PHASE I ENVIRONMENTAL SITE ASSESSMENT
141 DANBURY ROAD
WILTON, CONNECTICUT

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PHASE II SI

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EXECUTIVE SUMMARY OF FINDINGS

A Phase I Environmental Site Assessment (ESA) has been completed for the property located at 141 Danbury Road, in Wilton, Connecticut. The purpose of the Phase I ESA is to utilize available information to define the current and past land uses that have impacted or have the potential to impact the environmental condition of the site.

The scope of work included a site inspection, identification of current land uses on the Site and adjacent properties, a review of land records at the town offices, a search of federal and state environmental databases, a review of aerial photographs, a review of city directories, a review of physical and geological information for the property and nearby area, and inquiries to a person knowledgeable of the Site, the local Fire Marshal and health department.

The Site has been used for a variety of activities since 1963 to 1965 when the residential use was changed with the construction of the eastern portion of the building. A major two-story addition to the west of the original building was constructed between 1975 and 1978. The site building has been occupied by Angelique & Company, Inc., Electronics Control, Inc., T-Bar, Inc., Data Switch, Inc. and Surgical Dynamics, Inc. Priceline.com reportedly leased the site building, but was never an occupant. The building on the Site has been used for assembly, manufacturing and office space.

Recognized Environmental Conditions (RECs) include a former underground storage tank (UST), a former septic system, an electrical transformer, a concrete pad that formerly supported an emergency generator, side doors on the building, the loading dock area, and soil quality under the building. In addition to the petroleum-based contaminants associated with the former UST, the potential contaminants associated with the other RECs include solvents and PCBs.

A variety of site investigation and monitoring activities focused on the UST and septic system were completed between 1990 and 1995. Impacts associated with fuel oil from the UST and solvents associated with manufacturing activities were detected in the soil and ground water on the property. The UST was removed in 1999 and impacted soil from the vicinity of the UST was excavated and removed from the Site. To the extent that impacts have been investigated, conditions

requiring remedial action do not appear to be present as of the last time samples were collected at the Site, in 1995. Furthermore, environmental conditions on the Site do not appear to be impacting the environmental conditions of adjacent properties. The current status of the Site conditions is not believed to have changed significantly, but is unknown.

To assess the environmental risks and liabilities at the property, the current status of subsurface conditions associated with the former UST and former septic system should be checked and items of concern not previously investigated should be checked. The investigative work should include the collection and analysis of soil, ground-water and soil vapor samples at the noted RECs. The estimated cost for this Phase II Site Investigation work is $24,000 to $25,000.

In the opinion of LBG, the property qualifies as an "establishment" as defined in the Connecticut regulations. Such a qualification has significant ramifications in terms of continued environmental work and assignment of responsibilities for environmental conditions on the property. The disposal of hazardous waste during past manufacturing operations on the property is the action that likely qualifies the property as an "establishment." However, the interpretation of the data and qualification as an establishment should be reviewed and confirmed by legal counsel.

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1.0 INTRODUCTION

1.1 Purpose

A Phase I Environmental Site Assessment (ESA) has been completed for the above-referenced property, hereinafter referred to as the Site. The purpose of the Phase I ESA is to utilize available information to define the current and past land uses that have impacted or have the potential to impact the environmental condition of the Site.

1.2 Involved Parties

This report, and all work associated with it, has been completed solely for the use of Lights, Camera, Interaction, Inc. (prospective purchaser of the Site) and Bank of America (prospective mortgage holder of the Site). Bankers-Rau Realty, Inc. is the current owner of the property. The report was conducted in accordance with a proposal dated December 8, 2005 and a signed contract dated December 12, 2005, and the Standard Scope of Work and outline for a Bank of America Phase I ESA.

1.3 Scope of Work

The scope of work included a site inspection, identification of past and current land uses on the Site and adjacent properties, a search of federal and state regulatory databases, a review of aerial photographs, a review of city directories, and inquiries to a person knowledgeable of the Site, the local Fire Marshal and the local health department. Future land uses or situations on either the Site or adjacent properties are outside the scope of work.

This Phase I ESA conforms to the American Society for Testing Materials (ASTM) Standard 1527-00, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", and provides a benchmark for Phase I ESAs which may be conducted in the future.

2.0 GENERAL SITE CHARACTERISTICS

2.1 Site Ownership and Location

The Site is owned by Banks-Rau Realty, Inc., c/o Kimberly Banks-Fawcett, 11 Downer Avenue, Scarsdale, New York. The Banks and Rau families have owned the Site for the past forty-two years.

The Site consists of a single parcel located at 141 Danbury Road (Connecticut Route 7), in Wilton, Connecticut. According to the Wilton Tax Assessor's office, the Site is designated as Lot 2 on Map 70. The approximate center of the Site is defined by the coordinates 41 degrees, 10 minutes and 49 seconds latitude and 73 degrees, 24 minutes and 58 seconds longitude. A copy of the tax map and tax card for the Site is included in Appendix I and a site location map is included as figure 1.

2.2 Adjacent Properties

The adjacent property to the north of the Site is occupied by a commercial building. The adjacent property to the east, across Danbury Road, is occupied by numerous residential buildings. The adjacent property to the south of the Site is occupied by a large commercial/light industrial building and the adjacent property to the west, across the Norwalk River, consists of undeveloped land.

2.3 Site Description and Current Site Uses

The Site consists of approximately 4.34 acres of developed land located along the west side of Danbury Road, south of Wilton-Westport Road (Connecticut State Route 33), and east of the Norwalk River.

Development on the Site consists of a two-story, split-level, commercial building and paved parking areas. The building has a footprint and a total useable area of approximately 33,648 and 47,040 square feet (sq ft) respectively, is centrally located on the eastern portion of the Site and is irregular in shape, with the long dimension oriented in an east to west direction. Paved parking areas are present on the west and south sides of the building. Maintained lawn is present on the north and east sides of the building. A small wooded area is present on the northwest corner of the Site.

The Site is irregular in shape with the long axis of the property is oriented in an east to west direction. The eastern property line extends about 380 feet along Danbury Road, and the western

property line extends approximately 300 feet along the Norwalk River. Vehicular access to the Site is from curb cuts along Danbury Road and pedestrian access is unrestricted.

The Site is served by a public system for its potable water supply and by individual municipal sewers for its sanitary waste disposal and storm water runoff. Natural gas is used for heating the building and Connecticut Light & Power provides electricity. The Site is zoned as DE-5, which is the local code for commercial land use.

The building on the Site is currently vacant. It contains open work areas, offices, closets, mechanical rooms, an elevator, a computer room, a kitchen, restrooms and a loading dock. Most of the floors in the building are carpeted, while the remaining floors are surfaced with either linoleum, ceramic tile, vinyl flooring or bare concrete. Most of the ceilings in the building consist of drop acoustical tile with fluorescent lighting. The remaining ceilings within the building consist of either sheet rock or exposed steel beams. The interior walls in the building consist of sheetrock and cinder block.

The building is constructed of steel beams and cinder block walls on a concrete slab foundation. The roof is a flat roof that is surfaced with a rubber membrane. HVAC equipment is located on the roof along with roof drains. The outlet of the roof drains is unknown.

The paved parking area on the Site currently is used by Enterprise Car Rental for the temporary storage of rental automobiles. All of the automobiles appear to be less than three years old and, therefore, have little potential of impacting the Site due to leakage of oil or other automobile fluids.

2.4 Former Site Operations

The Site has been used for a variety of land use activities. The Site was used for residential purposes prior to construction the current site building between 1963 and 1965. A major two-story addition was constructed between 1975 and 1978. The building has been occupied by Angelique & Company, Inc., Electronics Control, Inc., T-Bar, Inc., Data Switch, Inc. and Surgical Dynamics, Inc. Priceline.com reportedly leased the site building, but was never an occupant. The uses of the building include assembly, manufacturing and office space.

3.0 ENVIRONMENTAL SETTING

3.1 Regional Physiographic Conditions

Based on review of the United States Department of the Interior Geological Survey Topographic Map of the Norwalk North Quadrangle, Connecticut, the Site is at an elevation of 150 feet above mean sea level (figure 1). The map indicates the Site is located within the Norwalk River valley and there are significant upward slopes at distances approximately 750 feet to the east and west of the river. Chestnut Hill Brook, Bryant Brook and Copts Brook are tributary to the Norwalk River in the vicinity of the Site. The topographic map depicts several gravel pits along the west side of the Norwalk River in the vicinity of the Site.

Based on observations at the Site, there is a slight downward slope to the southwest from the northeast corner of the Site and a slight downward slope to the south along the northern property boundary. An earthen berm is located along portions of the western property boundary that ranges in height from one foot to four feet above the surrounding land surface.

3.2 Soil Conditions

The surficial soil on the eastern portion of the Site is mapped as urban land. This soil unit consists of areas where structures cover more than 85% of the surface. The surficial soil on the western portion of the Site is mapped as pit-gravel/sand and consists of areas that have been excavated for sand or gravel (USDA, 1970).

3.3 Geologic Conditions

The overburden sediment on the Site is mapped as stratified drift that has a saturated thickness of 90 feet. In general, water flows relatively easily through stratified drift soils. Stratified drift is the most important type of unconsolidated sediment for water supply, in some situations being capable of supplying water for industrial and public water supplies in excess of 2,000 gallons per minute (Ryder, 1970).

Bedrock on the Site is mapped as light colored, foliated, granitic gneiss (Rodgers, 1985). Bedrock outcrops were not observed on the Site.

3.4 Surface Water and Ground Water Characteristics

The Norwalk River flows from north to south along the western property boundary of the Site. The Norwalk River flows in a general north to south direction, is tributary to Long Island Sound and has a water quality classification of "B". A "B" classification designates surface water that may not be meeting water quality criteria for one or more designated uses (CTDEP, 1997).

Ground water beneath the Site has a water quality classification of "GA". A "GA" classification is assigned to ground water which is tributary to public water supply watersheds or within the area of influence of water supply wells. The ground water is presumed suitable for direct human consumption without the need for treatment. The State's goal is to maintain the drinking water quality of GA areas (CTDEP, 1997). Based on information provided in historic environmental reports for the site, ground water on the Site is located at a depth ranging from 3 to 14 ft bg (feet below grade). Based on the topography of the Site and surrounding area, and the proximity of the Site to the Norwalk River, the general direction of ground-water flow is estimated to be from the northeast to the southwest. This flow direction has been confirmed by ground-water monitoring, which is discussed later in this report.

4.0 RESULTS OF INVESTIGATION

4.1 Site Inspection Observations

The site inspection was completed on December 12, 2005. The site contact, Mr. Ted Giannitti of Lights, Camera, Interaction, Inc. was present for the inspection of the interior portions of the building. The inspection covered both the exterior of the Site and the interior of the building. Current land use activities were observed and inquiries were made concerning past land use.

The interior of the building was observed to be in good condition and consisted of a commercial office setting. The property is currently unoccupied. No hazardous or toxic substances were observed within the building and there was no evidence of any manufacturing operations. There were no unidentified substance or containers were observed at the Site. A floor drain was observed on the north end of a hallway near the contact of the original building with the two-story addition. The purpose and outlet of the drain are unknown. It is assumed that the floor drain was

piped to the former septic system, and is now connected to the service connection that leads to the public sewer system.

The exterior of the Site consists of paved parking areas and a maintained lawn. Numerous monitor wells were observed; 'stick-up' wells were observed in the maintained lawn areas of the Site and flush-mounted wells were observed in the paved portions of the Site.

A concrete pad was observed on the north side of the building, near the contact of the original building with the two-story addition. The pad was the former location of a back-up generator. Several small-diameter pipes were observed to emanate from the pad and were cut several inches above the pad surface. The pipes are likely associated with electric and fuel lines that were connected to the former generator. A tank for storage of fuel for the generator may have also been located on the pad. The use/storage of fuel at this location suggests the potential for impact to the adjacent soil.

A pad-mounted transformer was observed on the north side of the building near the concrete pad. The transformer was marked as CL&P T6161658. There were no markings on the transformer to indicate the presence or absence of polychlorinated biphenyls (PCBs). PCBs, a hazardous and toxic chemical, were commonly used in the coolant oil for electric transformers, some of which are still in service, hence the effort to note their presence. The presence of a transformer suggests the potential for impact to the adjacent soil.

Fluorescent lights, that may have ballasts that contain PCBs, were noted on the ceilings of the building. These ballasts do not pose any health concern to people working in or visiting the building. However, ballasts containing PCBs must be disposed properly prior to any renovation, demolition or other activity that would lead to their destruction or disposal, and they must not be mixed with construction debris. In addition, the disposal of fluorescent light bulbs is a regulated activity. Fluorescent light bulbs, if not environmentally safe, should be disposed of as universal waste.

Also observed near the concrete pad and transformer was a concrete well vault, likely associated with the potable well that was formerly in use at the Site. Although not considered a threat to the environmental status of the property, state regulations require that a well no longer utilized be abandoned according to applicable requirements.

No indications of storage tanks, either above or belowground, were observed at the Site. It should be noted that the mechanical room associated with the elevator within the building was not

accessible to inspection. There is likely to be an aboveground storage tank that contains hydraulic fluid that is associated with the elevator, and it is likely that the tank is located within the mechanical room.

Suspect, friable asbestos-containing materials (ACMs) were not observed at the Site. Suspect non-friable ACMs were observed in the building at the Site in the form of flooring materials, including carpet mastic, vinyl flooring and mastic and 12"x12" tile and mastic. All of the suspect material was well maintained and in good condition. Approximately 40,000 sq. feet of suspect non-friable ACM is located within the building. Based on these considerations, the health of workers in the building is not believed to be threatened by potential exposure to asbestos. This discussion should not, however, be used to supplant specific inspection and testing as may be needed prior to any future renovation or demolition activities. ACMs must be removed prior to any demolition or renovation actively that would disturb those materials.

A visual inspection for the presence of mold was conducted during the site inspection. Mold or indications of water intrusion were not observed in the accessible portions of the interior and exterior of the building.

All of the painted surfaces in the interior and on the exterior of the building appeared in good condition, with no observed flaking or chipping. Because of the age of the building (1965) and depending on the extent of the reported renovation activities, the potential exists that lead may be present in covered paint layers where surfaces in the building are painted, and that lead could become airborne with some types of activities as well as with renovation or demolition. Should any activities be implemented that would disturb painted surfaces, testing of the paint for lead content prior to these activities would be a prudent action.

The water used at the Site is obtained from a public supply, which because it is monitored for lead content, is not likely to contain unacceptable amounts of lead. Therefore, there is little potential for risk to human health from lead in water being supplied to the Site. The potential source for any lead that might be detected in the water would be older pipes and fittings that were installed when the pipe solder contained lead, a relatively common occurrence in older structures.

4.2 Adjacent Site and Vicinity Operations

The warehouse building on the adjacent property to the north is occupied by MFP Technology Services. MFP Technology Services is a wholesale distributor of computer products. The residential buildings on the adjacent property to the east, beyond Danbury Road, are collectively known as Wilton Hills Condominiums. The large commercial building on the adjacent property to the south is occupied by Tracey Locke and Enterprise Car Rental. Tracey Locke is a marketing firm. The adjacent property to the west of the Site, across the Norwalk River, consists of a former gravel pit that has since been filled with ground water and surface water from the Norwalk River.

A Connecticut Department of Transportation salt storage is located north of the Site, near the intersection of Danbury and Wilton-Westport Roads. The salt/sand pile is currently stored within a covered shed. In years past, the salt/sand pile was not covered. Uncovered salt piles have been known to be the source of chloride contamination to ground water.

4.3 Results of Regulatory Agency List Review and File Research

Federal, state and local environmental databases were reviewed for the Site in an effort to determine the regulatory status of the Site and to establish the location of surrounding properties with environmental records. A search of U.S. Environmental Protection Agency (USEPA) and Connecticut Department of Environmental Protection (CTDEP) databases was completed by an independent firm, Environmental Data Resources, Inc. (EDR). The Site was listed in the FINDS and UST databases. T-Bar, Inc. is listed in the UST database as having a 4,000-gallon heating oil tank that is currently in use. According to the listing, the steel tank was installed in 1978. US Surgical Corp is listed in the FINDS database. The FINDS listing indicates US Surgical was listed in the Aerometric Information Retrieval System/AIRS Facility System. No information, other than being listed, was included in the AIRS listing.

Based on the topography and ground-water flow direction previously discussed, releases in the general area from a point no further than 2,500 feet north of the Site, to a point no further than 1,200 feet east of the Site, have the potential to impact the environmental status of the Site. The sites identified by the database were then checked to see whether or not they are within this potential area of concern. The search radii, Geographic Information Systems (GIS) maps of the appropriate databases, and a copy of the report of the search of databases are included in Appendix II.

Fifty-one (51) databases were searched and, along with the respective search radii, are listed as follows:

1. National Priority List (NPL), 1.125 mile;
2. Proposed NPL Sites, 1.125 mile;
3. Comprehensive Environmental Response, Compensation, Liability System (CERCLIS), 0.625 mile;
4. CERCLIS No Further Remedial Action Planned (CERC-NFRAP), 0.375 mile;
5. Corrective Action Report (CORRACTS), 1.125 mile;
6. Resource Conservation and Recovery Act (RCRA) Information (RCRA-TSD), 0.625 mile;
7. RCRA Large Quantity Generator (LQG), 0.375 mile;
8. RCRA Small Quantity Generator (SQG), 0.375 mile;
9. Emergency Response Notification System, 0.125;
10. Biennial Reporting System,
11. Superfund (CERCLA) Consent Decrees, 1.125 mile;
12. Records of Decision, 1.125mile;
13. National Priority List Deletions, 1.125 mile;
14. Facility Index System/Facility Identification Initiative Program Summary Report (FINDS), 0.125 mile;
15. Hazardous Materials Information Reporting System, 0.125 mile;
16. Material Licensing Tracking System, 0.125 mile;
17. Mines Master Index Files, 0.375;
18. Federal Superfund Liens, 0.125 mile;
19. PCB Activity Database Sites, 0.125 mile;
20. Department of Defense (DoD) Sites, 1.125 mile;
21. Uranium Mill Tailings Sites, 0.625 mile;
22. Open Dump Inventory, 0.625 mile;
23. Formerly Used Defense Sites, 1.125 mile;
24. Indian Reservations, 1.125 mile;
25. Engineering Controls Sites List, 0.625 mile;
26. RCRA Administrative Action Tracking System, 0.125 mile;

27. Toxic Chemical Release Inventory System (TRIS), 0.125 mile;
28. Toxic Substance Control Act (TSCA), 0.125 mile;
29. Federal Insecticide, Fungicide & Rodenticide/TSCA Tracking System (FTTS), 0.125 mile;
30. Section 7 Tracking Systems, 0.125 mile;
31. Inventory of Hazardous Disposal Sites (SHWS), 1.125 mile;
32. List of Landfills/Transfer Stations, 0.625 mile;
33. Leaking Underground Storage Tank (LUST) List, 0.625 mile;
34. Underground Storage Tank (UST) Data, 0.375 mile;
35. Recycling Facilities, 0.625 mile;
36. Voluntary Remediation Sites, 0.625 mile;
37. Oil & Chemical Spill Database (SPILLS), 0.125 mile;
38. Site Discovery and Assessment Database (SDADB), 0.625 mile;
39. Connecticut Leachate and Wastewater Discharge Sites, 1.125 mile;
40. Marine Terminals and Tank Information, 0.125 mile;
41. Property Transfer Filings, 0.125 mile;
42. Former Manufactured Gas (Coal Gas) Sites, 1.125 mile;
43. Brownfields Inventory, 0.625 mile;
44. Environmental Land Use Restriction (ELUR) Sites, 0.625 mile;
45. US Brownfields, 0.625 mile;
46. Sites with Institutional Controls, 0.625 mile;
47. Oil/Gas Pipelines;
48. Electric Power Transmission Line Data;
49. Sensitive Receptors;
50. Flood Zone Data; and
51. National Wildlife Inventory

Eighteen sites were identified in the search of databases to be within the ASTM Standard 1527-00 recommended search distances. Of the eighteen sites identified, one has the potential to adversely impact the Site because it is located within the potential area of concern.

Louis Dreyfus Property Group, which is located north-northeast of the Site at a distance of approximately 500 feet, is listed in the UST database. The listing indicates a 5,000-gallon gasoline UST was installed in 1986 and removed in 1999, two 4,000-gallon gasoline USTs were installed in 1974 and removed in 1999, and two 4,000-gallon USTs were installed in 1979 and removed in 1999. According to the listing all of the tanks were constructed of steel. No further information about this site was contained in the database. The fact that USTs were present at this location does not automatically indicate an impact to the subject Site. A relatively large release would have had to occur in order to have a potential impact on the Site. No evidence of such a release was found in the records searched for this ESA.

The Site is located in an area with a relatively moderate-high potential for radon (DEP, 1997). According to the Department of Environmental Protection, the description of "relatively moderate-high" is based on 33 percent of the sampled homes having basement air radon concentrations greater than 4 pC/L (pico Curies per liter). Measures to reduce radon concentrations are generally recommended when the concentration exceeds 4 pC/L. Two potential pathways for radon exposure are typically present. The first pathway is radon emanating from bedrock on the subject property and the second is from water usage from an onsite ground-water supply well. The potential for radon exposure via the first pathway occurs most frequently when there are below-grade rooms, none of which exist in the building at the Site. Studies have also documented, although occurring with less frequency, that radon can be present at elevated concentrations in at-grade, first-floor rooms. If there are concerns about radon, testing the air within the site building would provide more definitive information about any potential risks that might be associated with radon. The potential for radon exposure via the second pathway is highly unlikely at the Site because the water supply is obtained from a public water-supply system.

The leachate and wastewater map for the Housatonic River, Hudson River and Southwest Coastal Basin indicates there are three sites within a ½ -mile radius of the Site (CTDEP, 1997). Of the three sites, one has the potential to have an adverse affect on environmental conditions at the Site. The State of Connecticut Department of Transportation Salt Storage area, located approximately 2,500 feet north of the Site, has the potential to affect the Site. Of the other two sites, one is located approximately 2,500 feet south of the Site and the other is located approximately 1,000 feet southwest of the Site on the opposite side of the Norwalk River. These two sites are not

located in the potential area of concern where activities at these sites could potentially impact the Site.

Based on inquiry to the Wilton Fire Marshal, several environmental records were determined to be on file for the Site. A letter dated March 14, 1999 from Absolute Tank Removal to Banks & Rau indicates a 4,000-gallon UST was removed from the Site on January 12, 1999. The letter indicates two soil samples were collected from the bottom of the tank grave and analyzed for Total Petroleum Hydrocarbons (TPH) by EPA Method 418.1. An enclosed laboratory report from Complete Environmental Testing, Inc. indicates the samples contained 77 and 120 parts per million (ppm) of TPH. The letter indicates the tank grave was backfilled with clean material. A copy of the letter and laboratory report are included in Appendix III. The sampling protocol to check for evidence of a release associated with the UST does not comply with CTDEP guidance. Additionally, there is no indication that the closure of the UST has been filed with the CTDEP.

4.4 Results of Site History and Land Use Review

Aerial Photographs

Aerial photographs for the years 1934, 1951, 1970, 1980, 1985 and 1990 were reviewed with respect to the Site. The 1934 and 1951 aerial photographs indicate a small residential-type structure and two small outbuildings were present on the Site and the reminder of the Site consisted of maintained lawn and trees. The 1970 aerial photograph indicates the residential structure was no longer present on the Site and a medium-sized rectangular commercial building was located on the eastern portion of the Site. The 1980 through 1990 aerial photographs indicate features similar to those that may be seen at present day, namely a large irregular-shaped commercial building is located on the eastern portion of the Site and paved parking areas are located on the south and west sides of the building. None of the aerial photographs provided any indication of the use, storage or disposal of hazardous or toxic materials.

Aerial photographs for the years 1934, 1951, 1970, 1980, 1985 and 1990 were reviewed with respect properties adjacent to the Site. The 1934 aerial photograph indicates agricultural fields were located to the north, south and west of the Site and a residential-type building was located to the east, across Danbury Road. The 1951 aerial photograph indicates the adjacent property to the north of the Site contained of a residential-type building, the adjacent property to the east contained a

residential-type building, the adjacent property to the south consisted of wooded land and the adjacent property to the west remained agricultural fields.

The 1970 aerial photograph indicates the adjacent properties to the north, east and west remained the same as noted for the 1951 photograph, and the adjacent property to the south consisted of a large commercial building, similar to the one that may be seen at present day. The 1980 photograph indicates features similar to those noted for the 1970 photograph with the exception of the adjacent property to the east of the Site now appearing as vacant land.

The 1985 and 1990 aerial photographs indicates features similar to those that may be seen at present day, namely, the adjacent property to the north contained of a medium-sized commercial building, the adjacent property to the east contained small residential-type buildings, the adjacent property to the south contained a large commercial building and the adjacent property to the west was undeveloped and contained a small pond. None of the aerial photographs provided any definitive evidence of the use, storage or disposal of hazardous or toxic materials. However, based on the sizes and types of building on the adjacent properties to the north and south, there may have been activities that used hazardous or toxic chemicals conducted on these properties.

Sanborn Maps

A search was conducted for Sanborn fire insurance maps that included the Site. No Sanborn maps have been made that include the Site, therefore, this potential source of information is not applicable to the Site.

Historical City Directories

Historical city directories were reviewed as far back as 1957 for the site to identify past land uses of the Site. The site address of 141 Danbury Road was not listed in the 1957 and 1958 city directories. A listing for Earle Gorham at 149 Danbury Road was listed in these two directories and was likely a historic address for the Site. The site address was not listed in the 1960 through 1972 city directories, however, several listings for 139 Danbury Road were contained in these directories and are likely former occupants of the Site. Angelique & Company, Inc. was listed in the 1960 through 1964 directories as being present at 139 Danbury Road. Electronics Control, Inc. was listed in the 1965 through 1969 directories as being present at 139 Danbury Road.

T-Bar, Inc. is listed in the 1972 through 1974 city directories as being present at 139 Danbury Road. T-Bar, Inc. is listed in the 1976 through 1988 city directories as being present at 141 Danbury Road. It is likely that 139 Danbury was a former address of the Site for the period between 1960 through 1974.

The 1989 and 1990 city directories indicate Data Switch was present at 141 Danbury Road. The Site was not listed in the 1993 through 1996 directories. The 1998 and 1999 city directories indicate Surgical Dynamics, Inc. was present at the Site. The Site was not listed in the 2000 city directory. The 2001 through 2004 city directories indicate Priceline.com was present at the Site.

Previous Environmental Reports

LBG was provided a copy of the 2005 GZA GeoEnvironmental, Inc. (GZA) Phase I ESA for the Site (Appendix IV). The information presented below is based on a summation of previous reports that was included in the 2005 GZA Phase I ESA.

Previous environmental investigations have been conducted at the Site by Land Tech Remedial, Inc. (Land Tech) and GZA GeoEnvironmetal, Inc. (GZA). Land Tech conducted a Level II Environmental Audit Report in October 1990 and ground-water monitoring reports for September 1991 and January 1992. GZA conducted an Environmental Impact Investigation in August 1992, Subsurface Exploration and Ground-water Sampling in August 1994, ground-water sampling in February 1994, November 1994, January 1995, May 1995, and a Phase I Environmental Site Assessment in May 2005.

As part of the 1990 Land Tech work, test pits were excavated in the area of the septic system; samples were collected from the septic tank, a drywell and soils adjacent to the septic tank. Results of laboratory analysis of the samples indicated 1,1,1-trichloroethane (TCA) was detected in the samples from the septic tank and drywell, and TPH was detected in the soil sample and the sample from the septic tank. Land Tech removed the septic tank and impacted soils from the site, and constructed three monitor wells. Land Tech concluded that the use and improper disposal of chlorinated solvents were indicated by the results of their investigation. According to the Land Tech report, a Notice of Violation (NOV) was filed for the site in April 1985, citing improper hazardous waste handling, storage and management practices.

Information presented in the 1991 and 1992 ground-water monitoring reports indicates TCA, and trace levels of 1,1-dichloroethane (DCA), 1,1-dichloroethylene (DCE) and trichloroethylene (TCE) were detected in samples collected from MW-2 and MW-3. Land Tech recommended further investigation in the area of the former septic system in an effort to delineate the area impacted by chlorinated solvent discharges.

GZA reviewed files at the CTDEP that indicate processes historically conducted at the site included assembly, vapor degreasing and foam packaging, along with the use of TMS Freon and TCA (as a degreaser). GZA reviewed a Hazardous Waste Generator Report that indicates T-Bar, Inc. generated 8,978 kilograms of waste chlorinated fluorocarbons in 1985.

A soil-gas survey was conducted in the exterior areas of the Site by GZA in 1992. Freon, TCA, and trace concentrations of trichloroethene and perchlororethene were detected in the soil-gas samples. GZA concluded that lower concentrations of VOCs detected in downgradient areas of the Site may be due to the presence of VOCs in the ground water and/or lateral diffusion of soil gas beneath the building and pavement.

GZA drilled eighteen soil borings and constructed five monitor wells at the site in 1992. TPH and seven Volatile Organic Compounds (VOCs) were detected in the soil samples. VOCs were also detected in the water samples collected from the monitor wells on the Site. GZA recommended the removal of residual soil contamination on the north side of the building, and the construction of additional monitor wells and soil borings. GZA stated that the previous remediation of impacted soil, would likely result in further ground-water quality improvement in the future, and that further remedial actions designed to improve groundwater quality were not recommended.

The February 1994 Ground-water Sampling report prepared by GZA indicates eight monitor wells were sampled. Acetone, Freon 113, DCA and TCA were detected at low concentrations. GZA concluded that VOC concentrations were decreasing over time and additional ground-water monitoring was recommended to confirm the trend of decreasing concentrations over time.

The Subsurface Exploration and Ground-water Sampling report prepared by GZA in August 1994 indicates six shallow soil samples were collected and one soil boring was drilled and completed as a monitor well. Additionally, ground-water samples were collected from six existing monitor wells and the new monitor well. Low concentrations of VOCs were detected in four of the seven ground-water samples, cadmium was detected in three of the shallow soil samples and TPH

was detected in three of the shallow soil samples. GZA indicated that the cadmium detected in the shallow soil samples was within the range of naturally occurring cadium concentrations in soil; extractable cadmium was not detected in any of the samples via TCLP analysis. The TPH detected in the shallow soil samples was below applicable criteria and GZA concluded that no remediation was warranted. GZA recommended no additional investigation of Site soil, but did recommend quarterly ground-water monitoring to ensure concentrations of detected compounds were consistently below applicable criteria.

Quarterly Ground-water Sampling reports were completed for the Site by GZA in November 1994, January 1995 and May 1995. Low concentrations of VOCs (DCA, DCE, Freon 113, TCA and TCE) were detected in five of the seven wells from which samples were collected. GZA concluded that due to the decreasing concentrations of VOCs at the Site, all of which were below the then applicable criteria, annual (as opposed to quarterly) ground-water monitoring was recommended to document water quality changes over time at the Site.

The 2005 GZA Phase I ESA indicated that the Site was part of the Gorham farm prior to being commercially developed. The Site was connected to public sewer in 1978, public water in 1990 and gas utility in 1991. Prior to being connected to the public utilities, the Site utilized an on-site well for water, an on-site septic system for sanitary waste disposal and a 4,000-gallon heating oil UST for fuel. After the heating system was switched to natural gas, the UST was used to fuel a back-up generator from 1991 to 1998.

GZA indicated that the Recognized Environmental Conditions (REC) at the site include the former 4,000-gallon heating oil UST, residual soil contamination in the vicinity of the drywells and former septic system, Site ground water that was previously impacted by VOCs, and the potential up-gradient, off-site source of acetone detected in ground water. GZA indicate that potential RECs at the Site include loading docks, interior manufacturing and production areas, roof drains, exterior doorways, transformers and a floor drain.

5.0 CONCLUSIONS

Based on the information developed during the Phase I ESA tasks, LBG makes the following conclusions:

1. The current use of the Site is not considered to pose a risk to the environmental status of the Site or adjacent properties.
2. Past land uses at the Site have caused impacts to soil and groundwater at the Site. To some extent, these impacts have been documented by previous investigations, including impacts associated with the former UST and the former septic system.
3. Past land uses not investigated by previous investigations include the transformer pad, the pad used for the former emergency generator, areas outside of building doors that likely provided access to former manufacturing areas, the loading dock, the subsurface conditions beneath the building, and a floor drain.
4. To the extent that impacts have been investigated, conditions requiring remedial action do not appear to be present as of the last time (1995) samples were collected at the Site. Furthermore, environmental conditions on the Site do not appear to be impacting the environmental conditions of adjacent properties. The current status of the Site conditions is not expected to be significantly different, but is unknown.
5. There are no imminent health risks to workers at the property based on the available information about current environmental conditions at the Site. Non-friable asbestos is likely present in tiles used for flooring and lead may be present in older layers of paint that have since been covered with newer paint. These materials are in good condition. Older pipes and fittings may be a source of lead to drinking water, but due to the non-residential use of the building and absence of young children using the water, the potential health risk is not considered to be significant.
6. Based on the information available for review during this ESA, in our opinion, the Site fits the definition of an "establishment", as defined in the Connecticut General Statutes. GZA included in their Phase I ESA a hazardous waste manifest dated November 7, 1984 that indicated a shipment of 165-gallons of waste chlorinated fluorocarbons from T-Bar, Inc., located at 141 Danbury Road, Wilton, Connecticut. Review of the CTDEP Hazardous Waste Manifest Database (1984-2003) indicates T-Bar, Inc. shipped hazardous waste on a regular basis, from the Norwalk, Connecticut facility. The November 4, 1984 manifest was included in the list of shipments for the Norwalk facility as provided by the CTDEP database. A CTDEP Hazardous Materials Management Unit

Inspection Report provided in the GZA Phase I ESA indicates that the waste from the Site was shipped to T-Bar's Norwalk, Connecticut facility from which it was transported for disposal by a hazardous waste hauler. Based on this information, a portion of the waste listed in the CTDEP database for the T-Bar Norwalk facility is assumed to have been generated at the subject Site. Because of the ramifications of designating a Site an establishment, confirmation of this situation may be warranted. Furthermore, the advice of legal counsel may be prudent for interpretation of the regulatory definition of establishment and its application to the Site.

7. The former potable water well has not been abandoned. State regulations require the abandonment of wells that are no longer used in order to eliminate a potential route of contamination to the subsurface.
8. The CTDEP UST registration records show that the 4,000-gallon UST is still registered as "active" to T-Bar. The status of the UST can be corrected by submitting documentation of the closure to the CTDEP.
9. Although there are activities on adjacent or nearby properties that have the potential to impact the subject property should a release on those properties occur, no definitive information has been obtained that indicates the subsurface environmental conditions of the subject property have been impacted by offsite activities.

6.0 RECOMMENDATIONS AND COST ESTIMATES

Based on the assessment and conclusions presented above, LBG makes the following recommendations.

1. Soil samples should be collected at the location of the former UST and analyzed to document the soil quality in that location in a manner consistent with the CTDEP guidance for closure of USTs. One soil sample should be collected from the approximate locations of each side of the former UST and one sample from a depth estimated to be below the former bottom of the UST.
2. One soil sample should be collected from next to each of the former septic system components (tank and two drywells) and from a depth just above the ground-water surface in order to assess residual impacts, if any, from former use of the septic system.

3. Shallow soil samples should be collected from outside the side doors of the building, at the loading dock, around the transformer pad and around the pad formerly supporting the emergency generator. The samples should be analyzed for contaminants targeted for the types of chemicals potentially released in those areas.
4. Small diameter cores (i.e., 1 to 1.5 inches in diameter) should be drilled at 4 to 5 locations inside the building. A soil sample and a vapor sample should be collected, if possible, from each core and analyzed for VOCs to check for general impacts from former manufacturing activities.
5. Two monitor wells should be constructed adjacent to the west side of the building to be in a better position to assess potential impacts from the former UST, the former septic system, and general impacts from former manufacturing use of the building.
6. Ground-water samples should be collected and analyzed from the existing monitor wells and the two new monitor wells to document the current quality of ground water and assess the changes from samples last collected and analyzed in 1995.
7. The former potable supply well should be abandoned in accordance with state regulations.
8. UST closure documentation should be submitted to the CTDEP to correct the tank status to "closed".
9. If there is concern about the potential for lead in the water, samples should be collected and analyzed.

The estimated cost for Recommendations 1 through 6 is $24,000 to $25,000. This estimate includes the cost of a drilling subcontractor, the laboratory analyses of samples, and LBG's cost for coordinating and supervision the field work, analyzing the data, and preparing a summary report. A cost estimate is provided only for Recommendations 1 through 6 because those tasks are targeted at defining the conditions of the subsurface environment at the Site. The other recommendations fall more into a "general housekeeping" category for which an estimate will be provided upon request.

If the Site is classified as an establishment, additional efforts and costs will be required in processing the property through the Connecticut Property Transfer Program.

7.0 LIMITATIONS

Use of this report by others, or conclusions drawn from the information contained herein without confirmation by LBG, is done at the users risk. LBG asserts that the data are complete and appropriate at the time and for the work conducted, but is not responsible for use of the information for purposes for which it was not intended.

8.0 REFERENCES

Connecticut Department of Environmental Protection, 1997, "Water Quality Classifications for the Housatonic River, Hudson River and Southwest Coastal Basins, Sheet 3 of 3", Water Compliance Unit.

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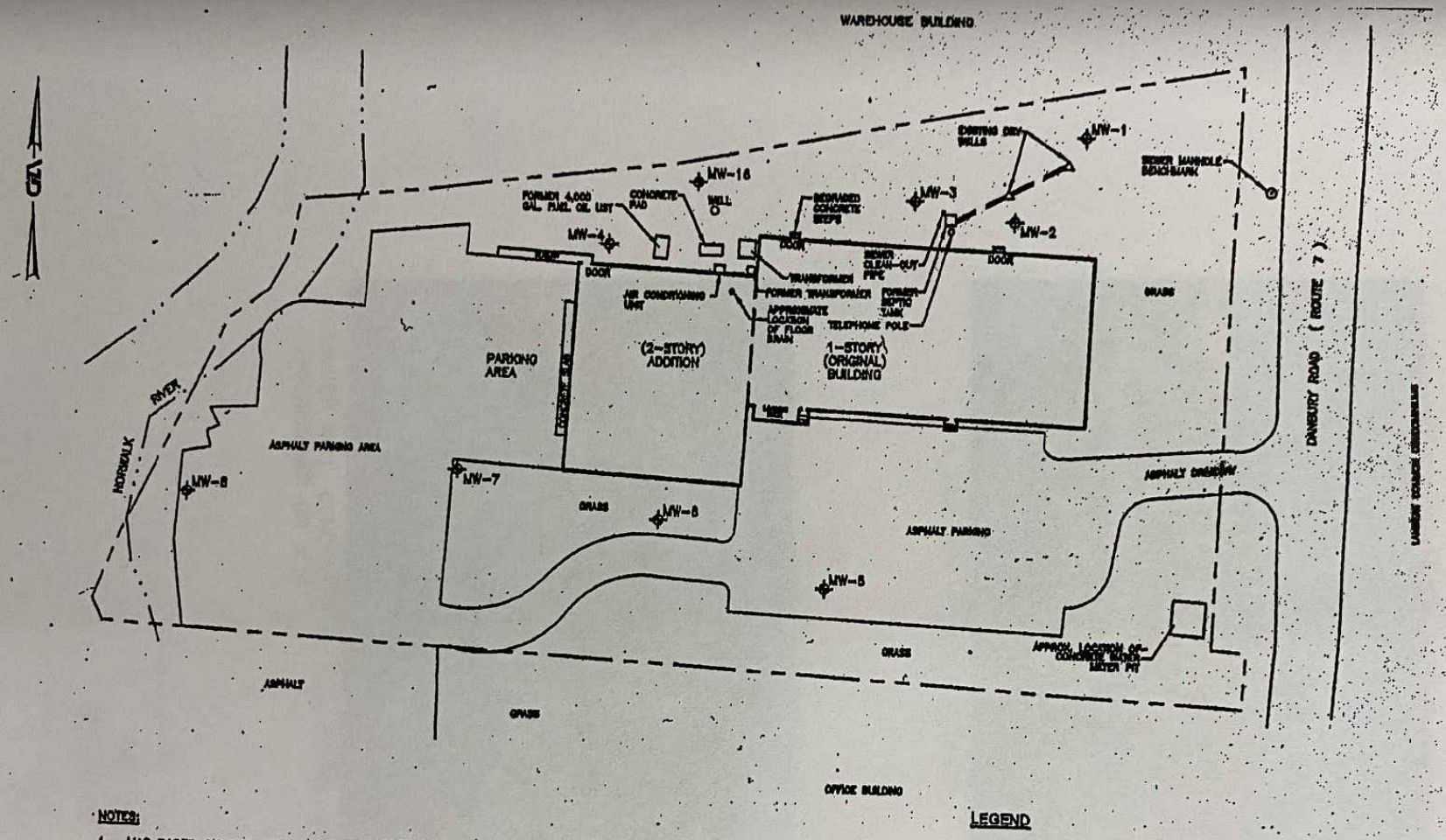

NOTES:

1. MAP BASED ON MAP TITLED "MAP OF PROPERTY PREPARED FOR U.S. SURGICAL CORPORATION, WILTON, CONNECTICUT" OCTOBER 5, 1990.
2. THE LOCATION OF THE MONITORING WELLS AND CERTAIN SITE FEATURES WERE APPROXIMATELY DETERMINED BY TAPE MEASUREMENTS FROM EXISTING SITE FEATURES. THESE DATA SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.

LEGEND

PROPERTY BOUNDARY

MW-3 MONITOR WELL LOCATION AND IDENTIFICATION INSTALLED BY LAND TECH REMEDIAL, INC. IN 1990

MW-5 MONITOR WELL LOCATION AND IDENTIFICATION INSTALLED BY GZA IN 1992

0 100

SCALE IN FEET

SOURCE: GEOENVIRONMENTAL, INC. "141 DANBURY ROAD, SITE PLAN".

141 DANBURY ROAD
WILTON, CONNECTICUT

SITE MAP

DATE	REVISED

PREPARED BY:
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DRAWN:	MRV	CHECKED:	EJ	DATE:	12/20/05	FIGURE:	2

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