PHASE II SITE INVESTIGATION REPORT
141 DANBURY ROAD
WILTON, CONNECTICUT

Prepared For:

Lights, Camera, Interaction!, Inc.

February 2006

Prepared By:

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TABLE OF CONTENTS

LIST OF TABLES
(at end of report)

LIST OF FIGURES
(at end of report)

PHASE II SITE INVESTIGATION REPORT
141 DANBURY ROAD
WILTON, CONNECTICUT

INTRODUCTION

This Phase II Site Investigation (SI) Report was completed to assess the environmental status of specific Recognized Environmental Conditions (RECs) that were identified by the Phase I Environmental Site Assessment (ESA) completed by Leggette, Brashears & Graham, Inc. (LBG) for Lights, Camera, Interaction!, Inc. (LCI) in December 2005 for the above-referenced property (figure 1). Several of the RECs, including the former fuel oil UST and former septic system, have been investigated and remediated by others during the period of 1990 through 1995. Ground-water quality monitoring was also completed during that period, with the last monitoring events being in 1995. At the end of this period, impacted soil and ground water were documented to be present, but the contaminant concentrations did not exceed applicable quality criteria and further work was not considered to be necessary.

The activities of this Phase II SI included checking the quality of the soil in the vicinity of the former UST and septic system, and checking the quality of the ground water to document the current conditions. In addition, several RECs not previously assessed, including a transformer pad, a pad with a former emergency generator, drywells associated with the former septic tank, soil and vapor quality under the building, and areas adjacent to loading docks and doors were investigated.

At the request of LCI, the potable water was tested for standard quality parameters and the indoor air was tested for radon. These tests and their results are also included in this report.

INVESTIGATIVE ACTIVITIES

Shallow Exterior Soil Samples

On January 10, 2006, LBG personnel collected shallow soil samples SS-1, SS-2, and SS-7 from locations just outside of the doors on the north side of the building, as indicated on the site plan (figure 2). These samples, which were collected at a depth of 0.5 feet below grade, are

intended to investigate the potential for releases outside of doors from former manufacturing areas. These samples were collected with a clean trowel that was washed with alconox detergent and rinsed with deionized water in between samples.

On January 12th, soil sample SS-8 was collected from in front of the loading docks on the south side of the building. This sample, which was collected using a geoprobe macrocore from a depth of 0 to 2 feet below grade, is intended to investigate the potential for releases at a location where materials were formerly handled.

The soil samples noted above were delivered to York Analytical Laboratories (YAL) to be analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) polynuclear aromatic hydrocarbons (PAH) only, and extractable total petroleum hydrocarbons (ETPH). VOCs include halogenated compounds such as solvents, which are believed to have been used in past manufacturing operations and were detected by previous investigations. VOCs also include aromatic compounds, which are found in petroleum fuels. PAH SVOCs are components of the heavier petroleum products, such as fuel oils and diesel fuel. ETPH is a general check for petroleum products, including components other than included in the VOC and SVOC analysis.

Three shallow soil samples (SS-3, SS-4 and SS-5) were collected adjacent to the transformer pad on the north side of the building at the locations shown on figure 2. The samples, which were collected from a depth of 0.5 feet below grade, are intended to investigate the potential for releases of PCBs from the transformer. PCBs are a toxic chemical that were commonly included in the cooling oil that is contained in many transformers. These samples were collected with a clean trowel that was washed with alconox detergent and rinsed with deionized water in between samples. These three soil samples were delivered to YAL to be analyzed for PCBs.

A composite shallow soil sample was collected from around the concrete pad that formerly supported an emergency generator. Because of the use of petroleum fuel (believed to be diesel fuel) at this location and the fuel feed line that terminated at the generator, the shallow soil around the pad was tested to check for indications of a petroleum release. A soil sample was collected from 0.5 feet below grade on each of the four sides of the concrete pad, as indicated on

figure 2. These samples were combined to form one composite sample that was then submitted to YAL to be analyzed for SVOCs (PAH only) and ETPH.

Shallow Interior Soil and Soil-Vapor Samples

To check for residual subsurface impacts under the building from the former manufacturing activities that were conducted in the building, five sampling locations were established in the building as indicated on figure 2. At each location, a small hole was drilled through the concrete slab floor, through which a soil sample was then collected just below the slab with a small hand auger. Soil samples were collected at locations SV-1, SV-2, SV-3, and SV-4, but could not be collected at SV-5 due to the thickness of the slab at that location (the drill bit was long enough to penetrate the pad but not the gravel under the pad, which could not be removed or penetrated with the auger). After the soil sample was collected at each location, a soil-vapor sample was collected by inserting a stainless-steel sampling probe into the hole in the floor, sealing the space between the probe and the floor surface. Vapor was then drawn from the soil under the slab through the tube with a peristaltic pump to evacuate air from the sampling equipment. The tubing was then attached to a suma canister that was under a vacuum. The vapor sample then was collected by opening a valve on the canister to draw vapor into the canister. Soil-vapor samples were collected from all five locations.

The soil samples were analyzed for VOCs, SVOCs and ETPH, recognizing they would need to be close to a release location in order to detect the release. Specific locations of manufacturing activities and chemical use were not able to be defined during the Phase I ESA. Therefore, the interior sampling locations were distributed throughout the building. In contrast, soil-vapor samples are useful for detecting releases of VOCs from over a larger area because of the ability of the vapor to move through the soil under the concrete slab. As such, the soil-vapor samples were analyzed for VOCs. Because of the low volatility of SVOCs and ETPH, these types of compounds are generally not found in soil vapor and, therefore, the vapor samples were not analyzed for these compounds.

Deep Exterior Soil Samples

On January 12, 2006 test borings were drilled for the purpose of collecting deep soil samples to check for residual impacts associated with the former septic system and the former UST. Previous soil samples and analysis did not meet the current CTDEP guidance for UST closures. Therefore, the sampling and analytical program was designed to meet the UST closure requirements. The geologic logs for the boreholes discussed in this section are included in Appendix I.

As indicated on figure 2, TB-1, TB-2, TB-4 and TB-5 were drilled at the approximate locations of the sides of the former UST/tank grave. These borings were drilled to a depth of 8 feet, which is the depth calculated to be near the bottom depth of the former UST, at which point a soil sample was collected. These four samples are considered to be equivalent to "sidewall" samples that would have been collected from the sides of the tank grave when the tank was removed. TB-3 was drilled to a depth of 10 feet below grade in the approximate location of the center of the former UST grave. A soil sample was collected just above the water table in the at the 8 to 9 foot sample interval. The sample from TB-3 is considered to be equivalent to a "bottom" sample. All five soil samples were analyzed for ETPH and SVOCs, with the sample having the largest ETPH and SVOC concentrations then being analyzed for VOCs.

TB-6, TB-7, and TB-8 were drilled in the area of the former septic system and drywells, as indicated on figure 2. Assuming that the bottom of a leaching gallery or drywell would be no shallower than 4 feet below grade, these borings were drilled to a depth of 4 feet without collecting samples. From 4 to 9 feet below grade soil samples were collected and screened with a PID. The sample at each boring with the highest PID reading was to be sent to the laboratory for detailed analysis. Because none of the PID readings were above background, the soil samples collected from just above the water table at 7 to 8 feet were chosen for analysis. These three soil samples were analyzed for ETPH, SVOCs, and VOCs.

Monitor Well Construction

In order to conduct a general screening for subsurface impacts due to the RECs, two new monitor wells were constructed on the west side of the building. These wells were located closer to the building than any of the other wells and are in a better position to detect impacts to the

subsurface from the RECs as may be indicated by the quality of ground water from these wells. Each well was constructed in a borehole that was drilled using the geoprobe direct-push drilling method. Both wells were constructed with 10 feet of one-inch diameter PVC well screen set from 6 to 16 feet below grade and 6 feet of solid one inch PVC riser extending from the top of the screen to grade. Both wells were completed inside flush-mount, protective curb-boxes. The elevations for the tops of the new wells were surveyed relative to the reported elevations for the tops of nearby existing wells. These elevations are referenced to an arbitrary datum. Geologic logs for the monitor wells are included as Appendix I.

Ground-Water Monitoring

Ground-water monitoring was conducted to determine both the direction of ground-water flow beneath the site and the quality of the ground water. On January 13, 2006, water levels were measured in each of the monitor wells so that the data could be used to prepare a diagram of the ground-water flow patterns. Ground-water samples then were collected from the nine existing monitor wells and the two new monitor wells using low-flow sampling techniques. During evacuation of water from the wells in preparation for collecting samples, field parameters consisting of pH, conductivity, temperature, oxidation-reduction potential and turbidity were recorded. Evacuation of water from each well continued until the field measurements had stabilized, at which time a sample was collected for laboratory analysis. The samples were then brought to YAL to be analyzed for VOCs, SVOCs and ETPH. The field sampling logs are included in Appendix II.

The ground-water levels in the monitor wells were measured again on January 19, 2006 in order to serve as a check for the levels that were previously measured.

Radon Testing

A radon test was conducted by LBG over the period of January 17 to 19, 2006. On January 17th, three sets (two canisters per set) of radon test canisters were set out in the building at the locations indicated on figure 2. These canisters were exposed to the air inside the building for approximately 48 hours until they were retrieved by LBG on January 19th. The test canisters were delivered to Aquatek Laboratory for analysis.

Potable Water Sampling

LBG collected a water sample from a faucet in the building to check the potability of the water for general quality parameters and for the potential concern noted in the Phase I ESA of possible impacts due to old plumbing in the building. The faucet in the cafeteria area was selected for the test on the basis that water from this faucet was more likely to be consumed by employees than from other faucets in the building. On January 17, 2006, the water was turned on and allowed to run for 30 minutes in order to remove stagnant water from the pipes. On January 19th, approximately 48 hours after flushing the water lines, the faucet was again turned on, thereby simulating the situation of using the water on a Monday morning after the water sat in the pipes over the weekend. After letting the water run a short time, the sample was collected. This sample was delivered to York Analytical Labs to be analyzed for routine potable water quality parameters, including lead.

RESULTS OF INVESTIGATIVE ACTIVITIES

The quality results for the soil, ground water and soil vapor samples were compared with the criteria contained in the Remediation Standard Regulation (RSR), which is the primary regulation that governs environmental quality conditions with regard to contamination of soil and ground water. Soil quality is compared to the Direct Exposure Criteria (DEC) and Pollutant Mobility Criteria (PMC) as defined in the RSR. Ground-water quality is compared to the Ground-Water Protection Criteria (GWPC), the Surface Water Protection Criteria (SWPC) and the Volatilization Criteria (VC) as defined in the RSR. Soil vapor quality is compared to the Soil Vapor Volatilization Criteria (SVVC) as defined in the RSR. Both ground water and soil vapor results were compared to VC that have been proposed by the Connecticut Department of Environmental Protection (CTDEP).

The ground-water quality classification at the property is "GA". As such, the associated PMC and GWPC were utilized in the evaluation of the quality results. Where appropriate, the results are summarized in tables to assist understanding and review. The sample collection field logs and the complete laboratory reports for the analysis of the samples are contained in appendices to this report.

Shallow Exterior Soil Samples

The results for the four shallow soil samples (SS-1, SS-2, SS-7, SS-8) collected by the doors on the north side of the building and at the loading dock are summarized on table 1. VOCs were not detected in any of these samples. Several SVOCs were detected in two of the samples, but at low concentrations that do not exceed applicable numerical DEC or PMC. ETPH was detected in three of the samples, but at concentrations that do not exceed applicable numerical quality criteria. Based on these results, the soil quality is compliant with applicable criteria and there are no conditions that require further investigation or remediation for this area of concern. The laboratory report for these samples is included in Appendix III.

The results for the three shallow soil samples (SS-3, SS-4, SS-5) collected from around the transformer pad are summarized on table 1. Two of the three samples contained detectable concentrations of PCB 1260 that were below the numerical DEC but exceeded the numerical PMC. This situation is addressed below in the section "Discussion of Results". The laboratory report for these samples is included in Appendix III.

The results for the composite shallow soil sample (C-1) collected from around the concrete pad that formerly supported the emergency generator are included in table 1. One SVOC and ETPH were detected in the composite sample but at concentrations that do not exceed applicable numerical criteria. Based on these results, the soil quality is compliant with applicable criteria and there are no conditions that require further investigation or remediation for this area of concern. The laboratory report for these samples is included in Appendix III.

Shallow Interior Soil and Soil-Vapor Samples

The results for the four shallow soil samples (SV-1, SV-2, SV-3, SV-4) collected at locations inside the building are summarized on table 2. VOCs were not detected in any of these samples. Several SVOCs were detected in the soil sample from SV-2, but at low concentrations that do not exceed applicable numerical DEC or PMC. ETPH also was detected in the soil sample from SV-2 as well as from SV-1, but at concentrations that do not exceed applicable numerical quality criteria. No SVOCs were detected in the other three samples and no ETPH was detected in the other two samples. Based on these results, the soil quality is compliant with applicable criteria, but follow-up work in the area of SV-2 may be warranted, as addressed in the

section "Discussion of Results". Based on the currently available data, there are no conditions that require remediation. The laboratory report for these samples is included in Appendix III.

The results for the five soil-vapor samples are summarized on table 3. Several VOCs were detected in the samples but at low concentrations that do not exceed applicable numerical SVVC. The detected compounds are generally those in the halogenated VOC category, which includes solvents that are believed to have been used at the property in the past. Toluene, which is typically associated with petroleum products but can also be used as a solvent, was also detected in the vapor samples. Based on these results, the soil-vapor quality is compliant with applicable criteria. The laboratory report for these samples is included in Appendix IV.

Deep Exterior Soil Samples

The results for the five deep soil samples (TB-1, TB-2, TB-3, TB-4 and TB-5) collected in the location of the former UST are summarized on table 4. Several SVOCs and ETPH were detected in the samples, and the detected concentrations are below applicable numerical criteria for the samples from TB-2, TB-3, TB-4, and TB-5. One SVOC was detected in the sample from TB-1 at a concentration that is below the applicable numerical DEC but exceeds the applicable numerical PMC. Also, ETPH was detected in the sample from TB-1 at a concentration that exceeds both the applicable numerical DEC and the PMC. With the exception of the soil from TB-1, the soil conditions at the location of the former UST are compliant with CTDEP guidance for closure.

The soil sample from TB-1 was subsequently analyzed for VOCs, the results of which are included on table 4. Several VOCs were detected in the sample but at concentrations below the applicable numerical criteria. The conditions at TB-1 are addressed in the section "Discussion of Results". The laboratory report for these samples is included in Appendix III.

The results for the three deep soil samples (TB-6, TB-7 and TB-8) collected in the location of the former septic tank and associated drywells indicate no residual impacts at this area of concern. No VOCs or SVOCs were detected in the three samples. With regard to ETPH, only the soil sample from TB-6 had a detectable concentration, but it was below applicable numerical criteria. Based on these results, the soil quality is compliant with applicable criteria

and there are no conditions that require further investigation or remediation for this area of concern. The laboratory report for these samples is included in Appendix III.

Ground-Water Quality

No VOCs or ETPH were detected in the 11 ground-water samples submitted for analysis. One SVOC, naphthalene at a concentration of 19 ug/l, was detected in the water sample from MWLBG-1; no other SVOCs were detected in this water sample or any of the other water samples. Based on these results, the ground-water quality remains compliant with applicable criteria and there are no conditions that require further investigation or remediation for this area of concern. The laboratory report for these samples is included in Appendix V.

Potable Water and Radon

The laboratory results for the three radon test samples indicate that the radon concentrations are less than 1 pCi/L (picoCurie per liter). The concentration at which corrective action is considered to be necessary is 4 pCi/L. Therefore, corrective actions with regard to radon in the building are not necessary. The laboratory reports for these samples are located in Appendix VI.

The results of the potable water analysis are summarized on table 5. All the tested physical and chemical parameters are within the Connecticut standards for drinking water quality, including bacteria. Lead was not detected in the sample, but the confirmatory results from analysis using state-certified equipment are pending and will be forwarded upon receipt. Based on the available results, the quality of the potable water is good and does not require any treatment for potable use. The laboratory report for this sample is in Appendix VII.

Ground-Water Levels and Flow Pattern

Ground-water levels were measured in the monitor wells on the property at two separate times in order to check the consistency of the measurements. The data are summarized on table 6 and the ground-water flow pattern is shown on figure 3. In general, the depth to ground water ranges from 3.1 feet to a little over 12 feet below grade. The direction of flow is to the

southwest, which is consistent with hydrologic conditions associated with the Norwalk River along the west side of the property. The flow direction confirms the location of the two new monitor wells as being downgradient of the several areas of concern, and at a position closer to these areas than are the pre-existing monitor wells.

DISCUSSION OF RESULTS

The results of the analysis of soil, ground water and soil vapor samples are presented above. For areas of concern in which compliance with applicable quality criteria was noted, further discussion is not necessary. In several instances, however, compliance with quality criteria was not indicated by the results. Those situations are discussed in this section.

Two soil samples next to the transformer pad contained concentrations of PCBs. These results were obtained by mass analysis of the samples, which is the typical initial method used to check for the presence of a contaminant. In the case of PCBs, comparison of results from mass analysis to DEC is appropriate, however, comparison to PMC may not be suitable if the results exceed the PMC, which is the case for these two samples. It is likely that PCBs do not exceed the PMC, but to confirm this hypothesis, a soil sample from each of the locations should be analyzed using the SPLP methodology. As provided in the RSR, the results from a SPLP analysis are directly comparable to the PMC, and it should be those results that are used to assess compliance with the PMC.

With regard to the former UST location, 2-methylnaphthalene and ETPH were detected at elevated concentrations in the sample from TB-1. Similar to the situation at the transformer pad, analysis of a soil sample at TB-1 using the SPLP methodology would be appropriate for the detection of 2-methylnaphthalene, and it is likely that the result would indicate compliance with the PMC. However, the concentration of ETPH exceeded both the DEC and PMC, and analysis utilizing SPLP is not an option within the RSR. As such, the options available for bringing this area into compliance include: 1) excavation and disposal of the impacted soil; insitu treatment of the impacted soil; or 3) natural degredation of the contaminants in the impacted soil. Each option has its own advantages and disadvantages, which are generally dependent on the amount of soil that must be addressed. Option 1 is generally desirable if the volume of soil is relatively

small or if concentrations of the contaminant are large. Conversely, Options 2 and 3 are more suitable to larger volumes of impacted soil and situations where the concentrations are relatively small. At the former UST location, the volume of impacted soil is currently unknown but, based on the available data and experience, is more likely to be relatively small. The detected concentration is considered to be relatively low.

The soil sample SV-2 was found to contain concentrations of several SVOCs and ETPH, albeit below applicable quality criteria. In such situations, the follow-up protocol is to collect and analyze several samples around SV-2 in order to rule out the possibility that SV-2 is on the edge of a larger zone of more impacted soil.

A number of VOCs were detected in the soil vapor samples that were not detected in the associated soil samples collected at those locations. Those VOCs also were not detected in the ground water. The source of VOCs detected in soil-vapor samples can be from impacted soil, impacted ground water, soil vapor moving through the unsaturated soils, or a combination of these items. Based on the available data, the source of the VOCs appears to be vapor that is moving through the unsaturated soils. A tendency for vapors to accumulate under concrete pads has also been documented and the detected VOC may be a residual effect of contaminants that are no longer in the system. The purpose of this discussion is that there may be small pockets of residual contamination in the soil on the site. These pockets, if they exist are not large enough to cause impacts to ground water and do not cause significant impacts to vapor. As such, there is no reason to conduct further investigation, but there should be recognition that such pockets may be encountered with activities that disturb the subsurface.

Compliance with ground-water quality criteria was demonstrated in 1994-1995 when quarterly monitoring was completed in anticipation of the current RSR. As such, there is no requirement to again demonstrate compliance with ground-water quality criteria. The intent of the ground-water samples collected for this Phase II SI was to check the ground-water quality to make sure that significant changes had not occurred. The current results indicated an improved ground water quality compared to the last monitoring event in 1995. This result indicates that there have been no additional releases at the property.

CONCLUSIONS

Based on the results of the Phase II Site Investigation described above, the following conclusions are offered.

1. The investigations of the area around the former septic system, the doors and loading dock, and the concrete pad associated with a former generator have produced results which indicate that releases have not occurred in these areas of concern. Therefore, further investigation or remediation is not necessary in these areas.

2. The ground-water quality at the property continues to be compliant with applicable quality criteria. No further investigation or remediation is necessary relative to ground water quality.

3. The soil around the transformer pad contained small concentrations of PCBs. Resampling of the soil at two locations and analysis of those samples using SPLP methodology is necessary to assess compliance with applicable quality criteria.

4. One soil sample in the vicinity of the former UST indicates conditions that are not in compliance with quality criteria with regard to 2-methylnaphthalene and ETPH. Action will be necessary to address this impacted soil. Options have been identified for bringing this soil into compliance with applicable regulations.

5. The soil vapor under the building is compliant with applicable quality criteria as contained in the RSR. As such, volatilization of chemicals is not a risk to people who may be working in the building.

6. The soil samples collected from under the building are compliant with applicable soil quality criteria. However, the detection of a number of compounds at one location suggests the need to assess conditions in the immediate vicinity of that sample.

7. Radon testing has indicated that radon levels are within acceptable ranges and corrective actions to reduce radon levels are not necessary.

8. Potable water testing has indicated that the quality of the water meets applicable quality standards and is acceptable for human consumption.

9. No additional areas of concern have been identified during the course of completing the Phase II SI. Except as noted above, no further investigative work is considered to be necessary at the property. It must be acknowledged that given the nature and history of land use at the property, small pockets of impacted soil may be present and may be encountered if activities are implemented that disturb the subsurface. However, these pockets, if they exist, are not significant to cause impacts to ground water, and investigation to check for such pockets is not warranted.

RECOMMENDATIONS

Based on the described work and the above conclusions, the following recommendations are made.

1. To achieve compliance with applicable regulations relative to conditions at TB-1 in the location of the former UST, the extent of impacted soil should be determined and a remedial approach selected and implemented.

2. Samples of the soil at the locations of SS-3 and SS-5 next to the transformer pad should be collected and analyzed for PCBs using the SPLP methodology.

3. Three to four samples of soil should be collected around the SV-2 location and analyzed to evaluate the distribution and extent of the compounds detected at SV-2.

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Principal

cmm
February 3, 2006
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TABLE 3

PHASE II SITE INVESTIGATION REPORT
141 DANBURY ROAD
WILTON, CONNECTICUT

Summary of Interior Soil-Vapor Quality
for Samples Collected on January 12, 2006

Compound	SV-1	SV-2	SV-3	SV-4	SV-5	Residential SVVC	I/C Soil Vapor Volatilization Criteria
	Concentrations in ppm (parts per million)						
1,1,1-trichloroethane	0.320	0.100	0.029	0.008	ND	70	130
1,1-dichloroethene	0.040	0.017	ND	ND	ND	14	150
chloroethane	ND	0.0044	ND	ND	ND	140	260
Freon-113	0.110	0.140	0.013	ND	ND	NE	NE
tetracholorethylene	ND	0.0011	ND	ND	ND	0.56	1
toluene	0.0073	0.006	0.0055	0.0043	0.0018	42	180
trichloroflouromethane	0.020	ND	ND	ND	ND	50	120

SVVC Soil Vapor Volatilization Criteria
I/C Industrial/Commercial
NE None established by DEP

Note: All samples analyzed by Method TO-14A; only compounds detected are listed in the table.

Bold indicates one or more criteria are exceeded.

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TABLE 4

PHASE II SITE INVESTIGATION REPORT
141 DANBURY ROAD
WILTON, CONNECTICUT

Summary of Soil Quality for Samples Collected at Locations Near Former UST on January 12, 2006

Compound	TB-1	TB-2	TB-3	TB-4	TB-5	RDEC	I/CDEC	GAPMC
acenaphthene	ND	ND	ND	0.300	ND	1,000	2,500	8.4
2-methylnapthalene	**1.3**	ND	ND	ND	ND	474	2,500	0.98
fluoranthene	ND	0.270	ND	0.300	ND	1,000	2,500	5.6
napthalene	0.260	ND	ND	ND	ND	1,000	2,500	5.6
chrysene	ND	0.190	ND	0.220	ND	84	780	0.165[1/]
fluorene	0.310	ND	ND	ND	ND	1,000	2,500	5.6
phenanthene	0.610	ND	ND	ND	ND	1,000	2,500	4
pyrene	ND	0.270	ND	ND	ND	1,000	2,500	4
ETPH	**1,260**	34.3	46.8	36.4	35.8	500	2,500	500
1,2,4-trimethylbenzene	0.20	--	--	--	--	500	1,000	7
1,3,5-trimethylbenzene	0.044	--	--	--	--	500	1,000	7
ethylbenzene	0.015	--	--	--	--	500	1,000	10.1
n-butylbenzene	0.031	--	--	--	--	500	1,000	1.4
n-propylbenzene	0.022	--	--	--	--	500	1,000	1.4
total xylenes	0.033	--	--	--	--	500	1,000	19.5
p-isopropyltoluene	0.011	--	--	--	--	NE	NE	1.4
sec-butylbenzene	0.013	--	--	--	--	500	1,000	1.4

ND Not Detected
ETPH Extractible petroleum hydrocarbons

1/ Criteria based on detected limit.
RDEC Residential Direct Exposure Criteria.
I/CDEC Industrial/Commercial Direct Exposure Criteria.
GAPMC GA Pollutant Mobility Criteria.

Note: All samples analyzed by Methods 8270 (PAH only) and ETPH; Sample TB-1 also analyzed using Method 8260. Only compounds detected are listed in the table.

Bold indicates one or more criteria exceeded.

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TABLE 5

PHASE II SITE INVESTIGATION REPORT
141 DANBURY ROAD
WILTON, CONNECTICUT

Summary of Potable Water Quality for Sample Collected on January 19, 2006

Parameter	Units	Result	Maximum Contaminant Level[1/]
total alkalinity	mg/L	21.5	NE
bicarbonate	mg/L	21.5	NE
carbonate	mg/L CaCO3	ND	NE
chloride	mg/L	17.2	250
color	Pt-Co Units	1	250
conductivity	mg/L	138	NE
iron	mg/L	0.035	0.3
total hardness	mg/L CaCO3	30.9	NE
surfactants(MBAS)	mg/L	0.41	0.5
manganese	mg/L	ND	0.05
sodium	mg/L	9.04	28
ammonia	mg/L	ND	NE
nitrite	mg/L	ND	10
nitrate	mg/L	0.17	1
odor	OTU	0	2
ph		7.30	6.4 to 10.0
sulfide	mg/L	ND	NE
total chloroform	Col./100ml	Absent	Absent
turbidity	NTU	0.40	5
lead	mg/L	ND*	0.015

NE Not established
ND Not detected
* Pending confirmation from laboratory.

1/ Based on state and federal drinking water standards.

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TABLE 6

PHASE II SITE INVESTIGATION REPORT
141 DANBURY ROAD
WILTON, CONNECTICUT

Summary of Ground-Water Level Measurements

Well ID	Top of Well Elevation (ft)	Date	Depth to Water (ft btoc)	Water Table Elevation (ft)
LBG MW-1	90.75 1/	1/13/06	7.30	83.45
		1/19/06	4.11	86.64
LBG MW-2	90.74 1/	1/13/06	7.43	83.31
		1/19/06	3.97	86.77
MW-1	99.14 1/	1/13/06	10.26	88.88
		1/19/06	10.26	88.88
MW-2	100.57 1/	1/13/06	12.01	88.56
		1/19/06	12.06	88.51
MW-3	98.56 1/	1/13/06	9.89	88.67
		1/19/06	9.69	88.87
MW-4	96.24 1/	1/13/06	9.28	86.96
		1/19/06	9.26	86.98
MW-5	94.53 1/	1/13/06	7.69	86.84
		1/19/06	7.71	86.82
MW-6	96.43 1/	1/13/06	9.74	87.29
		1/19/06	9.75	87.28
MW-7	94.73 1/	1/13/06	8.52	86.21
		1/19/06	8.54	86.19
MW-8	88.89 1/	1/13/06	3.10	85.79
		1/19/06	3.12	85.77
MW-16	95.93 1/	1/13/06	8.80	87.17
		1/19/06	8.78	87.15

ftbtoc Feet below top of casing

1/ Elevation of top of casing relative to an arbitrary bench-mark (top rim of manhole cover assigned elevation of 100 feet).

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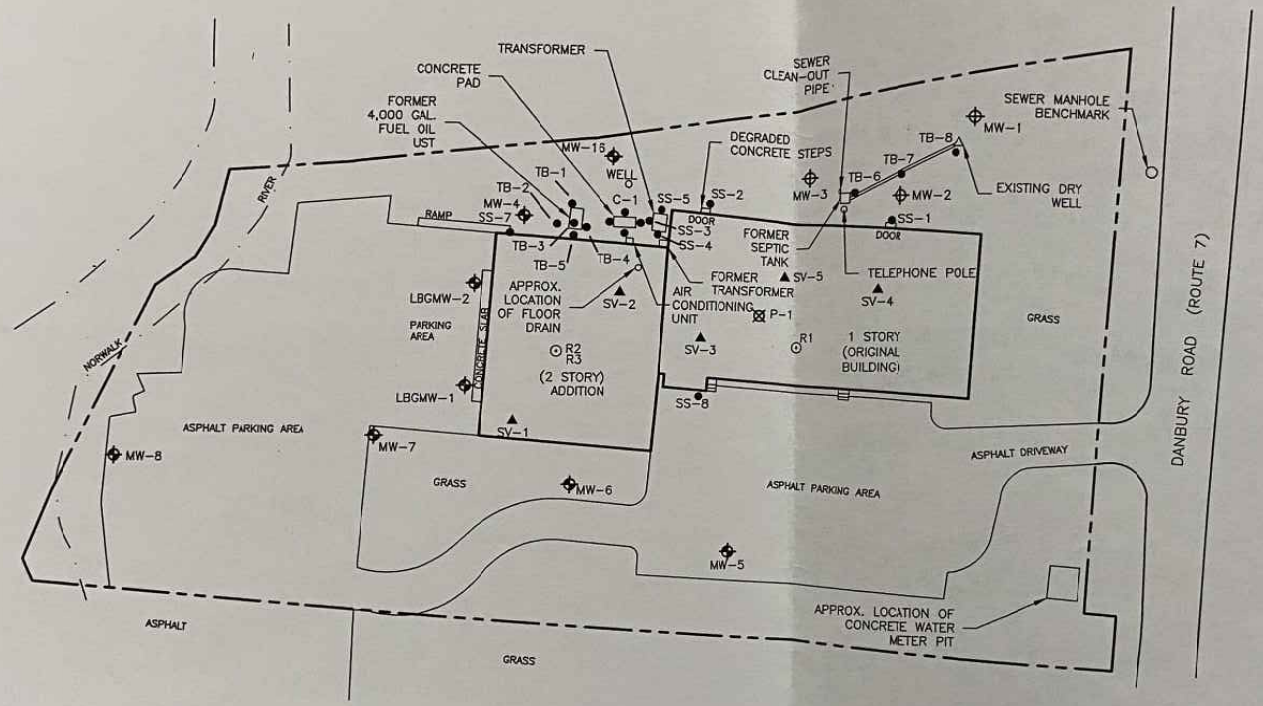

LEGEND

	PROPERTY BOUNDARY
MW-3	MONITOR WELL CONSTRUCTED BY LAND TECH REMEDIAL, INC. IN 1990
MW-5	MONITOR WELL CONSTRUCTED BY GZA IN 1992
LBMW-1	MONITOR WELL CONSTRUCTED BY LGB IN 2006
SS-8 TB-1	SOIL SAMPLING LOCATIONS BY LBG IN 2006
SV-2	SOIL AND VAPOR SAMPLE COLLECTED BY LBG IN 2006
R	RADON SAMPLE COLLECTED BY LBG IN 2006
P-1	POTABLE WATER SAMPLE COLLECTED BY LBG IN 2006

NOTES:

1. MAP BASED ON FIGURE "SITE PLAN, 141 DANBURY ROAD, WILTON, CONNECTICUT FIGURE 2" PREPARED BY GZA, APRIL 28, 2005.
2. THE LOCATION OF THE MONITOR WELLS AND SMAPLE COLLECTION POINTS WERE MEASURED FROM EXISTING SITE FEATURES AND ARE APPROXIMATE.
3. SOIL SAMPLE NOT COLLECTED AT SV-5.
4. DESIGNATION SS-6 NOT USED.

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SCALE IN FEET

141 DANBURY ROAD
WILTON, CONNECTICUT

SITE PLAN WITH SAMPLING LOCATIONS

DATE	REVISED

PREPARED BY:
LEGGETTE, BRASHEARS & GRAHAM, INC.
Professional Ground-Water and Environmental Engineering Services
4 Research Drive
Suite 301
Shelton, CT 06484
(203) 929-8555

DRAWN:	PGR	CHECKED:	WB	DATE:	2/2/06	FIGURE:	2

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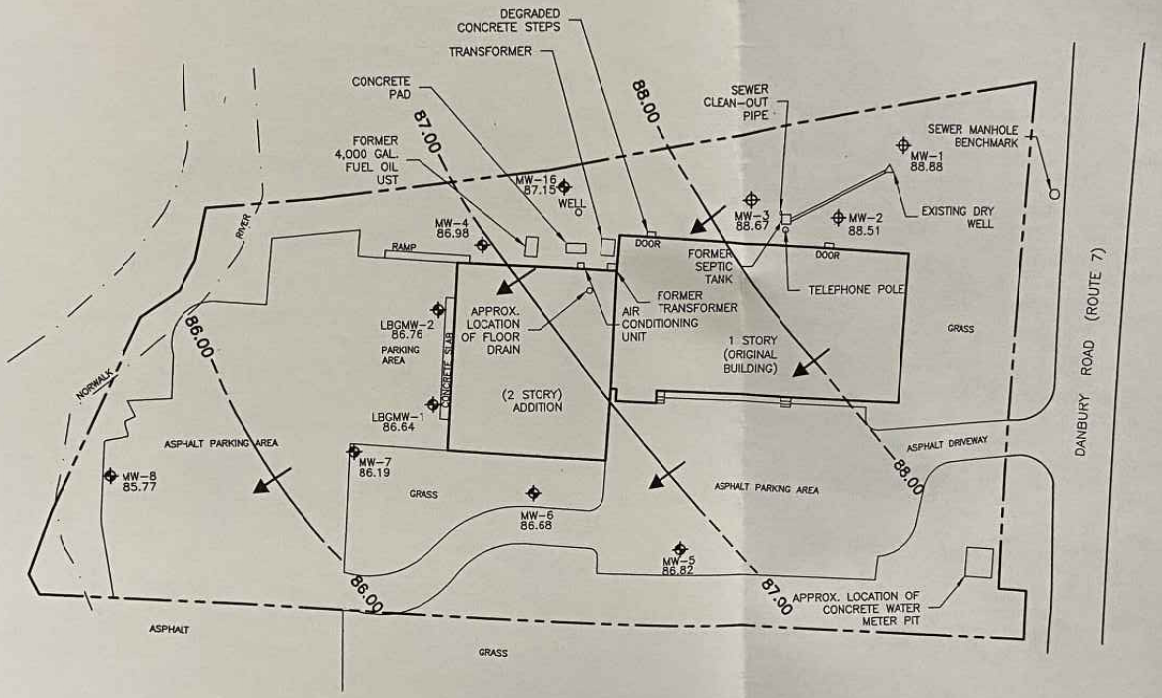

LEGEND

- PROPERTY BOUNDARY
- MW-3 — MONITOR WELL CONSTRUCTED BY LAND TECH REMEDIAL, INC. IN 1990
- MW-5 — MONITOR WELL CONSTRUCTED BY GZA IN 1992
- LBMW-1 86.64 — MONITOR WELL CONSTRUCTED BY LGB IN 2006 GROUND WATER ELEVATION IN FEET
- 86.00 — WATER TABLE ELEVATION CONTOUR IN FEET (DASHED WHERE INFERRED)
- DIRECTION OF GROUND FLOW WATER

NOTES:

1. MAP BASED ON FIGURE "SITE PLAN, 141 DANBURY ROAD, WILTON, CONNECTICUT FIGURE 2" PREPARED BY GZA, APRIL 28, 2005.
2. THE LOCATION OF THE MONITOR WELLS AND SMAPLE COLLECTION POINTS WERE MEASURED FROM EXISTING SITE FEATURES AND ARE APPROXIMATE.
3. ELEVATIONS REFERENCED TO ARBITRARY DATUM. NEW LBG WELL ELEVATIONS TIED INTO REPORTED ELEVATIONS OF EXISTING WELLS.

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SCALE IN FEET

141 DANBURY ROAD
WILTON, CONNECTICUT

GROUND WATER FLOW PATTERN
ON JANUARY 19, 2006

DATE	REVISED

PREPARED BY: LEGGETTE, BRASHEARS & GRAHAM, INC.
Professional Ground-Water and Environmental Engineering Services
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Shelton, CT 06484
(203) 929-8555

DRAWN: PGR | CHECKED: WB | DATE: 2/2/06 | FIGURE: 3

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