Martin Brogie, Inc.
ENVIRONMENTAL SERVICES

- Environmental Site Investigations
- Building Contaminant Surveys
- Wetlands Consulting
- Remediation Contract Management

Phase I Environmental Site Assessment

20 Shepard Road
Norfolk, Connecticut

SUBMITTED TO:

William Walter, P.E.
Civil/Site Group Manager | Senior Associate
Alfred Benesch & Company
120 Hebron Avenue, Floor 2
Glastonbury, CT
06033
September 28, 2023

28 Arbor Lane
Norfolk, CT 06443

martinbrogieinc@gmail.com
860-208-0360

Table of Contents

Executive Summary

Background

At the request of William Walter, P.E. of Alfred Benesch and Company, (MBI) has completed a Phase I Environmental Site Assessment (ESA) of the property located at 20 Shepard Road in Norfolk, Connecticut (Site). The scope of work for this Phase I ESA is based on standard and routinely accepted practices of the environmental profession and is consistent with ASTM Standard E-1527-21, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."

The purpose of the assessment was to:

- Identify recognized environmental conditions (RECs), defined by ASTM as a condition with the potential for a past, current, or future release of oil or hazardous material (OHM) at the Property;
- Identify historic RECs (HRECs); defined by ASTM as a past release of OHM that has achieved regulatory closure without required controls or conditions;
- Identify controlled RECs (CRECs); defined by ASTM as a past release of OHM that has achieved regulatory closure with required controls or conditions; and,
- Evaluate the potential for a release of OHM at the Property.

Site Description

The subject Site consists of approximately 1.75 acres of land including a 1.25-acre property occupied by the Norfolk Fire Department Fire House and approximately 0.5 acres of land abutting the Fire House parcel to the south and west. A paved driveway accesses the site along the south side of Shepard Road and pavement extends passed the west side of the Firehouse extends to the southwestern corner of the site where a one-bay garage and an above-ground diesel tank are located. A gravel driveway also enters the site off of Shepard Road in the northwest portion of the property.

The Fire House property is occupied by a 3,800+/- square foot Fire Station building constructed primarily with concrete block exterior walls and steel truss-supported roofing on a concrete slab floor. The building is served by municipal and private sewer and water systems. The station accommodates four fire trucks in two long garage bays with overhead doors accessing each bay on the north and south sides of the building. The eastern side of the building includes a meeting/break room and kitchen and two restrooms as well as a dispatchers/communication station. A boiler room, accessed from the outside, is located along the north side of the eastern building extension. Wooden sheds are located adjacent to the east side of the north end of the building. The northern shed contains two, above-ground,

330-gallon heating oil tanks and the southern shed, which formerly contained a diesel generator, is utilized for storage.

A liquid propane-fired generator is located adjacent to the north of the boiler room, and two 250-gallon, liquid propane tanks that serve the generator are located along the building's east wall.

Grassed lawn extends from the east and south sides of the Fire House to the eastern and southern boundaries. Pavement and gravel extend west of the Fire House. A grassed island is located northwest of the Fire House along Shepard Road. The southern portion of the grassed area formerly housed the Norfolk Ambulance garage.

Densely vegetated wetlands abut the property to the south and west. A shallow drainage ditch extends across the grassed, southeastern portion of the site and enters the adjacent vegetated wetland area and turns west terminating at man-made pond just southwest of the site. The pond discharges to a watercourse which flows northward just west of the site and passes through a culvert below Shepard Road.

Residences are located across Shepard Road to the north and D&R Auto Sales borders the site to the east. This facility formerly conducted vehicle repairs. The current operations could not be confirmed.

Site History

The site was occupied by a small school located in the northeastern portion of the property as early as 1900. The school building included an addition by 1909 and was shown as vacant by 1925. An offsite garage facility to the east of the site including two buildings (similar to the current configuration), is shown in 1925 along with two underground gasoline storage tanks. In 1936 the school building is listed as a residence. The adjacent land use to the east is consistent with the 1925 information.

1934 and 1951 aerial photographs depict the site and adjacent land use as similar to the 1936 mapping. Aerial photographs from 1970 indicate that the school/residential building has been removed and the previous site ambulance garage is shown in the western portion of the lot. The current Firehouse building was constructed in 1980 and an addition was placed on the west side in 1990. The ambulance building was demolished in 2018.

Oil and Chemical Use and Storage

The site building is heated by an oil-fired boiler utilizing oil stored in two, above-ground, 330-gallon heating oil tanks located in a wooden shed adjacent to the east of the building. The tanks appeared to be in good condition and exhibited no evidence of leakage.

A former diesel-fired generator was located in a second shed adjacent to the east of the fire house. Diesel was stored in an above-ground tank within the shed. No evidence of spills or leakage was observed in the shed.

Two, above-ground, 250-gallon liquid propane tanks are located along the east exterior wall of the firehouse and serve a generator located exterior to the boiler room.

The interior of the boiler room included a 1,000-gallon tank gauge mounted on the north wall with the tank level sensing line extending down from the gauge and entering the floor of the boiler room. It is likely that this gauge previously served an underground heating oil tank in this area.

The boiler room contained a 5-gallon bucket of cleaner and a 5-gallon bucket of absorbent material. A floor drain was noted in the boiler room; its discharge location was unknown..

The firehouse included a small maintenance tool bench including an adjacent container of speedy dri. a compressor and various small cans of lubricants and paints. Three, 5-gallon containers of racing fuel were noted under the bench. The fuel is utilized for various pumps on the Fire Trucks.

The older, original portion of the building includes two floor drains in the truck garage. The drains reportedly exit the north side of the building and discharge to the storm drain system on Shepard Road.

The 1990 western addition also includes two floor drains. Plans on file at the building department and interview information indicate that these drains tie into a drain along the west side of the building and ultimately discharge west of the building along the eastern side of the adjacent wetland. The Fire Chief indicated no oils/chemicals were ever discharged to the drains and they were designed to capture rain and snow from trucks returning to the garage from calls.

Eight empty containers of Non-PFAS fire fighting foam were observed on the exterior south side of the building adjacent to two trash cans. The Fire Chief indicated that the station changed to non-PFAS fire-fighting foam approximately 2 years ago. Previously, PFAS foam products came to the station in sealed containers and were placed directly on to fire trucks for use. No fire fighting demonstrations using PFAS foam were conducted on the premises.

An above-ground, self-contained diesel storage tank is located adjacent to the one-bay garage in the southwestern portion of the property. The tank includes a pump attached to the tank containment and it is used to fuel the fire trucks. The tank appeared to be in very good condition and no evidence of leakage or spillage was noted.

Regulatory Review

No records regarding environmental-related issues were found on file for the site in a review of Town and Regional offices and a file search of records at the Connecticut Department of Energy and Environmental Protection. There were no state or Federal environmental listings, underground storage tank records, or spill reports found for the subject property.

Transfer Act Applicability

The Connecticut Transfer Act (CGS Section 22a-134) requires that whenever an "Establishment" is transferred (with several exceptions), the parties involved in the transfer must comply with the property transfer law. Compliance with the law generally consists of either the buyer or seller (Certifying Party) completing appropriate assessment, investigation and if needed, remediation, of the Property in accordance with prevailing standards and guidelines.

An Establishment is defined as any real property at which or any business operation from which: (A) on or after November 19, 1980, there was generated, except as the result of remediation of polluted soil, groundwater, or sediment, more than one hundred kilograms (220 pounds) of hazardous waste in any one month; (B) hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported, or disposed of; (C) the process of dry cleaning was conducted on or after May 1, 1967; (D) furniture stripping was conducted on or after May 1, 1967; or (E) a vehicle body repair facility was located on or after May 1, 1967.

Based on the current and former site uses, it does not appear that the Property qualifies as an Establishment. The Establishment determination is a legal issue and advice from legal counsel is therefore advised.

Conclusions

MBI has completed Phase I Environmental Site Assessment research and identified the following Areas of Environmental Concern (AOCs):

- It appears likely that a heating oil tank previously served the oil-fired boiler on the site. No information regarding the size, age, location and disposition of the tank was available;
- An adjacent property to the east and upgradient of the site was historically used as an automobile service garage which included two, underground gasoline storage tanks. Three properties located across the street to the north and cross-gradient/potentially upgradient are listed with a spill, a removed gasoline UST, and a manifest for a 1,000 gallons of old gasoline.

- A former school turned residence was located in the northeast corner of the site from approximately 1900 to circa 1960. No information regarding the previous heating source for the building was available. It is possible that the building was served by an underground tank. Building debris/rubble could remain in the former building footprint.
- Floor drains in the main Fire House garage discharge to catch basins along Shepard Street and floor drains in the 1990, western addition reportedly discharge to the west of the building in to the wetland/watercourse area. Incidental, diluted oil/chemical discharges to these drains associated with Fire Trucks is possible.

MBI recommends the development of project specifications to manage the potential for contaminated media to be encountered during construction in the above areas.

1. Introduction

Martin Brogie, Inc. (MBI) completed this Phase I Environmental Site Assessment (ESA) at the request of of William Walter of Alfred Benesch and Company of the property located at 20 Shepard Road in Norfolk, Connecticut (Site).

1.1 Purpose

The purpose of the Phase I ESA was to:

- Identify recognized environmental conditions (RECs), defined by ASTM as a condition with the potential for a past, current, or future release of oil or hazardous material (OHM) at the Property.
- Identify historic RECs (HRECs); defined by ASTM as a past release of OHM that has achieved regulatory closure without required controls or conditions.
- Identify controlled RECs (CRECs); defined by ASTM as a past release of OHM that has achieved regulatory closure with required controls or conditions.
- Evaluate the potential for a release of OHM at the Property.

1.2 Detailed Scope of Services

MBI completed the following:

- Reviewed available records at Norfolk Town Hall Offices;
- Reviewed documents and maps regarding local geologic and hydrogeologic conditions in the vicinity of the Property;
- Reviewed federal and state regulatory database records pertaining to the Property and surrounding area;
- Performed a site reconnaissance at the Property; and,
- Prepared this Phase I ESA report.

1.3 Significant Assumptions

Our opinion and conclusions are based on the information sources presented in this report, and a site reconnaissance of the Property. MBI assumes that all available information obtained as part of this ESA including database records, interview information, and historic information is accurate and reliable.

1.4 Limitations and Exceptions

This report meets the general requirements for a Phase I ESA established by ASTM Standard E1527 13 with the following exceptions:

- No interviews with former owners or operators of Lot 151-2 were conducted.
- The opinions provided herein are based on the information described in this report. Future investigations or information that was not available to MBI may result in modification of the findings of this report. In preparing this report, MBI relied on file information provided by state and local officials and information and representations made available to MBI at the time of the report. If such information is incomplete or inaccurate, MBI is not responsible. MBI's professional services for this project have been performed in a manner consistent with that degree of skill and care ordinarily exercised by members of our profession currently practicing in the same locality, performing similar services under similar conditions. MBI makes no other representations and no warranties, express or implied.

1.5 Special Terms and Conditions

This Phase I ESA was performed with no Special Terms and Conditions.

1.6 User Reliance

This report was prepared for the use of Alfred Benesch and Company and the Town of Norfolk. No other entity may rely on this report without the expressed written consent of MBI.

2. Site Description

2.1 Location and Ownership

The subject Site consists of two parcels including the 1.25 acre 20 Shepard Road property containing the Fire House and a portion of an adjoining property forming an "L" around the southern and western sides of the 20 Shepard Road property. This portion of the adjacent property has been designated for use by the Fire Department by the Town of Norfolk.

The 20 Shepard Road property is owned by the Town of Norfolk and is designated as Map 7-12 Lot 151 by the Town Assessor. The adjacent property, also owned by the Town of Norfolk and known as City Meadow, is designated as Map 7-12 Lot 152.

Norfolk Town Clerk Land Records indicate that the 20 Shepard Road property was previously owned by Vincint D. Motto as early as 1953. Antonio Boscardin owned the City Meadow lot prior to transferring it to the Town.

A Site Location Map is provided as Figure 1. A site schematic plan is provided as Figure 2.

2.2 Adjacent Land Use

The Site is located in a residential/commercial area. Residences are located across Shepard Road to the north and D&R Auto Sales borders the site to the east. This facility formerly conducted vehicle repairs. The current operations could not be confirmed. Undeveloped wetland areas are located to the south and west. The Norfolk Ambulance garage is located across the street to the northwest.

2.3 Site Description

2.3.1 Reconnaissance

The Property was inspected on September 12, 2023, by Martin Brogie, LEP, Principal of Martin Brogie, Inc. (MBI). Mr. Brogie was accompanied by Brian Hutchins, Norfolk Fire Chief. Mr. Hutchins has been familiar with the site and its operations for approximately 25 years.

The subject Site consists of approximately 1.75 acres of land including a 1.25-acre property occupied by the Norfolk Fire Department Fire House and approximately 0.5 acres of land abutting the Fire House parcel to the south and west. A paved driveway accesses the site along the south side of Shepard Road and pavement extends passed the west side of the Fire House and extends to the southwestern corner of the site where a one-bay garage and an

above-ground diesel tank are located. A gravel driveway enters the site off of Shepard Road in the northwest portion of the property. Silt fence is located along the west side of the gravel area, along the adjacent wetland area to the west.

The Fire House property is occupied by a 3,800+/- square foot Fire House building constructed primarily with concrete block exterior walls and steel truss-supported roofing on a concrete slab floor. The building is served by the municipal sewer and water systems. The building accommodates four fire trucks in two long garage bays with overhead doors accessing each bay on the north and south sides of the building. The eastern side of the building includes a meeting/break room and kitchen and two restrooms as well as a dispatchers/communication station. A maintenance/tool bench is located along the southeast side of the garage. A boiler room, accessed from the outside, is located along the north side of the eastern addition extension. Wooden sheds are located adjacent to the east side of the north end of the building. The northern shed contains two, above-ground, 330-gallon heating oil tanks and the southern shed, which formerly contained a diesel generator, is utilized for storage.

A liquid propane-fired generator is located adjacent to the north of the boiler room, and two 250-gallon, liquid propane tanks that serve the generator are located along the buildings east wall.

Grassed lawn extends from the east and south sides of the Fire House to the eastern and southern boundaries. Pavement and gravel extend west of the Fire House. A grassed island is located northwest of the Fire House along Shepard Road. The southern portion of the grassed area formerly housed the Norfolk Ambulance garage.

Densely vegetated wetlands abut the property to the south and west. A shallow drainage ditch extends across the grassed, southeastern portion of the site and enters the adjacent vegetated wetland area and turns west terminating at man-made pond just southwest of the site. The pond discharges to a watercourse which flows northward just west of the site and passes through a culvert below Shepard Road.

Photographs of Property are included in Exhibit 1.

2.3.2 Water Supply

The site is provided potable water by Aquarion.

2.3.3 Wastewater Disposal

Sanitary sewer service is provided to the site by the Town of Norfolk.

2.3.4 Oil/Chemical Storage

The site building is heated by an oil-fired boiler utilizing oil stored in two, above-ground, 330-gallon heating oil tanks located in a wooden shed adjacent to the east of the building. The tanks appeared to be in good condition and exhibited no evidence of leakage.

A former diesel-fired generator was located in a second shed adjacent to the east of the fire house. Diesel was stored in an above-ground tank within the shed. No evidence of spills or leakage was observed in the shed.

Two, above-ground, 250-gallon liquid propane tanks are located along the east exterior wall of the firehouse and serve a generator located exterior to the boiler room.

The interior of the boiler room included a 1,000-gallon tank gauge mounted on the north wall with the tank level sensing line extending down from the gauge and entering the floor of the boiler room. It is likely that this gauge previously served an underground heating oil tank in this area.

The boiler room contained a 5-gallon bucket of cleaner and a 5-gallon bucket of absorbent material. A floor drain was noted in the boiler room; its discharge location was unknown..

The firehouse included a small maintenance tool bench including an adjacent container of speedy dri. a compressor and various small cans of lubricants and paints. Three 5-gallon containers of racing fuel were noted under the bench. The fuel is utilized for various pumps on the Fire Trucks.

The older, original portion of the building includes two floor drains in the truck garage. The drains reportedly exit the north side of the building and discharge to the storm drain system on Shepard Road.

The 1990 western addition also includes two floor drains. Plans on file at the building department and interview information indicate that these drains tie into a drain along the west side of the building and ultimately discharge west of the building to a point along the eastern side of the adjacent wetland. The Fire Chief indicated no oils/chemicals were ever discharged to the drains and they were designed to capture rain and snow from trucks returning to the garage from calls.

Eight empty containers of Non-PFAS fire-fighting foam were observed on the exterior south side of the building adjacent to two trash cans. The Fire Chief indicated that the station changed to non-PFAS fire-fighting foam approximately 2 years ago. Previously, PFAS foam products came to the station in sealed containers and were placed directly on to fire trucks for use. No fire -fighting demonstrations using PFAS foam were conducted on the premises.

An above-ground, self-contained diesel storage tank is located adjacent to the one-bay garage in the southwestern portion of the property. The tank includes a pump attached to the tank containment and it is used to fuel the fire trucks. The tank appeared to be in very good condition and no evidence of leakage or spillage was noted.

2.3.4.2 Stains, Corrosion or Odors

No staining, corrosion or odors were noted during the inspection.

2.3.4.3 Drains, Sumps or Pools of Liquid

Two floor drains are located in the main garage area and reportedly discharge to catch basins along Shepard road. Two floor drains are located in the smaller, new garage addition (circa 1990) and discharge t the wetland area along the western property boundary. A floor drain was observed in the boiler room.. The discharge location of the drain is unknown.

2.3.5 On-Site Storage Tanks

2.3.5.1 Underground Tanks

The interior of the boiler room included a 1,000-gallon tank gauge mounted on the north wall with the tank level sensing line extending down from the gauge and entering the floor of the boiler room. It is likely that this gauge previously served an underground heating oil tank in this area.

2.3.5.2 Aboveground Tanks

The site building is heated by an oil-fired boiler utilizing oil stored in two, above-ground, 330-gallon heating oil tanks located in a wooden shed adjacent to the east of the building. The tanks appeared to be in good condition and exhibited no evidence of leakage.

A former diesel-fired generator was located in a second shed adjacent to the east of the fire house. Diesel was stored in an above-ground tank within the shed. No evidence of spills or leakage was observed in the shed.

Two, above-ground, 250-gallon liquid propane tanks are located along the east exterior wall of the firehouse and serve a generator located exterior to the boiler room.

An above-ground, self-contained diesel storage tank is located adjacent to the one-bay garage in the southwestern portion of the property. The tank includes a pump attached to the tank containment and it is used to fuel the fire trucks. The tank appeared to be in very good condition and no evidence of leakage or spillage was noted.

2.3.6 Transformers/PCB-Containing Equipment

No transformers or other potential PCB-containing equipment was observed other than potential PCB-containing lighting ballasts.

2.3.7 Pits, Ponds, and Lagoons

No pits or lagoons were observed on the Property.

2.3.8 Stained Soil or Pavement

No stained soil or pavement were observed.

2.3.9 Odors and Stressed Vegetation

No unusual odors or stressed vegetation were observed on the Property.

2.3.10 Solid Waste

No solid waste was observed on the Property.

3. Site History

A Site history was developed based on a review of a historic atlas, aerial photographs, Sanborn fire Insurance Maps, City Directories, municipal file information and interviews.

Norfolk Historical Atlases from 1859 and 1874 depict the subject property as vacant land southwest of the Town Center between "Main Street" (Route 44) to the west and a north to south railroad line to the west.

A 1900 Sanborn Fire Insurance Map depicts Shepard Road extending from "West Greenwoods Road" (Route 44) to the west, to across the railroad tracks t the east. The map depicts a small school located in the northeastern portion of the property. A 1904 Atlas is consistent with the 1900 Sanborn Map. The school building included an addition on the south side shown on a 1909 Sanborn and was shown as "vacant" on a 1925 Sanborn. An offsite garage facility to the east of the site including two buildings (similar to the current configuration), is shown in 1925 along with two underground gasoline storage tanks. In 1936, the Sanborn Map depicts the former school building as a residence. The adjacent land use to the east is consistent with the 1925 information.

Aerial photographs from 1934 and 1951 depict the site and adjacent land use as similar to the 1936 mapping. Aerial photographs from 1970 indicate that the school/residential building has been removed and the previous site, ambulance garage is shown in the western portion of the lot. The current Firehouse building was constructed in 1980 and an addition was placed on the west side in 1990 according to building department records. The ambulance building was demolished in 2018.

Site history information is provided in Appendix A.

4. Geology and Hydrology

4.1 Surficial Geology

According to the *1992 Surficial Materials Map of Connecticut*, the surficial geology at the Site consists of glacial till which consists of fine to coarse silty sand and gravel with cobbles and boulders.

4.2 Bedrock Geology

The *1985 Bedrock Geological Map of Connecticut* indicates that bedrock beneath the Site consists of Canaan Mountain Schist; a dark-grey, rusty-weathering a massive, grey, granitic gneiss.

4.3 CTDEEP Groundwater Classification

Groundwater below and near the site is classified as GA by the Connecticut Department of Energy and Environmental Protection (CTDEEP). Class GA designated uses are existing private and potential public or private supplies of water suitable for drinking without treatment and baseflow for hydraulically-connected surface waterbodies. All ground waters not specifically classified are considered as Class GA.

4.4 CT DEEP Surface Water Classification

The nearest USGS-mapped surface water to the site is the Wood Creek flowing southward approximately 1,000 feet west of the site. The CTDEEP has classified the surface water as Class A. Class A designated uses are habitat for fish and other aquatic life and wildlife; potential drinking water supplies; recreation; navigation; and water supply for industry and agriculture.

5. Environmental File & Database Reviews

5.1 Regulatory File and Database Searches

Martin Brogie, Inc. conducted a review of town and property-specific file information online at the Connecticut Department of Energy and Environmental Protection (CTDEEP) web site sources. Environmental databases at CTDEEP were reviewed to assess the presence of information for the subject property and nearby properties.

MBI commissioned an Environmental Database Report through ERIS to identify state and Federally listed properties including the Site and other sites within specific search radii determined by the ASTM standard depending on type of listing.

MBI also completed a review of files located at the CTDEEP Records Room in Hartford, Connecticut on September 20, 2023.

No listing were found for the subject site.

Several listings were found for properties located across the street, to the north of the subject site. These listings include a spill of heating oil in the basement of 13 Shepard Road in 2011. The basement filled with approximately 1000-1500 gallons of oil/water mix. The basement was pumped out and cleaned. The spill is listed as closed.

The Former Whalens Moving and Storage, located at 25 Shepard Road is listed with a 550-gallon underground gasoline tank removed in 1990.

Whalen at 25 Shepard is also listed as a hazardous waste handler and has an associated manifest for 25 gallons of a gas/water mix generated in 1990, likely in association with the removal and cleaning of the gas tank.

Carr Property Management located at 31 Shepard Road is also a listed hazardous waste handler and has two 1990 manifests each for 500-gallons of "40 year old gas".

A 2017 spill report is on file for 40 Greenwoods Road West, approximately 400 feet west of the site, for a leaking underground tank failure. The tank and impacted soil were removed and the incident was closed.

Other spill reports and various listings were found for properties located 500 feet or greater from the site and are not expected to represent potential offsite sources of contamination.

5.2 Municipal Environmental Regulatory Review

Martin Brogie, Inc. personnel visited Norfolk Town Hall offices on September 20, 2023.

The Norfolk City Clerks' office contained property ownership and deed record information previously described in this report.

The Norfolk Building Department contained various files/permits pertaining to:

- the construction of the western building addition in 1990;
- the generator shed in 1992;
- installation of 2, 330-gallon oil ASTs in 1997;
- a new roof in 1999;
- wiring for a new fuel tank in 2000;
- a new boiler in 2003;
- a block heater in the rear shed in 2004; and,
- new siding in 2014.

Diane Fox, Administrative Secretary for the Torrington Area Health District, indicated that there was no available file information for the subject site.

Bill Hester, Superintendent of the Norfolk Sewer District, indicated that the site is connected to the municipal sewer system.

Norfolk Fire Chief, Brian Hutchins was interviewed during the site reconnaissance regarding site operations and history.

Municipal Documentation is provided in Appendix C.

6. Interviews

6.1 Interviews

MBI interviewed Brian Hutchins, Norfolk Fire Chief regarding the current and former site operations and history. Information obtained during the site interview is included in the applicable sections of this report.

7. User Provided Information

7.1 Title Records

A title search was not provided to MBI. Previous property owner information is provided in a previous section of this report.

7.2 Environmental Liens or Activity and Use Limitations

There are no Activity and Use Limitations (AULs) for the Property, nor are there any known environmental liens.

7.3 Specialized Knowledge

No specialized knowledge or experience related to the Property was provided by the user of this ESA.

7.4 Commonly Known or Reasonably Ascertainable Information

The user of this ESA did not provide MBI with any commonly known or reasonably ascertainable information within the local community that is relevant to identifying RECs at the Property.

7.5 Valuation Reduction for Environmental Issues

No potential environmental risk associated with the property has been considered with regard to the future proposed purchase price.

7.6 Reason for Performing ESA

MBI has completed this ESA, on behalf of the client, as part of the due diligence for a wetland application associated with a site redevelopment project.

8. Tier 1 Vapor Encroachment Screening

In accordance with the requirements of the ASTM Tier I Vapor Encroachment Screening (E2600-10), we reviewed sites with suspect sources of petroleum contamination within 0.100 mile of the Property and sites with suspect sources of non-petroleum contamination within 0.333 mile of the Property. Two historic underground gasoline tanks are shown on Sanborn Maps on the property adjacent to the east of the site and upgradient. Potential gasoline releases at this location could serve as a possible source of vapor intrusion.

9. Limitations, Deviations and Data Gaps

This Phase I Environmental Site Assessment was completed in accordance with ASTM Standard E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice.* The following limitations should be noted:

- The results and conclusions are appropriate as of the time the investigations were completed.

No deviations from the referenced standards are noted.

10. Recognized Environmental Conditions

Based on our evaluation of current conditions and the review of available records, we identified the following recognized environmental conditions (RECs), defined as evidence of past, current or future potential releases of oil and hazardous material (OHM), at the Property:

- It appears likely that a heating oil tank previously served the oil-fired boiler on the site. No information regarding the size, age, location and disposition of the tank was available; and,
- An adjacent property to the east, and upgradient of the site was historically used as an automobile service garage which included two underground gasoline storage tanks. Three properties located across the street to the north and cross-gradient/potentially upgradient are listed with a spill, a removed gasoline UST, and a manifest for a 1,000 gallons of old gasoline.
- A former school turned residence was located in the northeast corner of the site from approximately 1900 to circa 1960. No information regarding the previous heating source for the building was available. It is possible that the building was served by an underground tank. Building debris/rubble could remain in the former building footprint.
- Floor drains in the main Fire House garage discharge to catch basins along Shepard Street and floor drains in the 1990, western addition reportedly discharge to the west of the building in to the wetland/watercourse area. Incidentally, diluted oil/chemical discharges to these drains associated with Fire Trucks is possible.

Historic Recognized Environmental Conditions (HRECs)

No HRECs, defined as a past release of OHM that has achieved regulatory closure without the use of required controls or conditions (e.g., Activity and Use Limitation [AULs], engineering controls, etc.) were identified at the Property.

Controlled Recognized Environmental Conditions (CRECs)

We identified no CRECs, defined as a past release of OHM that has achieved regulatory closure with the use of required controls or conditions (e.g., AULs, engineering controls, etc.), at the Property.

11. Conclusions

11.1 Transfer Act Applicability

The Connecticut Transfer Act (CGS Section 22a-134) requires that whenever an "Establishment" is transferred (with several exceptions), the parties involved in the transfer must comply with the property transfer law. Compliance with the law generally consists of either the buyer or seller (Certifying Party) completing appropriate assessment, investigation and if needed, remediation, of the Property in accordance with prevailing standards and guidelines.

An Establishment is defined as any real property at which or any business operation from which: (A) on or after November 19, 1980, there was generated, except as the result of remediation of polluted soil, groundwater, or sediment, more than one hundred kilograms (220 pounds) of hazardous waste in any one month; (B) hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported, or disposed of; (C) the process of dry cleaning was conducted on or after May 1, 1967; (D) furniture stripping was conducted on or after May 1, 1967; or (E) a vehicle body repair facility was located on or after May 1, 1967.

Based on the current and former site uses, it does not appear that the Property qualifies as an Establishment. The Establishment determination is a legal issue and advice from legal counsel is therefore advised.

11.2 Soil and Groundwater Quality

MBI recommends the development of project specifications to manage the potential for contaminated media to be encountered during construction in the above area of environmental concern including groundwater, soil and sediment.

12. Signature Page

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312. As an environmental professional with over 20 years of experience, I have the education, experience and training to assess the nature, history and setting of the subject property. In completing this Phase I Environmental Site Assessment, I have performed all the appropriate inquiries in conformance with the applicable standards.

Martin Brogie, LEP
Principal

13. Qualifications

This report was conducted and prepared on behalf of and for the exclusive use of Alfred Benesch and Company and the Town of Norfolk, Connecticut. No other entity may rely upon the results of the ESA or contents of this report for any reasons or purposes whatsoever.

The purpose of this investigation was to evaluate whether hazardous substances or petroleum products may be present in the environment at the property within the meaning of Connecticut General Statutes 22a-452. The opinion that is provided is based on the information described in this report. Future investigations or information which was not available to the preparer may result in modification of the findings of this report.

In preparing this report, Martin Brogie, Inc. relied on direction and certain information provided by state and/or local officials, and information and representations made available to Martin Brogie, Inc. at the time of the assessment/investigation. To the extent that such information is incomplete or inaccurate Martin Brogie, Inc. is not responsible.

The conclusions summarized herein were based on the limited observations and investigations described within this submittal at the time the investigation was conducted. Future events at the Site or the surrounding properties may alter these findings.

Martin Brogie, Inc. has performed this study in a professional manner using that degree of skill and care exercised for similar projects under similar conditions by reputable and competent environmental consultants. The conclusions provided by Martin Brogie, Inc. are based solely on the scope of work conducted, and on observations and limited explorations described within this submittal at the time these services were conducted. No other warranty, expressed or implied, is made as to the professional opinions included by Martin Brogie, Inc. in this report.