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**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**



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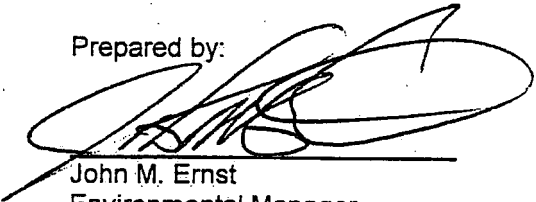
**Old Village Mill, LLC
57-59 & 65 Brunswick Avenue Ext.
Plainfield, CT
file 2672**

Prepared for:

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May 29, 2001

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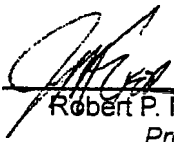

Robert P. McCarthy, P.E.
Project Engineer

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Preface

Throughout this document, the terms 'Customer', 'Client' and 'Old Village Mill' refer to Old Village Mill, LLC, while 'Consultant', 'Engineer' or 'AARON' refers to AARON Environmental. 'CTDEP' refers to the State of Connecticut Department of Environmental Protection and 'EPA' or 'USEPA' refers to the United States Environmental Protection Agency.

This report has been prepared for the sole use of the Customer of AARON. Use of this report by any person or entity other than the Customer is not authorized without the written consent of AARON. Conclusions listed in this document have been based on information provided in part by the Customer, the Customer's agents or third parties including, but not limited to, state and local authorities. Pursuant to this, the accuracy of said information is not guaranteed by AARON.

The field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for a preliminary environmental assessment (Phase I) of this property. The findings and conclusions presented herein for the site described have been promulgated in accordance with general environmental engineering practices. These environmental methods have been developed to provide the client with information regarding apparent indications of existing or potential environmental conditions relating to the subject property, and are limited to the information available at the time of the site visit and research.

Authorization

Authorization was given by Mr. George Scarveles of Old Village Mill, LLC to perform a Phase I Environmental Site Assessment of the property known as 57-59 & 65 Brunswick Avenue Ext., Plainfield, Connecticut.

I. INTRODUCTION/SCOPE OF WORK

AARON was asked by Old Village Mill, LLC to conduct a Phase I Environmental Site Assessment of the property known as 57-59 & 65 Brunswick Avenue Ext., Plainfield, Connecticut. As part of this work, AARON reviewed certain publicly available Federal, State, and local environmental database sources to investigate the historical uses of the property, and to evaluate the likelihood of soil, vapor phase, and/or groundwater contamination to be present on the property as a result of releases from on-site activities or historic land uses.

The scope of work included:

- reviewing certain readily available federal and state environmental databases via a computerized search;

- researching certain available Town and DEP records;

- researching available Sanborn Fire Insurance Maps and historic City Directories;

- reviewing available historic environmental reports and conducting a visual inspection (walk-through) of the property and an interview with available site contacts;

- providing a written report documenting these findings and discussing the potential for adverse environmental conditions to be present at the site based on the data reviewed.

The information presented in this report is provided in accordance with American Society for Testing and Materials (ASTM) Specification E-1527, Standard Practice for Environmental Site Assessment.

II. SITE OVERVIEW

A. Site Location and Description

The subject property consists of three separate parcels described as follows:

Address: 57-59 & 65 Brunswick Avenue Ext.
Plainfield (Moosup), Connecticut
Windham County

Current Owner: Old Village Mill, LLC

Map/Block/Lot: 30 / 111 / B 7; 4M / 111 / 11; and, 4M / 111 / B 5

USGS Quadrangle: Oneco, CT / RI (7.5 x 15 minute)

Latitude: 41 43' 3"

Longitude: 71 51' 42"

The configuration of the parcels is illustrated in the Figures section of this report. Figure 1 is a locus map showing local topographic features. Figure 2 is an overall Site map showing the parcel locations and Figures 3 through 6 show the individual parcels with on-site structures and the Areas of Concern (AOCs) identified as part of this work.

Based on review of the Assessor's cards and visual observations, the parcels are further described as follows:

Lot 30 / 111 / B 7 is located on the east side of the Moosup River and to the north of Brunswick Avenue Ext. The parcel consists of 0.37 acres of land and includes a 3 story brick/masonry/timber structure in poor condition with holes in the roof and floors and most windows have been broken. The building consists of approximately 34,000 square feet of floor space and is referred to as the former Carvill Combing Company throughout this report.

Lot 4M / 111 / 11 is located on the west and north side of the Moosup River and to the south of Brunswick Avenue Ext. The parcel is described on the Assessors card as containing 9.0 acres of land; however, at the time of the property transfer on 12/22/2000 this parcel was split along the centerline of the Moosup River and the transferred parcel consists of only a 3.13 acre portion of the larger parcel. This parcel is undeveloped at this time and is referred to as the Vacant Parcel throughout this report. A sanitary sewer lift station is present within the eastern portion of this parcel; the lift station is part of the Plainfield municipal sanitary sewer system which is owned by the Town of Plainfield.

Lot 4M / 111 / B 5 is located on the west side of the Moosup River and to the north of Brunswick Avenue Ext. The parcel is described on the Assessors card with 8.14 acres of land; however, a preliminary property survey provided by the Client indicates that this parcel includes 14.7 acres of land. The parcel is developed with various

buildings including the former Brunswick Worsted Mill building, an attached office area, a separate garage building, a shed like structure and the remains of water tower. The main mill building was destroyed by a fire circa October 2000 and has been partially demolished. The mill building formerly consisted of approximately 73,000 square feet of floor space. A 2 story office area is attached to the west end of the main mill building and consists of approximately 1,000 square feet of floor space. An approximately 5,000 square foot "Butler" type garage is located 50 to 100 feet to the north/northwest of the main mill building. The office area and garage building were not impacted by the fire or demolition work. This parcel will be referred to as the Brunswick Mill parcel within this Phase I report. This parcel has significant frontage on both Brunswick Avenue to the south and Route 14 to the north.

Each of the properties and buildings are currently vacant (not occupied). A pedestrian bridge is present adjacent to the subject parcels within the right-of-way for Brunswick Avenue and provides access across the Moosup River. The Moosup River is reported to be a common recreational fishing location and people may occasionally be present on the subject parcels in order to access the river for fishing purposes. A walking path is present through the wooded area within the northern to western portion of the Brunswick Mill Property. The path enters from Brunswick Avenue near to the west side of the Parcel, passes adjacent to the former water tower, near the top of the cliff at Route 14, and down to Route 14 at the north central portion of the property.

B. Site History

1. Title Review

A Chain of Title, completed in October 2000, was provided by the Client which indicates the following:

<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Volume</u>	<u>Page</u>
Glens Falls Realty Partnership	The Cadle Company	01/10/97	239	812

"Description: Three parcels, Parcel A, Gagnon land on the south side of hwy; Parcel 1, parcel on the north side of Main St., together with a ROW 18 feet wide. Parcel 2: Parcel on the south side of main St (aka Brunswick Ave), not the subject property."

Parcel 1, s/a Parcel 1 in 239/812

Brunswick Worsted Mills, Inc.	Glens Falls Realty Partnership	05/20/87	172	962
Textile Realty Company	Brunswick Worsted Mills, Inc.	03/03/33	46	405

Parcel A, Gagnon property in 239/812

<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Volume</u>	<u>Page</u>
Brunswick Worsted Mills, Inc.	Glens Falls Realty Partnership	07/06/87	173	698
Bertha A. Gagnon	Brunswick Worsted Mills, Inc.	05/09/45	62	79

An additional transfer, which is indicated on the property cards, was completed in December 2000 and is described as follows:

<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Volume</u>	<u>Page</u>
The Cadle Company	Old Village Mill LLC	12/22/00	272	637

Note on property card for lot 4M/ 111/ 11 indicates: "Sale of \$50,000 includes total of 3 parcels (4M/111B/5 & 30/111B/7)".

A review of the deed for the 12/22/00 transfer indicates that a portion of the Vacant Parcel was specifically not included as part of that property transfer. The Vacant Parcel was apparently split into two separate lots at the time of the transfer, using the centerline of the Moosup River as the line of division. The portion located on the north side of the Moosup River was transferred to Old Village Mill, LLC while the portion located on the south side of the Moosup River was not included in the transfer.

2. Historical Topographic Maps

The USGS topographic map covering this site is the Oneco, CT/RI Quadrangle, dated 1953 photo-revised 1970. The 1953 version shows the two main mill structures on the east and west sides of the Moosup River. An additional structure is present on the Brunswick Mill parcel, located to the northwest of the main mill building. Railroad tracks are present to the east of the Moosup River and adjacent to the subject parcels. A driveway is shown accessing the Brunswick Mill Parcel from Route 14 down (south) to the main mill building. Residential size structures are present along Brunswick Avenue to the east and west of the Site and along Cottage Street to the west.

The 1970 photo-revised version also shows the main mill buildings and driveway on the Brunswick Mill parcel. Additional small structures are present on the Brunswick Mill parcel, at the top of the hill to the northwest of the main building and located on the Vacant Parcel near to Brunswick Avenue and the bridge over the Moosup River. The railroad tracks are described on the 1970 map as "old railroad grade" and are depicted as a dashed line, such as a walking trail.

3. Aerial Photographs

Aerial photographs dated 1965, 1975, 1980, 1986, 1990, and 1996 were reviewed at the DEP Natural Resources Center.

The 1965 photograph shows the main mill buildings, the office type building, the garage building, the water tower, and the small structure located on the Vacant Parcel. The surrounding area is moderately developed with residential size structures and the railroad bed is well defined.

The 1975 photograph shows the same buildings which were present in 1965 as well as the following features: A rectangle clearing is present adjacent to and south of the water tower, the sewer lift station appears to be present within the vacant parcel, and two oval shaped, pond like objects are present on the southeast side of the Moosup River, adjacent to the vacant parcel. The vacant parcel, in the area of the small structure, appears to be utilized for vehicle parking by the facility.

The 1980 photograph is similar to the 1975 photograph. A property located to the north of the Brunswick Mill parcel, across Route 14, has been developed with a commercial size building and a parking lot.

The 1986 photograph is similar to the 1980 photograph. The railroad bed is no longer well defined in the aerial photographs.

The 1990 photograph is similar to the 1986 photograph. The small structure is no longer present on the vacant parcel, however, this area is still utilized for vehicle parking.

The 1996 photograph is similar to the 1990 photograph, however, there are no vehicles present at the vacant parcel or the Brunswick Mill parcel.

4. Sanborn Fire Insurance Maps

Historic Sanborn Fire Insurance Maps covering the site were researched; none were identified covering the site or immediate vicinity.

5. City Directories

The target property was not identified in available national and regional city and cross reference directory collections researched as part of the work.

C. Properties Surrounding the Site

The properties adjacent to the site are developed with a mix of residential and commercial buildings. The surrounding area includes:

To the south across the Moosup River is vacant wooded land, the former railroad bed, and the former southern portion of the Vacant Parcel;

To the west, are residential buildings abutting the Vacant Parcel and the Brunswick Mill Parcel;

Residential properties are present on the south side of Brunswick Avenue, between the Vacant Parcel and the Brunswick Mill Parcel;

A commercial building is present abutting the northwest corner of the Brunswick Mill Parcel which houses a fitness center (Extreme Fitness) and construction company (Collelo Excavating & Paving);

To the north, across Route 14, is a residential building and a restaurant (Riverview Café); A portion of the road frontage along Route 14 consists of a rock cliff descending approximately 40 feet from the Brunswick Mill Parcel down to the roadway;

To the east is the former railroad bed and wooded land with residential properties located 300'+ from the railroad bed;

To the southeast of the former Carvill Combing Company building is a two story brick construction commercial building which appears as though it may have been part of the original mill complex. This building is currently occupied by a company identified as Wagar Associates. Wagar Associates is a distributor of plastic and transparent packaging materials such as a CD cases.

Residential properties are located along Brunswick Avenue to the southeast of the subject properties.

The properties comprising the Site and surrounding area are serviced by municipal sewer. The Site and surrounding properties are not supplied with municipal water; private water wells are utilized for drinking water supply.

D. Maps and Other Data

1. **Topography:** According to the USGS Topographic Map for the Oneco, CT/RI Quadrangle (dated 1953 and photo-revised 1970), the mill buildings are located at an elevation of approximately 270 feet above mean sea level (a.m.s.l.). The Brunswick Mill Parcel contains a high point of approximately 350 feet a.m.s.l. located at the top of the rock cliff (north side of the parcel) along Route 14.
2. **Hydrologic Features:** According to the Water Quality Map for the Thames River, Pawcatuck River and Southeast Coastal Basin¹ groundwater in the area of the Site is classified as GA. A classification of GA is defined as: Existing Private and potential public or private supplies of water suitable for drinking without treatment. The Moosup River is classified as C/Bc on the Water Quality Map. The Atlas of Public Water Supply Sources (DEP, June 1982) indicates that 2 public water supply wells referred to as Moosup Garden Apartments are located within ½ to 1 mile west/southwest of the Study Site.

The dominant soil composition in the vicinity is coarse granular sands (USDA Soil Conservation Service). The site and surrounding properties use private wells as a source of water supply, as described in section IV C of this report.

E. Previous Studies

No previous environmental reports were identified for the site.

III. REGULATORY REVIEW

An Environmental Database report was obtained from Environmental Data Resources, Inc. (EDR®). The database report is a screening tool which maps sites with potential or existing environmental liabilities based on a computer search of select publicly available databases searched in accordance with the ASTM standard. The findings of the database search are summarized below and in the Tables Section of this report; a copy of the database report is provided in the appendices of this report.

A. National Priorities List (NPL)

The National Priorities List (NPL) is a U.S. Environmental Protection Agency (EPA) listing of uncontrolled or abandoned hazardous waste sites. These sites are targeted for possible long-term remedial action.

According to the database report, the Subject Site is not included on the NPL. No NPL sites within a one mile radius were identified.

B. CORRACTS

CORRACTS is a compilation of RCRA facilities which are undergoing corrective action. Corrective actions may be required beyond a facility's boundaries and can be required regardless of when the release occurred, even if it predates RCRA.

According to the database report, the Subject Site is not included on the CORRACTS listing and no facilities within a one mile radius of the site were identified.

C. SHWS

The SHWS is the State Equivalent CERCLIS list which contains the Connecticut Hazardous Disposal Sites Database.

According to the database report, the Subject Site is not included on the SHWS listing and no facilities within a one mile radius of the site were identified.

D. Registered Underground Storage Tanks

The State Registered Underground Storage Tank listing is provided by the Connecticut DEP.

According to the database reports, the facility has registered underground storage tanks. The information obtained indicates the presence of three 20,000 gallon heating oil USTs installed between 1954 and 1956. The USTs are registered to Glen Falls Realty Partnership and the CTDEP Site ID is listed as 109-1950. There are no additional sites identified on the database within a one quarter mile radius.

E. CERCLIS / NFRAP

These EPA databases list sites proposed or on the NPL, or which are under investigation by EPA for possible NPL listing. The NFRAP contains sites that have been investigated and found not to contain significant contamination, or where contamination has been removed and further Federal Superfund action or NPL consideration is not necessary.

According to the EDR report, the Subject Site is not included on the CERCLIS listing and no CERCLIS sites were identified within a one half mile radius. According to the EDR report, the Subject Site is not included on the NFRAP listing either.

F. Leaking Underground Storage Tank (LUST)

The State LUST listing is provided by the Connecticut DEP.

The Subject Site is not included on the LUST listing and no LUST sites were identified within a one half mile radius.

G. RCRA, TRI, ERNS

The RCRA database lists facilities which have notified EPA of their waste generation, treatment and storage activities; the list contains RCRA Violators and Enforcement actions. The TRI (Toxic Release Inventory) is a compilation of facilities required to complete annual Form R reports for their toxic chemical emissions. ERNS is the Emergency Response Notification System that EPA uses to collect information on reported releases of hazardous substances and oil.

The site is not included on the RCRA, TRI or ERNS databases, and no RCRA-TSD sites were identified within a one half mile radius.

H. Landfill (LF)

The State Solid Waste Facilities / Landfill Sites may be active or inactive facilities and are provided by the Connecticut DEP.

The Subject Site is not listed on the database report as a LF site and no LF sites were identified within a one half mile radius.

I. Leachate and Wastewater Discharge (LWDS)

The LWDS listing is based on CTDEP mapping of permitted or potential surface and groundwater discharge locations.

The subject site is not listed on the database as a LWDS site. Two sites were identified within a one half mile radius of the Site. The two sites include Mobil Oil Co. and the Griswold Rubber Co., each located 1/4 to 1/2 mile to the west / northwest.

J. Orphan Summary and Off Property Potential Sources of Contamination

Carvill Industries, Inc. is located on Brunswick Avenue in Plainfield, CT, listed on 5/18/1990, for septic lagoons on an Industrial Solid Waste Survey and appears to be the subject site. Additional orphan listings include various LUST, SDADB, and SHWS sites which appear to be located throughout Plainfield.

A request for additional information was submitted to the CTDEP Permitting, Enforcement, and Remediation Division (PERD). A phone interview was completed with Mr. Mike McDaniel of the CTDEP PERD division. Mr. McDaniel indicated that the Site was placed on the SDADB in 1990 as a result of CTDEP reviews of historical Industrial Solid Waste Surveys. The form was completed by Carvill Industries in 1972 and indicated that industrial wastes were discharged to an open lagoon. A lagoon has been identified on the south side of the Moosup River within an area of the Vacant Parcel that was not transferred to Old Village Mill, LLC. The CTDEP activities and lagoon area are further discussed in Section IV A of this report.

IV. SITE INVESTIGATION

The following sources were utilized to generate the information provided in this section:

Site walk completed April 18, 2001 by Robert McCarthy and Phil Rydel of AARON. Weather conditions during the site reconnaissance visit were clear and mild,

Plainfield Assessor's Office, Planning and Engineering Department, Building Department and Fire Marshal file review 4/10/01 and 4/18/01, Northeast District Department of Health file review 4/10/01,

Telephone Interviews completed with Mr. Don Burton and Mr. Mike McDaniel of the CTDEP, and

Property Survey Showing Lands Now or Formerly of Old Village Mill, LLC by Vollmer Associates LLP. Undated, as this was a preliminary map provided by the client.

A. Site Historical Background

Historical Site information was obtained from the Plainfield Town Planner, Jason Vincent, including a Historic Resources Inventory report prepared for the Connecticut Historical Commission (CHC) in 1980. The CHC report indicates that the main mill was constructed in 1891 by Edwin Milner. In 1899 the mill was sold to the American Woolen Company which operated Glens Falls Mill until 1932 when the building was sold. Brunswick Worsted Mills, Inc. purchased the mill in 1933 and continued to own and operate the mill until the time of the CHC report in 1980. A photograph provided in the CHC report indicates that the building which is currently occupied by Wagar Associates was utilized by the mill owners as a storehouse.

The property continued to be operated as a textile mill until circa 1986. According to the Plainfield Fire Marshal, Mr. Paul Yellen, the main mill building was occupied by various companies during a portion of the 1980's and has been vacant for at least the past ten years. Mr. Yellen indicated that a hydroelectric power generation plant was present in the basement of the building, a fiberglass boat manufacturer was present on the 1st and 2nd floors, and a pharmaceutical company (Davis Pharmaceuticals) was present on the upper floor.

Mike McDaniel of the CTDEP indicated that an effort was made by the former hydroelectric power plant operators to restart the plant in 1995 and 1996. Excess sediment was identified within the Brunswick Mill building raceway during this time. The CTDEP Inland Water division reportedly approved placing the sediment within the lagoon that is located to the south of the Moosup River, on the former southern half of the Vacant Parcel. Following this activity, the CTDEP identified the lagoon as an area of concern and initiated an investigation. The CTDEP PERD division completed sampling and analysis of the material within the lagoon and identified the primary constituent to be nonyl-phenol.

A fire occurred in the Brunswick Mill building on October 21, 2000. The fire consumed all four floors of the building immediately adjacent to the river but did not impact the office areas at the west end of the building. A demolition company razed much of the eastern half of the building and created stockpiles of metal and building debris, which remain at the Site.

The CTDEP Oil & Chemical Spill (OCS) Response division was called to the Site following the fire due to the presence of asbestos containing materials (ACM), the USTs, and the lagoons. Mr. Don Burton of the CTDEP OCS visited the Site following the fire. Mr. Burton indicated that asbestos containing materials (ACM) were identified among the building debris and within the remaining structure. The ACM was considered a concern to the CTDEP and the Site was referred to the USEPA and the CTDEP PERD Division for their assistance in mitigating the condition. The USEPA subsequently requested that a Preliminary Assessment / Site Investigation (PA/SI) be performed on the portions of the Site that are owned by Old Village Mill, LLC.

The CTDEP PERD Division, specifically Mr. Mike McDaniel, has collected samples of potable water from neighboring properties, including Wagar Associates and residential properties along Brunswick Avenue. Samples have been collected in the years 2000 and 2001 for a variety of analysis such as: metals, volatile organic compounds (VOCs), nonyl phenol, and radium. Mr. McDaniel indicated that the results have generally been within acceptable ranges, with the exception of one residence which was identified with elevated lead. The cause of the lead condition has not been determined at this time as the water was also identified with a relatively low pH and piping within the house is suspected to contain lead solder. Mr. McDaniel also stated that Wagar Associates utilizes bottled water for drinking purposes.

B. General Site Conditions

The Site buildings are in generally poor condition including both the remaining Brunswick Mill Building and the Carvill Combing Building. These buildings contain significant physical hazards, including; as holes in the first and second floors, holes with hanging debris from the roof, partially demolished buildings with unsupported walls remaining, pits and fall areas, and miscellaneous residual manufacturing and building debris throughout the buildings. Certain portions of the Brunswick Mill building and Carvill Combing building were not accessible for inspection due to physical hazards and obstructions; these areas include the boiler rooms, basement areas, and an apparent former manufacturing area within the burned portion of the Brunswick Mill Building.

Several 55 gallon drums were observed within each of the buildings. These drums are present in and around the remains of Brunswick Mill Building, specifically, within the former boiler room and throughout the former manufacturing area. At least two pressure type vessels were observed within the debris in the former manufacturing area. Access to these vessels was not possible, therefore, the volume or remaining material and previous contents were not identified. One drum located outside the Brunswick Mill Building was determined to be empty and contained a label indicating that it had contained acetone.

Within the basement of the Carvill Combing building a 55 gallon drum was observed within a utility room. This drum was observed to be rusted through at the bottom and a white solid substance was present within the drum. A photograph of this drum is provided in the Appendix of this report. Additional drums, paint cans, metal, and debris were present throughout the southeast basement area of this building.

Descriptions of additional building materials and conditions are provided in subsequent sections of this report. Descriptions of the outdoor areas are provided in Section IV L of this report.

C. Site Utilities

The site and surrounding area are serviced by a municipal sanitary sewer system which was installed circa 1975. A State of Connecticut Water Resources Commission order No. 346 dated the 25th day of September, 1967 required the Brunswick Worsted Mills, Inc. to install the necessary plumbing and house sewer to the future Plainfield Municipal Sewer and to eliminate the existing surface discharge of sanitary sewage to the Moosup River. It was not apparent whether this order applied to each of the mill buildings or just the Brunswick Mill building. A sketch of a septic tank and leach field system was obtained that indicates a septic system is connected to the former Carvill Combing Co. building which is located immediately south of the building and approximately 15 to 20 feet from the retaining wall to the Moosup River.

The area is not supplied with a municipal water system; the site and surrounding properties utilize individual on-site potable wells for water supply. The well for the Brunswick Mill building is located in a concrete vault with a shed type roof that is present to the north of the main mill building. The Health Department did not have any records documenting the construction of this well; however, it appears to be a drilled well with downwell pump. A separate well was not identified for the former Carvill Combing Co. building. A well was observed for the Wagar Associates building, immediately off the southwest corner of the building. The Health Department records indicate that this well was drilled in January 1996 and that initial analysis indicated a problem with coliform.

Electrical service was formerly provided to the Brunswick Mill building via overhead power lines from a utility pole located in the front of the building on Brunswick Avenue. The pole formerly contained three electrical transformers which were removed after the fire occurred in October 2000. The buildings were apparently heated with fuel oil fired boilers; fuel oil was supplied by underground tanks which are discussed Section IV D of this report.

A fire suppression system is present consisting of sprinklers and hydrants located throughout the former Brunswick Mill and Carvill Combing Co. buildings. A pump house is present between the boiler area of the Brunswick Mill building and the USTs. The fire pump apparently utilized river water from above the dam.

D. Aboveground/Underground Storage Tanks (USTs)

There are currently three known USTs on the site, each are 20,000 gallon heating oil tanks. Two 20,000 gallon heating oil USTs were installed circa 1956 and are located in a concrete bunker to the north of the Brunswick Mill building. The concrete foundation surrounding these tanks and associated piping is apparent above the ground surface in this area. Underground piping extends from the tanks to the boiler room which was located in the basement of the northeast portion of the building. One additional 20,000 gallon heating oil UST installed circa 1954 is located in a concrete

bunker to the south of the former Carvill Combing Co. building, immediately adjacent to the Moosup River. The fill and vent piping are apparent in this area. An open, approximately six inch diameter pipe is present entering the tank and liquid within the tank can be observed through this open pipe. Underground piping is assumed to extend from the UST to the boiler room area in the southwest corner of the building.

The boiler room areas of each of the buildings was not thoroughly inspected due to physical hazards which were present. Based on visual observations of these areas from the outside there appeared to be miscellaneous pressure tanks present. The presence of aboveground petroleum or chemical type tanks was not determined. Certain basement areas below the burned portion of the Brunswick Mill building were also inaccessible and were not visually observed. The area appears to contain ancillary mechanical equipment such as a compressor and air tank.

E. Waste Handling

Documentation regarding the former generation of regulated wastes has not been identified; the buildings are currently not occupied and records regarding previous building occupants were not available. A review of hazardous waste management files at CTDEP was requested and no records regarding the subject site were identified.

As discussed previously, a 1972 Industrial Waste Survey indicated that industrial waste water was discharged to a lagoon. The lagoon is located on the south side of the Moosup River, on the former southern half of the Vacant Parcel, which is not part of the subject Site.

Bulky waste from former building occupants such as wool and yarn are present throughout the Carvill Combing building. Additional manufacturing products and materials are present within the remains of the Brunswick Mill building.

F. Floor Drains, Pits, Sumps, and Dry Wells

Floor drains were not observed within the garage building located on the Brunswick Mill property. Due to the presence of the demolition debris and building remains, the floor of the Brunswick Mill Building was not observed. However, piping and drainage shafts were present within the turbine discharge area and exiting the retaining wall toward the river. The pipes and shafts appear to run under the current floor level.

The basement level of the Carvill combing building contains drainage pathways within the concrete floor. These pathways discharge to a common shaft located under a set of stairs in the south central area of the building. Floor drains and potential subsurface piping were not identified in this area of the building, although much of the floor area is covered with wool and yarn products. The common shaft discharges downward, to the river level below basement floor. The shaft is assumed to discharge to an approximately 30 inch concrete drainage pipe which was observed exiting the southwest corner of the mill building into the river.

G. Storm Water Conveyances

A limited storm drainage system is present at the Site and is described as follows:

Brunswick Mill Property: A drainage culvert enters the property from the north side, apparently receiving runoff from Route 14 and/or a parking lot for the Riverview Café. The culvert discharges into a drainage swale which runs southerly through the property and terminates just north of the garage building. Two stormwater basins are present at the north and south ends of the garage building which appear to drain toward the river. Former roof drains associated with the Mill building are assumed to have discharged to the river.

Carvill Combing Property: A drain pipe was identified under a steel plate on the east side of the building which appears to drain the east side of the former railroad bed and drains through piping associated with the mill building. A stormwater catch basin is present adjacent to the east/southeast corner of the building which receives the previously mentioned pipe and appears to discharge through pipe running under the building. This system then appears to discharge to the piping/common shaft which is located under the center of the building.

H. Air Emissions

The inactive boilers associated with the former heating system are the only apparent source of an industrial process-related air emission on the Subject Site.

I. Polychlorinated Biphenyls (PCBs)

Three utility-owned pole-mounted transformers were reportedly present in front of the Brunswick Mill Building, where the main service previously entered the building. Due to the building age, on-site potential sources of PCB fluids include light ballasts throughout the building and hydraulic oil associated with the various equipment. Many of the light fixtures within the office area of the Brunswick Mill building were observed to be missing the fluorescent light bulbs.

J. Asbestos-Containing Material (ACM) and Lead Based Paint

An asbestos and lead paint survey was not performed as part of this Assessment. The building was constructed circa 1891 and has had additions and modifications completed over the years. Therefore the presence of asbestos containing and lead painted building materials is possible.

Suspected ACM is present throughout the debris piles created by demolition contractor following the fire and within the remaining structures. Insulated boilers and associated piping are present in both the Brunswick Mill Building and the Carvill Combing building. Additionally, suspect floor and wall tiles are present on each of the buildings.

K. Radon

Quantitative testing for the presence of radon gas was not performed as part of this investigation.

L. Artificial Fill Areas and Other Indicators of Contamination

Indications of possible contamination (e.g., stained soil, distressed vegetation, areas of subsidence, etc.) were encountered during the site walkover. The wooded and open areas of the Brunswick Mill parcel appear to have been excavated and/or filled in the past. Areas of apparent dumping are indicated by mounded soil or other material and possible excavation areas are present where ditches, holes, or other non-natural changes in topography are observed.

Areas of dumping of waste materials such as metal, cans, wood, ash, and other debris were observed and are described as follows: Pieces of coal, slag and/or ash were observed on the ground surface in certain areas of property, as noted on Figure 3. Ash and/or coal were observed in the area of the former water tower and along the top of the embankment to the Moosup river. An area of concentrated debris was identified in the north central portion of the property, adjacent (east) to the asphalt drive entering from Route 14. This debris area contained metal cans, drums, ash, tires, and bottles. The central portion of the Brunswick Mill Parcel is scattered with miscellaneous debris including drums, tires, cans, metal, wood, building debris, a car, and a former UST with a square hole cut in it. Piles of wood and metal debris are present adjacent to the water tower remains.

Based on the condition of the ground surface and other observations, it appears that the western portion of the Vacant Parcel, adjacent to Brunswick Avenue, was filled. This area consists of a small, relatively flat area and then steep embankment down to the Moosup River. The embankment consists of large broken rocks and stones. The flat area also contained broken rock, stones, and pieces of slag were observed on the ground surface.

Sediment has likely accumulated behind the dam located within the Moosup River. This sediment has potential to contain contaminants which have been transported down the river from upgradient locations.

M. Potential Contaminant Pathways

Fill material around below-grade utilities and other man-made structures typically exhibit greater permeability than native soils, creating potential subsurface contaminant migration pathways. The fire and potable water piping systems, leaching field, current USTs, and drainage system are potential contaminant migration pathways.

N. Off Property Potential Areas of Concern

The portion of the Vacant Parcel which was retained by Glen Falls Realty Limited Partnership, to the south-southeast of the Moosup River, contains at least two open pits which have been described as lagoons by USEPA and CTDEP representatives. The lagoons are clearly visible in the 1975 through 1990 aerial photographs. According to Mr. Don Burton and Mr. Mike McDaniel of the CTDEP, the lagoons contain a product identified as nonyl phenol. The lagoons were visually observed during the site walk and appear to be overgrown with brush and currently contain sediment, leaves, and water.

V. SUMMARY

The Subject Site consists of three distinct parcels along the Moosup River which have historically been used as textile mill buildings; the mill complex was originally developed circa 1891 and continued through mid 1980. The parcels include the Brunswick Mill Parcel (west/northwestern), the Carvill Combing parcel (eastern), and the Vacant Parcel (southern). A dam is present within the river on the Brunswick Mill parcel. One 3 story mill building is present on the east side of the river (former Carvill Combing building) and the remains of a 2 to 4 story mill building (former Brunswick Mill building) is present on the west side of the river. An additional garage type structure is present on the Brunswick Mill parcel. These buildings are vacant (abandoned) and partially demolished and damaged by fire. The Site is located in a GA groundwater zone; the Site and vicinity utilize private water supply wells. Until circa 1975, the site was not connected to a municipal sanitary sewer system.

Since the textile mill activities ceased in the mid 1980s, the main mill building on the Brunswick Mill parcel was occupied by various companies; the building has remained vacant for at least the past ten years. A hydroelectric power generation plant was present in the basement of that building and the most recent uses of the building were by a fiberglass boat manufacturer on the 1st and 2nd floors and a pharmaceutical company (Davis Pharmaceuticals) on the upper floor. The Site has historically utilized underground heating oil tanks and coal burning equipment; at least three 20,000 gallon heating oil tanks remain. The Subject Site is included on the State Underground Storage Tank (UST) database and the Site Discovery and Assessment Database (SDADB). The SDADB listing is associated with an Industrial Waste Discharge Survey which was completed in 1972 and indicated that the Carvill Combing Company discharged industrial wastewater to a lagoon. The location of the lagoon has been identified off-property on the south side of the Moosup river.

The remaining mill buildings currently contain physical hazards such as holes in the floors and roof, loose building materials, and piles of debris and materials. Potential hazardous materials such as asbestos containing materials (ACM), 55 gallon drums, paint cans, and other materials were identified within the buildings.

The wooded portion of the Brunswick Mill property was observed to contain miscellaneous areas of debris consisting of drums, tires, cans, metal, wood, building debris, a car, and a former underground steel tank with a square hole cut in it. Pieces of coal, slag and/or ash were also observed on the ground surface in certain areas of the property, as identified in Figure 3.

Constituents of concern associated with typical historic textile mill operations include volatile and semi-volatile organic compounds (including but not limited to chlorobenzene and phenols) and certain metals (include arsenic and lead associated with coal ash and chromium). Typical building material concerns with historic manufacturing operations include asbestos containing building materials, PCBs contained in electrical and hydraulic equipment and mercury (e.g., thermostats, switches, etc.). Because this Site contains partially demolished structures, there is an additional potential physical hazard associated with the remaining structures. A Table summarizing the Areas of potential Concern (AOCs) identified during this evaluation is provided on the following page.

IDENTIFIED AREAS OF POTENTIAL CONCERN	
AOC Number / Name	AOC Description / Location
1.) Asbestos Containing Materials (ACM)	Potential asbestos containing materials are present throughout the remaining Site buildings. Asbestos contaminated materials may also be present within the debris from the Brunswick Mill Building and within the Carvill Combing Building.
2.) Drums, Cans, and Containers within and adjacent to the buildings	Numerous drums and containers are present within the two mill buildings and remains. The containers are in various states of decay and contain unknown products and quantities.
3.) Inaccessible building areas	The basement and upper floors of both buildings were not fully accessible, therefore, unidentified hazardous materials may be present in these areas. Appropriate action should be taken regarding these areas at the time of building demolition.
4.) PCBs, Mercury, and Lead	Building materials and equipment such as light ballasts, paint, and hydraulic equipment may contain these hazardous materials.
5.) Physical Hazards	Physical hazards such as holes in the building floors and roof, loose building materials, and piles of debris and materials.
6.) Floor drains, drainage, raceway and sediment	A surficial floor drain system was observed in the basement of the Carvill Combing building and discharge piping was identified along the river exiting from both buildings and piping was identified within the raceway of the Brunswick Mill building. The piping, raceway, and areas behind the dam may contain sediment which should be properly characterized prior to disposal.
7.) Former Carvill Combing Building septic system	The status of this septic system should be determined and appropriate action taken regarding sampling and/or closure.
8.) Potable well for Brunswick Building	A drilled well is present within a shed type structure behind the Brunswick Mill Building. Appropriate action should be taken regarding this well at the time of building demolition.

IDENTIFIED AREAS OF POTENTIAL CONCERN	
AOC Number / Name	AOC Description / Location
9.) Underground Storage Tanks (USTs)	Three 20,000 gallon USTs were identified at the property which were originally installed circa 1954-1956. The USTs should be cleaned and removed.
10.) Metal, wood, drums, cans, and debris throughout the property	The Brunswick Mill property contains debris scattered throughout its wooded and open areas. The debris should be properly disposed off-site.
11.) Ash / Slag and piles of fill material	Fill material was identified on the ground surface in certain locations throughout the property. Industrial slag and ash byproducts typically contain metals and poly aromatic hydrocarbons (PAHs). Intrusive investigation should be completed in the areas where these materials were identified to characterize the presence and quantity of material.
12.) Water Pit adjacent to water tower	The purpose and characteristics of this water pit should be identified, including a determination regarding the presence of sediment within the pit. The pit represents a potential physical hazard as well as environmental concern if improper discharges have occurred.

VI. RECOMMENDATIONS

Noting the identified Areas of potential Concern, an *Initial* Site Phase II Investigation is recommended to evaluate if releases to the environment have occurred at the site, and to identify and characterize residual hazardous materials for disposal and demolition purposes. The following Initial Site Investigation activities are recommended for consideration.

1. The buildings (including the partially demolished structures) should be secured from un-authorized access using appropriate security fencing and warning signs. A comprehensive pre-demolition survey should be completed for the buildings which remain on the properties, targeting asbestos containing building materials, PCB containing materials (e.g., ballasts), fluorescent tubes, and mercury containing thermostats. The investigation should include a visual inspection and inventory and analysis of suspect materials. The investigation should be limited to safe and/or accessible portions of the Site buildings with the results used as the basis for an estimate of the abatement costs associated with the identified materials. As part of any on-going demolition efforts, the previously inaccessible areas of the buildings should be inspected for the presence of additional PCB, mercury, lead and asbestos containing materials, as necessary.
2. An inventory of the remaining drums, cans, and containers should be completed including the size, markings, condition, contents and quantity. Sampling of certain containers may be necessary for disposal purposes. The identified residual hazardous materials should be properly packaged, labeled and disposed.
3. Prior to demolition, sediment within accessible portions of the building drainage systems should be sampled and properly removed and disposed.
4. The septic system associated with the Carvill Combing building should be evaluated by sampling residual sediment within the septic tank and collecting subsurface soil samples from the leach field area; lab analysis of samples for Total Petroleum Hydrocarbons, Volatile and Semi Volatile Organic Compounds, Total Phenols and 8 RCRA Metals.
5. The residual liquids within the Underground Storage Tanks (USTs) should be removed as soon as possible; the tanks should be physically cleaned and removed as soon as practical. The aggregate volume of oil stored in underground tanks requires implementation of a written Spill Prevention Control and Countermeasure Plan (SPCC). Until the tanks are removed, the SPCC should be followed.
6. Test pits and soil borings should be completed throughout the Brunswick Mill property to determine the presence of release areas, including fill material and other debris storage areas. Soils encountered should be logged by a supervising engineer. Samples should be collected from discrete areas based on field observations and analyzed at a State Certified, independent laboratory for following minimum analysis:

asbestos, total phenols, volatile organic compounds (EPA method 8260) and Total Petroleum Hydrocarbons (TPH). Additional analysis of the 8 RCRA metals, PCBs, and acid and base neutral semi-volatile organic compounds (SVOCs, EPA method 8270) should be performed in areas where these constituents may reasonably be expected to be present (e.g., ash, slag, fill, sediment, etc.).

7. Groundwater samples should be collected from the existing former water supply well; laboratory analysis should target volatile and semi-volatile organic compounds (EPA method 524.2 and 8270 Acid and Base Neutrals (8270A-B/N) targeting specific phenols). Groundwater samples should also be collected from accessible areas of the subject site by using direct push sampling devices; these samples should be analyzed for volatile organic compounds (method 8260), 8 RCRA metals and total phenols by using low flow sampling techniques. Samples with detectable concentrations of total phenols should be further analyzed by method 8270 for specific compounds. In the absence of any detectable concentration of total phenol, at least two (2) groundwater samples should be further analyzed by method 8270 for verification of the total phenol analyses.
8. The Water Pit located adjacent to the former water tower should be secured with fencing until it can be inspected and closed by filling with clean fill. Prior to closure, sediment and debris should be removed and properly disposed. The potable well located on the Brunswick Mill property should be evaluated regarding its construction and potential future use. The well should be properly converted into a monitoring well if it is determined that future use as a potable water source is unlikely.
9. The laboratory data and findings from the initial phase II assessment should be summarized with identified concentrations compared to the applicable criteria of the Remediation Standard Regulations (RSR). The sample locations and depths will be indicated on a scaled site plan, and the sample collection and handling techniques, field screening results and a discussion of the results as compared to the applicable RSR criteria will be presented in an Initial Site Investigation Report. If evidence of an on-site release is identified that warrants additional investigation, a scope of work for a Comprehensive Site Investigation to define the degree and extent of contamination should be prepared.

ENDNOTES:

1. Department of Environmental Protection, April, 1985

IDENTIFIED AREAS OF POTENTIAL CONCERN

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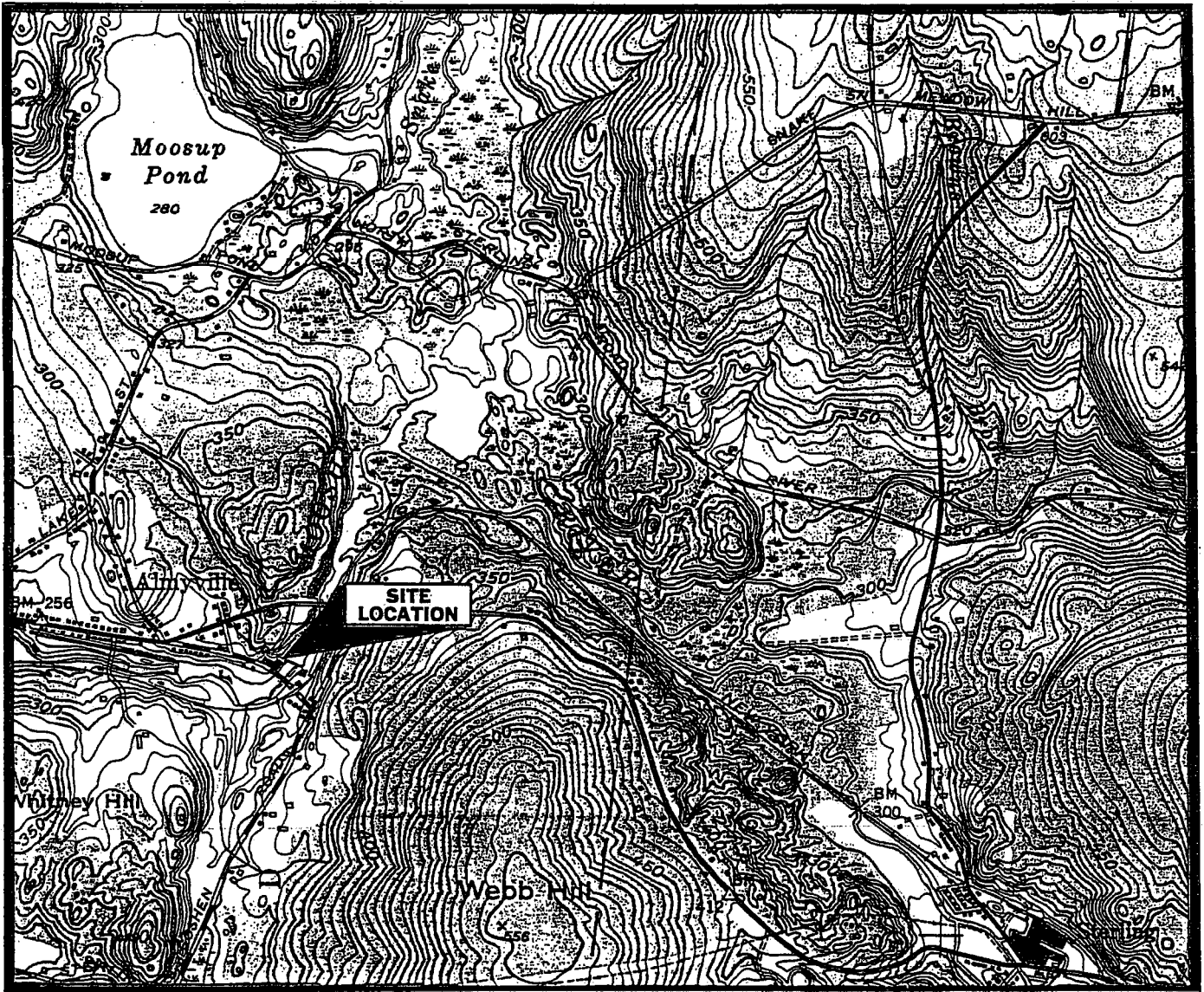
MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
State Haz. Waste		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST	X	0.250	0	0	NR	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
CT Spills		TP	NR	NR	NR	NR	NR	0
LWDS		1.000	0	0	2	0	NR	2
SDADB		0.500	0	0	0	NR	NR	0
CT Property		TP	NR	NR	NR	NR	NR	0
<u>EDR PROPRIETARY DATABASES</u>								
Coal Gas		1.000	0	0	0	0	NR	0
AQUIFLOW - see EDR Physical Setting Source Addendum								

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database



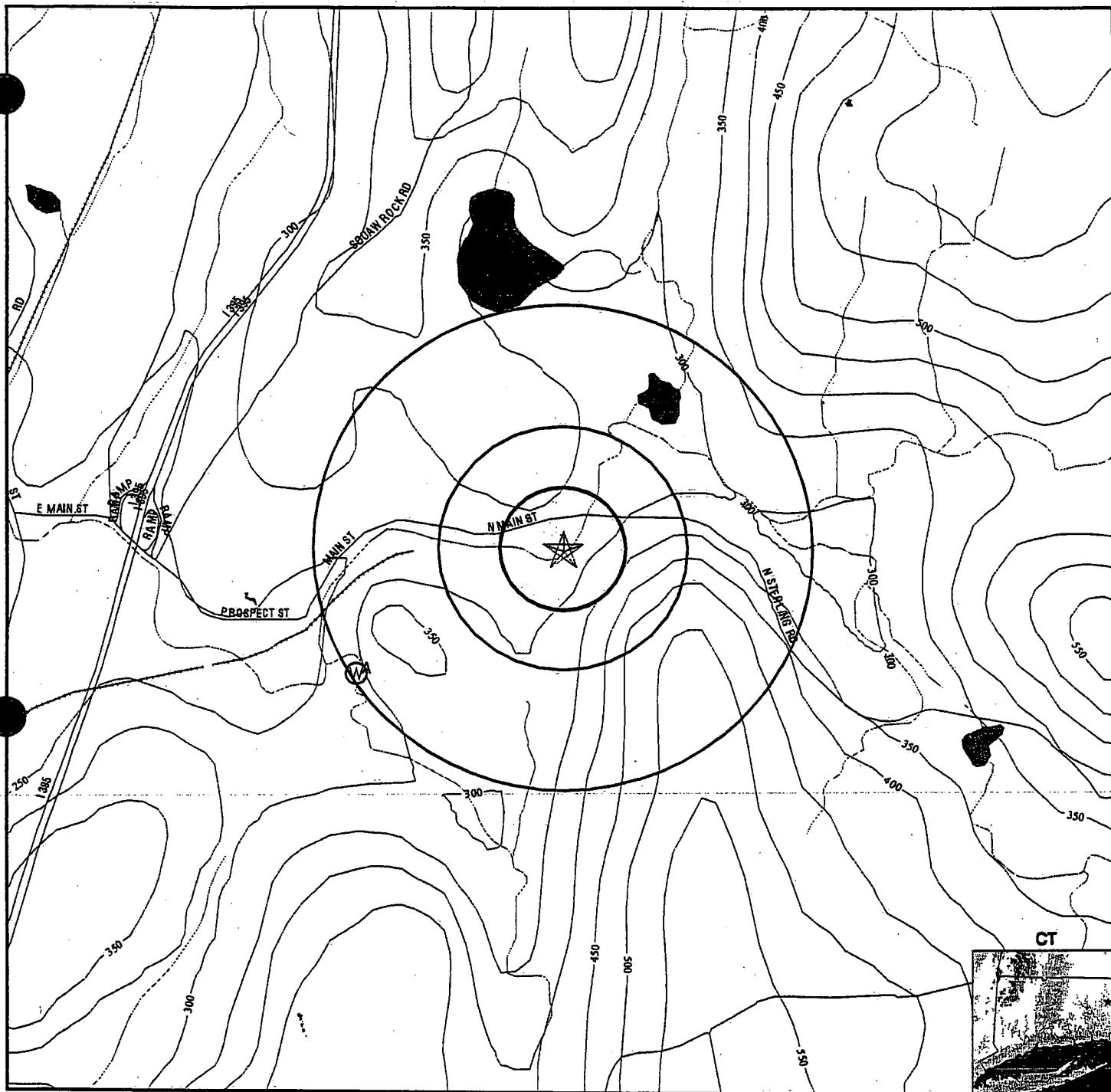
**57-59 & 65 Brunswick Avenue
Moosup (Plainfield), CT**



Oneco Quad

SCALE: 1:24,000 DATE: 1953

PHYSICAL SETTING SOURCE MAP - 616381.3s



- Major Roads
- Contour Lines
- Water Wells
- Public Water Supply Wells
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Cluster of Multiple Icons
- Earthquake epicenter, Richter 5 or greater
- Closest Hydrogeological Data
- EPA Designated Sole Source Aquifers

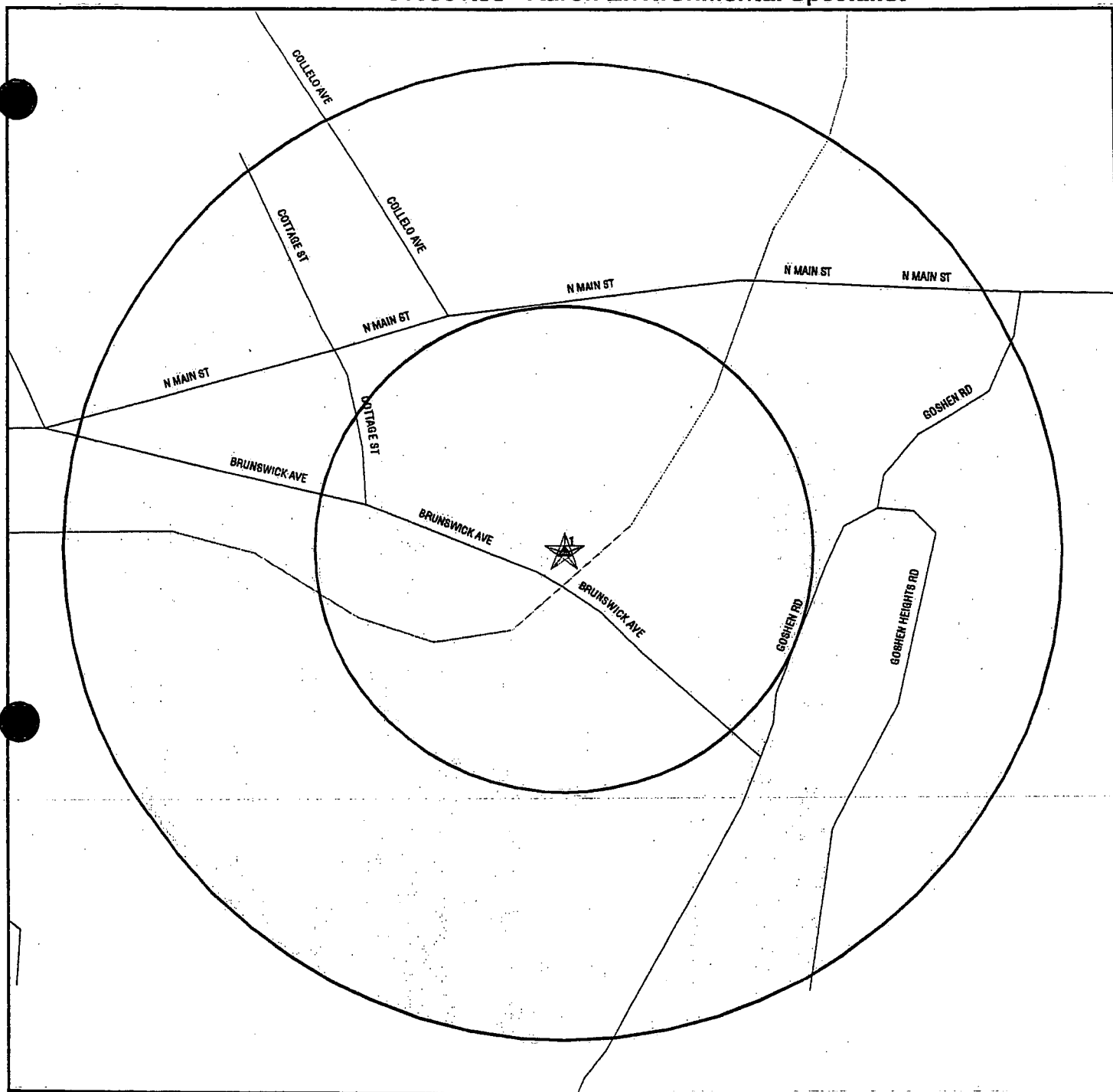
0 1/2 1 2 Miles

North Arrow

TARGET PROPERTY: The Cadle Company
ADDRESS: 57-59 Brunswick Ave Extension
CITY/STATE/ZIP: Plainfield CT 06354
LAT/LONG: 41.7174 / 71.8616

CUSTOMER: Aaron Environmental Specialist
CONTACT: Robert McCarthy
INQUIRY #: 616381.3s
DATE: April 06, 2001 2:14 pm

DETAIL MAP - 616381.3s - Aaron Environmental Specialist



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- ▲ Sensitive Receptors
- National Priority List Sites
- Landfill Sites

 Power transmission lines
 Oil & Gas pipelines

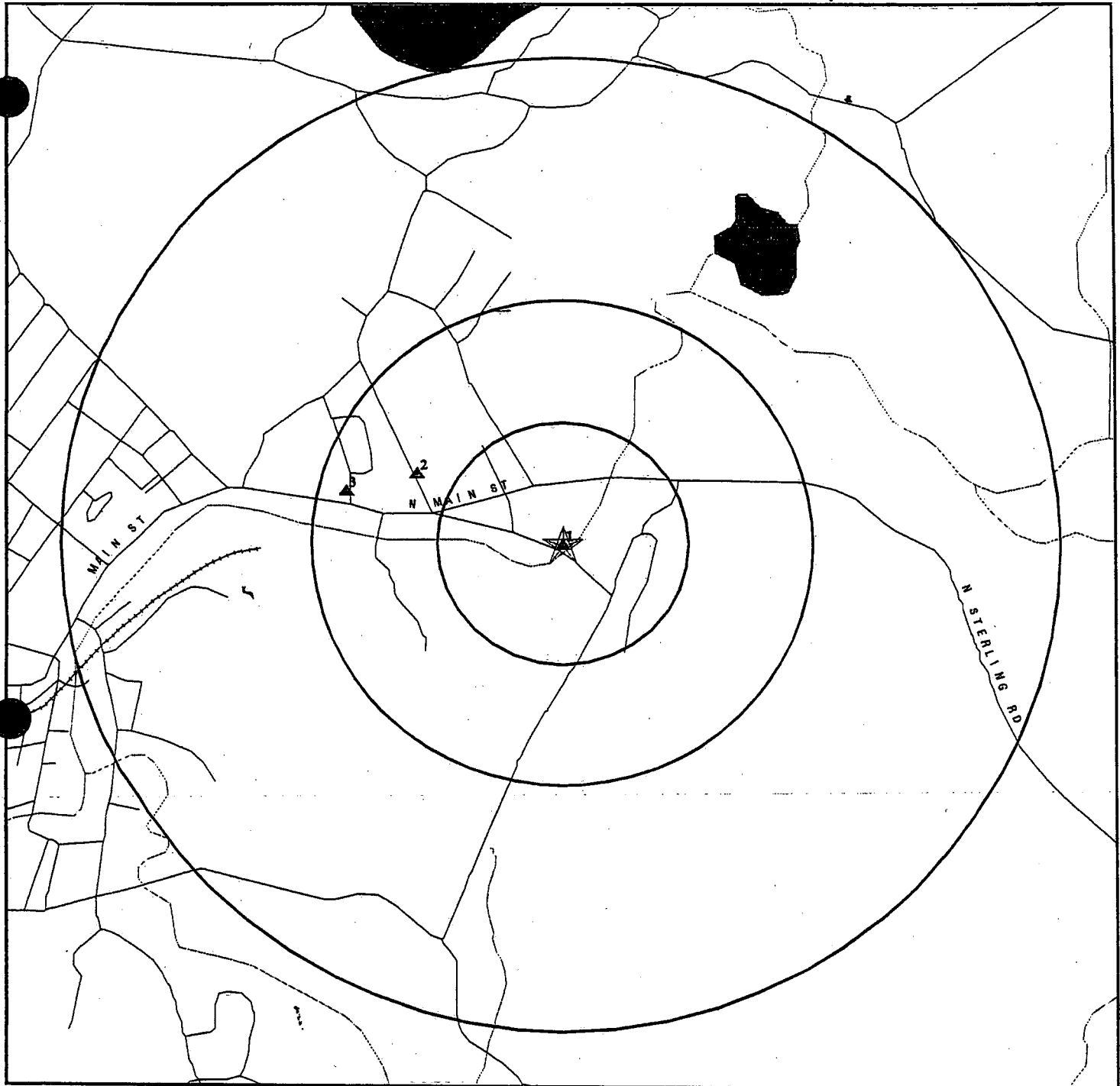
0 1/16 1/8 1/4 Miles



TARGET PROPERTY: The Cadle Company
ADDRESS: 57-59 Brunswick Ave Extension
CITY/STATE/ZIP: Plainfield CT 06354
LAT/LONG: 41.7174 / 71.8616

CUSTOMER: Aaron Environmental Specialist
CONTACT: Robert McCarthy
INQUIRY #: 616381.3s
DATE: April 06, 2001 2:14 pm

OVERVIEW MAP - 616381.3s - Aaron Environmental Specialist



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (If requested)
- ▨ National Priority List Sites
- ▨ Landfill Sites

~ Power transmission lines
 ~ Oil & Gas pipelines

0 1/4 1/2 1 Miles

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 DATE: April 06, 2001 2:14 pm

1. Photographs

2. Assessor's Cards

3. Historical Commission Report

4. EPA Correspondence

5. DEP Correspondence

6. Database Report

7. Glossary

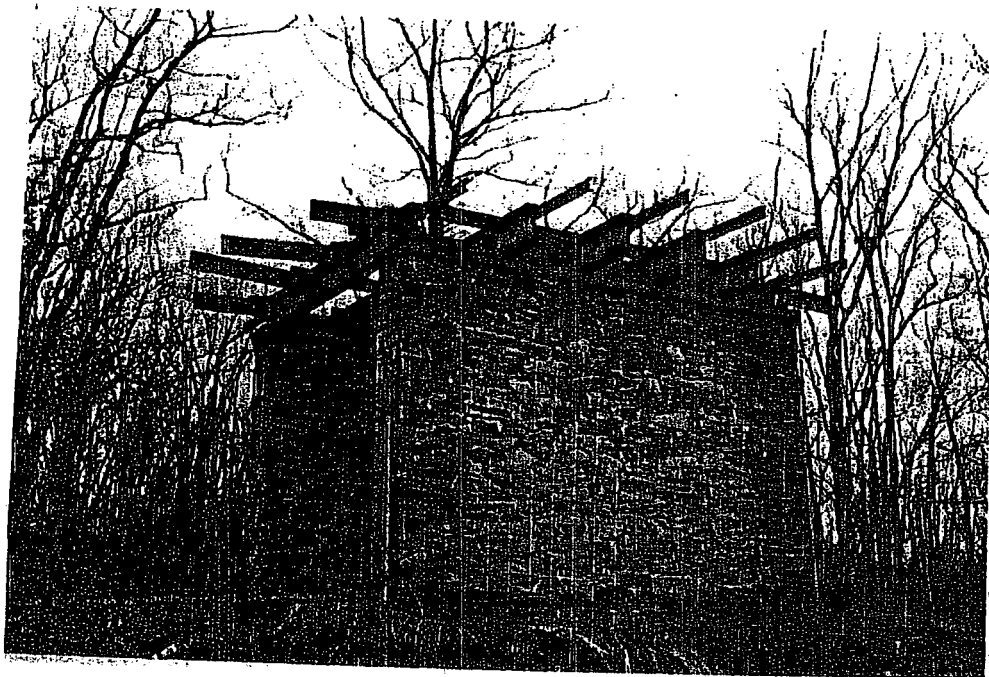
8. Limitations



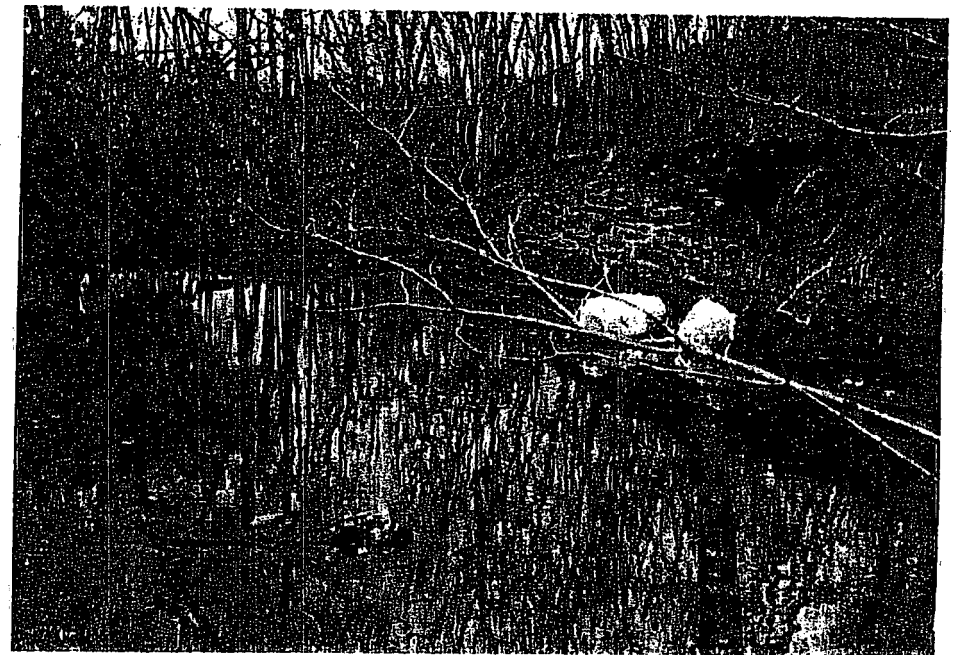
1.) Brunswick Mill Property, two USTs within concrete foundation



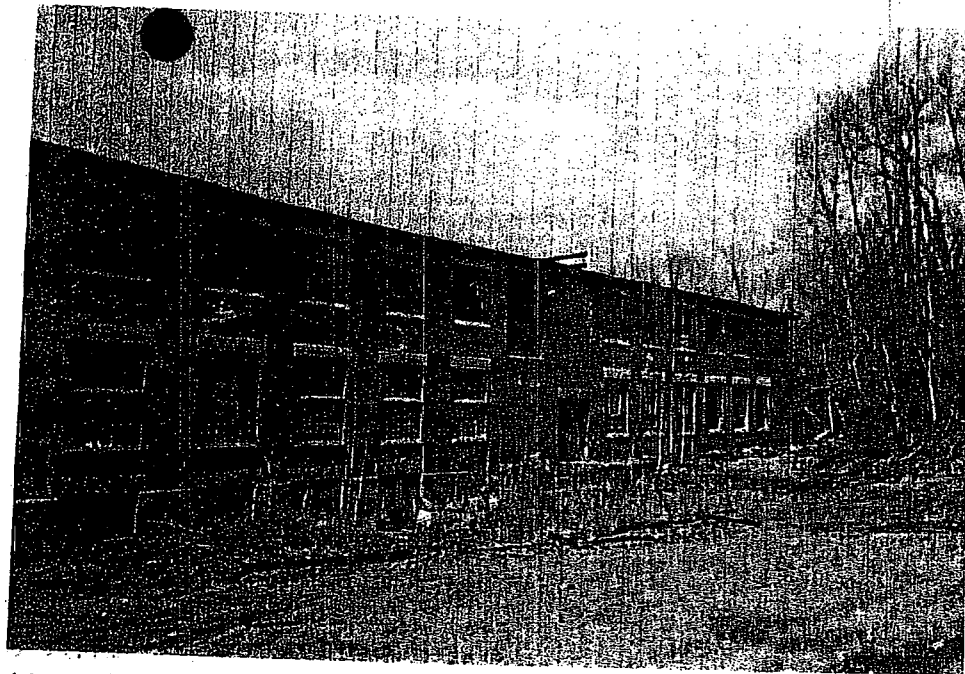
3.) Brunswick Mill Property, drums and debris within woods/ditch



2.) Brunswick Mill Property, water tower remains at top of hill



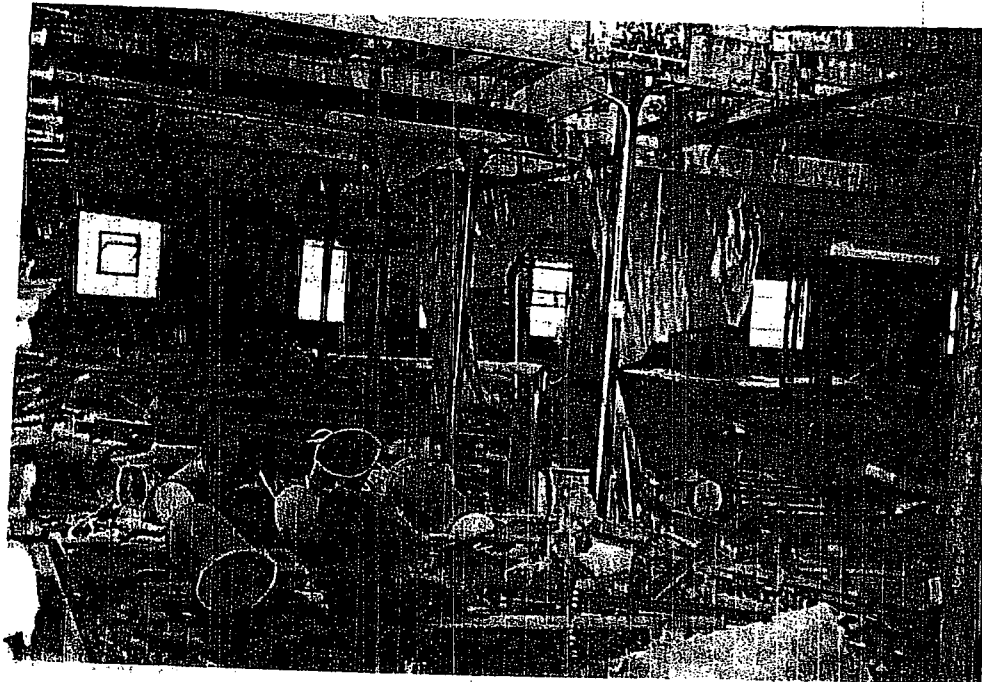
4.) Brunswick Mill property, water pit at top of hill



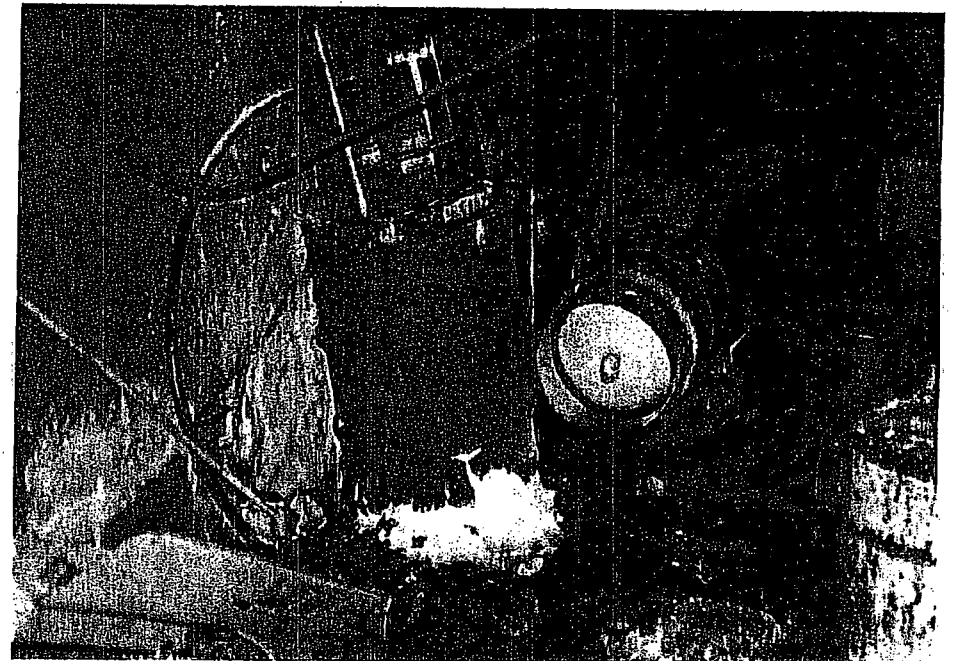
1.) East Side of Carvill Combing Building



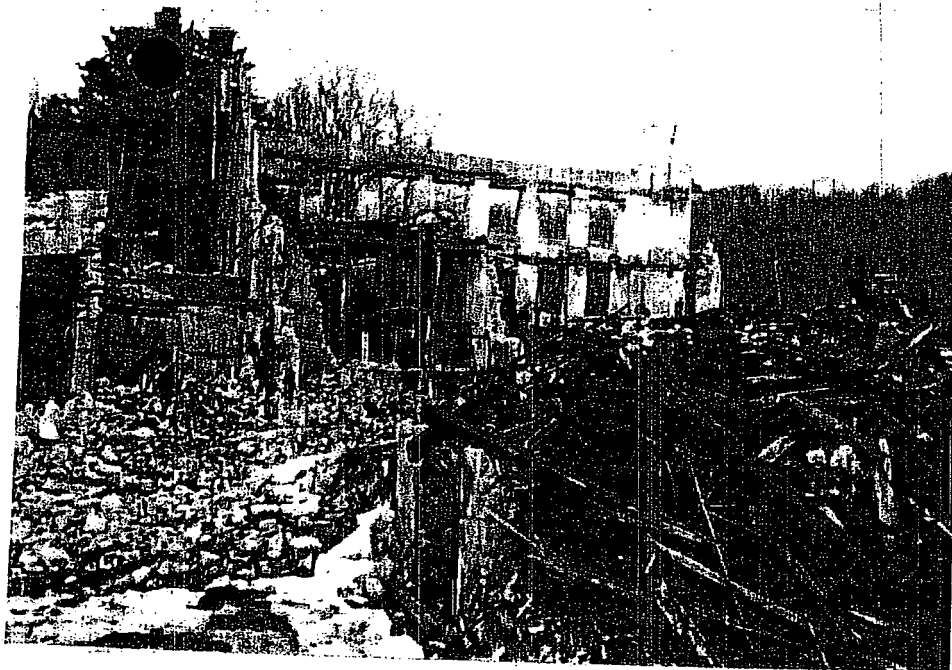
3.) Interior of Carvill Combing Building, 2nd Floor



2.) Interior of Carvill Combing Building, 1st floor



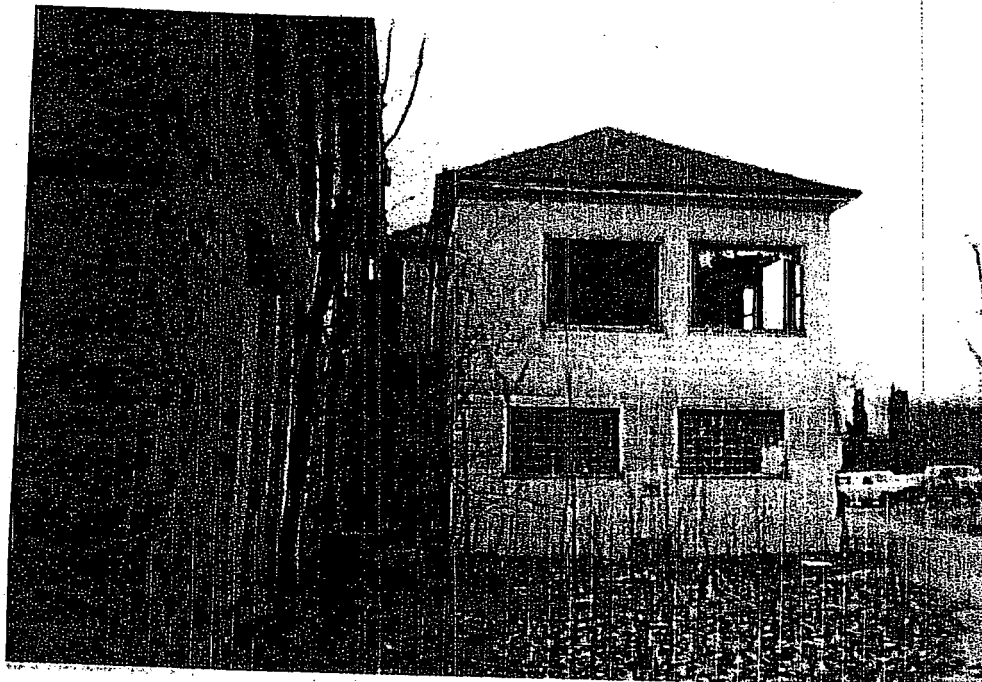
4.) Drum in basement of Carvill Combing Building



1.) Brunswick Mill Building remains and debris piles, looking north



3.) Brunswick Mill building remains, looking west from debris piles



2.) Brunswick Mill Building, west end, office area



4.) Brunswick Mill building remains, looking from east side of River

OWNER	TOPO	CONTRIBUTES	SURF ROAD	TOPO	DESCRIPTION	Code	Appraised Value	Assessed Value
LD VILLAGE MILL LLC	3 Below Street				VAC RSLN	5-1	27,700	19,400
	7 Swampy							
Additional Owners: Account # 00511700 Prop type R Sewer 4.00 Lot size 9.00 Census 9072 Fire Dist 3 Route# S-7 Exempt					6109 PLAINFIELD, CT VISION			
GIS ID:					Total 27,700 19,400			

RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORICAL)											
ACCT/VOL/PAGE	SALE DATE	Q	Y	SALE PRICE		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
LD VILLAGE MILL LLC	0272/0637	12/22/2000	Q	1	50,000												
ADLE COMPANY THE	0239/0812	01/13/1997	U	V	0	1998	5-1	19,400									

Year	Type/Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

APPROXIMATE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	27,700
Special Land Value	
Total Appraised Card Value	27,700
Total Appraised Parcel Value	27,700
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	27,700

BUILDING PERMIT RECORD										VISIT/CLEANUP HISTORY			
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Cd.	Purpose/Result	
									7/28/98	SF	10	Reviewed	
									1/21/98	LB	00	Measur+Listed	

LAND USE VALUATION SECTION																
Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value	
1300	RES ACLNDV	RA60				43,560.00 SF	0.57	1.00	5	1.00	0030	0.80		0.46	20,000	
1300	RES ACLNDV	RA60				8.00 AC	4,000.00	1.00	0	0.30	0030	0.80	TOPO/WET	960.00	7,700	
Total Card Land Units						9.00 AC	Parcel Total Land Area:				9.00 AC	Total Land Value				27,700

CURRENT OWNER		TOPO	UTILITIES	SPRINKLER	LOCATION	CURRENT ASSESSMENT				6109 PLAINFIELD, CT VISION
D VILLAGE MILL LLC		1 Level		1 Paved	5 Industrial	Description	Code	Appraised Value	Assessed Value	
1 BEACON RD THANY, CT 06524 Additional Owners:						IND LAND	3-1	399,400	279,600	
						IND BLDG	3-2	82,800	58,000	
						IND IMPR	3-3	15,600	10,900	
		SUPPLEMENTAL DATA								
		Account #	00521500	Prop type	C					
		Sewer	0.00	Lot size	8.14					
		Census	9072	Fire Dist	3					
		Route#		Exempt						
		GIS ID:								
						Total		497,800	348,500	

D VILLAGE MILL LLC DLE COMPANY THE		0272/0637 0239/0812	12/22/2000 01/13/1997	Q	I	50,000 0	PREVIOUS ASSESSMENTS (HISTORY)									
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
1998	3-1	279,600														
1998	3-2	58,000														
1998	3-3	10,900														
Total:		348,500	Total:		347,760	Total:			Total:			Total:				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Type/Description	Amount	Code	Description	Number	Amount	Comm. Int.				
								APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 82,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 15,600 Appraised Land Value (Bldg) 399,400 Special Land Value Total Appraised Card Value 497,800 Total Appraised Parcel Value 497,800 Valuation Method: Cost/Market Valuation Net Total Appraised Parcel Value 497,800			
Total:											
ON PACK MILL ACANT/NEGLECTED/ INDALIZED NCE 1990 50,000.00 INCLUDES PARCELS (4M/111/11 &											

BUILDING PERMIT RECORD									USE/CHANGE HISTORY			
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Ca	Purpose/Result
									9/30/98 2/4/98	RT RT	10 00	Reviewed Measur+Listed

LANDLINE VALUATION SECTION																
Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
4000	FACTORY					5.00	AC	100,200.00	1.00	I	1.00	3000	0.75		75,150.00	375,800
4000	FACTORY					3.14	AC	10,000.00	1.00	I	1.00	3000	0.75		7,500.00	23,600
Total Card Land Units						8.14	AC	Parcel Total Land Area								

CURRENT OWNER		TOPO	UTILITIES	STREET/ROAD	LOCAL	CURRENT ASSESSMENT					
OLD VILLAGE MILL LLC		5 Below Street		1 Paved	5 Industrial	Description	Code	Appraised Value	Assessed Value		
61 BEACON RD METHANY, CT 06524						IND LAND	3-1	36,600	25,600		
						IND BLDG	3-2	41,300	28,900		
Additional Owners:		SUPPLEMENTAL DATA				6109 PLAINFIELD, CT VISION					
Account #		00438400		Prop type						1	
Sewer		0.00		Lot size						.37	
Census		9072		Fire Dist						3	
Route#				Exempt							
GIS ID:						Total		77,900	54,500		

RECORD OF OWNERSHIP		BK	VOL	PAGE	SALE DATE	Q	V	SALE PRICE	PREVIOUS ASSESSMENTS (HISTORY)									
OLD VILLAGE MILL LLC		0272/0837			12/22/2000	Q	I	50,000	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
WADLE COMPANY THE		0239/0812			01/13/1997	U	V		1998	3-1	25,600							
WLEN FALLS REALTY PARTNERSHIP		0173/0698			08/05/1987	U	V		1998	3-2	28,900							
WLEN FALLS REALTY PARTNERSHIP		0172/0962			07/06/1987			0										
Total:											54,500	Total:				72,520	Total:	

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor	
Year	Type/Description		Amount	Code	Description	Number	Amount		

BUILDING PERMIT RECORD									FINE CHANGE HISTORY			
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Cd.	Purpose/Result
									9/29/98	RT	10	Reviewed
									2/4/98	RT	04	Measur/Vac/Boarded up

LAND GENERAL INFORMATION SECTION																	
#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	4000	FACTORY					16,117.20 SF		3.61	1.00	1	1.00	2000	0.63		2.27	36,600

HISTORIC RESOURCES INVENTORY BUILDING AND STRUCTURES NEW 5. 77

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

FOR OFFICE USE ONLY			
Town No.:		Site No.:	
UTM			
QUAD:			
DISTRICT	IF NR. SPECIFY		
☐ S ☐ NR	☐ Actual	☐ Potential	

524

(Historic)

1. BUILDING NAME (Common)

Brunswick Mill

Glen Falls Mill

2. TOWN/CITY

Plainfield

VILLAGE

Moosup

COUNTY

Windham

3. STREET AND NUMBER (and/or location)

Brunswick Avenue

111B-5

4. OWNER(S)

Brunswick Worsted Mills, Inc.

P.O. Box 548, Moosup, CT 06354

☐ Public

☒ Private

5. USE (Present)

Manufacturing, Storage

(Historic)

Woolen Mill

6. ACCESSIBILITY TO PUBLIC:

EXTERIOR VISIBLE FROM PUBLIC ROAD

☒ Yes

☐ No

INTERIOR ACCESSIBLE

☐ Yes

☐ No

IF YES, EXPLAIN

7. STYLE OF BUILDING

Industrial

DATE OF CONSTRUCTION

1891

8. MATERIAL(S) (Indicate use or location when appropriate)

☐ Clapboard

☐ Asbestos Siding

☐ Brick

☐ Other (Specify)

☐ Wood Shingle

☐ Asphalt Siding

☒ Fieldstone

☐ Board & Batten

☐ Stucco

☐ Cobblestone

☐ Aluminum Siding

☐ Concrete Type:

☐ Cut stone Type:

9. STRUCTURAL SYSTEM

☐ Wood frame

☐ Post and beam

☐ balloon

☒ Load bearing masonry

☐ Structural iron or steel

☐ Other (Specify)

10. ROOF (Type)

☒ Gable

☒ Flat

☐ Mansard

☐ Monitor

☐ sawtooth

with several monitors on roof.

☒ Gambrel

☐ Shed

☐ Hip

☐ Round

☐ Other (Specify)

(Material)

☒ Wood Shingle

☒ Roll Asphalt

☐ Tin

☐ Slate

☒ Asphalt shingle

☐ Built up

☐ Tile

☐ Other (Specify)

11. NUMBER OF STORIES

APPROXIMATE DIMENSIONS

2 & basement

75' X 260' with 65' X 75' and 50' X 50' wings, and 50' X 30' office

12. CONDITION (Structural)

☒ Excellent

☒ Good

☐ Fair

☐ Deteriorated

(Exterior)

☐ Excellent

☒ Good

☐ Fair

☐ Deteriorated

13. INTEGRITY (Location)

☒ On original site

☐ Moved

WHEN?

(Alterations)

☐ Yes

☒ No

IF YES, EXPLAIN

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

☐ Barn

☐ Shed

☐ Garage

☐ Other landscape features or buildings (Specify)

☐ Carriage house

☐ Shop

☐ Garden

Large warehouse and storage building in rear.

15. SURROUNDING ENVIRONMENT

☐ Open land

☐ Wood-land

☒ Residential

☐ Scattered buildings visible from site

☐ Commercial

☒ Industrial

☐ Rural

☐ High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

This mill is beautifully sited below a masonry dam on the Moosup River. The road in front of the mill crosses the river here on a historic iron bridge.

(OVER)

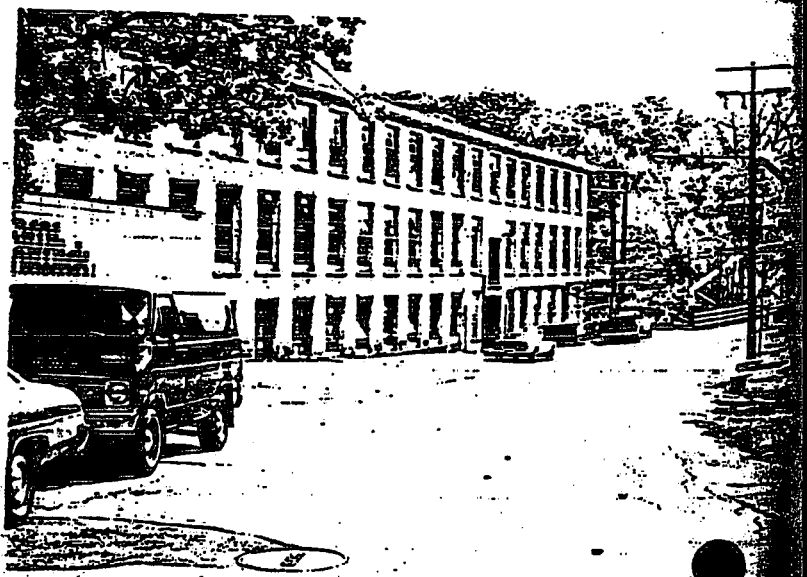
DESCRIPTION (Continued)	17 OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)	
	This large stone textile mill is located on Brunswick Avenue in the Glen Falls section of Moosup. The mill is an excellent example of late nineteenth century industrial construction with large, regularly spaced windows. Behind the mill's northeast wing is a head race and gate for the wheels that were once located in the basement. There is a two-story frame office building to the west of the main mill.	

SIGNIFICANCE	18 ARCHITECT	BUILDER
	19 HISTORICAL OR ARCHITECTURAL IMPORTANCE	
The Glen Falls Mill was constructed by Edwin Milner in 1891. It is a substantial stone structure, two stories with basement, 300' by 75'. The mill was designed to produce worsted yarns for the looms of Milner's Almyville mill. In 1899 it was sold along with Milner's other property to the American Woolen Company. They operated the Glens Falls mill until 1932 when the building was sold. In 1933 the mill was purchased by Brunswick Worsted Mills, Inc., who continue to own the building. In 1895, about 125 people were employed here.		

SOURCES	Burgess, Charles F. Plainfield Souvenir. Moosup, CT: Charles F. Burgess, Publisher, 1895.	
	"Appraisal of Industrial & Public Utility Properties." Assessor's Office, Town of Plainfield, 1977.	

PHOTO	PHOTOGRAPHER	DATE
	HRC Photo	10/80
VIEW	VIEW	NEGATIVE ON FILE
	East	AA-20
COMPILED BY	NAME	DATE
	Bruce Clouette & Hal Keiner	8/31/80
	ORGANIZATION	Historic Resource Consultants
ADDRESS		
P.O. Box 141, Windham, CT 06280		

20 SUBSEQUENT FIELD EVALUATIONS



21 THREATS TO BUILDING OR SITE					
☒ None known	☐ Highways	☐ Vandalism	☐ Developers	☐ Other	
☐ Renewal	☐ Private	☐ Deterioration	☐ Zoning	☐ Expropriation	

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

100 South Prospect Street, Hartford, Connecticut 06106

HISTORIC RESOURCES INVENTORY FORM
for Buildings and Structures

FOR OFFICE USE ONLY

TOWN NO.:

SITE NO.:

UTM: 18 / - / - / - / - / -

QUAD:

DISTRICT: S NR: ACTUAL
POTENTIAL

CONTINUATION SHEET

Form number: _____ Date: _____

Glen Falls Mill 111B-5 #524
Moosup, CT

Office adjacent to mill
View northeast 5/81
Negative 00-5A



Storehouse across river
View north 5/81
Negative KK-17A



STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

29 South Prospect Street, Hartford, Connecticut 06106

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item number: _____ Date: _____

Glen Falls Mill
Moosup, CT

111B-5

524

Dam, view east 10/80
Negative AA-17





UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 1
1 CONGRESS STREET, SUITE 1100
BOSTON, MASSACHUSETTS 02114-2023

VIA TELECOPIER AND FIRST-CLASS MAIL

March 27, 2001

George J. Scarveles
First Business Investments, Inc.
3190 Whitney Avenue
Building 4 - Suite 203
Hamden, Connecticut 06518

Re: **Former Brunswick Worsted Mills, Inc., Plainfield, Connecticut**
 Former Carvill Combing Company, Plainfield, Connecticut

Dear Mr. Scarveles:

I am writing with regard to the above-referenced sites. At our meeting on January 25, 2001, you stated that, subject to approval by its principals, Old Village Mill, LLC ("OVM") would agree to perform a PA/SI on the portions of the sites it owns. You indicated that you would verify this commitment by the week of January 29, 2001.

On February 15, 2001, you sent a letter to Janis Tsang, the On-Scene Coordinator ("OSC") for the sites, explaining that a survey performed on behalf of OVM determined that one portion of the sites was not owned by OVM, but that OVM had contacted a fence company to arrange for securing the area, that it was seeking proposals for a "Phase I Report," and estimates for removal of the asbestos, fuel tanks and debris located at the sites. I understand that you spoke with Ms. Tsang last week and explained to her that you are in the process of obtaining necessary approvals to install the fence.

To date, we have not received any proposals for the work to be performed by OVM. Please provide a draft work plan to Ms. Tsang by April 6, 2001. If you fail to provide the work plan by that date, EPA will perform the PA/SI. If conditions are found that constitute an imminent and substantial endangerment to human health or the environment, I will cause to be issued a Unilateral Administrative Order ("UAO") requiring OVM to perform necessary response actions on its property.

In addition, please be advised that we are in the process of independently ascertaining who holds title to the properties. EPA reserves its right to dispute your assertion that OVM does not hold title to that portion of the sites which contains the lagoons.

Please call me should you have any questions regarding the above. I look forward to hearing

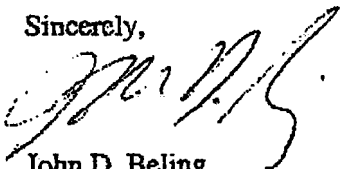
Toll Free • 1-888-372-7341

Internet Address (URL) • <http://www.epa.gov/region1>

Recycled/Recyclable • Printed with Vegetable Oil Based Inks on Recycled Paper (Minimum 30% Postconsumer)

from you.

Sincerely,



John D. Beling
Enforcement Counsel

cc: Janis Tsang
Katherine Goodbody, Esquire
Paul Sweet, First Selectman
Don Burton, CT DEP

E: 136

TANK DATA															
TANK	INSTALL MM-YY	LIFE YRS	CAPACITY	USE	LEFT STORED	LAST USED MM-YY	CONTENTS	CAS#	CONSTRUCT MATERIAL	[--PROTECTION--] INTRL EXTRL PIPE			PIPING MM-YY	MONITOR SYSTEM	EXPIRES MM-YY
A-2	07-56	15	20,000	U		00-00	OIL/PETRO		S	2	1	7	07-56	U	07-76
COMMENT:															

UNDERGROUND STORAGE FACILITY NOTIFICATION

2. PG. 1 of 1



STATE OF CONNECTICUT
Department of Environmental Protection
UNDERGROUND STORAGE FACILITIES PROGRAM
HAZARDOUS MATERIALS MANAGEMENT UNIT
165 Capitol Avenue, Hartford, CT 06106
TEL 556-4630



EPHM- 6 NEW 10/85

3. FOR STATE AGENCY USE ONLY		A. SITE I.D.
B. DATE RCVD BY D.E.P. 6/16/86	C. DATE ENTERED	
D. GRID COORDINATES X Y		E. DOES FACILITY MEET NEW REQUIREMENTS? ☐ YES ☐ NO

PLEASE TYPE. ALL THREE COPIES MUST BE LEGIBLE!
Refer to INSTRUCTIONS FOR FILING NOTIFICATION before completing form.

BASIN 3500

LOCATION OF FACILITY	SITE NAME Brunswick Worsted Mills, Inc.	NO. AND STREET Brunswick Ave.	NEAREST INTERSECTING STREET Cottage St	CITY OR TOWN Moosup	STATE Ct	5. LATITUDE 41° 43' 01" N	LONGITUDE 71° 51' 42.6" W
BUSINESS NAME AND 6. MAILING ADDRESS	Brunswick Worsted Mills, Inc.		P. O. Box 548	Moosup	Ct	ZIP CODE 06354	TELEPHONE (203) 564-2761
7. FACILITY OWNER	Brunswick Worsted Mills, Inc.		Brunswick Avenue	Moosup	Ct	ZIP CODE 06354	TELEPHONE
8. TYPE OF OWNER	☒ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ FEDERAL (G.S.A. No. _____)						
OPERATOR/CONTACT 9. PERSON	NAME Lawrence Paolilli		NO. AND STREET 39 Parent Hill Rd	CITY OR TOWN Moosup	STATE Ct	ZIP CODE 06354	TELEPHONE (203) 564-5054

TANK ID	11a.	11b.	12a.	12 b. STATUS				13. TYPE OF CONTENTS		14. CONTENTS	15. CONSTRUCTION MATERIALS			16. PROTECTION					17. INTEGRAL PIPING SYSTEM		18.	19. FAILURE	
	DATE OF INSTALLATION (Mo./Yr.)	LIFE EXPECTANCY (if of years)	TOTAL CAPACITY (Gals.)	IN USE	ABANDONED IN PLACE	EST. QUANTITY LEFT STORED (if any) (Gals.)	DATE TANK LAST USED (Mo./Yr.)	OIL/PETROLEUM PRODUCT	CHEMICAL LIQUID	CHEMICAL NAME OF PRINCIPAL SUBSTANCE (not trade name.) (Enter C.A.S. No., if known)	STEEL	FIBERGLASS REINFORCED PLASTIC	OTHER (Specify from list A)	a. INTERNAL	b. EXTERNAL	CATHODIC PROTECTION	COATED/WRAPPED	CATHODIC PROTECTION	OTHER (Specify from list B)	a. CONSTRUCTION AND PROTECTION (See list A&B)	b. DATE OF INSTALLATION OR REPLACEMENT (Mo./Yr.)	MONITORING SYSTEM (Specify type from list B)	DETERMINATION CONDUCTED? (If "YES", enter DATE and attach results.) (If "NO", enter "NO")
Example	5/75	30	5000	X				X		Heating fuel #2		X			X				H	5	5/75	U	NO
Example	7/60	-	8000				X 8/78		X	1,1,1-Trichloroethane CAS #79016	X				X				E	7	7/60	U	-
A-1	7/56	50	20000	X				Oil		Heating fuel #4	X				X		X			Steel Pipe 7/56	Checked Monthly	NO	
A-2	7/56	50	20000	X				Oil		Heating fuel #4	X				X		X			Steel Pipe 7/56	Checked Monthly	NO	
B-3	9/54	50	20000	X				Oil		Heating fuel #4	X				X		X			Steel Pipe 9/54	Checked Monthly	No	
																					</		

RECEIVED

APR 24 1986

HAZARDOUS MATERIALS MANAGEMENT UNIT

HAVE YOU ATTACHED SKETCH OF TANKS AND LOCATION? ☒ YES

21. COMMENTS:

22. CERTIFICATION: I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. Penalties: any owner who knowingly fails to notify shall be subject to a civil penalty not to exceed \$10,000 for each tank for which notification is not given or for which false information is submitted.

22a. SIGNATURE

Lawrence Paolilli

22c. NAME (Type or Print)

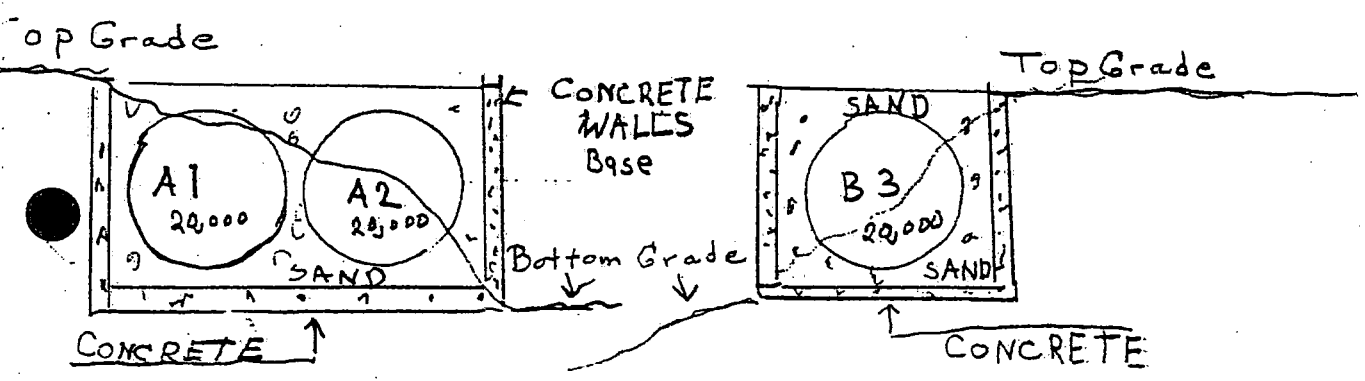
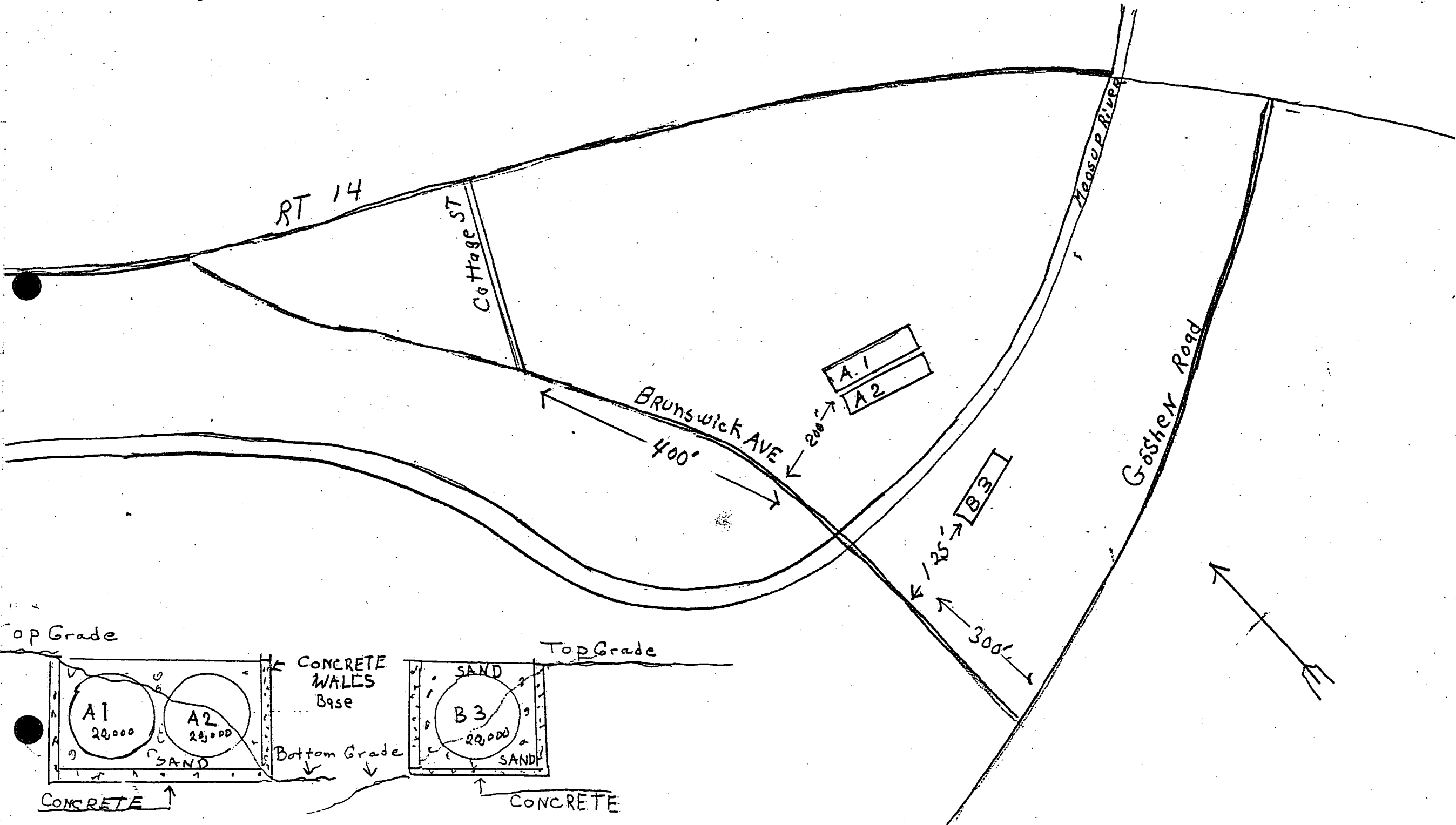
Lawrence Paolilli

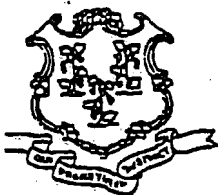
22b. DATE SIGNED

4/22/86

22d. OFFICIAL TITLE (of owner or authorized representative)

Asst VP of Engineering





STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



Telecopier Transmittal Cover Sheet

Date: 4-27-01

To: Elsie

Telephone #: _____

Fax #: _____

From: Jessie

Telephone #: _____

Department of Environmental Protection
Waste Engineering and Enforcement Division
Waste Management Bureau
Fax: (860) 424-4059

RE: no reports

Number of Pages Including Transmittal Sheet: 2

Comments

If You Do Not Receive All Pages Clearly, Please Call.

APR-27-2001 11:55

AARON ENVIRONMENTAL

203 753 0512 P.01/01

Civil Engineering
Land Surveying Site PlanningEnvironmental Studies
Project ManagementTotal Management
General Corporation**facsimile
TRANSMITTAL****AARON**
AARON ENVIRONMENTAL

to: Jeanne Brennan
fax #: 860-424-4059
re: manifest and biennial report search
date: April 27, 2001
pages: 1, including this cover sheet.

Please advise if there is a summary of hazardous waste shipments and biennial reports for the following site:

Glens Falls Realty Partnership
57-59 & 65 Brunswick Avenue (May be listed as Brunswick Avenue Extension)
Moosup (Plainfield), CT

Additional business names:

Conpack Corporation
The Cadle Company
Small Craft, Inc. or Homar Boats
Brunswick Worsted Mills
Carvill Combing Company or Carvill Industries or Carvill Corporation

If information is available, please fax or call us and we will stop by and pick up a copy.

Thanks for your assistance.

From the desk of...

Elsie Irtzarry
Analyst
AARON Environmental
835 South Main Street
Waterbury, CT 06706

203.753.2554

Fax 203.753.0512

e-mail aaron.enterprises@snet.net

CONFIDENTIALITY NOTICE: This message is intended only for the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure. If you have received this transmission in error, please contact us immediately so that we can make arrangements for the return of the original transmission. Thank you.

RECOMMENDED ENFORCEMENT ACTION SUMMARY

Facility:

Brunswick Worsted Mills, Inc.
57 Brunswick Ave.
Plainfield< CT 06354

Nature of Problem/Violation:

Revocation of orders that have been complied with but have never been removed from the land records. Brought to the department's attention by the current owner who is trying to refinance the property. The department has performed an inspection confirming the elimination of the discharge and connection to the sewer.

Action Proposed:

- | | |
|--|--|
| ☐ Referral to Attorney General Office | ☒ Pollution Abatement Order Revocation |
| ☐ Withdrawal from Attorney General Office | ☐ Water Supply Order |
| ☐ Criminal Referral | ☐ Consent Order |
| ☐ Cease and Desist Order | ☐ Order Modification |
| ☐ Civil Penalty | |

Justification for Enforcement Action Proposed:

Orders complied with.

Relief Sought:

- | | |
|---|-------------------------------------|
| ☐ Permanent Injunction | ☐ Forfeiture |
| ☐ Temporary Injunction | |

Anticipated Controversy:

None

Past Compliance History:

The subject orders, WC367 and WC346 where issued in 1967.

Prepared by:

Bob Kaliszewski
Senior Sanitary Engineer
Water Compliance Unit
Extension 5903
122 Washington Street, Hartford, CT



File
STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



Brunswick Worsted Mills, Inc.
57 Brunswick Avenue
Plainfield, CT 06354

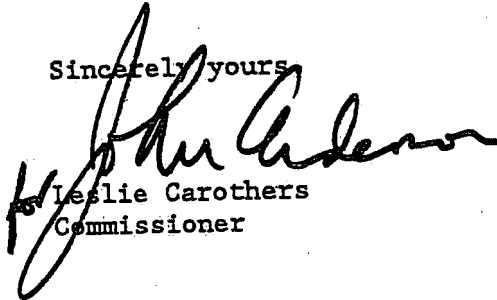
Re: DEP/WPC 109-024
Town of Plainfield

Dear Sirs:

I find that Brunswick Worsted Mills, Inc. is no longer maintaining a facility or condition which is causing pollution of the waters of the state by virtue of the elimination of the discharge.

Therefore: Order number WC367, issued pursuant to section 22a-429 is hereby revoked in its entirety.

Sincerely yours


Leslie Carothers
Commissioner

LG/REK/ar

ORDER WC367
TOWN OF PLAINFIELD
FILED ON THE LAND RECORDS OF THE TOWN OF PLAINFIELD
Sent Certified RRR

cc: Doug White

Phone:

165 Capitol Avenue • Hartford, Connecticut 06106

CUMMINGS, BOLAND, ST. ONGE & BROUILLARD

ALAN G. CUMMINGS
JOHN D. BOLAND *
WILLIAM H. ST. ONGE
MARK R. BROUILLARD

ATTORNEYS AT LAW
211 KENNEDY DRIVE
P. O. BOX 550
PUTNAM, CONNECTICUT 06260.

(203) 928-0481

TELEX: 643208
CABLE: PUTLAW
TELECOPIER
(203) 928-9950

DONALD E. WILLIAMS, JR.

* ALSO ADMITTED IN MASSACHUSETTS

November 23, 1987

RECEIVED

NOV 27 1987

Mr. Robert Kaliszewski
Water Compliance Unit
Department of Environmental Protection
123 Washington Street
Hartford, CT 06106

WATER COMPLIANCE

RE: Brunswick Worsted/Glen Falls Realty Partnership

Dear Mr. Kaliszewski,

This letter will confirm our conversation in which you indicated that the releases of the two DEP orders regarding 57 Brunswick Avenue are in the process of being executed by your office, and upon execution the originals will be sent to the Plainfield Town Clerk with copies to Doug White, my client.

With regard to the two orders that affect 113 Brunswick Avenue, the Caravel property, those will be issued as soon as my client has provided you either with an approved plan for the septic system with regard to domestic waste from that facility or tied in to the Town of Plainfield sewer system. By copy of this letter I am asking my client, Doug White, to confirm the foregoing and to advise me when he is in receipt of the copies of the releases. In order to satisfy the lending institution, I would be most grateful if you would just drop me a two-line note confirming the foregoing.

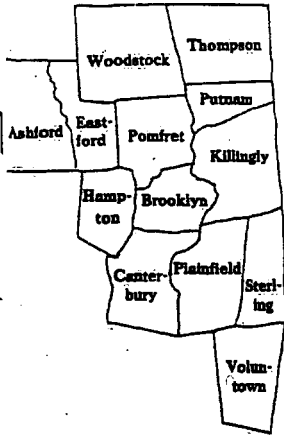
Very truly yours,

William H. St. Onge

William H. St. Onge

WHS:bre

CC: Mr. Douglas White
Ms. Tracy Nelson



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

P.O. Box 145, Route 205, - Brooklyn, Connecticut 06234 - Telephone (203) 774-7350

BRUCE D. LUNDGREN, M.P.H., R.S.
DIRECTOR OF HEALTH

MEMO TO: Doug White
Glen Falls Realty Partnership
57 Brunswick Avenue
Moosup, Connecticut 06354

FROM: Theodore C. Willerford, P.E.
Northeast District Department of Health

DATE: December 21, 1987

SUBJECT: Sewage disposal system for south building
Brunswick Avenue, Moosup, Connecticut

This letter is to confirm our discussion regarding the adequacy of the existing subsurface sewage disposal system serving the above noted industrial building.

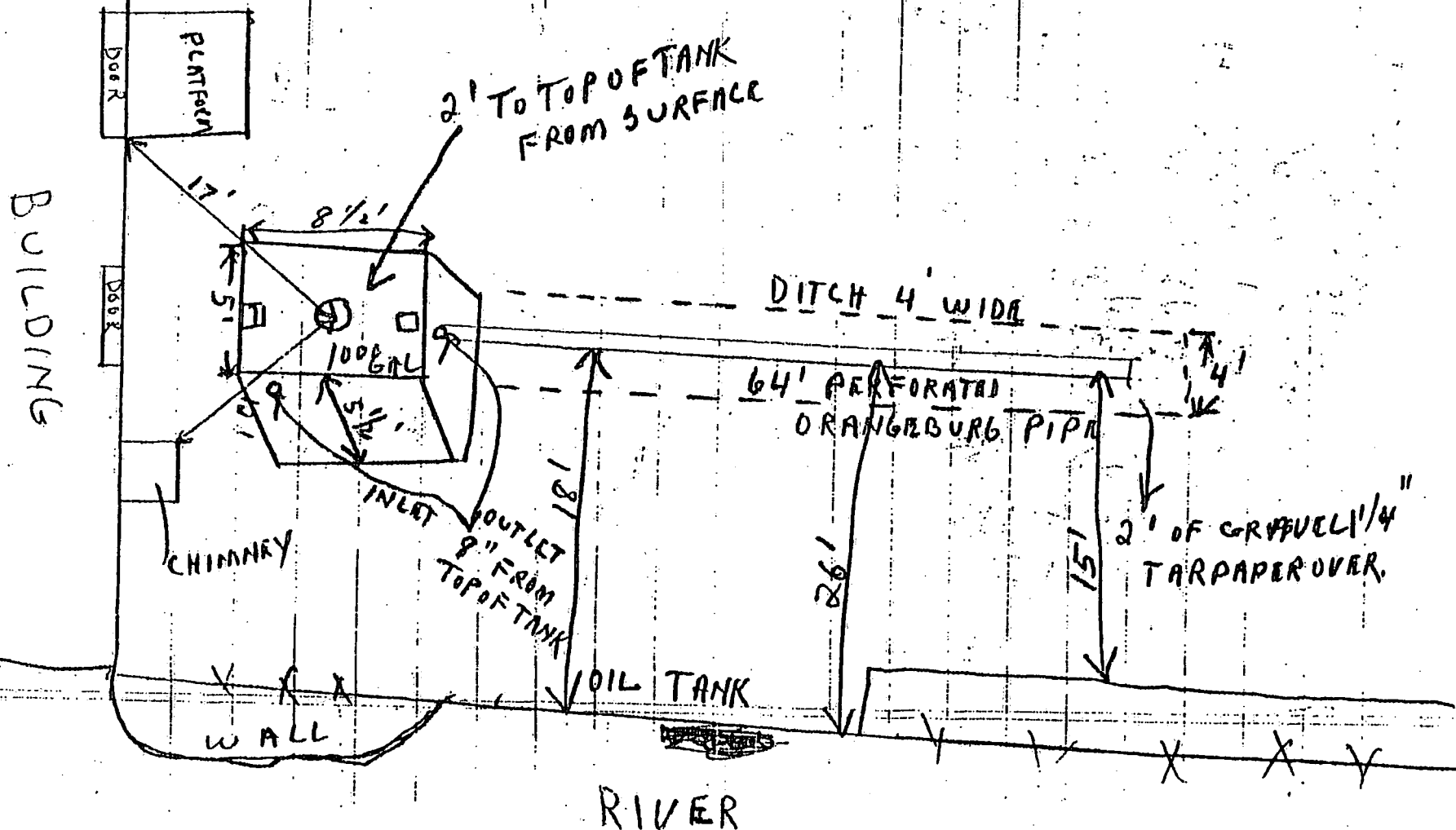
I inspected this system on 12/18/87 in your company. The system consists of a 1,000 gallon septic tank and a leaching trench, 64ft. long and 4ft. wide. It appeared to be properly located and constructed, and there was no indication of improper function. The system serves employee toilets located in the building. Based on normal usage, we feel that the system should be adequate for use by 10 to 15 full time employees. It is understood that the building will be used for storage or warehouse purposes, and the number of full time employees should not exceed this figure.

Sincerely,

Theodore C. Willerford, P.E.
N.D.D.H.

TCW/kad

6-3-1972
SANITARY WASTE DISPOSAL
CARVILL COMBING





107
STATE OF CONNECTICUT
WATER RESOURCES COMMISSION
STATE OFFICE BUILDING - HARTFORD, CONNECTICUT 06115

STATE OF CONNECTICUT
VS.
BRUNSWICK WORSTED MILLS, INC.

IN THE MATTER OF AN ORDER TO BRUNSWICK WORSTED MILLS, INC. TO ABATE
POLLUTION

ORDER

Having found that Brunswick Worsted Mills, Inc. is causing pollution of the waters of the State under the provisions of Chapter 474a of the 1967 Supplement to the General Statutes, the Water Resources Commission acting under Section 25-54h hereby orders the Brunswick Worsted Mills, Inc. to comply with all the conditions of the order entered as an order of the Water Resources Commission on the 25th day of September, 1967 except that:

1. Paragraphs A and B as agreed to by the Water Resources Commission acting under Section 25-54o of the 1967 Supplement to the General Statutes are modified to read as follows:

- A) On or before May 31, 1972 verify to the Water Resources Commission that construction has been started.
- B) On or before July 31, 1972 verify to the Water Resources Commission that connection has been made to the municipal sanitary sewer.

Entered as a modification of an Order of the Water Resources Commission this 18th day of January, 1971.

Edward J. McDonough
Edward J. McDonough, Chairman

Order No. 367 Modified

Sent Certified Mail - RRR

COPY



STATE OF CONNECTICUT
WATER RESOURCES COMMISSION
STATE OFFICE BUILDING - HARTFORD, CONNECTICUT, 06115

STATE OF CONNECTICUT

vs.

BRUNSWICK WORSTED MILLS, INC.

IN THE MATTER OF AN ORDER TO THE BRUNSWICK WORSTED MILLS, INCORPORATED TO ABATE
POLLUTION

ORDER

Having found that the Brunswick Worsted Mills, Inc., is causing pollution of the waters of the State under the provision of Public Act No. 57 as enacted by the 1967 General Assembly, the Water Resources Commission acting under Sec. 8 of Public Act No. 57 hereby orders Brunswick Worsted Mills, Inc., to take such action as is necessary to:

1. Install the necessary plumbing and house sewer to the future Plainfield municipal sewer, to eliminate the existing surface discharge of sanitary sewage to the Moosup River.

The Brunswick Worsted Mills, Inc., is further ordered to accomplish the above described program, except as may be amended by the recommendations of detailed engineering study and agreed to by the Water Resources Commission, in accordance with the following schedule:

- A. On or before July 31, 1970, verify to the Water Resources Commission that construction has been started.
- B. ~~On or before October 31, 1970 verify to the Water Resources Commission~~ that the constructed facilities have been connected to the existing municipal sewer and placed in operation.

Entered as the order of the Water Resources Commission this 25th day of September, 1967.

Edward J. McDonough

Edward J. McDonough, Chairman

Order No. 346

cc: Conn. State Health Dept.
cc: Fenton G. Keyes Associates
cc: Town of Plainfield

Sent Certified Mail
Return Receipt Requested

C O D V



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



DATE: 6/16/86

TO: Brunswick Worsted Mills, Inc.
P.O. Box 548
Middletown, Conn. 06354

FROM: Department of Environmental Protection
165 Capitol Avenue
Hartford, Conn. 06106

SUBJECT: Life Expectancy of Underground Storage Tanks

Pursuant to subsection (h) of the DEP's regulations on Underground Storage Tanks, life expectancy is as follows:

FIBERGLASS REINFORCED PLASTIC - manufacturers' corrosion warranty period.

CATHODICALLY PROTECTED EXTERNALLY COATED STEEL - same as above or calculated anode life.

Existing facilities not either of the above - 15 years from date of installation.

On your notification form, you indicated a longer life expectancy than provided for in the regulations. Unless you have documentation that indicates otherwise, I am changing your life expectancy(s) to 15 years for the tank I.D.'s listed below.

tanks : A-1

Sincerely yours,

Philip G. Wilde

A-2

B-3

Eleanor A. Tewksbury
Eleanor A. Tewksbury
Field Inspector

* *unlined / steel tanks w/o cathodic protection are assigned (15) year life expectancies by the EPA. call w/ any ques -*

Phone:

165 Capitol Avenue • Hartford, Connecticut 06106

Brunswick worsted mills inc.

**Yarns®
Brunswick**

knitting yarns matching fabrics needlepoint latch-hook rugs

moosup, conn. 06354 (203)564-2761

June 24, 1986

State of Conn.
165 Capitol Avenue
Hartford, Ct 06106

Att: Philip G. Wilde

Dear Sir:

We would like variance on our oil tanks, 15 years is too short of a life for the way these tanks are installed.

They were externally coated. We add water treatment for every load #4 oil delivered. The tanks are setting on cement with a cushion of fine sand, also cement walls. The walls are filled with fine sand no stones whatsoever. The front walls are completely exposed only the back and part of the side is back filled. We do not consider these buried below ground tanks. The sand is more for insulation to keep oil warm.

We are enclosing a little sketch of the construction.

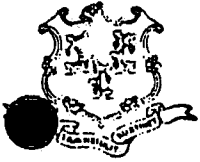
Yours truly,

BRUNSWICK YARNS

Lawrence Paolilli

Lawrence Paolilli
Asst Vice President
of Engineering

LP/ap



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



109-01950
BRUNSWICK WORSTED MILLS INC
PO BOX 548
MOOSUP CT 06354

CHANGE
NAME
TO:

Questionnaire

Underground Petroleum Storage Facilities

- 1) Location of Facility: List site name and address.

GLEN FALLS REALTY PARTNERSHIP
57 BRUNSWICK AV.
MOOSUP, CT 06354

203 564-2748

ATTN: RALPH J. BROWN

- 2) Is the enclosed copy of your underground petroleum storage facility notification form accurate and updated? Yes _____ No X. SEE ABOVE
- 3) a. Have you abandoned your underground storage facilities in accordance with NFPA 30 (National Fire Protection Association Code # 30)?
Yes _____ No _____.
- b. Which underground storage facilities (identify by tank I.D. listed on notification form) were abandoned and/or removed in accordance with NFPA 30 and on what date (month, day, and year)?

Tank I.D. # Month Day Year

Tank I.D. # Month Day Year

- 4) Attach copies of work plan, abandonment and/or removal schedule and any hydrostatic test results for those facilities that will not be abandoned in accordance with NFPA 30 as of November 1, 1988.
- 5) Do you need another notification form? Yes _____ No _____.

Signature

Ralph J. Brown

Date

9/

Telephone: 566-4630 or 4631

Phone:



The EDR Radius Map with GeoCheck®

**The Cadle Company
57-59 Brunswick Ave Extension
Plainfield, CT 06354**

Inquiry Number: 616381.3s

April 06, 2001

The Source For Environmental Risk Management Data

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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Page A-6 of the GEOCHECK ADDENDUM, the Physical Setting Source Map, was not available for inclusion in this Administrative Record File.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

57-59 BRUNSWICK AVE EXTENSION
PLAINFIELD, CT 06354

COORDINATES

Latitude (North): 41.717400 - 41° 43' 2.6"
Longitude (West): 71.861600 - 71° 51' 41.8"
Universal Transverse Mercator: Zone 19
UTM X (Meters): 261945.4
UTM Y (Meters): 4622145.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2441071-F7 ONECO, CT RI
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following government records. For more information on this property see page 5 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
GLEN FALLS REALTY PARTNERSHIP 57 BRUNSWICK AVE MOOSUP, CT 06354	UST	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

SHWS..... Inventory of Hazardous Disposal Sites

EXECUTIVE SUMMARY

SWF/LF..... List of Landfills/Transfer Stations
 LUST..... Leaking Underground Storage Tank List

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees
 ROD..... Records Of Decision
 Delisted NPL..... National Priority List Deletions
 FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report
 HMIRS..... Hazardous Materials Information Reporting System
 MLTS..... Material Licensing Tracking System
 MINES..... Mines Master Index File
 NPL Liens..... Federal Superfund Liens
 PADS..... PCB Activity Database System
 RAATS..... RCRA Administrative Action Tracking System
 TRIS..... Toxic Chemical Release Inventory System
 TSCA..... Toxic Substances Control Act
 FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

CT Spills..... Oil & Chemical Spill Database
 SDADB..... Site Discovery and Assessment Database
 CT PROPERTY..... Property Transfer Filings

EDR PROPRIETARY DATABASES

Coal Gas..... Former Manufactured Gas (Coal Gas) Sites

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STATE OR LOCAL ASTM SUPPLEMENTAL

CT LWDS: The Leachate and Waste Water Discharge Inventory Data Layer (LWDS) includes point locations digitized from Leachate and Wastewater Discharge Source maps compiled by the Connecticut DEP.

A review of the LWDS list, as provided by EDR, has revealed that there are 2 LWDS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MOBIL OIL	OIL/CHEMICAL SPILLS	1/4 - 1/2 WNW 2		6

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GRISWOLD RUBBER CO.	COOLING WTR -SURFACE	1/4 - 1/2WNW 3		6

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name

STERLING DOT GRAVEL BANK
REVERE TEXTILE PRINTS CORP.
RIVERS LANDING PLAZA
EXXON STATION
PLAINFIELD DOT
PLAINFIELD MOBIL
MOBIL GASOLINE
CEMETARY RD - PROVIDENCE / WOOSTER
GRISWOLD RUBBER CO., MOOSUP
CHUCKY'S MOBIL
PERVEL INDUSTRIES
CHUCKY'S MOBIL
QUINNABAUG FISH HATCHERY
CARVILL INDUSTRIES, INC.
JASPERS GENERAL STORE
GALLUP'S QUARRY

Database(s)

SHWS
SHWS
LUST
LUST
LUST
LUST
LUST
LUST, CT Spills
LUST, CT Spills
LUST
SDADB
SDADB
SDADB
SDADB
SDADB
SDADB

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

1 GLEN FALLS REALTY PARTNERSHIP
Target 57 BRUNSWICK AVE
Property MOOSUP, CT 06354

UST U003294747
N/A

UST:

Facility Id: 1950
Tank ID: 2
Alt. Facility ID: 109-1950
Alt. Tank ID: A-2
Tank Status: Currently In Use
Capacity: 20000
Substance: Heating Oil
Closure Status: Not reported
Date Installed: 07/01/1956
Date Last Used: Not reported
Tank Material: Asphalt Coated or Bare Steel
2ndary Material: None
Pipe Material: Bare Steel
2ndary Material: None
Spill Installed: False
Overfill Installed: False
Owner: BRUNSWICK WORSTED MILLS INC
BRUNSWICK AVE
Not reported
Lat/Long: 4° 14' 34" / 71° 51' 42"

Facility Id: 1950
Tank ID: 1
Alt. Facility ID: 109-1950
Alt. Tank ID: A-1
Tank Status: Currently In Use
Capacity: 20000
Substance: Heating Oil
Closure Status: Not reported
Date Installed: 07/01/1956
Date Last Used: Not reported
Tank Material: Asphalt Coated or Bare Steel
2ndary Material: None
Pipe Material: Bare Steel
2ndary Material: None
Spill Installed: False
Overfill Installed: False
Owner: BRUNSWICK WORSTED MILLS INC
BRUNSWICK AVE
Not reported
Lat/Long: 4° 14' 34" / 71° 51' 42"

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

GLEN FALLS REALTY PARTNERSHIP (Continued)

U003294747

Facility Id: 1950
Tank ID: 3
Alt. Facility ID: 109-1950
Alt. Tank ID: B-3
Tank Status: Currently In Use
Capacity: 20000
Substance: Heating Oil
Closure Status: Not reported
Date Installed: 09/01/1954
Date Last Used: Not reported
Tank Material: Asphalt Coated or Bare Steel
2ndary Material: None
Pipe Material: Bare Steel
2ndary Material: None
Spill Installed: False
Overfill Installed: False
Owner: BRUNSWICK WORSTED MILLS INC
BRUNSWICK AVE
Not reported
Lat/Long: 4° 14' 34" / 71° 51' 42"

2
WNW
1/4-1/2
1714
Higher

MOBIL OIL
OIL/CHEMICAL SPILLS
, CT

LWDS W991101016
N/A

LWDS:

ArcView Legend Symbology: SPILL
Leachate and Wastewater Name: OIL/CHEMICAL SPILLS
Leachate and Wastewater Number: 3500004
Status of the Discharge Activity: INACTIVE
Leachate and Waste Flow: GROUND
Feature Number on Hazardous Waste List: 0
Subregional Basin Feature Number: 3500
Name: Mobil Oil
Alias: Not reported
Description: gasoline spill
Lat/Long: 41.71952 / -71.86721
State Plane x/y: 1241004 / 824130
Mercator x/y: -20987557.23483 / 13354577.10091

3
WNW
1/4-1/2
2349
Higher

GRISWOLD RUBBER CO.
COOLING WTR -SURFACE
, CT

LWDS W991100900
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

GRISWOLD RUBBER CO. (Continued)

W991100900

LWDS:

ArcView Legend Symbology:	COOL WTR-S
Leachate and Wastewater Name:	COOLING WTR -SURFACE
Leachate and Wastewater Number:	3500005
Status of the Discharge Activity:	ACTIVE
Leachate and Waste Flow:	SURFACE
Feature Number on Hazardous Waste List:	0
Subregional Basin-Feature Number:	3500
Name:	Griswold Rubber Co.
Alias:	Not reported
Description:	cooling water discharge
Lat/Long:	41.719 / -71.86994
State Plane x/y:	1240261 / 823930
Mercator x/y:	-20988354.01533 / 13354371.54794

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
PLAINFIELD	S102413982	RIVERS LANDING PLAZA	RTE. 12		LUST	
PLAINFIELD	S104563361	PERVEL INDUSTRIES	ROUTE 12		SDADB	
PLAINFIELD	S104254739	CHUCKY'S MOBIL	ROUTE 12		SDADB	
PLAINFIELD	S102413983	EXXON STATION	RTE. 14		LUST	
PLAINFIELD	S104254747	QUINNABAUG FISH HATCHERY	ROUTE 14		SDADB	
PLAINFIELD	S102413985	PLAINFIELD DOT	RTE. 14A		LUST	
PLAINFIELD	S102413976	PLAINFIELD MOBIL	RTE. 395 NORTH		LUST	
PLAINFIELD	S102413978	MOBIL GASOLINE	RTE. 395		LUST	
PLAINFIELD	S104254738	CARVILL INDUSTRIES, INC.	BRUNSWICK AVENUE		SDADB	
PLAINFIELD	S104033703		CEMETARY RD - PROVIDENCE / WOOSTER		LUST, CT Spills	9808187
PLAINFIELD	S104025698		GRISWOLD RUBBER CO., MOOSUP		LUST, CT Spills	9800081
PLAINFIELD	S101407099	CHUCKY'S MOBIL	MAIN ST. (MOOSUP)		LUST	
PLAINFIELD	S104254746	JASPERS GENERAL STORE	PROSPECT / MAIN STREET		SDADB	
PLAINFIELD	S104254744	GALLUP'S QUARRY	TARBOX ROAD / ROUTE 12		SDADB	
STERLING	S100996830	STERLING DOT GRAVEL BANK	ROUTE 14	06377	SHWS	
STERLING	S100996831	REVERE TEXTILE PRINTS CORP.	RAILROAD AVENUE	06377	SHWS	

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 01/23/01

Date Made Active at EDR: 02/16/01

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/05/01

Elapsed ASTM days: 11

Date of Last EDR Contact: 02/05/01

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 01/23/01

Date Made Active at EDR: 02/16/01

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/05/01

Elapsed ASTM days: 11

Date of Last EDR Contact: 02/05/01

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/28/00

Date Made Active at EDR: 02/28/01

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/29/00

Elapsed ASTM days: 61

Date of Last EDR Contact: 03/26/01

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 12/28/00

Date Made Active at EDR: 02/28/01

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/29/00

Elapsed ASTM days: 61

Date of Last EDR Contact: 03/26/01

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/20/00
Date Made Active at EDR: 08/01/00
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/12/00
Elapsed ASTM days: 50
Date of Last EDR Contact: 03/14/01

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 06/21/00
Date Made Active at EDR: 07/31/00
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 07/10/00
Elapsed ASTM days: 21
Date of Last EDR Contact: 01/30/01

ERNS: Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 08/08/00
Date Made Active at EDR: 09/06/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/11/00
Elapsed ASTM days: 26
Date of Last EDR Contact: 02/02/01

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/97
Database Release Frequency: Biennially

Date of Last EDR Contact: 03/19/01
Date of Next Scheduled EDR Contact: 06/18/01

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: NTIS

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 09/30/99
Database Release Frequency: Annually

Date of Last EDR Contact: 01/09/01
Date of Next Scheduled EDR Contact: 04/09/01

DELISTED NPL: National Priority List Deletions

Source: EPA

Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/23/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/05/01
Date of Next Scheduled EDR Contact: 05/07/01

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/07/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/09/01
Date of Next Scheduled EDR Contact: 04/09/01

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4526

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 05/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 01/23/01
Date of Next Scheduled EDR Contact: 04/23/01

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/30/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/09/01
Date of Next Scheduled EDR Contact: 04/09/01

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 08/01/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/02/01
Date of Next Scheduled EDR Contact: 04/02/01

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/20/01
Date of Next Scheduled EDR Contact: 05/21/01

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-260-3936

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/01/00
Database Release Frequency: Annually

Date of Last EDR Contact: 02/12/01
Date of Next Scheduled EDR Contact: 05/14/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/13/01

Date of Next Scheduled EDR Contact: 06/11/01

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/97

Database Release Frequency: Annually

Date of Last EDR Contact: 03/26/01

Date of Next Scheduled EDR Contact: 06/25/01

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-1444

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98

Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 03/30/01

Date of Next Scheduled EDR Contact: 06/12/01

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/00

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/26/01

Date of Next Scheduled EDR Contact: 06/25/01

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 08/10/00

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/26/01

Date of Next Scheduled EDR Contact: 06/25/01

STATE OF CONNECTICUT ASTM STANDARD RECORDS

SHWS: Inventory of Hazardous Disposal Sites

Source: Department of Environmental Protection

Telephone: 860-424-3721

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/04/98
Date Made Active at EDR: 11/19/98
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/01/98
Elapsed ASTM days: 79
Date of Last EDR Contact: 02/20/01

SWF/LF: List of Landfills/Transfer Stations

Source: Department of Environmental Protection
Telephone: 860-424-3366

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 01/01/00
Date Made Active at EDR: 07/24/00
Database Release Frequency: Annually

Date of Data Arrival at EDR: 06/08/00
Elapsed ASTM days: 46
Date of Last EDR Contact: 02/26/01

LUST: Leaking Underground Storage Tank List

Source: Department of Environmental Protection
Telephone: 860-424-3376

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/30/00
Date Made Active at EDR: 01/26/01
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 12/19/00
Elapsed ASTM days: 38
Date of Last EDR Contact: 02/06/01

UST: Underground Storage Tank Data

Source: Department of Environmental Protection
Telephone: 860-424-3376

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 12/15/00
Date Made Active at EDR: 02/05/01
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/08/01
Elapsed ASTM days: 28
Date of Last EDR Contact: 01/02/01

STATE OF CONNECTICUT ASTM SUPPLEMENTAL RECORDS

SPILLS: Oil & Chemical Spill Database

Source: Department of Environmental Protection
Telephone: 860-424-3254
Oil and Chemical Spill Data.

Date of Government Version: 09/30/00
Database Release Frequency: Annually

Date of Last EDR Contact: 02/06/01
Date of Next Scheduled EDR Contact: 05/07/01

LWDS: Connecticut Leachate and Wastewater Discharge Sites

Source: Department of Environmental Protection
Telephone: N/A

The Leachate and Waste Water Discharge Inventory Data Layer (LWDS) includes point locations digitized from Leachate and Wastewater Discharge Source maps compiled by the Connecticut DEP. These maps locate surface and groundwater discharges that (1) have received a waste water discharge permit from the state or (2) are historic and now defunct waste sites or (3) are locations of accidental spills, leaks, or discharges of a variety of liquid or solid wastes.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: 02/12/01
Date of Next Scheduled EDR Contact: 05/14/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SDADB: Site Discovery and Assessment Database
Source: Department of Environmental Protection
Telephone: 860-424-3721

All sites reported to Permitting, Enforcement, and Remediation Division where it is suspected that hazardous waste may have been disposed or sites that are eligible for listing on the State Inventory of Hazardous Waste Disposal Sites.

Date of Government Version: 08/14/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/20/01
Date of Next Scheduled EDR Contact: 05/07/01

CT PROPERTY: Property Transfer Filings
Source: Department of Environmental Protection
Telephone: 860-424-3789

A listing of sites that meet the definition of a hazardous waste establishment. They can be generators, dry cleaners, furniture strippers, etc. These sites have been sold to another owner.

Date of Government Version: 06/29/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/30/01
Date of Next Scheduled EDR Contact: 04/30/01

EDR PROPRIETARY DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

HISTORICAL AND OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

THE CADLE COMPANY
57-59 BRUNSWICK AVE EXTENSION
PLAINFIELD, CT 06354

TARGET PROPERTY COORDINATES

Latitude (North):	41.717400 - 41° 43' 2.6"
Longitude (West):	71.861603 - 71° 51' 41.8"
Universal Transverse Mercator:	Zone 19
UTM X (Meters):	261945.4
UTM Y (Meters):	4622145.0

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2441071-F7 ONECO, CT RI
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General WNW

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
WINDHAM, CT

FEMA Q3 Flood
Data Electronic Coverage
NO

Flood Plain Panel at Target Property:
Additional Panels in search area:

Not Reported
Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
ONECO

NWI Electronic
Coverage
NO

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
Status: Not found

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

GEOLOGIC AGE IDENTIFICATION

Geologic Code: Zg
Era: Precambrian
System: Precambrian
Series: Z granitic rocks

ROCK STRATIGRAPHIC UNIT

Category: Plutonic and Intrusive Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Amdt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Component Name: CHARLTON

Soil Surface Texture: very stony - fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: LOW

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	2 inches	very stony - fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 0.60	Max: 6.00 Min: 4.50
2	2 inches	26 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 0.60	Max: 6.00 Min: 4.50
3	26 inches	65 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 0.60	Max: 6.00 Min: 4.50

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: muck

Surficial Soil Types: muck

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: gravelly - fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

gravelly - loamy sand
unweathered bedrock
muck

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	CTC000000001063	1/2 - 1 Mile WSW
A2	CTC000000001059	1/2 - 1 Mile WSW

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
WSW
1/2 - 1 Mile
Higher

CT WELLS CTC000000001063

Well ID: 1106
Supply System ID: 109022
Source Status: Active
Groundwater Aquifer Type: Bedrock
Depth: 97 Feet
Well Diameter: 0
Pump Capacity: 50

Well Name:
Supply System Name:
Type:
GIS Date/Method:
Depth to Bedrock:
Casing Diameter:
Safe Yield:
Well 2
MOOSUP GARDEN APARTMENTS
Drilled
1993 GPS - EPA
0 Feet
0
.054

A2
WSW
1/2 - 1 Mile
Higher

CT WELLS CTC000000001059

Well ID: 1102
Supply System ID: 109022
Source Status: Active
Groundwater Aquifer Type: Bedrock
Depth: 450 Feet
Well Diameter: 0
Pump Capacity: 15

Well Name:
Supply System Name:
Type:
GIS Date/Method:
Depth to Bedrock:
Casing Diameter:
Safe Yield:
Well 1
MOOSUP GARDEN APARTMENTS
Drilled
1984 Tablet Digitize
0 Feet
0
.016

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for WINDHAM County: 2

Note: Zone 1 indoor average level > 4 pCi/L

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L

: Zone 3 indoor average level < 2 pCi/L

Zip Code: 06354

Number of sites tested: 3

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.333 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the data of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

Connecticut Leachate and Wastewater Discharge Sites

Source: Department of Environmental Protection

The Leachate and Waste Water Discharge Inventory Data Layer (LWDS) includes point locations digitized from Leachate and Wastewater Discharge Source maps compiled by the Connecticut DEP. These maps locate surface and groundwater discharges that (1) have received a waste water discharge permit from the state or (2) are historic and now defunct waste sites or (3) are locations of accidental spills, leaks, or discharges of a variety of liquid or solid wastes.

EPA-Approved Sole Source Aquifers in Connecticut

Source: EPA

Sole source aquifers are defined as an aquifer designated as the sole or principal source of drinking water for a given aquifer service area; that is, an aquifer which is needed to supply 50% or more of the drinking water for the area and for which there are no reasonable alternative sources should the aquifer become contaminated.

Community and Non-Community Water System Wells

Source: Department of Public Health, Water Supplies Section

Telephone: 860-509-7333

Active, emergency and inactive wells used for potable purposes that are owned and operated by active community and non-community water systems in Connecticut.

RADON

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones: Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration



"Linking Technology with Tradition"

Sanborn® Map Report

Ship to: Robert McCarthy

Aaron Environmental Specialist

835 South Main Street

Waterbury, CT 06706

Order Date: 4/6/2001

Inquiry #: 616381.4S

P.O. #: 2672

Site Name: The Cadle Company

Completion Date: 04/06/2001

Address: 57-59 Brunswick Ave Extension

City/State: Plainfield, CT 06354

1013695JGM

203-753-2554

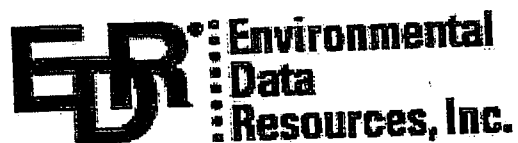
Cross Streets: Goshen Road

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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The EDR-City Directory
Abstract

The Cadle Company
57-59 Brunswick Ave Extension
Plainfield, CT 06354

April 10, 2001

Inquiry Number: 616381-6

The Source
For Environmental
Risk Management
Data

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Environmental Data Resources, Inc.

City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1528-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1528-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1528-00 requires *All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.* (ASTM E 1528-00, Section 7.3.4, page 12. EDR's City Directory Abstract includes a search and abstract of available city directory data.

City Directories

City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1528-00 specifies that a *review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice.* (ASTM E 1528-00, Section 7.3.4, page 12.)

SUMMARY

• *City Directories:*

This document reports that Environmental Data Resources, Inc. (EDR) searched select national repositories of business directories, and, based on client-supplied Target Property information, business directories including the Target Property city or town were not deemed *reasonably ascertainable* (refer to ASTM E1527-00, Section 3.3.30) by EDR. This **No Coverage** determination reflects a search only of business directory repository collections which EDR accessed. It can not be concluded from this search that no coverage for the Target Property exists anywhere, in any collection.

NO COVERAGE

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about your report.
Thank you for your business!

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Glossary of Terms

ASTM	American Society for Testing and Materials; a scientific and technical organization formed for the development and establishment of standard characteristics and performance of materials, products, systems, and services.
BDAT	Best Demonstrated Available Technology for the treatment or disposal of a waste; it also specifies acceptable post-treatment concentration levels for each hazardous waste covered by the land bans.
CERCLA	Comprehensive Environmental Resource Compensation and Liability Act of 1980, commonly referred to as the Superfund Act. Promotes and allocates funds for Hazardous Waste Site Remediation.
CFR	Code of Federal Regulations; a codification of the general and permanent rules published in the <i>Federal Register</i> .
CLP	Contract Laboratory Program; developed by the EPA to make uniform the quality of outside analytical services for Superfund remediation.
CTDEP	Connecticut Department of Environmental Protection
CTDHS	Connecticut Department of Health Services
EP-Toxicity	Extraction Procedure Toxicity; analytical test formerly used to identify wastes having a potential to leach toxic constituents into ground water. EP Toxicity was replaced by the TCLP method on September 25, 1990.
EPA	Environmental Protection Agency
First-third land bans	The first stage of the HSWA to eliminate all untreated wastes from landfills; first-third land bans, involving mostly solvent wastes and dioxins, became effective in August 1988.
HCS	Hazard Communication Standard; OSHA standard (29 CFR 1910.1200) requiring communication of hazardous material risks to workers in regulated facilities.
HMTA	Hazardous Materials Transportation Act; federal law assigning authority to various agencies to enforce hazardous material transportation regulations; includes packaging and shipping classifications.
HSWA	Hazardous and Solid Waste Amendments; 1984 amendments to RCRA establishing a timetable for RCRA land bans and more stringent requirements for USTs.

Hazardous waste	Within RCRA, any solid (including solid, liquid, semisolid or contained gaseous material) or combination of solid wastes, which because of its physical, chemical or infectious characteristics, may pose a hazard when improperly managed.
Land Bans	prohibitions of specific toxic materials from disposal in landfills under RCRA, as amended by HSWA.
LQG	Large Quantity Generator; defined by RCRA as a facility generating more than 1000 kg of hazardous waste in any one month.
LUST	Leaking Underground Storage Tank.
MSDS	Material Safety Data Sheet; a compilation of information required under the OSHA Communication Standard on the identity of hazardous chemicals, health, and physical hazards, exposure limits, and precautions. Section 311 of SARA requires facilities to submit MSDSs under certain circumstances.
NPDES	National Pollutant Discharge Elimination System; a provision of the Clean Water Act which prohibits discharge of pollutants into waters of the United States unless a special permit is issued by EPA, a State, or, where delegated, a tribal government.
NPL	National Priorities List; official list of hazardous waste sites to be addressed by CERCLA.
OSHA	Occupational Safety and Health Administration; oversees and regulates workplace health and safety.
Part B Permit	The second, narrative section submitted by waste generators in the RCRA permitting process; covers in detail procedures to be followed at a facility to protect human health and the environment.
PPB	Parts per billion, g/L, 0.001% = 10,000 ppb.
PPM	Parts per million, mg/L, 1% = 10,000 ppm.
PPT	Parts Per Trillion, ng/L, 0.000001% = 10,000 ppt
PRP	Potentially Responsible Party; an individual, business or organization most likely responsible for a pollution incident.
RCRA	Resource Conservation and Recovery Act of 1976. Regulates the identification, storage and handling of hazardous waste.
SARA	Superfund Amendments Reauthorization Act of 1986. Title III is known as the Emergency Planning and Community Right-To-Know Act (EPCRA).

Second-third land bans	the second stage of the HSWA to eliminate all untreated wastes from landfills; the second-third bans (or the California list) became effective in June of 1989.
SOLID WASTE	Non-liquid waste capable of acceptance at municipal non secure landfills.
Subtitle C	the heart of RCRA; the hazardous waste management program under Congress and the EPA which regulates virtually every aspect of hazardous waste management, from the generation of waste to its transportation and subsequent treatment, storage, recycling and disposal.
SQG	Small Quantity Generator; defined by RCRA as a facility generating more than 100 kg and less than 1,000 kg of hazardous waste in any one month.
SW-846	Test Methods for Evaluating Solid Waste, Physical/Chemical Methods and sampling and monitoring guidance for use in RCRA-related testing.
TCLP	Toxicity Characteristic Leaching Procedure; analytical test used to determine the leaching potential in a landfill of hazardous organic and inorganic contaminants in liquid or solid wastes; it replaced EP-Toxicity test method on September 25, 1990.
Third-third land bans	the third stage of the HSWA to eliminate all untreated hazardous wastes from landfills; the third-third bans require treatment of 350 hazardous wastes from a variety of industries.
Title III	commonly used to designate requirements mandated in Title III of SARA for public disclosure of chemical information and development of emergency response plans.
TSCA	Toxic Substances Control Act (1976); federal law authorizing the EPA to gather information on chemical risks.
TSDF	Treatment, Storage or Disposal Facility; a facility covered under RCRA.
Uniform Hazardous Waste Manifest	a form issued jointly by the EPA and the Department of Transportation (DOT) which contains information identifying the generator and transporter of a waste, the receiving facility and the waste's appropriate DOT shipping description.
UST	Underground Storage Tank; regulated by RCRA; a tank with 10% or more of its volume underground, with connected piping; used to store CERCLA-regulated hazardous chemicals or petroleum products.

- VOC** Volatile Organic Compound; any organic compound which participates in atmospheric photochemical reactions except for those designated by the EPA Administrator as having negligible photochemical reactivity.
- ZHE** Zero-Headspace Extractor Vessel; an extraction vessel that allows for liquid/solid separation with the elimination of headspace; this prevents any loss of volatile constituents.

ENVIRONMENTAL ASSESSMENT LIMITATIONS

All work product and reports provided by AARON Environmental (AARON) in connection with the performance of environmental site assessments are subject to the following limitations:

1. The observations described in the assessment report were made under the conditions stated therein. The conclusions presented in the assessment report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by the client.
2. In preparing this assessment report, AARON has relied on certain information provided by state and local officials and information and representations made by other parties referenced therein, and on information contained in the files of state and/or local agencies made available to AARON at the time of the site assessment. To the extent that such files are missing, incomplete or not provided to AARON, AARON is not responsible. Although there may have been some degree of overlap in the information provided by these various sources, AARON did not attempt to independently verify the accuracy or completeness of all information reviewed during the course of this site assessment.
3. Observations were made of the site and of structures on the site as indicated within the assessment report. Where access to portions of the site or to structures on the site was unavailable or limited, AARON renders no opinion as to the presence of hazardous substances, waste or petroleum and chemical products. Furthermore, AARON renders no opinion where direct observation of the interior walls, floors, or ceilings of a structure on a site was obstructed by objects or coverings on or over these surfaces.
4. Unless otherwise specified in the assessment report, AARON did not perform testing or analysis to determine the presence or concentration of asbestos, radon, lead or polychlorinated biphenyls (PCBs) at the site or in the environment of the site.
5. The purpose of this assessment report was to assess the physical characteristics of the subject site with respect to the presence in the environment of hazardous substances, waste or petroleum and chemical products and wastes. No specific attempt was made to check the compliance of present or past owners or operators of the site with federal, state or local laws and regulations, environmental or otherwise.
6. If the conclusions and recommendations contained in this assessment report are based in part upon data obtained from a limited number of soil samples obtained from widely spaced subsurface explorations, then the nature and extent of variations between these explorations may not become evident until further exploration. If variations or other latent conditions then appear evident, it will be necessary to reevaluate the conclusions and recommendations of this assessment report.

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7. If water level readings have been made in test pits, borings, and/or observation wells, these observations were made at the time and under the conditions stated on the test pit or boring logs or in the assessment report. However, it must be noted that fluctuations in the level of groundwater may occur due to variations in rainfall, passage of time and other factors. Should additional data become available in the future, the data should be reviewed by AARON, and the conclusions and recommendations modified accordingly.
8. Except as noted within the text of the assessment report, no quantitative laboratory testing was performed as part of the site assessment. Where such analysis have been conducted by an outside laboratory, AARON has relied upon the data provided, and has not conducted an independent evaluation of the reliability of the test data.
9. Chemical analysis may have been performed for specific parameters during the course of this site assessment, as described in the test. However, it should be noted that additional chemical constituents not searched for during the current study may be present in soil and/or groundwater at the site.
10. If the conclusions and recommendations contained in this assessment report are based, in part, upon various types of chemical data; then the conclusions and recommendations are contingent upon the validity of such data. The data have been reviewed and interpretations made in this assessment report. If indicated within the assessment report, some of this data may be preliminary "screening" level data, and should be confirmed with quantitative analysis if more specific information is necessary. Moreover, it should be noted that variations in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time, and other factors. Should additional chemical data become available in the future, this data should be reviewed by AARON and the conclusions and recommendations represented herein modified accordingly.
11. It is recommended that AARON be retained to provide further hydrogeologic and engineering services during the construction and/or implementation of any remedial measures recommended in this assessment report. This is to allow AARON to observe compliance with the concepts and recommendations contained herein, and to allow the development of changes to the remedial program in the event that subsurface conditions or other conditions differ from those anticipated.
12. The installation of test borings, in substitution for tank removal, cannot be used as conclusive evidence to determine the environmental quality of the soils and groundwater. It should be noted that AARON can draw no conclusions concerning the presence of soil or groundwater contamination, unless the tanks are removed and soil samples are collected and analyzed for the appropriate parameters.
13. This assessment report does not intend to serve the purpose of an environmental compliance audit. AARON recommends that such a procedure be considered to

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ensure compliance with state and federal regulations. This would specify proper handling and disposal procedures for waste solvents and oils generated on-site.

14. Plot plans, sketches, and other illustrative materials in this report are included to assist the reader in visualizing the site and are not necessarily drawn to scale.
15. A Phase I Site Assessment is not intended to be a definitive study of the site, and therefore is not suitable for use in planning site remediation or undertaking enforcement actions against potentially responsible parties.
16. No definitive conclusion can be drawn concerning the environmental quality of soils or groundwater at this site without the implementation of a detailed hydrogeologic investigation and sampling program.

The following items are considered non-scope items with regard to this Phase I assessment, but should be considered if building demolition/renovation activities or further land development are anticipated:

- A. Light Fixtures: Fluorescent lamps, high intensity discharge lamps (mercury vapor, metal halide and high pressure sodium lamps) and other specialty lamps may contain mercury. Waste mercury containing lamps may be a hazardous waste subject to the provisions of the Resource Conservation and Recovery Act (RCRA) and subtitle C and Chapter 446 of the Connecticut General Statutes. Mercury containing lamps that are non-RCRA hazardous could still be considered Connecticut Regulated Waste CR-05 (waste chemical solid)¹. In addition, fluorescent light ballasts, if manufactured prior to 1978, may contain PCBs.
- B. Because of the building age, there is the potential for the presence of PCB ballasts and mercury-containing fluorescent lamps. If renovation or demolition is anticipated, the light fixtures and bulbs should be inventoried and evaluated for the presence of these regulated substances, and managed/disposed accordingly.
- C. Asbestos and Lead-based Paint: On November 20, 1990 EPA clarified a former policy that described what asbestos-containing materials must be removed before the demolition or renovation of a building. In addition, lead painted building surfaces may cause demolition debris (waste) to exceed the RCRA toxicity characteristic leaching procedure test for lead. Noting this, AARON recommends that all friable asbestos containing materials be removed prior to demolition or renovation, and that a lead paint survey be conducted; including TCLP analysis of representative paint chips. Areas where the paint chips exceed the TCLP characteristic for lead should be evaluated for abatement prior to demolition or renovation activities.
- D. Wetlands
 - 1. Management of Mercury Containing Lamps, DEP, February, 1997; Management of Used Fluorescent Lamps: Preliminary Assessment, EPA, October, 1992