. The lease is for the entire structure, but the rate was

reduced to $6.2 NNN in years 1 & 2 then goes to $9.98 per square foot NNN in years 3 and 4 because the tenant did not want the entire building at the beginning of the lease. The tenant will have access to the entire building.

Compared to the subject this lease rate should be adjusted upward to reflect the rent concession of the lowered rent in years 1 and 2. The lease rate should be adjusted downward to reflect the superior construction quality of the comparable building. A downward adjustment should also be made to reflect the superior parking ratio at this structure.

Rent Comparable Five

This is a new mixed-use lease within a single-story suburban office building located at 204 West Newberry Road in Bloomfield, Connecticut. The improvements were constructed in 1988, contain 44,961 square feet of net rentable situated on a 3.965-acre site. The lease is for a private/public funded entity which operates a school out of the premises. This tenant took the demised area on an "as is" basis. The tenant did their own fit-out and the finished space reflects a mixture of traditional office space with some large open (classroom) space as well as a gym or unfinished area which is akin to the warehouse space at the subject. The initial rate is $8.00 per square foot on an absolute net basis with rental increases of $0.25 every year. The base rent averages $8.38 over the term.

Compared to the subject, a downward adjustment should be made to reflect the smaller demised area of this lease. An upward adjustment is required to reflect the tenant took the space "as is" and did their own TI. Overall, a downward adjustment was applied to this lease rate.

Rent Comparable Six

This is a lease for a primarily office with some lab space user in a multi-tenant single story office building in Branford, CT. The improvements were built in 1986-1988 and represent a four building complex on a single site. The buildings are of brick and block construction and considered to be in average to good overall condition. The lease begins in December 2013 for an 11-year term. The initial rate is $10.50 per square foot on an absolute net basis with annual rental rate increases over the term. The tenant was given a TI allowance.

Compared to the subject this rate should be adjusted downward to reflect the smaller size of the demised area and the fact that it contains some true lab space. Overall this rate should be adjusted downward.

Rent Comparable Seven

This represents a renewal of an existing tenants lease within a single story office structure in Wallingford, Connecticut. The building is a brick and glass structure with a parking ratio of 4.0 per thousand. The tenant, Z-Medica renewed for a three year term in 2012. The lease rate is $7.95 per square foot on an absolute net basis. They took the space "as is" and did their own improvements according to the landlord. The lease has no bumps over the three year term. The space represents a mixture of traditional office space and light assembly/clean room space and warehousing areas.

Compared with the subject a downward adjustment was made as it represents a renewal and the existing tenant was motivated to stay within their space. This building is in inferior condition compared to the subject and an upward adjustment to the lease rate should be made. A downward adjustment to the rate should be made to reflect the smaller demised area of this tenant. Overall an downward adjustment should be made to the lease rate.

Rent Comparable Eight

This is a lease within a multi-tenant single-story office building located in Rocky Hill, Connecticut. The lease began in 2012 and runs for a term of three years. The building is a Drivot and brick structure with bands of glass windows in aluminum frames. The building is in good overall condition and has a 3.9 per thousand parking ratio. The face rate is $16.75 per square foot on a modified gross basis. Making an adjustment for expenses included in the rent, the NNN equivalent rent is estimated to be $8.75 per square foot.

Compared to the subject, a downward adjustment is required to reflect the smaller size of this lease. Downward adjustments should be made to this lease rate to reflect the superior appeal of this complex and the fact that it is 100% fit out as office space. Overall, a small downward net adjustment should be made.

Rent Comparable Nine

This represents a lease within a multi-tenant office/flex building with very good access to I-95. The building was built in 1983, is of block and glass construction and was in average condition at the time the lease was written. Physically, this space is considered similar to the subject. The demised space has a high level of office finish, but also has access to a drive-in door for light assembly purposes. It was reported approximately 36% of the space was finished as office space.

Compared with the subject a downward adjustment should be made to the lease rate to reflect the smaller demised area of this tenant. Typically smaller spaces will lease for more on a per square foot basis than larger areas, all other things being equal. An upward adjustment should be made to reflect the inferior condition of this space and the lower percentage of office space. Overall, a small downward adjustment is appropriate.

Rent Comparable Ten

This represents a lease within a single story flex building located in Wallingford, Connecticut. The building contains a total NRA of 41,284 square feet. The structure was originally built in 1976 but was completely rehabbed in 2005 and the space is in very good overall condition. The building is a brick and glass structure with two entrance vestibules located on either side of the building. The structure has a parking ratio of 4 per thousand and is located along a heavily traveled commercial thoroughfare with convenient highway access.

Compared with the subject a downward adjustment should be made to the lease rate to reflect the smaller demised area of this tenant. Typically smaller spaces will lease for more on a per square foot basis than larger areas, all other things being equal. A downward adjustment is

required to reflect the superior parking ratio of the comparable structure. Overall a downward adjustment is required.

SUBJECT RENTAL INFORMATION

The following chart shows the current lease information for the subject.

LEASE ABSTRACT - THE ROCKY RIVER REALTY COMPANY		
Lessor		LLC
Lessee		The Rocky River Realty Company
Guarantor		The Northeast Utilities Comnpany
Building Size (SF)		165,000
Lease Date		May 1, 2004
Lease Commence Date		May 1, 2004
Expiration Date (Base Lease)		March 31, 2024
Lease Term (Base Lease)		239 Months
Remaining Lease Term (Base Lease)		143 Months
No. & Term of Options		6 options @ 10 years
Expiration Date (Base + All Options)		3/31/2084
Remaining Lease Term (Base + All Options)		863 Months
Assignment/Subletting		Allowed with permission of LL
Termination Clause		No
Contract Rental Rate	$/SF/Yr.	Total $/Yr.
Base Lease Term		
5/1/2004 - 3/31/2007	$6.23	$1,027,384
4/1/2007 - 3/31/2010	$6.35	$1,047,384
4/1/2010 - 3/31/2013	$6.44	$1,062,384
4/1/2013 - 3/31/2016	$6.50	$1,072,384
4/1/2016 - 3/31/2024	$7.75	$1,278,750
Lessor Expenses		None
Lessee Expenses		All - Absolute Net
Expense Cap		None
% Rent Clause:		None
Source: Lease		

The subject lease began 10-years ago in 2004. The current rate is $6.50 per square foot, but the lease will go up to $7.75 per square foot beginning in two-years and will remain at this rate until the end of the first lease term in March 2024. Based on our examination of the market lease evidence presented above, we feel the current rate is slightly below market.

MARKET RENT ESTIMATE

Base Rental Rate

The estimate of base rental rates is shown in the following chart.

BASE RENTAL RATES

Category ($/SF/Yr.)	Office Space
Subject's Current Terms	$6.50
Rent Comparable Data	$6.23 to $10.50
CBRE Estimate	**$7.50**
Compiled by CBRE	

Concessions

The estimate of concessions is shown in the following chart.

CONCESSIONS

Category	Office Space
Subject's Quoted Terms	None
Rent Comparable Data	None
CBRE Estimate	**None**
Compiled by CBRE	

Reimbursements

The estimate of reimbursements is shown in the following chart.

REIMBURSEMENTS

Category	Office Space
Subject's Quoted Terms	NNN
Rent Comparable Data	NNN
CBRE Estimate	**NNN**
Compiled by CBRE	

Escalations

At the present time, annual escalations in the range of 2% to 3% are common in the local market. As such, we have concluded market rental escalations of 2.5% annually over the term of the lease.

Tenant Improvements

The estimate of tenant improvements is shown in the following chart.

TENANT IMPROVEMENTS

Category	Office Space
Rent Comparable Data	
New Tenants	$0.00 - $15
Renewals	$2.50
CBRE Estimate	
New Tenants	**$5.00**
Renewals	**$2.50**
Compiled by CBRE	

Lease Term

The estimate of lease terms is shown in the following chart.

LEASE TERM

Category	Office Space
Rent Comparable Data	2 to 11 YRS
CBRE Estimate	**10 YRS**
Compiled by CBRE	

MARKET RENT CONCLUSIONS

The following chart shows the market rent conclusions for the subject:

MARKET RENT CONCLUSIONS

Category	Office Space
NRA (SF)	165,000
Percent of Total SF	100.0%
Market Rent ($/SF/Yr.)	$7.50
Concessions	None
Reimbursements	NNN
Annual Escalation	2.5%
Tenant Improvements (New Tenants)	$5.00
Tenant Improvements (Renewals)	$2.50
Average Lease Term	10 Years
Compiled by CBRE	

POTENTIAL RENTAL INCOME CONCLUSION

Within this analysis, potential rental income is estimated based upon the forward looking market rental rates over the next twelve months.

OPERATING HISTORY

The following table presents available operating data for the subject.

OPERATING HISTORY

Year-Occupancy	2011	100.0%	2012	100.0%	2013	100.0%	2014 Budget	100.0%	CBRE Estimate	99.0%
	Total	$/SF	Total	$/SF	Total	$/SF	Total	$/SF	Total [2]	$/SF
Expenses										
Real Estate Taxes	$214,598	$1.30	$221,232	$1.34	$228,074	$1.38	$231,872	$1.41	$232,674	$1.41
Property Insurance	9,830	0.06	10,091	0.06	8,097	0.05	8,208	0.05	9,900	0.06
Utilities	14,850	0.09	24,750	0.15	14,850	0.09	10,219	0.06	14,850	0.09
Repairs & Maintenance	14,850	0.09	13,200	0.08	9,900	0.06	10,221	0.06	13,200	0.08
Common Area Maintenance	196,350	1.19	125,400	0.76	161,700	0.98	191,491	1.16	189,750	1.15
Management Fee [1]	42,900	0.26	42,900	0.26	42,900	0.26	42,900	0.26	42,900	0.26
Reserves for Replacement	-	-	-	-	-	-	-	-	-	-
Operating Expenses	$493,378	$2.99	$437,572	$2.65	$465,521	$2.82	$494,911	$3.00	$503,274	$3.05

Source: Operating statements

VACANCY

The subject's estimated stabilized occupancy rate was previously discussed in the market analysis. The subject's vacancy is detailed as follows:

VACANCY

Year	Total	% PGI
Current	-----	0%
CBRE Estimate	**$10,724**	**1%**

Compiled by CBRE

The subject has 10-years remaining on a lease to a credit rated tenant. Effectively there is no vacancy at the property at present. Because the tenant is investment grade we have projected a minimal vacancy and credit loss of 1%

EXPENSE REIMBURSEMENTS

The subject's lease is a true absolute net lease and the tenant reimburses for all expenses including management.

OPERATING EXPENSE ANALYSIS

Expense Comparables

The following chart summarizes expenses obtained from recognized industry publications and/or comparable properties.

EXPENSE COMPARABLES

Comparable Number		1		2		3	Subject
Location		Rocky Hill, CT		Windsor, CT		Bloomfield, CT	Windsor, CT
NRA (SF)		92,500		99,840		57,500	165,000
Expense Year		2013		2014 Budget		2013 Budget	Pro Forma
Revenues	Total	$/SF	Total	$/SF	Total	$/SF	$/SF
Net Rental Income	$917,812	$9.92	$726,856	$7.28	$557,088	$9.69	$6.43
Expense Reimbursements	280,143	3.03	294,308	2.95	-	-	3.07
Effective Gross Income	$1,197,955	$12.95	$1,021,164	$10.23	$557,088	$9.69	$9.48
Expenses							
Real Estate Taxes	$196,879	$2.13	$154,354	$1.55	$83,690	$1.46	$1.41
Property Insurance	15,000	0.16	5,144	0.05	4,060	0.07	0.06
Utilities	-	-	12,852	0.13	-	-	0.09
Repairs & Maintenance	-	-	22,289	0.22	-	-	0.08
Common Area Maintenance	35,000	0.38	82,821	0.83	64,176	1.12	1.15
Management Fee [1]	41,929	0.45	34,539	0.35	16,648	0.29	0.26
Reserves for Replacement	13,875	0.15	-	-	640	0.01	-
Operating Expenses	$302,683	$3.27	$311,999	$3.12	$169,214	$2.94	$3.05
Operating Expense Ratio		25.3%		30.6%		30.4%	32.2%
[1] *(Mgmt. typically analyzed as a % of EGI)*		*3.5%*		*3.4%*		*3.0%*	*2.7%*

Compiled by CBRE

A discussion of each expense category is presented on the following pages.

Real Estate Taxes

The comparable data and projections for the subject are summarized as follows:

REAL ESTATE TAXES

Year	Total	$/SF
2011	$214,598	$1.30
2012	$221,232	$1.34
2013	$228,074	$1.38
2014 Budget	$231,872	$1.41
Expense Comparable 1	N/A	$2.13
Expense Comparable 2	N/A	$1.55
Expense Comparable 3	N/A	$1.46
CBRE Estimate	**$232,674**	**$1.41**

Compiled by CBRE

The subject's recent historical and budgeted amounts are generally consistent and based upon the historical assessment of the property. Our estimate is based on the current property assessment and tax rate, is consistent with other properties operating in the area and generally supported by the available historical and budgeted financial data.

Property Insurance

Property insurance expenses typically include fire and extended coverage and owner's liability coverage. The comparable data and projections for the subject are summarized as follows:

PROPERTY INSURANCE		
Year	Total	$/SF
2011	$9,830	$0.06
2012	$10,091	$0.06
2013	$8,097	$0.05
2014 Budget	$8,208	$0.05
Expense Comparable 1	N/A	$0.16
Expense Comparable 2	N/A	$0.05
Expense Comparable 3	N/A	$0.07
CBRE Estimate	**$9,900**	**$0.06**
Compiled by CBRE		

The most recent full year is and budget is consistent with the lower end of the expense comparables. Due to the size of the building it is reasonable the insurance expense expressed on a dollar per square foot basis would be toward the lower end of the range. Our estimate is consistent with the available historical and budgeted financial data for the subject.

Utilities

The utility expense for the subject is for common utilities only such as parking lot lighting and water expenses. The tenant pays directly for electric and gas supplied to the structure. The comparable data and projections for the subject are summarized as follows:

UTILITIES		
Year	Total	$/SF
2011	$14,850	$0.09
2012	$24,750	$0.15
2013	$14,850	$0.09
2014 Budget	$10,219	$0.06
Expense Comparable 1	N/A	$0.00
Expense Comparable 2	N/A	$0.13
Expense Comparable 3	N/A	$0.00
CBRE Estimate	**$14,850**	**$0.09**
Compiled by CBRE		

The subject's utility expense has ranged from $0.09 to $0.15 per square foot with the current budget projected at a slightly lower level. Only one expense comparable had a similar expense amount. We have projected out pro-forma based on the subject's recent operating history.

Building Maintenance

Building maintenance expenses typically include repairs and maintenance of the building and site improvements. The comparable data and projections for the subject are summarized as follows:

REPAIRS & MAINTENANCE		
Year	Total	$/SF
2011	$14,850	$0.09
2012	$13,200	$0.08
2013	$9,900	$0.06
2014 Budget	$10,221	$0.06
Expense Comparable 1	N/A	$0.00
Expense Comparable 2	N/A	$0.22
Expense Comparable 3	N/A	$0.00
CBRE Estimate	**$13,200**	**$0.08**
Compiled by CBRE		

The most recent full year is and current budget indicates a repairs and maintenance budget of approximately $0.06 per square foot. The comparable indicates a slightly higher amount. We have given the most weight to the subject's recent operating history and have projected an amount near the mid-point of the actual operating history.

Common Area Maintenance

Common area maintenance expenses typically include utilities, parking lot sweeping and maintenance, and general upkeep of the common areas. The comparable data and projections for the subject are summarized as follows:

COMMON AREA MAINTENANCE		
Year	Total	$/SF
2011	$196,350	$1.19
2012	$125,400	$0.76
2013	$161,700	$0.98
2014 Budget	$191,491	$1.16
Expense Comparable 1	N/A	$0.38
Expense Comparable 2	N/A	$0.83
Expense Comparable 3	N/A	$1.12
CBRE Estimate	**$189,750**	**$1.15**
Compiled by CBRE		

The most recent full year is consistent with the higher end of the expense comparables and we have therefore concluded the subject's pro forma estimate at the high-point of the typical range. Our estimate is consistent with other properties operating in the area and generally supported by the available historical and budgeted financial data.

Management Fee

Management expenses are typically negotiated as a percentage of collected revenues (i.e., effective gross income). The comparable data and projections for the subject are summarized as follows:

MANAGEMENT FEE	
Year	Total
2011	$42,900
2012	$42,900
2013	$42,900
2014 Budget	$42,900
CBRE Estimate	**$42,900**
Compiled by CBRE	

Professional management fees in the local market range from 3.0% to 5.0%. Given the subject's size and the competitiveness of the local market area, we believe an appropriate management expense for the subject would be towards the lower end of the range. We have projected a 3% management fee for the subject.

OPERATING EXPENSE CONCLUSION

The comparable data and projections for the subject are summarized as follows:

OPERATING EXPENSES		
Year	Total	$/SF
2011	$493,378	$2.99
2012	$437,572	$2.65
2013	$465,521	$2.82
2014 Budget	$494,911	$3.00
Expense Comparable 1	N/A	$3.27
Expense Comparable 2	N/A	$3.12
Expense Comparable 3	N/A	$2.94
CBRE Estimate	**$503,274**	**$3.05**
Compiled by CBRE		

The subject's per square foot operating expense pro forma is in line with the total per square foot operating expenses indicated by the expense comparables and published data. It also is supported by the actual operating history trend indicated above.

DIRECT CAPITALIZATION

Direct capitalization is a method used to convert a single year's estimated stabilized net operating income into a value indication. The following subsections represent different techniques for deriving an overall capitalization rate.

Comparable Sales

The overall capitalization rates (OARs) confirmed for the comparable sales analyzed in the sales comparison approach are as follows:

COMPARABLE CAPITALIZATION RATES

Sale	Sale Date	Sale Price $/SF	Occupancy	OAR
1	May-14	$138.92	100%	6.97%
2	Mar-14	$98.33	99%	9.85%
3	Dec-13	$102.82	100%	6.87%
4	Oct-12	$95.28	86%	9.09%
5	Jul-12	$101.28	100%	8.68%
Indicated OAR:			99%	**7.50%**

Compiled by: CBRE

The overall capitalization rates for these sales were derived based upon the actual or pro-forma income characteristics of the property. The contract for Sale 1 indicates the lowest OAR of the group, and was influenced by several competing offers for the sale and the strong creditworthiness of the tenant. Although the subject is investment grade we feel an upward adjustment should be made to this rate when compared to the subject. Similarly the OAR for Sale 3 was strongly influenced by a long-term lease to ESPN which is backed by Disney Credit. An upward adjustment should be made to this rate when compared to the subject. The other three sales have higher OAR's which should each be adjusted downward compared to the subject. We have considered the fact that the subject currently has a slightly below market lease rate. For this reason we have made a small 25 basis point deduction from or going-in OAR. Based on this data we have concluded an OAR for the subject of 7.5%

Published Investor Surveys

The results of the most recent investor surveys are summarized in the following chart.

OVERALL CAPITALIZATION RATES

Investment Type	OAR Range	Average
CBRE Suburban Office		
Class A	4.50% - 10.00%	7.19%
Class B	5.50% - 12.00%	8.20%
Class C	6.50% - 14.00%	9.58%
RealtyRates.com		
Office	4.70% - 16.68%	10.11%
Suburban	4.70% - 12.34%	9.41%
CBD Office	5.84% - 13.68%	10.40%
Medical	6.14% - 13.21%	9.16%
	-	
PwC Suburban Office		
National Data	5.00% - 9.00%	6.78%
Indicated OAR:		**7.50%**

Compiled by: CBRE

The subject is considered to be a Class A property. The average for Class A suburban office based on the most recent CBRE survey is approximately 7.19%. This rate should be adjusted upward to reflect the subject's location in Connecticut which is not considered a core market. RealtyRates.com shoes a higher overall rate of 9.41% for suburban office. This should be adjusted downward to reflect the fact that RealtyRates.com reports for all office types including Class B and C properties.

Band of Investment

The band of the investment technique has been utilized as a crosscheck to the foregoing techniques. The Mortgage Interest Rate and the Equity Dividend Rate (EDR) are based upon current market yields for similar investments. The analysis is shown in the following table.

BAND OF INVESTMENT					
Mortgage Interest Rate	5.25%				
Mortgage Term (Amortization Period)	25 Years				
Mortgage Ratio (Loan-to-Value)	75%				
Mortgage Constant (monthly payments)	0.07191				
Equity Dividend Rate (EDR)	10%				
Mortgage Requirement	75%	x	0.07191	=	0.05393
Equity Requirement	25%	x	0.10000	=	0.02500
	100%				0.07893
Indicated OAR:					**7.90%**
Compiled by: CBRE					

Market Participants

The results of recent interviews with knowledgeable real estate professionals are summarized in the following table.

OVERALL CAPITALIZATION RATES			
Respondent	Company	OAR	Date of Survey
Investment Sales Broker	CBRE	7.75%	May-14
Leasing Broker	CBRE	7% to 8%	May-14
Indicated OAR:			**7.50%**
Compiled by: CBRE			

Based upon current market trends, they would anticipate pro forma OARs to fall within the 7.0% to 8.0% range. The respondents further indicated that the subject would be viewed generally favorable as compared to other available properties in the market due to the creditworthiness of the tenant. Both brokers felt 7.5% is reasonable for the subject given the long-term lease of the subject and the fact that the income is below market for the next two years.

Capitalization Rate Conclusion

The following chart summarizes the OAR conclusions.

OVERALL CAPITALIZATION RATE - CONCLUSION

Source	Indicated OAR
Comparable Sales	7.50%
Published Surveys	7.50%
Market Participants	7.50%
Band of Investment	7.90%
CBRE Estimate	**7.50%**

Compiled by: CBRE

Direct Capitalization Summary

A summary of the direct capitalization is illustrated in the following chart.

DIRECT CAPITALIZATION SUMMARY

		$/SF/Yr	Total
Income			
Potential Rental Income		$6.50	$1,072,384
Vacancy	1.00%	(0.06)	(10,724)
Expense Reimbursements		3.07	507,110
Vacancy & Credit Loss	1.00%	(0.03)	(5,071)
Effective Gross Income		$9.48	$1,563,699
Expenses			
Real Estate Taxes		$1.41	$232,674
Property Insurance		0.06	9,900
Utilities		0.09	14,850
Repairs & Maintenance		0.08	13,200
Common Area Maintenance		1.15	189,750
Management Fee	3.00%	0.28	46,911
Operating Expenses		**$3.07**	**$507,285**
Operating Expense Ratio			32.44%
Net Operating Income		**$6.40**	**$1,056,414**
OAR			/ **7.50%**
Indicated Stabilized Value			**$14,085,523**
Rounded			**$14,090,000**
Value Per SF			**$85.39**

Compiled by CBRE

DISCOUNTED CASH FLOW ANALYSIS (DCF)

The DCF assumptions for the subject are summarized as follows:

SUMMARY OF DISCOUNTED CASH FLOW INPUT ASSUMPTIONS	
General	
Start Date	May-14
Terms of Analysis	10 Years
Software	ARGUS
Growth Rates	
Income Growth	2.50%
Expense Growth	2.50%
Inflation (CPI)	2.50%
Real Estate Tax Growth	3.00%
Market Leasing	
Category	Office Space
Market Rent ($/SF/Yr.)	$7.50
Concessions	None
Reimbursements	NNN
Annual Escalation	2.5%
Tenant Improvements (New Tenants)	$5.00
Tenant Improvements (Renewals)	$2.50
Average Lease Term	10 Years
Renewal Probability	75%
Leasing Commissions (Cashed-Out)	
New Leases	4.5%
Renewal Leases	2.5%
Down Time Before New Tenant Leases	6 Months
Blended Down Time Between Leases	3 Months
Occupancy	
Total Operating Expenses ($/SF/Yr.)	$3.07
Current Occupancy	100.00%
Stabilized Occupancy	99.00%
Financial	
Discount Rate	9.25%
Terminal Capitalization Rate	8.25%
Other	
Cost of Sale	3.00%
Capital Expenses (Deferred Maintenance)	$0

Compiled by CBRE

Provided on the following pages is a discussion of additional assumptions used in the discounted cash flow analysis.

General Assumptions

The DCF analysis utilizes a 10-year projection period. This is consistent with current investor assumptions.

Growth Rate Assumptions

Published investor surveys are shown below.

SUMMARY OF GROWTH RATES

Investment Type	Rent	Expenses	Inflation
U.S. Bureau of Labor Statistics (CPI-U)			
10-Year Snapshot Average as of Jan-14			2.36%
PwC Suburban Office			
National Data	2.06%	2.66%	n/a
CBRE Estimate	**2.50%**	**2.50%**	**2.50%**
Compiled by: CBRE			

The estimated growth rates indicated above are based primarily on the 10-year snapshot of CPI-U, which is currently 2.36%. As noted within the Assessment and Tax Data section of this report, the subject's taxes are projected to increase at a rate of 3% per annum based on historic tax increases in the Town of Windsor.

Leasing Assumptions

The contract lease terms for the existing tenants are utilized within the DCF analysis, with market leasing assumptions applied for renewals and absorption tenants. All subsequent years vary according to the growth rate assumptions applied to the Year 1 estimate.

Leasing Commissions

The following table presents the leasing commissions quoted for the subject, those prevalent in the market as derived through the comparable properties, and our pro forma estimate. In estimating the market rate for leasing commissions, primary emphasis has been placed on typical market terms.

LEASING COMMISSIONS

Category	Office Space
Rent Comparables and/or Broker Data	
New Tenants	4.5%
Renewals	2.5%
CBRE Estimate	
New Tenants	**4.5%**
Renewals	**2.5%**
Compiled by CBRE	

Renewal Probability

The renewal probability incorporated within the market leasing assumptions has been estimated at 75%. This rate is considered reasonable based on the rent comparable data, a survey of market participants and the subject.

Downtime Between Leases

The downtime estimate at lease rollover incorporated within the market leasing assumptions has been estimated at six months. This rate is considered reasonable based on the rent comparable data, a survey of market participants and the subject.

Occupancy Assumptions

For purposes of this analysis, CBRE has used downtime between leases to derive a vacancy estimate.

Discount Rate Analysis

The results of the most recent investor surveys are summarized in the following chart.

DISCOUNT RATES

Investment Type	Rate Range	Average
CBRE Suburban Office		
Class A	4.20% - 20.00%	10.36%
Class B	8.00% - 21.34%	11.64%
Class C	n/a - n/a	n/a
RealtyRates.com		
Office	6.06% - 14.10%	11.00%
Suburban	6.06% - 12.97%	10.41%
CBD Office	6.99% - 14.10%	11.18%
Medical	7.25% - 14.19%	10.20%
	-	
PwC Suburban Office		
National Data	6.00% - 11.00%	8.02%
CBRE Estimate		**9.25%**

Compiled by: CBRE

The subject is considered to be a Class A property. Because of the subject's good credit rating and long term lease, a discount rate near the lower portion of the range indicated in the preceding table is considered appropriate.

Terminal Capitalization Rate

The reversionary value of the subject is based on an assumed sale at the end of the holding period based on capitalizing the Year 11 NOI at a terminal capitalization rate.

TERMINAL CAPITALIZATION RATES

Investment Type	Rate Range	Average
Market Participants		
Broker 1 Name / Company	9.00% - 10.00%	9.50%
Investor 2 Name / Company	9.00% - 10.00%	9.50%
PwC Suburban Office		
National Data - OAR	5.00% - 9.00%	6.78%
National Data - Residual OAR	6.00% - 11.00%	7.64%
Spread: Basis Points (BP)	100 - 200	86
Concluded BP Spread		75
CBRE Estimate		**8.25%**

Compiled by: CBRE

We have added a 75 basis point premium to the going in capitalization rate for the terminal capitalization rate based on this data.

Discounted Cash Flow Conclusion

The DCF schedule(s) and value conclusions are depicted on the following page(s).

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NORTHEAST UTILITIES BUILDING
CASH FLOW REPORT BEGINNING MAY 1, 2014

For the Years Ending	Year 1 May-2015	Year 2 May-2016	Year 3 May-2017	Year 4 May-2018	Year 5 May-2019	Year 6 May-2020	Year 7 May-2021	Year 8 May-2022	Year 9 May-2023	Year 10 May-2024	Reversion May-2025
Potential Gross Revenue											
Base Rental Revenue	$1,072,384	$1,106,778	$1,278,750	$1,278,750	$1,278,750	$1,278,750	$1,278,750	$1,278,750	$1,278,750	$1,323,203	$1,584,105
Absorption & Turnover Vacancy										-257,578	
Scheduled Base Rental Revenue	1,072,384	1,106,778	1,278,750	1,278,750	1,278,750	1,278,750	1,278,750	1,278,750	1,278,750	1,065,625	1,584,105
Expense Reimbursement Revenue											
Real Estate Taxes	232,723	239,705	246,896	254,303	261,932	269,790	277,884	286,220	294,807	252,168	312,761
Insurance	9,901	10,149	10,403	10,663	10,929	11,203	11,483	11,770	12,064	10,275	12,675
Utilities	14,852	15,224	15,604	15,994	16,394	16,804	17,224	17,655	18,096	15,412	19,013
R & M	13,232	13,570	13,910	14,257	14,613	14,978	15,352	15,736	16,129	13,730	16,940
CAM	196,778	194,523	199,386	204,370	209,480	214,717	220,084	225,587	231,226	196,936	242,932
Management	46,644	49,278	53,103	54,431	54,852	55,285	55,729	56,187	56,801	46,711	59,351
Total Reimbursement Revenue	507,110	522,411	539,262	553,978	568,159	582,736	597,714	613,112	629,079	535,202	663,631
Total Potential Gross Revenue	1,579,494	1,629,189	1,818,012	1,832,728	1,846,909	1,861,486	1,876,464	1,891,862	1,907,829	1,600,827	2,247,736
General Vacancy	-15,795	-16,292	-18,180	-18,327	-18,469	-18,615	-18,765	-18,919	-19,078		-22,477
Effective Gross Revenue	1,563,699	1,612,897	1,799,832	1,814,401	1,828,440	1,842,871	1,857,699	1,872,943	1,888,751	1,600,827	2,225,259
Operating Expenses											
Real Estate Taxes	232,674	239,654	246,844	254,249	261,877	269,733	277,825	286,160	294,744	303,587	312,694
Insurance	9,900	10,147	10,401	10,661	10,928	11,201	11,481	11,768	12,062	12,364	12,673
Utilities	14,850	15,221	15,602	15,992	16,392	16,801	17,221	17,652	18,093	18,546	19,009
R & M	13,200	13,530	13,868	14,215	14,570	14,935	15,308	15,691	16,083	16,485	16,897
CAM	189,750	194,494	199,356	204,340	209,448	214,685	220,052	225,553	231,192	236,972	242,896
Management	46,911	48,387	53,995	54,432	54,853	55,286	55,731	56,188	56,663	48,025	66,738
Total Operating Expenses	507,285	521,433	540,066	553,889	568,068	582,641	597,610	613,012	628,837	635,979	670,927
Net Operating Income	1,056,414	1,091,464	1,259,766	1,260,512	1,260,372	1,260,230	1,260,089	1,259,931	1,259,914	964,848	1,554,332
Leasing & Capital Costs											
Tenant Improvements											660,044
Leasing Commissions											499,144
Reserves	24,750	24,750	24,750	24,750	24,750	24,750	24,750	24,750	24,750	24,750	24,750
Total Leasing & Capital Costs	24,750	24,750	24,750	24,750	24,750	24,750	24,750	24,750	24,750	24,750	1,183,938
Cash Flow Before Debt Service & Taxes	1,031,664	1,066,714	1,235,016	1,235,762	1,235,622	1,235,480	1,235,339	1,235,181	1,235,164	940,098	370,394
IMPLIED OVERALL RATE	7.07%	7.31%	8.43%	8.44%	8.44%	8.44%	8.44%	8.43%	8.43%	6.46%	
CASH ON CASH RETURN	6.91%	7.14%	8.27%	8.27%	8.27%	8.27%	8.27%	8.27%	8.27%	6.29%	

Sale / Yield	Terminal Capitalization Rate		
Discount Rate	7.75%	8.25%	8.75%
8.75%	$15,987,201	$15,457,592	$15,006,224
9.25%	$15,423,598	$14,936,828	$14,505,697
9.75%	$14,904,020	$14,438,986	$14,037,099

Cost of Sale at Reversion:	3.00%
Building Size (SF):	145,000
Percent Residual:	50.5%
Reconciled Value Indication (Rounded):	$14,937,000
Value Per Square Foot:	$90.53

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CONCLUSION OF INCOME CAPITALIZATION APPROACH

The conclusions via the valuation methods employed for this approach are as follows:

INCOME CAPITALIZATION APPROACH VALUES	
Direct Capitalization Method	$14,090,000
Discounted Cash Flow Analysis	$14,937,000
Reconciled Value	$14,770,000
Compiled by CBRE	

Primary emphasis has been placed on the discounted cash flow analysis. This method is considered to best reflect the actions of buyers and sellers currently active in this market and best reflects the changing income stream of the subject property.

Reconciliation of Value

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Land Value	$1,940,000
Sales Comparison Approach	$14,930,000
Income Capitalization Approach	$14,770,000
Reconciled Value	$14,830,000
Compiled by CBRE	

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property, the reliability of the cost approach is considered diminished. Therefore, the cost approach was not developed in this report.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication, but has been given secondary emphasis in the final value reconciliation.

The income capitalization approach is applicable to the subject since it is an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is considered a reasonable and substantiated value indicator and has been given primary emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Leased Fee Interest	May 1, 2014	$14,830,000
Compiled by CBRE			

Assumptions and Limiting Conditions

1. Unless otherwise specifically noted in the body of the report, it is assumed that title to the property or properties appraised is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE is not aware of any title defects nor has it been advised of any unless such is specifically noted in the report. CBRE, however, has not examined title and makes no representations relative to the condition thereof. Documents dealing with liens, encumbrances, easements, deed restrictions, clouds and other conditions that may affect the quality of title have not been reviewed. Insurance against financial loss resulting in claims that may arise out of defects in the subject's title should be sought from a qualified title company that issues or insures title to real property.
2. Unless otherwise specifically noted in the body of this report, it is assumed: that the existing improvements on the property or properties being appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property or properties have been engineered in such a manner that the improvements, as currently constituted, conform to all applicable local, state, and federal building codes and ordinances. CBRE professionals are not engineers and are not competent to judge matters of an engineering nature. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. Unless otherwise specifically noted in the body of the report: no problems were brought to the attention of CBRE by ownership or management; CBRE inspected less than 100% of the entire interior and exterior portions of the improvements; and CBRE was not furnished any engineering studies by the owners or by the party requesting this appraisal. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. It is specifically assumed that any knowledgeable and prudent purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems. Structural problems and/or building system problems may not be visually detectable. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions reported in this appraisal. Accordingly, if negative findings are reported by engineering consultants, CBRE reserves the right to amend the appraisal conclusions reported herein.
3. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property was not observed by the appraisers. CBRE has no knowledge of the existence of such materials on or in the property. CBRE, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

   We have inspected, as thoroughly as possible by observation, the land; however, it was impossible to personally inspect conditions beneath the soil. Therefore, no representation is made as to these matters unless specifically considered in the appraisal.
4. All furnishings, equipment and business operations, except as specifically stated and typically considered as part of real property, have been disregarded with only real property being considered in the report unless otherwise stated. Any existing or proposed improvements, on or off-site, as well as any alterations or repairs considered, are assumed to be completed in a workmanlike manner according to standard practices based upon the information submitted to CBRE This report may be subject to amendment upon re-inspection of the subject subsequent to repairs, modifications, alterations and completed new construction. Any estimate of Market Value is as of the date indicated; based upon the information, conditions and projected levels of operation.
5. It is assumed that all factual data furnished by the client, property owner, owner's representative, or persons designated by the client or owner to supply said data are accurate and correct unless otherwise specifically noted in the appraisal report. Unless otherwise specifically noted in the appraisal report, CBRE has no reason to believe that any of the data furnished contain any material error. Information and data referred to in this paragraph include, without being limited to, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any material error in any of the above data could have a substantial impact on the conclusions reported. Thus, CBRE reserves the right to amend conclusions reported if made aware of any such

error. Accordingly, the client-addressee should carefully review all assumptions, data, relevant calculations, and conclusions within 30 days after the date of delivery of this report and should immediately notify CBRE of any questions or errors.

6. The date of value to which any of the conclusions and opinions expressed in this report apply, is set forth in the Letter of Transmittal. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. This appraisal is based on market conditions existing as of the date of this appraisal. Under the terms of the engagement, we will have no obligation to revise this report to reflect events or conditions which occur subsequent to the date of the appraisal. However, CBRE will be available to discuss the necessity for revision resulting from changes in economic or market factors affecting the subject.
7. CBRE assumes no private deed restrictions, limiting the use of the subject in any way.
8. Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposit or subsurface rights of value involved in this appraisal, whether they be gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this appraisal report. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
9. CBRE is not aware of any contemplated public initiatives, governmental development controls, or rent controls that would significantly affect the value of the subject.
10. The estimate of Market Value, which may be defined within the body of this report, is subject to change with market fluctuations over time. Market value is highly related to exposure, time promotion effort, terms, motivation, and conclusions surrounding the offering. The value estimate(s) consider the productivity and relative attractiveness of the property, both physically and economically, on the open market.
11. Any cash flows included in the analysis are forecasts of estimated future operating characteristics are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. CBRE does not warrant these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of CBRE
12. Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of CBRE to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.
13. Also, unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.
14. This study may not be duplicated in whole or in part without the specific written consent of CBRE nor may this report or copies hereof be transmitted to third parties without said consent, which consent CBRE reserves the right to deny. Exempt from this restriction is duplication for the internal use of the client-addressee and/or transmission to attorneys, accountants, or advisors of the client-addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the party/parties for whom this appraisal was prepared, provided that this report and/or its contents shall not be published, in whole or in part, in any public document without the express written consent of CBRE which consent CBRE reserves the right to deny. Finally, this report shall not be advertised to the public or otherwise used to induce a third party to purchase the property or to make a "sale" or "offer for sale" of any "security", as such terms are defined and used in the Securities Act of 1933, as amended. Any third party, not covered by the exemptions herein, who may possess this report, is advised that they should rely on their own independently secured advice for any decision in connection with this property. CBRE shall have no accountability or responsibility to any such third party.
15. Any value estimate provided in the report applies to the entire property, and any pro ration or division of the title into fractional interests will invalidate the value estimate, unless such pro ration or division of interests has been set forth in the report.
16. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Component values for land and/or buildings are not intended to be used in conjunction with any other property or appraisal and are invalid if so used.
17. The maps, plats, sketches, graphs, photographs and exhibits included in this report are for illustration purposes only and are to be utilized only to assist in visualizing matters discussed within this report. Except as specifically

stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable. None of the exhibits are to be removed, reproduced, or used apart from this report.

18. No opinion is intended to be expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Values and opinions expressed presume that environmental and other governmental restrictions/conditions by applicable agencies have been met, including but not limited to seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, licenses, etc. No survey, engineering study or architectural analysis has been made known to CBRE unless otherwise stated within the body of this report. If the Consultant has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranty is made concerning obtaining these items. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
19. Acceptance and/or use of this report constitutes full acceptance of the Contingent and Limiting Conditions and special assumptions set forth in this report. It is the responsibility of the Client, or client's designees, to read in full, comprehend and thus become aware of the aforementioned contingencies and limiting conditions. Neither the Appraiser nor CBRE assumes responsibility for any situation arising out of the Client's failure to become familiar with and understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.
20. CBRE assumes that the subject analyzed herein will be under prudent and competent management and ownership; neither inefficient or super-efficient.
21. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
22. No survey of the boundaries of the property was undertaken. All areas and dimensions furnished are presumed to be correct. It is further assumed that no encroachments to the realty exist.
23. The Americans with Disabilities Act (ADA) became effective January 26, 1992. Notwithstanding any discussion of possible readily achievable barrier removal construction items in this report, CBRE has not made a specific compliance survey and analysis of this property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could have a negative effect on the value estimated herein. Since CBRE has no specific information relating to this issue, nor is CBRE qualified to make such an assessment, the effect of any possible non-compliance with the requirements of the ADA was not considered in estimating the value of the subject.
24. Client shall not indemnify Appraiser or hold Appraiser harmless unless and only to the extent that the Client misrepresents, distorts, or provides incomplete or inaccurate appraisal results to others, which acts of the Client approximately result in damage to Appraiser. Notwithstanding the foregoing, Appraiser shall have no obligation under this Section with respect to any loss that is caused solely by the active negligence or willful misconduct of a Client and is not contributed to by any act or omission (including any failure to perform any duty imposed by law) by Appraiser. Client shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover, from the other, reasonable attorney fees and costs.

ADDENDA

Addendum A

LAND SALE DATA SHEETS

LAND SALE No. 1

Winfield Business Park

Location Data

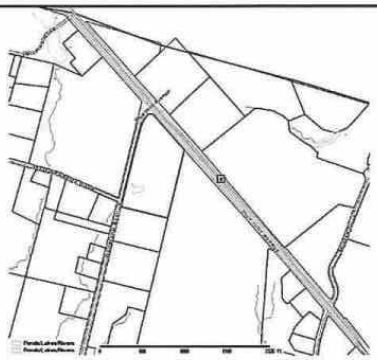
Location:	Blue Hills Avenue & Woodland Road
	Bloomfield, CT 06095
County:	Hartford
Parcel No:	Map 454; Lot 2006
Atlas Ref:	

Physical Data

Type:	Industrial	
Land Area:	Gross	Usable
Acres:	14.770	8.000
Square Feet:	643,381	348,480
Topography:	Level, At Street Grade	
Shape:	Rectangular	
Utilities:	All public	
Zoning:	I-2, Industrial	
Allowable Bldg Area:		
Floor Area Ratio:		
No. of units:		
Max FAR:	NA	
Frontage:	Blue Hills Avenue - 665;Woodland Street - 1254;	

Analysis

Use At Sale:	Open land parcel
Proposed Use or Dev.	Future industrial development
Price Per Acre:	$125,000
Price Per SF of Land:	$2.87
Price Per Unit:	
Price Per SF of Bldg:	



Financial Data

Transaction Type:	Sale
Date:	5/2013
Marketing Time:	24 Months
Grantor:	Winstanley Enterprises
Grantee:	Alstom Power, Inc
Document No.:	Volume 1727; Page 142
Sale Price:	$1,000,000
Financing:	All Cash
Cash Eq.Price:	$1,000,000
Onsite/Offsite Costs:	
Adj. Sale Price:	$1,000,000
Verification:	Selling Broker

Comments

This is the sale of a 14.77 acre industrial zoned parcel with significant frontage on both Blue Hills Avenue and Woodland Street. The parcel contains a small pond and associated wetlands. The developable portion of the site was estimated at approximately 8.0-acres by the selling broker. The parcel was purchased by Alstom Power, Inc. which owns other buildings in the immediate area for possible future expansion.

LAND SALE No. 2

ISO New England

Location Data

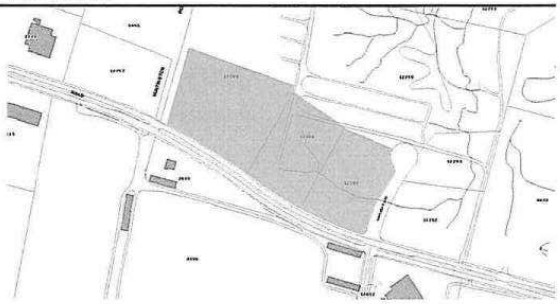
Location:	55 & 75 Helmsford Way 800 Day Hill Road Windsor, CT 06095
County:	Hartford
Parcel No:	M 23; B 130; L 200, 400 & 800
Atlas Ref:	

Physical Data

Type:	Office	
Land Area:	Gross	Usable
Acres:	14.480	14.480
Square Feet:	630,749	630,749
Topography:	Level, At Street Grade	
Shape:	Rectangular	
Utilities:	All utilities	
Zoning:	I, Industrial	
Allowable Bldg Area:	70,200 SF	
Floor Area Ratio:	0.11	
No. of units:		
Max FAR:	NA	
Frontage:	Day Hill Road - 1076;Helmsford Way - 475;	

Analysis

Use At Sale:	Undeveloped Land
Proposed Use or Dev.	70,200 SF office/data center
Price Per Acre:	$66,989
Price Per SF of Land:	$1.54
Price Per Unit:	
Price Per SF of Bldg:	$13.82



Financial Data

Transaction Type:	Sale
Date:	10/2012
Marketing Time:	NA
Grantor:	Griffin Land Nurseries
Grantee:	ISO New England
Document No.:	V 1753, P 150
Sale Price:	$970,000
Financing:	Not Available
Cash Eq.Price:	$970,000
Onsite/Offsite Costs:	
Adj. Sale Price:	$970,000
Verification:	Conn-comp, press release, CBRE broker knowledgeable with sale

Comments

The property consists of three separate tax parcels bought for an assemblage into one site for the construction of an office/data center. 55 Helmsford contained 4-acres; 75 Helmsford had about 4.14-acres and 800 Day Hill Road had 6.34-acres. The three lots consisted of undeveloped land. The site was fully approved as of July 10, 2012 before the date of sale and the buyer, ISO New England, obtained all the necessary approvals. The property was approved for the construction of a 70,200-square foot office/data center to be occupied by the purchaser. ISO New England will construct an approximate $39 million command center which will act as a backup for its main control operations in Holyoke, MA. The company is a regional electric grid administrator that controls the levels of power generated throughout New England.

LAND SALE No. 3

2 & 4 Fox Hollow Road

Location Data

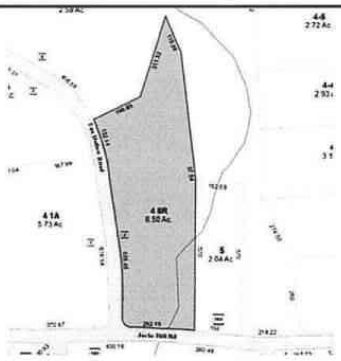
Location:	**2 & 4 Fox Hollow Road** **Oxford, CT 06478**
County:	**New Haven**
Parcel No:	
Atlas Ref:	

Physical Data

Type:	**Industrial**	
Land Area:	**Gross**	**Usable**
Acres:	**6.500**	**6.500**
Square Feet:	**283,140**	**283,140**
Topography:	**Rough**	
Shape:	**Irregular**	
Utilities:	**power, sewer, water, nat gas**	
Zoning:	**Ind**	
Allowable Bldg Area:		
Floor Area Ratio:		
No. of units:		
Max FAR:	**0.00**	
Frontage:	**Adequate on Fox Hollow - ;**	

Analysis

Use At Sale:	**Vacant**
Proposed Use or Dev.	**Industrial**
Price Per Acre:	**$77,059**
Price Per SF of Land:	**$1.77**
Price Per Unit:	
Price Per SF of Bldg:	



Financial Data

Transaction Type:	**Sale**
Date:	**6/2011**
Marketing Time:	**NA**
Grantor:	**Earthworks Excavating & Landscaping Inc**
Grantee:	**CNK INVESTMENTS LLC**
Document No.:	**366/1328**
Sale Price:	**$500,885**
Financing:	**Market Terms**
Cash Eq.Price:	**$500,885**
Onsite/Offsite Costs:	**$0**
Adj. Sale Price:	**$500,885**
Verification:	**broker**

Comments

Newer industrial subdivision on north side of Jacks Hill Road. Two combined lots that were purchsed for the development of an owner-user industrial building.

LAND SALE No. 4

FedEx Ground Facility

Location Data

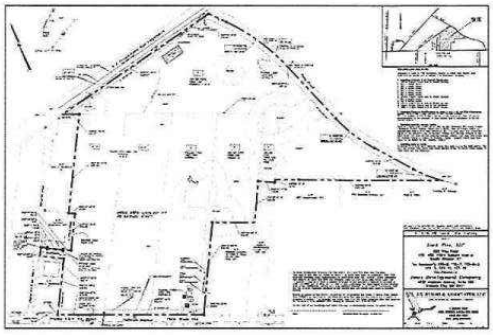
Location:	**456 Sullivan Avenue**
	South Windsor, CT 06074
County:	**Hartford**
Parcel No:	**Multiple**
Atlas Ref:	

Physical Data

Type:	**Industrial**	
Land Area:	**Gross**	**Usable**
Acres:	**62.000**	**62.000**
Square Feet:	**2,700,720**	**2,700,720**
Topography:	**Generally Level**	
Shape:	**Irregular**	
Utilities:		
Zoning:	**I, Industrial**	
Allowable Bldg Area:	**0 SF**	
Floor Area Ratio:	**0.00**	
No. of units:	**0**	
Max FAR:	**0.00**	
Frontage:	**Kennedy Road - ;Sullivan Avenue - ;**	

Analysis

Use At Sale:	**Vacant Land**
Proposed Use or Dev.	**Industrial/Distribution-FedEx**
Price Per Acre:	**$100,000**
Price Per SF of Land:	**$2.30**
Price Per Unit:	**$0**
Price Per SF of Bldg:	**$0.00**



Financial Data

Transaction Type:	**Sale**
Date:	**9/2010**
Marketing Time:	**NA**
Grantor:	**Luck Five, LLC**
Grantee:	**JDC Developments, L.L.C.**
Document No.:	
Sale Price:	**$6,200,000**
Financing:	**Not Available**
Cash Eq.Price:	**$6,200,000**
Onsite/Offsite Costs:	**$0**
Adj. Sale Price:	**$6,200,000**
Verification:	**Ownership purchase and sale agreement**

Comments

The subject property is known as 456 Sullivan Avenue in South Windsor, CT. The total site, 62 acres more or less, is comprised of six tax parcels; 110-6, 110-7, 110-8-3, 122-9, 123-10 and 123-11. The property has frontage along the following three roads; Kennedy Road, Sullivan Avenue and Troy Road. The property also has rail access. The land was purchased for a build to suit FedEx Ground Facility. The buyer was motivated to purchase the site since FedEx Ground specifically wanted the improvements to be located in South Windsor. They would not consider any surrounding towns as a possibility. The property has been openly marketed for several years prior to this transaction.

Addendum B

IMPROVED SALE DATA SHEETS

OFFICE SALE No. 1

Connecticut Lottery Building

Location Data

Location:	**777 Brook Street** **Rocky Hill, CT 06067**
County:	**Hartford**
Parcel No:	**Map 16; Lot 273**
Atlas Ref:	

Physical Data

Type:	**Single Tenant**
Land Area:	**12.130 Acres**
Gross Building Area:	**92,500 SF**
Net Rentable Area:	**92,500 SF**
Usable Bldg Area:	**92,500 SF**
Year Built:	**1969, Gut Renovation 2008**
No. of Stories	**1**
Parking:	**Surface**
Condition:	**Good**
Exterior Walls:	**Concrete**
Class:	**B**
Amenities:	

Sales Data

Transaction Type:	**Contract**
Date:	**5/2014**
Marketing Time:	**4 Months**
Grantor:	**New Boston Fund**
Grantee:	**Confidential REIT**
Document No.:	
Sale Price:	**$12,850,000**
Financing:	**All Cash**
Cash Eq. Price:	**$12,850,000**
Req. Capital Cost:	**$0**
Adj. Sale Price:	**$12,850,000**
Verification:	**Party familiar with transaction**



Financial Data

Source:	**Appraiser**	
Occupancy at Sale:	**100%**	
Based On:	**Pro Forma Income**	
	Total	**Per SF**
Potential Gross Inc:		
Vacancy & Credit Loss:		
Effective Gross Inc:		
Expenses & Reserves:	**$0**	**$0.00**
Net Operating Inc:	**$895,273**	**$9.68**

Analysis

Underwriting Criteria:	
Overall Cap Rate (OAR):	**6.97%**
Projected IRR:	
Eff Gross Inc Mult (EGIM):	
Op Exp Ratio (OER):	**0.00%**
Price Per SF:	**$138.92**

Comments

777 Brook Street is a 92,500 SF high-end office/flex building which serves as the headquarters for the Connecticut Lottery Corporation (CLC). The CLC occupies the entire building, which they utilize as corporate office space, a distribution center, and a claims center open to the public. In 2008 ownership invested approximately $6.5 million ($70 psf) on an extensive renovation of the building in conjunction with the CLC lease. Renovations included a full gut renovation of the interior, upgraded building systems, repairs to the exterior, increased security and renovations to the parking lot. The lease runs through June 2023 and has 2 five-year options. CLC is a quasi-public entity and has the credit rating of the State of Connecticut.

The building contains 50,000 square feet of office space (54%) with the balance of the space used for warehousing and distribution services. 100% of the structure is climate controlled. Exterior walls are 24' high in the warehouse and the building has five dock-high loading entrances. The building has a high degree of security, including interior and exterior security cameras, electronic locks on all exterior doors which can be monitored to a central security desk, bullet proof glass in the reception/claims area, full fire alarms and full security monitoring. The structure features a steel frame with tilt-up concrete walls and double pane glass windows set in aluminum frames. Overall the facility is considered to be in good condition.

OFFICE SALE No. 2

Branford Business Center

Location Data

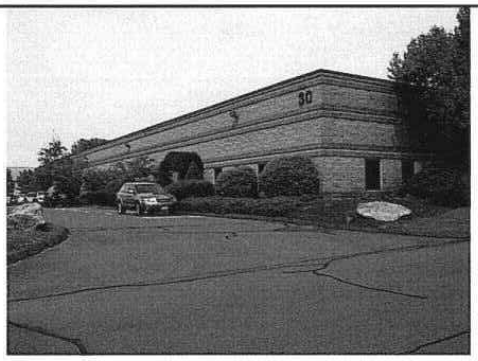
Location:	30-32-34 36 and 44 East Industrial Road
	Branford, CT 06405
County:	New Haven
Parcel No:	Map J04; Block 002 Lots 1.1 and 1.3
Atlas Ref:	

Physical Data

Type:	Multi Tenant
Land Area:	12.910 Acres
Gross Building Area:	144,000 SF
Net Rentable Area:	143,399 SF
Usable Bldg Area:	143,399 SF
Year Built:	1986, 1992 and 1998
No. of Stories	1
Parking:	Open Asphalt
Condition:	Average
Exterior Walls:	Brick Veneer
Class:	B
Amenities:	Good parking, expansion potential, excellent highway accessability

Sales Data

Transaction Type:	Sale
Date:	3/2014
Marketing Time:	4 Months
Grantor:	The Davis Companies
Grantee:	Albany Road Real Estate Partners
Document No.:	
Sale Price:	$14,100,000
Financing:	Cash to Seller
Cash Eq. Price:	$14,100,000
Req. Capital Cost:	
Adj. Sale Price:	$14,100,000
Verification:	Broker, Mortgage Broker



Financial Data

Source:	Broker	
Occupancy at Sale:	99%	
Based On:	Existing Income	
	Total	Per SF
Potential Gross Inc:	$1,462,000	$10.20
Vacancy & Credit Loss:	$73,100	$0.51
Effective Gross Inc:	$1,388,900	$9.69
Expenses & Reserves:	$0	$0.00
Net Operating Inc:	$1,388,900	$9.69

Analysis

Underwriting Criteria:	Direct Cap
Overall Cap Rate (OAR):	9.85%
Projected IRR:	
Eff Gross Inc Mult (EGIM):	10.15
Op Exp Ratio (OER):	0.00%
Price Per SF:	$98.33

OFFICE SALE No. 2

Comments

This is the sale of two adjoining tax lots located along East Industrial Road in Branford, Connecticut. They are owned by one entity and essentially operated as one property; collectively they are known as the Branford Business Center. The first property, known as 30-36 East Industrial Road is comprised of one two-story 48,000 square foot R & D/Office building and three single-story flex industrial and office buildings containing 24,000 square feet each for a total GBA of 120,000 square feet. All four buildings sit on an 8.29-acre parcel with shared parking. These buildings are leased to multiple office, R & D and industrial tenants. The buildings were constructed between 1986 and 1992, are well maintained and considered to be in average condition as of the date of our inspection.

The second property, known as 44 East Industrial Road is a 24,000 square foot, flex industrial building constructed in 1998 and located on a 4.63-acre site. This building is leased to a single tenant, CAS Medical Systems, Inc., through September 30, 2017 with two five-year renewal options. This building is well maintained and considered to be in average condition as of the date of our inspection. The property includes excess land that can support construction of another 30,000 square feet of space. According to the selling broker from CBRE the in-place income utilizing a 5% V & CL results in a NOI of $1,388,900 for an overall cap rate of 9.85%. The purchaser is a local investor.

OFFICE SALE No. 3

ESPN North Campus

Location Data

Location:	**383 Middle Street** **Bristol, CT 06010**
County:	**Hartford**
Parcel No:	**Map 03; Lot 35**
Atlas Ref:	

Physical Data

Type:	**Other**
Land Area:	**37.630 Acres**
Gross Building Area:	**416,599 SF**
Net Rentable Area:	**410,174 SF**
Usable Bldg Area:	**410,174 SF**
Year Built:	**1960, Additions 1975, branch bank 2004**
No. of Stories	**1**
Parking:	**Surface**
Condition:	**Good**
Exterior Walls:	**Brick**
Class:	**A**
Amenities:	**Cafe, Solar Array, Secured access points,**

Sales Data

Transaction Type:	**Sale**
Date:	**12/2013**
Marketing Time:	**3 Months**
Grantor:	**Winstanley Enterprises**
Grantee:	**Inland Real Estate Aquisitions, Inc**
Document No.:	
Sale Price:	**$42,175,000**
Financing:	**Cash to Seller**
Cash Eq. Price:	**$42,175,000**
Req. Capital Cost:	**$0**
Adj. Sale Price:	**$42,175,000**
Verification:	**P & S Agreement, the grantor and the grantee**



Financial Data

Source:	**Owner/User**

Analysis

Underwriting Criteria:	**Direct Cap**
Overall Cap Rate (OAR):	**6.87%**
Projected IRR:	
Eff Gross Inc Mult (EGIM):	**8.44**
Op Exp Ratio (OER):	**41.97%**
Price Per SF:	**$102.82**

Comments

This is the sale of the ESPN North Campus, which is fully leased to ESPN (Disney Credit) until 12/31/2022. The improvement contains a NRA of 410,174 which is 99% leased to ESPN with an additional pad site which is leased to Corporate America Family Credit Union through January 31, 2019. Additional income is provided via two cell tower leases. The building has been a key consolidation point for ESPN and is one of only three third party building it occupies. It is located less than a mile from the main (owned) campus of ESPN. The tenant has invested significantly in infrastructure upgrades for the building.

OFFICE SALE No. 4

I-91 Tech Center

Location Data

Location:	795-865 Brook Street Rocky Hill, CT 06067
County:	Hartford
Parcel No:	Map 16 Lot 271
Atlas Ref:	

Physical Data

Type:	Multi Tenant
Land Area:	14.430 Acres
Gross Building Area:	113,382 SF
Net Rentable Area:	112,829 SF
Usable Bldg Area:	
Year Built:	1985, Completed 1989
No. of Stories	1
Parking:	Open Asphalt
Condition:	Good
Exterior Walls:	Brick
Class:	
Amenities:	

Sales Data

Transaction Type:	Sale
Date:	10/2012
Marketing Time:	6 Months
Grantor:	New Boston Flex LLC
Grantee:	MKS Tech Park LLC C/O KS Partners LLC
Document No.:	Volume 610; Page 289
Sale Price:	$10,750,000
Financing:	Market Terms
Cash Eq. Price:	$10,750,000
Req. Capital Cost:	$0
Adj. Sale Price:	$10,750,000
Verification:	A representative of the grantee



Financial Data

Source:	Appraiser	
Occupancy at Sale:	86%	
Based On:	Existing Income	
	Total	Per SF
Potential Gross Inc:	$1,961,171	$17.38
Vacancy & Credit Loss:	$0	$0.00
Effective Gross Inc:	$1,842,528	$16.33
Expenses & Reserves:	$864,869	$7.67
Net Operating Inc:	$977,659	$8.66

Analysis

Underwriting Criteria:	
Overall Cap Rate (OAR):	9.09%
Projected IRR:	
Eff Gross Inc Mult (EGIM):	5.83
Op Exp Ratio (OER):	46.94%
Price Per SF:	$95.28

Comments

The property consists of a 14.43-acre site improved with five one-story office buildings constructed between 1985 and 1989. All five buildings are in good condition and total approximately 112,829 SF in net rentable area. Finished areas within the buildings include partitioned office areas, open work station areas, conference/training rooms and tenant kitchen areas.
The recently executed lease averages $17.25 PSF over the life of the term. According to our calculations given the property's current expenses, the NNN equivalent rental rate would be approximately $8.75 PSF.

This property sold as part of a larger portfolio of properties in Rocky Hill, CT. This sale price is an allocation based on the buyer's due dilligance price allocation. The NOI and operating expenses were estimated by the appraiser who appraised the property for the sale transaction. This builiding was financed by Rockville Bank.

OFFICE SALE No. 5

1 Targeting Center

Location Data

Location:	1 Targeting Ctr. & 235 Great Pond Dr. Windsor, CT 06095
County:	Hartford
Parcel No:	
Atlas Ref:	

Physical Data

Type:	Single Tenant
Land Area:	35.130 Acres
Gross Building Area:	268,328 SF
Net Rentable Area:	268,328 SF
Usable Bldg Area:	268,328 SF
Year Built:	1981, 2004
No. of Stories	4
Parking:	Surface
Condition:	Good
Exterior Walls:	Stucco
Class:	B
Amenities:	

Sales Data

Transaction Type:	Sale
Date:	7/2012
Marketing Time:	NA
Grantor:	1 Targeting Center LLC
Grantee:	SIR Properties Trust
Document No.:	V1746, P218 & 707
Sale Price:	$27,175,000
Financing:	Not Available
Cash Eq. Price:	$27,175,000
Req. Capital Cost:	$0
Adj. Sale Price:	$27,175,000
Verification:	Selling broker





Financial Data

Source:	Broker
Occupancy at Sale:	100%
Based On:	Pro Forma Income

	Total	Per SF
Potential Gross Inc:	$0	$0.00
Vacancy & Credit Loss:	$0	$0.00
Effective Gross Inc:	$0	$0.00
Expenses & Reserves:	$0	$0.00
Net Operating Inc:	$2,360,000	$8.80

Analysis

Underwriting Criteria:	Other
Overall Cap Rate (OAR):	8.68%
Projected IRR:	0.00%
Eff Gross Inc Mult (EGIM):	
Op Exp Ratio (OER):	0.00%
Price Per SF:	$101.28

Comments

This represents the sale of two seperate buildings that are net leased to Valassis. 235 Great Pond Drive is a 171,072 square foot flex industrial building and 1 Targeting Centre is a 97,256 square foot office building. Both buildings are fully leased to Valassis, a leading media and marketing services company, through September 2023. The net operating income for 235 Great Pond Drive was reported by the broker to be $1.31 million and the net operating income for 1 Targeting Centre was reported as $1.05 million. The resulting cap rate is 8.68%. The leases are "absolute net" with the tenant being responsible for all operating expenses. The prices were allocated between the buildings based on the overall cap rate at $12,158,000 for 1 Targeting Center and $15,017,000 for 235 Great Pond Drive.

The property was purchased by the CommonWealth REIT.

Addendum C

OPERATING DATA

2013 Maintenance Escalation
1985 Blue Hills Avenue, Windsor, Connecticut **165,000**

Month	Snowplowing	Landscaping	Electrical Repairs/Supplies	Roof Repairs	Water	Management Fees	Maintenance/ Mechanical	Exterminating	Irrigation Repairs	Parking Lot Repairs	Misc/Other Repairs	GRAND TOTALS
December 2012	14,320	-	-	-	553	3,541	-	101	-	-	-	18,515
January 2013	12,592	-	211	250	583	3,541	128	101	-	-	-	17,406
February	34,554	-	832	-	606	3,541	64	101	-	-	-	39,698
March	13,411	9,749	-	635	734	3,541	-	101	-	-	-	28,170
April	-	9,749	-	665	569	3,575	-	101	1,095	-	-	15,753
May	-	9,749	-	-	701	3,575	-	101	-	-	-	14,126
June	-	9,749	-	-	1,151	3,575	-	202	-	-	-	14,677
July	-	9,749	-	-	884	3,575	-	627	-	-	-	14,835
August	-	9,749	1,705	-	2,244	3,575	-	101	-	-	-	17,374
September	-	9,749	-	-	-	3,575	1,466	101	-	-	-	14,891
October	-	9,749	-	-	5,167	3,575	-	101	-	638	520	19,750
November 2013	-	9,746	-	-	1,306	3,575	11	101	-	362	-	15,100
	74,877	87,739	2,747	1,550	14,496	42,762	1,668	1,840	1,095	1,000	520	230,294
TOTALS	74,877	87,739	2,747	1,550	14,496	42,762	1,668	1,840	1,095	1,000	520	230,294

Description	Costs		Total SF	2013 Cost / SF	2012 Cost / SF	2011 Cost / SF
Snowplowing	74,877	/	165,000	0.45	0.22	0.66
Landscaping	87,739	/	165,000	0.53	0.54	0.53
Maintenance & Mechanical	1,668	/	165,000	0.01	0.01	0.01
Utilities	14,496	/	165,000	0.09	0.15	0.09
Repairs & Maintenance	8,752		165,000	0.05	0.07	0.08
Management Fees	42,762	/	165,000	0.26	0.26	0.26
	230,294			1.40	1.25	1.63

Addendum D

ARGUS SUPPORTING SCHEDULES

ARGUS™ SOFTWARE

Northeast Utilities Building
1985 Blue Hills Avenue
Windsor, CT

Software : ARGUS Ver. 15.0.0.54
File : 1985 Blue Hills
Property Type : Office/Industrial
Portfolio :
Date : 5/19/14
Time : 9:31 am
Ref# : AAT
Page : 1

Input Assumptions

Property Description

Name:	Northeast Utilities Building
Address:	1985 Blue Hills Avenue
Address2:	
City:	Windsor
State:	CT
Zip:	
Country:	
Portfolio:	
Property Type:	Office/Industrial
Property Reference:	
Property Version:	

Property Timing

Analysis Start Date:	6/14
Reporting Start Date:	6/14
Years to Report or End Date:	10

Area Measures

Label	Area
Property Size	165,000 SqFt
Alt. Prop. Size	1 SqFt

Constants

Label	
Total Purchase Price	0

General Inflation

Inflation Month:	Analysis Start
Reimbursement Method:	Calendar reimbursement using fiscal inflation
Inflation Rate:	2.5

Reimbursable Expenses

Name	Acct Code	Actuals	Budgeted	Units	Area/Constant	Frequency	% Fixed	Inflation	Ref Acct	Notes
Real Estate Taxes			232,674	$Amount		/Year	100	3		
Insurance			0.06	$/Area	Property Size	/Year	100			
Utilities			0.09	$/Area	Property Size	/Year	100			
R & M			0.08	$/Area	Property Size	/Year	100			
CAM			1.15	$/Area	Property Size	/Year	100			
Management			3	% of EGR						

Gross Up for Reimbursement: No

Capital Expenditures

Name	Acct Code	Actuals	Budgeted	Units	Area/Constant	Frequency	% Fixed	Inflation	Ref Acct	Notes
Reserves			0.15	$/Area	Property Size	/Year	100	0		

General Vacancy

Method:	Percent of All Rental Revenue
Primary Rate:	1

Percent Based on Revenue Minus Absorption and Turnover Vacancy: No
Reduce General Vacancy Result by Absorption & Turnover Vacancy: Yes

(continued on next page)

Input Assumptions
(continued from previous page)

Rent Roll

No.	Tenant Name/ Description	Suite	Lease Type	Lease Status	Total Area	Start Date	Term/ Expir	Base/Min Rent	Unit of Measure	Rent Chng	Rtl Sls	Reimbur-sements	Unit of Measure	Rent Abatement
1	Rocky River Realty (N		Office	Contract	165,000	5/04	3/24	Detail				Net		

No.	Tenant Name/ Description	Leasing Cost	Security Deposit	Market Leasing	Upon Expiration	Rnwl Prob	More/ Notes
1	Rocky River Realty (N			MK1	Market		

Detail Base Rent
Rocky River Realty (NU)

Date	Amount	Units
4/13	1,072,384	$ Amnt/Yr
4/16	1,278,750	$ Amnt/Yr

Market Leasing Assumptions

Leasing Assumptions Category: MK1

Lease Status: Speculative

	New Market	Renewal Mkt	Unit of Measure
Renewal Probability		75	Percent
Market Rent	7.50		$/SqFt/Yr
Months Vacant	6	0	Months
Tenant Improvements	5.00	2.50	$/SqFt
Leasing Commissions	4.5	2.25	Percent
Rent Abatements	0		Months
Security Deposit	None	None	
Non-Weighted Items			
Rent Changes	Yes		
Retail Sales	No		
Reimbursements	Net		
Term Lengths	10	Years	

Rent Changes: MK1,current term
Changing Base: Rent+
Step:
Porters' Wage:
Miscellaneous:
CPI Rent
Category:
Parking
Spaces: Continue Prior
Amount:

(continued on next page)

ARGUS™ SOFTWARE

Northeast Utilities Building
1985 Blue Hills Avenue
Windsor, CT

Software : ARGUS Ver. 15.0.0.54
File : 1985 Blue Hills
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Portfolio :
Date : 5/19/14
Time : 9:31 am
Ref# : AAT

Input Assumptions
(continued from previous page)

Changing Base Rent

Changing Base:
Rent+

Date	Amount	Units
1	100	% Market
13	2.5	% Inc, Annual

Property Resale
- Option: Capitalize Net Operating Income
- Cap Rate: 8.25
- Resale Adjustment(s): 3
- Apply Rate to following year income: Yes
- Calculate Resale for All Years: Yes

Direct Capitalization
- Capitalization Period: Year One
- Cash Flow to Capitalize: Net Operating Income
- Cap Rate: 7.5
- Commissions: 0
- Calculate a Blended Value: No

Present Value Discounting
- Primary Discount Rate: 9.25
- Discount Rate Range
  - Number of Rates: 3
  - Increment: 0.25
- Discount Method: Annually (Endpoint on Cash Flow & Resale)
- Advanced
  - Unleveraged Discount Range
    - Cash Flow Rate: 9.25
    - Resale Rate: 9.25
  - Leveraged Discount Range
    - Cash Flow Rate: 9.25
    - Resale Rate: 9.25

Addendum E

LEGAL DESCRIPTION

EXHIBIT A

Legal Description of Premises at
1985 Blue Hills Avenue, Windsor, Connecticut

That certain piece or parcel of land, with any buildings thereon and appurtenances thereto, being shown as "1985" on a certain map or plan entitled , "SUBDIVISION PLAN PREPARED FOR GRIFFIN CENTER DEVELOPMENT I, LLC.BLUE HILLS EXTENSION, DAY HILL ROAD AND GRIFFIN ROAD SOUTH WINDSOR, CONN. ALFORD ASSOCIATES, INC. CIVIL ENGINEERS WINDSOR, CONNECTICUT WILSON H. ALFORD, JR., P.E. & L.S. SCALE: 1IN. = 100 FT. DATE: JULY 6, 2000 REVISIONS: DATE 8-17-00 SUBDIVISION PLAN 9-12-00 ADDED PROPOSED 25' WIDE STRIP TO BE DEEDED TO THE TOWN OF WINDSOR ON PARCEL "C" AND PROPOSED LOTS 1975, 1985 AND 1995 1-8-01 ADDED SET WHBs ALONG 25' STRIP AT DAY HILL ROAD 1-11-01 ADDED 3 ADDITIONAL SET WHBs ALONG DAY HILL ROAD PER TOWN ENGINEER", which map is on file in the Windsor Town Clerk's Office, said lot being more particularly bounded and described as follows:

Beginning at a point in the south highway line of Blue Hill Avenue Extension, also known as Connecticut Route 187, said point being N 53°58' 20" W, 392.37 feet and N 53° 58' 13" W, 737.02 feet, the two (2) courses being measured in the south highway line of Blue Hills Avenue Extension, form the point marking the intersection of the west street line of Griffin Road South with the south highway line of Blue Hills Avenue Extension, said point of beginning also marking the northwest corner of Lot 1975 and the northeast corner of the subject parcel; thence S 35° 50' 40" W, 539.50 feet to a point; thence S 13° 55' 27" W, 219.78 feet to a point; thence S 37° 47' 01" E, 302.57 feet to a point; the three (3) preceding courses being along Lot 1975; thence N 76° 04' 33" W, 340.55 feet to a set Windsor Highway Department monument; thence N 76° 04' 33" W, 690.14 feet to a point; the two (2) preceding courses being in the north line of the 25-foot parcel to be deeded to the town of Windsor; thence N 22° 27' 06" E, 672.28 feet to a point; thence N 42° 46' 05" E, 154.24 feet to a point; thence N 25° 26' 14" W, 122.69 feet to a point; thence N 64° 33' 456" E, 153.31 feet to a point; thence N 35° 50' 40" E, 181.50 feet to a point; thence N 5° 56' 17", 39.12 feet to a point in the south highway line of Blue Hills Avenue Extension; the six (6) preceding courses being along Lot 1995; thence S 53° 58' 20" E, in the south highway line of Blue Hills Avenue Extension, 774.39 feet to the point of beginning.

Addendum F

PRÉCIS METRO REPORT - ECONOMY.COM, INC.