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PHASE I ENVIRONMENTAL SITE ASSESSMENT

Bacon Brothers Inc.
359 Main Street and 130 Broad Street
Middletown, Connecticut

Prepared for:
Russell Library
October 1997

Prepared by:

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EXECUTIVE SUMMARY

Woodard & Curran Inc. (W&C) conducted a Phase I Environmental Site Assessment (ESA) at the Bacon Brothers' properties located at 130 Broad Street and behind 359 Main Street. The ESA consisted of a site reconnaissance and visual inspection, observations of surrounding properties, a review of state and local records, and a review of relevant US EPA listings.

The Bacon Brothers properties consist of three buildings located on 2 separate parcels of land totaling 0.47 acres. One building has been used primarily for storage. A garage has been used as short-term interim storage and for parking of company vehicles. The third building has served in the past as a lawn-mower repair shop and a Sears tire and battery store, but is now rented exclusively for storage.

Woodard & Curran did identify evidence of one issue during the course of this investigation which would, in our opinion, represent a risk of significant environmental liability to the property owner or associated parties. Two 1,000-gallon gasoline USTs are currently located on the subject property. The tanks are fifteen years old which is near the life expectancy for steel tanks not cathodically protected. In addition, no tightness tests have been performed on these tanks and strict inventory control records of the USTs' contents are apparently not kept. As a result there is no way to determine if leakage from these tanks has occurred and impacted the subject property.

The presence or absence of contamination associated with these tanks could be adequately investigated either through a Phase II investigation, or at the time of tank removal should such removal be scheduled as part of the property transfer.

With the exception of the onsite USTs, the other minor issues identified are considered negligible due to the low risk of impact to the subsurface, the nature of the surrounding area and area groundwater, and the intended future use of the subject property.

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1.0 SCOPE OF SERVICES

This Report describes the investigations, findings and conclusions of the Phase I Environmental Site Assessment (ESA) completed for the properties at 359 Main Street and 130 Broad Street (subject properties). Refer to Figure 1, the Site Locus Map.

The following tasks were undertaken:

1. Site reconnaissance and visual observation on October 22, 1997 of the interior and exterior of the buildings. Interview with site representative John Bacon on October 22, 1997. Photographs of key areas of the property are presented in Appendix B.
2. Visual observations of abutting properties on October 22, 1997 as readily observable and accessible from the subject property and from public ways.
3. A review of available local public records and interviews (in person and telephone) with local officials as listed in Appendix C. Selected data from this regulatory file review concerning off-site properties is included in Appendix D.
4. Review at the Connecticut Department of Environmental Protection in Hartford, Connecticut of available State files for sites within a 1/4 mile radius of the subject property including:
 - Registered and Removed Underground Storage Tanks (USTs);
 - Reported Spills post 1990; and
 - Project Files.

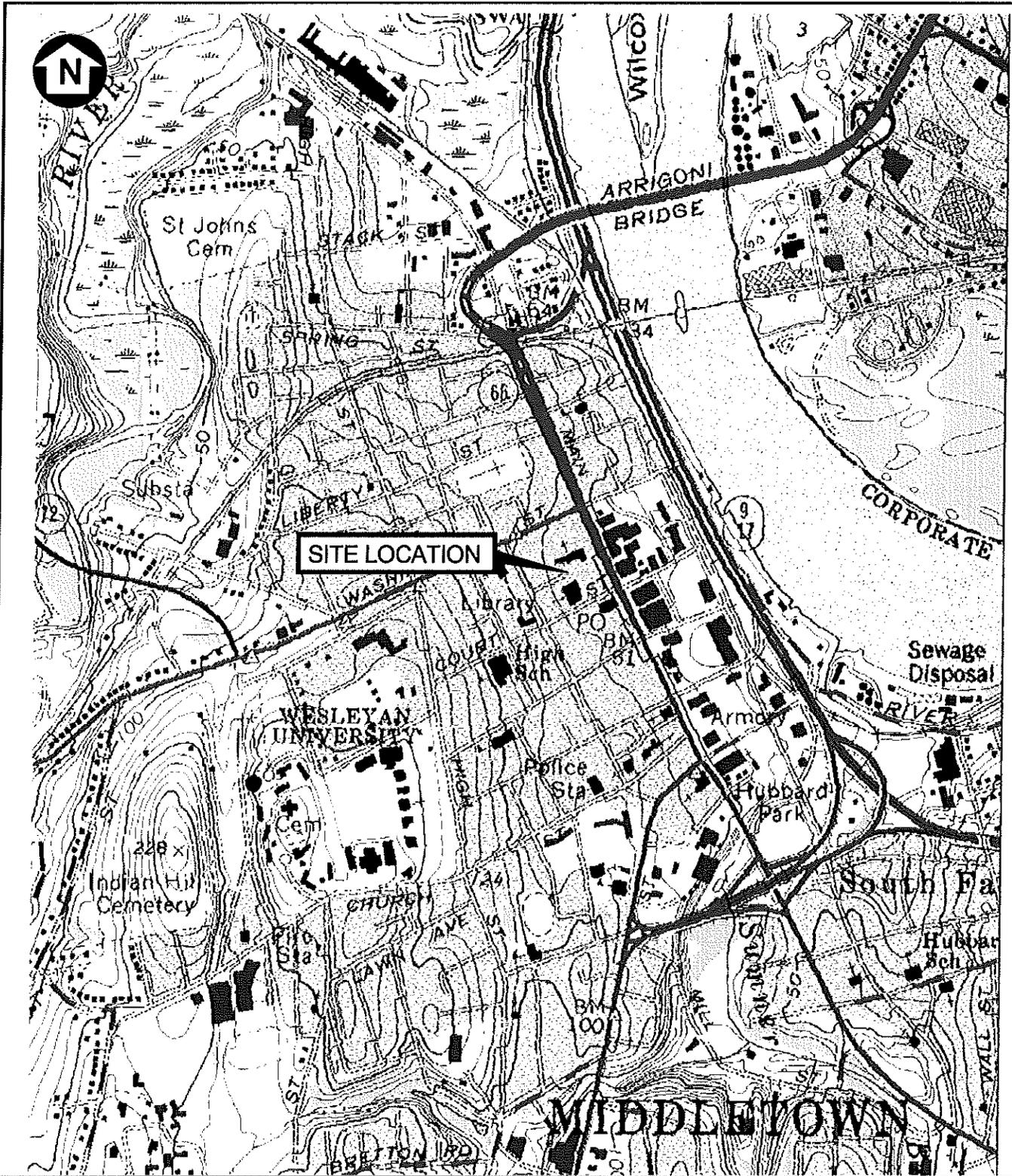
Data from this regulatory file review are included in Appendix D.

5. Review of USEPA listings including:
 - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) for federally listed hazardous waste sites within 1/2 mile of the subject property;
 - National Priority Listing for sites within 1 mile of the subject property;
 - Resource Conservation and Recovery Act (RCRA) Transportation, Storage, and Disposal facilities within 3/4 mile of the subject property; and
 - Resource Conservation and Recovery Act (RCRA) Handlers/Generators within 1/4 mile of the subject property.

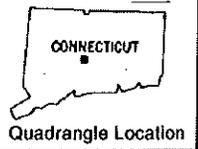
Data from this regulatory database file review are included in Appendix D.

The information included in this report has been obtained from a variety of public and private sources via site visits, telephone contacts, review of public records, and personal interviews with site representatives and public officials.

No inspection or testing was conducted for specific conditions of materials such as lead paint, radon gas, asbestos, polychlorinated biphenyls (PCBs), or urea formaldehyde insulation. No site testing or subsurface investigation of soil or groundwater was conducted as part of this ESA.



Source: Map and Geographic Information Center (MAGIC) University of Connecticut.



Approximate Scale in Feet

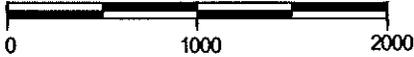


Figure 1
Site Location Map
359 Main Street / 130 Broad Street
Middletown, CT

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2.0 SITE REVIEW

2.1 SITE HISTORY

The current owners of the properties located behind 359 Main Street and at 130 Broad Street are listed as Bacon Brothers Inc. and John T. and C. William Bacon, respectively. Bacon Brothers Inc. has owned the property located behind 359 Main Street since 1946. The property at 130 Broad Street has been owned by John and William Bacon since 1968. The property behind 359 Main Street has served as storage and garage facilities for the Bacon Brothers Inc. plumbing and home heating business. The property at 130 Broad Street has served as a Sears tire and battery store, a lawn mower repair shop, and is currently utilized as rented storage space.

The two properties being investigated are situated in the downtown area of the City of Middletown. The properties have been utilized primarily for commercial purposes. The site representative, John Bacon, stated that the property behind 359 Main Street was previously used by the Red Cross during World War I as a uniform manufacturing facility. The second building located on this property has always been used as a garage according to Mr. Bacon. He was not aware of any other use of the 130 Broad Street property than as a lawn mower repair shop, a Sears retail tire and battery store, or storage space.

Records located at the Town Clerk's Office indicate that Bacon Brothers Inc. acquired the property behind 359 Main Street from Mary G. Bacon in 1946. The property was left to Mary G. Bacon by Henry Bacon on December 3, 1945. Henry Bacon acquired the property from Alling Rubber Company on December 30, 1927. Prior to this the property was apparently owned by Howard Warner and James Fox who purchased the property from Amelia H. Vinal on April 24, 1919. Records indicating ownership prior to Ms. Vinal could not be located.

The 130 Broad Street property was acquired by John and C. William Bacon from Elco Realty Company Inc. on November 1, 1968. Elco Realty Co. Inc. received the property from Pennington Trust on November 6, 1953. Pennington Trust acquired 130 Broad Street from Martin Holifelder on October 30, 1952, who in turn received the property from The Commercial Building Inc. on October 27, 1952. The property was acquired by The Commercial Building Inc. from Chelsea Savings Bank on August 31, 1942, who had received the property in 1936 by foreclosure. Records indicating ownership previous to Chelsea Savings Bank were not located.

2.2 SITE DESCRIPTION

The subject properties located behind 359 Main Street and at 130 Broad Street are mapped on City of Middletown Tax Assessor's Map 22 Block 17-51 as lots 27 and 4 respectively (see Figure 2). Lot 27 consists of 0.29 acres of land occupied by two buildings of 2,644 square feet and 3,613 sq. ft. The property is accessed via right of way from Broad Street. Paved driveway and parking areas comprise most of the land area with a small portion of grassy area located between the two buildings. Lot 4 consists of 0.18 acres of land occupied by one building with a footprint of approximately 3,528 sq. ft. This building is located on and accessed from Broad Street. Paved parking areas are located at the front and rear of the building. The parking area at the rear of the building and the rear of the buildings along Main Street are accessed from the right of way off Broad Street.

The subject properties are situated in an urban setting in the center of Middletown. The immediate area consists of high-density urban development with commercial and residential properties. Surface topography at the subject property generally slopes to the east toward the Connecticut River located

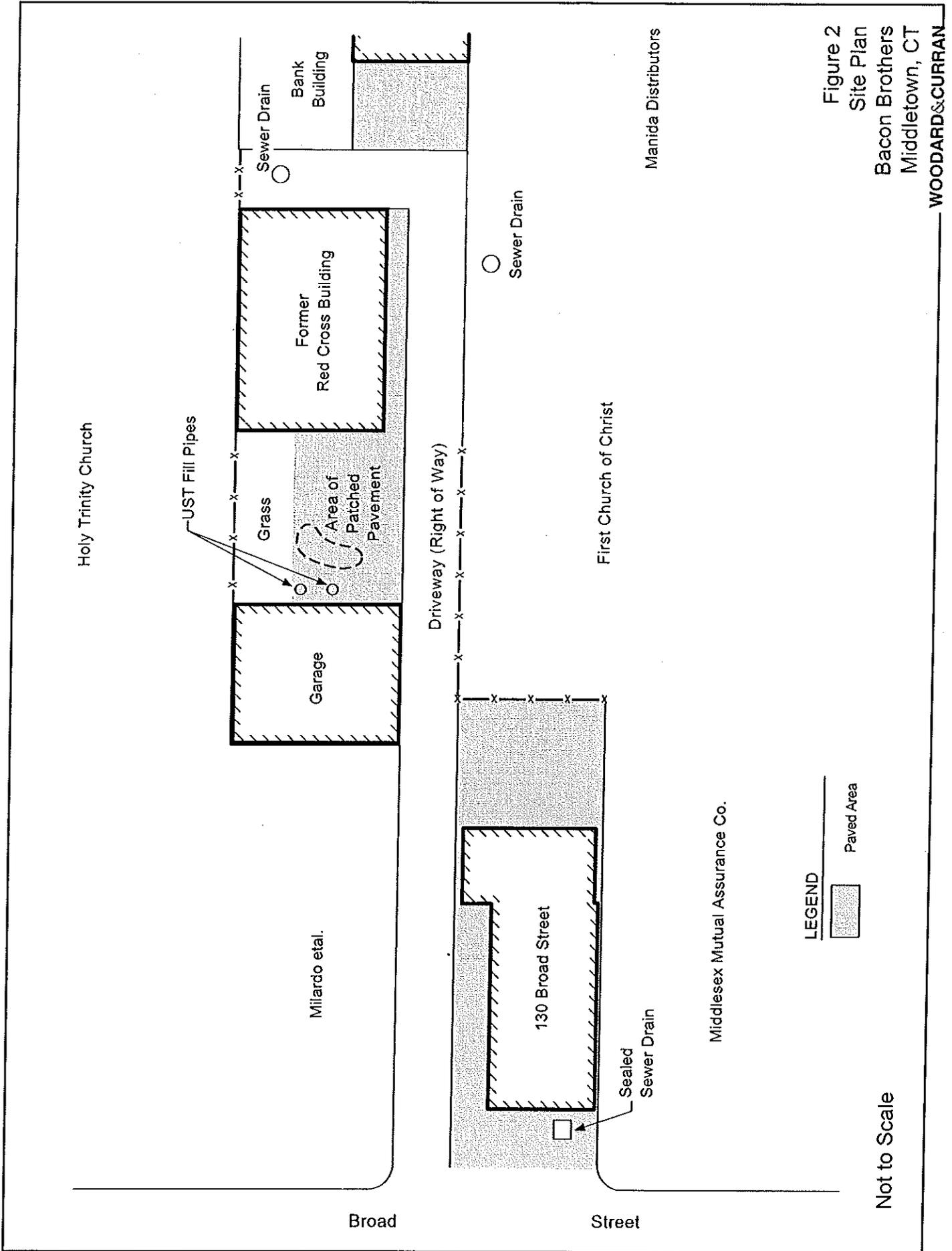


Figure 2
 Site Plan
 Bacon Brothers
 Middletown, CT
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approximately 1400 feet away. The assumed direction of groundwater flow is from west to east. Upgradient properties consist of the Russell Library, Wesleyan University and various residential properties. No wetlands or surface waters were observed on the subject property at the time of the site visit. A wetlands inventory map of Middletown available at the City of Middletown Planning Department further indicated that no wetlands are present on the subject property.

Information gathered from the City of Middletown Planning Department indicated that the subject properties are located in an area zoned B-1 (Central Business). The abutting properties to the east of the Broad Street property consist of commercial use and church use lands and buildings. The Broad Street property is abutted to the west by the City of Middletown Public Library. Abutting the Broad Street property to the north is a residential property and to the south is a commercial property. The property located behind Main Street is abutted to the north, south, and east by commercial properties.

2.3 FACILITY DESCRIPTION

The facilities consist of three separate buildings located on two parcels of land. The 130 Broad Street property contains one building while the property behind 359 Main Street contains two separate buildings.

The building located at 130 Broad Street (see Photographs 1a and 1b, Appendix B) is a cinder block and cement construction that was completed in two phases. The interior of the building on the ground floor also had a hanging tile ceiling installed approximately 5 years ago. The portion of the building nearest Broad Street was constructed in the early 1950's according to the site representative. The rear portion of the building was added in 1969. Permits for the two phases of construction could not be found at the Building Department of the City of Middletown. A permit for alterations to the exterior of the building was issued on September 4, 1979.

The building at 130 Broad Street has basement and a ground floor level. The entire building is used for storage for various organizations, businesses, and individuals. The basement level contained three rooms. A boat was observed stored in the basement along with a 5-gallon can of gasoline. The room in the basement on the Broad Street side was being utilized as storage for the sets of a local theater company. Much of this room was inaccessible or obscured due to the large quantity of set-building materials stored there. The basement room on the driveway side contained storage for a local carpenter comprised mainly of nails, building materials, tools, and a few personal effects.

The ground level of the 130 Broad Street building was also being utilized as a storage area. The ground level was being rented to Middlesex Mutual Assurance Company as storage mainly for office equipment. The room adjacent to the driveway was observed to contain three 55 gallon drums of 5% No. 99 Silicone (see Photograph 2, Appendix B). The site representative stated that these materials had been stored there by Middlesex Mutual Assurance Company. The site representative also stated that the silicone was used by Middlesex Mutual Assurance Company to seal the concrete facing of another building located near the subject site. The barrels appeared to be in good condition and no leakage was evident at the time of inspection.

The two buildings located behind 359 Main Street and accessed from Broad Street are constructed of different materials. The buildings will hereafter be referred to as the garage (see Photograph 3, Appendix B) and the former Red Cross building (see Photograph 4, Appendix B). The garage is constructed of a brick edifice with woodframe interior while the former Red Cross building consists of concrete walls with a woodframe interior. The garage serves as storage for vehicles, large equipment, and items in bulk associated with the day to day operations of the heating and plumbing business operated by Bacon Brothers Inc. The former Red Cross building serves as storage for smaller items associated with heating/plumbing business as well as items for the hardware store.

The garage has two floors. The first floor is a cement floor and serves as the parking area for company vehicles as well as short term storage of materials associated with the heating and plumbing business. The second floor is wood flooring and serves as more long-term storage for insulation and filters used in air conditioners and furnaces.

During inspection of the garage, chemicals affiliated with the heating and plumbing business were observed to be stored in bulk. The chemicals included two canisters of propane, one and a half barrels of propylene glycol, twelve 5-gallon cans of aluminum roof coating, and seven 5-gallon cans of blind nailing cement. In addition, small amounts of assorted chemicals including motor and hydraulic oil were observed stored on shelves in the garage. The materials appeared to be properly stored in containers that were in good condition and did not appear to be leaking at the time of the inspection.

In addition to the chemicals stored in the garage, a floor drain was observed on the ground floor (see Photograph 5, Appendix B). The site representative stated that he was not aware of the terminus of the floor drain. The site representative thought the drain was not connected to any sewer or septic system and probably discharged into the ground beneath the garage. He further stated that to the best of his knowledge no spills have occurred to the drain. The only material he is aware of that has ever discharged to the drain is meltwater from snow covered vehicles being parked inside the garage. The garage is used only for parking company vehicles and interim storage of large materials utilized in the plumbing and heating business. Since the garage has never been used as a motor repair or maintenance facility it is unlikely that petroleum products have discharged to the ground via the floor drain. This and the fact that the downgradient land use is commercial and the groundwater is classified GB (not used for drinking water), results in a negligible risk of liability associated with this issue.

Two Underground Storage Tanks (USTs) are currently located on the property. The fill pipes were visible in front of the garage to the right side of the entrance (see Photograph 6 Appendix B). According to the site representative, these are 1,000-gallon gasoline USTs and are approximately 15 years old. The CT DEP file review confirmed the age and size of the USTs. No tightness tests are on record for the tanks which are approaching the life expectancy for steel tanks not cathodically protected. Inventory records suggesting tight controls on the amount of gasoline added to and subtracted from the tanks were not discovered. As a result, there is no way of knowing if the tanks are intact and whether or not leakage from the tanks may have impacted the site. These tanks appear to pose a risk of significant liability to the subject property.

The Red Cross Building is located east of the garage and serves as an active storage area for the heating and plumbing business. The Red Cross building is a single story, flat-roofed, cement structure. There is also a half basement located beneath the half of the building closer to Main Street. An inaccessible dirt crawl space was located beneath the other half of the building.

The ground floor contained supplies associated with the day to day operations of the plumbing and heating business including: copper piping, electrical conduit, water heaters, wire, and various types of pumps. Three empty 55 gallon open-ended barrels were observed in the storage area. The site representative stated that one of these barrels is used to store scrap metal from pipe and conduit cutting operations. The other barrels are being used to support a table to create a working surface. A drill press and pipe cutting equipment were observed on the ground floor. Stained areas of wooden flooring were observed in various locations on the ground level. Two carts having oxy-acetylene canisters mounted on them were observed in one of the storage areas. Peeling paint was observed on the ceiling of the Red Cross building in several locations. Given the relatively old age of the building, it is possible that the paint contains lead.

The basement area once served as a root cellar for the associated hardware store. The current usage is as a storage space for sinks, toilets, pipes, five 5-gallon cans of liquid asphalt emulsion, and five 1-gallon cans of furnace cement. One section of the concrete floor appeared to have been replaced at one point in time. The site representative stated that he was unaware of any work to the basement floor since he has owned the building. He speculated that the replaced portion of the floor once housed the boiler for heating the Red Cross building. He also said that there is no heat supplied to the building currently. No staining was observed on the concrete floor in the basement and the chemicals appeared to be properly stored.

2.4 UTILITIES

Electricity is provided to the subject property by Connecticut Light and Power (CL&P). Electricity is supplied via underground lines. The electricity to the Red Cross building is supplied via owner-installed 10-inch conduit running from the hardware store to the basement of the Red Cross building. The two other buildings apparently have their own underground lines supplying them with electricity.

None of the buildings currently has heat supplied to it. At one time the Red Cross building was heated by radiators supplied through the 10 inch buried conduit connecting the hardware store and the Red Cross building. The garage has never been heated. The building at 130 Broad Street does have ceiling mounted, gas operated, blown air heating units. The gas supplied by Yankee gas to the building has been turned off for approximately five years. The building is supplied by city water and is serviced by city sewer, which were both connected on April 9, 1930. The garage is not connected to either the city water supply or the city sewer. The Red Cross building is not connected to the city water supply, however, roof runoff is directed into the city's storm sewer system.

Two USTs containing gasoline are located in front of the garage. The USTs are utilized to fuel company vehicles associated with the plumbing and heating business. In addition to the two current USTs, a 250-gallon waste oil tank and a 550-gallon gasoline tank were removed in October of 1987. Records confirming this removal were on file at both the CTDEP and the Fire Marshall's office in Middletown, however, the records on file at the Fire Marshall's office indicated a removal of a 1,250-gallon and a 1,500-gallon tank. The site representative stated that the removed tanks were a 250 gallon waste oil and a 550 gallon gasoline tank which is consistent with the CT DEP records, and that the Fire Marshall's records were indicative of tanks removed from the hardware store not included in this investigation.

External telephone lines are provided via overhead lines by SNET. Natural Gas is provided by Yankee Gas through underground lines to the building at 130 Broad Street.

Fluorescent lighting was observed in both the building at 130 Broad Street and in the Red Cross Building. Fluorescent lighting may use ballasts containing polychlorinated biphenyls (PCBs). No leakage of ballasts was observed during the site inspection.

2.5 PREVIOUS INVESTIGATIONS

No previous Environmental Site Assessments of the subject properties are known to have been conducted.

2.6 REGULATORY FILE REVIEW

A review of the CT DEP Spill Reports, USEPA NPL List, CERCLIS List, list of RCRA Hazardous Waste Handlers, State Sites, Registered and/or Removed USTs within the state of Connecticut was conducted for the subject property. The site is not listed as a State hazardous waste site nor is it listed on the USEPA CERCLIS or NPL lists. The site is not listed as a Hazardous Waste Handler under

RCRA. The site is listed on the CT DEP List of Registered and/or Removed Underground Storage Tanks. The two gasoline USTs identified during the site visit are registered with the CTDEP. There were no CT DEP Spill Reports on file for the subject property.

3.0 AREA REVIEW

3.1 AREA HISTORY

The area appears to be primarily commercial in nature. Aerial photographs at the CTDEP from flights flown at five-year increments since 1965 identify the area as extensively commercial since that time. Aerial photographs from a 1951 overflight on file at the City of Middletown Engineering Department depict the area as extensively commercialized even at that point in time. More open spaces were identified on the earlier photographs with a gradual increase in urbanization and corresponding decrease in noticeable open spaces as the city progressed through the 1960's and 1970's. Very little change was noted in the 1980's and 1990's series of photographs.

3.2 HYDROGEOLOGIC SETTING

Based on surface topography, and assuming groundwater contours reflect surface contours, the direction of groundwater flow beneath the subject site is estimated to be in an east to northeasterly direction toward the Connecticut River located approximately 1,400 feet in that direction. This estimate does not take into consideration factors such as buried utilities that can cause groundwater contours to vary from surface contours.

No surface water bodies or apparent wetlands were noted during the site inspection. A wetlands inventory map of Middletown available from the Planning Department at the City of Middletown further indicated that no wetlands are located on the subject property.

A review of the Adopted Water Quality Classifications for the Connecticut River Basin dated 1993 denotes the site groundwater classification as GB, not suitable for drinking water without treatment. This classification implies that there are no drinking water wells in the area of the subject site.

3.3 SITES POTENTIALLY INFLUENCING SUBJECT PROPERTY

Registered and/or Removed Underground Storage Tanks (USTs) within a 1/4 mile of the subject property are listed in Table 2 Appendix D. Removed USTs within a 1/4 mile are listed in Table 3 Appendix D. Leaking Underground Storage Tanks (LUSTs) within a 1/4 mile of the subject property are given in Table 4 Appendix D. A number of spills have occurred within a 1/4 mile radius of the subject property and are documented in Table 5 of Appendix D. Additionally, Table 6 documents state listed sites within a 3/4 mile of the subject property, and Table 7 presents a list of RCRA Generators within 1 mile of the site. None of the above identified items appear to pose a risk of impact to the subject site.

Two RCRA generators are located within a 1/4 mile of the subject properties. The RCRA generators are T&T Service Station and Youngs Printing. Youngs Printing is located approximately 0.1 miles in the southeasterly direction. No records were available at the CTDEP concerning Youngs Printing at the time of the file review. Youngs Printing appears to be located cross-gradient from the subject properties in terms of ground water flow and does not represent a significant environmental liability to the subject properties. T&T Service Station is located approximately 0.2 miles away in the northwesterly direction. The service station is currently listed as large quantity generator, however, a letter from the DEP analyst assigned to the case dated August 21, 1996 stated that an inspection carried out in July identified T&T Service Station as a non-handler of hazardous waste. Given that T&T Service Station is considered a non-handler of hazardous waste and no evidence of releases at the property was identified during the CTDEP file review, T&T Service Station does not appear to present a significant risk of impact to the subject properties.

Several facilities having USTs are located within a 1/4 mile of the subject properties. Locations having USTs within 1/4 mile of the subject properties include: AAMCO Transmission, Bob S. Inc., City Hall, First Church of Christ, JC Penney Co., Liberty Bank, Marino Sales & Service Inc., Middletown Central Office, Riverview Center, Sears and Sons of Italy. City Hall, Bob S. Inc., Sons of Italy, AAMCO Transmission, JC Penney Co., Sears, and Riverview Center all have between one and two tanks and are located in either the apparent downgradient or cross gradient direction from the subject properties. Given the downgradient or crossgradient locations of these tanks, lack of related spill reports, and GB groundwater classification, these tanks do not appear to pose a risk of impact to the subject properties.

Three sites containing USTs located in the apparent upgradient direction are Marino Sales & Service Center, the First Church of Christ, and the Middletown Central Office. No spill reports are on file at the CT DEP associated with these tanks. Given the GB groundwater classification and the lack of spills reported at this site, these USTs are not expected to present a significant threat of environmental impact to the subject property. One Leaking Underground Storage Tank was identified within a 1/4 mile of the subject properties. The Connection Inc. located 0.23 miles to the northwest is a Leaking UST (LUST) location with a 2,000 gallon #2 Heating Fuel release. This location is situated in the apparent downgradient direction and is listed as removed and completed by the CT DEP. Given the inferred downgradient location, the site's listing as complete, and the GB groundwater classification, The Connection Inc. is not considered to pose a significant risk of impact to the subject property.

Several spills (see Table 4 Appendix D) have occurred within a 1/4 mile of the subject properties. Spills associated with the removal of underground tanks were reported at the American Red Cross at 72 Broad Street and Liberty Bank. Soil was removed to cleanup the spill sites. Assuming that all contaminated soil was removed from the sites and given the GB groundwater classification, the risk of impact to the subject properties is considered negligible. A small (1 gallon) discharge of gasoline occurred in the inferred upgradient direction. Since the spill was of such limited size and the groundwater is classified GB no significant risk of environmental impact to the subject properties is expected. Several spills have occurred in the inferred down gradient direction. These spilled do not appear to threaten the subject property due to their downgradient location and the local GB water classification.

4.0 CONCLUSIONS

This Phase I Environmental Site Assessment was conducted for the purpose of identifying the presence or release, or threat of release, of any hazardous substances affecting the subject property. Our findings are summarized below.

4.1 GENERAL

Woodard & Curran identified evidence of one issue during the course of this investigation which would, in our opinion, represent a risk of significant environmental liability to the property owner or associated parties. Two gasoline USTs are currently located on the subject property. The tanks are fifteen years old, which is near the life expectancy for steel tanks not cathodically protected. In addition, no tightness tests have been performed on these tanks and strict inventory control records of the USTs' contents are apparently not kept. As a result there is no way to determine if leakage from these tanks has occurred and impacted the subject property.

With the exception of the onsite USTs, the other minor issues identified are considered negligible due to the low risk of impact to the subsurface, the nature of the surrounding area and area groundwater, and the intended future use of the subject property.

4.2 SPECIFIC ISSUES

- Two USTs are currently located on the property. The USTs are 1,000 gallon gasoline tanks installed in 1982. The tanks are registered at the CT DEP and no spill reports associated with the tanks were on file at the CTDEP. However, the tanks are approaching the life expectancy for non-cathodically protected steel tanks. Tightness testing and/or strict inventory control on tank contents have not been performed. Any impact to the subsurface from leakage of the tanks can not be evaluated without further investigation. The tanks present a significant risk of environmental impact to the subject property. The presence or absence of contamination associated with these tanks could be adequately investigated either through a Phase II investigation, or at the time of tank removal should such removal be scheduled as part of the property transfer.
- A floor drain with an unknown terminus located in the garage is suspected to discharge to the ground. No staining indicative of past releases was observed near the drain in the garage. Repair work on vehicles is not nor has it historically been performed in the garage, therefore, it is unlikely that a significant quantity of petroleum products have discharged to the drain.
- Apparent oil stains were observed on the floors in several areas of the Red Cross building. The staining on the floors was of limited size and there was no evidence of a release to the environment. The issue does not represent a significant risk of environmental liability.
- Fluorescent lighting was observed throughout the facility. Fluorescent lights may utilize ballasts containing PCBs. No ballast leakage was observed during the inspection.
- Many chemicals are currently being stored in various areas of the three buildings. The containers in which the chemicals were stored appeared to be in good condition and no leakage was observed. The chemicals appeared to be stored properly.
- Several spills have occurred within a 1/4 mile of the Bacon Brothers' properties. These spills do not represent a significant risk of environmental liability to the subject properties.
- Several USTs located within a 1/4 mile of the subject properties do not pose a significant risk of environmental liability to the subject properties.

APPENDIX A: LIMITATIONS

This report has been prepared under the terms and conditions of our Environmental Services Agreement with, and solely for the use by, Russell Library (the Client), and may not be used by other parties for purposes of satisfying the requirements of a Phase I Environmental Site Assessment or other purposes without first obtaining the expressed written consent of Woodard & Curran (W&C). W&C shall bear no liability for any unauthorized use of the information contained in this report. In the event that new information not contained in this report is obtained relating to environmental or hazardous waste issues at the site or nearby, such information shall be brought to W&C's attention promptly and we may, upon evaluation, modify the conclusions stated in this report.

The evaluations contained in this report represent W&C's professional opinions and judgments based on the current, generally accepted engineering and technical practices for the nature and scope of this Phase I Environmental Site Assessment authorized by the Client. This environmental site assessment is based on the conditions observed on the dates of field observation noted and records review as described herein. It remains valid for a period of sixty days from the date of its issuance.

Work described in this report was limited in its scope and coverage due to conditions imposed by the Client under the terms of our Scope and Agreement, which is incorporated herein by reference. Chief among these conditions were limited inspection of interior areas of buildings or other structures on the property for purposes of site reconnaissance and examination of conditions, materials or operations at this property, based on a lack of access to certain portions of the interior or exterior areas, as stated in this report. This limited the visual observations and conclusions possible to only those areas accessible. Neither an inspection nor testing of lead paint, radon gas, asbestos, polychlorinated biphenyls (PCBs), or urea formaldehyde insulation was conducted. Likewise access was not available to conduct interviews with the previous property owners/tenants and maintenance personnel. Specific information on the normal practices of property owners and/or their tenants with regard to solid waste disposal, onsite use, generation, storage and/or disposal of chemicals or oil and hazardous materials was strictly as provided by the Site Representative. Privately obtained environmental monitoring data for the property was utilized only when made available to W&C by the Client or the Site Representative. Additionally, W&C has relied on information provided by various officials and other parties as referenced herein. Although believed to be accurate, W&C has not attempted to independently verify the accuracy or completeness of information provided by officials and other parties which was received or reviewed during the course of completing these services.

**APPENDIX B:
PHOTOGRAPHS**



Photo 1a - View of the front of the building located at 130 Broad Street as seen from Broad Street.

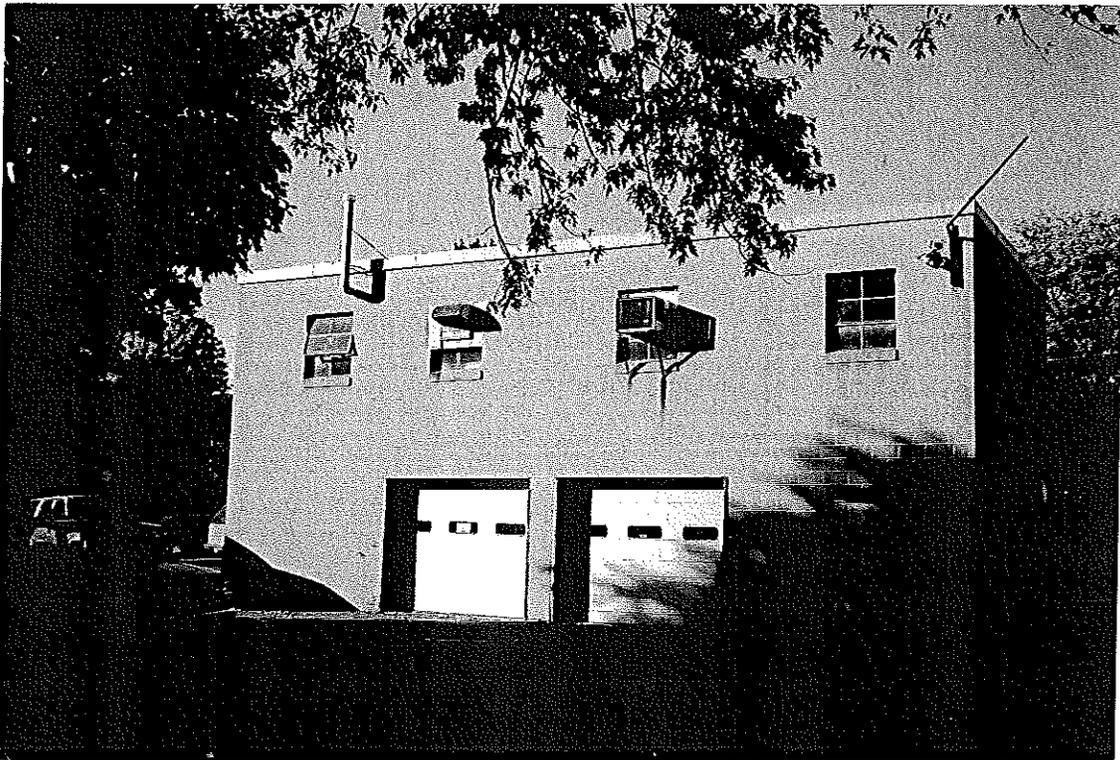


Photo 1b - Rear of building located at 130 Broad Street as seen from subject property.

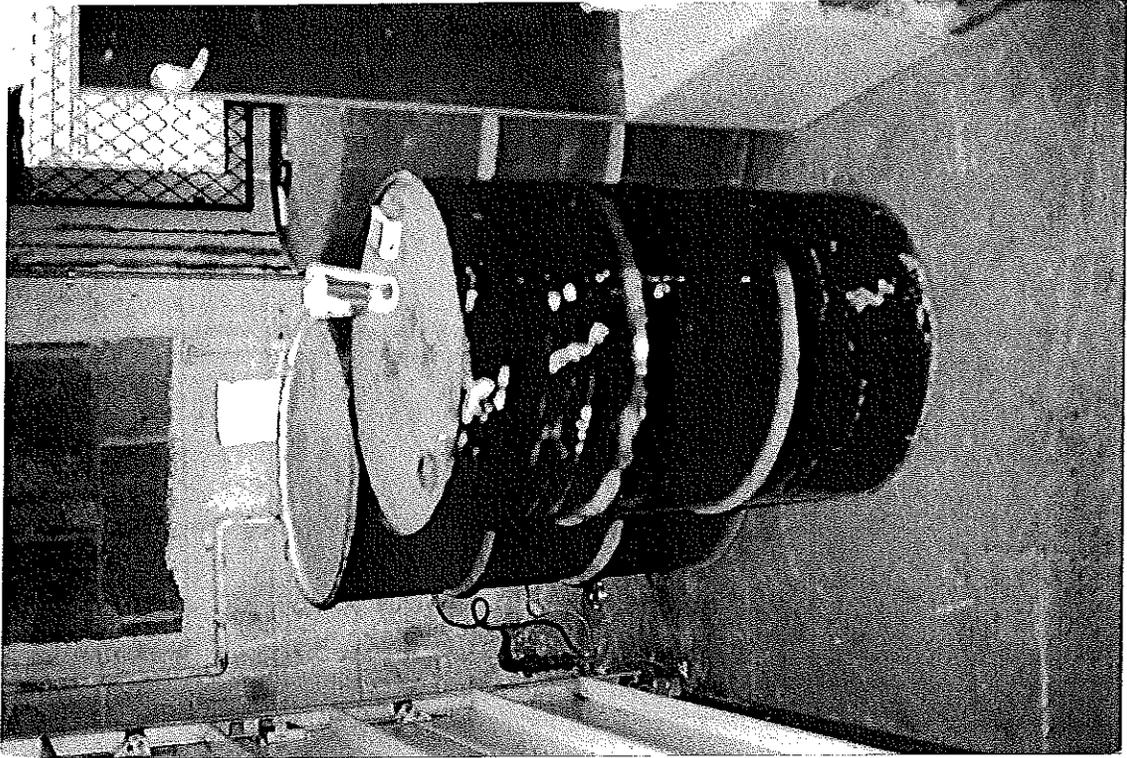


Photo 2 - Three 55 gallon drums containing 5% No. 99 Silicone located in building at 130 Broad Street.



Photo 3 - View of the garage looking West.

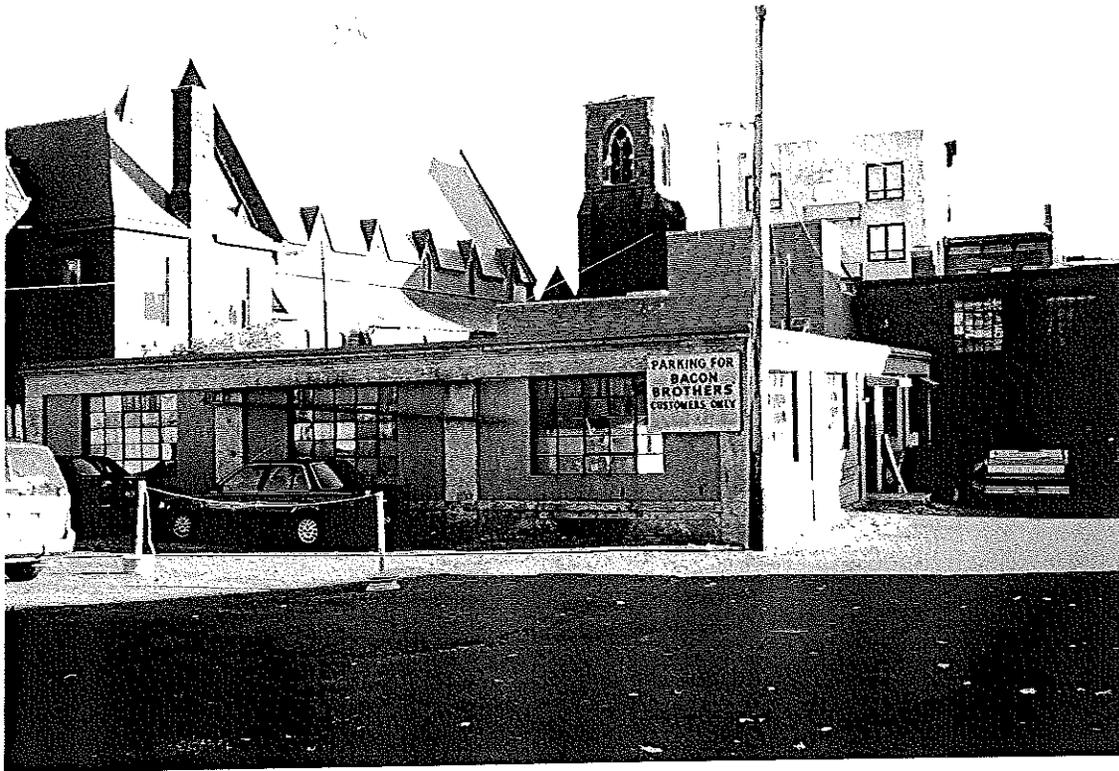


Photo 4 - View of the former Red Cross building looking east.



Photo 5 - Floor drain of unknown terminus located in garage.

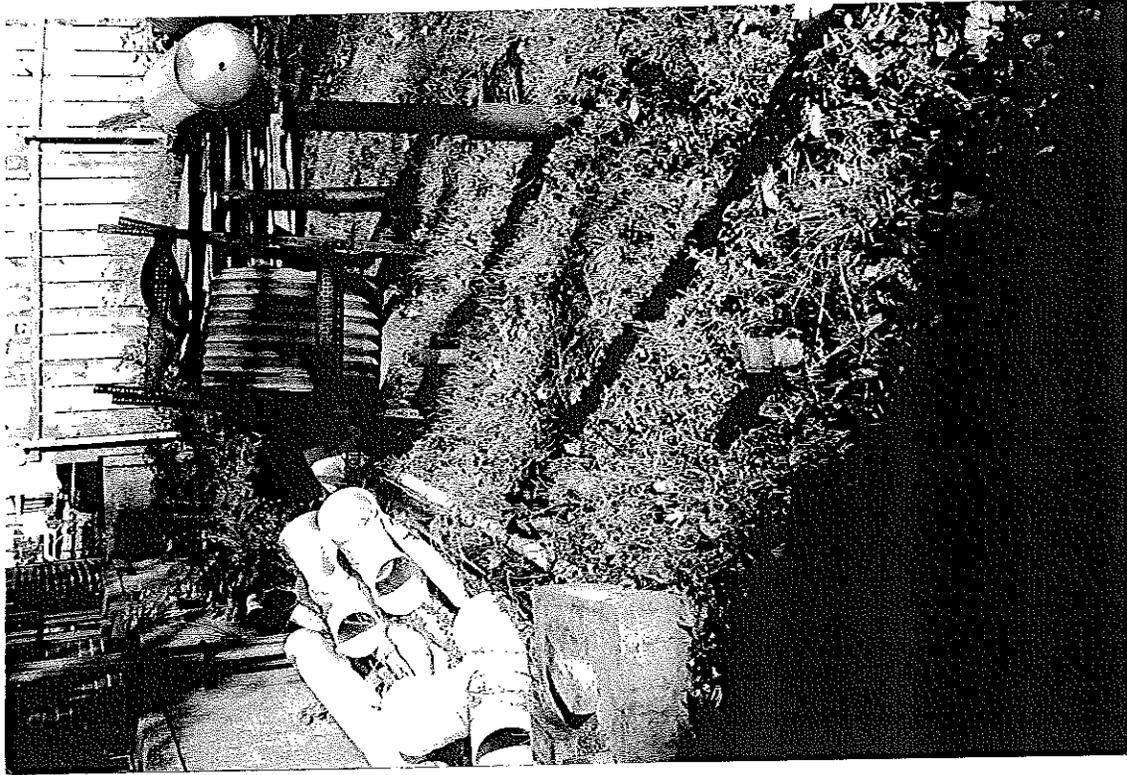


Photo 6 - UST fill pipes observed in front of garage.

**APPENDIX C:
SOURCES**

- A. Engineering Department, City of Middletown, October 22, 1997.
- B. Planning Department, City of Middletown, October 22, 1997.
- C. Tax Assessor's Office, City of Middletown, October 22, 1997.
- D. Town Clerk's Office, City of Middletown, October 22, 1997.
- E. Building Inspectors Office, City of Middletown, October 22, 1997.
- F. John Bacon , Site Representative / Property Owner, October 22, 1997.
- G. CT DEP File Review conducted by Woodard & Curran, October 22, 1997.
- J. Bedrock Geologic Map of Connecticut, 1985, CT DEP in cooperation with the USGS.
- K. USGS Topographic Map, Middletown ,CT, Photo Revised 1992.
- L. Adopted Water Quality Classifications for Connecticut River, Sheet 1 of 2, 1993.
- M. Fire Marshall's Office, City of Middletown, CT, October 22, 1997.

**APPENDIX D:
DATA FROM GOVERNMENT RECORDS**

The following regulatory information was obtained from local, state, and federal file reviews pertaining to sites within an approximate minimum search distance of 1/2 mile of the subject property.

LOCAL RECORDS

The following table lists all abutters of the subject property.

**TABLE 1
ABUTTING PROPERTIES**

Site/Location	Approximate Direction from Subject Property	Operator/Use	Owner
Map 22, Block 17-51, Lot 27	Subject property	Warehousing / Garage	Bacon Brothers Inc.
Map 22 Block 17-51, Lot 4	Subject property	Storage	John T. and C. William Bacon
Map 22 Block 17-51, Lot 28	Adjoining Lot 27	Hardware Store	Bacon Brothers Inc.
Map 22 Block 17-51, Lot 29	South of Lot 27	Commercial	Manida Distributors
Map 22 Block 17-51, Lot 26	North of Lot 27	Commercial	Webster Bank
Map 22 Block 17-51, Lots 37 and 38	East of Lot 4	Church	Church of Christ First Ecclesiastical Society
Map 22 Block 17-51, Lot 6	North of Lot 4	Residential	Anna Milardo, et al.
Map 22 Block 17-51, Lot 3	South of Lot 4	Commercial	Middlesex Mutual Assurance Company
Map 22 Block 17-50, Lot 19	West of Lot 4	Municipal / Library	City of Middletown
Map 22 Block 17-52, Lot 10	East of Lot 27	Commercial	Joseph F. Salvatore
Map 22 Block 17-52, Lot 11	East of Lot 27	Commercial	Wes Wings Properties LLC

Source: Tax Assessor's office City of Middletown, October 22, 1997.

STATE RECORDS

The following table lists all existing underground storage tanks within a 1/4 mile that are registered at the CT DEP.

**TABLE 2
REGISTERED UNDERGROUND STORAGE TANKS**

Site/Location	Approximate Distance/Direction from Subject Property	Size (gal.)	Product	Date of Installation
AAMCO Transmission 113 Washington Street	0.06 miles NW	125	Oil / Petroleum	January, 1950
Bacon Brothers 359 Main Street	Subject Property	1,000 1,000	Gasoline	November, 1982
Bob S, Inc. 343 Main Street	0.03 miles NE	2,000 3,000	Oil / Petroleum	July, 1990 unknown
City Hall 245 Dekoven Drive	0.13 miles NE	10,000	#2 Heating Oil	October, 1978
First Church of Christ 190 Court Street	0.06 miles SW	10,000	Oil / Petroleum	October, 1967
JC Penney Company 395 Main Street	0.08 miles NW	3,000	Oil / Petroleum	October, 1982
Liberty Bank 315 Main Street	0.09 miles SE	6,000	Oil / Petroleum	September, 1987
Marinos Sales & Service 392 Washington Street	0.14 miles NW	1,000 4,000 4,000	Waste Oil Gasoline Gasoline	March, 1976
Middletown Central Office 70 Broad Street	0.15 miles SW	5,000 10,000	Kerosene #2 Heating Oil	June, 1974 July, 1987
Riverview Center 100 Riverview Center	0.18 miles SE	4,000 7,000	Oil / Petroleum	May, 1965
Sears 222 Main Street	0.24 miles SE	1,000	Oil / Petroleum	January, 1965
Sons of Italy	0.11 miles SE	1,000	#2 Heating Oil	July, 1985

Source: Environmental FirstSearch Site Detail Report October 20, 1997.

The following table lists all removed underground storage tanks within a 1/4 mile that are registered at the CT DEP.

**TABLE 3
REMOVED UNDERGROUND STORAGE TANKS**

Site/Location	Approximate Distance/Direction from Subject Property	Size	Product	Date Removed
Liberty Bank 315 Main Street	0.09 miles SE	6,000	Oil / Petroleum	unknown
Riverview Center 100 Riverview Center	0.18 mile SE	500	Oil / Petroleum	March, 1991

Source: Environmental FirstSearch Site Detail Report October 20, 1997.

The following lists leaking underground storage tanks within a 1/4 mile are registered at the CT DEP.

**TABLE 4
LEAKING UNDERGROUND STORAGE TANKS**

Site/Location	Approximate Distance/Direction from Subject Property	Size	Product	Status
The Connection Inc. 605 Main Street	0.23 miles NW	2,000	#2 Heating Oil	Complete

The following table lists all spills/emergency response that were reported to CT DEP within a 1/4 mile of the property.

**TABLE 5
REPORTED SPILLS**

Site/Location	Approximate Distance/Direction From Subject property	Spill Description	Spill No.
American Red Cross 97 Broad Street	0.15 miles SW	Removed Tank / #2 Fuel Oil	923391
Calvin Palmer 160 Washington Avenue	0.25 miles SW	Improper Removal / Asbestos	914551
Ford News 358 Main Street	0.04 miles NE	Illegal Discharge / Cooking Oil	952915
Lepietas Building 392 Main Street	0.07 miles NE	Removed Tank / #2 Fuel Oil	951812
Liberty Bank 128 Washington Street	0.10 miles NW	Removed Tank / #2 Fuel Oil	932212
Margaret / Franklin Rusconi 605 Main / 12 Liberty	0.23 miles NW	Inground tank / Gasoline	953992
Marino Bros of NE INC Court ST/ Main / Broad	0.08 miles SE	Road Repair / Liquid Asphalt Emulsion	935880
Michael Sheehy America Cup Cafe - CT River	0.23 miles NE	Sinking / Oil	913215
ST of CT Superior Court Harbor Drive / CT River	0.15 mile NE	Elevator Shaft / Hydraulic Oil	943564
The Connection INC 605 Main Street	0.23 mile NW	Inground Tank / #2 Fuel Oil	951207
Town of Middletown 251 Court Street	0.18 miles SW	Transfer Line / Oil	925658
Town of Middletown 113 Washington Street	0.06 miles NW	Sinking / Yellow Paint	912903
11 Pearl Street	0.22 miles SW	Illegal Discharge / Gasoline	925659
Washington Ave/ Long Worth / Main	0.08 miles NW	Saddle tank / Diesel	924805
635 Main Street	0.25 miles NW	Unknown / Gasoline	922598
CT River Harbor Park Restaurant	0.23 miles NE	Unknown / Sewage	912221
RT 9 & 66	0.21 miles NE	Valve Failure / Roofing Asphalt	913457
RT 66 / RT 9	0.21 miles NE	Trans-Capacitor / Motor Oil	934055

Source: Environmental FirstSearch Site Detail Report October 20, 1997.

The following lists all public sites listed by the CT DEP that are confirmed disposal sites (confirmed releases of oil or hazardous materials), "locations to be investigated" (suspected releases of oil or hazardous materials), waiver sites (confirmed non-priority disposal sites) located within a 1/2 mile of the site.

**TABLE 6
CT DEP SITE LIST**

Site/Location	Approximate Distance/Direction From Subject Property	Concerns and Actions
Liberty Partnership LTD	0.23 miles NW	Suspected

Source: Environmental FirstSearch Site Detail Report October 20, 1997.

FEDERAL RECORDS The following table lists all handlers, generators and TSD facilities for hazardous waste registered under RCRA located within a 3/4 mile of the subject property.

**TABLE 7
RCRA GENERATORS**

Facility/Location	Approximate Distance/Direction from Subject Property	Activity Type	Facility ID
T&T Service Station 569 Main and Liberty Streets	0.19 mile NW	LG	CTD000842013
Youngs Printing 182 Court Street	0.07 miles SE	VG	CTR000002956

Source: Environmental FirstSearch Site Detail Report October 20, 1997.

VG = generates <100 kg/month haz. waste
 SG = generates 100-1000 kg/month haz. waste
 LG = generates >1000 kg/month haz. waste

There are no Superfund Sites Listed By the US EPA within 1 mile of the subject property. Source: Environmental First Search Site Detail Report October 20, 1997.

