

U.S. Department of Housing and Urban Development

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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Mary Shepard Place, 15 Pavilion Street, Hartford, Connecticut (HUD Property Disposition application) (herein noted as Project Area)

Responsible Entity: City of Hartford

Grant Recipient (if different than Responsible Entity): Housing Authority of the City of Hartford (HACH)

State/Local Identifier: NA

Preparer: David P. Brassard

Atlas Technical Consultants LLC (Atlas) on behalf of HACH

Certifying Officer Name and Title: Sheryl Horowitz, PhD, Interim Director, Office of Central Grants Administration, Department of Management and Budget, City of Hartford

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): Atlas

Direct Comments to:

Elisa Hobbs, Development Director, HACH, 180 John D. Wardlaw Way, Hartford, CT 06106

Project Location: Mary Shepard Place, 15 Pavilion Street, Hartford, Connecticut (**Attachment A**)

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: The following activities are proposed for fiscal years 2022.

Mary Shepard Place, 15 Pavilion Street, Hartford CT, currently includes 127 public housing units in nine multi-family three-story walk-up garden style residential buildings that were built around 1940, and a one-story community building.

The Mary Shepard Place Development Project involves the demolition of all site improvements on the 12.65-acre parcel and the construction of approximately 26 new three-story townhouse-style residential buildings containing a planned 167 housing units. Of the planned 167 units, 80% of the units will be affordable and the remaining 20% will be market rate. The buildings will be designed to be energy efficient to decrease energy consumption and utility costs.

A new community building housing a meeting room capable of accommodating up to 75 residents, management offices and a maintenance garage will also be constructed. The development will have individual unit front entrances and windows largely oriented toward the street, security cameras, and site-wide exterior lighting and parking.

Other planned activities include two open green spaces. These spaces will be reminiscent of the traditional New England town green. Additional proposed amenities include benches and sitting areas dispersed along walking and biking paths, bike racks, and a picnic area. The development is also planned to contain blacktops with space for hopscotch and foursquare, a natural play area including a slide, and potentially a sprinkler or splash pad.

The main reason for the completion of the Environmental Assessment is a Section 18 disposition application to HUD that will remove the development from a public housing subsidy platform. The project is expected to take approximately four to five years and is anticipated to take place in three phases. Phase I will include the demolition of the site and the construction of 61 units and a community building, phase II will include 61 units, and phase III will include 45 units.

Funding Information

Potential Funding Sources

- 1) Capital Fund Program 2020, 2021, 2022
- 2) Operating Reserve
- 3) Sales Proceeds from other HACH developments.
- 4) 4% and/or 9% Low Income Tax Credits
- 5) Housing Tax Credit Contribution Program
- 6) Energy Rebates
- 7) Department of Housing
- 8) Department of Economic and Community Development
- 9) Community Block Grant
- 10) Federal Home Loan Bank
- 11) Competitive of Funding Availability
- 12) Capital Region Development Authority
- 13) Other Public and Private financing

Grant Number	HUD Program	Funding Amount
NA	NA	NA

Estimated Total HUD Funded Amount:

NA

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: NA

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE OF and 58.6	RDERS, AND R	EGULATIONS LISTED AT 24 CFR 50.4
Airport Hazards 24 CFR Part 51 Subpart D	Yes No	Hartford Brainard Airport is the closest civil airport and is greater than 2,500 feet from the project area and the project area is not located within 15,000 feet of the end of a military runway (Attachment B).
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No	The project area is not within the vicinity of a Coastal Barrier Resource System (CBRS) as defined by the U.S. Fish & Wildlife Service (Attachment B).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No	The project area is not located within a Special Flood Hazard Area according to the Federal Emergency Management Agency (FEMA) Flood Zones included in Attachment B , and therefore, does not require flood insurance.
STATUTES, EXECUTIVE OF & 58.5	RDERS, AND R	EGULATIONS LISTED AT 24 CFR 50.4
Clean Air	Yes No	The project's county or air quality management district is in a non-attainment status for the following: Ozone. This project will not exceed de minimis

Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93		emissions levels or the screening level established by the state or air quality management district for the pollutant identified above. The project is being constructed in four stages over four to five years.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No	The project area is not located within the coastal boundary as defined by the Connecticut Coastal Management Act (Attachment B) and therefore does not require further review.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No	The project area is currently and formerly a residential site consistent with developed urban areas. According to the NEPAssist tool, there are three EPA-regulated facilities within 0.25
		miles of the project area (Attachment E). All facilities are consistent with a developed, urban area, and include automotive repair shops, drycleaners, and recycling centers.
		A Phase I Environmental Site Assessment (ESA) for 15 Pavilion Street, Hartford, CT dated March 2021 was prepared by ATC Group Services and a Phase I ESA dated March 2022 was prepared by Fuss and O'Neil. Relevant information in these reports are located in Attachment J.
		The 2021 Phase I ESA noted the following:
		 Two 5,000 gallon #6 and one 10,000-gallon fuel USTs were located at the former maintenance building on the southeastern corner of the property. No tank closure reports for any of the USTs were available for review. The 1922 Sanborn Map showed a
		garage building located in the northwestern portion of the property. A 560-gallon buried gasoline tank was shown next to the garage. No other records were available for review.
		To address these concerns, a limited site investigation (LSI) was conducted by ATC in September 2016 which included a GPR

survey. The survey did not identify anomalies consistent with USTs in the boiler building area or in the area of the historical gasoline UST. No further assessment is recommended.

Very low levels of a VOCs were detected in soil vapor samples collected at the Site along the western boundary which would be an upgradient groundwater locations. Detected VOCs appear to be related to laboratory contamination, rather than constituents associated with petroleum or solvents. All detected concentrations were well below R-SVVC. Based on these results, no vapor intrusion concerns were identified along the western Site boundary due to adjacent sites of concern, and no further assessment is recommended.

Several PAHs were detected in two soil samples collected in the area of the former boiler building that were above applicable regulatory criteria. ETPH was also detected above criteria in one soil sample. A total of seven borings were placed in the historical boiler building area, and no contamination associated with fuel oil was identified. Based upon field observations, the presence of PAHs and ETPH may be associated with urban fill materials in this area. VOCs were not detected in soil above laboratory reporting limits and detected concentrations of lead did not exceed criteria in the area of the historical gasoline UST. No further assessment is recommended.

Based on field observations, groundwater beneath the site appears to be greater than 20 fbgs (with the exception of some limited perched water) and does not pose a concern for the Site at this time. No further assessment is recommended.

The F&O's 2022 Phase I summarized the previous reports by ATC and where in agreement with the environmental work

done. However, the consultant included in the recommendation section that environmental investigations are required. The same recommendations that were presented in ATC's 2016 Phase I which were addressed in proceeding investigations and acknowledge as complete in the ATC's 2021 Phase I.

No mitigation measures are being recommended based on the former environmental investigations.

The property buildings were constructed in 1940 with renovations in the 1990s and in 2012. ATC conducted an asbestos, lead and PCB inspection in August 2016. Asbestos containing materials (ACM) were identified in black mastic for 12"x12" white floor tile and grey exterior expansion joint seam caulking. The remaining materials which were sampled and tested were found to contain no detectable amounts of asbestos. No lead-based paint (LBP) was identified inside any of the 47 units inspected, common areas or basements. LBP was identified on exterior metal door lintels and exterior metal stair treads and railings.

Bulk samples were collected and analyzed for PCBs. The results for all four samples showed non-detectable PCB concentrations.

Urban filled was noted in the soil investigations conducted on-site. The City of Hartford and HACH plan on developing a Soil Management Plan to address the urban fill and provide a plan on handling urban fill during on-site excavation or other soil disturbances.

This is new construction so per HUD requirements, radon testing will be required post-rehabilitation. If radon levels exceed levels of 4.0 pCi/L, the construction documents and costs will be revised to include radon mitigation to meet the radon mitigation requirements noted in Mortgagee

		Letter 2013-07.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No	The project area is not located within a Natural Diversity Database (NDDB) Area based on the December 2021 NDDB map for Hartford, CT (Attachment B). Upon review of U.S. Fish and Wildlife listed species within Connecticut and consultation with the U.S. FWS New England Field Office, no federally listed or proposed threatened or endangered species or critical habitats are known to occur in the project area (Attachment F). Further review is not necessary.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No	The proposed new construction in the project area will not include a hazardous facility (a facility that mainly stores, handles, or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries Activities proposed for the project area includes development and construction, of residential apartment complexes that will have little effect on the local residential densities Atlas conducted an aerial review and drive by of project area covering an area one mile from the project area August 3, 2022. The nearest AST noted during Atlas' review was a belly tank for an emergency generator on the property directly east of the project area. Could not determine the volume but is assumed to be a 1000- gallon diesel fuel AST
Formlands Protection		based on the size of the generator (Attachment B). The acceptable separator distanced for this type of tank of AST is 276.6 feet. Based on the location of the AST and the distance from the AST to the northeast corner of the project area, the existing separation distance is 290 feet. The separation is acceptable.
Farmlands Protection	Yes No	The project area does not include any activities that could potentially convert agricultural land to a non-agricultural use.

Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658		The subject property is an existing multifamily facility and because the project does not convert agricultural land to non-agricultural land, the Federal Farmland Protection Policy Act (FPPA) is not triggered. According to the United States Department of Agriculture (USDA) mapped soil information, the onsite soils are rated as "not prime farmland". In addition, according to the Geography Division, U.S. Census Bureau map, the subject property is located within an urban area. The project is in compliance with the Farmland Protection Policy Act (Attachment B).
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No	The project area is not within a 100-year flood zone or floodway according to the Federal Emergency Management Agency (FEMA) Digital Flood Insurance Rate Map (DFIRM) for Hartford County (Attachment B).
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No	Based on review of the National Register of Historic Places, 15 Pavilion Street is not listed. Based on the review of the City of Hartford Historic District Mapping (March 2018), 15 Pavilion Street is not located within a historic district. A letter from the State Historic Preservation Office dated August 23, 2016, indicated that the property at 15 Pavilion Street does not appear to be eligible for listing on the National Register of Historic Places. No historic properties will be affected. Letter is presented in Attachment D Since the previous SHPO request form was completed in 2016, Atlas was requested by SHPO to submit a new project review form. The form was submitted to SHPO on July 11 th , 2022 and relevant information of the filing can be found in Attachment D . At the time of submission of this form, Atlas is waiting for their response

		Since activities associated with the proposed project actions do not include those listed under Appendix A of CPD-12-006, <i>Process for Tribal Consultation in Projects That Are Reviewed Under 24 CFR Part 58</i> , tribal consultation was not necessary
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No	The proposed activities for the project area are new residential construction. The preliminary screening noted that the following noise generators are in the vicinity of the project area. Windsor Street and Main Street, considered to be main roads, are within 1000 feet from the project area. A railroad station and track are within 3000 feet from the project area.
		There are several airports within 15 miles of the project area. But the closest airport would be Brainard Airport which is 2.73 miles from the project area. The location of this airport will not have an effect on the project or the project on the airport.
		Based on noise level calculations, the levels possible in the project area will not reach decibels greater 65 decibels (Attachment B)
		Xfinity Theatre, located at 61 Savitt Way in Hartford, CT, is located approximately 0.25 miles to the east of the project area and across Windsor Street.
		According to town officials, Xfinity Theater has been in compliance with the acceptable local and state noise levels since the theater opened.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No	There are no soul source aquifers designated by the USEPA within Hartford, CT (Attachment G).

Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No	There are no mapped wetlands located on or near the project area (See Attachment B). Furthermore, the project area is located in areas that are entirely developed and do not involve new construction, expansion of a building footprint, or conversion of undeveloped land
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No	There are no Wild and Scenic Rivers located near the project sites. The Farmington and Eight Mile Rivers are the only Wild and Scenic Rivers in the state (Attachment H).
ENVIRONMENTAL JUSTIC	E	
Environmental Justice Executive Order 12898	Yes No	The project area is located in an area with environmental justice populations (Attachment I). However, the proposed project will not result in adverse effects on low-income or minority populations and will result in beneficial effects to residents in the area.

Field Inspection (Date and completed by): David P. Brassard on June 27, 2022, and August 3, 2022.

Summary of Findings and Conclusions:

The proposed project is not anticipated to result in any adverse environmental impacts.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

• The F&O's 2022 Phase I summarized the previous reports by ATC and where in agreement with the environmental work done. However, the consultant included in the recommendation section that environmental investigations are required. The same recommendations that were presented in ATC's 2016 Phase I which were addressed in proceeding investigations and acknowledge as complete in the ATC's 2021 Phase I. Therefore, there are no planned mitigation measures required based on the findings and conclusions.

Determination:

o This categorically excluded activity/project converts to **EXEMPT** per Section

58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR

- O This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds, OR
 - This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature:	Date: 8/18/20	022
Name/Title/Organization: <u>David P. E</u>	Brassard, PE, LEP, Senior	Project Manager, Atlas
Certifying Officer Signature: Shere	yl Horowitz PhD	Date: _8/18/22
Nome/Title	-	

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WASHINGTON, DC 20410-1000

This Worksheet is designed to be used by those "Partners" (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. This document should be submitted along with the Related Law and Authority worksheets documenting compliance with the environmental requirements listed at 24 CFR 50.4 and 58.5-6.

Environmental Assessment Factors and Analysis

This format may be used to submit information for Part 50 or Part 58 reviews.

Complete this form only if an Environmental Assessment¹ is anticipated.

*Environmental Assessment Factors [Ref. 40 CFR 1508.8 &1508.27]

In the table below, describe the effects of the proposal on the character, features, and resources of the project area. Evaluate and document each factor as appropriate and in proportion to its relevance to the proposed action. Provide credible, traceable, and supportive source documentation as appropriate. Identify any conditions, attenuation, or mitigation measures.

Environmental Assessment Factor	Impact Evaluation
LAND DEVELOPMENT	
Compatible Land Use and	According to the Zoning Map of the City of Hartford, the property is zoned as NX-1 neighborhood mix district,
Zoning / Scale and Urban Design	The area to the north is zoned NX-1 and MS-3 (main street districts)
	The area to the east is zoned NX-1
	The area to the south is zoned MX-2 (multi use districts) and DT-3 (Downtown districts)
	The area to the west is zoned CX-2 (commercial industrial mixed districts)
	The new construction will be consistent with the current zoning for the property.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	According to the website Connecticut Environmental Conditions Online (http://www.cteco.uconn.edu (CTECO), the surficial geology on the property is identified as Fines (very fine sand, silt, and clay): composed of well-sorted, thin layers of alternating silt and clay, or thicker layers of very fine sand and silt. Very fine sand commonly occurs at the

¹ Environmental Assessments are required for projects that are not categorically excluded under 24 CFR 50.19-50.20 or 24 CFR 58.34-58.35. These are typically required for larger projects including new construction, major rehabilitation, or conversion. The responsible entity (for Part 58 reviews) or HUD (for Part 50 reviews) will determine the level of review for the proposed project. Projects that are categorically excluded or exempt from the National Environmental Policy Act need not complete any of this form from Environmental Assessment Factors on.

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	surface and grades downward into rhythmically bedded silt and clay varves (lake-bottom deposits).
	According to the CTECO Soils Map, the property is mapped as the Udorthents-Urban land complex, indicating the soils on the property have been altered due to development.
	The project area gently slopes down to the east, towards the Connecticut River.
	Best management practices will be followed during demolition and construction to avoid erosion and control stormwater flow.
Hazards and Nuisances including Site Safety and Noise	The existing structures are currently used as multi-family residential dwelling. No natural hazards or manufactured site hazards were noted. The project is located in the 8-Hour Ozone (2008) and 8-Hour Ozone (2015) Nonattainment areas. Nonattainment areas must have and implement a plan to meet the standard, or risk losing some forms of
	federal financial assistance. The proposed action of demolition and new construction of residential buildings which will remain as multifamily residential buildings will only slightly affect the amount of vehicle traffic at the property and therefore will not have a harmful effect on the 8-hour Ozone levels.
Energy Consumption	The property is serviced by Eversource for electricity and Connecticut Natural Gas (CNG) for natural gas services. The property is currently developed as multifamily residences. Proposed updated HVAC equipment and hot water heaters for the new construction will save energy consumption at the property.
SOCIOECONOMIC	
Employment and Income Patterns	The proposed property construction will provide safe affordable housing. Construction activities associated with the proposed property would result in beneficial impacts through the purchase of materials, supplies, and employment of workers to complete the construction activities.
Demographic Character Changes, Displacement	The proposed property construction provides beneficial impacts with no demographic changes. There is planning to relocate all residents at the same time and issue them tenant protection vouchers (similar to a section 8 voucher) and demolish the entire site. Therefore, there would be no impact to the socioeconomics associated with implementation of the proposed property demolition and construction.
COMMUNITY FACILITI	ES AND SERVICES
Educational and Cultural Facilities	Land use in the area surrounding the property is predominantly residential and commercial. Projected increase in student population to be created by the proposed new multifamily complexes would be negligible based on current tenant apartments that are being removed and the proposed new units which is increasing by 40 additional units that are being added. No additional or alternative facilities have to be provided to ensure safety and suitable access.

Communication and	
Commercial Facilities	The nearest commercial facilities (i.e., grocery stores, retail shopping
	and restaurants) are located across Wooster Street which borders the
	western project area. Existing retail and commercial services would
	not be adversely impacted or displaced by the proposed project.
Health Care and Social	The property is located 1.3 miles from the closest hospital, Saint
Services	Francis Hospital (5-minute drive). The proposed property construction
	will not impose any impacts to health care and social services in the
	area.
Solid Waste Disposal /	The property is currently developed as multifamily residences.
Recycling	Proposed demolition and new construction plans would result in the
	generation of building material wastes and household wastes, which
	would be removed/disposed of by a licensed contractor and result in
	no impacts.
Wastewater / Sanitary Sewers	The property area is serviced by the Metropolitan District Commission
	(MDC) for sanitary and storm sewer. Proposed construction would
	provide proper discharge of sanitary wastewater and stormwater and
	result in no impacts.
Water Supply	The property area is serviced by MDC for potable water. Proposed
	construction would result in no impacts.
Public Safety - Police, Fire and	The property is located 0.5 miles from the Hartford Police Department
Emergency Medical	and Hartford Fire Department and 1.3 miles from the closest hospital,
	Saint Francis (5-minute drive). The proposed property construction will
	not impose any impacts to community services in the area.
Parks, Open Space and	Riverside Park is located 1.5 miles southeast of the property. No parks,
Recreation	open space or recreational facilities would be impacted resulting from
	the proposed property construction.
Transportation and	Public transportation in the area is provided by CTFastrak and CT
Accessibility	Transit. There would be no impacts resulting from proposed
	construction activities.
NATURAL FEATURES	
Unique Natural Features,	No unique natural features or water resources (sensitive watershed
Water Resources	area) are located on the property; therefore, there would be no
	significant impacts resulting from the proposed property construction.
	The property is not subject to rapid water withdrawal problems that
	change the depth or character of the water table or aquifer. The
	project will not use groundwater for its water supply or use a septic
	system. Runoff control measures and/or permeable surfaces will be
	included in the project design.
Vegetation, Wildlife	The property is currently developed with multifamily residential
	structures and consists of developed and landscaped land.
	<u>'</u>
	The project will not create problems by introducing nuisance or non-
	indigenous species of vegetation that may be ecologically disruptive,
	be invasive, threaten survival of indigenous plant habitats, or disrupt
	agricultural or silvicultural activities, damage or destroy existing
	remnant or endemic plant communities, especially those containing
	nationally, regionally or locally rare species, damage or destroy plant
	species that are legally protected by state or local ordinances, damage

	or destroy trees without replacement and landscaping, create special hazards for animal life, impact migratory birds, impact any species that are monitored or listed by local, state, tribal or the federal government, damage or destroy existing wildlife habitats, alter the groundwater, damage game fish habitat or spawning grounds, create conditions favorable to the proliferation of pest species, or create conditions that could harm or harass wildlife species that are nationally, regionally or locally rare or protected by state or local ordinance.
Other Factors	No other factors were considered.

*Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The underlying purpose and need to which the agency is responding in proposing the action and its alternatives. Describe how the proposed action is intended to address housing and/or community development needs.

Mary Shepard Place, 15 Pavilion Street, Hartford CT, currently includes 127 public housing units in nine multi-family three-story walk-up garden style residential buildings that were built around 1940, and a one-story community building.

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The main reason for the completion of the Environmental Assessment is a Section 18 disposition application to HUD that will remove the development from a public housing subsidy platform. The project is expected to take approximately four to five years and is anticipated to take place in three phases. Phase I will include the demolition of the site and the construction of 61 units and a community building, phase II will include 61 units, and phase III will include 45 units.

*Existing Conditions and Trends:

Determine existing conditions and describe the character, features, and resources of the project area and its surroundings; identify the trends that are likely to continue in the absence of the project.

The Mary Shepard Place multifamily complex located at 15 Pavilion Street was built around 1940. The property is 12 acres and currently developed with nine building units, asphalt parking, concrete sidewalks, landscaping, grass, trees, and a playground.

The surrounding neighborhood consists of a mix of multifamily apartments and single-family homes. Multi-family developments and single-family residences are located to the north and south of the project area. West of the project area and Main Street, additional single-family residences are located. Based on the age of the complex and to ensure health and safety to residences residing in this complex, a new development in place of the existing is being proposed.

*Cumulative Impact Analysis:

Identify below the cumulative impact on the environment that will result from the incremental impact of the action when added to other past, present, and reasonably near future actions regardless of what agency (federal or non-federal) or person undertakes such actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over time.

Cumulative impacts on the environment related to the project are anticipated to be negligible. The demolition of existing units and the new construction of units on the property is not anticipated to have a contribution to any environmental impacts.

Alternatives:

Identify below other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Include the benefits and adverse impacts to the environment of each alternative, and the reasons (e.g., economic, engineering, or others) for rejecting it.

N/A; the highest and best use of the subject property is affordable housing.

*No Action Alternative:

Identify below the "no action" alternative, describing the most likely conditions expected to exist in the future in the absence of the implementation of any action.

The site will continue to exist as multifamily residences.

Additional Studies Performed:

No additional studies have been performed to date.

Field Inspection (Date and completed by):

The transaction screening site walk was conducted by Mr. David P. Brassard of Atlas Technical Consulting LLC (Atlas) on July 22, 2022, and August 3, 2022.

List of Sources, Agencies and Persons Consulted:

Please refer to the list of reference and records of communication in the attachments to the Environmental Review Form and Phase I ESA.

List of Permits Obtained:

Provide a list of permits, reviews, and approvals that are required for project construction.

None currently listed

ATTACHMENTS

HEROS Worksheets

Attachment A – Vicinity Map

Attachment B - Natural Diversity Data Base Map

Farmland Soil Wetlands

Bedrock Geological Map

Surficial Materials

Soil Map

Groundwater Quality National Flood Hazard

National Wetlands

Hydric Soils

ASTs within 1-Mile Radius

DOT Traffic ADT

Acceptable Separation Distance (ASD) Electronic Assessment Tool

DNL Calculator

DNL Figure

DNL Functional Class Averages

Hartford Zoning Map

Attachment C—Historic Properties and Districts Map

Attachment D – SHPO Project Notification Letter

Attachment E - NEPAssit Mapping

Attachment F- FWS Connecticut Listed Species Information

Attachment G- Sole Source Aquifer Program

Attachment H- Wild and Scenic Rivers

Attachment I- Environmental Justice

Attachment J- Prior Reports

HERO Worksheets

Airport Hazards (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/airport-hazards

1.	To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?						
	⊠No →	If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.					
	□Yes →	Continue to Question 2.					
2.	Is your pro Zone (APZ)	ject located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential?					
	□Yes, proje	ect is in an APZ → Continue to Question 3.					
	□Yes, proje	ect is an RPZ/CZ \rightarrow Project cannot proceed at this location.					
	□No, proje	ect is not within an APZ or RPZ/CZ					
	-	e RE/HUD agrees with this recommendation, the review is in compliance with this section.					
		tinue to the Worksheet Summary below. Continue to the Worksheet Summary below. vide a map showing that the site is not within either zone.					
3.	Is the proje	ect in conformance with DOD guidelines for APZ?					
		ect is consistent with DOD guidelines without further action.					
	Con	e RE/HUD agrees with this recommendation, the review is in compliance with this section. tinue to the Worksheet Summary below. Provide any documentation supporting this ermination.					
		broject cannot be brought into conformance with DOD guidelines and has not been d. → Project cannot proceed at this location.					
	_	easures have been or will be taken, explain in detail the proposed measures that must					
	implemente Click here to	ed to mitigate for the impact or effect, including the timeline for implementation. enter text.					

ightharpoonup Work with the RE/HUD to develop mitigation measures. Continue to the Worksheet Summary

below. Provide any documentation supporting this determination.

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Airport Runway Clear Zones (CENST) – PARTNER

https://www.hudexchange.info/environmental-review/airport-hazards

1.	Does the pro ⊠No →	oject involve the sale or acquisition of developed property? If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.
	□Yes →	Continue to Question 2.
2.	Is the project \Box No \rightarrow	in the Runway Protection Zone/Clear Zone (RPZ/CZ) ¹ ? If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.
		Provide a map showing that the site is not within either zone.

□Yes → Written notice must be provided to prospective buyers to inform them of the potential hazards from airplane accidents as well as the potential for the property to be purchased as part of an airport expansion project. A sample notice is available through the HUD Exchange.

Provide a map showing that the site within RPZ/CZ. Work with the RE/HUD to provide written notice to the prospective buyers. Continue to the Worksheet Summary below.

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Click here to enter text.

-

¹ Runway Protection Zone/Clear Zones are defined as areas immediately beyond the ends of runways. The standards are established by FAA regulations. The term in 24 CFR Part 51, Runway Clear Zones, was redefined in FAA's Airport Design Advisory Circular (AC) 150/5300-13 to refer to Runway Protection Zones for civil airports. See link above for additional information.

Air Quality (CEST and EA) – PARTNER
https://www.hudexchange.info/environmental-review/air-quality

1.	Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?
	\boxtimes Yes \rightarrow Continue to Question 2.
	\square No \rightarrow If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide any documents used to make your determination.
2.	Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants? Follow the link below to determine compliance status of project county or air quality management district: http://www.epa.gov/oaqps001/greenbk/
	 No, project's county or air quality management district is in attainment status for all criteria pollutants → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. ✓ Yes, project's management district or county is in non-attainment or maintenance status for one or more criteria pollutants. → Continue to Question 3.
3.	Determine the estimated emissions levels of your project for each of those criteria pollutants that are in non-attainment or maintenance status on your project area. Will your project exceed any of the de minimis or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district? □ No, the project will not exceed de minimis or threshold emissions levels or screening levels → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Explain how you determined that the project would not exceed de minimis or threshold emissions.
	 ☐ Yes, the project exceeds de minimis emissions levels or screening levels. → Continue to Question 4. Explain how you determined that the project would not exceed de minimis or threshold emissions in the Worksheet Summary.

4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Click here to enter text.

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Coastal Barrier Resources (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/coastal-barrier-resources

Projects located in the following states must complete this form.

Alabama	Georgia Massachusetts New Jersey		Puerto Rico	Virgin Islands	
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

1. Is the project located in a CBRS Unit?

If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.

 \square Yes \rightarrow Continue to 2.

<u>Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project.</u> In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see <u>16 USC 3505</u> for exceptions to limitations on expenditures).

2. Indicate your recommended course of action for the RE/HUD

☐ Consultation with the FWS
☐ Cancel the project

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Coastal Zone Management Act (CEST and EA) – PARTNER

https://www.onecpd.info/environmental-review/coastal-zone-management

Projects located in the following states must complete this form.

Alabama Florida		Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samona	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

\Box Yes \rightarrow	Continue to	Question	2
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No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a Coastal Zone.

2. Does this project include activities that are subject to state review?

\Box Yes \rightarrow	Continue to	Ouestion .	3.
	Continue to	Question	∠ .

 \square No \Rightarrow If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.

3. Has this project been determined to be consistent with the State Coastal Management Program?

\square Yes, with mitig	gation. \rightarrow The R.	E/HUD must w	ork with the Sta	te Coastal Ma	nagement
Program to devel	lop mitigation m	easures to miti	gate the impact	or effect of the	e project.

$\Box Y$	es, without r	nitiga	tion.	\rightarrow If the	RE/HUD	agr	ees v	vith this rec	ommendati	on, the	review is
in	compliance	with	this	section.	Continue	to	the	Worksheet	Summary	below.	Provide
do	cumentation	used	to ma	ke your d	determinati	ion.					

\square No \rightarrow Project cannot pr	roceed at this location.
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Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates

- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Contamination and Toxic Substances (Multifamily and Non-Residential Properties) – PARTNER

https://www.hudexchange.info/programs/environmental-review/site-contamination

1.	How was site contamination evaluated? Select all that apply.
	→ Provide documentation and reports and include an explanation of how site contamination was evaluated in the Worksheet Summary. Continue to Question 2.
2.	Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?) □ No → Explain below. Click here to enter text. → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. □ Yes → Describe the findings, including any recognized environmental conditions (RECs), in Worksheet Summary below. Continue to Question 3.
3.	 Can adverse environmental impacts be mitigated? □ Adverse environmental impacts cannot feasibly be mitigated → HUD assistance may not be used for the project at this site. Project cannot proceed at this location. ☑ Yes, adverse environmental impacts can be eliminated through mitigation. → Provide all mitigation requirements³ and documents. Continue to Question 4.

² HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site. For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

³ Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

4. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls⁴, or use of institutional controls⁵.
 Click here to enter text.

 If a remediation plan or clean-up program was necessary, which standard does it follow?
 □ Complete removal
 ☑ Risk-based corrective action (RBCA)

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers

→ Continue to the Worksheet Summary.

• Any additional requirements specific to your program or region

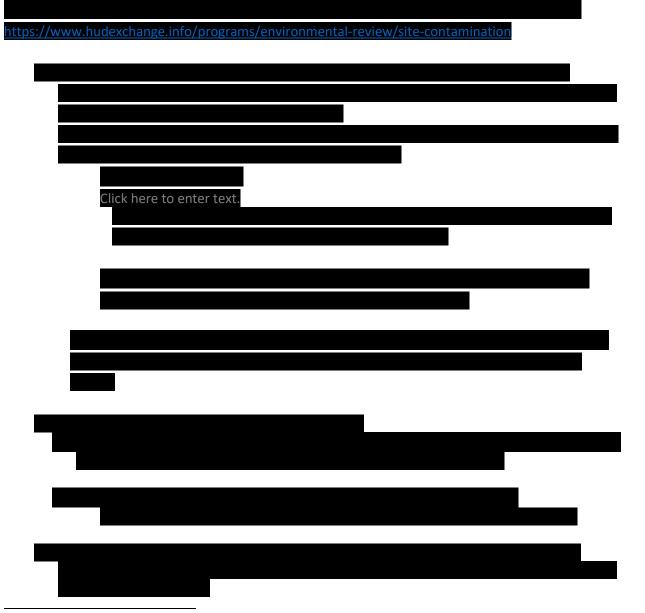
Include all documentation supporting your findings in your submission to HUD.

Click here to enter text.

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⁴ Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, without limitation, slurry walls and ground water pumping systems.

⁵ Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.



⁶ Utilize EPA's Enviromapper and state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

⁷ Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

⁸ Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, without limitation, slurry walls and ground water pumping systems.

⁹ Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may

Endangered Species Act (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/endangered-species

1.	Does the project invol	ve any activities that I	have the potential to	affect species or habitats?
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⊠ No, the project will have No Effect due to the nature of the activities involved in the project.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section.

Continue to the Worksheet Summary below. Provide any documents used to make your determination.

□No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

Explain your determination:

Click here to enter text.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section.

Continue to the Worksheet Summary below. Provide any documents used to make your determination.

 \Box Yes, the activities involved in the project have the potential to affect species and/or habitats. \Rightarrow Continue to Question 2.

2. Are federally listed species or designated critical habitats present in the action area?

Obtain a list of protected species from the Services. This information is available on the FWS Website.

□No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section.

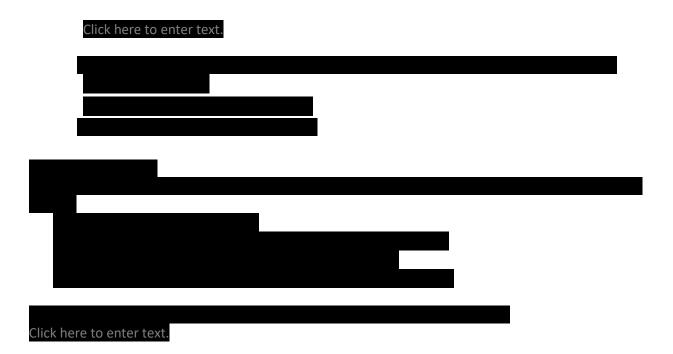
Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

□Yes, there are federally listed species or designated critical habitats present in the action area. → Continue to Question 3.

3. Recommend one of the following effects that the project will have on federally listed species or designated critical habitat:

- □No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.
 - → If the RE/HUD agrees with this recommendation, the review is in compliance with this section.

 Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.



include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

- ☐ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.
 - → Partner entities should not contact the Services directly. If the RE/HUD agrees with this recommendation, they will have to complete Informal Consultation. Provide the RE/HUD with a biological evaluation or equivalent document. They may request additional information, including surveys and professional analysis, to complete their consultation.
- □Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.
 - → Partner entities should not contact the Services directly. If the RE/HUD agrees with this recommendation, they will have to complete Formal Consultation. Provide the RE/HUD with a biological evaluation or equivalent document. They may request additional information, including surveys and professional analysis, to complete their consultation.

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Farmlands Protection (CEST and EA) - PARTNER

https://www.hudexchange.info/environmental-review/farmlands-protection

1.	Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use? ☐ Yes → Continue to Question 2. ☐ No
	ightarrow If the RE/HUD agrees with this recommendation, the review is in compliance with this section.
	Continue to the Worksheet Summary below.
2.	 Does "important farmland," including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site? You may use the links below to determine important farmland occurs on the project site: Utilize USDA Natural Resources Conservation Service's (NRCS) Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm Check with your city or county's planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements) Contact NRCS at the local USDA service center http://offices.sc.egov.usda.gov/locator/app?agency=nrcs or your NRCS state soil scientist http://soils.usda.gov/contact/state_offices/ for assistance No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.
	\square Yes \rightarrow Continue to Question 3.
3.	 Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland. Complete form AD-1006, "Farmland Conversion Impact Rating" and contact the state soil scientist before sending it to the local NRCS District Conservationist. Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.
	Work with the RE/HUD to determine how the project will proceed. Document the conclusion: □Project will proceed with mitigation. Explain in detail the proposed measures that must be implemented to mitigate for the impact

 \rightarrow If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.

or effect, including the timeline for implementation.

□ Project will proceed without mitigation.

Explain why mitigation will not be made here:

Click here to enter text.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Flood Insurance (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/flood-insurance

	Does this project involve mortgage insurance, refinance, acquisition, repairs, rehabilitation, or construction of a structure, mobile home, or insurable personal property? ☑ No. This project does not require flood insurance or is excepted from flood insurance. → Continue to the Worksheet Summary.			
	\square Yes \rightarrow Continue to Question 2.			
2.	Provide a FEMA/FIRM map showing the site. The Federal Emergency Management Agency (FEMA) designates floodplains. The <u>FEMA Map Service</u> <u>Center</u> provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs).			
	Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?			
	\square No \rightarrow Continue to the Worksheet Summary.			
	☐ Yes → Continue to Question 3.			
3.	Is the community participating in the National Flood Insurance Program <i>or</i> has less than one year passed since FEMA notification of Special Flood Hazards?			
	 Yes, the community is participating in the National Flood Insurance Program. Flood insurance is required. Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance. → Continue to the Worksheet Summary. 			
	Flood insurance is required. Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.			

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Floodplain Management (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/floodplain-management

1.	regulations in Part 55?			
	☐ Yes Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(6 or (8), provide supporting documentation. Click here to enter text.			
	→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary.			
	\boxtimes No \rightarrow Continue to Question 2.			
2.	Provide a FEMA/FIRM map showing the site. The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs).			
	Does your project occur in a floodplain? ⊠ No → Continue to the Worksheet Summary below.			
	 ☐ Yes Select the applicable floodplain using the FEMA map or the best available information: ☐ Floodway → Continue to Question 3, Floodways 			
	☐ Coastal High Hazard Area (V Zone) → Continue to Question 4, Coastal High Hazard Areas			
	☐ 500-year floodplain (B Zone or shaded X Zone) → Continue to Question 5, 500-year Floodplains			
	☐ 100-year floodplain (A Zone) → The 8-Step Process is required. Continue to Question 6, 8-Step Process			
3.	Floodways Is this a functionally dependent use? ☐ Yes The 8-Step Process is required. Work with HUD or the RE to assist with the 8-Step Process.			
	 → Continue to Worksheet Summary. □ No → Federal assistance may not be used at this location unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project. 			
4.	Coastal High Hazard Area			

Is this a critical action such as a hospital, nursing home, fire station, or police station?

	☐ Yes → Critical actions are prohibited in coastal high hazard areas unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.
	□ No
	Does this action include new construction that is not a functionally dependent use, existing construction (including improvements), or reconstruction following destruction caused by a disaster?
	☐ Yes, there is new construction of something that is not a functionally dependent use. New construction must be designed to FEMA standards for V Zones at 44 CFR 60.3(e) (24 CFR 55.1(c)(3)(i)).
	→ Continue to Question 6, 8-Step Process
	 □ No, this action concerns only existing construction. Existing construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction. → Continue to Question 6, 8-Step Process
5.	500-year Floodplain
	Is this a critical action?
	□ No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary below.
	□Yes → Continue to Question 6, 8-Step Process
6.	8-Step Process.
	Is this 8-Step Process required? Select one of the following options:
	 □ 8-Step Process applies. This project will require mitigation and may require elevating structure or structures. See the link to the HUD Exchange above for information on HUD's elevation requirements. → Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.
	☐ 5-Step Process is applicable per 55.12(a)(1-3). Provide the applicable citation at 24 CFR 55.12(a) here. Click here to enter text.
	→ Work with the RE/HUD to assist with the 5-Step Process. Continue to Worksheet Summary.
	□ 8-Step Process is inapplicable per 55.12(b)(1-4). Provide the applicable citation at 24 CFR 55.12(b) here. Click here to enter text.
	→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

• Map panel numbers and dates

- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Historic Preservation (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/historic-preservation

Threshold

Is Section 106 review required for your proje

□ No, because a Programmatic Agreement states that all activities included in this project are exempt. (See the <u>PA Database</u> to find applicable PAs.)

Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:

Click here to enter text.

→ Continue to the Worksheet Summary.

□ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

Either provide the memo itself or a link to it here. Explain and justify the other determination here:

Click here to enter text.

→ Continue to the Worksheet Summary.

 \boxtimes Yes, because the project includes activities with potential to cause effects (direct or indirect). \rightarrow *Continue to Step 1*.

The Section 106 Process

After determining the need to do a Section 106 review, HUD or the RE will initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

Only RF or HUD staff may initiate the Section 106 consultation process. Partner entities may gather information, including from SHPO records, identify and evaluate historic properties, and make initial assessments of effects of the project on properties listed in or eligible for the National Register of Historic Place. Partners should then provide their RE or HUD with all of their analysis and documentation so that they may initiate consultation.

Step 1 - Initiate Consultation

The following parties are entitled to participate in Section 106 reviews: Advisory Council on Historic Preservation; State Historic Preservation Officers (SHPOs); federally recognized Indian tribes/Tribal Historic Preservation Officers (THPOs); Native Hawaiian Organizations (NHOs); local governments; and project grantees. The general public and individuals and organizations with a demonstrated interest in a project may participate as consulting parties at the discretion of the RE or HUD official. Participation varies with the nature and scope of a project. Refer to HUD's website for guidance on consultation,

including the required timeframes for response. Consultation should begin early to enable full consideration of preservation options.

Use the When To Consult With Tribes checklist within Notice CPD-12-006: Process for Tribal Consultation to determine if the RE or HUD should invite tribes to consult on a particular project. Use the <u>Tribal Directory Assessment Tool (TDAT)</u> to identify tribes that may have an interest in the area where the project is located. Note that only HUD or the RE may initiate consultation with Tribes. Partner entities may prepare a draft letter for the RE or HUD to use to initiate consultation with tribes, but may not send the letter themselves.

List all organizations and individuals that you believe may have an interest in the project here:

Click here to enter text.

→ Continue to Step 2.

Step 2 - Identify and Evaluate Historic Properties

Provide a preliminary definition of the Area of Potential Effect (APE), either by entering the address(es) or providing a map depicting the APE. Attach an additional page if necessary.

Click here to enter text.

Gather information about known historic properties in the APE. Historic buildings, districts and archeological sites may have been identified in local, state, and national surveys and registers, local historic districts, municipal plans, town and county histories, and local history websites. If not already listed on the National Register of Historic Places, identified properties are then evaluated to see if they are eligible for the National Register. Refer to HUD's website for guidance on identifying and evaluating historic properties.

In the space below, list historic properties identified and evaluated in the APE.

Every historic property that may be affected by the project should be listed. For each historic property or district, include the National Register status, whether the SHPO has concurred with the finding, and whether information on the site is sensitive. Attach an additional page if necessary.

Click here to enter text.

Provide the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination.

Was a survey of historic buildings and/or archeological sites done as part of the project?

If the APE contains previously unsurveyed buildings or structures over 50 years old, or there is a likely presence of previously unsurveyed archeological sites, a survey may be necessary. For Archeological surveys, refer to HP Fact Sheet #6, <u>Guidance on Archeological Investigations in HUD Projects</u>.

\square Yes \rightarrow Provide survey(s) and report(s) and continue to Step 3.
Additional notes:
Click here to enter text.
\boxtimes No \rightarrow Continue to Step 3.

Step 3 - Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5) Consider direct and indirect effects as applicable as per HUD guidance.

Choose one of the findings below to recommend to the RE or HUD.

Please note: this is a recommendation only. It is **not** the official finding, which will be made by the RE or HUD, but only your suggestion as a Partner entity.

Document reason for finding: ⊠ No historic properties present. ☐ Historic properties present, but project will have no effect upon them. ☐ No Adverse Effect Document reason for finding and provide any comments below. Comments may include recommendations for mitigation, monitoring, a plan for unanticipated discoveries, etc. Click here to enter text. ☐ Adverse Effect

Document reason for finding:

Copy and paste applicable Criteria into text box with summary and justification.

Criteria of Adverse Effect: 36 CFR 800.5]

Click here to enter text.

Provide any comments below:

Comments may include recommendations for avoidance, minimization, and/or mitigation.

Click here to enter text.

Remember to provide all documentation that justifies your National Register Status determination and recommendations along with this worksheet.

Noise (CEST Level Reviews) – PARTNER

→ Continue to Question 6.

https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control

1.	What activities does your project involve? Check all that apply: ☑ New construction for residential use NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details. → Continue to Question 4.	
	 □ Rehabilitation of an existing residential property NOTE: For modernization projects in all noise zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details. → Continue to Question 2. 	
	 □ None of the above → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. 	
2. Do you have standardized noise attenuation measures that apply to all modernization and/or minor rehabilitation projects, such as the use of double gl windows or extra insulation?		
	 Yes Indicate the type of measures that will apply (check all that apply): □ Improved building envelope components (better windows and doors, strengthened sheathing, insulation, sealed gaps, etc.) □ Redesigned building envelope (more durable or substantial materials, increased air gap, resilient channels, staggered wall studs, etc.) □ Other (explain below) □ Click here to enter text. → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below and provide any documentation. 	
	□ No → Continue to Question 3.	
3.	Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport). Describe findings of the Preliminary Screening: Click here to enter text.	

4.	Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport)
	airport). Indicate the findings of the Preliminary Screening below:
	 ☐ There are no noise generators found within the threshold distances above. → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.
	☑ Noise generators were found within the threshold distances.→ Continue to Question 5.
5.	Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate
	the findings of the Noise Assessment below:
	☐ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a)) Indicate noise level here: Click here to enter text.
	→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.
	□ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a)) Indicate noise level here: Click here to enter text.
	Is the project in a largely undeveloped area ¹⁰ ?
	extstyle ext
	☐ Yes →The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i).
	→ Work with the RE/HUD to elevate the level of review. Provide noise analysis, including noise level and data used to complete the analysis. Continue to Question 6.
	☐ Unacceptable: (Above 75 decibels)
	Indicate noise level here: Click here to enter text.
	The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Work with HUD or the RE to either complete an EIS or obtain a waiver signed by the appropriate authority.
	→ Continue to Question 6.

¹⁰ A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses and does not have water and sewer capacity to serve the project.

6.	HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Work with the RE/HUD on the development of the mitigation measures that must be implemented to mitigate for the impact or effect, including the timeline for			
	implementation.			
	☐ Mitigation as follows will be implemented:			
	Click here to enter text.			
	→ Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures.			
	Continue to the Worksheet Summary.			
	☐ No mitigation is necessary.			
	Explain why mitigation will not be made here:			
	Click here to enter text.			
	→ Continue to the Worksheet Summary.			

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Sole Source Aquifers (CEST and EA) - PARTNER

https://www.hudexchange.info/environmental-review/sole-source-aquifers

1. Is the project located on a sole source aquifer (SSA)¹¹?

No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project or jurisdiction in relation to the nearest SSA.

 \Box Yes \rightarrow Continue to Question 2.

2. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

□Yes → The review is in compliance with this section. Continue to the Worksheet Summary below.

 \square No \rightarrow Continue to Question 3.

3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

 \Box Yes \rightarrow Continue to Question 4.

 \square No \rightarrow Continue to Question 5.

4. Does your MOU or working agreement exclude your project from further review?

□Yes → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.

 \square No \rightarrow Continue to Question 5.

5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

¹¹ A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

- □No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination.
- □Yes → The RE/HUD will work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Wetlands (CEST and EA) - Partner

https://www.hudexchange.info/environmental-review/wetlands-protection

section. Continue to Worksheet Summary.

1.	Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" includes draining, dredging, channelizing, filling, diking, impounding, and related activities and construction of any any structures or facilities. □ No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.
	\boxtimes Yes \rightarrow Continue to Question 2.
2.	Will the new construction or other ground disturbance impact a wetland as defined in E.O. 11990? □ No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map or any other relevant documentation to explain your determination.
	\square Yes \rightarrow Work with HUD or the RE to assist with the 8-Step Process. Continue to Question 3.
3.	Does Section 55.12 state that the 8-Step Process is not required?
	 □ No, the 8-Step Process applies. This project will require mitigation and may require elevating structure or structures. See the link to the HUD Exchange above for information on HUD's elevation requirements. → Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.
	 □ 5-Step Process is applicable per 55.12(a). Provide the applicable citation at 24 CFR 55.12(a) here. Click here to enter text. → Work with the RE/HUD to assist with the 5-Step Process. This project may require mitigation or alternations. Continue to Worksheet Summary.
	 □ 8-Step Process is inapplicable per 55.12(b). Provide the applicable citation at 24 CFR 55.12(b) here. Click here to enter text. → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to Worksheet Summary.
	 □ 8-Step Process is inapplicable per 55.12(c). Provide the applicable citation at 24 CFR 55.12(c) here. Click here to enter text. → If the RE/HUD agrees with this recommendation, the review is in compliance with this

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Wild and Scenic Rivers (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers

1. Is your project within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River?

 \boxtimes No \Rightarrow If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide documentation used to make your determination.

 \square Yes \rightarrow Continue to Question 2.

2. Could the project do any of the following?

- Have a direct and adverse effect within Wild and Scenic River Boundaries,
- Invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries, or
- Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.

Consult with the appropriate federal/state/local/tribal Managing Agency(s), pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect on a Wild & Scenic River or a Study River and, if so, to determine the appropriate avoidance or mitigation measures.

Select one:

- ☐ The Managing Agency has concurred that the proposed project will not alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.
- → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.
- ☐ The Managing Agency was consulted and the proposed project may alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.
- → The RE/HUD must work with the Managing Agency to identify mitigation measures to mitigate the impact or effect of the project on the river.

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

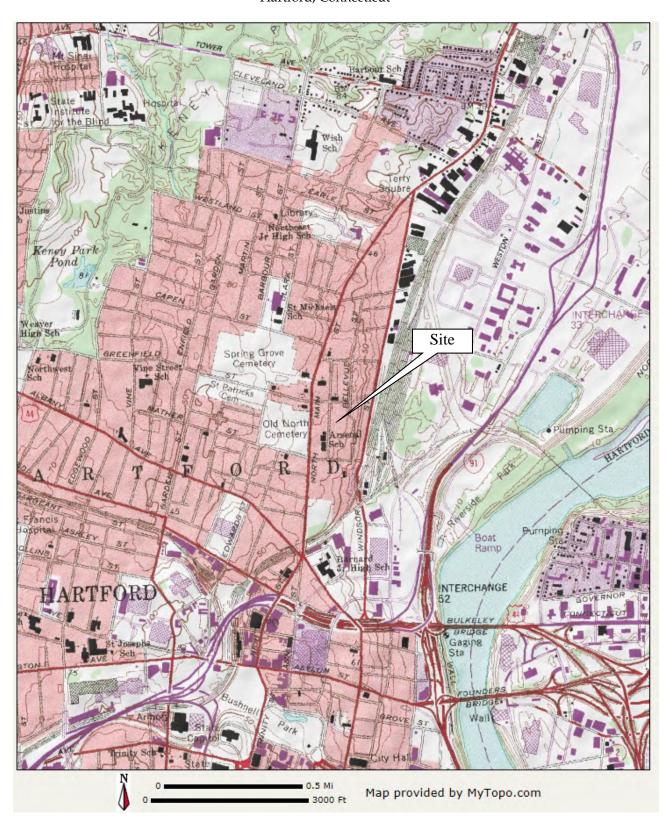
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Attachment A Vicinity Map

FIGURE 1 USGS TOPOGRAPHIC MAP

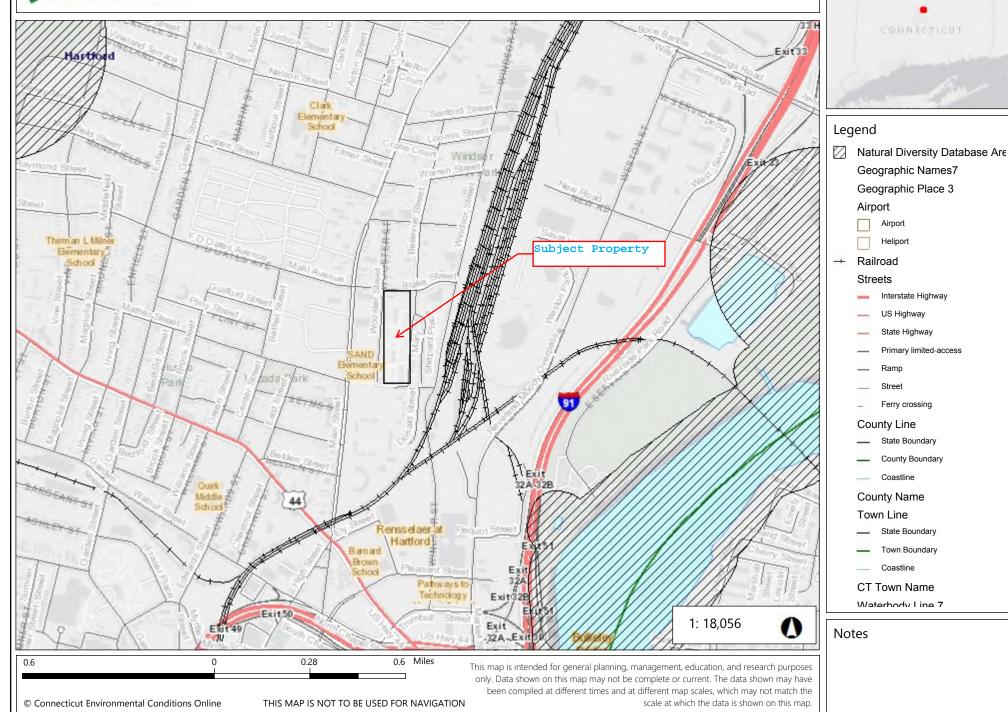
Mary Shepard Place Apartments 15 Pavilion Street Hartford, Connecticut



Attachment B Natural Diversity Data Base Map Farmland Soil Wetlands

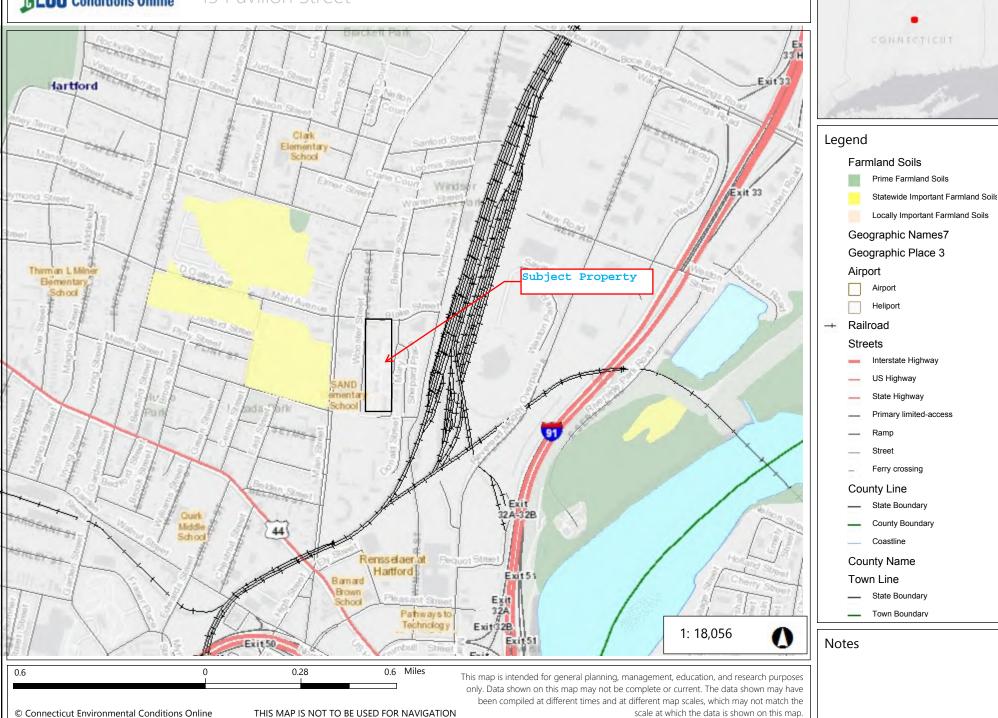


15 Pavilion Street





15 Pavilion Street



U.S. Fish and Wildlife Service **National Wetlands Inventory**

Mary Shepard Place Apartments



November 14, 2018

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

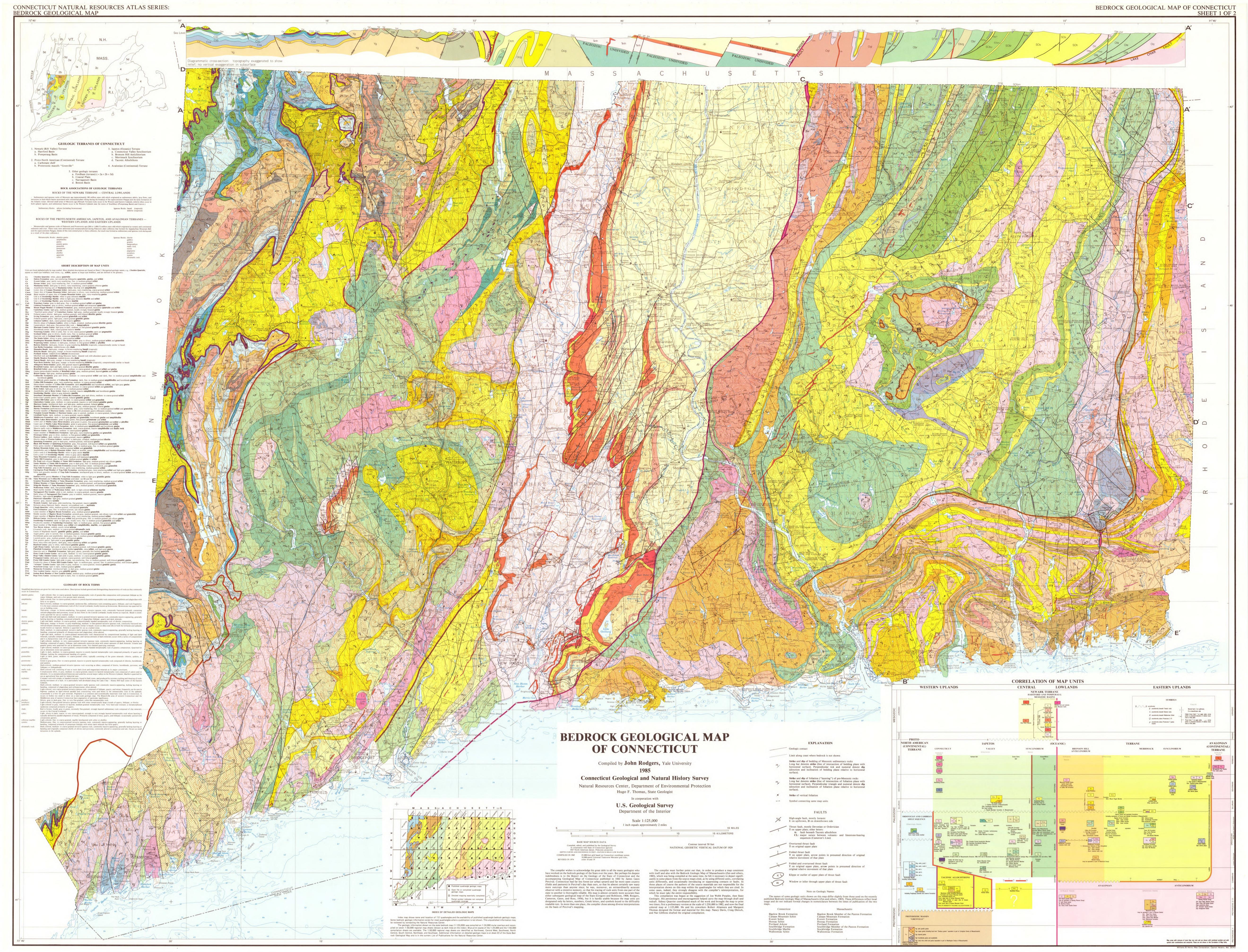
Lake

Other

Riverine

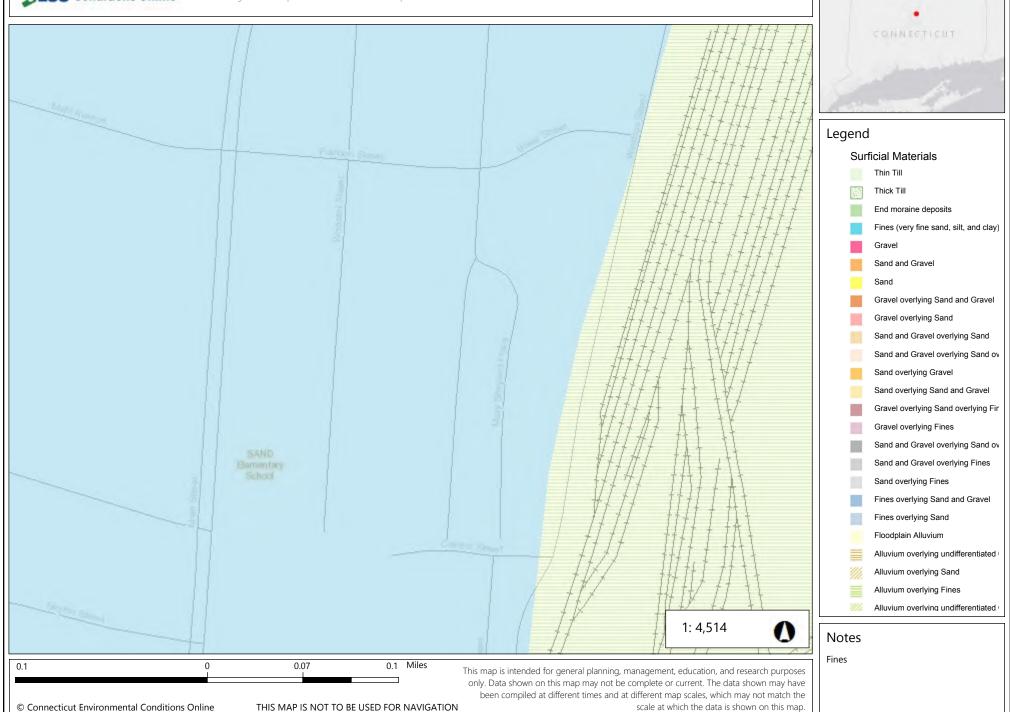
Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

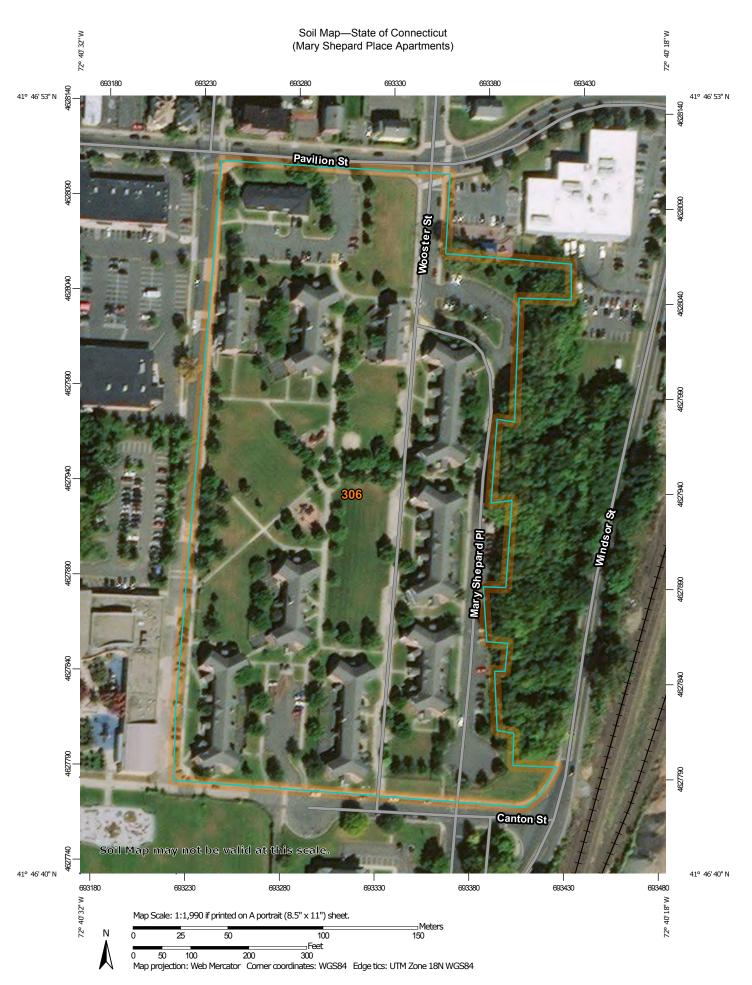
This map is for general reference only. The US Fish and Wildlife





Mary Shepard Place Apartments





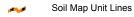
MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons



Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

... Gravelly Spot

Candfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot
Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Stony Spot

Very Stony Spot

Spoil Area

Wet Spot
 Other
 Othe

Special Line Features

Water Features

Δ

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12.000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut Survey Area Data: Version 17, Sep 5, 2018

Soil map units are labeled (as space allows) for map scales 1:50.000 or larger.

Date(s) aerial images were photographed: Sep 29, 2013—Oct 16, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
306	Udorthents-Urban land complex	13.2	100.0%
Totals for Area of Interest		13.2	100.0%



Mary Shepard Place Apartments



GB

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 4,514



0.1 0 0.07 0.1 Miles

© Connecticut Environmental Conditions Online

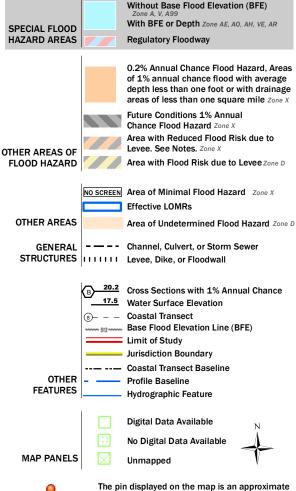
This map is intended for general planning, management, education, and research purposes only. Data shown on this map may not be complete or current. The data shown may have been compiled at different times and at different map scales, which may not match the scale at which the data is shown on this map.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



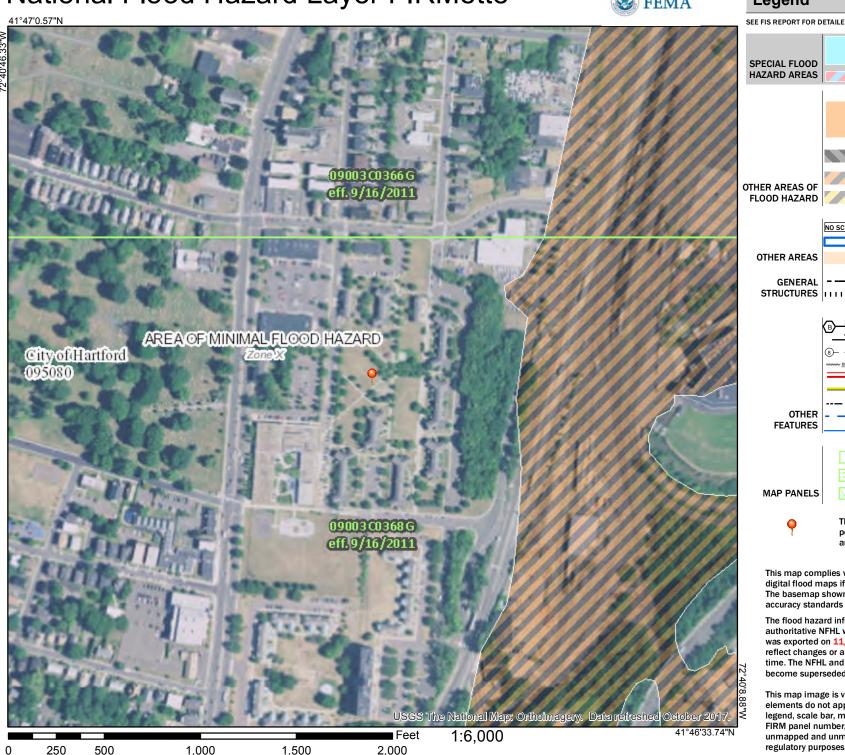
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap

an authoritative property location.

point selected by the user and does not represent

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/14/2018 at 3:18:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



PESI A WILDLIPE SERVICE

U.S. Fish and Wildlife Service

National Wetlands Inventory

Mary Shepard Place Apartments



November 14, 2018

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

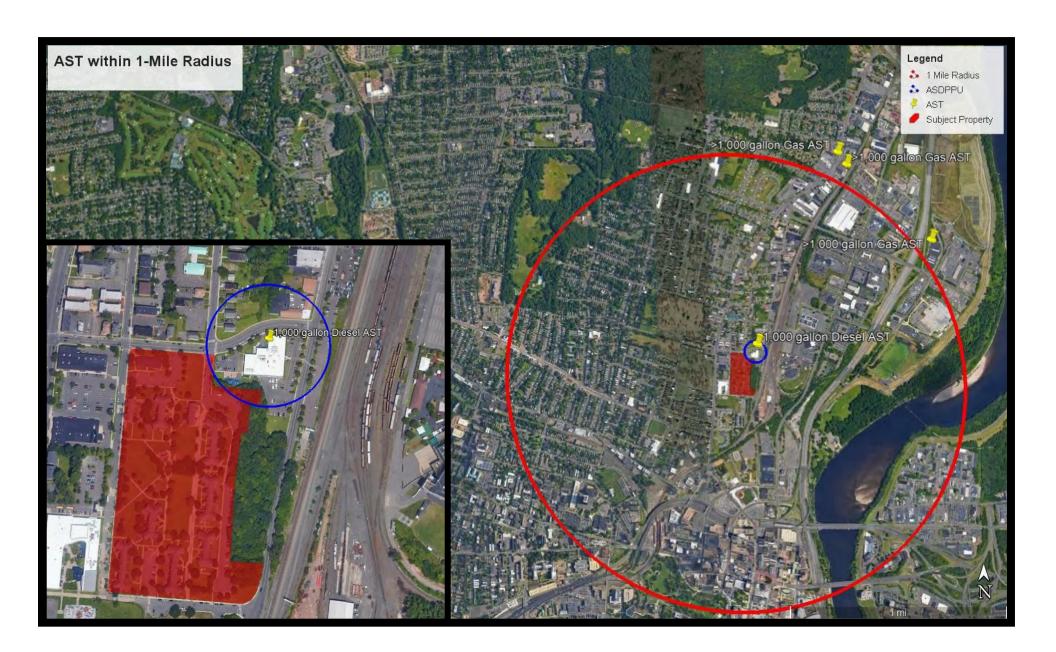
Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Mary Shepard Place Apartments





Home (/) > Programs (/programs/) > Environmental Review (/programs/environmental-review/) > ASD Calculator

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² - hr - people and 10,000 BTU/ft² - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: ✓ No: □	
Is the container under pressure?	Yes: ☐ No: ☑	
Does the container hold a cryogenic liquified gas?	Yes: No:	
Is the container diked?	Yes: ☐ No: ☑	
What is the volume (gal) of the container?	1000	
What is the Diked Area Length (ft)?		
What is the Diked Area Width (ft)?		
Calculate Acceptable Separation Distance		
Diked Area (sqft)		
ASD for Blast Over Pressure (ASDBOP)		

ASD for Thermal Radiation for People (ASDPPU)	276.57
ASD for Thermal Radiation for Buildings (ASDBPU)	50.28
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

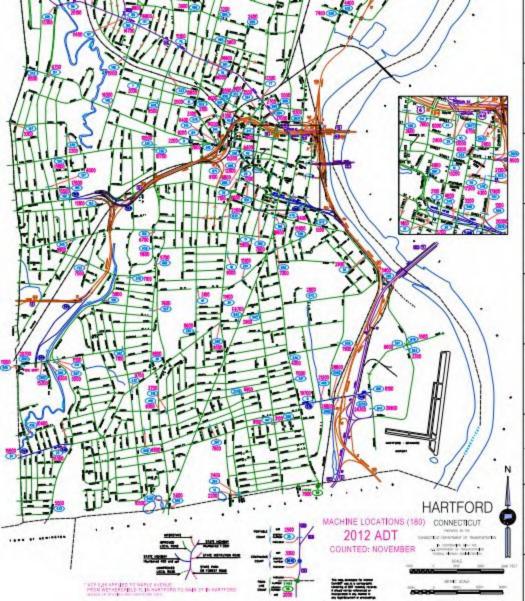
Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

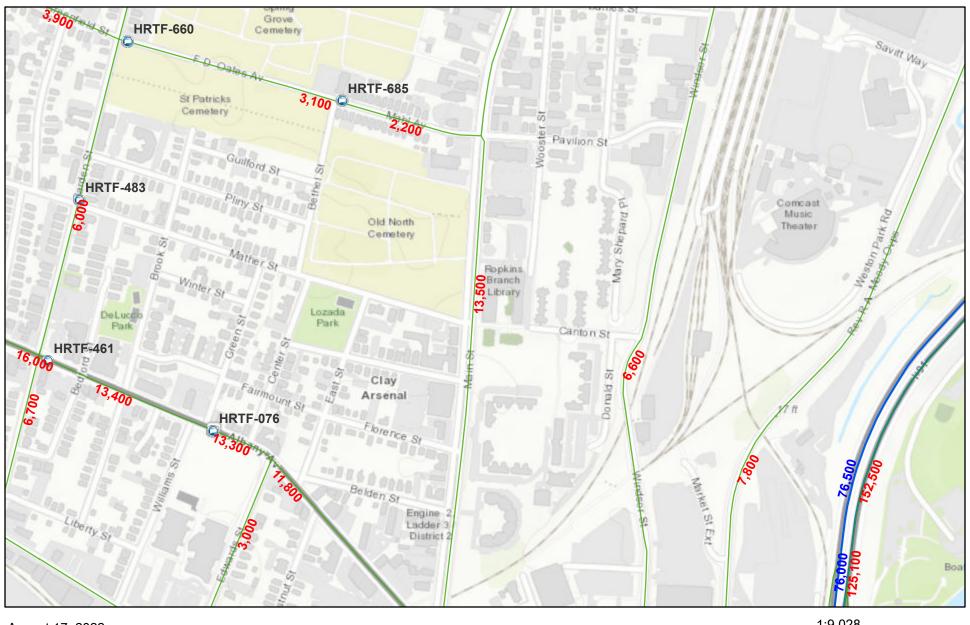
Please send comments or other input using the **Contact Us** (https://www.hudexchange.info/contact-us/) form.

Related Information

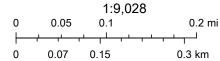
- ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)



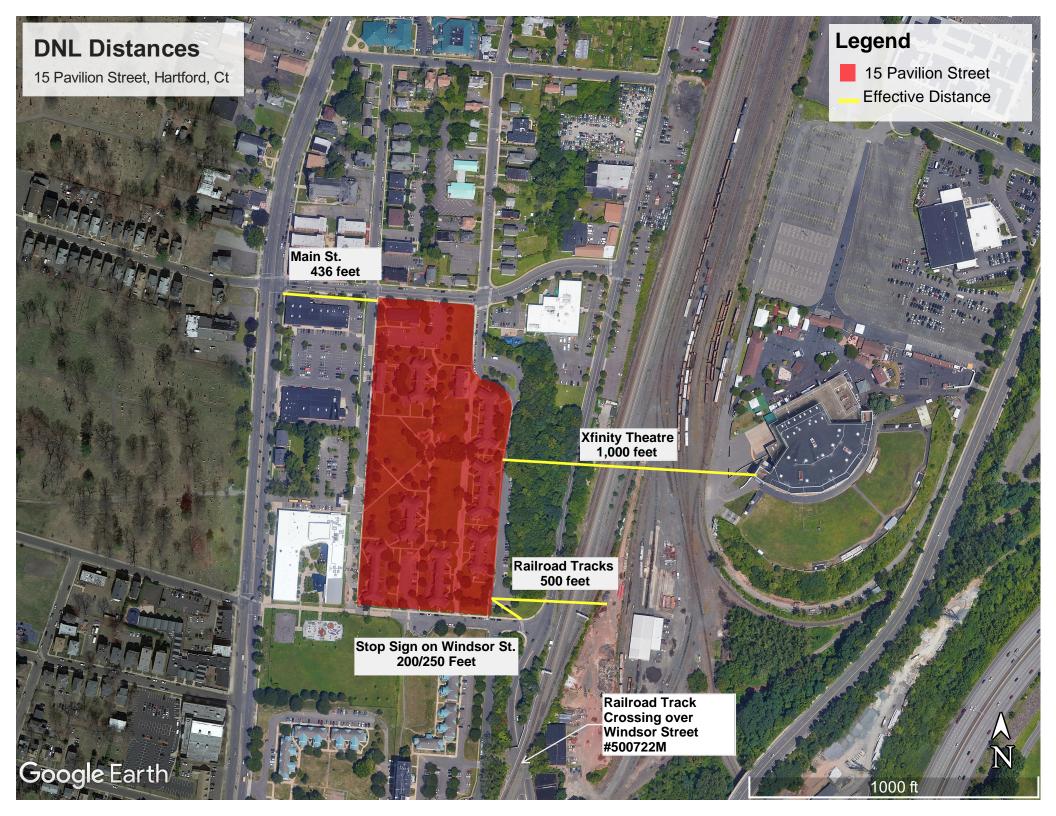
Traffic Counts near Mary Shepard Place



August 17, 2022



City of Hartford, CT, MDC, MassGIS, UConn/CTDEEP, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA,



Home (/) > Programs (/programs/) > Environmental Review (/programs/environmental-review/) > DNL Calculator

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	Mary Shepard Place
Record Date	08/17/2022
User's Name	david p brassard
Road # 1 Name:	Main Street

Vehicle Type	Cars 🗹	Medium Trucks 🗸	Heavy Trucks \Box
Effective Distance	436	436	
Distance to Stop Sign			
Average Speed	30	30	
Average Daily Trips (ADT)	12500	1000	
Night Fraction of ADT	15	15	
Road Gradient (%)			
Vehicle DNL	49	48	0
Calculate Road #1 DNL	52	Reset	

Road # 2 Name:	Windsor Street

Road #2

Vehicle Type	Cars 🔽	Medium Trucks 🗸	Heavy Trucks \Box
Effective Distance	250	250	
Distance to Stop Sign	200	200	
Average Speed	30	30	
Average Daily Trips (ADT)	5100	1500	
Night Fraction of ADT	15	15	
Road Gradient (%)			
Vehicle DNL	45	50	0
Calculate Road #2 DNL	51	Reset	

Railroad #1 Track Identifier:	Train Crossing Over Windsor Street

Rail # 1

Train Type	Electric 🗆	Diesel 🗹
Effective Distance		500
Average Train Speed		30
Engines per Train		2
Railway cars per Train		50
Average Train Operations (ATO)	5
Night Fraction of ATO		15
Railway whistles or horns?	Yes: No:	Yes: 🗸 No: 🗆
Bolted Tracks?	Yes: No:	Yes: ☑ No: □
Train DNL	0	60
Calculate Rail #1 DNL	60	Reset
Add Road Source Add Rail S	Source	
Airport Noise Level		
Loud Impulse Sounds?	○Yes ◎ N	o
Combined DNL for all		
Road and Rail sources	61	



Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- Other Reasonable Alternatives: Choose an alternate site
- Mitigation
 - Contact your Field or Regional Environmental Officer (/programs/environmentalreview/hud-environmental-staff-contacts/)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (/resource/313/hud-noise-guidebook/)
 - Construct noise barrier. See the Barrier Performance Module (/programs/environmental-review/bpm-calculator/)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

DEPARTMENT OF TRANSPORTATION

FEDERAL RAILROAD ADMINISTRATION OMB No. 2130-0017

Form. For private hig	ghway-ra	ail grade crossi	ings, comple	te the Heade	er, Part	ts I and	II, ar	nd the Su	ubmission Informatio	Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part													
Parts I and II, and the	e Submiss on Informa	sion Informationation section.	on section. For changes	or grade-sepa s to existing o	rated h data, co	nighway omplete	/-rail c e the	or pathwa Header,	ay crossings (includin Part I Items 1-3, an	g pedestrian sta d the Submissio	tion crossings), on Information	• •											
A. Revision Date		B. Reporting A	Agency	C. Rea	son for	r Update	e (Sele	ect only c	one)			D. DOT Crossing											
(<i>MM/DD/YYYY</i>) 06 / 29 / 2011		Railroad	☐ Tran	nsit 🛮 🗷 Cha Data	inge in	ge in □ New □ Closed Crossing			☐ No Train Traffic	☐ Quiet Zone Update	Inventory Number												
		I State	☐ Othe		Open	□ D	_		Change in Primary perating RR	☐ Admin. Correction		500722M											
				Part I: Loc	ation	n and	Clas	ssificat	ion Informatio	n													
1. Primary Operating Amtrak (National R	Railroad F				(. State CONNE		CUT		3. County HARTFORD													
4. City / Municipality	WIND	et/Road Name DSOR ST		ck Num	ıber	.l		6. Highway Ty	pe & No.														
☐ Near HARTFO		e a Senarate T		t/Road Name) sing? □ Yes		n	8. D	• •	<i>k Number)</i> Railroads Operate O	ver Vour Track a	ot Crossing?	Vec											
7. Do Other Railroads Operate a Separate Track at Crossing?																							
9. Railroad Division o	r Region		10. Railroad	d Subdivision	or Dist	trict		11. Brai	nch or Line Name		12. RR Milepo 003	ost 37.35											
□ None NORTH	HEAST		□ None	EAST	T			□ None			11 7 7 1 1	nn.nnn) (suffix)											
13. Line Segment *		14. Near Station	rest RR Time *	table	15. P	arent F	RR (if	f applicab	le)	16. Crossin	g Owner (if app	olicable)											
37.35		ROCKY			□ N,					□ N/A	ATK												
17. Crossing Type	18. Cros ■ High	ssing Purpose	19. Cross ☐ At Gra	sing Position ade). Public f <i>Private</i>			21. Type of Train ☐ Freight	☐ Transit		22. Average Passenger Train Count Per Day											
■ Public	☐ Path	nway, Ped.	☐ RR Un	nder		Yes	•	Jy,	Intercity Passeng	ger 🗆 Shared	Use Transit	☐ Less Than One Per Day											
☐ Private		ion, Ped.	I RR Ov	er		No			☐ Commuter	:/Other	■ Number Per Day 18												
23. Type of Land Use ☐ Open Space	e 	☐ Resi	idential	☐ Commer	rcial		Indust	trial	☐ Institutional	☐ Recreation	nal 🗆 R	R Yard											
24. Is there an Adjace									RA provided)														
☐ Yes ☐ No If `	Yes. Prov	vide Crossing N	umber			ĭ≅ No	, 🗆	24 Hr	☐ Partial ☐ Chicag	go Excused	Date Establis	shed											
26. HSR Corridor ID	100,		ude in decin	nal degrees			28. Longitude in decimal degrees 29. Lat/Long Source																
	□ N/A	(WGS84	std: nn.nnn	nnnn) 41.7°	769010	0	(WC	(WGS84 std: -nnn.nnnnnnn) -72.6734010															
30.A. Railroad Use	*	11		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		31.A. State Use *						<u> </u>											
30.B. Railroad Use	*							31.B. S	tate Use *														
30.C. Railroad Use	*							31.C. S	tate Use *														
30.D. Railroad Use									tate Use *														
32.A. Narrative (Rai		<u></u>							larrative (State Use)	T													
33. Emergency Notifi 800-331-0008	cation Te	elephone No. (posted)	34. Railro 215-349		•	⁻ eleph	ione No.)		35. State Con 203-789-718	tact (Telephono 19	e No.)											
000 001 0000							1	d Infor	mation	200 100 1.0													
1. Estimated Number	of Daily	Train Moveme	ints	•	'art ii	l: Kan	lUa	a inioi	mation														
1.A. Total Day Thru T			otal Night Th	ru Trains	1.C. To	tal Swit	ching	Trains	1.D. Total Transit	Trains	1.E. Check if L	ess Than											
(6 AM to 6 PM) 0			to 6 AM)		0		-				One Moveme How many tra	ent Per Day ains per week?											
2. Year of Train Count	t Data (Y	ryy)	3	3. Speed of Tr 3.A. Maximun	n Timet	table Sp	beed (
4. Type and Count of	Tracks			3.B. Typical Sp	oeed Ra	ange Ov	er Cro	ossing (m	ph) From 0	to 0	_												
	Siding	Y;	ard	Transit			Indu	ıctrv															
5. Train Detection (M			<u> </u>				niu.	13ti y															
☐ Constant Warr 6. Is Track Signaled?		. Motion	Detection	□AFO □ P		DC ent Reco	□ Ot		None		T 7 D Damote	- Usalth Manitoring											
□ Yes □ No				/		ent kecc 'es 🗆					7.B. Remote	e Health Monitoring □ No											

A. Revision Date (No. 06/29/2011	MM/DD/YYYY)					P	AGE 2			D. 500	Crossing Inve	ntory Num	ber (7 c	har.)	
		Par	t III: Hig	hway o	r Path	way [·]	Traffic (Control De	evice	Infor	mation				
1. Are there	2. Types of Pa	ssive Traffic	Control De	vices asso	ciated w	ith the	Crossing								
Signs or Signals? ☐ Yes ■ No	2.A. Crossbuck Assemblies (co		STOP Sign Int)	ns (R1-1)	2.C. YIE (count)	_	ns <i>(R1-2)</i>	□ W10-1			igns <i>(Check ali</i> W10-3 W10-4	·	. □w	10-11	■ None
2.E. Low Ground Clo (W10-5)	· ·	2.F. Pavem	ent Markir	ngs			2.G. Char Devices/	nnelization	nelization 2.H. EXEM						3)
☐ Yes (count)	☐ Stop Lin		•	mic Enve	elope	☐ All Ap		□ Med		☐ Yes	☐ Yes			
☐ No 2.J. Other MUTCD S	lians	☐ RR Xing	•	☐ None	e		One A		□ Non	i i	□ No hanced Signs	/list tupos	■ No		
Specify TypeSpecify TypeSpecify Type		Count _ Count _ Count _	_			Signs (if p		Z.L.	בנט בוו	nanced Signs	(List types,				
3. Types of Train A					snecify c	ount o	f each dev	ce for all tha	t annly)					
3.A. Gate Arms (count) Roadway 0 Pedestrian	3.B. Gate Conf		ier)	3.C. Cantile Structures Over Traffic Not Over T	evered (o (count) c Lane	or Bridg 0	red) Flashir 	ng Light candescent	3.D. <i>(cou</i> □ In	Mast N int of m ncande	Mounted Flash nasts) 0 scent hts Included	ning Lights LED Side Include	Lights		tal Count of g Light Pairs
3.F. Installation Dat Active Warning Dev	vices: (MM/YYY)	′) Not Required				(MM/Y	YYY)		_	Crossi	lighway Traffi ing s ■ No	c Signals Co	ontrollin	-	Bells unt)
3.J. Non-Train Activ ☐ Flagging/Flagma	•	perated Sign	als 🗆 Wa	tchman \square	Floodlig	ghting [□ None			3.K. Other Flashing Lights or Warning Devices Count 0 Specify type					
4.A. Does nearby H Intersection have Traffic Signals? ☐ Yes ☐ No	Interconr Not Ir For Tr	Traffic Signal nection nterconnected raffic Signals rarning Signs	d □ Si	·	□ Yes □ N nultaneous Storage Distar					No (Check all ☐ Yes - Pince * ☐ Yes - V				deo Reco	
				Pa	rt IV: F	Physi	cal Cha	acteristic	s						
Traffic Lanes Cros Number of Lanes		☐ One-way ☐ Two-way ☐ Divided T	Traffic	2. Is Roadway/Pathway				3. Does Ti	ack Rui	ıwoQ n 1 □		4. Is Cro lights wit nearest r	thin appr	ox. 50 fe	et from
5. Crossing Surface ☐ 1 Timber ☐ ☐ 8 Unconsolidate	2 Asphalt \square	3 Asphalt ar	nd Timber	☐ 4 Co							dth * r	tal	Length *		
6. Intersecting Roa	dway within 500) feet?					7. Smalle	st Crossing A	ngle			8. Is Co	mmercia	l Power A	Available? *
☐ Yes ☐ No	If Yes, Approxim	nate Distance	(feet)				□ 0° - 29	9° □ 30°	– 59°		60° - 90°		☐ Yes		lo
	• •			Part	V: Puk	blic H	ighway	Informat	ion						
☐ (02) Other ☐ (03) Federa	tate Highway Sy Nat Hwy Systen al AID, Not NHS		☐ (1) Ini ☐ (2) Ot ☐ (3) Ot	terstate ther Freew ther Princip	(0) Rural ays and E pal Arteri	I 🗆 (: Express ial 🗆	1) Urban (5) Major sways (6) Minor	Collector	Sys	item? Yes Linear F	ing on State H ☐ No Referencing Sy epost *			osted	Speed Limit _ MPH □ Statutory
☐ (08) Non-F 7. Annual Average	Daily Traffic (AA	A <i>DT)</i> 8. E		inor Arteria Percent Tru				d by School B	uses?		·	10.	Emerger	ncy Servio	ces Route
Year <u>1970</u> AA						☐ Yes		Average Nu				_ DY		No	-
Submi	ssion Infori	nation - 7	nis infor	mation is	s used j	jor aa	ministra	tive purpo.	ses an	ia is n	ot availabl	e on the	public	website	2.
Submitted by				Organizat	ion						Phone		D	ate	
Public reporting but sources, gathering a agency may not cor displays a currently other aspect of this Washington, DC 20	and maintaining nduct or sponsor valid OMB cont collection, inclu	the data nee r, and a perso rol number.	ded and co n is not re The valid C	ompleting a quired to, i OMB contro	and revie nor shall ol numbe	ewing t a perso er for ir	he collecti on be subj oformation	on of informa ect to a penal collection is	tion. A ty for fa 2130-0	Accordinailure t 017. S	ng to the Papo to comply with end comment	erwork Red h, a collect ts regardin	duction <i>A</i> ion of inf g this bu	oct of 199 formation rden esti	95, a federal n unless it mate or any

DEPARTMENT OF TRANSPORTATION

FEDERAL RAILROAD ADMINISTRATION OMB No. 2130-0017

Form. For private hig pedestrian station gr	ghway-ra ade cros	nil grade crossi sings), comple	ings, comple ete the Head	ete the Heade der, Parts I an	er, Part nd II, an	ts I and nd the S	l II, ar Submi	nd the Su ission Info	ubmission Informatio ormation section. For	n section. For pr r Private pathw	Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the													
· · · · · · · · · · · · · · · · · · ·	n Inform	ation section.	For change	s to existing	data, c	complete	e the	Header,	Part I Items 1-3, and	d the Submissic	n Information													
A. Revision Date		B. Reporting A	Agency	C. Rea	son for	r Updat	e (Sel	lect only c	one)			D. DOT Crossing												
(MM/DD/YYYY) 06 / 29 / 2011		☐ Railroad	☐ Tran	nsit 🗷 Cha Data	Crossing			L	☐ Closed	☐ No Train Traffic	☐ Quiet Zone Update	Inventory Number e												
		■ State	☐ Othe	er 🗆 Re-	Open	□ D Cha	Date inge O		Change in Primary perating RR	☐ Admin. Correction		500724B												
				Part I: Lo	catio	n and	Clas	ssificat	ion Information	n														
1. Primary Operating Amtrak (National R					(2. State CONNE		CUT		3. County HARTFORD														
4. City / Municipality		et/Road Name	e & Blo	ock Num	ıber			6. Highway Ty	pe & No.															
□ Near HARTFO		Compando T		t/Road Name	•		2 5	• •	k Number)	I 91	: Cin-a)	7 V- ,												
7. Do Other Railroads Operate a Separate Track at Crossing?												JYes ∟ NO												
9. Railroad Division o	r Region	<u> </u>	10. Railroa	d Subdivision	or Dist	trict		11. Bra	nch or Line Name		12. RR Milepo													
□ None NORTH	HEAST		☐ None	EAST				☐ None		D LIN		nnn.nnn) (suffix)												
13. Line Segment *	_	14. Near Station	rest RR Time	etable	15. F	Parent I	RR (if	f applicab	le)	16. Crossin	g Owner (if ap	plicable)												
39.31		ROCK			□N	I/A				□ N/A	ATK													
17. Crossing Type	18. Cro	ssing Purpose	19. Cros	sing Position		0. Public f Private			21. Type of Train ☐ Freight	☐ Transit		22. Average Passenger Train Count Per Day												
■ Public	_	iway iway, Ped.	■ RR Ur		, ,	Private Yes	' C103.	Siriy)	☐ Freight Intercity Passeng		Use Transit	Less Than One Per Day												
☐ Private		ion, Ped.	☐ RR Ov	/er] No			☐ Commuter	☐ Tourist	/Other	■ Number Per Day 18												
23. Type of Land Use ☐ Open Space	! □ Farm	□ Res	idential	☐ Comme	rcial		Indust	trial	☐ Institutional	☐ Recreation	nal 🗆 F	RR Yard												
24. Is there an Adjace					10.0.				RA provided)															
□ Yes □ No If	Ves. Prov	vide Crossing N	Jumher			l ⊠ No	, \Box] 24 Hr	□ Partial □ Chicae	go Excused	Date Establi	shed												
26. HSR Corridor ID	100,			mal degrees			28. Longitude in decimal degrees 29. Lat/Long Source																	
	□ N/A	/WGS84	! std: nn.nni	_{nnnnn)} 41.8	302299	0	(WC	(WGS84 std: -nnn.nnnnnnn) -72.6572040																
30.A. Railroad Use	*	11	Jul	mini.,					tate Use *															
30.B. Railroad Use	*							31.B. S	tate Use *															
30.C. Railroad Use	*							31.C. S	tate Use *															
30.D. Railroad Use	*							31.D. S	tate Use *															
32.A. Narrative (Rai	Iroad Use	2) *						32.B. N	larrative (State Use)	*														
33. Emergency Notifi	cation Te	elephone No. ((posted)	34. Railro		•	releph	hone No.)			tact (Telephor	ne No.)												
800-331-0008				215-349				1		203-789-718	<u></u>													
Normala an	(Daile	= 1 84 200			Part I	I: Raii	roa	d Intor	mation															
1. Estimated Number 1.A. Total Day Thru T			ents otal Night Th	hru Trains	1 C To	otal Swit	ching	Trains	1.D. Total Transit	Trains	1.E. Check if I	oss Than												
(6 AM to 6 PM)	ldilis		to 6 AM)	Ilu IIaiiis	0	Ildi Jvvic	.CIIII16	; 11aiiis	1.D. Total Hallsit	Ifaiiis	One Moveme													
2. Year of Train Count	t Data (Y	ryy)		3. Speed of Tr		-	_	0		•	•													
				3.A. Maximum 3.B. Typical Sp					<i>nph)</i> From 0	to 0														
4. Type and Count of	Tracks			•	<u> </u>	<u> </u>			<u> </u>		_													
	Siding		ard	Transit	ι		Indu	ustry																
5. Train Detection (M			Detection	□AFO □ P] DC	□ Ot	- +hor □	None															
6. Is Track Signaled?		IVIOLIOII	Detection			ent Reco			None		7.B. Remote	e Health Monitoring												
☐ Yes ☐ No					□ Y	′es □	No				☐ Yes	•												

A. Revision Date (A 06/29/2011	MM/DD/YYYY)					P	AGE 2			D. 500	Crossing Inve	ntory Num	ber (7 c	har.)		
		Par	t III: Hig	hway o	r Path	way [·]	Traffic (Control De	evice	Infor	mation					
1. Are there	2. Types of Pa	ssive Traffic	Control De	vices asso	ciated w	ith the	Crossing									
Signs or Signals? ☐ Yes ■ No	2.A. Crossbuck Assemblies (co		STOP Sign Int)	ns (R1-1)	2.C. YIE (count)	_	ns <i>(R1-2)</i>	□ W10-1								
2.E. Low Ground Cl (W10-5)	· ·	2.F. Pavem	ent Markir	ngs			2.G. Char Devices/	nnnelization 2.H. EXEN			2.H. EXEMP (R15-3)				13)	
☐ Yes (count)	☐ Stop Lin		•	mic Enve	elope	☐ All Ap			☐ Median ☐ Yes ´			□Yes			
☐ No 2.J. Other MUTCD S	lians	☐ RR Xing	•	☐ None	9		One A	pproach ite Crossing	□ Noi		□ No hanced Signs	/list tupos	■ No			
Specify TypeSpecify TypeSpecify Type		Count _ Count _	LA NO	_			Signs (if µ	orivate)	Z.L.	. LED EN	nanced Signs	(List types,				
3. Types of Train A					snecify c	ount o	f each devi	ce for all tha	t annl	v)						
3.A. Gate Arms (count) Roadway 0 Pedestrian	3.B. Gate Conf		ier)	3.C. Cantile Structures Over Traffic Not Over T	evered (o (count) c Lane	or Bridg 0	<i>ed)</i> Flashir 	ng Light candescent	3.D (co	o. Mast N unt of m Incande	Mounted Flasi nasts) 0 scent hts Included	ning Lights LED Side Include	Lights		tal Count g Light Pa	
3.F. Installation Dat Active Warning Dev	vices: (MM/YYY)	′) Not Required				(MM/Y	YYY)		_	Crossi	lighway Traffi ing s ■ No	c Signals Co	ontrollin	-	Bells unt)	
3.J. Non-Train Activ ☐ Flagging/Flagma	•	perated Sign	als 🗆 Wa	tchman \square	Floodlig	ghting [□ None			3.K. Other Flashing Lights or Warning Devices Count 0 Specify type						
4.A. Does nearby H Intersection have Traffic Signals? ☐ Yes ☐ No	Interconr Not Ir For Tr	Traffic Signal nection nterconnected raffic Signals rarning Signs	d □ Si	·	wy Traffic Signal Preemption 5. Highway Tr ☐ Yes ☐ N nultaneous vance Storage Distar Stop Line Dist					No (Check all th ☐ Yes - Pho nce * ☐ Yes - Ve				deo Reco	ording	n
				Pa	rt IV: F	Physi	cal Cha	acteristic	S							
Traffic Lanes Cros Number of Lanes		☐ One-way ☐ Two-way ☐ Divided T	Traffic	Paved? ☐ Yes ☐ No					lights with ☐ Yes ☐ No nearest ro				thin appr	sing Illuminated? (Street hin approx. 50 feet from nil) Yes No		
5. Crossing Surface 1 Timber 8 Unconsolidate	2 Asphalt \square	3 Asphalt ar	nd Timber	☐ 4 Co							dth * r	tal	Length *			_
6. Intersecting Roa	dway within 500) feet?					7. Smalle	st Crossing A	ngle			8. Is Co	mmercia	l Power /	Available?	*
☐ Yes ☐ No	If Yes, Approxin	nate Distance	(feet)				□ 0° - 29	9° □ 30°	– 59°		60° - 90°		☐ Yes		No	
			· -	Part	V: Puk	blic H	ighway	Informat	ion							
☐ (02) Other ☐ (03) Feder	tate Highway Sy Nat Hwy Systen al AID, Not NHS		☐ (1) Ini ☐ (2) Ot ☐ (3) Ot	terstate ther Freew ther Princip	(0) Rural ays and E pal Arteri	I 🗆 (: Express ial 🗆	1) Urban (5) Major sways (6) Minor	Collector	Sy 	vstem? Yes Linear F	ing on State H □ No Referencing St epost *			osted	Speed Lim MPH □ Statuto	
☐ (08) Non-F 7. Annual Average		A <i>DT)</i> 8. E		inor Arteria Percent Tru			(7) Local	d by School B			ерозі	10.	Emerger	ncv Servi	ces Route	
Year <u>1979</u> AA	DT			%	□ Yes	■ No	Average Nu	mber	per Day		_ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	es 🗆	No			
Submi	ssion Infori	mation - 7	his infor	mation is	s used j	for ad	lministra	tive purpo	ses a	nd is n	ot availabl	e on the	public	website	2.	
Submitted by				Organizat	ion						Phone		D	ate		
Public reporting bu sources, gathering a agency may not cor displays a currently other aspect of this Washington, DC 20	and maintaining nduct or sponsor valid OMB cont collection, inclu	the data nee r, and a perso rol number.	ded and co n is not re The valid C	ompleting a quired to, i OMB contro	and revie nor shall ol numbe	ewing t a perso er for ir	he collection be subj on be subj	on of informa ect to a pena collection is	ation. Ity for 2130-	Accordi failure t 0017. S	ng to the Papo to comply with end comment	erwork Red h, a collect ts regardin	duction <i>A</i> ion of inf g this bu	oct of 199 formation rden esti	95, a fede n unless i mate or a	eral t

Definitions

Location: Automatic Traffic Recorder Station ID assigned by VTrans

FC: Functional Classification (designates road use characteristics)

1 = Interstate

2 = Principal Arterial - Other Freeways & Expressways

3 = Principal Arterial - Other

4 = Minor Arterial 5 = Major Collector 6 = Minor Collector

7 = Local

MM: Mile Marker

R/U: U (urban) designates a location within the Federal Aid Urban Area Boundary

R (rural) designates a location outside the Federal Aid Urban Area Boundary

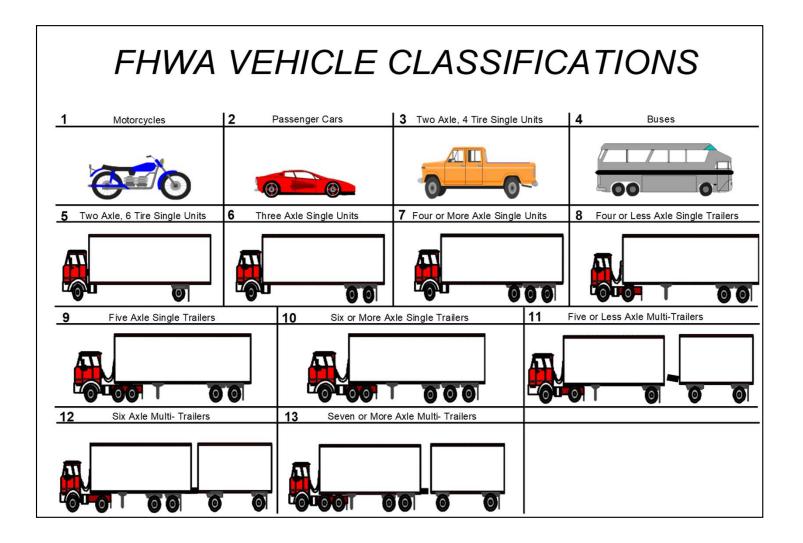
AADT: Annual Average Daily Traffic for the Year shown

FHWA Vehicle Classes

Class	Heading	Description
1	MC	Motorcycle
2	Car	Passenger car
3	Pickup	Pickup truck/sports utility
4	Bus	Full size school and transit busses
5	2A SU	2 axle six tire, delivery type van or heavy duty pick up
6	3A SU	3 axle single unit, short haul delivery truck, dump truck
7	>3A SU	4 axle single unit, short haul delivery truck, concrete truck
8	<5A 2U	<5 axle tractor/single trailer, medium haul delivery
9	5A 2U	5 axle tractor/single trailer, "18 Wheeler"
10	>5A 2U	> 5 axle tractor/single trailer, tanker truck, logging truck
11	<6A >2U	<6 axle multi trailer truck
12	6A >2U	6 axle multi trailer truck
13	>6A >2U	>6 axle multi trailer truck

TRUCK: FHWA Vehicle Class 4-13

MED: Single Unit truck (FHWA Vehicle Class 4-7)
HEAVY: Tractor-trailer truck (FHWA Vehicle Class 8-13)



2019 FUNCTIONAL CLASS AVERAGES

TOTAL	\leftarrow	\longrightarrow	C	ARS				DA	ILY						I	TRUCKS		
CARS		Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13				
	RURAL	MC	Car	Pickup	Bus	2A SU	3A SU	>3A SU	<5A 2U	5A 2U	>5A 2U	<6A >2U	6A >2U	>6A >2U	TOTAL	MED	HEAVY	
87.61	FC1 AVG	1.33%	70.53%	17.08%	0.96%	3.76%	1.36%	0.21%	1.10%	2.65%	0.90%	0.06%	0.02%	0.05%	11.06%	6.28%	4.78%	
90.78	FC2 AVG	1.27%	71.74%	19.04%	1.06%	3.58%	1.14%	0.38%	0.84%	0.92%	0.01%	0.01%	0.00%	0.01%	7.95%	6.16%	1.79%	
89.02	FC3 AVG	1.62%	70.19%	18.83%	0.81%	3.45%	0.97%	0.19%	1.08%	2.32%	0.51%	0.01%	0.00%	0.02%	9.36%	5.41%	3.95%	
90.06	FC4 AVG	2.12%	69.51%	20.55%	0.71%	3.76%	0.96%	0.13%	0.88%	1.04%	0.34%	0.00%	0.00%	0.01%	7.82%	5.55%	2.27%	
91.54	FC5 AVG	1.95%	69.46%	22.08%	0.53%	3.74%	0.91%	0.13%	0.61%	0.38%	0.19%	0.00%	0.00%	0.00%	6.50%	5.31%	1.19%	
91.68	FC6 AVG	1.65%	69.70%	21.98%	0.49%	4.21%	1.01%	0.09%	0.51%	0.11%	0.24%	0.00%	0.00%	0.00%	6.67%	5.81%	0.86%	
92.23	FC7 AVG	1.35%	70.23%	22.00%	0.43%	4.30%	0.81%	0.07%	0.52%	0.20%	0.05%	0.00%	0.04%	0.00%	6.42%	5.60%	0.81%	
		Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13		TRUCKS		
	URBAN	MC	Car	Pickup	Bus	2A SU	3A SU	>3A SU	<5A 2U	5A 2U	>5A 2U	<6A >2U	6A >2U	>6A >2U	TOTAL	MED	HEAVY	
89.97	FC1 AVG	0.94%	73.87%	16.10%	1.03%	3.65%	1.07%	0.23%	0.90%	1.72%	0.30%	0.07%	0.04%	0.08%	9.09%	5.97%	3.12%	
92.19	FC2 AVG	1.07%	75.64%	16.55%	0.70%	3.45%	0.63%	0.14%	0.69%	0.93%	0.18%	0.01%	0.00%	0.01%	6.74%	4.92%	1.82%	
91.14	FC3 AVG	1.55%	74.21%	16.93%	0.78%	3.71%	0.78%	0.12%	0.66%	1.00%	0.24%	0.00%	0.00%	0.01%	7.31%	5.39%	1.92%	
92.63	FC4 AVG	1.41%	74.54%	18.09%	0.64%	3.70%	0.68%	0.10%	0.43%	0.31%	0.10%	0.00%	0.00%	0.00%	5.96%	5.11%	0.85%	
93.10	FC5 AVG	1.39%	74.75%	18.95%	0.37%	3.53%	0.46%	0.05%	0.34%	0.12%	0.03%	0.00%	0.00%	0.00%	4.91%	4.41%	0.50%	
93.40	FC6 AVG	1.25%	74.66%	18.74%	0.58%	3.50%	0.63%	0.17%	0.34%	0.06%	0.01%	0.00%	0.06%	0.00%	5.34%	4.87%	0.47%	
91.30	FC7 AVG	1.68%	73.88%	17.42%	1.11%	4.74%	0.55%	0.03%	0.30%	0.25%	0.04%	0.00%	0.00%	0.00%	7.02%	6.43%	0.59%	
								PFΔK	HOUR									
		Class 1	Class 2	PEAK HOUR s 2 Class 3 Class 4 Class 5 Class 6 Class 7 Class 8 Class 9 Class 10 Class 11 Class 12 Class 13														
	RURAL	MC	Car	Pickup	Bus	2A SU	3A SU	>3A SU	<5A 2U	5A 2U	>5A 2U	<6A >2U	6A >2U	>6A >2U	TOTAL	TRUCKS MED	HEAVY	
	FC1 AVG	1.03%	73.41%	16.87%	0.68%	3.21%	1.03%	0.16%	0.78%	2.10%	0.69%	0.01%	0.00%	0.04%	8.68%	5.08%	3.61%	
	FC2 AVG	0.94%	74.21%	19.21%	0.60%	2.92%	0.91%	0.14%	0.46%	0.60%	0.00%	0.00%	0.00%	0.00%	5.63%	4.57%	1.06%	
	FC3 AVG	1.43%	71.31%	19.11%	0.69%	3.36%	0.90%	0.16%	0.98%	1.74%	0.30%	0.00%	0.00%	0.02%	8.15%	5.11%	3.04%	
	FC4 AVG	1.82%	69.90%	21.19%	0.64%	3.70%	0.86%	0.11%	0.74%	0.80%	0.22%	0.00%	0.00%	0.01%	7.09%	5.32%	1.78%	
	FC5 AVG	1.67%	69.65%	22.22%	0.68%	3.76%	0.90%	0.11%	0.56%	0.31%	0.14%	0.00%	0.00%	0.00%	6.46%	5.45%	1.01%	
	FC6 AVG	1.68%	70.42%	21.51%	0.44%	4.24%	0.86%	0.09%	0.50%	0.09%	0.16%	0.00%	0.00%	0.00%	6.39%	5.63%	0.75%	
	FC7 AVG	1.38%	70.62%	21.75%	0.42%	4.23%	0.77%	0.13%	0.39%	0.21%	0.05%	0.00%	0.05%	0.00%	6.25%	5.55%	0.70%	
		Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13		TRUCKS		
	URBAN	MC	Car	Pickup	Bus	2A SU	3A SU	>3A SU	<5A 2U	5A 2U	>5A 2U	<6A >2U	6A >2U	>6A >2U	TOTAL	MED	HEAVY	
	FC1 AVG	0.76%	77.35%	15.41%	0.74%	2.86%	0.77%	0.12%	0.57%	1.06%	0.17%	0.02%	0.10%	0.07%	6.48%	4.49%	2.00%	
	FC2 AVG	1.01%	77.56%	16.06%	0.45%	3.10%	0.38%	0.08%	0.62%	0.61%	0.11%	0.01%	0.00%	0.01%	5.37%	4.02%	1.35%	
	FC3 AVG	1.50%	75.83%	16.51%	0.60%	3.43%	0.65%	0.10%	0.57%	0.66%	0.12%	0.00%	0.00%	0.02%	6.16%	4.79%	1.38%	
	FC4 AVG	1.40%	75.86%	17.54%	0.57%	3.30%	0.61%	0.07%	0.35%	0.22%	0.06%	0.00%	0.00%	0.00%	5.20%	4.56%	0.64%	
	FC5 AVG	1.45%	75.72%	18.17%	0.39%	3.36%	0.43%	0.04%	0.31%	0.10%	0.02%	0.00%	0.00%	0.01%	4.66%	4.22%	0.44%	
	FC6 AVG	1.23%	75.38%	18.61%	0.50%	3.13%	0.53%	0.21%	0.31%	0.03%	0.00%	0.00%	0.06%	0.00%	4.78%	4.38%	0.40%	
	FC7 AVG	2.05%	75.73%	16.41%	0.78%	4.30%	0.34%	0.03%	0.26%	0.08%	0.02%	0.00%	0.00%	0.00%	5.81%	5.45%	0.35%	

Definitions

Location: Automatic Traffic Recorder Station ID assigned by VTrans

FC: Functional Classification (designates road use characteristics)

1 = Interstate

2 = Principal Arterial - Other Freeways & Expressways

3 = Principal Arterial - Other

4 = Minor Arterial5 = Major Collector6 = Minor Collector

7 = Local

MM: Mile Marker

R/U: U (urban) designates a location within the Federal Aid Urban Area Boundary

R (rural) designates a location outside the Federal Aid Urban Area Boundary

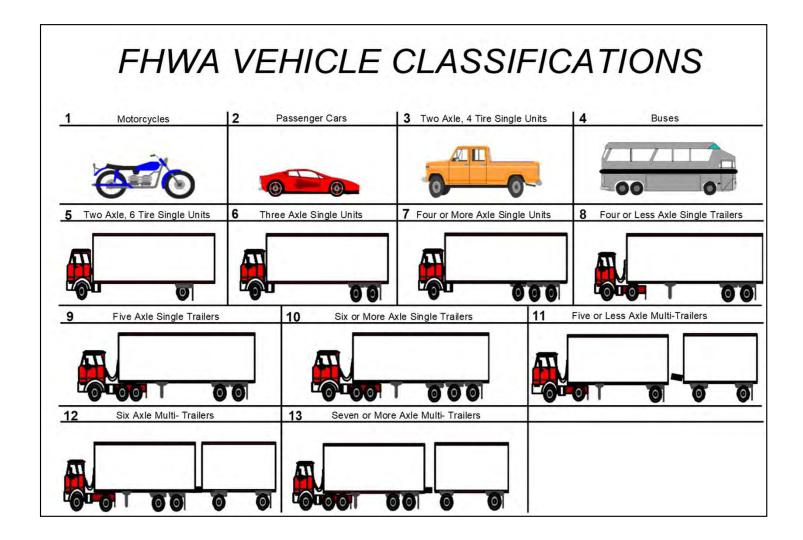
AADT: Annual Average Daily Traffic for the Year shown

FHWA Vehicle Classes

Class	Heading	Description
 1	MC	Motorcycle
2	Car	Passenger car
3	Pickup	Pickup truck/sports utility
4	Bus	Full size school and transit busses
5	2A SU	2 axle six tire, delivery type van or heavy duty pick up
6	3A SU	3 axle single unit, short haul delivery truck, dump truck
7	>3A SU	4 axle single unit, short haul delivery truck, concrete truck
8	<5A 2U	<5 axle tractor/single trailer, medium haul delivery
9	5A 2U	5 axle tractor/single trailer, "18 Wheeler"
10	>5A 2U	> 5 axle tractor/single trailer, tanker truck, logging truck
11	<6A >2U	<6 axle multi trailer truck
12	6A >2U	6 axle multi trailer truck
13	>6A >2U	>6 axle multi trailer truck

TRUCK: FHWA Vehicle Class 4-13

MED: Single Unit truck (FHWA Vehicle Class 4-7)
HEAVY: Tractor-trailer truck (FHWA Vehicle Class 8-13)



2020 FUNCTIONAL CLASS AVERAGES

	1																
TOTAL			CA	NRS				DA	AILY							TRU	CKS
CARS		Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13			
	RURAL	MC	Car	Pickup	Bus	2A SU	3A SU	>3A SU	<5A 2U	5A 2U	>5A 2U	<6A >2U	6A >2U	>6A >2U	TOTAL	MED	HEAVY
87.19	FC1 AVG	1.38%	69.43%	17.76%	1.01%	3.77%	1.40%	0.20%	1.15%	2.78%	0.98%	0.06%	0.02%	0.04%	11.43%	6.39%	5.04%
90.78	FC2 AVG	1.27%	71.74%	19.04%	1.06%	3.58%	1.14%	0.38%	0.84%	0.92%	0.01%	0.01%	0.00%	0.01%	7.95%	6.16%	1.79%
89.15	FC3 AVG	1.61%	69.86%	19.29%	0.81%	3.39%	0.97%	0.18%	1.06%	2.29%	0.50%	0.01%	0.00%	0.02%	9.24%	5.35%	3.89%
90.12	FC4 AVG	2.15%	69.33%	20.79%	0.72%	3.75%	0.95%	0.14%	0.87%	0.96%	0.33%	0.00%	0.00%	0.01%	7.73%	5.56%	2.17%
91.34	FC5 AVG	2.05%	69.19%	22.15%	0.56%	3.77%	0.92%	0.13%	0.63%	0.39%	0.21%	0.00%	0.00%	0.01%	6.61%	5.38%	1.23%
92.02	FC6 AVG	1.53%	70.05%	21.97%	0.46%	4.11%	1.02%	0.09%	0.50%	0.11%	0.15%	0.00%	0.00%	0.00%	6.45%	5.69%	0.76%
92.42	FC7 AVG	1.42%	69.89%	22.53%	0.46%	4.01%	0.79%	0.07%	0.52%	0.20%	0.08%	0.00%	0.03%	0.00%	6.16%	5.33%	0.83%
l i																	
1 1		Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13			
	URBAN	MC	Car	Pickup	Bus	2A SU	3A SU	>3A SU	<5A 2U	5A 2U	>5A 2U	<6A >2U	6A >2U	>6A >2U	TOTAL	MED	HEAVY
90.38	FC1 AVG	0.93%	73.83%	16.55%	1.02%	3.67%	1.00%	0.18%	0.87%	1.62%	0.21%	0.05%	0.02%	0.05%	8.69%	5.87%	2.82%
92.57	FC2 AVG	1.14%	76.12%	16.45%	0.67%	3.37%	0.59%	0.12%	0.64%	0.75%	0.14%	0.01%	0.00%	0.01%	6.29%	4.75%	1.54%
91.32	FC3 AVG	1.47%	74.29%	17.03%	0.81%	3.62%	0.79%	0.11%	0.66%	0.96%	0.26%	0.00%	0.00%	0.01%	7.21%	5.32%	1.89%
92.85	FC4 AVG	1.39%	74.65%	18.20%	0.56%	3.72%	0.63%	0.09%	0.41%	0.27%	0.08%	0.00%	0.00%	0.00%	5.76%	4.99%	0.77%
93.66	FC5 AVG	1.43%	74.64%	19.02%	0.36%	3.54%	0.46%	0.05%	0.33%	0.12%	0.03%	0.00%	0.00%	0.00%	4.90%	4.42%	0.49%
93.42	FC6 AVG	1.21%	75.08%	18.34%	0.58%	3.59%	0.59%	0.16%	0.32%	0.06%	0.01%	0.00%	0.06%	0.00%	5.37%	4.92%	0.45%
91.27	FC7 AVG	1.74%	73.58%	17.69%	1.10%	4.71%	0.56%	0.04%	0.30%	0.25%	0.04%	0.00%	0.00%	0.00%	7.00%	6.41%	0.59%
														-			
								PEAK	HOUR								
		Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13	•	TRUCKS	
	RURAL	MC	Car	Pickup	Bus	2A SU	3A SU	>3A SU	<5A 2U	5A 2U	>5A 2U	<6A >2U	6A >2U	>6A >2U	TOTAL	MED	HEAVY
	FC1 AVG	1.00%	72.40%	17.54%	0.68%	3.09%	1.05%	0.18%	0.81%	2.41%	0.79%	0.01%	0.00%	0.03%	9.05%	5.01%	4.04%
	FC2 AVG	0.94%	74.21%	19.21%	0.60%	2.92%	0.91%	0.14%	0.46%	0.60%	0.00%	0.00%	0.00%	0.00%	5.63%	4.57%	1.06%
	FC3 AVG	1.41%	71.04%	19.62%	0.68%	3.23%	0.87%	0.14%	0.95%	1.74%	0.29%	0.00%	0.00%	0.02%	7.93%	4.92%	3.01%
	FC4 AVG	1.86%	69.84%	21.35%	0.64%	3.65%	0.85%	0.12%	0.73%	0.73%	0.21%	0.00%	0.00%	0.01%	6.94%	5.26%	1.68%
	FC5 AVG	1.78%	69.39%	22.32%	0.70%	3.77%	0.91%	0.11%	0.54%	0.32%	0.15%	0.00%	0.00%	0.00%	6.51%	5.49%	1.02%
	FC6 AVG	1.53%	70.07%	22.00%	0.41%	4.23%	0.94%	0.08%	0.50%	0.10%	0.14%	0.00%	0.00%	0.00%	6.40%	5.66%	0.74%
	FC7 AVG	1.47%	70.64%	22.11%	0.42%	3.91%	0.70%	0.10%	0.38%	0.17%	0.06%	0.00%	0.03%	0.00%	5.77%	5.13%	0.64%
ı																	
		Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13		TRUCKS	
	URBAN	MC	Car	Pickup	Bus	2A SU	3A SU	>3A SU	<5A 2U	5A 2U	>5A 2U	<6A >2U	6A >2U	>6A >2U	TOTAL	MED	HEAVY
	FC1 AVG	0.74%	77.23%	15.99%	0.59%	2.92%	0.62%	0.10%	0.55%	1.03%	0.11%	0.02%	0.01%	0.08%	6.03%	4.23%	1.81%
	FC2 AVG	1.07%	78.05%	15.94%	0.39%	3.07%	0.32%	0.06%	0.57%	0.42%	0.09%	0.01%	0.00%	0.01%	4.94%	3.84%	1.10%
	FC3 AVG	1.47%	75.92%	16.58%	0.62%	3.30%	0.65%	0.10%	0.59%	0.61%	0.13%	0.00%	0.00%	0.02%	6.03%	4.67%	1.35%
	FC4 AVG	1.37%	75.75%	17.74%	0.52%	3.38%	0.58%	0.06%	0.34%	0.20%	0.06%	0.00%	0.00%	0.00%	5.13%	4.53%	0.60%
	FC5 AVG	1.50%	75.62%	18.22%	0.38%	3.37%	0.43%	0.04%	0.31%	0.10%	0.02%	0.00%	0.00%	0.01%	4.65%	4.22%	0.43%
	FC6 AVG	1.19%	75.91%	18.09%	0.49%	3.17%	0.53%	0.20%	0.33%	0.02%	0.00%	0.00%	0.06%	0.00%	4.81%	4.40%	0.41%
	FC7 AVG	2.00%	75.33%	16.94%	0.79%	4.30%	0.35%	0.03%	0.16%	0.08%	0.02%	0.00%	0.00%	0.00%	5.73%	5.47%	0.26%

Home (/) > Programs (/programs/) > Environmental Review (/programs/environmental-review/) > DNL Calculator

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

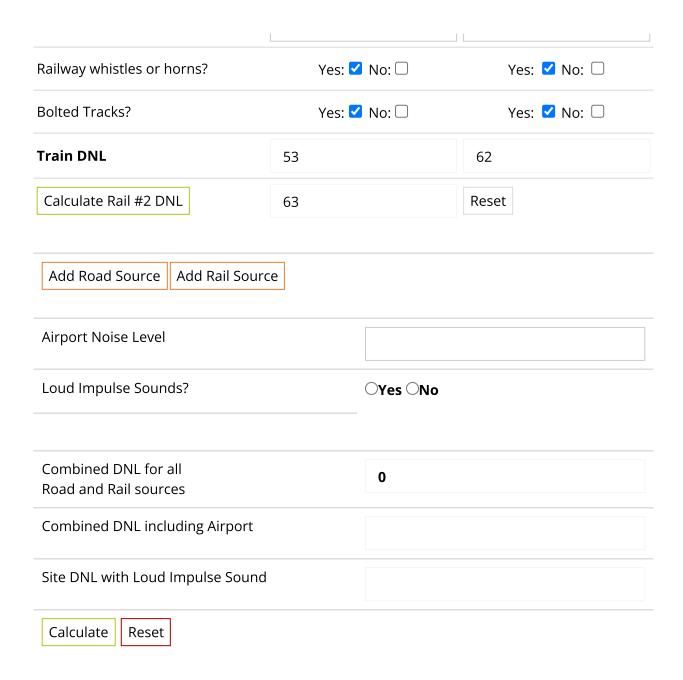
Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2: DNL Calculator assumes roadway data is always entered.

DNL Calculator

User's Name	david p brassard	
Record Date	08/10/2022	
Site ID	Mary Shepard Place	

Train Type	Electric 🗹	Diesel 🗸				
Effective Distance	500	500				
Average Train Speed	30	30				
Engines per Train	1	2				
Railway cars per Train	8	50				
Average Train Operations (ATO)	18	18				
Night Fraction of ATO	0	0				
Railway whistles or horns?	Yes: ☑ No: ☐	Yes: ☑ No: □				
Bolted Tracks?	Yes: ☑ No: □	Yes: ☑ No: □				
Train DNL	53	62				
Calculate Rail #1 DNL	63	Reset				
-						
Railroad #2 Track Identifier:	500724B Crossing					
Rail # 2						
Train Type	Electric 🗹	Diesel 🗹				
Effective Distance	500	500				
Average Train Speed	30	30				
Engines per Train	1	2				
Railway cars per Train	8	50				
Average Train Operations (ATO)	18	18				
Night Fraction of ATO	0	0				



Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

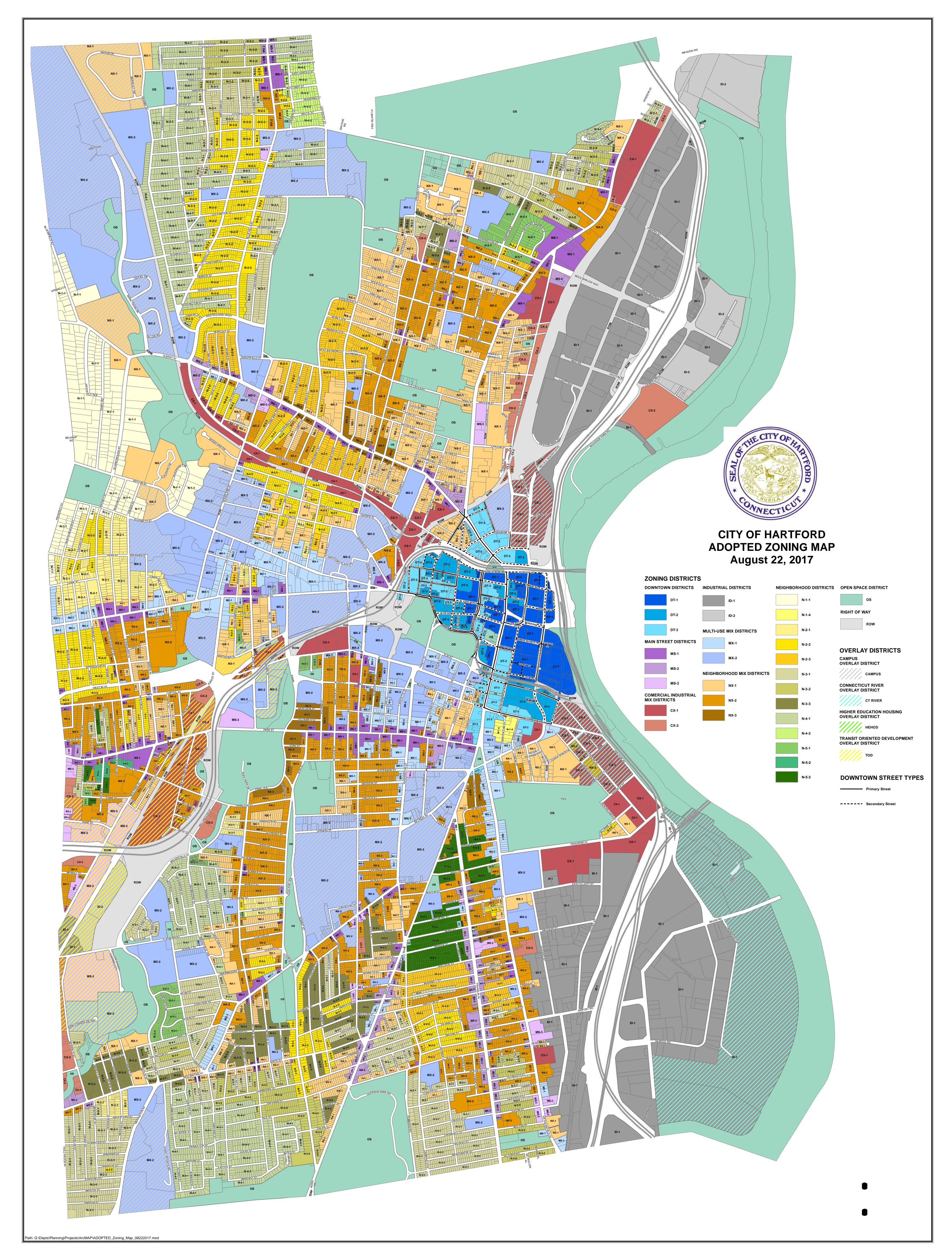
• **No Action Alternative**: Cancel the project at this location

- Other Reasonable Alternatives: Choose an alternate site
- Mitigation
 - Contact your Field or Regional Environmental Officer (/programs/environmentalreview/hud-environmental-staff-contacts/)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (/resource/313/hud-noise-guidebook/)
 - Construct noise barrier. See the Barrier Performance Module (/programs/environmental-review/bpm-calculator/)

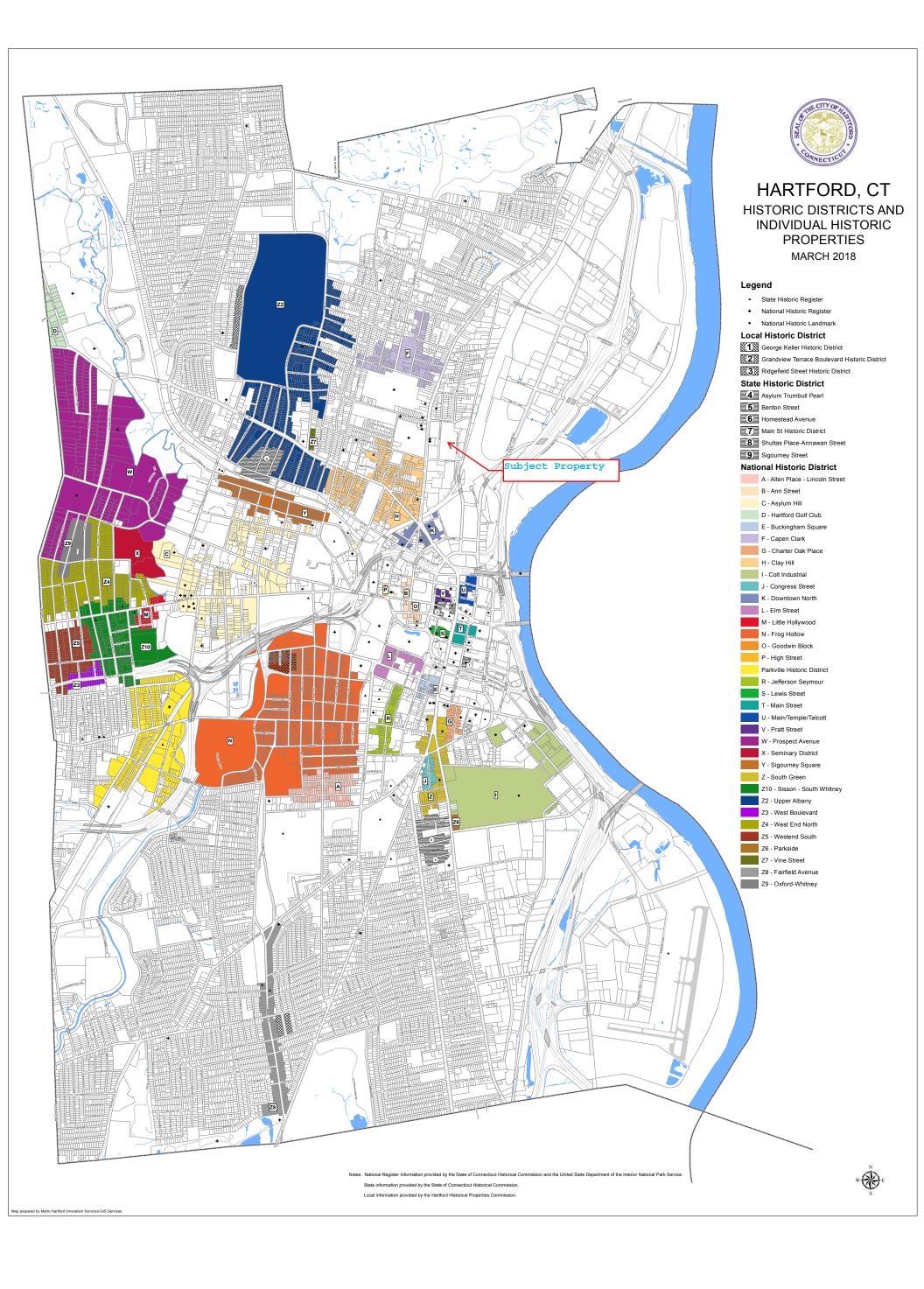
Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)



Attachment C Historic Properties and Districts Map



Attachment D SHPO Project Notification Letter



Department of Economic and Community Development



August 23, 2016

David P. Brassard ATC Group Services LLC 290 Roberts Street East Hartford, CT 06108

Subject:

15 Pavilion Street

Hartford, CT

Dear Mr. Brassard:

The State Historic Preservation Office has reviewed the information submitted for the above-named property pursuant to the provisions of Section 106 of the National Historic Preservation Act of 1966 and the Connecticut Environmental Policy Act.

It is our opinion that the property located at 15 Pavilion Street does not appear to be eligible for listing on the National Register of Historic Places. Based on the information provided to this office, no historic properties will be affected.

The State Historic Preservation Office appreciates the opportunity to review and comment upon this project. These comments are provided in accordance with the Connecticut Environmental Policy Act and Section 106 of the National Historic Preservation Act. For further information please contact Todd Levine, Environmental Reviewer, at (860) 256-2759 or todd.levine@ct.gov.

Sincerely,

Catherine Labadia

Deputy State Historic Preservation Officer



Department of Economic and Community Development



SHPO OFFICE USE ONLY)	·
State Historic Preservation Office Certification	
This property is listed in the National Register of Historic Places	*
This property is listed in the State Register of Historic Places	
The property appears to be eligible for listing in the National Register	
The property appears to be eligible for listing in the State Register	
The property does not appear to be eligible for the State or National Regis	ster. X
SHPO Review is complete. No additional information is required OR	<u> </u>
Please submit a Project Notification Form with detailed work plan	
Signature of SHPO Staff	9/21/16 Date

Please return this form to:

DECD--State Historic Preservation Office Environmental Review One Constitution Plaza 2nd floor Hartford, CT 06103

SHPO will review the information provided to determine if it needs additional information regarding the property or the project. This form will be returned to you either with a request for additional information or for immediate submission with your application.

450 Columbus Boulevard, Suite 5 | Hartford, CT 06103 | 860.500.2300 | ct.gov/historic-preservation

PROJECT REVIEW COVER FORM

This is: □ a new sub	mittal 🗆 supplemental information 🗆	other Date Submitted:
PROJECT INFORMAT	TON	
Project Name:		
Project Proponent:		
-,	The individual or group sponsoring, organizing, o	or proposing the project.
Project Street Address	s:	oute Number. If no street address exists give closest intersection.
	Include street number, street name, and or Ro	oute Number. If no street address exists give closest intersection.
City or Town:	e use the municipality name and not the village o	County:
Pleas	e use the municipality name and not the village o	न hamlet.
PROJECT DESCRIPTI	ON (REQUIRED)	
		describe the project in detail. As applicable, provide vation plans, demolitions, and/or new construction.
List all state and federa	al agencies involved in the project and in	dicate the funding, permit, license or approval program
pertaining to the propo		
		Program Name
pertaining to the propo	sed project:	Program Name
pertaining to the propo Agency Type	sed project:	Program Name
Agency Type ☐ State ☐ Federal	sed project:	Program Name
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PROJECT REVIEW COVER FORM

CULTURAL RESOURCES IDENTIFICATION

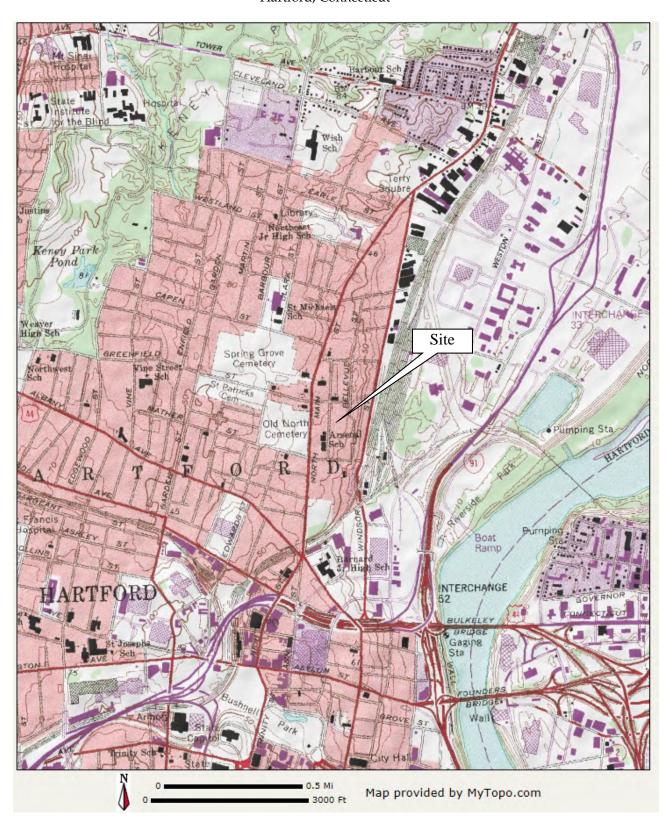
Background research for previously identified historic properties within a project area may be undertaken at the SHPO's office. To schedule an appointment, please contact Catherine Labadia, 860-500-2329 or Catherine.labadia@ct.gov. Some applicants may find it advantageous to hire a qualified historic preservation professional to complete the identification and evaluation of historic properties.

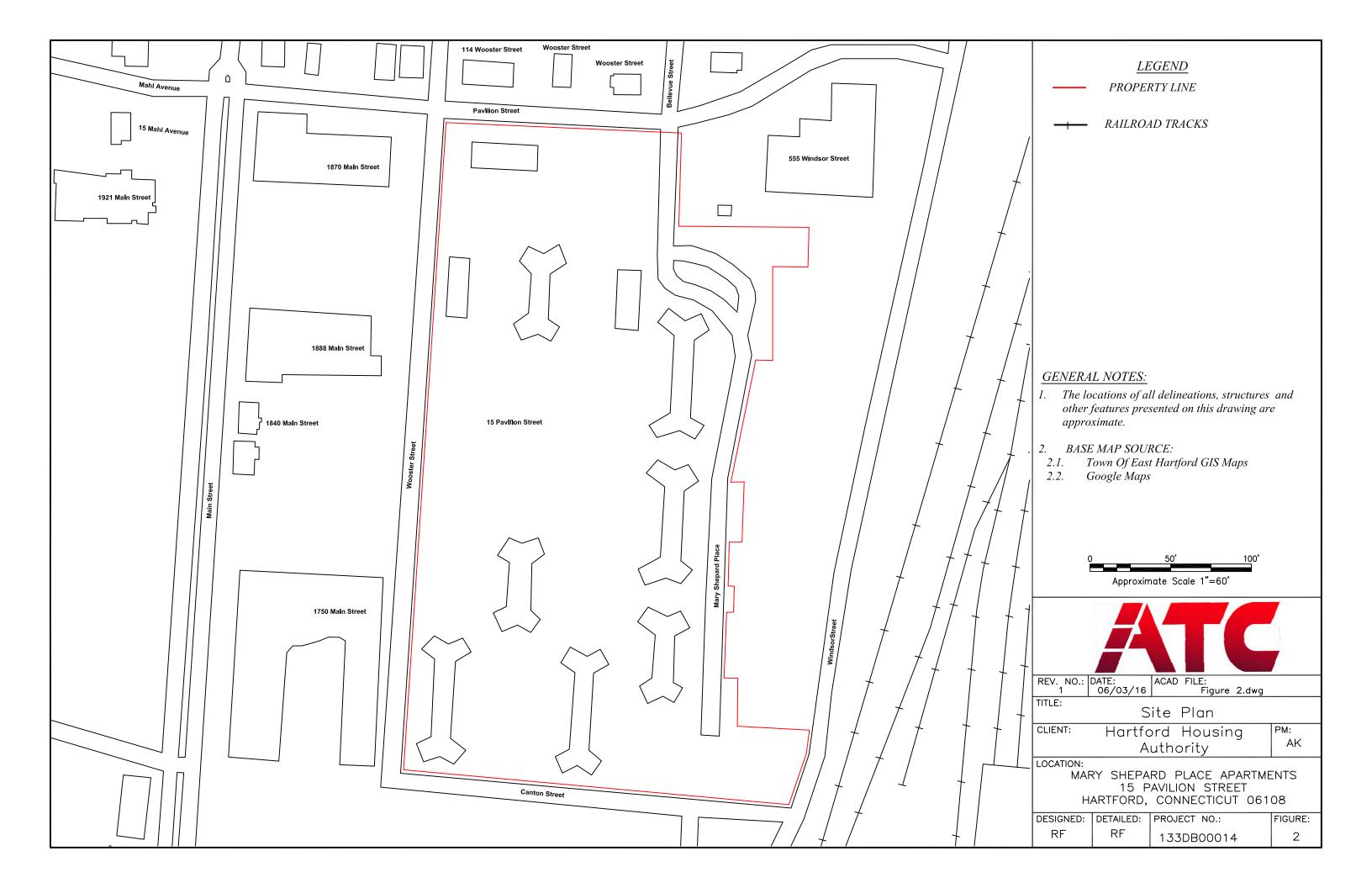
Are then	e any hist	oric properties listed on	the State or National Regi	ister of Historic Places within the project area? (Select one)
□ Yes	□ No	☐ Do Not Know	If yes, please identify	y:
poten chara	nere any b tial effects cter or use Yes (att No (pro	s means the geographic of historic properties. ach clearly labeled photoceed to next section)	area or areas within whic If you're not sure, check ' tographs of each resource	Potential Effects (houses, bridges, barns, walls, etc.)? The area of ch an undertaking may directly or indirectly cause alterations in the "I don't know." and applicable property cards from the municipality assessor)
Date I	the existin f the proje If window	ect involves rehabilitation	bjects were constructed: _on, demolition, or alteration	ons to existing buildings older than 50 years, provide a work plan ve photographs of existing windows). Attached
	☐ Yes (pr		description of current and	d prior land use and disturbances. Attach an excerpt of the soil free at: https://websoilsurvey.nrcs.usda.gov
] No KLIST (D	oid you attach the follo	owing information?)	
□ Co □ Ma	ompleted ap clearly otograph	Required for all Pro	ojects roject area	Required for Projects with architectural resources Work plans for rehabilitation or renovation Assessor's Property Card Required for Projects with ground disturbing activities Soil survey map
□ Su	pporting	documents needed to	Suggested Attacl explain project	hments, as needed Supporting documents identifying historic properties onn.edu or https://www.historicaerials.com/)
Name:	CT CON			Firm/Agency:
	s:			
City: _			State:	^
Phone:			Email:	· •

Federal and state laws exist to ensure that agencies, or their designated applicants, consider the impacts of their projects on historic resources. At a minimum, submission of this completed form with its attachments constitutes a request for review by the Connecticut SHPO. The responsibility for preparing documentation, including the identification of historic properties and the assessment of potential effects resulting from the project, rests with the federal or state agency, or its designated applicant. The role of SHPO is to review, comment, and consult. SHPO's ability to complete a timely project review largely depends on the quality of the materials submitted. Please mail the completed form with all attachments to the attention of: Environmental Review, State Historic Preservation Office, 450 Columbus Boulevard, Suite 5, Hartford, CT. Electronic submissions are not accepted at this time.

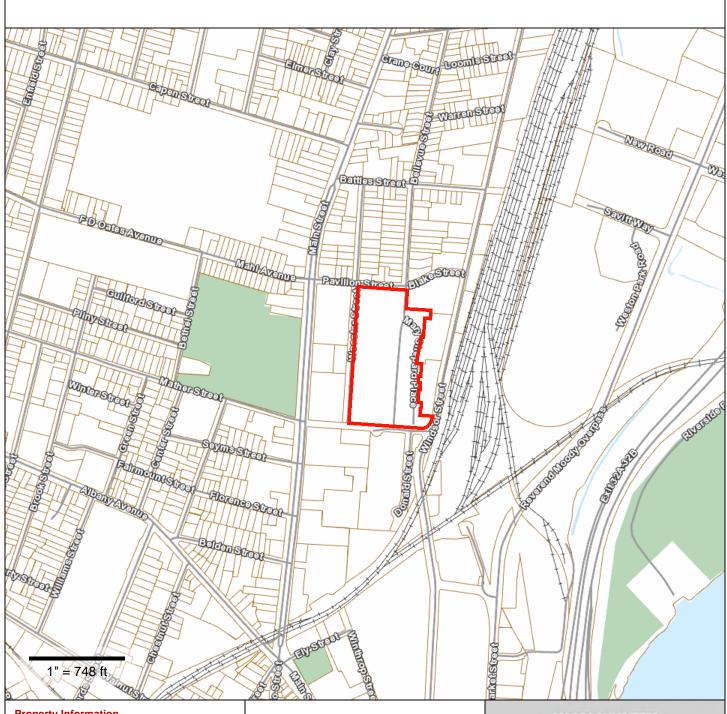
FIGURE 1 SITE VICINITY MAP

Mary Shepard Place Apartments 15 Pavilion Street Hartford, Connecticut





CRCOG March 10, 2016



Property Information

Property ID 09003064-265247001 Location 88 WOOSTER ST Owner **Current Owner**



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

CRCOG and AppGeo make no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this

Parcels updated October 1, 2013

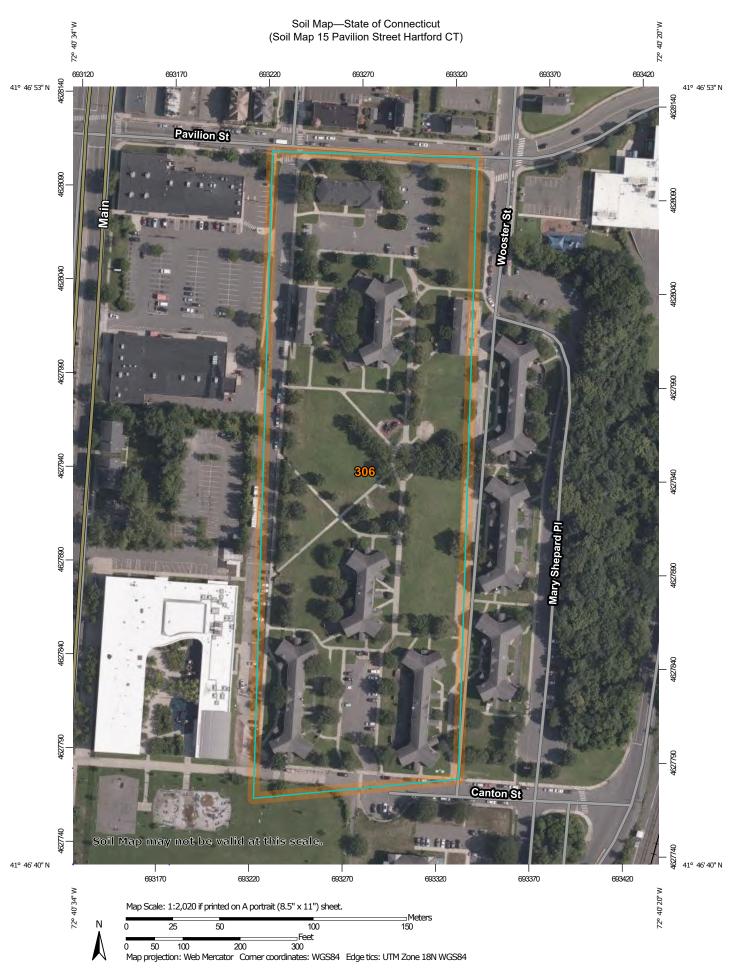


City of Hartford GIS Map



PHASE I ENVIRONMENTAL SITE ASSESSMENT Mary Shepard Place Apartments 101-916 Mary Shepard Place Hartford, Connecticut

SOIL MAP



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons



Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swampMine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

→ Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12.000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut Survey Area Data: Version 21, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50.000 or larger.

Date(s) aerial images were photographed: Jul 15, 2019—Aug 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI						
306	Udorthents-Urban land complex	9.2	100.0%						
Totals for Area of Interest		9.2	100.0%						

PHASE I ENVIRONMENTAL SITE ASSESSMENT Mary Shepard Place Apartments 101-916 Mary Shepard Place Hartford, Connecticut

PHOTOGRAPHS

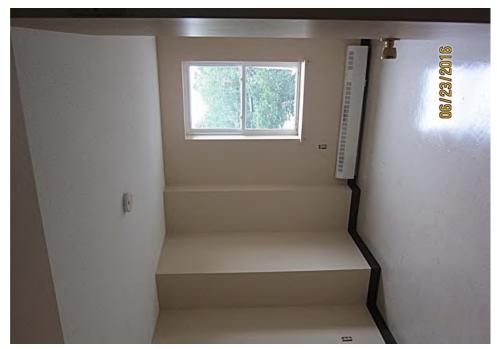
















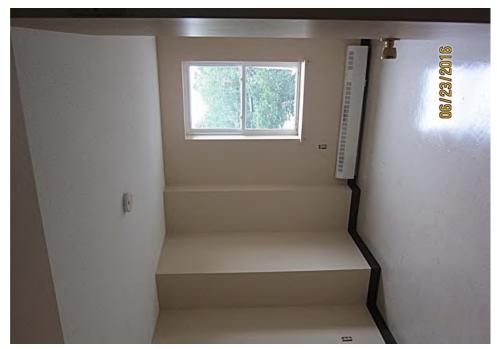














































































































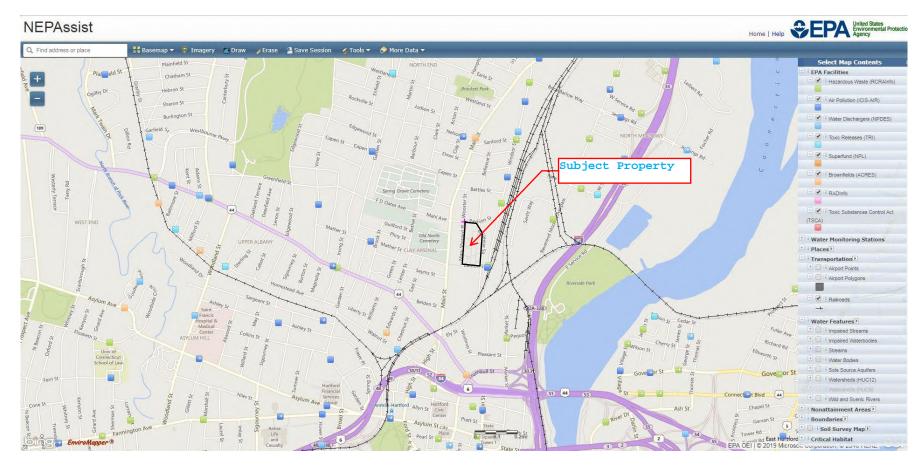






Attachment E NEPAssit Mapping





Attachment F FWS Connecticut Listed Species Information

FEDERALLY LISTED ENDANGERED AND THREATENED SPECIES IN CONNECTICUT

COUNTY	SPECIES	FEDERAL STATUS	GENERAL LOCATION/HABITAT	TOWNS
Fairfield	Piping Plover	Threatened	Coastal Beaches	Westport, Bridgeport and Stratford
	Roseate Tern	Endangered	Coastal beaches, Islands and the Atlantic Ocean	Westport and Stratford
	Bog Turtle	Threatened	Wetlands	Ridgefield and Danbury.
	Red knot ¹	Threatened	Coastal Beaches and Rocky Shores, sand and mud flats	Coastal towns
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Hartford	Dwarf wedgemussel	Endangered	Farmington and Podunk Rivers, Muddy Brook, Philo Brook, Stony Brook	South Windsor, East Granby, Suffield Simsbury, Avon and Bloomfield.
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Litchfield	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Sharon.
	Bog Turtle	Threatened	Wetlands	Sharon and Salisbury.
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Middlesex	Roseate Tern	Endangered	Coastal beaches, islands and the Atlantic Ocean	Westbrook and New London.
	Piping Plover	Threatened	Coastal Beaches	Clinton, Westbrook, Old Saybrook.
	Puritan Tiger Beetle	Threatened	Sandy beaches along the Connecticut River	Cromwell, Portland
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
New Haven	Bog Turtle	Threatened	Wetlands	Southbury
	Piping Plover	Threatened	Coastal Beaches	Milford, Madison and West Haven
	Roseate Tern	Endangered	Coastal beaches, Islands and the Atlantic Ocean	Branford, Guilford and Madison
	Indiana Bat	Endangered	Mines, Caves	
	Red knot ¹	Threatened	Coastal Beaches and Rocky Shores, sand and mud flats	Coastal towns
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide

COUNTY	SPECIES	FEDERAL STATUS	GENERAL LOCATION/HABITAT	TOWNS
New London	Piping Plover	Threatened	Coastal Beaches	Old Lyme, Waterford, Groton and Stonington.
	Roseate Tern	Endangered	Coastal beaches, Islands and the Atlantic Ocean	East Lyme and Waterford.
	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Waterford
	Red knot ¹	Threatened	Coastal Beaches and Rocky Shores, sand and mud flats	Coastal towns
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Tolland	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Windham	Sandplain Gerardia	Endangered	Dry, sandy-loam, nutrient-poor soils of sandplain grasslands	Plainfield
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide

¹Migratory only, scattered along the coast in small numbers

- Eastern cougar, gray wolf, Indiana bat, Seabeach amaranth and American burying beetle are considered extirpated in Connecticut.
- There is no federally-designated Critical Habitat in Connecticut.

Attachment G Sole Source Aquifer Program



Sole Source Aquifer Program

The Safe Drinking Water Act gives EPA the authority to designate aquifers which are the sole or principal drinking water source for an area, and which, if contaminated, would create a significant hazard to public health. After a Sole Source Aquifer is designated, no commitment for federal financial assistance may be provided for any project which the EPA determines may contaminate the aquifer through its recharge area so as to create a significant hazard to public health. An additional benefit of designating an area as a Sole Source Aquifer is the increased public awareness of the nature and value of local ground water resources. Local residents and businesses may be more willing to protect an aquifer through local action if they learn their drinking water originates from a vulnerable underground supply.

The EPA defines a Sole Source Aquifer as one which supplies at least 50% of the drinking water consumed in the area overlying the aquifer. EPA guidelines also require that these areas have no alternative drinking water sources(s) which could physically, legally, and economically supply water to all who depend on the aquifer for drinking water.

As of August 2008, a total of 16 Sole Source Aquifers (one aquifer crosses two states) have been designated by the EPA Region 1, New England Office. There are no potential designations pending at this time:

Massachusetts:

- Broad Brook Basin of the Barnes Aquifer
- Canoe River
- <u>Cape Cod</u>
- Head of the Neponset
- Martha's Vineyard
- Nantucket
- Plymouth/Carver

Connecticut:

- Pawcatuck River
- Pootatuck

Rhode Island:

- Block Island
- Conanicut Island
- Hunt-Annaquatucket-Pettaquamscutt
- Pawcatuck River

Maine:

- Isleboro Island Aquifer System
- Monhegan Island
- North Haven Island
- Vinalhaven Island

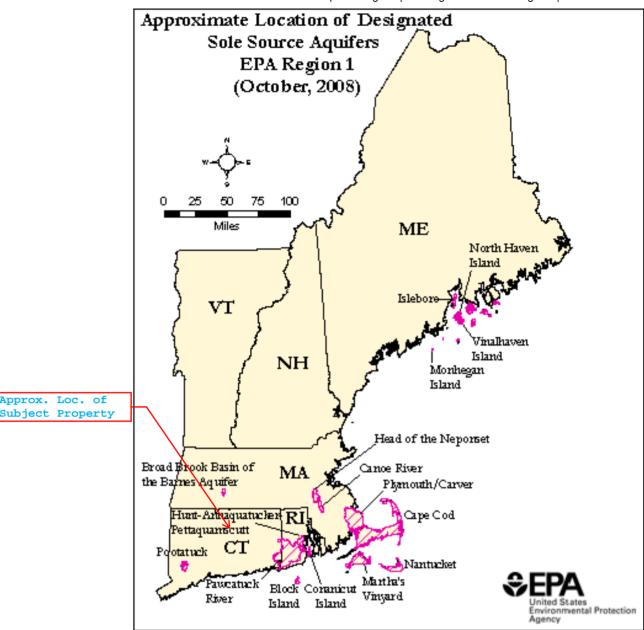
Vermont:

• None designated

New Hampshire:

• None designated

View individual aquifers by clicking the aquifer name.



Any individual, corporation, company, association, partnership, state, municipality or federal agency may apply to have a Sole Source Aquifer designated. In 1987, EPA published the Sole Source Aquifer Designation Petitioner Guidance to assist those interested in preparing and submitting petitions to EPA regional offices. View the petitioners guidance online and learn about national efforts to protect Sole Source Aquifers.

Once designated, proposed federal financially-assisted projects which have the potential to contaminate the aquifer are subject to EPA review. Proposed projects that are funded entirely by state, local, or private concerns are not subject to EPA review through the program. Examples of federally funded projects which have been reviewed by EPA in New England include:

- highway improvements and new road construction
- airport improvements

- transportation stations and maintenance facilities
- new construction of rail lines
- large wastewater treatment facilities
- projects funded through Community Development Block Grants
- large residential developments funded through the Rural Utilities Service
- water system improvements

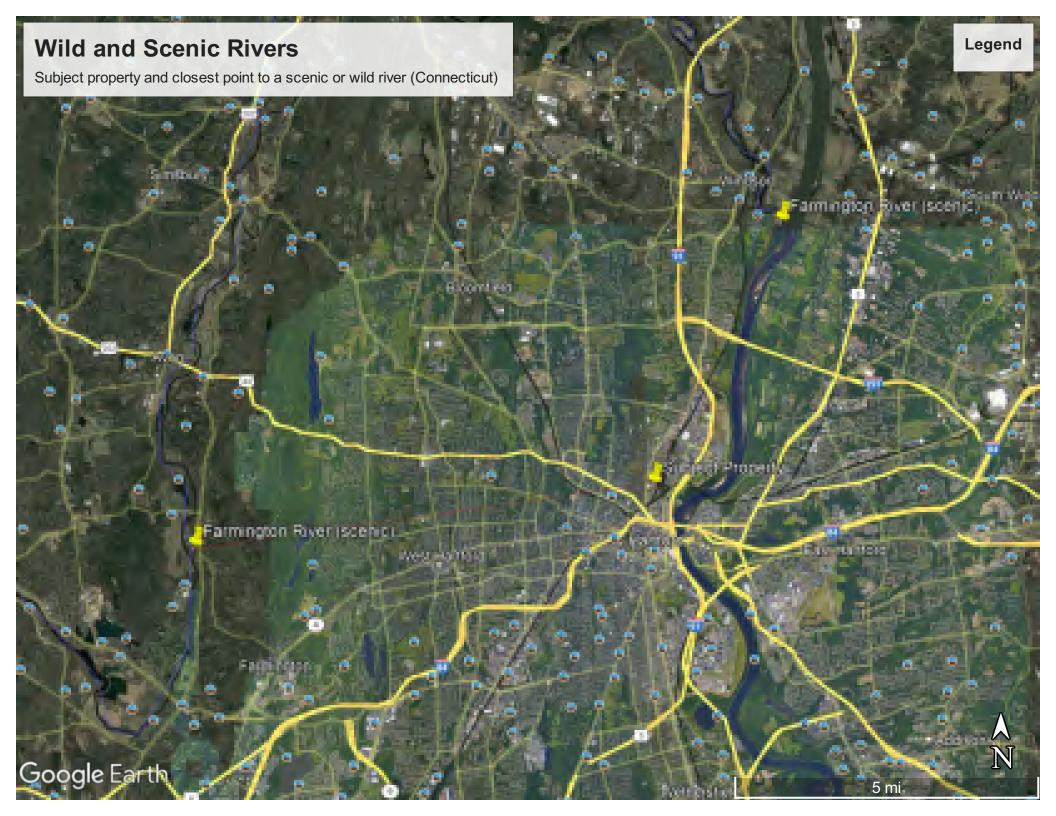
EPA has developed Memorandum of Understandings with other federal agencies which specify review responsibilities under the Sole Source Aquifer program. Many projects referred to EPA for review meet all federal, state and local ground water protection standards and are approved without any modification. If projects are determined to pose a significant risk of contamination, EPA may make specific recommendations or require modifications as a condition of federal funding. Federal funding can be denied if a project will pose a significant threat of contamination to a Sole Source Aquifer and an applicant is unwilling to make necessary project modifications to reduce its risk of contamination.

Other Information Sources

- Program Factsheet
- Petitioners Guidance
- <u>Map of Sole Source Aquifer Locations in New England with Links to Individual Maps and Their Federal Register Notices</u>
- Sole Source Aquifers for Drinking Water
- Contact EPA Region 1, NE Office for Further Information
- Source Water Protection Best Management Practices

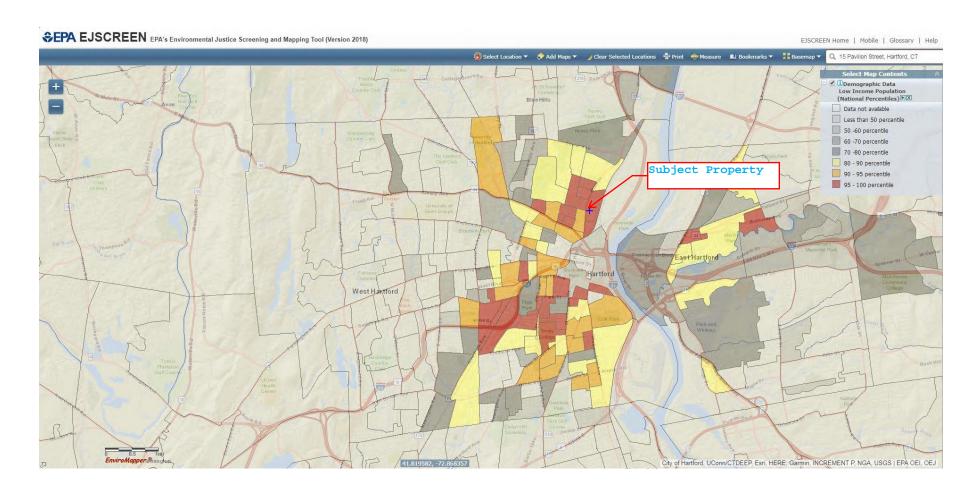
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Attachment H Wild and Scenic Rivers

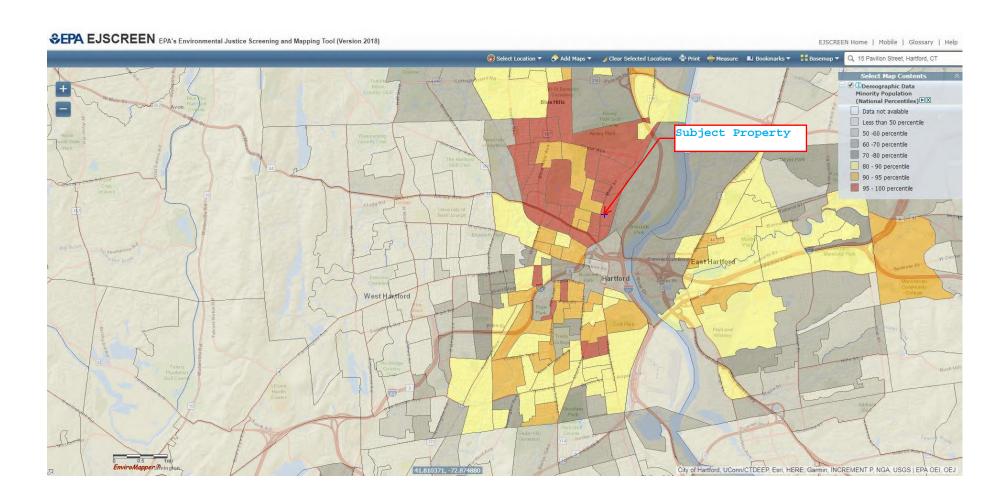


Attachment I Environmental Justice









ATTACHMENT J PRIOR REPORTS

Phase I Environmental Site Assessment

Mary Shepard Place

15 Pavilion Street Hartford, Connecticut

Amenta Emma Architects

Hartford, Connecticut

March 2022



146 Hartford Road Manchester, Connecticut 06040



March 1, 2022

Mr. Myles R. Brown Principal Amenta Emma Architects 242 Trumbull Street Hartford, CT 06103

RE: Phase I Environmental Site Assessment

Mary Shepard Place

15 Pavilion Street, Hartford, Connecticut

Dear Mr.Brown:

We are pleased to submit the enclosed report of the Phase I Environmental Site Assessment (Phase I ESA) for the above-referenced Site. The assessment was conducted in conformance with the Standard Practice E 1527-13 for Environmental Site Assessments (published by ASTM International) and Connecticut's Site Characterization Guidance Document, dated December 2010.

Note that ASTM 1527-13 requires that certain elements of a Phase I ESA be updated if the report is to be relied upon more than 180 days following its completion. If updated, the report will remain viable for up to one year. Assuming the completion date is the date of the site inspection, which was conducted on February 15, 2022 we recommend you contact us to discuss your options to update or develop a new report after August 14, 2022.

We have identified three recognized environmental conditions (RECs) associated with the Site, as discussed in the conclusions of our report (Section 8).

In accordance with the requirements of the ASTM 1527-13 Standard, we declare that to the best of our professional knowledge and belief, we meet the definition of an environmental professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

146 Hartford Road Manchester, CT 06040 t 860.646.2469 800.286.2469 f 860.533.5143

www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont



Mr. Brown March 1, 2022 Page 2

Thank you for the opportunity to conduct this work. Please contact us if we can be of further assistance.

Sincerely,

Stefanie Wierszchaiek

Senior Hydrogeologist

Brent J. Henebry, LEP

Associate

Enclosure



Table of Contents Mary Shepard Place Apartments Hartford, Connecticut

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	1.2 Scope of Services	1										
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9	Refere	ences.			23			
10	Limitations of Work Product							
List of	Figures	i		End of Text				
Figure 1	1	Site Loc	cation Map					
Figure 2	<u> </u>	Site Pla	n					
List of Appendices				End of Text				
Append	lix A	Scope c	of Work and Restrictions					
Append	lix B	Town F	File Information					
Append	lix C	Previou	s Environmental Investigations					
Append	lix D	Enviror	nmental Database Search (Environmental Data Resource	s, Inc. (EDR))				
Append	lix E	State Fi	le Information					
Append	lix F	Comple	eted Questionnaires					
Append	lix G	Site Pho	otographs					
Append	lix H	Qualific	cations of Environmental Professionals and Staff					



1 Introduction

Fuss & O'Neill, Inc. has been retained by Amenta Emma Architects to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 15 Pavilion Street in Hartford, Connecticut (the "Site"). We understand that Amenta Emma Architects requested this Phase I ESA in anticipation of Site redevelopment.

In portions of this report, we refer to the Connecticut Department of Energy and Environmental Protection (DEEP). The Connecticut Department of Environmental Protection (CTDEP) was renamed the Department of Energy and Environmental Protection (DEEP) in July 2011. For convenience and consistency, we refer to the agency as the DEEP throughout this report, including the timeframe prior to July 2011, except when citing references.

1.1 Objective

The objective of this Phase I ESA was to identify recognized environmental conditions (RECs) present at the Site. As defined by Standard Practice for Environmental Site Assessments E 1527-13 developed by the American Society for Testing and Materials (ASTM, 2013), REC means:

...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

1.2 Scope of Services

Our Phase I ESA was performed in conformance with Standard Practice E 1527-13 for Environmental Site Assessments by ASTM International (ASTM, 2013).

Unless otherwise stated in this report, assessments for other business environmental risks such as asbestos-containing materials, PCB-containing building materials, lead-based paint or plumbing materials, radon gas, per- and polyfluoroalkyl substances (PFAS), and mold were not conducted as part of this Phase I ESA. Furthermore, we did not investigate the potential for the Site to contain wetlands, endangered species, ecological resources or historic/cultural resources. Environmental compliance or permitting issues were not considered during this investigation.

It is our understanding that this work is not being conducted under a United States Environmental Protection Agency (USEPA) Brownfield Assessment and Characterization Program grant awarded under CERCLA 9604(k)(2)(b); therefore, our investigation did not include an assessment of controlled substances. Refer to *Appendix A* for the scope of work and restrictions of this ESA and to *Section 10* of this report for limitations on this work product.



2 Site Overview

2.1 Site Information

2.1.1 Property Location, Size of Parcel, and Site Plan

The Site, Mary Shepard Place Apartments, is located south of Pavilion Street, north of Canton Street, east of Wooster Street, and west of Windsor Street and Mary Shepard Place. The Site is located in a NX-1 zone, a neighborhood mix residential zone, of Hartford, Connecticut (Hartford County). A map consisting of portions of several United States Geological Survey (USGS) topographic maps showing the Site location is provided as *Figure 1* (USGS, 2018).

According to City records, the Site is a 12-acre rectangular shaped parcel that has been owned and occupied by the City of Hartford's Housing Authority since approximately 1922. Structures located on the Site include nine, 3-story apartment buildings consisting of a total of 127 residential living units (with address listings 101-916 Mary Shepard Place), and one single story "community center" building multipurposed for office space, community space and facility maintenance (with address listing of 15 Pavilion Street). City of Hartford tax assessor records currently identify the Site address as 88 Wooster Street and historically identified the complex as "Bellevue Square" or 49 Canton Street. A Site plan is provided as *Figure 2*.

Copies of the property description card(s) and assessor's mapping available at the City of Hartford Tax Assessor's office are attached in *Appendix B*. A description of the Site developed during the Site reconnaissance is presented in *Section 6*.

2.1.2 Utilities

Water and Sewer

The site has been served by municipal water and sewer utilities, provided by the Metropolitan District Commission (MDC) of Hartford, since approximately1915.

Heat

Each of the Site buildings are currently heated by natural gas fired boilers and hot water heaters, with natural gas provided by Connecticut Natural Gas (CNG). While a connection date to natural gas could not be identified, it is presumed the Site was connected to natural gas in approximately 1990.

The Site was historically heated by an oil-fired heating plant located in the southwestern portion of the property from approximately 1950 to 1990. Historic site plans dating back to approximately 1940 also indicate a temporary heating plant was located in the southernmost portion of the property.



Other Utilities

Electric utilities (provided by Eversource), cable, and telephone services enter the Site via underground conduits.

2.1.3 Adjoining Land Use

Based on observations made during the site inspection and available mapping, properties adjoining the Site include the following:

Address	Description	Direction from Site					
1888 Main Street	Shopping mall (Family Dollar, Sutton Dental and Braces, Laundromat, Save a lot, Home Décor, Main Wah Kitchen, T Mobile)	- West					
1840 Main Street	Parking lot						
1754 Main Street	S.A.N.D. Elementary School/ Hartford Public Library)						
59 Canton Street	59 Canton Street Park						
1620 Main Street	620 Main Street Apartments						
485 Windsor Street	Vacant						
515 Windsor Street	Vacant	East					
555 Windsor Street	Community Renewal Team (Social services office)						
151 Bellevue Street	Multi family home						
20 Pavilion Street	Multi family home	North					
114 Wooster Street	Church						

2.2 Environmental Setting

2.2.1 Physical Setting

Topography and Geology

The topography of the Site is relatively flat (USGS, 2018). The regional topography slopes down gradually to the east towards the Connecticut River.

Surficial material at the Site is mapped as fines (Stone et al. 1992). Bedrock beneath the site is mapped as Portland Arkose, which is a reddish-brown Arkose. During a previous 2016 subsurface investigation on Site conducted by ATC Associates, bedrock was not encountered during drilling activities to depths up to 26 feet below grade.



Hydrology and Hydrogeology

Groundwater

The quality of groundwater beneath the Site is classified by the Connecticut Department of Energy and Environmental Protection as GB (DEEP, 2022). Such groundwater is presumed not to be suitable for human consumption without treatment and is used for industrial process water and cooling waters (CTDEP, 2011).

The direction of groundwater flow within the surficial geological unit is influenced by a number of factors, including the physical characteristics of the geological unit (such as particle size), the local topography, the presence of surface water bodies, the depth to bedrock, and the type of aquifer. For an unconsolidated, unconfined aquifer, groundwater generally flows in the direction of the greatest topographic gradient. Based on USGS mapping and field observations of the local topography, the inferred groundwater flow direction is to the east. Groundwater was encountered at depths of 13.5 to 16 feet below grade during previous investigations conducted by ATC Associates.

Surface Water

The nearest surface water body, the Connecticut River, is located approximately 2,700 feet southeast of the Site (USGS, 2018). The Connecticut River is classified by the State of Connecticut as class SB (DEEP, 2017).

Designated uses of such coastal and marine surface waters are for marine fish, shellfish and wildlife habitat, shellfish harvesting for transfer to approved areas for purification prior to human consumption, recreation, industrial and other legitimate uses including navigation (CTDEP, 2011).

2.2.2 Wetlands & Flood Zone Mapping

Based on mapping provided in the Environmental Data Resources (EDR) report included in *Appendix D* no mapped wetlands and/or 100-year or 500-year flood zones are located on the Site. Note that Fuss & O'Neill did not independently determine wetland boundaries or the presence of wetlands as part of this assessment.

2.2.3 Radon

According to the USEPA's *Map of Radon Zones – Connecticut*, which is available on-line (https://www.epa.gov/sites/default/files/2014-08/documents/connecticut.pdf), the Site is located in a county with a low radon propensity (less than 2 picocuries per liter).

2.2.4 Location of Public Water Supply Sources

The DEEP's Connecticut Environmental Conditions Online (DEEP, 2022) and the Atlas of Public Water Supply Sources and Drainage Basins of Connecticut (CTDEP, 1982) show no public water-supply wells or aquifer protection areas within a one-half mile radius of the Site.



2.3 Previous Environmental Investigations

The reports summarized below were reviewed as part of our Phase I investigation. Pertinent portions of these reports are provided in *Appendix C*.

 Phase I Environmental Site Assessment of Mary Shepard Place Apartments, prepared by ATC Associates dated August 9, 2016.

ATC Associates conducted a Phase I environmental site assessment of the property in 2016. The report identified the following Recognized Environmental Concerns (RECs) associated with the Site:

- 1. Historical below ground fuel oil storage in southeastern corner of Site A Site maintenance building with boiler room for the entire Site complex was identified in the southeastern corner of the Site. Records of two former 5,000-gallon USTs and a former 10,000-gallon UST adjacent to the building were identified. No tank closure reports or record of removal was identified.
- 2. Potential for impacted groundwater associated with an upgradient, off-Site property
 The shopping center located west of the Site is identified as a brownfield site in a
 voluntary cleanup program with leaking underground storage tanks. Soil investigations
 and UST removals were conducted, but previous reports indicated volatile organic
 compounds (VOCs) including tetrachloroethylene was identified in groundwater.
- Former 560-gallon gasoline UST
 A 1922 Sanborn map indicated a 560-gallon gasoline UST was present in the northwestern portion of the Site. No other records of this UST was identified.

ATC also noted several non-scope conditions including a one-time hazardous waste generation (paint disposal), the presence of asbestos, lead based paint and mold growth.

ATC recommended conducting a ground penetrating radar survey along with a limited subsurface investigation and soil vapor survey.

 Limited Subsurface Investigation of Mary Shepard Place Apartments, prepared by ATC Associates, dated September 20, 2016.

ATC Associates conducted a limited subsurface investigation of the Site to evaluate RECs identified in their 2016 Phase I ESA. This investigation consisted of a GPR survey, soil vapor sampling and the advancement of 10 soil borings.

The GPR survey did not identify evidence of USTs in the area of the former 560 gallon UST or in the area of the former maintenance building/boiler room in the southeast corner of the Site. Three soil vapor samples, collected from the western side of the Site, indicated trace concentrations of VOCs, which ATC associated with potential laboratory interference.



Soil samples collected from 7 borings in the vicinity of the former boiler building did not identify evidence of gross petroleum contamination, however the presence of fill materials (containing ash, brick and concrete fragments) was identified. Analytical results indicated concentrations of polynuclear aromatic hydrocarbons (PAHs) and extractable total petroleum hydrocarbons (ETPH) at levels which were associated with the presence of urban fill. A monitoring well was also installed in this portion of the Site and a grab groundwater sample was collected due to limited sample volume. Analytical results indicated ETPH was not detected in the sample from this well.

Soil samples collected from three borings in the vicinity of the former 560-gallon gasoline UST did not indicate evidence of the former tank or a release. The presence of urban fill materials was also noted in this area.

 Limited Environmental Site Investigation, prepared by ATC Associates dated April 1, 2019.

ATC Associates conducted a limited subsurface investigation consisting of 3 soil borings advanced in the west-central portion of the parcel in an area for a proposed building pad. Soil samples collected from these boring were submitted for laboratory analysis of various constituents of concern to assist in the determination if excess soil could be reused on Site. Analytical results indicated concentrations of PAHs above the applicable DEEP cleanup standards. Select VOCs were also reported in a sample from one location at concentrations below DEEP cleanup standards.

ATC concluded that the PAHs were identified were likely associated with the presence of urban fill and, if reused on Site, should be placed beneath an engineered control.

 Phase I Environmental Site Assessment of Mary Shepard Place Apartments, prepared by ATC Associates dated March 26, 2021.

ATC Associates conducted a Phase I environmental site assessment of the property in March 2021, which did not identify any RECs associated with the Site.

ATC did indicate that their review of a July 2019 letter from legal counsel which confirmed the one-time generation of hazardous paint materials from the Site in 1998 exempted the Site from the property transfer act and that the property is not likely an "establishment".

ATC did not have any recommendations for additional investigations at the time of this report.

Additionally, indoor air quality and hazardous building materials assessments were conducted and reported for the Site dated between 2017 and 2019. Assessment activities to investigate mold, asbestos, lead paint, radon, etc. were conducted with remedial actions conducted to abate several hazardous building materials and indoor air conditions.



Historically Identified RECs

The following historical RECs associated with the Site were identified during previous investigations:

1. <u>Historical below ground fuel oil storage in southeastern corner of Site</u>

A Site maintenance building with boiler room for the entire Site complex was identified in the southeastern corner of the Site. Records of two former 5,000-gallon USTs and a former 10,000-gallon UST adjacent to the building were identified. No tank closure reports, or record of removal was identified.

Subsequent Site investigations did not identify evidence of existing USTs or petroleum contamination in this area. The evaluation of soil samples from this area, however identified the presence of impacted urban fill.

2. Potential for impacted groundwater associated with an upgradient, off-Site property
The shopping center located west of the Site is identified as a brownfield site in a voluntary
cleanup program with leaking underground storage tanks. Soil investigations and UST removals
were conducted, but previous reports indicated volatile organic compounds (VOCs) including
tetrachloroethylene was identified in groundwater.

Results from three soil vapor samples collected along the western property boundary during subsequent investigations did not identify evidence of potential vapor intrusion risks.

3. Former 560-gallon gasoline UST

A 1922 Sanborn map indicated a 560-gallon gasoline UST was present in the northwestern portion of the Site. No other records of this UST were identified. Subsequent investigations, including a ground penetrating radar survey, in this area did not identify evidence of a UST.

3 Site History

The following sources were used to develop the history of the Site and, to the extent required by ASTM Practice E 1527-13, the nearby sites:

- City street directories (available at the Connecticut State Library) reviewed at approximately five-year intervals dating back to 1920.
- Sanborn Fire Insurance Maps (obtained electronically from Environmental Data Resources, Inc. (EDR)) for the years 1885, 1900, 1917, 1920, 1922, 1950 and 1979.
- Aerial photographs (obtained electronically from Environmental Data Resources, Inc. (EDR)) for the years 1934, 1941, 1943, 1951, 1959, 1962, 1967, 1970, 1972, 1985, 1989, 1992, 1995, 2005, 2008, 2012 and 2016.
- Historical USGS topographic maps (obtained electronically from Environmental Data Resources, Inc. (EDR)) for the years 1892, 1906, 1928, 1945, 1952, 1964, 1972, 1984, 1992, 1994, 2012, 2015 and 2018.
- An interview with Mark Fitzgerald, the Clerk of the Works for the Site for the past 10 years.



• Files and personnel at the City of Harford offices of the City Developmental Services, Tax Assessor, Public Works, Health Department, and Fire Marshal.

The past uses of the Site and nearby properties based on the sources above are summarized below.

Site

Identification of the Site's history back to first development was not possible using the reasonably ascertainable historical sources identified above resulting in a "data failure" as defined by ASTM Practice 1527-13. The significance of this data failure is discussed in *Section 8.1* (Data Gaps).

According to Sanborn records, the Site consisted of several individual parcels used for numerous (approximately 55) dwellings/ apartment buildings dating back to the late 1800s / early 1900s. The 1922 Sanborn depicts a parcel (identified as 78 Wooster Street) located in the northwestern of the Site with a garage and a 560-gallon gasoline UST present.

The Site was developed as a housing complex in approximately the early 1940's when all of the historical residential structures were razed, and 20 buildings were constructed as part of a United States housing association project. In the 1950 Sanborn, an administration building is located on the eastern portion of the parcel while a heating plant is located on the southeastern most corner of the Site. The remainder of the buildings present across the Site are residential. Information provided by the Site contact indicated the Site buildings underwent major renovations in the 1970s, including removing common entrances/hallways and brining the residential buildings down from 5 or 6 stories to 3 stories. The Site and building layout appears generally similar (with select Site buildings razed in the 1970s) through the late 1990s, as visible in historical aerial photographs.

Property cards for the Site indicate a new community center building was constructed in 1997 in the northwest corner of the property. The Site layout remains generally the same from this point until the 2005 aerial when 6 more apartment buildings have been razed along with the administration building and heating plant. The locations of the former buildings appear as landscaped portions of the Site grounds. The Site remains similar to present day.

The historical on-Site heating plant reportedly provided heat for each of the Site buildings via oil-fired boilers fed from an approximately 10,000-gallon UST, located along the western side of the heating plant. This heating plant is visible on aerial photographs through approximately the early 2000s. The heating plant is no longer present in the 2005 aerial photograph at which time the Site buildings were presumably connected to natural gas. Documentation pertaining to tank removal activities was not identified during the completion of this Phase I ESA, however an environmental database listing from the EDR report discussed below indicated a 10,000-gallon UST was removed from the Site in 1990.

As with any site located in a heavily urbanized area where former structures have been razed, the potential exists for fill containing ash, coal, and asphalt fragments to be present. It is possible that underground storage tanks were used to store oil to heat former structures and that such tanks could possibly have been abandoned during the Site's redevelopment.



Nearby Properties

North

A review of aerial photographs dating back to 1959 appears to show the area north of the Site was historically developed primarily with residential dwellings.

South

Sanborn maps dating back to 1900 show the area south of the Site being used primarily for residential purposes. In 1970 the individual residences southeast of the Site are replaced with an apartment complex. In 1985 the remainder of the residences south of the Site are replaced by a single building. By 2005 this building is demolished, and the parcel becomes a park. The area remains the same to present day.

East

Sanborn maps dating back to 1900 show the properties to the east and northeast of the Site to be occupied by New England Brewing Company and Aetna Brewing Company. Both properties are complete with buildings for cold storage, brewing, washing and storage. Three residential dwellings are also present east of the Site at this time. A railroad is present further east, beyond these parcels. The 1922 Sanborn map indicates that the New England Brewing company expanded and now has a portion dedicated to coal storage and miscellaneous storage to the south. An engine room is also now mapped within the building.

The property formerly occupied by Aetna brewing appears occupied by "The Cereal Products" company by 1922, which appears to be another brewery. The property has an evaporating pond, an artificial ice plant, ice machine and condensers, beer tanks, a boiler room and an engine room. The 1922 sanborn map also indicates that properties south of the brewing companies are occupied by a tobacco sorting and packing facility, a dwelling and a steel work and storage building. The 1950 Sanborn shows that the tobacco packing facility has changed to a mattress factory and The Cereal Products facility has changed ownership to Holstein Rubber Products.

All of the above buildings are demolished by the 1972 aerial photo, and these properties remain vacant until a building/ parking lot is constructed to the northeast of the site. This building is now occupied by Community Renewal Team which is a social services organization. The properties south of the building remain vacant until the current date and are now grown in with vegetation.

West

Sanborn maps dating back to 1900 show the area west of the Site being used for industrial purposes and has been identified as a historic Brownfields Site by the EDR database search. The state arsenal was present in this area at this time but was demolished in 1909. A school was also located to the west of the Site.

The 1922 Sanborn map shows a dye works factory in this area, complete with a machine shop, auto repair area, dying area and drying area. This factory is no longer present on the 1950 Sanborn and appears to have been replaced with apartments and a small auto repair shop.



The area to the west of the Site is currently occupied by shopping outlets and an elementary school/public library.

RECs Identified from Historical Information

In addition to the RECs identified from the previous environmental reports, the following RECs were also identified for the Site based on the historical information identified above:

 Potential former heating oil UST located in the south/central portion of the Site, associated with the temporary heating plant

Due to the activities on nearby properties, there is the potential for contaminants to have been released that could adversely affect groundwater quality at the Site and/or present a vapor migration risk to the Site. On February 16, 2021, DEEP established an upgradient groundwater plume policy, found in Section 22a-133k-3(h)(4) of the Connecticut Remediation Standard Regulations (RSRs), which provides circumstances where a downgradient parcel that contains substances at the same or lesser concentrations as an upgradient parcel may be considered in compliance with the RSRs. Note that to achieve compliance with the groundwater criteria, certain conditions must be demonstrated, and the substances identified in groundwater on the Site must not be different than those migrating onto the Site from an upgradient groundwater plume.

4 Federal, State, and Local File Review

Files of Federal, State and local agencies were reviewed for environmentally-related issues pertinent to the Site and nearby parcels, such as permits, inspection reports, enforcement history or documented releases of hazardous materials. The sources of information listed in the following table were researched to identify properties of concern within distances of the Site specified by ASTM Practice E 1527-13.

Information Source	Search Distance		
Federal Files			
National Priorities List (NPL)	1 mile		
Delisted NPL Sites	0.5 mile		
Resource Conservation and Recovery Act (RCRA) CORRACTS list (RCRA Site Subject to Corrective Action)	1 mile		
Resource Conservation and Recovery Act (RCRA) Treatment, Storage or Disposal Facility (TSDF) List	0.5 mile		
Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) List, including No Further Remedial Action Planned (NFRAP) sites	0.5 mile		
RCRA Generators List	property and adjoining		
RCRA No Longer Regulated (NLR) List	property and adjoining		
Federal Institutional / Engineered Control List	property only		



Information Source	Search Distance		
Emergency Response and Notification (ERNS) List	property only		
State Files			
Hazardous Waste Site List (State sites equivalent to NPL)	1 mile		
Hazardous Waste Site List (State sites equivalent to CERCLIS)	0.5 mile		
Landfill and Solid Waste Site	0.5 mile		
Leaking Underground Storage Tank (LUST) List	0.5 mile		
State Voluntary Clean-up or Brownfield Sites	0.5 mile		
Oil & Chemical Spills Database	property and adjoining		
Registered Underground Storage Tank (UST) List	property and adjoining		
State Institutional / Engineered Control List	property only		

Fuss & O'Neill used Environmental Data Resources, Inc. (EDR), an environmental database search service, to obtain the information referenced in the above table. EDR provides access to publicly available environmental databases maintained by various Federal, State, and local agencies. A copy of the information provided by EDR relative to the Site and nearby properties is included in *Appendix D*. The listed information sources are defined and described in detail in the EDR report.

4.1 Summary of Regulatory Database Information

Site

The environmental databases provide the following information for the Site, identified under several address listings for the Site:

LUST

- A LUST investigation was conducted for Canton Street/Windsor Avenue in 1994. Canton Street/ Windsor Ave is listed in the CT RGA LUST database for the years 1996, 2002, 2003, 2004, 2006, 2008, 2009, 2010, 2011 and 2012.

UST

- A 10,000-gallon heating oil UST installed in 1950 was removed from the ground in January of 1990. The tank's status is listed as permanently closed.

Spills

- a release of approximately 35 gallons of #6 oil was identified when two approximately 10,000-gallon tanks were removed in 1994. 300 yards of contaminated soil were removed and transported to Phoenix Soil for disposal. The Hartford Housing Authority was advised to install monitoring wells and do a complete environmental study on property



- 30 gallons of non-PCB transformer oil were released to ground surface as a result of a transformer explosion in 1993. The spill was cleaned/washed down, and the status is listed as closed.

Manifests

- In April of 1998 the following hazardous waste manifests were generated from the site:
 - o 425 gallons of paint/paint related material, code D001- ignitable waste
 - o 55 gallons of petroleum distillates nos, code D001- ignitable waste
 - o 110 gallons of sodium hydroxide solution, code D002- corrosive waste
 - o 330 gallons of sodium hydroxide solution, code D002- corrosive waste

Additionally, at least three minor spills were identified on Site between 2007-2009 which resulted in the release of 1-3 gallons of petroleum products or motor vehicle fluids due to motor vehicle accidents. Similarly, a release of an unknown substance to the air was reported from a residential unit in 2001 which resulted in medical responses.

Nearby Properties

As reported in the EDR Report in *Appendix D*, several properties were identified in the environmental databases within the minimum search radii required by ASTM Practice 1527-13. Based on distance from the Site and the local hydrogeology, these parcels are not anticipated to have a negative effect on the subject property, with the following possible exceptions:

114 Wooster Avenue (located approximately 97 feet North/Northwest of the Site)

- Spill: A release of #2 fuel oil occurred in 2000 following an inground tank failure and 10,000-gallon tank removal. The impacted soil was removed, and the release is listed as closed.

Main & Pavilion Shopping Center, 1888-1954 Main Street (located adjacent to the Site to the West/Northwest)

- US Brownfield sites: This parcel is listed as a US Brownfields site due to its long history of
 industrial use. Following being abandoned for many years, former uses included a gasoline
 station, auto repair, and commercial/residential uses. This property was redeveloped as the
 current shopping center in approximately 2007.
- LUST: 1950 Main Street is listed in the CT RGA LUST database for the years 2004, 2006, 2008, 2009, 2010, 2011 and 2012. Several UST heating tanks were removed from the site in 2004. The tank and soil removal was overseen by GeoQuest who submitted the report to DEP.
- VCP: The property is entered in the Voluntary Cleanup program as of March of 2005
- EDR Hist Auto: 1950 Main Street is listed in the EDR's historic auto repair database for the years 1969, 1970, 1971, 1972, 1973, 1974 and 1975.



- Spills: Petroleum contaminated soil was found at 1830 Main Street in 2003 during excavations by the City of Hartford. Contaminated soil was left in place and uncovered. No additional information was provided in the EDR.

SAND School, 1750 Main Street (located adjacent to the Site to the Southwest)

- LUST/Spills- A UST and impacted soil was removed from the ground as a result of an inground tank failure on February 20, 1997. This property was listed in the RGA LUST database for the years 2002, 2003, 2004, 2006, 2008, 2009, 2010, 2011, and 2012. No additional information was provided in the EDR.
- EDR Historic Auto- 1792 Main Street is listed in the EDR's historic auto repair database for the years 1969, 1970, 1971 and 1972.

As previously discussed, on February 16, 2021, DEEP established an upgradient groundwater plume policy, found in Section 22a-133k-3(h)(4) of the RSRs, which provides circumstances where a downgradient parcel that contains substances at the same or lesser concentrations as an upgradient parcel may be considered in compliance with the RSRs.

A potential that vapors could be migrating onto the Site from these properties exists, because previous documentation indicated concentrations of volatile organic compounds were identified in groundwater at upgradient, off-site properties. A limited soil vapor study conducted did not indicated concentrations in soil vapor at select locations along the western property boundary, however a groundwater investigation has not been conducted to date.

4.2 State File Review

As part of our records review, correspondence files for the following were requested on February 1, 2022, from the DEEP Records Center and PCB Programs Department for various known Site names and addresses including:

- 88 Wooster Street
- 15 Pavilion Street
- Mary Shepard Place

Files requested include the following:

- Property Transfer Program filings
- UST files
- Leaking UST files
- Water Industrial/Remediation files
- Pre-1990 Spill files
- PCB files
- Hazardous waste/RCRA files
- Environmental Land Use Restrictions
- Air files



No correspondence files for the Site were available at the DEEP Records Center or the PCB Programs Department for the Site addresses listed above. However, based on a review of available documentation previously prepared for the Site, a 1988 UST registration form is reportedly on file at DEEP for the Site identified as "Bellvue Square" located at 49 Canton Street. The registration form indicated an unlined, steel 10,000-gallon No. 4 heating fuel oil UST was located to the west of the former Site heating plant.

In addition, the DEEP Hazardous Waste Manifests Database, which summarizes manifests submitted from 1984 through 2008 and 2012 through 2014, was reviewed. Several hazardous waste manifests were listed for the Site dated April 1998, including:

- 425 gallons of paint/paint related material, code D001- ignitable waste
- 55 gallons of petroleum distillates nos, code D001- ignitable waste
- 110 gallons of sodium hydroxide solution, code D002- corrosive waste
- 330 gallons of sodium hydroxide solution, code D002- corrosive waste

Available records are included in *Appendix E*.

4.3 Wastewater and Leachate Discharge Sources

The Connecticut Leachate and Wastewater Discharge Sources Map (CTDEP, 1997) was reviewed to determine if any historical discharges to the ground in the area of the Site have been reported. The following historical discharges were identified:

Facility-Discharge	Distance/ Direction from Site			
Allied Steel metal Company, auto junkyard (Active)	100 feet southeast			
U.S. Post Office, in ground tank gasoline leak (Inactive)	2,000 feet northeast			
Cushman Industries, oil leaks from drum stage area (Inactive)	2,000 feet north			

Due to their distance from the Site and/or the inferred groundwater flow direction, none of these discharges are inferred to have a significant potential to adversely impact the Site.

4.4 Local File Review

Files and personnel at the City of Hartford offices of the City Clerk, Tax Assessor, Building Department, Planning and Zoning Department, Health Department, and Fire Marshal were queried regarding environmental concerns at the Site and surrounding sites. The information below was identified in local files:

• Site redevelopment plans dated 1997 which depict proposed Site improvements including the construction details of the community center.



- Historic Site redevelopment plans dated 1971. These plans indicate the presence of a garage located next to the former heating plant and underground utility tunnels running from the heating plant to each of the Site buildings.
- Historic site plans dating 1941 indicating the presence of a former temporary heating facility located in the southern portion of the property.

Copies of pertinent files are included in *Appendix B*.

5 User-Provided Information

ASTM Practice 1527-13 describes certain tasks to be performed by the user of this assessment that will help to identify RECs at the parcel if they exist. ASTM Practice 1527-13 defines the user as "the party seeking to use Practice E 1527 to complete an environmental site assessment of the property." Users can include a potential purchaser or tenant of the property, a lender, a property manager, or a property owner.

As part of our agreement to conduct this work, we provided Ms. Elisa Hobbs, Development Director for the Housing Authority of the City of Hartford, with a User Questionnaire. The responses to this questionnaire were used to address the items in the subsections below, and a copy of the completed questionnaire is provided in *Appendix F*.

5.1 Record of Environmental Liens or Activity and Use Limitations

Chain of title and title restriction records filed under Federal, tribal, State or local law often contain records of environmental liens or activity and use limitations (AULs), such as environmental land use restrictions in the State of Connecticut.

Ms. Hobbs was unaware of a chain of title and title restrictions records review having been performed for the Site. In addition, Ms. Hobbs reported that they have no actual knowledge of an environmental lien or AULs recorded against the property.

Additionally, Fuss & O'Neill reviewed the Connecticut database of recorded environmental land use restrictions on file at the DEEP and no environmental land use restrictions were identified for the Site.

5.2 Specialized Knowledge or Experience of the User

Ms. Hobbs reported that they have no specialized knowledge with respect to the Site or activities conducted at the Site.



5.3 Commonly Known or Reasonably Ascertainable Knowledge

Ms. Hobbs reported that they are not aware of any commonly known or reasonably ascertainable knowledge within the local community that could assist the environmental professional with the identification of RECs.

5.4 Property Valuation, Reduction for Environmental Issues

The Site is not being transferred; therefore, this section does not apply.

6 Site Reconnaissance and Interviews

6.1 Interviews

Owner/Key Site Manager

This assessment included an interview with Mr. Mark Fitzgerald, the Clerk of Works for Mary Shepard Place Apartments. Information obtained during the interview has been incorporated into pertinent sections of this report.

Additionally, as part of this investigation, Mrs. Stefanie Wierszchalek and Mr. Christopher Juliano of Fuss & O'Neill provided a Phase I Questionnaire regarding current and historical Site conditions to Mr. John Williams, Director of Asset Management for the Site. A completed copy of the questionnaire is provided in *Appendix E*. Information provided by him is presented below and in previous sections of this report.

Mr. Williams answered yes to the following question:

4. Are there currently or have there previously been any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored or used at the property or facility?

6.2 Site Reconnaissance

The Site reconnaissance was conducted on February 15, 2022, by Mrs. Stefanie Wierszchalek and Mr. Christopher Juliano of Fuss & O'Neill, accompanied by Mark Fitzgerald, the Clerk of the Works for Mary Shepard Place. The Site reconnaissance included the physical observations of the Site buildings, including various vacant units and grounds. Photographs taken during the Site reconnaissance are presented in *Appendix F*.



Site Description

According to City records, the Site is a 12-acre rectangular shaped parcel that has been owned and occupied by the City of Hartford's Housing Authority since approximately 1922. Structures located on the Site include nine, 3-story apartment buildings consisting of a total of 127 residential living units (with address listings 101-916 Mary Shepard Place), and one single story "community center" building multipurposed for office space, community space and facility maintenance (with address listing 15 Pavilion Street). The remaining portions of the Site consist of associated parking areas and landscaped areas.

Site Buildings

Community center:

This one-story, multipurposed building constructed in 1997 is located in the northern portion of the Site.

The building contains a large assembly room, a kitchen, office space, 3 bathrooms, a mechanical room, various storage rooms, a janitor's closet and a garage. The mechanical room contains a boiler powered by natural gas and a floor drain presumed to be connected to MDC sanitary sewer. The janitor's closet contains a hot water heater along with consumer quantities of various cleaning supplies/solutions. The garage appears to be primarily used for storage of lawn maintenance equipment. Storage of lumber, a snowblower and various supplies for general upkeep of the property grounds were noted within the garage area.

In general the floors within the community center building appeared in good condition.

Residential buildings:

The 9 residential buildings on the Site each had a construction date of approximately 1940 and generally similar footprints. Each building consisted of approximately 10-20 residential units ranging from one to three bedrooms.

Three vacant residential units were observed to be finished with linoleum flooring, baseboard heating, a kitchen, a bathroom and laundry hookups. Within the basements, each building had its own designated room for electric meters, water hookups and boiler room. The boiler rooms are equipped with various size boilers, dependent on the number of units in the building. A floor drain and sump, presumably connected to the municipal sewer, were also present in each boiler room. The water rooms provide a designated place to access water connections to the building and electric rooms contained the electrical meters and circuit breakers to each of the units in the building. Each basement was also observed with large, primarily vacant, storage areas.

Crawl spaces were observed in approximately five of the buildings, reportedly used as utility access. Based on historical information, it is likely these crawl spaces were the location where heating utilities entered the building from the historical heating plant.



Grounds

The Site grounds generally consisted of landscaped areas, sidewalks and paved parking areas. Five transformers and general refuse dumpsters were located on the Site. The transformers were not observed to have any markings indicating they contain PCBs, but the concrete pads appeared to be in good condition with no evidence of staining or release.

7 Connecticut Transfer Law Status

The Connecticut Property Transfer Law Sections 22a 134 through 22a 134e of the Connecticut General Statutes requires the disclosure of environmental conditions in connection with a change in ownership of certain real properties and/or business operations. The Property Transfer Law applies only to those properties or business operations that are deemed to be "establishments" as defined under the law. The Property Transfer Law defines the term "establishment" as:

"Establishment" means any real property at which or any business operation from which (A) on or after November 19, 1980, there was generated more than one hundred kilograms of hazardous waste in any one month, (B) hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported or disposed of, (C) the process of dry cleaning was conducted on or after May 1, 1967, (D) furniture stripping was conducted on or after May 1, 1967, or (E) a vehicle body repair facility was located on or after May 1, 1967. For the purposes of subparagraph (A) of this subdivision, "hazardous waste" does not include universal waste.

For the purposes of filing a Form I, Form II, Form III or Form IV after October 1, 2020, if a property or business operation is an establishment, such establishment includes the entire parcel or parcels on which any such establishment is located, except as otherwise provided in this subdivision. If a property is or has been leased to two or more tenants or is or was simultaneously occupied by the owner of such property and a tenant, "establishment" means the areas on which the business operation is or was located, including the entire portion of the property leased to such business operation and any other area of such property used or occupied by such business operation. If a property is a commercial or industrial unit in a common interest community, "establishment" means the unit, the limited common elements under exclusive use of the unit owner on which the establishment is or was operated and any portion of the common area used or occupied by such unit owner. If a business operation is an establishment, such establishment includes the real property on which such business operation is or was located and the entire portion of such property used or occupied by such business operation.

"Establishment" does not include any real property or any business operation from which more than one hundred kilograms of hazardous waste was generated in any one month solely as a result of either:

- (i) The one-time generation of hazardous waste in any one month, as a result of either the first time such waste was generated or such a one-
- time generation since the last time a Form I, Form III or Form IV was required to be submitted; or
- (ii) One or more of the following:
- (1) Remediation of polluted soil, groundwater or sediment;
- (II) The removal or abatement of building materials or removal of materials used for maintaining or operating a building;



(III) The removal of unused chemicals or materials as a result of the emptying or clearing out of a building, provided such removal is

supported by facts reasonably established at the time of such removal;

(IV) The complete cessation of a business operation, provided the waste is removed not later than ninety days after such cessation and such cessation is supported by facts reasonably established at the time of such cessation.

"Establishment" does not include any real property or business operation that qualifies as an establishment solely as a result of the generation of more than one hundred kilograms of universal waste in a calendar month, the storage, handling or transportation of universal waste generated at a different location, or activities undertaken at a universal waste transfer facility, provided any such real property or business operation does not otherwise qualify as an establishment; there has been no discharge, spillage, uncontrolled loss, seepage or filtration of a universal waste or a constituent of universal waste that is a hazardous substance at or from such real property or business operation; and universal waste is not also recycled, treated, except for treatment of a universal waste pursuant to 40 CFR 273.13(a)(2) or (c)(2) or 40 CFR 273.33(a)(2) or (c)(2), or disposed of at such real property or business operation.

When transferring real property or a business that comprises the entire establishment, such real property or business shall not be an establishment if the conditions set forth in subdivisions (1) and (2) of subsection (I) of section 22a-134a apply to such real property or business, and the time for the commissioner to conduct an audit pursuant to subdivision (3) of subsection (g) of section 22a-134a passed without the commissioner requiring any further action or the commissioner issued a no audit letter or a successful audit closure letter pursuant to subdivision (3) of subsection (g) of section 22a-134a.

When transferring a real property or business operation that constitutes an establishment, a filing to DEEP is required unless otherwise exempt under the Property Transfer Law to address responsibility for the identification, delineation, and remediation of releases to soil, groundwater, sediment or surface water in accordance with Connecticut's Remediation Standard Regulations following the transfer.

If the Site is determined to be an establishment, DEEP reporting and involvement may be required in order to transfer the property, and DEEP will require identification, delineation, and remediation of all environmental concerns in accordance with Connecticut's Remediation Standard Regulations.

Our review of the manifest database maintained by the DEEP indicated that more than 100 kilograms of hazardous waste was generated at the Site in a single month on at least one occasion since November 19, 1980. However, since this listing appears to be a one-time generation of materials following Site redevelopment activities, it may not qualify the Site as an "establishment" subject to the Property Transfer Law. Previous environmental investigation documents indicated a review of a July 2019 letter from legal counsel was conducted which confirmed the one-time generation of hazardous paint materials from the Site in 1998 exempted the Site from the property transfer act and that the property is not likely an "establishment".



8 Data Gaps, Findings and Conclusions

8.1 Data Gaps

Standard Practice 1527-13 requires the identification and evaluation of data gaps or data failures, which are defined as a lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information. No significant data gaps were identified during this investigation. The following data gaps were identified during this investigation:

• It was not possible to identify past uses of the Site back to its first known development. Past uses were identified back to 1900 at which time the parcel was used for residential purposes. The potential for the presence of RECs resulting from activities conducted prior to 1900 is mitigated by the known residential use of the parcel at this time and the less common use of hazardous substances or petroleum products in the United States prior to the mid-1800s.

8.2 Findings and Conclusions

Fuss & O'Neill, Inc. prepared this Phase I ESA report in general conformance with the scope and limitations of ASTM Practice E 1527-13 and Connecticut's Site Characterization Guidance Document (CTDEP, 2010). Any exceptions to, or deletions from, this practice are described in *Appendix A* of this report.

8.2.1 Identified RECs

This assessment has revealed the following RECs in connection with the Site:

Former UST/ Temporary heating plant
 Former Site plans from the city of Hartford's development services department suggest a
 temporary heating plant was located in the south/central portion of the Site which suggests
 underground heating oil storage tanks may have been located in this area. Historic
 documentation suggests two 5,000-gallon or 10,000-gallon USTs were reportedly removed from
 the Site, however no indication of the locations of these tanks or removal documentation was
 identified.

A ground penetrating radar (GPR) survey could be conducted in the area of the former temporary heating plant in an attempt to identify the location of former USTs and soil samples could be collected within the area to determine if releases from the historical fuel oil storage and use impacted the guality of the surrounding soils.

Potentially impacted groundwater
 The shopping center west of the Site is designated as a US Brownfields property and is listed in
 the CT Voluntary Cleanup Program due to its historic industrial uses (the former Connecticut
 State Arsenal) and former gasoline station and automotive repair uses. Impacted groundwater
 from this upgradient location may have an adverse impact on the Site's groundwater quality or
 pose a potential vapor intrusion risk.



The installation of groundwater monitoring wells and collection of groundwater samples would be required to confirm the current quality of groundwater migrating onto the site.

Urban Fill Materials

As with any Site located in a heavily urbanized area where former structures have been razed, the potential exists for fill containing ash, coal, and asphalt fragments to be present. Previous Site investigations conducted in 2016 and 2019 identified the presence of fill materials (containing ash, brick and concrete fragments) in soil borings advanced in the northwestern and southeastern portion of the Site. Analytical results from samples of this material indicated elevated concentrations of polynuclear aromatic hydrocarbons (PAHs) and extractable total petroleum hydrocarbons (ETPH) in select locations above state cleanup criteria. Given the Site and surrounding area history, it is likely this urban fill material could extend across the entire property.

If future Site redevelopment activities include disturbance or generation of excess fill materials, this material may require special handling and management. We recommend the preparation of a soil management plan to detail proper handling and disposal requirements of this material in the event that it is going to be encountered.

Historical RECs

ASTM 1527-13 defines historical RECs (HRECs) as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls). The following HRECs associated with the Site were identified:

Former heating plant

Historic Sanborn maps and site plans indicate there was an oil fired heating plant located in the southeastern most corner of the parcel from approximately 1940 to 2005. Previous environmental reports conducted by ATC Associates indicated that files for the Site identified a 10,000-gallon UST was installed in 1950 and removed in approximately 1990. Subsequent investigation activities, including collection of soil and groundwater samples, did not identify evidence of gross petroleum contamination. Urban fill, impacted with PAHs and ETPH was identified, however.

Controlled RECs

ASTM 1527-13 defines controlled CRECs (CRECs) as an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a "No Further Action" letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property



use restrictions, AULs, institutional controls, or engineering controls). No CRECs associated with the Site were identified.

Other Considerations

Although not identified as an REC, the following should be considered when evaluating the Site:

 As with any building constructed prior to or around 1978 that contains painted exterior surfaces, there is some potential that lead-containing paint chips or other hazardous building materials may have been introduced to the soil around the building foundation. Chipping of painted exterior surfaces was observed during our site inspection. We have not specifically identified this as an REC, but the potential for impacted soil should be considered during Site redevelopment activities.

8.2.2 Potential Off-Site Concerns

The following potential off-site concerns were identified:

• The shopping center located to the west and upgradient of the Site has the potential to negatively impact the Site. The area is designated as a US Brownfields property and is listed in the CT Voluntary Cleanup Program due to its historic use as the Connecticut State Arsenal and former uses as a gas station and automotive repair. Contamination from this upgradient location may have an adverse impact on the Site's groundwater or introduce potential vapor intrusion risks.

8.2.3 Appropriateness of Investigations

Fuss & O'Neill has followed the guidelines described in ASTM E1527-13 to identify the RECs at this Site in a manner consistent with standard practice in the industry; however, as indicated in the ASTM standard, "No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, and the practice recognizes reasonable limits of time and cost." Any RECs identified during the course of this investigation are considered AOCs in accordance with Connecticut's Site Characterization Guidance Document and are identified as AOCs in this report.

In accordance with Section 12.6.1 of ASTM Standard Practice E 1527-13, the appropriateness of additional investigations necessary to determine the presence or absence of identified RECs was evaluated. Based on the opinion of the Environmental Professional, no additional investigations would be necessary to confirm that the conditions specified in *Section 8.2* are RECs in accordance with ASTM standards.



9 References

ASTM International, 2013, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process: ASTM Practice E 1527-13.

ATC Group Services, LLC, *Phase I Environmental Site Assessment of Mary Shepard Place Apartments*, 15 Pavilion Street, Hartford, Connecticut 06120, August 9, 2016.

ATC Group Services, LLC, *Limited Subsurface Investigation of Mary Shepard Place Apartments*, 15 Pavilion Street, Hartford, Connecticut 06120, September 20, 2016.

ATC Group Services, LLC, *Limited Environmental Site Investigation, Mary Shepard Place*, 15 Pavilion Street, Hartford, Connecticut 06120, April 1, 2019.

ATC Group Services, LLC, *Phase I Environmental Site Assessment of Mary Shepard Place Apartments*, 15 Pavilion Street, Hartford, Connecticut 06120, March 26, 2021.

Connecticut Department of Environmental Protection, 1982, The Atlas of Public Water Supply Sources and Drainage Basins of Connecticut; CTDEP Natural Resources Center.

Connecticut Department of Environmental Protection, 1997, Leachate and Wastewater Discharge Sources for the Connecticut River and Southcentral Coastal Basins; CTDEP Water Management Bureau.

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Connecticut Department of Environmental Protection, 2010, Site Characterization Guidance Document; December 2010.

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Stone, J. R., Schafer, J. P., London, E. H. and Thompson, W. B., 1992, Surficial Materials Map of Connecticut; prepared in cooperation with CTDEP, Geological and Natural History Survey.

United States Geological Survey, Hartford County, Connecticut, 7.5-Minute Series Topographic Map; United States Department of the Interior, U.S. Geological Survey, 2022. Retrieved online from https://basemap.nationalmap.gov/arcgis/rest/services/USGSTopo/MapServer.



10 Limitations of Work Product

This document was prepared for the sole use of Amenta Emma Architects, the only intended beneficiaries of our work. Those who may use or rely upon the report and the services (hereafter "work product") performed by Fuss & O'Neill, Inc. and/or its subsidiaries or independent professional associates, subconsultants and subcontractors (collectively the "Consultant") expressly accept the work product upon the following specific conditions.

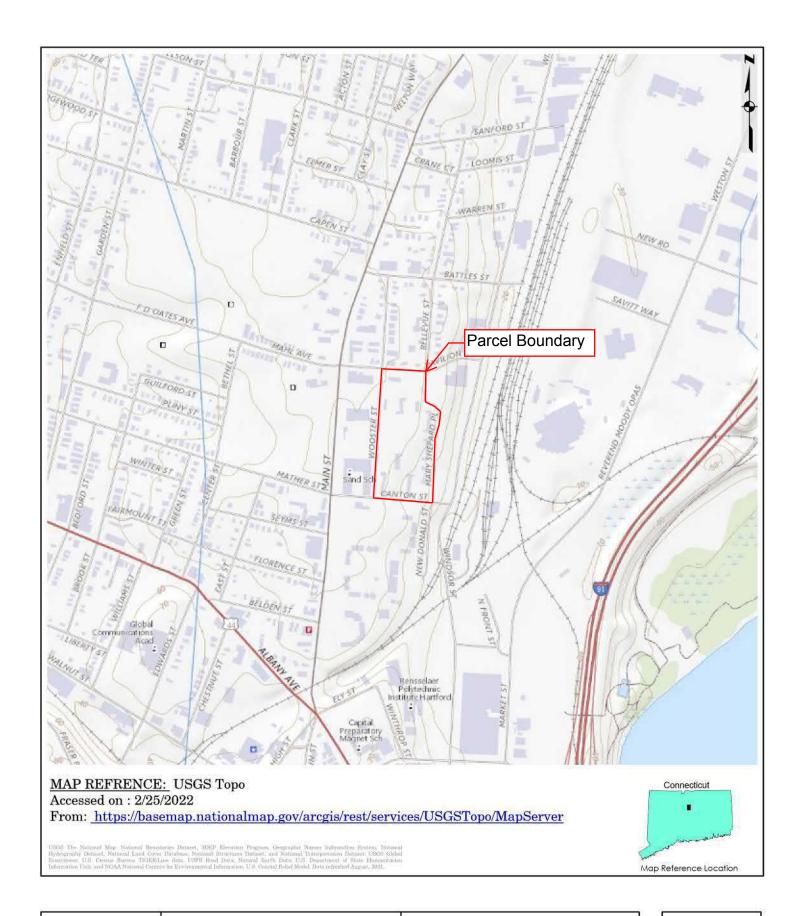
- 1. Consultant represents that it prepared the work product in accordance with the professional and industry standards prevailing at the time such services were rendered.
- 2. The work product may contain information that is time sensitive. The work product was prepared by Consultant subject to the particular scope limitations, budgetary and time constraints and business objectives of the Client which are detailed therein or in the contract between Consultant and Client. Changes in use, tenants, work practices, storage, Federal, state or local laws, rules or regulations may affect the work product.
- 3. The observations described and upon which the work product was based were made under the conditions stated therein. Any conclusions presented in the work product were based solely upon the services described therein, and not on scientific or engineering tasks or procedures beyond the scope of described services.
- 4. In preparing its work product, Consultant may have relied on certain information provided by state and local officials and information and representations made by other parties referenced therein, and on information contained in the files of state and/or local agencies made available at the time of the project. To the extent that such files which may affect the conclusions of the work product are missing, incomplete, inaccurate or not provided, Consultant is not responsible. Although there may have been some degree of overlap in the information provided by these various sources, Consultant did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this project. Consultant assumes no responsibility or liability to discover or determine any defects in such information which could result in failure to identify contamination or other defect in, at or near the site. Unless specifically stated in the work product, Consultant assumes no responsibility or liability for the accuracy of drawings and reports obtained, received or reviewed.
- 5. If the purpose of this project was to assess the physical characteristics of the subject site with respect to the presence in the environment of hazardous substances, waste or petroleum and chemical products and wastes as defined in the work product, unless otherwise noted, no specific attempt was made to check the compliance of present or past owners or operators of the subject site with Federal, state, or local laws and regulations, environmental or otherwise.
- 6. If water level readings have been made, these observations were made at the times and under the conditions stated in the report. However, it must be noted that fluctuations in water levels may occur due to variations in rainfall, passage of time and other factors and such fluctuations may affect the conclusions and recommendations presented herein.

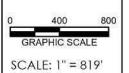


- 7. Except as noted in the work product, no quantitative laboratory testing was performed as part of the project. Where such analyses have been conducted by an outside laboratory, Consultant has relied upon the data provided, and unless otherwise described in the work product has not conducted an independent evaluation of the reliability of these tests.
- 8. If the conclusions and recommendations contained in the work product are based, in part, upon various types of chemical data, then the conclusions and recommendations are contingent upon the validity of such data. These data (if obtained) have been reviewed and interpretations made by Consultant. If indicated in the work product, some of these data may be preliminary or screening-level data and should be confirmed with quantitative analyses if more specific information is necessary. Moreover, it should be noted that variations in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time and other factors.
- 9. Chemical analyses may have been performed for specific parameters during the course of this project, as described in the work product. However, it should be noted that additional chemical constituents not included in the analyses conducted for the project may be present in soil, groundwater, surface water, sediments or building materials at the subject site.
- 10. Ownership and property interests of all documents, including reports, electronic media, drawings and specifications, prepared or furnished by Consultant pursuant to this project are subject to the terms and conditions specified in the contract between the Consultant and Client, whether or not the project is completed.
- 11. Unless otherwise specifically noted in the work product or a requirement of the contract between the Consultant and Client, any reuse, modification or disbursement of documents to third parties will be at the sole risk of the third party and without liability or legal exposure to Consultant.
- 12. In the event that any questions arise with respect to the scope or meaning of Consultant's work product, immediately contact Consultant for clarification, explanation or to update the work product. In addition, Consultant has the right to verify, at the party's expense, the accuracy of the information contained in the work product, as deemed necessary by Consultant, based upon the passage of time or other material change in conditions since conducting the work.
- 13. Any use of or reliance on the work product shall constitute acceptance of the terms hereof.



Figures







Amenta Emma Architects

SITE LOCATION MAP

Mary Shepard Place

Connecticut

Hartford

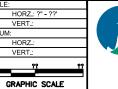
PROJ No.: 20210674,A10. DATE: Feb 2022

FIGURE 1

DESCRIPTION

MAP REFERENCE:
2016 AERIAL IMAGERY OBTAINED FROM 2016 STATEWIDE AERIAL IMAGERY COLLECTION AVAILABLE ONLINE AT:
CTECO.UCONN.EDU/DATA/DOWNLOAD/FLIGHT2016/INDEX.HTM

NOTE: ALL ANNOTATED FEATURES ARE APPROXIMATE AND BASED ON FIELD OBSERVATIONS, HISTORICAL SANBORN FIRE INSURANCE MAPPING, AND HISTORIC SITE PLANS





SITE PLAN

MARY SHEPARD PLACE

FIGURE 2

HARTFORD

CONNECTICUT



Appendix A

Scope of Work and Restrictions



All Appropriate Inquiry Phase I ESA Scope of Work

Fuss & O'Neill uses Standard Practice E 1527-13 as the general standards for conducting Phase I ESAs. For consistency, this scope of work is generally presented based on the outline of our standard Phase I ESA report. The descriptions of the procedures and sources for obtaining the information for each section follow the section headings. As specified by Standard Practice E 1527-13, the scope of work described below allows for use of professional judgment to determine the extent to which specific sources are reviewed.

Unless otherwise specified, the following items are not considered in the course of completing an ASTM E 1527-13 Phase I ESA:

- Asbestos, Lead (paint/plumbing), Radon, Mold, Fluorescent Light Ballasts
- Wetlands, Ecological Resources, Historical/Cultural Resources
- Regulatory and Health & Safety Compliance
- Endangered species

These items typically present little environmental risk to the grounds of a site; however, these items may be liabilities during property transfer, regulatory audits, construction, renovation, or demolition projects.

1.0 Introduction

The objective of the ESA and the party that this ESA was conducted for are identified in this section.

2.0 Site Overview

2.1 Site Information

2.1.1 Property Location, Size of Parcel, and Site Plan

Review of USGS topographic maps, local assessor and zoning maps and property description cards, field observations and sketches, and, if available, plans provided by a contact for the Site. A site plan is included that is derived from these sources.

2.1.2 Potable Water Supply and Sewage Disposal

Query the local Department of Public Works, local Engineering Department, appropriate local utilities, and/or other local municipal sources and/or a knowledgeable site contact.

2.1.3 Adjoining Land Use

Site reconnaissance and assessor's mapping.

2.2 Environmental Setting of Site

2.2.1 Physical Setting

Site reconnaissance, USGS topographic maps, available geological maps, and DEEP water quality maps and water quality standards.

2.2.2 Wetlands & Flood Zone Mapping

Query the local Planning and Zoning Department, available on-line databases, and Environmental Data Resources, Inc., an environmental database search service.

2.2.3 Radon

Determine the Site's radon propensity zone (low, medium, or high) based on USEPA Radon Zones (with State Information) map.

2.2.4 Potential Human Health or Ecological

Site reconnaissance, and mapping, available at DEEP and local departments queried as part of the ESA.

2.3 Previous Environmental Investigations

Provided by the appropriate site contact or identified by other means during the course of conducting the ESA.

3.0 Site History

Site reconnaissance, knowledgeable site contacts, aerial photographs available at the State Archives and DEEP, Sanborn fire insurance maps available at the State Library, street directories available at the State Library (note that street directories are reviewed at approximately five-year intervals, but may be reviewed at smaller intervals for multi-tenant properties), and local municipal sources (Tax Assessor, Health Department, Building Department, Engineering Department, Planning and Zoning Department, and Fire Marshal).



4.0 Federal, State, and Local File Review

4.1 Summary of Regulatory Database Information

Regulatory databases specified by Standard Practice E 1527-13 are reviewed using Environmental Data Resources, Inc.

The report provided by Environmental Data Resources, Inc. is reviewed in detail. Sites that are inferred to present a significant risk to adversely impact the Site are identified and explained within the ESA report. However, sites inferred to pose little risk to adversely impact the Site are disclaimed within the attached Environmental Data Resources, Inc. report.

4.2 DEEP File Review

DEEP Orders, Notices of Violation, Connecticut Transfer Act Forms, Reports, and Correspondence files for the Site are requested from the DEEP's Environmental Quality Records File Room. If available, these files are reviewed for pertinent information, which is either copied or noted.

CTDEP Connecticut Leachate and Wastewater Discharge Source maps are reviewed to identify any sites within one-half mile of the Site that may adversely impact the Site.

4.3 Local File Review

Files for the local municipal Tax Assessor, Building Department, Planning and Zoning Department, Health Department, and Fire Marshal are reviewed.

5.0 User Provided Information

Information provided by the user as required by the practice is discussed in this section.

6.0 Site Reconnaissance, Interviews

6.1 Interviews

An attempt needs to be made to interview the owner and/or a key site manager identified by the owner. Note the owner can be the key site manager. Prior to conducting the interview, send the Owner/Key Site Manager Questionnaire. A reasonable attempt needs to be made to interview the owner/key site manager during the site visit.

6.2 Site Reconnaissance

Field observations the results of required interviews are discussed in this section. In addition, surveys conducted to identify non-scope considerations are addressed.

7.0 Connecticut Transfer Law Status

Based on information obtained as part of the ESA, our opinion regarding the site's status with respect to the Connecticut Transfer Act is provided.

Hazardous waste manifests may be requested from DEEP or appropriate site contact to help resolve questions regarding the quantity of hazardous waste generated at the site.

8.0 Data Gaps, Findings and Conclusions

Data gaps relevant to the identification of recognized environmental conditions are discussed and recognized environmental conditions are summarized in this section. In addition, recommendations for further investigations and surveys conducted to identify non-scope considerations are addressed as well.

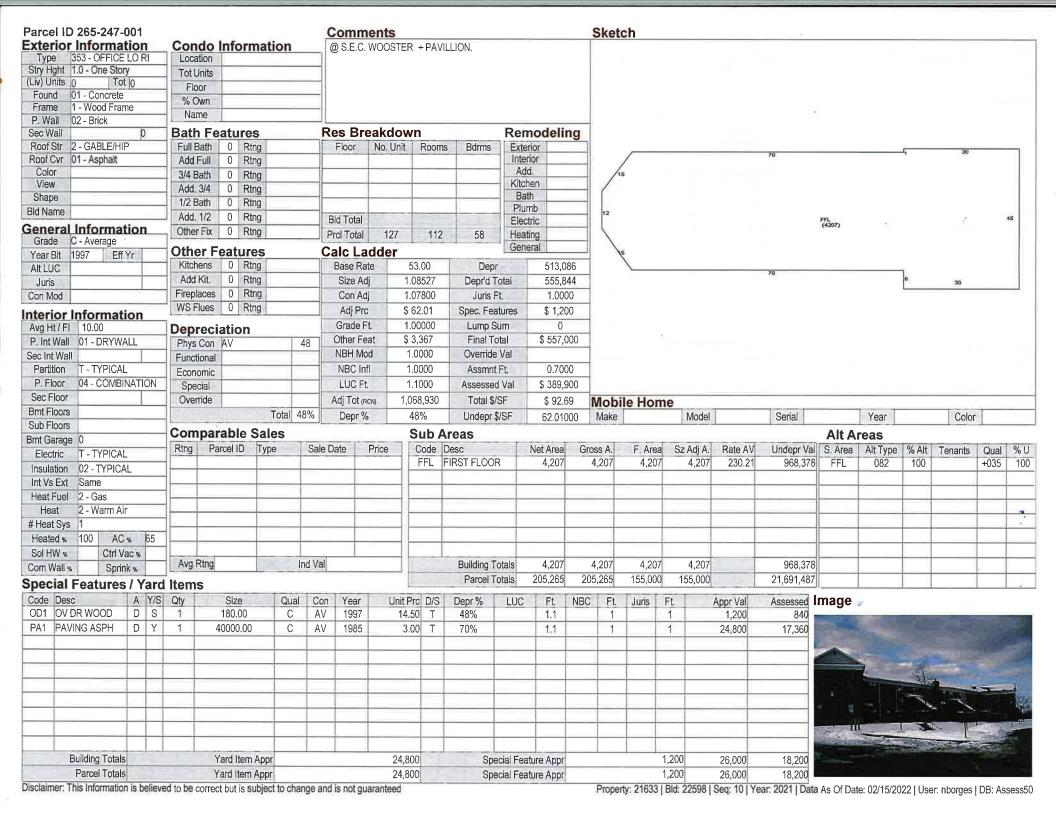
9.0 References

References used as part of the ESA are presented here.



Appendix B

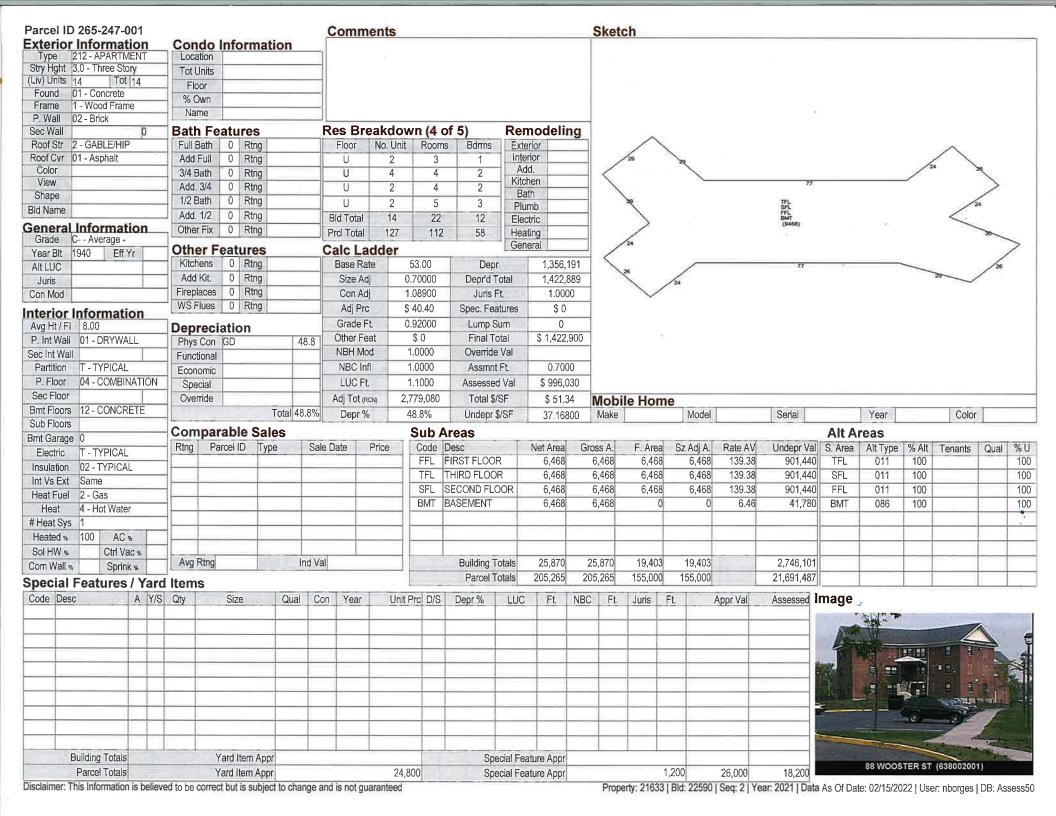
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Heat		lot Wate	er				-	_			- Divi	1 10/10	DEIVIEIV I		2,70		2,750		-	- 0	0.40	10,124	DIVIT	000	100			100
# Heat Sys							_	_				+-		-		-			-	-	_							-
Heated %	100			_			-	-				-		-		-			1						-		_	
Sol HW %		Ctrl V		Ave C	No. or		-	- I I V			-		D. 11.11	T.4.1	0.00		0.004	7.40	2	7.400		1 050 000						-
Com Wall %		Sprir	ik %	Avg F	uig			Ind \	al				Building '		9,984		9,984	7,48		7,488		1,059,802						
Special	Feat	tures	/ Yar	d Items	5								Parcel	otais	205,26) 20	05,265	155,000	0 15	5,000		21,691,487						<u></u>
Code Desc	2		A Y/S	G Qty		Size	Q	ual (on Yea	r L	nit Pro D	/S [Pepr %	LUC	Ft	NBC	Ft.	Juris	Ft.	1	Appr Val	Assessed	mage	ism				
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F	Buildin	g Totals		500	Yar	d Item	1 Appr	- 41				-	Sr	ecial Fo	ature App	7									1397			
	_	el Totals					Appr				24,800	1 91			ature App				1,200		26,000	18,200		88 WOOS	TER ST	(63800200)	
Disclaimer: T			4	ved to be o				change	and is not				- Op	Joidi i C	cuio App	N	Pron			22589		ear: 2021 Data	As Of Dat	te: 02/15/20	22 92	er nhomes	DR: Ac	sess50

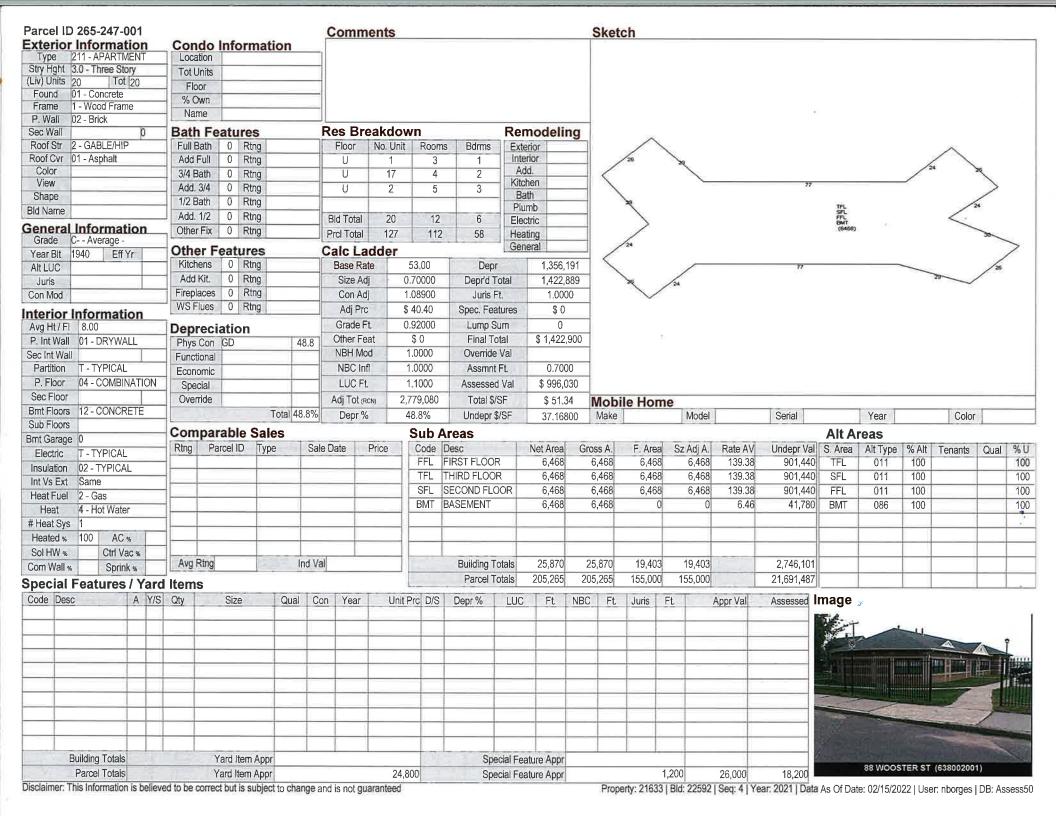
88 WOO	247 Block ERTY LOCATION OSTER ST ORD, CT 06120	N	001 Lot		Parcel		IN PR	55-247 arcel II OCES e Code 976	S APP		B L SUMMAF uilding Val 549,100		ocation8 d Items 0	8 WOO	Lan	T nd Size 720.00		8=	Land 2,300,	Val		Total	Val 100		USE + USE LA ASSESS	PPR IMP AND SED	2,84 2,84 1,99	9,100 <i>I</i> 9,100 <i>I</i>	otal Parcel 13,619,400 13,619,400 13,619,400 9,533,580
HOUSIN 180 JOH	ERSHIP NG AUTHORITY-CIT NN D WARDLAW WA ORD, CT 06106-360	٩Y	HTFD				Par	ling Tot cel Tota ource	ıl	1 Mkt Adi (549,100 1,294,600 Cost	Tot Va	0 24,800 I SF/Bld		522,7	720.00 720.00 380.49			2,300, 2,300, /al SF/	000		2,849, 3,619,4 87	100		Lot Si:	ze	N-S	7	9
							Tx Yr 2020	Cat GL	Use 976		Bld Value 6,446,400	Yard It		and Siz 522,72			and Va			Pro al Appr 35,800			Notes		Unit Type		Date 1/2021	Pat	riot
Occ		J)	ype				2019	GL	976		6,446,400			522,72			090,900			35,800		96,060					2/2020	User A	ccount
PREVI	OUS OWNER			A.			2018 2017 2016	FV FV GL	976 976 976		6,446,400 6,446,400 6,446,400	28 28	,500 ,500	522,72 522,72 522,72	0	2,0	090,900 090,900 090,900	0	8,56 8,56	35,800 35,800 35,800	5,9 5,9	96,060 96,060	Creatin	ng Prev	Lines afte	r (02/1 r (02/1	1/2019	GIS C	
							2015	GL	976		6,993,400 6,993,400	26	,100	522,72 522,72	0	1,1	176,100 1 76,10 0		8,19	95,600 95,600	5,7	36,920	create	2015 g	gl	02/2	3/2016	GIS C	oord 1 Date
							2013	GL	976		6,993,400			522,72			176,100			5,600	5,7	36,920	Year E	nd Ro	I		9/2014	05/21	/1999
•							2012 2011	GL GL	976 976		6,993,400 6,993,400			522,72 522,72			176,100 176,100			95,600 95,600			Create			01/1 2/1/2	8/2013 012	Print Da 2/15/2022	te / Time 10:03 am
MADD	ATIVE DECORIO	TION					SALE	SINF	ORMAT	TION																			e/Time
This par	ATIVE DESCRIP cel contains 522720.	00000	S of land	mainly	classified a	as	Granto				Legal R	ef	Туре		ate	1	Sale F	Price	TSF	Veri	. NA	L Not	es	3/	1500	-9/11		11/17/21 dduch	
HOUSIN	IG AUTH with an AP	ARTM	ENT build	ling buil	t about 194	40,					N/A			01/0	1/1922			0	No										
	rimarily Brick Exterio			are Fe	et, with 6																								EFINED ID1a
Residen	tial Units, 30 Rooms	, and 1	8 Bdrms.																										
L																												Prio	rID2a
	R ASSESSMENT Desc	S	Amt	С	omm Int A	mt																						Prior	rlD3a
		_		_			_		PERMIT	rs			_			_							CTIVI					Prio	ID1b
							Dat		Number		Desc	Amou		osed	Status	s Fe	d. ID	Note			Last Vi		Date		Result				02001
PROPE	ERTY FACTORS						11/15/	2011	20111269		WINDOWS	189,0	00		С	+		repla	cemer	nt windo			05/21/1 05/21/1				RD KNI RD KNI	Prio	rID2b RSENAL
	m Code		Item	Cod	e %			-		-		1	_		-	1							05/21/1				RD KN		rID3b
	101 - TYPICAL		Dis 1			_																	05/21/1				RD KN	1,10	1000
Util Util			Dis 2 Dis 3			-																	05/21/1				RD KN	Prio	rID1c
	us 5009 1010		one 1 NX	(-1.																			05/21/1	999	4	CLIFFC	RD KN	- 57	ID A
F. Haz			one 2																				05/21/1				RD KN	Prio	rID2c
	00 1 - LEVEL		Cone 3					_		-		-			_	-		-					05/21/1		4	CLIFFC	RD KN	Prio	rID3c
	et 1 - PAVED STRE	ET						-	_	-		-	-			-		-					05/21/1				RD KN	10	678
Exem	fic 2 - MEDIUM	\dashv	2.62				_			-		+			-	+		-				-#	05/19/1	999	4	CLIFFC	RD KN	Assess	or Map
	SECTION	7										1						1				_							
	UC Desc	Ft	#	Units	Depth	Tu	Type I	Type	Ft.	Base V	Unit Prc	Adi Pro	NBC	Ft	Mod.	Inf 1	0/0	Inf 2	% 1	nf 3 %		Appr /	Alt LUC	0/0	Spec L.\	/ Juris	I Ft	Assessed	Notes
	HOUSING AUTH	1.1		22,720				RIME S			4		664	1				1			2,300					0	1	1,610,000	
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Dinelei	Total AC/HA ner: This Information	io bol!-		12.00			F/SM		2,720.00		Parcel LUC9	76 - HOU	SING AU	пн							2,300		0004 LD	Tot		0		1,610,000	
DISCIGIT	ici. Hilo illioittialion	is Delle	eveu to be	- GOLLACI	เมนเเร รินิมิ	յենն և	u unangi	t allu la	mot gua	anteed						LIO	ipelly. 2	८ ।७३३	i biu.	ZZU09	ory, I	cal. 2	UZ 1] U	ala AS	OI Date: U	Z/13/ZU	∠∠ USE	r: nborges D	D. ASSESSO



265 247 001 Map Block Lot Parcel PROPERTY LOCATION	265-247-0 Parcel ID IN PROCESS	Bu APPRAISAL SUMMAR	uilding Location88		CIT	Y OF HARTFO	ORD Card: 2 APP USE + IN		Card Total Parcel 2,900 <i>I</i> 13,619,400 2,900 <i>I</i> 13,619,400
88 WOOSTER ST	Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val	USE LAN	ID 1,422	2,900 <i>l</i> 13,619,400
HARTFORD, CT 06120	976	1,422,900	0	0.00	0	1,422,900	ASSESSE		6,030 <i>l</i> 9,533,580
OWNERSHIP	-,						LEGAL DESCR	RIPTION	1
HOUSING AUTHORITY-CITY OF HTFD 180 JOHN D WARDLAW WAY									
HARTFORD, CT 06106-3603	Building Total	1,422,900	0	0.00	0	1,422,900			
11/1/(11 61/2), 61 66166 6666	Parcel Total Source	11,294,600 0 - Mkt Adi Cost	24,800 Tot Val SF/Bld	522,720.00 73.34	2,300,000 Tot Val SF/Prol	13,619,400 87.87	Lot Size	D	
	Source	U - IVIKI AUJ COSI	TOL VALSE/DIU	15.54			Total Land		
	PREVIOUS AS	SSESSMENTS			Pi	roperty ID: 21633	Land Unit Type		Maturat
	Tx Yr Cat	Use Bld Value			d Val Total Appr		es	Date	Datriot
Occ Type	2020 GL	976 6,446,400		522,720 2,090				01/21/2021	PROPERTIES INC.
	2019 GL	976 6,446,400		522,720 2,090				01/22/2020	User Account
PREVIOUS OWNER	2018 FV	976 6,446,400		522,720 2,090			ating Prev Lines after (010.014
4	2017 FV	976 6,446,400	28,500	522,720 2,090		5,996,060 Cre	ating Prev Lines after		GIS Coord 1
	2016 GL	976 6,446,400		522,720 2,090		5,996,060 CR		01/30/2017	GIS Coord 1
	2015 GL	976 6,993,400		522,720 1,176		5,736,920 crea		02/23/2016	
	2014 GL 2013 GL	976 6,993,400 976 6,993,400		522,720 1,176		5,736,920 Cre		01/22/2015	Insp Date
	2013 GL 2012 GL	976 6,993,400 976 6,993,400		522,720 1,176 522,720 1,176		5,736,920 Yea 5,736,920 Cre		01/29/2014 01/18/2013	05/21/1999
<u>↑</u>	2012 GL	976 6,993,400		522,720 1,176		5,736,920 crea		2/1/2012	Print Date / Time
	2011 OL	370 0,333,400	20,100	322,720 1,170	0,100,000	5,750,520,0166	ale 2011 GL	2/1/2012	2/15/2022 10:03 am
NARRATIVE DESCRIPTION	SALES INFOR	MATION							Last Date / Time 11/17/21 9:03 pm
This parcel contains 522720.00000 S of land mainly classified as	Grantor	Legal Re	ef Type		ale Price TSF Ver	if. NAL Notes			dducharme
HOUSING AUTH with an APARTMENT building built about 1940		N/A		01/01/1922	0 No				USER DEFINED
having primarily Brick Exterior and 19,402.50 Square Feet, with									PriorID1a
14 Residential Units, 64 Rooms, and 36 Bdrms.									FIIOIDIa
	_								PriorID2a
OTHER ASSESSMENTS									
Code Desc Amt Comm Int Am									PriorlD3a
	BUILDING PEI	RMITS				ACT	IVITIES		D: JD4L
	Date Nun		Amount Clo	osed Status Fed. I	ID Notes		ate Result B	I Marie and	PriorID1b 638002001
PROPERTY FACTORS								IFFORD KN	030002001
		-						JIFFORD KNI	PriorID2b CLAY ARSENAL
Item Code Item Code % Util 1 01 - TYPICAL Dis 1						05/2	1/1999 4 C	JFFORD KNI	PriorID3b
Util 2 Dis 2	-					05/2		IFFORD KN	
Util 3 Dis 3								JFFORD KNI	PriorID1c
Census 5009 1010 Zone 1 NX-1						05/2	1/1999 4 C	JFFORD KN	D : ID0
F. Haz Zone 2								JFFORD KN	PriorID2c
Topo 1 - LEVEL Zone 3								LIFFORD KN	PriorID3c
Street 1 - PAVED STREET								JFFORD KN	10678
Traffic 2 - MEDIUM	-					05/1	9/1999 4 C	LIFFORD KN	Assessor Map
Exempt									
LAND SECTION									
LUC LUC Desc Ft. #Units Depth		Ft. Base V. Unit Prc	Adj Prc NBC	Ft. Mod. Inf 1	% Inf 2 % Inf 3 %		JC % Spec L.V.	Juris L. Ft.	Assessed Notes
976 HOUSING AUTH 1.1 522,720	S PRIME SIT	1 4	4.4 664			2,300,000	0	1	1,610,000
Total AC/HA 12.00 Tot	al SF/SM 522,73	20.00 Parcel LUC 97	76 - HOUSING AU	TH P. NBC D	Desc Commercial T	ot 2,300,000	Tot 0	Tot	1,610,000
Disclaimer: This Information is believed to be correct but is subjection									r: nborges DB: Assess50

Parcel ID 265-247-001					Comme	ents					SI	keto	ch									
Exterior Information		Informa	tion																			
Type 211 - APARTMENT Stry Hght 3.0 - Three Story	Location																					
(Liv) Units 7 Tot 7	Tot Units	3																				
Found 01 - Concrete	- Floor																					
Frame 1 - Wood Frame	- % Own																					
P. Wall 02 - Brick	Name																					
Sec Wall 0	Bath F	eatures			Res Bre	akdo	wn		Re	modeli	ng											
Roof Str 2 - GABLE/HIP	Full Bath				Floor	No. Unit	Roo	ms Bdrm	s Ex	terior												
Roof Cvr 01 - Asphalt	Add Full	0			U	3	4	2		terior												
Color	3/4 Bath	0 Rtng			U	4	5	3		dd.												
View	Add. 3/4	0 Rtng								chen Bath												
Shape	1/2 Bath	0 Rtng								lumb	-11											
Bld Name	Add. 1/2	0 Rtng			Bld Total	7	9	5		ectric								TFL SFL				26
General Information	Other Fix	0 Rtng			Prcl Total	127	11			ating								TPL SFL FFL BMT (2496)				
Grade C Average -	Other	Features		- 4.		-	1	2 00		neral								(2486)				
Year Bit 1940 Eff Yr	Kitchens			-1	Calc La		E2.00	D														
Alt LUC					Base Rate		53.00		epr	523,3						94						
Juris	Add Kit.				Size Adj		0.70000		d Total	549,1												
Con Mod	Fireplace				Con Adj		1.08900		is Ft.	1.000												
Interior Information	VVS Flue	s 0 Rtng			Adj Prc	The state of the s	\$ 40.40	Spec. F	eatures	\$ 0												
Avg Ht / F1 8.00	Depred	iation			Grade Ft		0.92000		Sum	0												
P. Int Wall 01 - DRYWALL	Phys Cor		1	48.8	Other Fea		\$ 0	Final		\$ 549,1	100		7.7									
Sec Int Wall	Functiona				NBH Mod	1	1.0000	Overri	ide Val													
Partition T - TYPICAL	Economi				NBC Infl		1.0000	Assm	nnt Ft.	0.700	00											
P. Floor 04 - COMBINATION					LUC Ft.		1.1000	Assess	sed Val	\$ 384,3	370											
Sec Floor	Override				Adj Tot (RC	N) 1	,072,529	Total	I\$/SF	\$ 51.3	33 NA	ohi	le Hom	10								
Bmt Floors 12 - CONCRETE			Total 4	8.8%	Depr %		48.8%		or \$/SF	37.168	-	lake	ie Holl	Model		Serial		Year		Color	. [
Sub Floors	Comm	anabla Ca			Борі 78				51 4/01	37.100)00 IVI	Idito	1	Wodel		Ochai	A 24 A			- 00101	1	
Bmt Garage 0	g-	arable Sa				- 1		Areas		71.7.7				2 7 4 7			Alt A					
Electric T - TYPICAL	Rtng F	Parcel ID Ty	pe	Sale	Date F	Price		Desc	.	Net Area	Gross		F. Area		Rate AV	Undepr Val		Alt Type		Tenants	Qual	% U
Insulation 02 - TYPICAL	7		_				FFL	FIRST FLC		2,496	2,4		2,496	2,496	139,38	347,892	TFL	011	100			100
Int Vs Ext Same	□			-			SFL			2,496	2,4	_	2,496		139.38	347,892	SFL	011	100			100
Heat Fuel 2 - Gas				-			TFL	THIRD FLO		2,496	2,4		2,496	2,496	139.38	347,892	FFL	011	100			100
Heat 4 - Hot Water	7			1			BMI	BASEMEN'	i i	2,496	2,4	196	0	0	6.46	16,124	BMT	086	100			100
# Heat Sys 1																						2.0
Heated % 100 AC %																						
Sol HW % Ctrl Vac %				L																		
Com Wall % Sprink %	Avg Rtng	9		Ind Val				Building	Totals	9,984	9,9	984	7,488	7,488		1,059,802						
Special Features / Ya	rd Itams						1 1 7	Parce	l Totals	205,265	205,2	265	155,000	155,000		21,691,487						
	S Qty	Size	Qual	I Co	n Year	Unit	Prc D/S	Done 0/	1110	C Ft.	NBC	Ft	lurio	E+	Appr.\/ol	Agggggg	maga					
Code Desc A 1)	S Qly	SIZE	Qual	1 00	iii reai	Utill	PIC DI	Depr %	LUC	, FT.	INBC	rı,	Juris	Ft.	Appr Val	Assessed	ıııaye ,	5				
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																	100					
Building Totals		Yard Item Ap	pr					5	Special Fe	eature Appr								00.144	W.	4000		
Parcel Totals		Yard Item Ap					800	5	Special Fe	eature Appr				1,200	26,000	18,200		88 77005	TERST	(63800200	1)	
Disclaimer: This Information is believed	eved to be com	ect but is subje	ect to cha	ange ar	nd is not qua	ranteed	-				-	Prope	erty: 21633	Bld: 22591	Seq: 3 Ye	ear: 2021 Data	As Of Dat	e: 02/15/20)22 Use	er: nboraes	DB: A	ssess50

SHOOKS RS F	265 Map	247 Block PERTY LOCATIOI	N	001 Lot	Parcel	F	65-247 arcel ID	1	PAISAL	SUMMA	Building L	ocation8	38 WOO	STER S	Т			(CITY	OF HA	RTFO	RD	Card: AP USE + I	PR		,100 <i>I</i>	otal Parcel 13,619,400 13,619,400
Company Comp	* address contract and contract	terior transferrable de la constant					se Code		Buil	ding Val		rd Items		Land	d Size			Land	Val	To	tal Val		USE LA	ND	549	,100 I	13,619,400
MIGNISH AMPRIA MIGNISH	HARTI	FORD, CT 06120					976			549,100		.0			0.00				0	5	49,100					,370 <i>I</i>	9,533,580
BBJAINT DATE 1986								_		_								_				LEG	AL DESC	RIPTI	ON		
Source C. 106 Sc. Total Val (SPR) Tota	180 JC	OHN D WARDLAW W	٩Y	HTFD								0 24 800		522.7				300.0	0							5	
PREVIOUS ASSESSMENTS		,									Tot Va									13,0		ET I	Lot Size	Э	- 60		
Type						-					10, 10	017510			10.00		100 40	31-01-31		perty ID:				522,7	20.00	T) or	
Type												ems	Land Siz	ze								S					
PREVIOUS OWNER	Occ		T	ine T																						20 12 12 12 12 12	CONTRACTOR STATE OF THE
CS Cond 1 CS C	-	//OUR OWNER																				D	13			User A	Account
2016 St. 976 6.448.00 26.500 522.20 1.795.00 8.598.00 5.988.00 5.988.00 5.798.00 7.992.0074 7.99	PRE	71005 OWNER																								GISC	Coord 1
2016 GL 976 5.938.40 26.100 522.722 1.176.100 5.195.200 5.738.200 case 2014 GL 0.122015 2017 GL 976 5.938.40 26.100 5.22.722 1.176.100 5.195.200 5.738.200 case 2014 GL 0.122015 2018 GL 976 6.938.40 26.100 5.22.722 1.176.100 5.195.200 5.738.200 case 2014 GL 0.122015 2018 GL 976 6.938.40 26.100 5.22.722 1.176.100 5.195.200 5.738.200 case 2014 GL 0.122015 2019 GL 976 6.938.40 26.100 5.22.722 1.176.100 5.195.200 5.738.200 case 2014 GL 0.122015 2019 GL 976 6.938.40 26.100 5.22.722 1.176.100 5.195.200 5.738.200 case 2014 GL 0.122015 2019 GL 976 6.938.40 26.100 5.22.722 1.176.100 5.195.200 5.738.200 case 2014 GL 0.122015 2019 GL 976 6.938.40 26.100 5.22.722 1.176.100 5.195.200 5.738.200 case 2014 GL 0.122015 2019 GL 976 6.938.40 26.100 5.22.722 1.176.100 5.195.200 5.738.200 case 2014 GL 0.122015 2019 GL 976 6.938.40 26.100 26.200																											
Principles Pri																										GIS C	Coord 1
2012 GL 976 6.598.400 25.100 592.720 1.176.100 6.196.500 5.7936.200*rear Enr Rell 0.1762/214 7.502/214 7																										Inon	Data
Principal Prin																											
MARRATIVE DESCRIPTION SALES INFORMATION	1														1,1	76,100)							01/1	8/2013		
MARCHATURE DESCRIPTION						201	1 GL	976		6,993,400) 26	,100	522,72	0	1,1	176,100	וֹכ	8,19	5,600	5,736,	920 crea	te 2011	GL	2/1/2)12		
MARKATURE DESCRIPTION						SAL	ES INFO	RMATI	ON																		
NA	NARI	RATIVE DESCRIP	COCCO	C of land ma	inly alphaified			71 (1013 (111	0.1	Legal	Ref	Type	TD	ate		Sale F	Price T	TSF	Verif	NAL	Notes	300	No. of Street, or other teams, and the street,				
Pairing primary Brick Exterior and 7.488 Square Feet, with 7 Residential Units, 32 Rooms, and 18 Bdrms. Pairing primary Brick Exterior and 7.488 Square Feet, with 7 Pairing primary Brick Exterior and 7.488 Squar												1		1/1922				_									Water Street
## Committed Units, 32 Rooms, and 18 Bdrms. Code Desc Amt Committed												1	1														
Code Desc Amt Comm int Amt Comm int Amt Desc Amt Desc Amt Desc Amt Desc Desc Amt Desc Des										_		_	1				-	_								Pno	riDia
PriorID36 Prio	4																									Prio	rlD2a
PROPERTY FACTORS	OTHE	R ASSESSMENT	S								_																
PROPERTY FACTORS Item Code Item Item Code Item Ite	Cod	le Desc		Amt	Comm Int A	mt																				Prio	rID3a
PROPERTY FACTORS Item Code Item Item Code Item Ite			_			BUIL	DING P	ERMIT	S												ACTI	VITIES	3			Drio	rID1h
PROPERTY FACTORS			-				ate N	umber		Desc	Amo	unt C	losed	Status	Fe	d. ID	Notes			Last Visit			Result E	Зу			
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265 247 Map Block PROPERTY LOCATION	001 Lot	Parcel	Pa	5-247 rcel ID OCES		AISAL SU		uilding Locati Y	on88 WO	OSTER S	ST.			С	ITY	OF HAI	RTFO	RD			tal Card ,422,900 ,422,900	13,	I Parcel 619,400 619,400
88 WOOSTER ST HARTFORD, CT 06120				e Code 976		Building 1,422,		Yard Ite	ms 0	Lar	nd Size 0.00			Land V	al 0		tal Val 22,900		USE LA	ND 1	,422,900 996,030	13,	619,400 533,580
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HARTFORD, CT 06106-3603				cel Total		11,294,		24,	300	522,	720.00		2	2,300,00	•		19,400						
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			DDEV	IOUS	ASSESS	MENTS									Pro	perty ID: 2	21633	Land	I otal Land I Unit Type	522,720.0	0		•
			Tx Yr	***	Use	-	Value	Yard Items	Land S	Sizo I	1.	and Va	il .	Total A			sed Notes		TOTILL TYPE	Date		atr	int
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Occ	Туре		2019	GL	976	A CONTRACTOR OF THE CONTRACTOR	6,400	28,500				90,900		8,565		5,996,0				01/22/202		User Acco	MPL COUNTY
PREVIOUS OWNER	Æ		2018	FV	976		6,400	28,500				90,900		8,565				ing Pres	I inge after	02/11/20		OSEI ALL	June
			2017	FV	976		6,400	28,500				90,900		8,565						02/11/20		GIS Coor	d 1
			2016	GL	976		6,400	28,500				90,900		8,565			060 CREA			01/30/20			
			2015	GL	976		93,400	26,100				76,100	+	8,195,			920 creat			02/23/20	_	GIS Coor	d 1
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			2013	GL	976		93,400	26,100				76,100		8,195,			920 Year			01/29/20		Insp Da 05/21/19	ie
1.3			2012	GL	976		93,400	26,100	522,7			76,100		8,195,			20 Creat			01/18/20		rint Date /	
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					-	4	1,124		2,551		- 13.0		-							20112012	-	ast Date /	
NARRATIVE DESCRIPTI	ON		_		PRMATIC																	17/21 9:	
This parcel contains 522720.00	000 S of land mai	nly classified as	Grantor			-	Legal Re	ef T		Date		Sale F	Price 1		Verif.	NAL I	Notes					dducharr	
HOUSING AUTH with an APAR							N/A		01	/01/1922			0	No							116	ER DEF	
having primarily Brick Exterior a		uare Feet, with																			0.0	PriorID1	
20 Residential Units, 81 Rooms	, and 41 Bdrms.																					THORD	·u
			l T																			PriorID2	2a
OTHER ASSESSMENTS																							
Code Desc	Amt	Comm Int Amt																				PriorID3	la
			BIIII D	ING D	ERMITS	3											ACTIV	/ITIES					
			Date		umber	De	esc	Amount	Closed	Status	s Fer	d. ID	Notes		7.1	Last Visit	Da			Ву		PriorID1	
			- 500		union		500	Tunodin	010000	Oldia	1 00	u. 10	1000			EGOL VIOL	05/21/			CLIFFORD R	(NI	6380020	01
PROPERTY FACTORS		3.4.															05/21/			CLIFFORD R	(NI C	PriorID2 LAY ARSI	ID ENAL
Item Code	Teom	Code %				_											05/21/			CLIFFORD P		PriorID3	
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LAND SECTION			-																				
	t #Uni	its Depth U.	Type I	Type	Ft B	ase V. Unit	Prc	Adj Prc NE	C Ft	Mod.	Inf 1	%	Inf 2	% Inf	3 %	Ann	r Alt LUC	2 %	Spec I V	Juris L. F	t Ass	essed No	tes
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Disclaimer: This Information is I	pelieved to be cor	rect but is subject	to change	e and is	not guaran	teed					Prop	perty: 2	21633	Bld: 22	2592 3	Seq: 4 Yea	r: 2021	Data As	Of Date: 0:	2/15/2022 โ	Jser: nbor	ges DB: /	Assess50

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HARTFORD, CT 06120 976	265 247 Map Block PROPERTY LOCATION	001 Lot	Parcel	Pa IN PR			ISAL SUMMAR				72				Y OF HAP	RTFO	RD	AP USE + I	MP 1,4	128,300 <i>I</i> 128,300 <i>I</i>	otal Parcel 13,619,400 13,619,400
Company Comp	88 WOOSTER ST HARTFORD, CT 06120						Building Val 1,428,300	Yard Ite	ems 0	Lan			Lan								13,619,400 9,533,580
PCUSNIG AUTHORT COLT OF 1FTD 14,248,000 20,000 14,258,000 14			-				anti-y-cranyrica										LEG	AL DESC	RIPTION		
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Try Cit Jan State Land Var Total April Assessed Nates Date Properties Date Dat				PRFV	IOUS A	ASSESSI	MENTS							Pı	roperty ID: 2	1633			522,720.00		
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Total ACMA 12.00 Total SFISM 22.7200 Parcel LLOSPG - LAM Sea 1.00 Parcel LLOSPG - LAM Sea Parcel LLOSPG -													8,5	65,800	5,996.0						Control of the Contro
2715 F F F F 6	Occ	Type				976	6,446,400														Account
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SALES INFORMATION SALE	461			2012							1,176	,100	8,1	95,600					01/18/2013		
SALES INFORMATION This practice contains \$22720 000000 St of land mainly classified at \$12720 0000000000 St of land mainly classified at \$12720 0000000000000000000000000000000000	•			2011	GL	976	6,993,400	26,100	522,7	720	1,176	,100	8,1	95,600	5,736,9	20 creat	te 2011 (GL	2/1/2012		
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Total AC/HA 12.00 Total SF/SM 522,720.00 Parcel LUC976 - HOUSING AUTH P. NBC Desc Commercial Total AC/HA Total SF/SM 522,720.00 Parcel LUC976 - HOUSING AUTH P. NBC Desc Commercial Total 2,300,000 Tot 0 Total 1,610,000 Total 1,610,00	Census 5009 1010	Zone 1 NX-1										_								- Deia	rID2c
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Exempt					-		-	4		_	-	-				4 !				10	
LUC LUC Desc Ft #Units Depth U. Type L. Type Ft Base V. Unit Prc Adj Prc NBC Ft. Mod. Inf 1 % Inf 2 % Inf 3 % Appr Alt LUC % Spec L. V. Juris L. Ft. Assessed Notes 976 HOUSING AUTH 1.1 522,720 S PRIME ST 1 4 4.4 664 1		(2)		-	-		_				-	-				05/19	/1999	4 (CLIFFORD KI	Asses	sor Map
LUC LUC Desc Ft # Units Depth U. Type L. Type Ft Base V. Unit Prc Adj Prc NBC Ft. Mod. Inf 1 % Inf 2 % Inf 3 % Appr Alt LUC % Spec L.V. Juris L. Ft. Assessed Notes 976 HOUSING AUTH 1.1 522,720 S PRIME SIT 1 4 4.4 664 1 2,300,000 0 0 1 1,610,000 Including Auth Includi	The second second	1						31.		- 1	1				1	1	- 1				
976 HOUSING AUTH 1.1 522,720 S PRIME SIT 1 4 4.4 664 1 2,300,000 0 1 1,610,000 Total AC/HA 12.00 Total SF/SM 522,720.00 Parcel LUC976 - HOUSING AUTH P. NBC Desc Commercial Tot 2,300,000 Tot 0 Tot 1,610,000		er T 411.	el a la	-		TO ELOUIS	7 E = 1	TIP TO	10 T E	TIME TO	1.64	· 1	10 0/				0 0/ 1		1. 117 5	r	W
Total AC/HA 12.00 Total SF/SM 522,720.00 Parcel LUC 976 - HOUSING AUTH P. NBC Desc Commercial Tot 2,300,000 Tot 0 Tot 1,610,000							ase V. Unit Prc				Int 1	% II	nt 2 %	Int 3 9			3 %				
	976 HOUSING AUTH	1.1 522,12	20	5 Pr	KIIVIE SI		- 4	4.4 60	04 1	_		-	-	-	2,300,00	U	-	(1,610,000)
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	Total AC/HA	12.0	00 Total 9	SF/SM	522	720.00	Parcel LUC	976 - HOUSING	AUTH		P. NBC D	esc	Commerci	al T	ot 2,300.00	0	Tot	(To	1,610,000	

Parcel ID	265-247-001					Comm	nents					S	Sketo	ch									
	Information	Cond	o Infor	mation	n	=======================================																	
Type 2	11 - APARTMENT	Locatio	n]						15											
Stry Hght 3	.0 - Three Story	Tot Unit	ts]																	
(Liv) Units 1		Floor	989			1																	
	1 - Concrete - Wood Frame	- % Owr	n																				
	2 - Brick	Name	100																				
Sec Wall	Z - Brick	Rath I	Feature			Res Br	aakdo	MD.		Por	nodeli	na											
	- GABLE/HIP	Full Bat		tng		Floor	No. Unit		s Bdrms			iig_		\wedge									
Roof Cvr 0		Add Ful		tng		U		3	5 Dulliis	Inte			7	/_ `							\wedge		
Color	1 - Mopilait	3/4 Bath		ing Ing		U	10	4	1	Ac			/		30					/	4	26	
View									2	- Kitc			1				77			_/		/	
Shape		Add. 3/4		tng		U	3	5	3	Ba			/									/	
Bld Name		1/2 Batt		tng						Plu	mb			×				TFL SFL FFL BMT (6468)				24	
	- C	Add. 1/2		tng		Bld Total	15	12	6	Elec	etric							FFL BMT	187		<		
	Information	Other Fi	ix 0 Rt	tng		Prol Total	127	112	58	Hea	ting							(6460)			-	30-	
	Average - 940 Eff Yr	Other	Featur	es		Calc La	dder	-		Gen	eral		1	24									>
	940 Eff Yr	Kitchen	s 0 Rt	tng		Base Ra		53.00	Dep)F	1,040,	048	<				***					/	£00
Alt LUC		Add Kit				Size A		0.70000	Depr'd		1,040,		1				255				20	/26	
Juris Con Med		Fireplace		tng		1	Contract of the Contract of th	1.08900						1	/24						~		
Con Mod		WS Flue				Con Ad			Juris		1.000			~									
	nformation	MOLINE	∞ U K	u g		Adj Pro		40.40	Spec. Fe		\$ 0												
Avg Ht / FI	8.00	Depre	ciation			Grade F		0.92000	Lump		0												
P. Int Wall	01 - DRYWALL	Phys Co			48.8	Other Fe		\$ 0	Final T		\$ 1,091	,200											
Sec Int Wall		Function				NBH M	bc	1.0000	Override	e Val													
Partition	T - TYPICAL	Econom			1	NBC In	fl	1.0000	Assmn	t Ft.	0.700	00											
P. Floor	04 - COMBINATION	Specia			1	LUC F	t.	1.1000	Assesse	d Val	\$ 763,8	340											
Sec Floor		Overrid			1	Adj Tot (F		131,245	Total \$		\$ 39.3	_	nob:	la Ham	_								
	12 - CONCRETE	Ovenia		Tota	48.8%			48.8%			-	100		le Hom			0.41		V		T 0.1.		
Sub Floors					11 40.0 70	Depr 7	0		Undepr	⊅/2L	37.168	300	Make		Model		Serial		Year		Color	11.	
Bmt Garage	0		arable	Sales				Sub A										Alt A	reas				
	T - TYPICAL	Rtng	Parcel ID	Туре	Sa	le Date	Price	Code	Desc		Net Area	Gros	s A.	F. Area	Sz Adj A.	Rate AV	Undepr Val	S. Area	Alt Type	% Alt	Tenants	Qual	%U
	02 - TYPICAL							FFL	FIRST FLOO	R	6,468	6,	468	6,468	6,468	139.38	901,440	SFL	011	100			100
Int Vs Ext		-						TFL	THIRD FLOO	R	6,468	6,	468	6,468	6,468	40.40	261,287	FFL	011	100			100
	Y							SFL	SECOND FL	OOR	6,468	6,	468	6,468	6,468	139.38	901,440	BMT	086	100			100
Heat Fuel									BASEMENT		6,468		468	0	0	6.46	41,780			1			
	4 - Hot Water	-									-,						,						- 1
# Heat Sys	100 1 10	1		1	_																		_
	100 AC %	1		+	_			-					-					-					
Sol HW %	Ctrl Vac %	A D			1, 150	20			D 112		05.070		070	40.105	40.105		0.40= 0:-						
Com Wall %	Sprink %	Avg Rtr	19		Ind V	ai		-	Building 1		25,870		870	19,403	19,403		2,105,947						
Special F	eatures / Yard	Items							Parcel	otals	205,265	205,	265	155,000	155,000		21,691,487						
Code Desc			Size	0	ual C	on Year	Unit	Prc D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris F	t.	Appr Val	Assessed	mage	iae				
2000	1. 1.0	~~,	JIZO			0.1 1001	Oilit	. 10 0/0	DODI 70	200	1.	TIDO	16	Out 13		Appi vai	ASSESSED	290	_				
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																							1/2
																						-1-1	A CONTRACTOR
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																		2 Diame	Lights !!		1		7=
Rı	uilding Totals		Yard Item	Appr					Sn	ecial Fe	ature Appr	_								ecolor:			
	Parcel Totals		Yard Item				24,	ROO			ature Appr			1	,200	26,000	18,200						
	wide ideald			INNI			44.	JUUI														_	

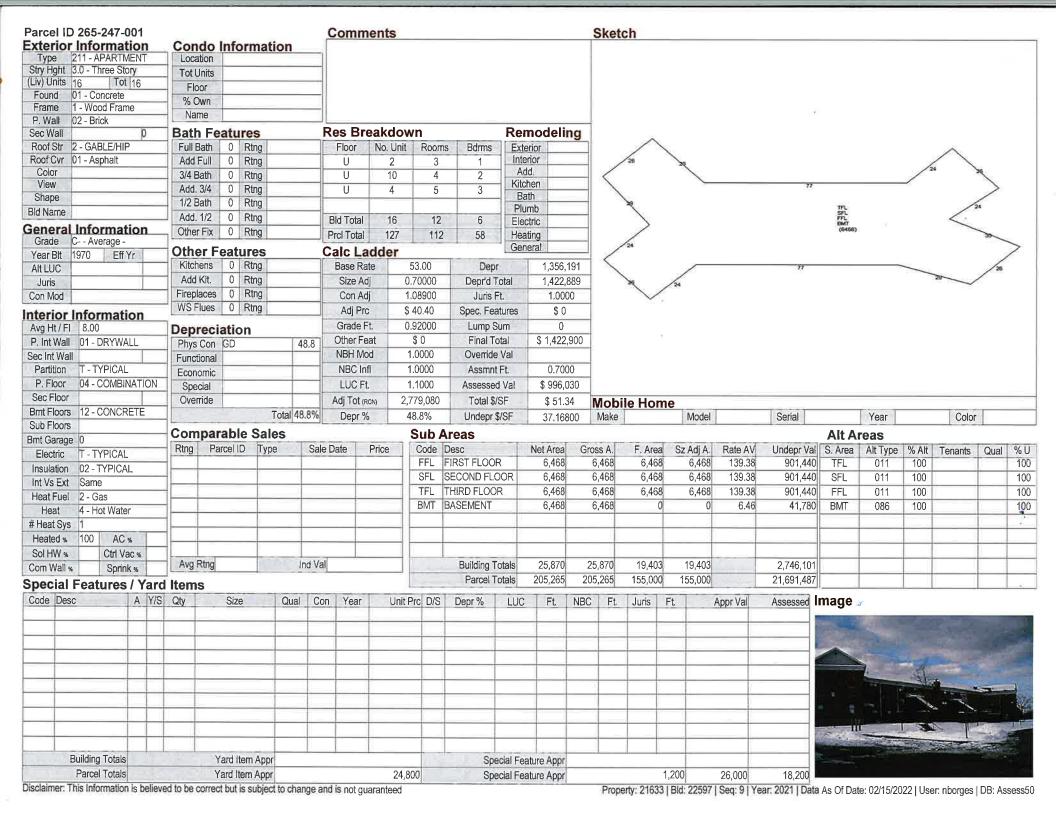
265 247 Map Block PROPERTY LOCATION	ON	001 Lot	Parcel	Pa	5-247 rcel ID OCES)	AISAL S		uilding Loo	cation88	8 WOOS	STER S	Т				CITY	OF H	ARTE	FORE			PR		1,200 <i>l</i> 1	tal Parcel 13,619,400 13,619,400
88 WOOSTER ST HARTFORD, CT 06120					Code 976		Buildir 1,09	ng Val 1,200	Yard	I Items		Land	d Size 0.00			Land	Val 0		Total Va .091,20			JSE LA SSESS		1,091	1,200 <i>l</i> 1	3,619,400 9,533,580
OWNERSHIP																			40.000	-0.0	EGAL	DESC	RIPTIO			
HOUSING AUTHORITY-C	ITY OF I	HTFD		1		_				-			-	_												
180 JOHN D WARDLAW				Buildi	ng Tota	al	1.09	1,200		0			0.00				0	1	,091,20	00						
HARTFORD, CT 06106-3	603				el Total		11,29		- 2	24,800		522,7	20.00			2,300,0	000		,619,40							
				Sc	ource	0 - M	kt Adj Cost		Tot Val	SF/Bld			56.24		Tot V	/al SF/I	Prol		87.8	7		Lot Siz		00.00		
				PREVI	IOUS.	ASSES5	MENTS										Pre	perty ID	: 2163	3 1	and Uni		522,7	20.00	70	•7.
				Tx Yr		Use		d Value	Yard Iter	ms I	and Siz	'a	1:	and Va	d	Total	Appr		essed N		una om	c rype	I D	ate	Dat	riot
				2020	GL	976		446,400	28,5		522,720			90,900			5,800		6,060	10100			01/2			TIES INC.
Occ	T	ype		2019	GL	976	12.5-41	146,400	28,5		522,720			90,900			5,800		6,060					2/2020	User Ad	count
PREVIOUS OWNER		F.		2018	FV	976		446,400	28,5		522,720			90,900			5,800			reating l	rev Line	es after				
				2017	FV	976		446,400	28,5		522,720		2,0	90,900	0		5,800			Creating					GIS Co	ord 1
				2016	GL	976		446,400	28,5		522,720			90,900			5,800			CREATE				0/2017		
				2015	GL	976	6,	993,400	26,1	100	522,720)	1,1	76,100		8,19	5,600	5,73	6,920 c	reate 20	15 al		02/23	3/2016	GIS Co	ord 1
				2014	GL	976	6,	993,400	26,1		522,720)		76,100			5,600			Create 20				2/2015	Insp [Tato:
				2013	GL	976	6,	993,400	26,1		522,720		1,1	76,100		8,19	5,600	5,73	6,920 Y	ear End	Roll			9/2014	05/21/	1999
7. E				2012	GL	976	6,	993,400	26,1	100	522,720)	1,1	76,100		8,19	5,600	5,73	6,920 C	Create 20	12 GL			3/2013	Print Dat	
•				2011	GL	976	6,	993,400	26,1	100	522,720)	1,1	76,100		8,19	5,600	5,73	6,920 c	reate 20	11 GL		2/1/20	12	2/15/2022	
				CALE	. INIE	ODBS ATU	ON.																		Last Date	
NARRATIVE DESCR	PTION			Grantor		ORMATI	ON	Legal R	of	Туре	T D	ate		Sale F	Orion	TOF	Veri	NIAI	Notes		_				11/17/21	
This parcel contains 52272	0.00000	S of land ma	nly classified as	Giantoi				N/A	DI .	Type		1/1922		Sale r		No	Veil	. INAL	_ Notes	5					dduch	arme
HOUSING AUTH with an A				l				IVA			01/0	1/1922			U	INO			-						USER D	EFINED
having primarily Brick Exte 15 Residential Units, 61 Re			lare Feet, with																						Priorl	D1a
no Residential Utilis, or R)01115, a11	u 31 bullis.																								
																									Priorl	D2a
OTHER ASSESSMEN	ITS		17																					į.		
Code Desc		Amt	Comm Int Amt																						Priorl	D3a
	-			BUILD	ING P	ERMITS	3												AC	CTIVITI	ES				Priori	D1h
	_			Date	e N	lumber		Desc	Amour	nt Cle	osed	Status	Fed	d. ID	Notes	S	P	Last Vis		Date		sult	Зу	1910	63800	
PROPERTY FACTOR	9																		0.5	5/21/199	9 4	4 (CLIFFO	RD KN	Prior	D2h
Item Code		Item (Code %																	5/21/199		4 (CLIFFO	RD KN	Priori CLAY AF	
Util 1 01 - TYPICAL		Dis 1	70																0.5	5/21/199	9 4	4 (CLIFFO	RD KN	Priorl	D3b
Util 2		Dis 2																		5/21/199		4 (CLIFFO	RD KNI		
Util 3		Dis 3																		5/21/199		4 (CLIFFO	RD KN	Priorl	D1c
Census 5009 1010	Z	one 1 NX-1		il																5/21/199			CLIFFO		Date	D0.
F. Haz	Z	Cone 2											1							5/21/199			CLIFFO		Priori	DZC
Topo 1 - LEVEL	Z	one 3		i									_							5/21/199			CLIFFO		Priorl	D3c
Street 1 - PAVED STR	EET									1										5/21/199			CLIFFO		106	
Traffic 2 - MEDIUM	_	58.5			_														05	5/19/199	9 4	4 (CLIFFO	RD KNI	Assesso	
Exempt									l	1		<u> </u>	1		l:						1	d				
LAND SECTION															,											
LUC LUC Desc	Ft						Base V. Ur	nit Prc	Adj Prc			Mod.	Inf 1	%	Inf 2	% In	if 3 %			LUC	6 Sp		. Juris	L. Ft.	Assessed N	lotes
976 HOUSING AUTH	1.1	522,7	20	S PR	RIME SI	7 1	4		4.4	664	11						_	2,300	000			(_1_	1,610,000	
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Total AC/H	٨	12.	70	OE/ONA	F00	720.00	- 5	nollilon	76 - HOUSI	INIC ALL	TU		D NDC) Do-		<u> </u>	-	0.000	000		o.t		1 1	T-1	1.040.000	
Disclaimer: This Information				SF/SM		2,720.00		cei Luc 9	10 - HOUSI	ING AU	ΙП							t 2,300			ot of)		1,610,000	2. 4
Discialiner, this information	ii is belle	eveu to be cor	rect dut is subject	.เบ cnange	and is	noi guara	nteed						LL0)	perty: 2	८ १७५५	I PIG: 7	22094	seq: b Y	ear: 20.	zıjData	i as ut L	Jate: 02	<u> /</u> / 15/202	∠ j User	: nborges DE	a: Assess5(

	265-247-001					Comm	ents					Sk	etch										
	Information		o Inforr	nation		4																	
	11 - APARTMENT	Locatio				_						- 1											
(Liv) Units 15	0 - Three Story	Tot Unit	- Table																				
Found 01	1 - Concrete	Floor																					
	- Wood Frame	- % Owr																					
	2 - Brick	Name	13]																	
Sec Wall	D	Bath F	Feature	s		Res Bre	akdov	vn		Re	modeli	na											
	- GABLE/HIP	Full Bat				Floor	No. Unit	_	ns Bdrms		erior		/	1							^		
Roof Cvr 01	1 - Asphalt	Add Ful				U	2	3	1		erior		/25	/	S								
Color		3/4 Batl				U	5	4	2		dd.				1					/	14	36	
View		Add. 3/4				U	8	5	3		chen				_		77					>	
Shape		1/2 Bath				1		-			ath		700										
Bld Name		Add. 1/2				Bld Total	15	12	0		umb		1					TFL SFL FFL BMT (6468)			/	24	
General I	nformation	Other Fi		The second second		14	15				ctric							BMT (6468)	185		_	_	
Grade C-	Average -					Prol Total	127	112	58		ating		/2									30/	\
	940 Eff Yr	Other	Feature	es		Calc La	dder			Ger	neral		/ "										1
Alt LUC		Kitchen				Base Ra	te	53.00	De	or	1,356,	191					77			\		/26	
Juris		Add Kit	t. 0 Rti	ng		Size Ad	j (.70000	Deprid	Total	1,422,		×	1	4						20	/	
Con Mod		Fireplace				Con Ad		.08900	Juris		1.00		1	/	20								
		WS Flue				Adj Pro		40.40	Spec. Fe		\$ 0												
	nformation	-		-		Grade F		0.92000	Lump		0												
Avg Ht / FI			ciation			Other Fe		\$ 0	Final			000		77									
	01 - DRYWALL	Phys Co			48.8						\$ 1,422	,900											
Sec Int Wall		Function	nal			NBH Mo		1.0000	Overrid														
	T - TYPICAL	Econom	nic			NBC Inf		1.0000	Assmr		0.70												
	04 - COMBINATION	Specia	al			LUC Ft.		1.1000	Assesse	ed Val	\$ 996,	030											
Sec Floor		Overrid	le			Adj Tot (R	cn) 2,	779,080	Total S	\$/SF	\$ 51.	34 M c	bile H	ome									
	12 - CONCRETE			Total	48.8%	Depr %		48.8%	Undepr	\$/SF	37.16				Model		Serial		Year		Colo	г	
Sub Floors		Comp	arable :	Sales				Sub /			1							Alt A					
Bmt Garage			-		10-	la Data	D.i.			- 11	NI-4 A	0			5 - A - 4' A	D-1-AV	11.4 17.1			D/ 11			
Electric	T - TYPICAL	Rtng	Parcel ID	Туре	Sa	le Date	Price	Code		\D	Net Area				Sz Adj A.	Rate AV	Undepr Val		Alt Type		Tenants	Qual	
	02 - TYPICAL			-	+				FIRST FLOO		6,468	6,46		468	6,468	139.38	901,440		011	100		-	100
Int Vs Ext	Same				-				SECOND FL		6,468	6,46		468	6,468	139.38	901,440		011	100			100
Heat Fuel	2 - Gas	1			-				THIRD FLOO	JR	6,468	6,46		468	6,468	139.38	901,440		011	100			100
Heat	4 - Hot Water	1						BMT	BASEMENT		6,468	6,46	58	0	0	6.46	41,780	BMT	086	100			100
# Heat Sys	1																						7.0
	100 AC %																						
Sol HW %	Ctrl Vac %																						
Com Wall %	Sprink %	Avg Rtr	ng		Ind V	al			Building	Totals	25,870	25,87	0 19,	403	19,403	1100 - 18	2,746,101						1
						-			Parcel		205,265	205,26	2012		155,000	1	21,691,487					1	1
	eatures / Yard		-					-										,,		-		_	1
Code Desc	A Y/S	Qty	Size	Qu	ıal C	on Year	Unit	Prc D/S	Depr %	LUC	Ft	NBC	Ft. Juris	Ft.	1 3	Appr Val	Assessed	mage	is .				
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															111			1000	THE RESERVE AND ADDRESS OF THE PARTY.			202	
	71. F.		·					_		-					-				= 1	3 6 /2		The State	EE.
	uilding Totals		Yard Item Yard Item				24,8				ature Appr ature Appr			1,20		26,000	18,200		- 1	Server 15			

265 Map PROPERTY	247 Block Y LOCATIO	N	001 Lot	Pare	cel	P	65-247 arcel ID ROCES		RAISAL	SUMMA	Building Lo	ocation8	88 WOO	OSTER S	Т			(CITY	OF H	AR	rfor	RD		APPR		Card Total Parce 2,900 <i>I</i> 13,619,400 12,900 <i>I</i> 13,619,400
88 WOOSTER HARTFORD,	R ST CT 06120					Us	se Code 976			ilding Val 1,422,900	Ya	rd Items 0		Lan	0.00			Land	Val 0		Total 1,422,		LEG	USE L ASSES AL DES	SSED	99	2,900 / 13,619,400 6,030 / 9,533,580
HOUSING AU 180 JOHN D V HARTFORD,	THORITY-CI WARDLAW W	ΆΥ	HTFD				ding Tota			1,422,900 1,294,600		0 24,800		522.7	0.00		2	,300,0	0	1	1 ,422 ,	900	LLGA			ION	*
							Source	0-1	Vkt Adj C	Cost	Tot Va	I SF/Bld			73.34		Tot Va		Prof		87	.87	1	Lot S Fotal Lan	d 522	,720.00	
						Tx Yr	/IOUS	Use		Bld Value	Yard It		Land S			and Va	d	Tota	Appr	operty II		Notes	Land	Unit Typ	Section .	Date	Datriot
Occ		That	ype	_		2020		976		6,446,400			522,72			90,900			55,800		96,060					21/2021	A PROPERTIES INC.
PREVIOUS	OWNER					2019 2018		976 976		6,446,400 6,446,400			522,72 522,72			90,900			55,800 55,800		96,060 96,060	-1	n Drov	Lines aff		/22/2020 /11/2019	User Account
1 KEVIOOO	OWILK					2017		976		6,446,400			522,72			90,900			55,800							11/2019	GIS Coord 1
						2016		976		6,446,400		3,500	522,72	20		90,900			5,800			CREA			01/	30/2017	GIS Coord 1
						2015		976		6,993,400			522,72			76,100			5,600			create				23/2016	GIS COOID I
						2014		976 976		6,993,400 6,993,400			522,72 522,72			76,100 76,100			95,600 95,600			Create Year E				/22/2015 /29/2014	Insp Date
1						2013		976		6,993,400			522,7			76,100			5,600			Create				18/2013	05/21/1999 Print Date / Time
•						2011		976		6,993,400			522,72			76,100			5,600			create				2012	2/15/2022 10:03 an
			5			SALE	S INFO	RMAT	ION																		Last Date / Time
NARRATIV This parcel co	ntains 522720	2 TION	S of land ma	ainly classifi	ed as	Granto				Legal F	Ref	Туре		Date	100	Sale F	Price T	SF	Veri	. NA	L No	tes	-) :	(n - 1)			11/17/21 9:03 pm dducharme
HOUSING AU	TH with an Af	PARTM	ENT building	built about	1940,					N/A			01/0	01/1922			1 0	Vo									USER DEFINED
having primari 15 Residential					with																						PriorID1a
13 Nesidellia	i Ullits, oo Not	JIIIS, aI	id 50 bums.										-				_	_		_	_						PriorID2a
OTHER AS:	SESSMEN	TS				-							+				-	-									FIIOIIDZa
Code De		بإحق	Amt	Comm In	t Amt																İ.						PriorID3a
						-	DING P	ERMIT umber	S	Desc	Amo	unt C	losed	Status	Foo	d. ID	Notes			Last Vi		ACTIV Date		Result	Ву		PriorID1b
	/ E4 0T0 D	=]	ile iv	umber		Desc	Allio	une O	10300	Olatuc	3 1 00	1. 10	140103			Last VI	-	05/21/1		4		ORD KNI	638002001 PriorID2h
PROPERTY Item Cod		5	Item	Code	%				- 1													05/21/1	999	4	CLIFF	ORD KNI	PriorID2b CLAY ARSENAL
	- TYPICAL		Dis 1	0000	70	<u> </u>																05/21/1		4	_	ORD KNI	PriorID3b
Util 2			Dis 2			_	_		-					-	+		-					05/21/1 05/21/1		4		ORD KNI	PriorID1c
Util 3	20.4040		Dis 3				-		-			_			1							05/21/1		4		ORD KNI ORD KNI	11011010
Census 500 F. Haz	19 1010		Zone 1 NX-1 Zone 2		-																	05/21/1		4		ORD KNI	PriorID2c
Topo 1 -	LEVEL		Zone 3																			05/21/1	999	4	CLIFF	ORD KNI	PriorID3c
	PAVED STRE	ET									-	-			-							05/21/1		4		ORD KN	10678
Traffic 2 - Exempt	MEDIUM	-							-		+	+			+-		-					05/19/1	999	4	CLIFF	ORD KNI	Assessor Map
LAND SEC	TION										-			-1			-	_					_		-		
LUC LUC D		Ft	#U	nits Dept	n TU	Type	L. Type	Ft	Base V.	Unit Prc	Adj Pro	NBC	Ft.	Mod.	Inf 1	%	Inf 2	% Ir	nf 3 %		Appr	Alt LUC	%	Spec L	.V. Juri	s L. Ft.	Assessed Notes
976 HOUS	ING AUTH	1.1	522,	720		S F	PRIME SI	1 1		4	4.4	664	1							2,300	0,000				0	1	1,610,000
		-			-			-						_				+		-	-		-			-	
		-											-	+			+	+	+								
		-																-	_	-			-				
	_				_	-					14			+				-	_								
	Total AC/HA			2.00		SF/SM		2,720.00		Parcel LUC	976 - HOU	SING AL	JTH							t 2,30			Tot		0		1,610,000
Disclaimer: Th	nis Information	is beli	eved to be co	prrect but is:	subject	t to chance	ae and is	not quai	anteed						Prop	perty: 2	21633 I	Bld:	22595	Seq: 7	Year: 3	2021 0	ata As	Of Date:	02/15/2	022 Use	r. nborges DB: Assess

Parcel ID 26						Comm	nents					S	Sket	ch									
Exterior In				formatio	n																		
	- APARTMENT	Location	on																				
Stry Hght 3.0		Tot Un	nits																				
(Liv) Units 14	Tot 14	Floo	r																				
	- Concrete	% Ow	vn																				
	Wood Frame	Name																					
	- Brick	-		remains		D D				10		5000											
Sec Wall	Į0	Bath				Res Br					modeli	ng		^									
	GABLE/HIP	Full Ba		Rtng		Floor	No. Unit				erior										\wedge		
Roof Cvr 01 -	- Asphalt	Add Fu		Rtng		U	2	3			erior		/	/28	36					1			
Color		3/4 Ba		Rtng		U	2	4	2		dd.		1							/		36	
View		Add. 3	/4 0	Rtng		U	4	4	2		chen ath		/	ZI.	(=		77			===		>	
Shape		1/2 Ba	th 0	Rtng		U	6	5	3		ımb		- 2	76				TFL			/	24	
Bld Name		Add. 1	/2 0	Rtng		Bld Total	14	16			ctric							TFL SFL FFL BMT (6468)			4.		
General In	formation	Other F				Prol Total		112		-	ating							EMT (6468)	187			_	
Grade C	Average -							112	2 30		neral			/25								30	\
Year Blt 1940	0 Eff Yr	Other				Calc La				-			/									ن د	
Alt LUC		Kitche		Rtng		Base Ra	ate	53.00	Dep	or	1,361,	353	1	100			77					/26	
Juris		Add K		Rtng		Size A		0.70000	Depr'd	Total	1,428,	304		26	24					8	20	/	
Con Mod				Rtng		Con Ad	dj '	1.08900	Juris	Ft.	1.000				en dell'								
Interior Inf	formation	WS Flu	ues 0	Rtng		Adj Pr		6 40.40	Spec. Fe	atures	\$0												
Avg Ht / Fl 8			- 3 - 41			Grade F		0.92000	Lump	0.000	0												
		Depre			10.0	Other Fe		\$ 0	Final T		\$ 1,428	300		51									
P. Int Wall 01	I - DRIWALL		on GD)	48,8	NBH M		1.0000	Overrid		ψ 1,720	,500											
Sec Int Wall	TVDICAL	Functio									0.70	20											
	- TYPICAL	Econor				NBC Ir		1.0000	Assmn		0.700												
	4 - COMBINATION	Specia				LUC F		1.1000	Assesse		\$ 999,8												
Sec Floor	0.00100555	Overrio	de			Adj Tot (F		,789,657	Total \$	S/SF	\$ 51.5	53 N	lobi	ile Hom	е								
	2 - CONCRETE		V.C	Tot	al 48.8%	Depr %	6	48.8%	Undepr	\$/SF	37,168	300 N	Make		Model		Serial		Year		Color		
Sub Floors Bmt Garage 0		and the second second		le Sales				Sub A	Areas									Alt A	reas				
	- TYPICAL	Rtng	Parcel	ID Type	Sa	ale Date	Price	Code			Net Area	Gross	s A.	F. Area	Sz Adj A.	Rate AV	Undepr Val	S. Area	Alt Type	% Alt	Tenants	Qual	%U
Insulation 02								FFL	FIRST FLOC)R	6,468	6,	468	6,468	6,468	139.38	901,440	TFL	011	100			100
	ame							TFL	THIRD FLOO	DR	6,468	6,4	,468	6,468	6,468	139.38	901,440	SFL	011	100			100
	- Gas							SFL	SECOND FL	OOR	6,468	6,4	,468	6,468	6,468	139.38	901,440	FFL	011	100			100
	- Hot Water							BMT	BASEMENT		6,468	6.4	468	0	0	8.08	52,257						
	- not water																					1	1
# Heat Sys 1	00 40				_								-										_
Heated % 10					_								-					-					
Sol HW %	Ctrl Vac %	Avg Rt	tna	200	Ind V	(all			Building 1	Totala	25,870	25,8	970	19,403	19,403	+	2756 570	-				-	_
Com Wall %	Sprink %				inu v	ai											2,756,578						-
Special Fe	eatures / Yard	Items							Parcel	Otals	205,265	205,2	,200	155,000	155,000		21,691,487					1	-
Code Desc	A Y/S	Qty	Si	ze (Qual C	on Year	Unit	Prc D/S	Depr %	LUC	Ft.	NBC	Ft	Juris F	t.	Appr Val	Assessed	mage	is				
																	,						
																		10					
							1													d	100		
					_												-			3/2		Name of Street	
							1	_												-	-		TO Dec
		-					-				_			-							." _>		//
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																			100			-	=
	ding Totals	VI.		Item Appr				Hi	Sp	ecial Fe	ature Appr							-					
	rcel Totals			Item Appr			24,8	300	Sp	ecial Fe	ature Appr				200	26,000	18,200						
Disclaimer: This I	Information is believe	ed to be co	rrect bu	t is subject to	change	and is not gu		-					Prope				ear: 2021 Data	As Of Da	te: 02/15/20)22 Use	r: nborges	DB: As	ssess

265 247 001 Map Block Lot Parcel PROPERTY LOCATION	265-247-0 Parcel ID IN PROCESS	001 B APPRAISAL SUMMAF	Building Location8	8 WOOSTER ST	CITY	OF HARTFO	ORD Card: 8 APP USE + IM		Total Parcel 28,300 / 13,619,400 13,619,400 13,619,400
88 WOOSTER ST	Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val	USE LAN	D 1,42	28,300 / 13,619,400
HARTFORD, CT 06120	976	1,428,300	0	0.00	0	1,428,300	ASSESSE		9,533,580
OWNERSHIP	, —						LEGAL DESCR	IPTION	
HOUSING AUTHORITY-CITY OF HTFD									
180 JOHN D WARDLAW WAY HARTFORD, CT 06106-3603	Building Total		0	0.00	0	1,428,300			
IAKTI OKD, OT 00100-3003	Parcel Total	11,294,600	24,800	522,720.00	2,300,000	13,619,400	Lot Size		
	Source	0 - Mkt Adj Cost	Tot Val SF/Bld	73.61	Tot Val SF/Prol	87.87	Total Land		
	PREVIOUS A	SSESSMENTS			Pro	perty ID: 21633	Land Unit Type	OZZ,1 Z0.00	TO
	Tx Yr Cat	Use Bld Value	Yard Items L	and Size Lar	nd Val Total Appr	Assessed Note		Date	Datriot
Occ Type	2020 GL	976 6,446,400			90,900 8,565,800	5,996,060		01/21/2021	PROPERTIES INC.
	2019 GL	976 6,446,400			90,900 8,565,800	5,996,060		01/22/2020	User Account
PREVIOUS OWNER	2018 FV	976 6,446,400			90,900 8,565,800	5,996,060 Crea	ting Prev Lines after (02/11/2019	
	2017 FV	976 6,446,400			90,900 8,565,800		ating Prev Lines after (GIS Coord 1
	2016 GL	976 6,446,400			0,900 8,565,800	5,996,060 CRE		01/30/2017	GIS Coord 1
	2015 GL	976 6,993,400			6,100 8,195,600	5,736,920 creat		02/23/2016	GIO GOOIU I
	2014 GL	976 6,993,400			6,100 8,195,600	5,736,920 Crea		01/22/2015	Insp Date
	2013 GL 2012 GL	976 6,993,400			6,100 8,195,600	5,736,920 Year		01/29/2014	05/21/1999
•	2012 GL 2011 GL	976 6,993,400 976 6,993,400			6,100 8,195,600	5,736,920 Crea	the state of the s	01/18/2013	Print Date / Time
	2011 GL	970 0,993,400	20,100	522,720 1,17	6,100 8,195,600	5,736,920 creat	le 2011 GL	2/1/2012	2/15/2022 10:03 am
NARRATIVE DESCRIPTION	SALES INFOR	RMATION							Last Date / Time
This parcel contains 522720.00000 S of land mainly classified as	Grantor	Legal R	lef Type	Date S	Sale Price TSF Verif	NAL Notes			11/17/21 9:03 pm
HOUSING AUTH with an APARTMENT building built about 1940,		N/A		01/01/1922	0 No				dducharme
having primarily Brick Exterior and 19,402.50 Square Feet, with									USER DEFINED
14 Residential Units, 60 Rooms, and 32 Bdrms.									PriorID1a
									PriorID2a
OTHER ASSESSMENTS									FIIUIIDZa
Code Desc Amt Comm Int Amt									PriorID3a
									Thombod
	BUILDING PE		T 1 0		make a second		VITIES		PriorID1b
	Date Nur	mber Desc	Amount Cl	osed Status Fed.	ID Notes		ate Result By		638002001
PROPERTY FACTORS	. —					05/21		IFFORD KN	PriorlD2b CLAY ARSENAL
Item Code Item Code %						05/21		IFFORD KNI	
Util 1 01 - TYPICAL Dis 1	 					05/21		JFFORD KNI	PriorID3b
Util 2 Dis 2								JFFORD KNI	PriorID1c
Util 3 Dis 3								IFFORD KN	FIIOIDIC
Census 5009 1010 Zone 1 NX-1						05/21		IFFORD KNI	PriorID2c
F. Haz Zone 2	l — — —							JFFORD KNI	THORIDZO
Topo 1 - LEVEL Zone 3	-						/1999 4 CL	JFFORD KNI	PriorID3c
Street 1 - PAVED STREET Traffic 2 - MEDIUM						05/21		IFFORD KN	10678
Exempt						05/19	9/1999 4 CL	IFFORD KNI	Assessor Map
LAND SECTION									
	Tuno II Tuno I	Ft. Base V. Unit Prc	Adi Dec NDC	Et Mod Int 1	0/ 1-40 0/ 1-40 0/	A		. Trest	100
976 HOUSING AUTH 1.1 522,720	S PRIME SIT	1 Dase V. Unit Pro	Adj Prc NBC 4.4 664	Ft. Mod. Inf 1	% Inf 2 % Inf 3 %	Appr Alt LU(Juris L. Ft.	Assessed Notes
370 HOODING ACTT 1.1 322,720	3 FIXING SI		4.4 004			2,300,000	0	1	1,610,000
	\rightarrow						+	\rightarrow	
	-								
							+		
							+		
							+		
Total AC/HA 12.00 Total	SF/SM 522,7	720.00 Parcel LLC	76 - HOUSING AU	TH P NRC I	Desc Commercial Tot	2,300,000	Tot 0	Tot	1,610,000
.2.55		I GIOGI EO CO				2,000,000	TOL U	101	1,010,000



265 247 00 Map Block Lot PROPERTY LOCATION		265-247-0 Parcel ID IN PROCESS	APPRAISAL SUMMA	Building Location8				F HARTE			Card Total Parcel 2,900 <i>I</i> 13,619,400 2,900 <i>I</i> 13,619,400
88 WOOSTER ST		Use Code	Building Val	Yard Items	Lar	d Size	Land Val	Total Va		ND 1,42	2,900 <i>l</i> 13,619,400
HARTFORD, CT 06120		976	1,422,900	0		0.00	0	1,422,90	ASSESS LEGAL DESC		6,030 / 9,533,580
OWNERSHIP HOUSING AUTHORITY-CITY OF HTFE	,								LEGAL DESC	KIPTION	
180 JOHN D WARDLAW WAY	,										
HARTFORD, CT 06106-3603		Building Total Parcel Total	1,422,900 11,294,600	24,800	522	0.00 720.00	2,300,000	1,422,90			
,		Source	0 - Mkt Adj Cost	Tot Val SF/Bld	J2Z,		t Val SF/Prol	13,619,40 87.8		е	
				101 101 101 1010		70.01			Total Land	522,720.00	
		PREVIOUS AS						erty ID: 2163			Datriot
		Tx Yr Cat	Use Bld Value		and Size	Land Val	Total Appr	Assessed N	Votes	Date	
Occ Type		2020 GL 2019 GL	976 6,446,400 976 6,446,400		522,720 522,720	2,090,900	8,565,800 8,565,800	5,996,060 5,996,060		01/21/2021	PROPERTIES INC.
PREVIOUS OWNER	£.	2019 GL 2018 FV	976 6,446,400		522,720	2,090,900	8,565,800		Creating Prev Lines after	01/22/2020	User Account
I KEVIOOS OWKEK		2017 FV	976 6,446,400		522,720	2,090,900	8,565,800		Creating Prev Lines after		GIS Coord 1
2		2016 GL	976 6.446.400		522,720	2,090,900	8,565,800		CREATE 2016	01/30/2017	
		2015 GL	976 6,993,40		522,720	1,176,100	8,195,600		reate 2015 gl	02/23/2016	GIS Coord 1
		2014 GL	976 6,993,400		522,720	1,176,100	8,195,600		Create 2014 GL	01/22/2015	Jana Data
		2013 GL	976 6,993,400		522,720	1,176,100	8,195,600		ear End Roll	01/29/2014	Insp Date 05/21/1999
-Z-		2012 GL	976 6,993,400		522,720	1,176,100	8,195,600		Create 2012 GL	01/18/2013	Print Date / Time
***		2011 GL	976 6,993,40		522,720	1,176,100	8,195,600		reate 2011 GL	2/1/2012	2/15/2022 10:03 am
		041 50 11505	MATION							-17	Last Date / Time
NARRATIVE DESCRIPTION		SALES INFOR		Def Tune	Deta	Sale Price	TOT V-4	TAIAL Mistor			11/17/21 9:03 pm
This parcel contains 522720,00000 S of		Grantor	Legal N/A	Ref Type	Date			NAL Notes	5		dducharme
HOUSING AUTH with an APARTMENT			IN/A		01/01/1922) No				USER DEFINED
having primarily Brick Exterior and 19,40 16 Residential Units, 66 Rooms, and 34											PriorID1a
To Residential Offits, of Rooffs, and 34	Dullis,										
OTHER ASSESSMENTS											PriorID2a
OTHER ASSESSMENTS	C [-4 A4]	n 									DriadD2a
Code Desc A	Amt Comm Int Amt										PriorID3a
		BUILDING PE	RMITS					AC	CTIVITIES		PriorID1b
		Date Nun	nber Desc	Amount Cl	osed Status	Fed. ID No	tes L	ast Visit	Date Result I		638002001
PROPERTY FACTORS										CLIFFORD KNI	PriorID2b CLAY ARSENAL
Item Code Item	n Code %									CLIFFORD KNI	
Util 1 01 - TYPICAL Dis										CLIFFORD KN	PriorID3b
Util 2 Dis		-								CLIFFORD KN	PriorID1c
Util 3 Dis		-								CLIFFORD KNI	FIIOHD IC
	1 NX-1	-								CLIFFORD KN	PriorID2c
F, Haz Zone		-							THE RESIDENCE OF THE PARTY OF T	CLIFFORD KN	1.110110-20
Topo 1 - LEVEL Zone : Street 1 - PAVED STREET	31									CLIFFORD KNI CLIFFORD KNI	PriorID3c
Traffic 2 - MEDIUM						1 -				CLIFFORD KNI	10678
Exempt						1			0/18/1888 4 (SLIFFURD KINI	Assessor Map
LAND SECTION				1 1			1/.				
LUC LUC Desc Ft	#Units Depth U	Type L. Type	Ft. Base V. Unit Pro	Adi Prc NBC	Ft Mod.	Inf 1 % Inf	2 % Inf 3 %	Appr AH	LUC % Spec L V	. Juris L. Ft.	Assessed Notes
976 HOUSING AUTH 1.1	522,720	S PRIME SIT		4.4 664	1	101 70 1111		2,300,000	LOO 70 Specilly) 1	1,610,000
								=,000,000			170 101000
							1-1-1-1				
Total AC/HA	12.00 Total \$			976 - HOUSING AU	TH		mmercial Tot				1,610,000
Disclaimer: This Information is believed	to be correct but is subject	to change and is no	ot guaranteed			Property: 2163	33 Bld: 22597 Se	q: 9 Year: 202	21 Data As Of Date: 02	2/15/2022 Use	r: nborges DB: Assess50

						and the second s	and the second s				
LAND ATTRIBUTES	COMMERCIAL					DEPAR	TMENT OF	ASSESSME	VT 19	13 a.	216748/10
101 ZONING RYN - RZ		ma tarastrala	COMMERC	IAL 🗆 I	NDUSTRIAL		OF HARTFOR	D, CONNECT	ICUI *	Č.	A Contract of the Contract of
102 WIDTH			OFFICE			a 88					PARCEL NO. 488 20 401
103 DEPTH ()	Add a land to Vance	<u></u>	272	land	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- 60		- /			
104 SQUARE FT, ACTUAL 522 6/6	BUILDING NAME				ADDRES	s		(/r/s			CITY MAP
105 SQUARE FT. USABLE	YEAR	19	19 72	19 74	Ž 19	19 7	19			TRA	NSFER RECORD 2/00/0
106 ACRES // 997	A 160 LAND	122 000	526400			444,25	(<i>0</i>	DATE	SALE PRICE	CONF.	GRANTEE
IOT REPRESENTATIVE LOT W TT V [7]	I I BUILDINGS	Block Car	3.009.400			329068	0				W. 2 1/2 1/2 1/2 /1/2 /2
IOBREAR STREET ACCESS N T YXT	\$ 162 OTHER BUILDINGS				(3)						Har Orty Har Hard
109 CORNER N D Y 🗵	A IG3 TOTAL	4470 2	3533800			431101					
HO UNIT CONFORMITY N TY	LAND	/3 m + 2				(7/39.50	5				
III ZONING CONFORMITY N D Y Z	BUILDINGS	2.8% 160				230 37Y	(O)				
II2 MISLOCATED IMPROVEMENT N A Y	OTHER BUILDINGS					1/03/81					
II 3 HIGHEST & BEST USE N TY	TOTAL	2,782 950		2,794.87	<u> </u>	3,017.71			p	CONS	TRUCTION RECORD
II4 ACCESS PROBLEM N N Y	LAND		526,40	,		44422	<u>a</u>	PERMIT	DATE	TRUOMA	TYPE
IIS EASEMENT BURDEN N 🛱 Y 🗌			3.007.460			443696	0				
II6 IRREGULAR SHAPE N Y	් g cost		3,533800	Ò		488118	·0				
IIT CLOSE TO PUBLIC TRAN. F A G	MARKET					, ,					
I IB HWY. CONVENIENCE F A X G	INCOME										
119 CLOSE TO SERV./SHOP. F □ A 区 G □	-: 164 GROSS INCOME	<u> </u>								and the second s	
	3 165 MULTIPLIER		^					REMARKS			
Ger Land	Z 166 VALUE			The second secon	and the second			10-1-	76 DEMO	BLDG	#9 # 10 } # 17 DHC.
122 DEFERRED EXT. MAINT. N . Y . EX	167 TEMPORARY			· · · · · · · · · · · · · · · · · · ·							<u> </u>
	F 168 APPRAISER		230								
	A 169 APPRAISAL DATE	13.04	7/72-	and the second s							•
125 PERCENT OF LAND BASE %	VALUE/SQ. FT.										
126 P.FAGE	VALUE/CU. FT.										
127 OVERALL LOCATION	TAX/INCOME							_		 	
126 PUBLIC EXPOSURE											
129 LANDSCAPING X COLO	LAND/SQ.FT.	•									
130	Samuel markette market to the state of the s		!		1						
131 ARCHITECTURAL ATTRACTIVENESS					_			_	1 - ž- e		3 1 A
132 OFF SITE IMPROVEMENTS	- I AMARINA AND AND AND AND AND AND AND AND AND A			<u> </u>		I AND	VALUATION		- KIR	M	<u>//</u>
133 LOT USABILITY INF TYPE SUP					SIZE		ADJS. ADJ, RA	TE VAL	16		N
134 IMPROVEMENT LEVEL UND. EQL. Ø OVR. □ 135 GRADE EVN. Ø ABV. □ BEL. □					522,616	. 85	0.19.	444			
					3019	- 43 +	<u> </u>		×2.0		
				B			- I Service of the section of the se				
137 CONTOUR LEV. M HIL. BNK. SHF.				<u> </u>			<u> </u>				
	***************************************				2A						
NEIGHBORHOOD ATTRIBUTES	**************************************							+			
	The state of the s										
				-							
				<u></u>	TOTAL VALUE			4,14	220		
				.			·	1_17//			
140 NEIGHBORHOOD NO. 141 PFAGE 142 CONCERN DOLL 143 MARKET DEMAND				.	TOTAL VALUE ADJ, REASONS			444,	220		

Description Composition		4. STRUCTURAL FRAME	6/EXTERIOR WALLS	9. ROOF ABCD	II, INTERIOR A B C	D 12. PLUME	ING ABCD	15. COOLING ONLY	18. BUILDING ELEVATORS
Company Comp	A B B AB C D			PREPARED ROLL	UNFINISHED	FIX BAT	+	WALL UNITS: NO. CAP.	TYPE NO. CAP FLOORS
AMBRIT A			WOOD SHINGLE	BUILT-UP TO G	DRYWALL			PACKAGE REFRIG: NO. CAR	PASS.
THE STATE ALLENDON SERVICE FOR SERVI		MAIN BEAMS X	CLAPBOARD	ASPHALT SHG.	PLASTER	SINK		ENGINEERED A B	C D FREIGHT
STORE ROLD BOOK 1975 STORE VERSE	FAIR POOR	JOISTS	ASBESTOS SHG	MOOD	WOOD PANEL	TIOLET		WASHED	
SOURCE NO. SECOND MIT. STORE WILLES AND MARKED CONT. STORE WILLES AND MARKED CONT. STORE WILLES AND MARKED CONT. STORE WILL NO. S		 	ALUMINUM	SLATE	GLAZED BLOCK	URINALS		REFRIGERATED	19. OTHER ITEMS
2. OUALTY TYPE MALE LORD ACKNOWL CONTINUE SHOCK	VII		BRICK VENEER	METAL	CONCRETE			FLOOR AREA	CANOPY
STATE STORE FROM DOOR OF MINE STORE		STORIES NO. [BLDG. HT. FT.	STONE VENEER			PIPING: COP.[☐ GALV. ☐ BRASS ☐	NO. FLOORS	PAVING: AC
STORE STORE FOR THE LIFE STORE FOR LINE STORE FOR LINE FOR LINE STORE FOR LINE FOR LINE STORE FOR LINE STORE FOR LINE STORE FOR LINE STORE FOR LINE FOR LINE FOR LINE STORE FOR LINE FOR LINE FOR LINE FOR LINE FOR LINE STORE FOR LINE FO	2. QUALITY TYPE	WALLS: LOAD BEARING ØCURTAIN □	SOLID BRICK		INTERIOR CEILING:	QUALITY: P	FO AO GO		LOADING DOCK
SOURCE COMPANDED COMPAND		STORE FRT: LIN. FT.	SOLID STONE	IO, FLOORS	DROPPED CEILING			16. COMB. HEAT & COO	L FIRE ESCAPES
Substitute Sub	GOOD _ LOW COST _	WOOD OR LOW COST METAL SET	CONC. BLK.	FLOOR CONSTRUCTION & /2 4	ACQOUSTICAL	AMPS	VOLTS	PACKAGE UNIT	FENCES
COMB. STORE AND GOOD GROUND GREAT, SETT STYCEO PAIL CONCRITE	3. USE TYPE	AVER. GRADE METAL SET	CINDER BLK.	WOOD DECK	DRYWALL	TYPE		SPLIT SYSTEM	
APT OPT	COMB. STORE AND	GOOD GRADE METAL SET	STUCCO / BLK.	CONCRETE X	PLASTER X		The second secon		1 1 2 3 13 (1967) 0 3 13 (1967)
SOURCE SAME	APT OFFICE LOFT		REINF. CONC.		WOOD PANEL	700		FORCED AIR	
SAMAGE	STORE BANK	5. FOUNDATION	GLASS PANELS	CONC./STEEL	CONCRETE				
THERT	OFFICE GARAGE	A 8 C D	METAL PANELS	FLOOR COVER:		GRAVITY			
MARRINGE SERVING SERVING MARRINGE	THEATER INDUST.			SOFTWOOD		HOT WATER			
WARRHOUSE SCHOOL CEMENT BLOCK	GAS STATION RESTAURANT	REINF. CONC.		HARDWOOD	INTERIOR QUALITY	·			
MODE COURCE COU	WAREHOUSE SCHOOL	CEMENT BLOCK	7. ROOF TYPE	PLYWOOD					
MASSARD MASS	PUB. BLDG. CHURCH	CINDER BLOCK	HIP FLAT GABLE					41 02 17-7-11 11 10	
	INSTITUTIONAL MEDICAL	STONE	MANSARD GAMBREL	TERRAZZO					
PAIN.	FAST FOOD HOSPITAL	BRICK .	8. ROOF CONSTRUCTION		<u> — ж. д</u>		WO	· · · · · · · · · · · · · · · · · · ·	
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COST APPROACH DATA- EO	SEC.					OU E3 COAL	T GASCI ELECT		
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201 COLUMNARY USE	DESCRIPTIVE ITEMS PA	RT "A" PART"B" PART"C" PART"							
202 BUILDING QUALITY	201 OCCUPANCY USE	$A_D \neq$	BASE SQ. FT. COST						
ADJUSTED SQ.FT.COST	202 BUILDING CLASS	P	SQ. FT. ADJUSTMENTS					r 1	
204 SECTION	203 BUILDING QUALITY	Post 1	ADJUSTED SQ.FT. COST		, e	. 1. 4.	304 OWNER ~	> 9 9 7 0 0 T	
	204 SECTION	//	NUMBER OF STORIES			· · · · · · · · · · · · · · · · · · ·			
205 LINE	205 PAGE	//	HEIGHT / STORY				306 LISTING DA		
207 NO. OF STORIES CURRENT COST COCAL MULTIPLIER COCAL MULTIPL	206 LINE	1/1	FLOOR AREA - PERIMETER						502 SALE DATE
208 HEIGHT / STORY	207 NO. OF STORIES		CURRENT COST						
209 AVERAGE FLOOR AREA	208 HEIGHT / STORY		LOCAL MULTIPLIER				MAF		
210 PERIMETER 309 ON SITE PARKING SPACES 506 INTEREST RATE	209 AVERAGE FLOOR AREA						 		
211	210 PERIMETER		MULTIPLIERS				<u> </u>		
HEAT TYPE	211		ADJUSTED SQ. FT. COST						
HEAT COST ADJUSTMENT AREA IN SQ.FT. 312 FUNCTIONAL PLAN 509 INTEREST RATE	HEAT TYPE		FINAL SQ. FT. COST				311		
ELEVATOR 1 1 1 1 510 TERMS (MOS.) 212 NET SQ. FT. ADJUSTMENTS 1 COST 752 M/S 314 CONDITION 1 511 TRADE OR OTH. CONSIDER'N 213 NET LUMP SUM ADJUST. LUMP SUMS 315 STORAGE AREA 1 512 SALE PRICE (2) 214 REPLACEMENT COST (RCN) 75 M/S 316 SECURITY 1 513 SALE DATE (2) 215 YEAR BUILT GOOD GOOD 76 M/S 317 MAINTENANCE SERVICE 1 514 CONFIRMATION CODE (2) 216 EFFECTIVE YEAR DEPRECIATED COST (RCNLD) 20 M/S 318 LOADING DOCK N Y 316 SALE DATE (3) 217 EFFECTIVE TOT. LIFE(YRS) DEPRECIATED LUMP SUMS NET LUMP SUM ADJUSTMENT 320 NEAT TYPE 517 CONFIRMATION CODE (3)	HEAT COST ADJUSTMENT		AREA IN SQ.FT.				312 FUNCTIONA		
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A B C D 12. PLUMBING A B C D 15. COOLING ONLY 4. STRUCTURAL FRAME 6. EXTERIOR WALLS 9. ROOF A B C D II. INTERIOR I QUALITY CLASS 18. BUILDING ELEVATORS WOOD STEEL CONC. A D B AB C D PREPARED ROLL UNFINISHED WALL UNITS: NO. CAP. NO. CAP FLOORS FIX BATH WOOD SHINGLE COLUMNS BUILT-UP T& G PACKAGE REFRIG: NO. CAR OBSERVED PHYSICAL COND. DRYWALL PASS GOOD [NORMAL MAIN BEAMS CLAPBOARD ASPHALT SHG. PLASTER SINK ... IN C. C.M. ENGINEERED A B C D FREIGHT POLET ASBESTOS SHG MOOD WASHED JOISTS FAIR 🗍 POOR WOOD PANEL TRUSSES ALUMINUM TRINALS SLATE GLAZED BLOCK REFRIGERATED 119. OTHER ITEMS GIRDERS BRICK VENEER METAL FLOOR AREA CANOPY CONCRETE STORIES NO. L BLDG. HT. FT. STONE VENEER PIPING: COP. CALV. BRASS ENAMELEY NO. FLOORS PAVING: __ c _ 2. QUALITY TYPE WALLS: LOAD BEARING CURTAIN SOLID BRICK INTERIOR CEILING: LOADING DOCK QUALITY: P F A 6 SOLID STONE 10. FLOORS DROPPED CEILING EXCELLENT [] AVER [] STORE FRT: LIN. FT. 13. ELECTRICITY 16. COMB. HEAT & COOL FIRE ESCAPES FLOOR CONSTRUCTION: 6 1 2 3 FENCES CONC. BLK. GOOD [LOW COST [WOOD OR LOW COST METAL SET ACQOUSTICAL AMPS PACKAGE UNIT VOLTS CINDER BLK. WOOD DECK 3. USE TYPE AVER, GRADE METAL SET DRYWALL TYPE POWER SPLIT SYSTEM COMB. STORE AND GOOD GRADE METAL SET STUCCO / BLK. CONCRETE PLASTER 14. HEATING THE BLOCKS OF THIS MIDE REINF. CONC. WOOD PANEL NONE FORCED AIR APT OFFICE LOFT 5. FOUNDATION CONC./STEEL HOT WATER BANK GLASS PANELS CONCRETE STORE A B C D METAL PANELS GRAVITY 17. FIRE PROTECTION FLOOR COVER OFFICE GARAGE THEATER INDUST. SOFTWOOD HOT WATER SPRINKLER (AREA) RESTAURANT HARDWOOD REINF. CONC. INTERIOR QUALITY HOT AIR FIRE HOSE STA: NO. SIZE GAS STATION CEMENT BLOCK 7. ROOF TYPE P F A G SCHOOL PLYWOOD STEAM REMARKS WAREHOUSE HIP T FLAT TO GABLE T PUB. BLDG. CHURCH CINDER BLOCK CONCRETE BASEBOARD APTS. 20 ROOMS UNITS MANSARD GAMBREL TERRAZZO INSTITUTIONAL MEDICAL STONE INDUSTRIAL: NO.UNITS RADIANT 8, ROOF CONSTRUCTION BRICK W.W. CARPEY OFFICES: NO. UNITS FAN UNITS: NO. HOSPITAL FAST FOOD PIERS: WOOD [STEEL] WOOD STEEL CONC. PRIM. ASPH. TILE STORES: NO. UNITS CONC BLOCK BRICK OIL [] COAL GAS ELEC SEC. COST APPROACH DATA-CALCULATIONS COST APPROACH DATA-EDP 322 LUMP SUM ADJUSTMENTS BUILDING DATA PART "A" PART "B" PART "C" PART "D" PART "A" PART "B" PART "C" PART "D" 301 PARCEL NO. 636 00 2 001 DESCRIPTIVE ITEMS DESCRIPTIVE ITEMS 323 TOTAL STORIES ____OF_______ 201 OCCUPANCY USE Ast. BASE SQ.FT. COST 324 TOTAL FLOOR AREA SQ. FT. ADJUSTMENTS 303 CENSUS TRACT 325 RENTABLE FLOOR AREA 202 BUILDING CLASS ADJUSTED SQ.FT. COST 304 OWNER 326 UNITS __ __PLUMBING FIX. . 203 BUILDING QUALITY Licacl 11 NUMBER OF STORIES 305 LISTER NO. 255 SALE DATA 204 SECTION 501 SALE PRICE HEIGHT / STORY 306 LISTING DATE 1-1-13 205 PAGE FLOOR AREA - PERIMETER 307 USE CODE **602 SALE DATE** 10 206 LINE CURRENT COST 503 CONFIRMATION CODE 207 NO. OF STORIES LOCAL MULTIPLIER MARKET DATA **504 DOWN PAYMENT** 208 HEIGHT / STORY 308 COVERERED PARKING STALLS 505 FIRST LOAN 209 AVERAGE FLOOR AREA 506 INTEREST RATE 210 PERIMETER MULTIPLIERS 309 ON SITE PARKING SPACES ADJUSTED SQ. FT. COST 310 507 TERMS (MOS.) 211 311 508 SECOND LOAN HEAT TYPE FINAL SQ. FT. COST PFAGE AREA IN SQ.FT. 312 FUNCTIONAL PLAN 509 INTEREST RATE HEAT COST ADJUSTMENT 313 WORKMANSHIP 1666 × 574,800 510 TERMS (MOS.) ELEVATOR 957600 COST 314 CONDITION 511 TRADE OR OTH, CONSIDER'N 212 NET SQ. FT. ADJUSTMENTS 213 NET LUMP SUM ADJUST. LUMP SUMS 315 STORAGE AREA 512 SALE PRICE (2) REPLACEMENT COST (RCN) 95740 214 316 SECURITY 513 SALE DATE (2) % GOODS 5 1201 317 MAINTENANCE SERVICE 514 CONFIRMATION CODE (2) 215 YEAR BUILT DEPRECIATED COST (RCNLD) 34760 318 LOADING DOCK N Y SIS SALE PRICE (3) 216 EFFECTIVE YEAR N TY BIG SALE DATE (3) DEPRECIATED LUMP SUMS 319 ELEVATOR 217 EFFECTIVE TOT. LIFE (YRS) BUILDING TOTAL 347.600 517 CONFIRMATION CODE (3)4 218 FUNCTIONAL DEPR, % **NET LUMP SUM ADJUSTMENT** 320 HEAT TYPE

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3. USE TYPE	AVER. GRA				CINDER BLK.	 	-	D DECK	HOW.	1 1	<u> </u>			AMPS		VOLTS			····			- -	╁╂				
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204 SECTION	//			† · · · · · ·	NUMBER OF STORIE	ES										305 LIST	rer	NO	. 25°	,						DATA	
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211		+			ADJUSTED SQ. FT.	COST						 				310	011			068				ERMS (MC			*****
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217 EFFECTIVE TOT. LIFE (YRS)		\longrightarrow	17/20-17	 -	DEPRECIATED LUMP			<u> </u>		_						319 ELE				N	<u>□ </u>			LE DATE			
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3. USE T		AVER. GRAL				CINDER BLK.	╁	-		CANADA AND CANADA	D DECK	1	ΤÍ	7 7	DRYWALL	-	+-	TYPE					PLIT SYSTEM	++	++			DO CO	i e	1415
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	FICE LOFT		A WEI	ML SE	. 1	REINF. CONC.		-		CONC	REIE	····	╁┤	-		-	+		16		r r	+	25050 115	+	\dashv	╁┼	TY			
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WAREHOUSE		CEMENT BL		_		7. ROOF TYP		700	************	PLYW			$\bot \downarrow$		P F A	G [STEAM	<u> X</u>		Щ	R	EMARKS			_ .	·			
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		ROACH DATA-									CALCUL				LUMP SUM	ADι	JUST	MENTS					ING DATA		32	22				
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201 OCCUPAT	NCY USE	AOT			F	BASE SQ. FT. C	COST	•											302 SID	E _	_5		OF 14		32	24 T	OTAL FLO	OR ARE	A	
202 BUILDIN	G CLASS	æ				SQ, FT. ADJUST	MEN	IT\$											303 CE	เรม	S TI	RAC	Ť		32	25 R	ENTABLE	FLOOR	AREA	%
203 BUILDIN	G QUALITY	L. cos/				ADJUSTED SQ.F	FT. C	OST	Ī										304 OW	NE	R				32	26 U	NITS	PLU	MBING F	ТХ,
204 SECTION	1	11				NUMBER OF ST	rorie	ES											305 LIS	TEI	RN	10.	255		T				DATA	******
205 PAGE		,/				HEIGHT / STOR	Υ					1							306 LIS	TIN	1G D	DATE	2-26-13		50) I S	ALE PRICE	:		
206 LINE		10				FLOOR AREA - F	ERIN	METER	₹				_						307 US		44	-			50	02 5	ALE DATE			
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208 HEIGHT					-	LOCAL MULTIP	PLIE	 R					\dashv						†		MA	RK	ET DATA		+		OWN PAY			
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ELEVAT		-				1.666×1.1		000				†	\dashv				····		313 WO						-		ERMS (M			
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215 YEAR B					 	% GOODS			'''			+	\dashv										SERVICE	╌┼╌╏	-		ONFIRMAT		F (2)	
216 EFFECT					 	DEPRECIATED			101-	27.2		+	\dashv						318 LO						_		ALE PRICE		- (2)	·
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218 FUNCTIO	NAL DEPR, %	1			1	BUILDING TOT	WF			172300	P	1			NET LUMP SUM A	เกาก	12 I ME	141	320 HE	A I	IYP	r E		1	101	176	CONFIRMA	TON CO	DE (9)	

5 of 13

I. QUALITY CLASS	4. STRUCTURAL	FRAME	1	6. EXTERIOR V	NALI	LS		9. ROOF	A	8 C	а	II. INTERIOR A B	C	o 12. PLUMB	ING A	B (C D	15. COOLING ON	Y.	water and the same	18. BUILC	ING E	LEVATO	RS
A B AB C D	wood wood	STEEL C	ONC.		A	ВС	D	PREPARED ROLL		J		UNFINISHED		FIX BATE		П		WALL UNITS: NO.	CAP.		TYPE	NO.	CAP	FLOORS
OBSERVED PHYSICAL COND.	COLUMNS		$\overline{\mathbf{X}}$	WOOD SHINGLE				BUILT-UP T& G	X		П	DRYWALL	ΤÌ	101		\Box		PACKAGE REFRIGINO.	CAP	!	PASS.	Ť		
GOOD NORMAL	MAIN BEAMS	X		CLAPBOARD				ASPHALT SHG.			1 1	PLASTER		CSAK,	e /		1	ENGINEERED	A B	C E	FREIGHT			
FAIR POOR	JOISTS			ASBESTOS SHG				WOOD				WOOD PANEL		TIPLET			1	WASHED	T	П				
	TRUSSES			ALUMINUM				SLATE		_		GLAZED BLOCK		URINALS		$\dagger \dagger$	\top	REFRIGERATED	十		19. OTHE	RITEM	S	
	GIRDERS		-	BRICK VENEER		ľ	1	METAL	\Box			CONCRETE	\Box					FLOOR AREA	\neg	П	CANOPY	Charles IIII		
	STORIES NO. 4 B	LDG. HT. F	۲.	STONE VENEER							\prod	ENAMELED MATELY	$\dagger \dagger$	PIPING: COP.	GALV.	RAS	s []	NO. FLOORS		\sqcap	PAVING:	Α	c	- E
2. QUALITY TYPE	WALLS: LOAD BEAR	ING CURTA	AIN 🗍	SOLID BRICK	X					_	+	INTERIOR CEILING	<u> </u>	QUALITY: P					十	\Box	LOADING	DOCK		
EXCELLENT AVER	STORE FRT: LIN.	FT.	- And Okazan madeli and	SOLID STONE				IO. FLOORS			Constant A	DROPPED CEILING	П	13. ELECTR	and the second second second second		ALCOHOLD DESIGNATION	16. COMB. HEAT &	coo	<u></u>	FIRE ESCA	PES		
GOOD LOW COST	WOOD OR LOW COST	METAL SE	ET	CONC. BLK.	-			FLOOR CONSTRUCT	ION:A	<u>ىرى بەسىيىسى</u>		ACQOUSTICAL	$\dagger \dagger$	AMPS	VOLT	\$		PACKAGE UNIT		ŤΠ	FENCES			
3. USE TYPE	AVER. GRADE ME	TAL SET		CINDER BLK.			† †	WOOD DECK		Т	1 1	DRYWALL	$\dagger \dagger$	TYPE	POWE			SPLIT SYSTEM	+-	十	¥ 2 8	110%	8 0	<u> </u>
COMB. STORE AND	GOOD GRADE ME			STUCCO/BLK.			1	CONCRETE	200	4	+	PLASTER V	+	14. HEATIN		A			_	tt		LIC	740	J. Service Control of the Control of
APT OFFICE LOFT	<u> </u>	all all		REINF. CONC.			1 1			\top	1	WOOD PANEL	$\dagger \dagger$	NONE	f	ΠÏ	Т	FORCED AIR	_	++			- F 6 32	1201
STORE BANK	5. FOUNDATIO) N		GLASS PANELS			t	CONC./STEEL		VV		CONCRETE	+			╁┼	-	HOT WATER	\dashv	+				
OFFICE GARAGE	The second secon	A B C	D	METAL PANELS			╂─╁	FLOOR COVER:		AA		With the second	++	GRAVITY		╁┼	+-	I7. FIRE PROTECT	ION	<u> </u>				
THEATER INDUST.					1-1		\dagger	SOFTWOOD			1		++	HOT WATER		╁╁	+	SPRINKLER (AREA)		Name of the last o	1			
GAS STATION RESTAURANT	REINF. CONC.	\mathbf{x}	+		1 1	\dashv	\dagger	HARDWOOD	_	-		INTERIOR QUALITY	11.	HOT AIR		╁┼	╁	FIRE HOSE STAINO.	C17E					-
WAREHOUSE SCHOOL	CEMENT BLOCK			7. ROOF TYPE	<u></u> _	-		PLYWOOD	\dashv	+	++	P F A G	_	STEAM		╁┼		REMARKS			 			
PUB. BLDG. CHURCH	CINDER BLOCK			HIP FLAT	may Same	BLE [7	CONCRETE	V	\dashv	-	APTS.3 PROOMS UNIT		BASEBOARD	^ <u>^</u>	╁┼	+	HE WALLES			<u> </u>			
INSTITUTIONAL MEDICAL	STONE		 ∮	MANSARD G				TERRAZZO		+-	╁	INDUSTRIAL: NO. UNITS	-	RADIANT		╁┼								
FAST FOOD HOSPITAL	BRICK			8.ROOF CONSTI	Rent Section (Sec	CONTRACTOR OF THE PERSONS ASSESSED.		W.W. CARPET		-	╁	OFFICES: NO. UNITS		FAN UNITS:	16	<u> </u>	Щ.	W			ļ			
PRIM.	PIERS: WOOD	STEEL		WOOD STEEL	Committee of	Miles State of the District of The State of	_	ASPH. TILE				STORES: NO. UNITS		PAR URITS. P				·						
SEC.	CONC BLOCK			11000 [] 31ccc				ASFR. TILL		_	┼┼	STORES. NO. ONITS		OIL N COALE] GAS[]	E1 66	-	was a superior with the superior was a superior was a superior with the superior was a			<u> </u>	COLUMN TO THE PARTY OF THE PART		
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202 BUILDING CLASS	7			SQ. FT. ADJUST		re				-					303 CEN						RENTABLE			%
	B			ADJUSTED SQ.F			+-			+				+	304 OW					ļ	UNITS			
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205 PAGE				HEIGHT / STORY						+					H			TE 2-25-75	\dashv	501	SALE PRICE		DAIA	
<u> </u>	1/			FLOOR AREA - P		CTED	+			+					307 USE			16 60 60 66		<u> </u>	SALE DATE			
206 LINE 207 NO. OF STORIES	10			CURRENT COS		FIFI			······	+-					307 036	. 60	06,		\dashv		CONFIRMAT		e	
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208 HEIGHT / STORY		-		LOCAL MOLITI	LIGH	**				\dashv					VOS CON			PARKING STALLS	\dashv		FIRST LOAL			
209 AVERAGE FLOOR AREA				MULTIPLIERS		<u> </u>	+											····			INTEREST I			
210 PERIMETER					et 6	067									310	311	E P	ARKING SPACES			TERMS (M			
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213 NET LUMP SUM ADJUST.				LUMP SUMS	ር ስድሞ	/pen	1 0	2884							315 ST			MREA			SALE PRICE			
				REPLACEMENT				,				m*dairHa*4						E SERVICE	$\dashv \vdash$		CONFIRMAT		: /o\	
215 YEAR BUILT				DEPRECIATED C				363											, 		SALE PRICE		- (-)	
216 EFFECTIVE YEAR				DEPRECIATED L				564		+-					318 LO				الننا		SALE PRICE			
217 EFFECTIVE TOT. LIFE (YRS)			**-			30 M 3		1 450		+		MET THE OUT AS	(A T 1 * *	PENE	····				' 니				RE /%1	
218 FUNCTIONAL DEPR, %	1 1	1		BUILDING TOT	AL		13/	6,600				NET LUMP SUM ADJU	is i Mi	EN 1	320 HE	AI T	YPE		- 1	517	CONFIRMA	LION CO	DE (3)	

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I. QUALITY CLASS	4. STRUCTURA	L FRA	ME	6. EXTERIOR V	WALL	LS.		9. ROOF	Δ	8	C D	II. INTERIOR A B	CD	12. PLUME	ING A	8 C	D 15. CO	OLING ON	ĹΥ		18. BUILDING	LEVATORS	5
A D B D AB D C D	□ woo	D STEEL	CONC.		A	B C	D	PREPARED RO	LL	П		UNFINISHED	TI	FIX BAT	+		WALL U	INITS: NO.	CAR	en e	TYPE NO.	CAP FL	LOORS
OBSERVED PHYSICAL COND.	COLUMNS		X	WOOD SHINGLE				BUILT-UP T &	G >		\neg	DRYWALL	11	0.0	İ		PACKAGE	REFRIG; NO.	CAR		PASS.		······································
GOOD NORMAL	MAIN BEAMS	TX		CLAPBOARD				ASPHALT SHG	. 1			PLASTER	\top	C-Styr			ENGINEE	RED	AB	C D	FREIGHT "		
FAIR POOR	JOISTS			ASBESTOS SHG				WOOD		$\dagger \dagger$	1	WOOD PANEL	$\dagger \dagger$	TIOLET			WASHE	D		\top			
	TRUSSES	<u> </u>	Ì	ALUMINUM		1	1	SLATE		11	_	GLAZED BLOCK	+	PRINACS			REFRIG	ERATED	+++	1	19. OTHER ITE	/S	
Millianding of the Control of the Co	GIRDERS	<u> </u>		BRICK VENEER		\neg		METAL		11	十	CONCRETE	+				FLOOR		111		CANOPY		
	STORIES NO.L	BLDG. H	<u></u> Γ. Γ Τ,	STONE VENEER		_	1			\forall	\neg	EVERMELES METALX	╁╁	PIPING: COP.	T GALVESSE	RASS			+	\dashv	PAVING: A		
2. QUALITY TYPE	WALLS: LOAD BEA			SOLID BRICK	V		+ +			+	\dashv	INTERIOR CEILING:		QUALITY: P			Contract Con		+++	_	LOADING DOCK	~	***
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3. USE TYPE	AVER. GRADE N			CINDER BLK.	╁┈╁		++	WOOD DECK	1	, <u>a</u>	3 9	DRYWALL	╅	TYPE	VOLTS		SPLIT S		+			<u> </u>	
COMB. STORE AND	GOOD GRADE M			STUCCO / BLK.	\vdash		-	CONCRETE		++			┯╂		POWE	ĸ	SPEII S	19168		-	米 38100	0 1 /	<u> </u>
APT OFFICE LOFT		EIAL JE	<u> </u>	REINF. CONC.	\vdash		+-+	CONCRETE		╁┼	_	PL ASTER	++	14. HEATIN	10				╂┼┤	-	TYPE		J096
		101		d	\vdash	-	-	sale tenda		4,4	5012	WOOD PANEL	╬	NONE		\dashv	FORCED		+	+			
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OFFICE GARAGE		A O	10	METAL PANELS	$\vdash \vdash$	-		LOOR COVER	-	+	-		$\bot \bot$	GRAVITY				E PROTEC	HON	·			
THEATER INDUST.			+		\vdash		\vdash	SOFTWOOD		$\downarrow \downarrow$	-			HOT WATER				LER (AREA)					
GAS STATION RESTAURANT	REINF. CONC.							HARDWOOD		\sqcup		INTERIOR QUALITY		HOT AIR				SE STA: NO.	SIZE				
WAREHOUSE SCHOOL	CEMENT BLOCK		 	7. ROOF TYPE	anne de la companya d		arcease and employment	PLYWOOD			ᆜ_	P F A G		STEAM	X		REMARK	(S					
PUB. BLDG. CHURCH	CINDER BLOCK	ļļ		HIP FLAT				CONCRETE	X,	$\downarrow \downarrow$		APTS. / ROOMS UNIT	s	BASEBOARD									
INSTITUTIONAL MEDICAL	STONE	 		MANSARD 🗍 G		anamana anamana (ika	-	TERRAZZO		Ш		INDUSTRIAL: NO.UNITS		RADIANT					3				
FAST FOOD HOSPITAL	BRICK	<u> </u>	<u> </u>	8.ROOF CONSTI		×		W.W. CARPET				OFFICES: NO. UNITS		FAN UNITS:	NO								
PRIM.	PIERS: WOOD [STEE	L 📋	WOOD . STEEL	A c	ONC.]	ASPH, TILE				STORES: NO. UNITS											
SEC.	CONC DLOC		RICK 🔲							Ш				OIL COAL[] GAS [E	LEC	<u>ן ר</u>						
	ROACH DATA- ED							ATA-CALCUL				LUMP SUM AD	JUST	MENTS		BU	ILDING D	ATA		322		٠	
DESCRIPTIVE ITEMS		PART"C	" PART"	D" DESCRIPTIVE	ITEM	5	PAF	T "A" PART "8	" PART"	'c"	PAR	T "D"			301 PARC	EL N	0.638	apo -	901	323	TOTAL STORIES	4	
201 OCCUPANCY USE	Apt			BASE SQ.FT. C	OST										302 SIDE		2 OF	14		324	TOTAL FLOOR AR	A	
202 BUILDING CLASS	R			SQ, FT. ADJUST	MENT	S								:	303 CENS	SUS T	RACT		[;	325	RENTABLE FLOOP	AREA	%
203 BUILDING QUALITY	L.001			ADJUSTED SQ.F	T, COS	ST				Ĩ					304 OWN					326	UNITSPL	IMBING FIX.	
204 SECTION	//		1	NUMBER OF ST	ORIES	S					-				R		10. <i>25</i>				SAL	E DATA	
205 PAGE	11			HEIGHT / STORY	,		-		1	T					306 LIST	ING	DATE 2 -	26-73		501	SALE PRICE		
206 LINE	10			FLOOR AREA - P	ERIM	ETER									307 USE	COD				502	SALE DATE		
207 NO. OF STORIES	, i			CURRENT COS	T		1								Í					503	CONFIRMATION CO)E	
208 HEIGHT / STORY	7			LOCAL MULTIP	LIER										***************************************	M	ARKET C	ATA		504	DOWN PAYMENT		
209 AVERAGE FLOOR AREA		· · · ·							1				·~		308 COVE	ERERI	ED PARKIN	G STALLS			FIRST LOAN		
210 PERIMETER				MULTIPLIERS					1						309 ON	SITE	PARKING S	SPACES		506	INTEREST RATE		
211				ADJUSTED SQ.	FT. C	OST			1						310						TERMS (MOS.)		
HEAT TYPE				FINAL SQ. FT. C	COST	· · · · · · · · · · · · · · · · · · ·				1					311	Ald whee		PFA	GF	508	SECOND LOAN		
HEAT COST ADJUSTMENT			1	AREA IN SQ.FT		8	*			\neg					312 FUN	CTIO	NAL PLAN				INTEREST RATE		
ELEVATOR				SEE CA	00 4	06 11			1	1					313 WOF	RKMA	NSHIP				TERMS (MOS.)		
212 NET SQ. FT. ADJUSTMENTS				COST						1					314 CON	DITIO	N			511	TRADE OR OTH. CO	N SIDER'N	
213 NET LUMP SUM ADJUST.	····		1	LUMP SUMS		-			1	1					315 STO	RAGE	AREA			512	SALE PRICE (2)	·	
214				REPLACEMENT	COST	(RCN))			\dashv					316 SEC	· · · · · · · · · · · · · · · · · · ·					SALE DATE(2)		
215 YEAR BUILT			1	% GOOD 5 5		''				\dashv				~	 		NCE SERVI	CE			CONFIRMATION COL	E (2)	
216 EFFECTIVE YEAR				DEPRECIATED C		RCNLD	1)		1	\dashv					316 LOA						SALE PRICE (3)		
217 EFFECTIVE TOT. LIFE (YRS)			1	DEPRECIATED L			_		1	\dashv					319 ELE						SALE DATE (3)		
218 FUNCTIONAL DEPR. %		-	+	BUILDING TOT					1	\dashv		NET LUMP SUM ADJU	STME	FNT	320 HEA						CONFIRMATION CO	DE (3)	
1 0.101.101.00 Per 119 10		ı		1			1	1	1				- ar . 1116	· · · · · · · · · · · · · · · · · ·	1 222 1164				1.			(-)	g.

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I, QUALITY CLASS	4. STRUCTURA	L FRAI	ME	6. EXTERIOR \	WAL	LS		9. ROOF	A a	C [II. INTERIOR	A E	3 C	D la	2. PLUMBII	VG A	ВС	15. COOLING ON	LY	and mark of the sand	18. BUIL (ING E	LEVA	TORS
A D B D AB D C D] woo	D STEEL	CONC.		A	ВС	D	PREPARED ROLL	П		UNFINISHED	ПТ	TT	T	FIX BATH			WALL UNITS: NO.	CAP.		TYPE			FLOORS
OBSERVED PHYSICAL COND.	COLUMNS		X	WOOD SHINGLE				BUILT-UP T& G	\mathbb{Z}		DRYWALL		11		110			PACKAGE REFRIG; NO.	CAR		PASS.			
GOOD NORMAL	MAIN BEAMS	X		CLAPBOARD			1	ASPHALT SHG.		11	PLASTER	11	11		SINK	. 1	11	ENGINEERED	AB	C D	FREIGHT	1		
FAIR POOR	JOISTS			ASBESTOS SHG	Ť		1	WOOD		TT	WOOD PANEL	11	11		TIOLET	7	77	WASHED	TTT	1	· · · · · ·			
	TRUSSES			ALUMINUM	1			SLATE		11	GLAZED BLOCK	+	+		URINALS	**	11	REFRIGERATED	1	\dashv	I9. OTHE	RITEM	S	P. Milada il angli
	GIRDERS			BRICK VENEER	1			METAL	1	++	CONCRETE	11	+				11	FLOOR AREA	111		CANOPY			
	STORIES NO.	BLDG. HT	. FT.	STONE VENEER	1 1		1			1-1-	ENGMELO MOLL	¥.	++	위	PIPING: COP.	GALVLABE	ASS [NO. FLOORS			PAVING:	Α	с	
2. QUALITY TYPE	WALLS: LOAD BEA	RING STCU	RTAIN 🗌	SOLID BRICK	1	\neg			11		INTERIOR CEILING:	<u> </u>			UALITY: P == F				fff	1	LOADING	DOCK	***************************************	
EXCELLENT [] AVER []	STORE FRT: LIN	according to the second	Co Ty	SOLID STONE				IO. FLOORS	and the same of th	mot sixuanitina	DROPPED CEILING	TT			3. ELECTRIC	Account the second states at section		16. COMB. HEAT 8	COO	L	FIRE ESC			
GOOD LOW COST	WOOD OR LOW COS	T METAL	SET	CONC. BLK.	X			FLOOR CONSTRUCTION): <i>f</i>	}	ACQOUSTICAL	++	+		MPS	VOLTS	normalistic of a	PACKAGE UNIT			FENCES			
3. USE TYPE	AVER. GRADE M			CINDER BLK.	 		1	WOOD DECK	Ť	ŤΤ	DRYWALL	┤┤╴	+		YPE	POWER		SPLIT SYSTEM			C		ire. z	<u>ಹಿಲ್ಲರ್</u>
COMB. STORE AND	GOOD GRADE M			STUCCO/BLK.	+-+		 	CONCRETE	V	++	PLASTER	-	++		4. HEATING	mentalika menenan antara dikana	-	O'LIT OTOTOM	+		- C 6/ 3/	\$ 67 57 5 7	2 48	10604
APT OFFICE LOFT			<u> </u>	REINF. CONC.	1 1		1-			+	WOOD PANEL	*	$\dashv \dagger$		ONE		TT	FORCED AIR	+++					
STORE BANK	5. FOUNDAT	ION		GLASS PANELS	\vdash		-	CONC./STEEL		$\oplus +$	CONCRETE	╌			Q11C			HOT WATER	┿┿			- Control of the Cont		
OFFICE GARAGE		AB	сБ	METAL PANELS	1-1	-	+	FLOOR COVER:		╫┼	CONCRETE	╁┼	++	- 6	RAVITY			17. FIRE PROTEC	TION	area men				
THEATER INDUST.	<u> </u>	 		maret initiatio	\vdash		-	SOFTWOOD	╁┼	╁┼	_	╂┼┼	╁┼		OT WATER		\dashv	SPRINKLER (AREA)	11014					
GAS STATION RESTAURANT	REINF. CONC.				+		+-	HARDWOOD	++	++	INTERIOR GUALIER				OT AIR		+++	FIRE HOSE STA:NO.	0175					
WAREHOUSE SCHOOL	CEMENT BLOCK			7. ROOF TYPI	F		1	PLYWOOD	$\vdash\vdash$	╁┼	INTERIOR QUALITY				TEAM				2175					
PUB. BLDG. CHURCH	CINDER BLOCK	 		HIP T FLAT	of and	DIE E		CONCRETE	╁╌┼╴	╁┼					ASEBOARD	- P		REMARKS						
INSTITUTIONAL MEDICAL	STONE	├──┤		MANSARD G					╁╌┼╌	╁┼		UNIT	S		ADIANT			1						
<u> </u>	BRICK	} 		8. ROOF CONST	Named and Steman	nrDisorrerrando	SDid Dobeses Group	TERRAZZO W.W. CARPET	╁┼	++	OFFICES: NO. UNITS													
PRIM.	PIERS: WOOD [) eresi		WOOD STEEL	CONTRACTOR DESCRIPTION	nanakaman na	emplements.		╁┼	╁┼				1-2	AN UNITS: NO	'. 	-							
			14-41	MOOD T 21EEF	K.	CUNC.		ASPH, TILE	\vdash	╂╌╂╌	STORES: NO. UNITS	·			. Para 2011 F3	A.CT -								
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	ART "A" PART "B"		1 DABT "					RT "A" PART "B" PAR		BAG	LUMP SUN	ת אנטי	JUS	INE	ENIS	ANI DADCI	ยบ	LDING DATA			TOTAL STO	B125		
		FARI C	PARIE			<u></u>		AT A FART B FAR								201 FARGE		0. 638-002-0 OF 24					Colonia Colonia	
<u> </u>	noterno l			BASE SQ. FT. C						-											TOTAL FLO			
202 BUILDING CLASS	B		-	SQ, FT. ADJUST						 						303 CENS		RAGI			RENTABLE			
	1.46.		 	ADJUSTED SQ.F			_			 						304 OWN 305 LIST		0 255		326	UNITS			
204 SECTION	16			NUMBER OF ST		. 5																SALE	DAI	A
205 PAGE	7		 	HEIGHT / STORY						-								ATE 2-2673			SALE PRICE	-		
206 LINE	-		_	FLOOR AREA - P		ETER				↓						307 USE	CODE	1			SALE DATE			
207 NO. OF STORIES			-	CURRENT COS																	CONFIRMAT		E	
208 HEIGHT / STORY				LOCAL MULTIP	LIER	<u> </u>				ļ								RKET DATA			DOWN PAYE			
209 AVERAGE FLOOR AREA										↓								D PARKING STALLS			FIRST LOA			
210 PERIMETER			1	MULTIPLIERS			<u> </u>			 							ITE	PARKING SPACES			INTEREST			
211		 		ADJUSTED SQ.	FT. C	OST				_						310					TERMS (M			
HEAT TYPE				FINAL SQ. FT.	COST					<u> </u>						3 []		PFA	GE	508	SECOND LO	AN		
HEAT COST ADJUSTMENT			↓	AREA IN SQ.F						ļ				~				AL PLAN			INTEREST			
ELEVATOR			ļ	1.666 × 17	1,3	80				ــــــ						313 WOR	KMA	SHIP		510	TERMS (M	105.)		
212 NET SQ. FT. ADJUSTMENTS			ļ	COST			25	75,500								314 CON	DITIO	V		511	TRADE OR	отн. со	NSIDE	R'N
213 NET LUMP SUM ADJUST.			<u> </u>	LUMP SUMS						ļ				**********		315 STO	RAGE	AREA	Щ	512	SALE PRICE	E (2)		
214			<u> </u>	REPLACEMENT			1 28	5,500								316 SECU	JRITY				SALE DATE			
215 YEAR BUILT				% 600050				. 80								17 MAIN	TENA	ICE SERVICE		514	CONFIRMAT	ION COD	E (2)	
216 EFFECTIVE YEAR				DEPRECIATED C	COST	(RCNL	D) Z.	28,400								BIG LOAI	DING				SALE PRICE			
217 EFFECTIVE TOT. LIFE (YRS)				DEPRECIATED L	UMP	SUMS						_ 1011				SIS ELE	VATO	R NC] Y 🖂	516	SALE DAT	E (3)		
218 FUNCTIONAL DEPR. %				BUILDING TOT	AL		5	28,400			NET LUMP SUM	ADJI	USTM	MENT	3	20 HEAT	TYI	E		517	CONFIRMA	TION CO	DE (3	

I. QUALITY CLASS	4. STRU	JCTURA	L FRA	ME	6. EXTERIOR V	NALL	_S	9	. ROOF	ΑВ	C D	11, 1	NTERIOR /	A B	Ср	12. F	LUMB	NG A	B C	D	15. COOLING ON	LY	-d.vee	18. BUIL	DING E	LEVATOR	S
A B B AB C D]	woo	D STEEL	CONC.		A	ВС	Dρ	REPARED ROLL	Ш		UNF	INISHED)	X		F	IX BATH			TÎ	WALL UNITS: NO.	CAP.	***************************************	TYPE	NO.	CAP F	LOORS
OBSERVED PHYSICAL COND.	COLUMN	s		1	WOOD SHINGLE			В	UILT-UP TAG	K		DRY	WALL			1	s			П	PACKAGE REFRIG: NO.	CAR	?	PASS.			
GOOD NORMAL	MAIN BE	AMS	X		CLAPBOARD			A	SPHALT SHG.			PLAS	STER	\sqcap			INK.	Angel Comment		П	ENGINEERED	ΑВ	CD	FREIGHT			
FAIR POOR	JOISTS				ASBESTOS SHG			W	'00D			woo	D PANEL			٣	IOLET	4			WASHED		П				
	TRUSSE	s		Ome an	ALUMINUM			s	LATE			GLA:	ZED BLOCK				RINALS			\sqcap	REFRIGERATED	Πİ	П	19. OTHE	RITEN	IS	
•	GIRDER	S			BRICK VENEER			1.9	ETAL			CON	CRETE	1		<u> </u>				П	FLOOR AREA		丌	CANOPY	A		and the second
	STORIE	S NO.	BLDG. H	r. FY,	STONE VENEER				·							PIPING	COP.	GALV.[]B	RASS	3 🗆	NO. FLOORS	П		PAVING:	Α	C	
2. QUALITY TYPE	WALLS: L	LOAD BEA	RING DCL	IRTAIN 🗌	SOLID BRICK	X						INTE	RIOR CEILING:			QUALI	TY: P	FO AO	G [_		Π		LOADING	DOCK		
EXCELLENT AVER	STORE F	FRT: LIN	I. FΥ.		SOLID STONE			11	O. FLOORS	december	nteres tame	DROP	PPED CEILING	1	TT	The second second second	LECTRI	Committee of the Commit		LEXENSETATE	IG. COMB. HEAT 8	COC	l L	FIRE ESC	APES		
GOOD LOW COST	WOOD OR	LOW COS	T METAL	SET	CONC. BLK.			F	LOOR CONSTRUCTION	· ·		ACQC	DUSTICAL	-	11	AMPS		VOLTS	<u> </u>		PACKAGE UNIT	П	П	FENCES			
3. USE TYPE	AVER. G	RADE M	IETAL S	Εľ	CINDER BLK.				WOOD DECK		П	DRYV	MALL			TYPE		POWE			SPLIT SYSTEM	Ħ	什	130	1200	Coak	1
COMB. STORE AND	GOOD G	RADE M	ETAL SE	T	STUCCO/BLK.				CONCRETE	\bigvee	ff	PLA:	STER	-	11		EATING	<u>. </u>				\Box	\sqcap				<u>(</u>
APT OFFICE LOFT		·····			REINF. CONC.						\sqcap	wool	D PANEL	_		NONE				Tf	FORCED AIR		tt	 			
	5. FOU	INDATI	ION		GLASS PANELS				CONC./STEEL	 -	╁┼	CON	CRETE		++					$\dagger \dagger$	HOT WATER	╁╌╁╌	T		***************************************		,
OFFICE GARAGE		//	AB	c o	METAL PANELS		\dashv		LOOR COVER:	 	╂┼		1485		+	GRAV	TY		_		17. FIRE PROTEC	LION			- Winner	-	,
THEATER INDUST.	1						\dashv		SOFTWOOD	1	 	700		+	H	<u> </u>	WATER		+		SPRINKLER (AREA)		***************************************				
GAS STATION RESTAURANT	REINF.	CONC.	V					├─ ─	HARDWOOD		╀┼	INTE	RIOR QUALITY			нот /			+		FIRE HOSE STA: NO.	\$171	:				
WAREHOUSE SCHOOL	CEMENT				7. ROOF TYPE	<u>l</u> E		commentant	PLYWOOD	╁┷┼╌	<u> </u>		F 🗆 A 🗆	G F	7	STEA			_	-	REMARKS						
PUB. BLDG. CHURCH	CINDER				HIP FLAT		BLE C		CONCRETE				. ROOMS / U			BASEE			-	╁┼				<u> </u>			Al
INSTITUTIONAL MEDICAL	STONE			 	MANSARD G				TERRAZZO	1	++		STRIAL: NO.UNITS	J 141)		RADIA			╁	+					· · · · · · · · · · · · · · · · · · ·		
FAST FOOD HOSPITAL	BRICK				8. ROOF CONST	///////-//	Marian Maria		V.W. CARPET	┼-	++		CES: NO. UNITS				NITS: N	 n		+							
PRIM.	PIERS:	MOOD F	l stee		WOOD STEEL				ASPH, TILE	\vdash	┼┼		ES: NO. UNITS	S-4'		1 7 1 0		<u> </u>		\dashv	The state of the s			 			
SEC.	CONC 🗆			***************************************	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	uų -	, c . , c . ,		- er it rea	\vdash	╁╁╴	10.00			•11	OIL ES	COAL	GAS∏ E) EC	۲							
COST APPR	na anno anno anno anno anno anno anno a	CONTRACTOR OF THE PARTY OF THE	THE PARTY OF THE P		COS	ST AF	PPROA	CH DA	ATA-CALCULATIO	NS NS			LUMP SUM	Δħ.	carres e e e e e e e e e e e e e e e e e e			2,45,7			DING DATA	mendar.m.	322	Annie Control Commence of the Control	all and the second	and the second s	
	ART "A" P			" PART"					"A" PART "B" PAR	****	PAR	₹"D"	LOW JOW	, LL	7001	MENTO		301 PARC			638-642-0	31		TOTAL STO	RIES		
	End				BASE SQ. FT. C			 										302 SIDE		G	OF	, ,		TOTAL FLO		A	
202 BUILDING CLASS	D			 	SQ. FT. ADJUST	MENT	s						STACK					303 CENS	sus	TRA	CT			RENTABLE			%
L	Excll				ADJUSTED SQ.F			+			1		37131	• • • •	····			304 OWN						UNITS			
204 SECTION	14		-	+	NUMBER OF ST			+			†		100 RADIA	. {	15/21	1016		305 LIST		NO.	255					DATA	
205 PAGE	11			 	HEIGHT / STORY			┪			 										TE 2-24 13		501	SALE PRIC	,,		
206 LINE	4			1	FLOOR AREA - P		FTFR	 			 		GRADUATED	3 -3	801			307 USE		+m-			508	SALE DATE			
207 NO. OF STORIES	_7			 	CURRENT COS			-			 		10' 755' 10										503	CONFIRMAT	ION COL)Ę	
208 HEIGHT / STORY		·			LOCAL MULTIP	LIER					 							·	N	IAR	KET DATA			DOWN PAY			
209 AVERAGE FLOOR AREA				+				+		•	\vdash	-+	INCLUDED BUILDING			- C		308 COV			PARKING STALLS		<u></u>	FIRST LOA			
210 PERIMETER					MULTIPLIERS						 		- SEE 618	- (<i>)</i>	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	20.00					RKING SPACES			INTEREST			
211	+			-	ADJUSTED SQ.	FT. C	DST				 		366 67	<u>"r" </u>	2686			310						TERMS (N			
HEAT TYPE				 	FINAL SQ. FT. (1			 				· • • • • • • • • • • • • • • • • • • •			311	n>0		D E A	6 E		SECOND L			
HEAT COST ADJUSTMENT			-	+-	AREA IN SQ.F			+-		<u>-</u> -								312 FUN	CTI	ONA	**************************************			INTEREST	**************************************		
ELEVATOR					1.666 × 153		1 ()	1			-		and the same of th					313 WOF						TERMS (
212 NET SQ. FT. ADJUSTMENTS				†	COST	<u>, e , e</u>		255	600	····	†		a die web-trade weit 1966 Promortimien delectore weithinklike all be			-		314 CON						TRADE OR		N SIDER'N	
213 NET LUMP SUM ADJUST.				 	LUMP SUMS			الممرحي وعصرا	, 000		1							315 STO			REA			SALE PRIC			icuroum
214					REPLACEMENT	COST	(RCN)	2 <= <	5.600									316 SEC						SALE DAT	——- -	· · · · · · · · · · · · · · · · · · ·	
215 YEAR BUILT				1	% GOOD 55				43												E SERVICE	† † †		CONFIRMAT		E (2)	
				 	DEPRECIATED C						 	-+	· · · · · · · · · · · · · · · · · · ·					318 LOA	DIN	G r	OCK NE	Y		SALE PRIC			
1216 EFFECTIVE TEAR !								· 1 74.	Pili princip		1	1				t t	1			_ 8		- transit					
216 EFFECTIVE YEAR 217 EFFECTIVE TOT. LIFE (YRS)	+			 	DEPRECIATED L			7-7										319 ELE	VA	TOR	NF	YITI	51€	SALE DAT	E (3)		

9 or 13

I. QUALITY CLASS	4. STRUCTURA	L FRAM	VE	6. EXTERIOR V	VALL	_S		9. ROOF	A	₿	СО	II. INTERIOR	А	вс	D	12. PLUMBI	NG AB	C D	15. COOLIN	G ON	LY		18. BUILC	ING E	_E VATO	RS
	woo	D STEEL			A	ВС	D	PREPARED ROL	-L	آور آ		UNFINISHED				FTX BATH			WALL UNITS:	NO.	CAP.		TYPE	NO.	CAP	FLOORS
OBSERVED PHYSICAL COND.	COLUMNS	_		WOOD SHINGLE				BUILT-UP T &	G K			DRYWALL				1000			PACKAGE REFRI	G: NO.	CAR	?	PASS,			
GOOD NORMAL	MAIN BEAMS			CLAPBOARD				ASPHALT SHG.		П		PLASTER		П	\top	2 HAR			ENGINEERED		АВ	C E	FREIGHT			
FAIR POOR	JOISTS			ASBESTOS SHG				OOD		П		WOOD PANEL				TIOLET			WASHED							
	TRUSSES			ALUMINUM				LATE		П		GLAZED BLOC	<		1	URINALS	- L		REFRIGERATE	D			19. OTHE	RITEM	S	
	GIRDERS	,		BRICK VENEER				METAL		Ħ		CONCRETE		\Box		- Contract of the contract of			FLOOR AREA			П	CANOPY		, , , , , , , , , , , , , , , , , , , ,	***************************************
Control of the Contro	STORIES NO.L	BLDG. HT	. FT.	STONE VENEER						П		MAHELES!	4 g 4			PIPING: COP.	GALV. BRA	ss 🔲	NO. FLOORS				PAVING:	Α	с_	
2. QUALITY TYPE	WALLS: LOAD BEA	ARING DCU	RTAIN 🔲	SOLID BRICK						11		INTERIOR CEIL				QUALITY: P	F A O	• D				\sqcap	LOADING I	оск		
EXCELLENT [] AVER []	STORE FRT: LIN	v. F f .	// // // // // // // // // // // // //	SOLID STONE				O. FLOORS	~·····································			DROPPED CEILIP	G	TT		13. ELECTRI		Management and the second	16. COMB. HE	AT 8	COO	Ĺ	FIRE ESCA	PES		
GOOD LOW COST	WOOD OR LOW COS	T METAL	SET	CONC. BLK.				LOOR CONSTRU				ACQOUSTICAL		$\dashv \dagger$		AMPS	VOLTS	***************************************	PACKAGE UNIT	ne valori entre		Π	FENCES			
3. USE TYPE	AVER, GRADE M	IETAL SE	T T	CINDER BLK.				WOOD DECK	Ť	ŤΤ	B 8	DRYWALL		77		TYPE	POWER		SPLIT SYSTEM		1	1		60G.	S 69-	- 7/4/5
COMB. STORE AND	GOOD GRADE M			STUCCO/BLK.				CONCRETE	X	+		PLASTER		+		14. HEATING	<u> </u>				++	$\dagger \dagger$		PĒ		
APT OFFICE LOFT				REINF. CONC.	\Box		\Box			\Box	\uparrow	WOOD PANEL				NONE			FORCED AIR		11	11				
STORE BANK	5. FOUNDATI	ION		GLASS PANELS	H	_	十十	CONC./STEEL		ۯ.	14	CONCRETE		$\dashv \dashv$	-				HOT WATER		+	+	 			
OFFICE GARAGE		AB	Market Market Street	METAL PANELS	\vdash	_	1-1,	LOOR COVER		P. 1	E .	***************************************			Η,	GRAVITY	·		I7. FIRE PR	OTEC	TION					
THEATER INDUST.		 	1		\vdash		1 1	SOFTWOOD		H	-					HOT WATER			SPRINKLER (****	
GAS STATION RESTAURANT	REINF. CONC.	Name of the last			 		\vdash	HARDWOOD		H	+	INTERIOR QUA	1177			HOT AIR		\vdash	FIRE HOSE ST			<u> </u>	 			
WAREHOUSE SCHOOL	CEMENT BLOCK	F-+		7. ROOF TYPE	<u> </u>			PLYWOOD		╁┼		P D F D			\rightarrow	STEAM	—	-	REMARKS		9,26		 			
PUB. BLDG. CHURCH	CINDER BLOCK	+++		HP FLAT		31 F T	·····	CONCRETE	Í	++	+	APTS. / ROOMS				BASEBOARD	15-4	┝	I Company				 			
	STONE	 		WANSARD G			· · · · · · · · · · · · · · · · · · ·	TERRAZZO		╂┼		INDUSTRIAL: NO.		113		RADIANT		\vdash							···	
	BRICK	╂─┼─┤		8.ROOF CONSTR	Securitarii de de la constanta de la constanta de la constanta de la constanta de la constanta de la constanta	STREET, STREET	-	W.W. CARPET	- -	╁┼	\vdash	OFFICES; NO.			\dashv	FAN UNITS: N	^									
FAST FOOD HOSPITAL PRIM.	PIERS: WOOD [│	6.	WOOD STEEL	and the same of th	LONG HOLDER TO THE PARTY THAT		ASPH, TILE		╁	-	STORES: NO.			- '	FAR ORIIS. N	V.				-2-m-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		 			
				MOOD [] STEEL		J.ONC.L		ASPN, TILE		╂┩	+	SIORES. NO.	JM113			DIL N COAL	CARTTEL		1		***************************************					
SEC.	CONC DATA - ED	The state of the s	ICK [] [T	2 T A E	DDBA	L NCU I	ATA-CALCULA	TIANIC			70.811	SUM AL	n ii le		The state of the s	THE RESERVE OF THE PARTY OF THE		DING DATA	faletya mayanan	I I	322	:			
	PART "A" PART "B"		PART O					T "A" PART "B"			PART		SUNI FE	2003) [16]	15/4/2			638 100	-10 1		ļ	TOTAL STO	RIFS	4	A
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	7		+	SQ. FT. ADJUST		ę			 	-+			Michigan Company				303 CENSU	~~~~			———— 		RENTABLE			%
202 BUILDING CLASS 203 BUILDING QUALITY	B	-	 	ADJUSTED SQ.F			+	-	1	\dashv							304 OWNE				<u></u>	<u> </u>	SUNITS			
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	-/	 		HEIGHT / STORY					·	\dashv									TE 2 26"			501	SALE PRICE			
205 PAGE		 	+			ETED.	-		 	┰							307 USE C		-116 2-1 2-03	e 62"			SALE DATE			,,
206 LINE	10	 	 	FLOOR AREA - PI		EIEN			 	-+							301 032 0	006				 	S CONFIRMAT	ION COD	6	
207 NO. OF STORIES			-						 									RARS	RKET DATA				S DOWN PAYE	-	E .	
208 HEIGHT / STORY		 	-	LOCAL MULTIP	LIER				ļ	\dashv			<u> </u>	 ,,								 	FIRST LOA			
209 AVERAGE FLOOR AREA	,	ļ	_						ļ										PARKING STA			<u> </u>				
210 PERIMETER		ļ —	ļ	MULTIPLIERS					ļ									1E P	ARKING SPACE	5			TERMS (M			
211		<u> </u>		ADJUSTED SQ.		OST	-		 								310					 -		~~~~		
HEAT TYPE		 		FINAL SQ. FT. C					ļ								311			PFA			SECOND LO			
HEAT COST ADJUSTMENT			ŀ	AREA IN SQ.F1	τ	-74	τ		ļ								312 FUNC			44			NTEREST			
ELEVATOR				<u> </u>				<u> </u>	ļ						-		313 WORK						TERMS (M			/
212 NET SQ. FT. ADJUSTMENTS		ļ		COST					-	4							314 COND			_ -	\bot	<u> </u>	TRADE OR		NSIDER	N
213 NET LUMP SUM ADJUST.		ļ		LUMP SUMS			 			_							315 STOR	-	AREA		+ +		SALE PRICE		***************************************	
214		ļ	ļ	REPLACEMENT	COST	(RCN))			_							316 SECUE				-{ <u>}</u>	<u> </u>	SALE DATE			
215 YEAR BUILT			<u> </u>	% 600D55					<u> </u>	_									CE SERVICE			ļ	CONFIRMAT		E (2)	
216 EFFECTIVE YEAR		L		DEPRECIATED C))		<u> </u>								316 LOAD						S SALE PRICE			
217 EFFECTIVE TOT. LIFE (YRS)				DEPRECIATED L	.UMP	SUMS			<u> </u>	\perp							319 ELEV	OTA	7] 14) Y 🗀	-	SALE DAT			
218 FUNCTIONAL DEPR, %		1		BUILDING TOT	AL							NET LUMI	SUM AD	JUSTA	MEN	T	320 HEAT	TYP	E			51	7 CONFIRMA	TION CO	DE (3)	

15 05-13 DESCRIPTION OF IMPROVEMENTS 18. BUILDING ELEVATORS I QUALITY CLASS 4. STRUCTURAL FRAME 6. EXTERIOR WALLS 9. ROOF ABCDII. INTERIOR A B C D 12. PLUMBING A B C D 15. COOLING ONLY A B C D PREPARED ROLL WOOD STEEL CONC. WALL UNITS: NO. CAP. TYPE A B B AB C D UNFINISHED NO. CAP | FLOORS FIX BATH COLUMNS WOOD SHINGLE PACKAGE REFRIG: NO. CAR OBSERVED PHYSICAL COND. BUILT-UP T& G PASS, DRYWALL GOOD 🔲 MAIN BEAMS NORMAL ASPHALT SHG. PLASTER SINK ENGINEERED A B C D FREIGHT CLAPBOARD FIRET. WASHED FAIR 📋 JOISTS WOOD POOR ASBESTOS SHG WOOD PANEL URINALS 4 TRUSSES **ALUMINUM** SLATE GLAZED BLOCK REFRIGERATED 19. OTHER ITEMS GIRDERS BRICK VENEER FLOOR AREA CANOPY METAL CONCRETE STORIES NO. L. BLOG. HT. FT. STONE VENEER ENMALLER METAL PIPING: COP. 🔲 GALV. 💆 BRASS 🗀 NO. FLOORS PAVING: ___ C ___ 2. QUALITY TYPE WALLS: LOAD BEARING DOURTAIN SOLID BRICK INTERIOR CEILING QUALITY: P F A G LOADING DOCK SOLID STONE FIRE ESCAPES EXCELLENT [] AVER [] STORE FRT: LIN. FT. 10. FLOORS DROPPED CEILING 13. ELECTRICITY 16. COMB. HEAT & COOL FLOOR CONSTRUCTION: 8 / & FENCES GOOD | LOW COST | WOOD OR LOW COST METAL SET CONC. BLK. PACKAGE UNIT ACGOUSTICAL AMPS VOLTS CINDER BLK. WOOD DECK 3. USE TYPE AVER, GRADE METAL SET DRYWALL TYPE POWER SPLIT SYSTEM COMB. STORE AND GOOD GRADE METAL SET STUCCO / BLK. 14. HEATING CONCRETE PLASTER REINF. CONC. APT | OFFICE | LOFT | WOOD PANEL NONE FORCED AIR BANK 5. FOUNDATION GLASS PANELS CONC./STEEL HOT WATER CONCRETE ABCD METAL PANELS GRAVITY 17. FIRE PROTECTION OFFICE GARAGE FLOOR COVER THEATER INDUST. HOT WATER SPRINKLER (AREA) SOFTWOOD RESTAURANT GAS STATION REINF. CONC. HARDWOOD HOT AIR FIRE HOSE STA: NO. SIZE INTERIOR QUALITY 7. ROOF TYPE WAREHOUSE SCHOOL CEMENT BLOCK PLYWOOD G 🗍 STEAM REMARKS PUB. BLDG. CHURCH CINDER BLOCK HIP | FLAT K GABLE | CONCRETE APTS. 3 ROOMS BASEBOARD UNITS MANSARD GAMBREL 🗍 STONE INDUSTRIAL: NO.UNITS INSTITUTIONAL MEDICAL TERRAZZO RADIANT 8.ROOF CONSTRUCTION BRICK W.W. CARPET OFFICES: NO. UNITS FAN UNITS: NO. HOSPITAL FAST FOOD PIERS: WOOD | STEEL | WOOD STEEL CONC. PRIM ASPH. TILE STORES: NO. UNITS OIL COAL GAS ELEC SEC. CONC BLOCK BRICK COST APPROACH DATA- EDP COST APPROACH DATA-CALCULATIONS LUMP SUM ADJUSTMENTS BUILDING DATA 322 301 PARCEL NO. 638-803-801 PART "A" PART "B" PART "C" PART "D" PART "A" PART "B" PART "C" PART "D DESCRIPTIVE ITEMS DESCRIPTIVE ITEMS 323 TOTAL STORIES 324 TOTAL FLOOR AREA 201 OCCUPANCY USE BASE SQ.FT. COST 303 CENSUS TRACT SQ, FT. ADJUSTMENTS 325 RENTABLE FLOOR AREA 202 BUILDING CLASS 203 BUILDING QUALITY ADJUSTED SQ.FT. COST 304 OWNER 326 UNITS _____PLUMBING FIX. Low 253 NUMBER OF STORIES 305 LISTER NO. SALE DATA 204 SECTION 7/ 306 LISTING DATE 2 6 6 7 8 501 SALE PRICE 205 PAGE HEIGHT / STORY 307 USE CODE 502 SALE DATE FLOOR AREA - PERIMETER 206 LINE CURRENT COST 503 CONFIRMATION CODE 207 NO. OF STORIES MARKET DATA 504 DOWN PAYMENT LOCAL MULTIPLIER 208 HEIGHT / STORY 308 COVERERED PARKING STALLS 505 FIRST LOAN 209 AVERAGE FLOOR AREA 309 ON SITE PARKING SPACES 506 INTEREST RATE 210 PERIMETER MULTIPLIERS 310 507 TERMS (MOS.) ADJUSTED SQ. FT. COST 311 508 SECOND LOAN HEAT TYPE FINAL SQ. FT. COST PFAGE **HEAT COST ADJUSTMENT** AREA IN SQ.FT. 312 FUNCTIONAL PLAN 509 INTEREST RATE 1.606 = 444,660 ELEVATOR 313 WORKMANSHIP 510 TERMS (MOS.) 740,800 314 CONDITION 511 TRADE OR OTH, CONSIDER'N COST 212 NET SQ. FT. ADJUSTMENTS 315 STORAGE AREA 512 SALE PRICE (2) 213 NET LUMP SUM ADJUST. LUMP SUMS REPLACEMENT COST (RCN) 740,20 316 SECURITY 513 SALE DATE (2) 317 MAINTENANCE SERVICE 514 CONFIRMATION CODE (2) % 6000 55 (26) 215 YEAR BUILT DEPRECIATED COST (RCNLD) 2689/0 216 EFFECTIVE YEAR 318 LOADING DOCK N Y SI5 SALE PRICE (3) N TY BIG SALE DATE (3) DEPRECIATED LUMP SUMS 319 ELEVATOR 217 EFFECTIVE TOT. LIFE (YRS) SIT CONFIRMATION CODE (3) BUILDING TOTAL 268-20M 320 HEAT TYPE 218 FUNCTIONAL DEPR. % NET LUMP SUM ADJUSTMENT

11 of 1

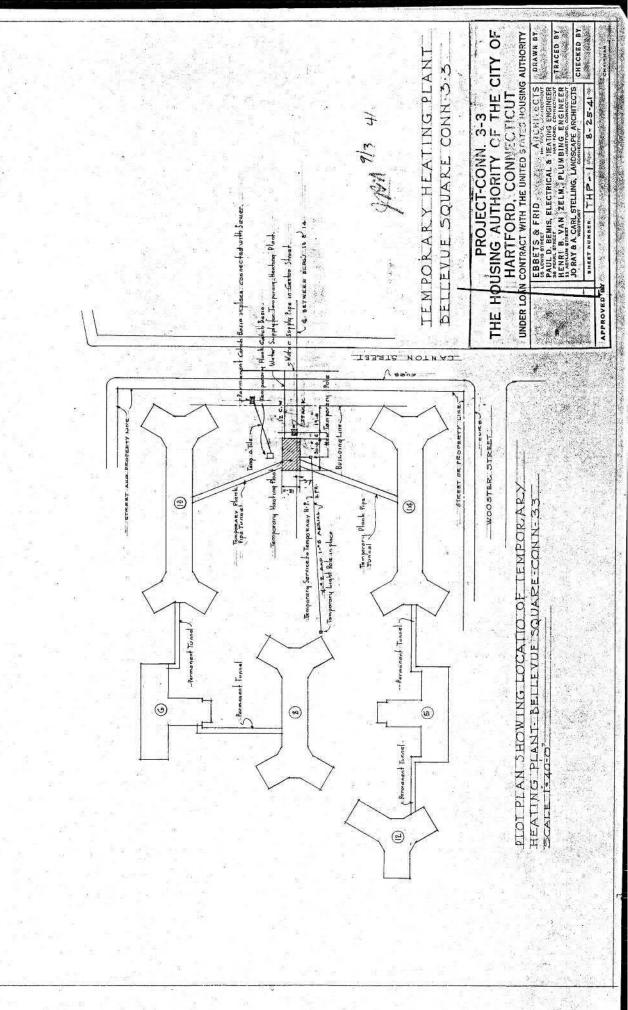
I. QUALITY	CLASS	[4. ST	RUCTU	RAL	FRAN	//E	6. EXTERIOR WALLS		9. RO	OF	A	8 C	D	II. INTERIOR A	В	CD	IZ. PLUMBI	NG AB	C D	15. COOLING ONL	Υ.		18. BUILDI	NG ELE	VATO	RS
A D B D	AB C D	[נ	W	00D S	TEEL	CONC.	A B	3 C D	PREPA	RED ROL	L			UNFINISHED			FIX BATH			WALL UNITS: NO. (AP		TYPE	Νο. с	AP	FLOORS
OBSERVED PH	YSICAL COND.	COLUR	ANS			7-	WOOD SHINGLE		BUILT.	-UP T8 (; /			DRYWALL			Allo			PACKAGE REFRIG: NO.	CAR		PASS.			
GOOD N	IORMAL -	MAINE	BEAMS		7	,	CLAPBOARD		ASPHA	ALT SHG.				PLASTER			SINK			ENGINEERED	A B	C D	FREIGHT		Ī	
FAIR D P	oor 🗆	JOIST	s				ASBESTOS SHG		WOOD					WOOD PANEL			TIGLEY	70		WASHED						
		TRUS	SES				ALUMINUM	++-	SLATE	-		\vdash	\Box	GLAZED BLOCK	-		URINALS	∛		REFRIGERATED	++		19. OTHER	ITEMS		ilian Benediction of the second
		GIRDE	ERS		-, -		BRICK VENEER		METAL			\vdash	\Box	CONCRETE	\Box					FLOOR AREA		一一	CANOPY	aniana manana mandanta sandi	and the second	(O)
		STOR	IES NO.	L-BLD	OG. HŢ.	- 1	STONE VENEER	.		-		 	4—4	MAMELO METAL X	1	_	PIPING: COP.	GALV. DIBRA	55 🗍	NO. FLOORS		一一	PAVING:	Α	_ c	
2. QUALITY		WALLS: LOAD BEARING CURTAIN				SOLID BRICK	SOLID BRICK				INTERIOR CEILING:			QUALITY: P[] f	_					LOADING DOCK						
EXCELLENT [The second secon	-	FRT: I	rimbaran — musad	di di di di di di di di di di di di di d		SOLID STONE		IO F	LOORS			namento (o	DROPPED CEILING		The state of the s	13. ELECTRIC	THE RESERVE THE PROPERTY OF THE PARTY OF THE	meaning of the	IS. COMB. HEAT &	<u> </u>		FIRE ESCA	THE PART AND		
GOOD LO			OR LOW C			QFT .	CONC. BLK.	++	-	CONSTRUC	TION(²)	1 1		ACQOUSTICAL	\dashv		AMPS	VOLTS		PACKAGE UNIT	Ť	٦	FENCES			
3. USE TYP		GRADE				CINDER BLK.			D DECK				DRYWALL	-+		TYPE	POWER		SPLIT SYSTEM	-	H			<u> </u>		
COMB. STORE		GRADE				STUCCO/BLK.				CONCRETE			PLASTER X	\dashv		14. HEATING	1		0, Ett. 2121FW	\dashv	╁					
			JINAUL	MEIA		<u>'</u>	REINF. CONC.	CONC	CONCRETE			╁┪	WOOD PANEL			NONE		П	FORCED AIR	\dashv	H-					
	CE LOFT C	Mary militaria di Antonio di Anto	ADNUC	IAOLT I				++-	CONC	./STEEL		1 4	4		_		IA O SE			HOT WATER		\vdash	······································			
STORE	GARAGE	13. [JUNDA	и потоски учени потост	THE RESERVE THE PERSON NAMED IN		GLASS PANELS METAL PANELS	╌┼╌┼╾		COVER:		魚, t	5 E ~	CONCRETE			GRAVITY			17. FIRE PROTECT		إلما	,			
OFFICE		+		-	131		METAL PANELS		- <u> </u>	TWOOD		╂╼╂╌	+		\dashv		HOT WATER			SPRINKLER (AREA)	1014					
THEATER	INDUST.				4-1			++-	+	WOOD		┟╌┟╌	+			——	,					j	,			
GAS STATION	RESTAURANT		. CONC		1		7. ROOF TYPE		-			╀╌	╂╌╂	INTERIOR QUALITY			HOT AIR		┝╼╼╄╼╼╅	FIRE HOSE STA: NO.	SIZE					
WAREHOUSE	SCHOOL	- 	NT BLO		1 1		The state of the s		PLYW			- -		P F A A G			STEAM	8		REMARKS						MAC.
PUB. BLDG.	CHURCH		R BLOC	K			HIP FLAT GABI		CONCI					APTS.2.∜ROOMS UNI	ITS		BASEBOARD									··
INSTITUTIONAL	MEDICAL	STON					MANSARD GAMBR		TERR			-	-	INDUSTRIAL: NO.UNITS			RADIANT									
FAST FOOD	HOSPITAL	BRICK					8.ROOF CONSTRUCTI	Comment of the Commen	્ય ———	ARPET			4	OFFICES: NO. UNITS		- F	FAN UNITS! NO	0.		——————————————————————————————————————			<u> </u>			
PRIM.			: WOOD				WOOD STEEL CO	ONC.	ASPH	I. TILE			1	STORES: NO. UNITS			and the second second									
SEC.	220 CONTRACTOR OF THE PROPERTY	and the second second	O BL	The state of the s	BRI	ck 🗌 📗								A STATE OF THE STA			DIL D COAL				-					
	COST APPR				= 0 _ 11	1 0-	COST AP							LUMP SUM AD	JJL	JSTM				DING DATA		322		 		
DESCRIPTIV			PART	B" PAI	RT C	PART"D		6 P	ART A	PART "8"	PART	C P	ART	- D-						638007-01			TOTAL STOR			
201 OCCUPANCY		ANT	ļ			ļ	BASE SQ.FT. COST					\perp								OF			TOTAL FLOO			
202 BUILDING		\mathcal{B}_{-}	<u> </u>			ļ	SQ. FT. ADJUSTMENTS						`					303 CENSUS		ACT			RENTABLE			%
203 BUILDING	QUALITY /	COST	ļ				ADJUSTED SQ.FT. COST					\perp						304 OWNER				326	UNITS	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		<u>(</u>
204 SECTION		_//					NUMBER OF STORIES					_								. 255				SALE D	MIA	
205 PAGE		- 11	ļ			ļ	HEIGHT / STORY					_							-	TE 2-26-72			SALE PRICE			
206 LINE		10				Ļ	FLOOR AREA - PERIME	TER										307 USE C	ODE				SALE DATE			
207 NO. OF STO	ORIES		ļ				CURRENT COST					\perp									{-		CONFIRMATIO			· · · · · · · · · · · · · · · · · · ·
208 HEIGHT / S	STORY		<u> </u>				LOCAL MULTIPLIER			······································									MAR	KET DATA		504	DOWN PAYM	ENT		
209 AVERAGE	FLOOR AREA																	308 COVER	ERED	PARKING STALLS		505	FIRST LOAN			
210 PERIMETE	R						MULTIPLIERS											309 ON SI	TE P	ARKING SPACES			INTEREST R			····
211					 		ADJUSTED SQ. FT. CO	ST										310					TERMS (MO			
HEAT TYP	PE						FINAL SQ. FT. COST											311		PFA	Gε	508	SECOND LOA	N		
HEAT COST	ADJUSTMENT						AREA IN SQ.FT.											312 FUNCT	TIONA	L PLAN	\coprod	509	INTEREST R	ATE		
ELEVATOR	₹						1.666 × 222 2	<u>SO</u>										313 WORK	MANS	HIP		510	TERMS (MC)\$.}		
212 NET SQ. FT.	ADJUSTMENTS						COST	ŝ	70.300									314 CONDI	HOIT			511	TRADE OR O	TH. CONS	IDER'N	
213 NET LUMP	SUM ADJUST.						LUMP SUMS											315 STORA	AGE .	AREA	\prod	512	SALE PRICE	(2)		
214							REPLACEMENT COST	(RCN)	70,300)								316 SECUR	YTI			513	SALE DATE	(2)		
215 YEAR BUIL	T						% 60005-5 (2		.363									317 MAINTE	ENANC	E SERVICE].	514	CONFIRMATIO	ON CODE (2)	
216 EFFECTIVE	EYEAR						DEPRECIATED COST (R	RCNLD)	34411									316 LOADI	NG (DOCK N .	'	515	SALE PRICE	(3)	5-2-10-17-7	
217 EFFECTIVE	TOT. LIFE (YRS)						DEPRECIATED LUMP S	UMS										JI9 ELEV	ATOR	N []	Y 🔲	516	SALE DATE	(3)		-
218 FUNCTIONA	AL DEPR. %			T			BUILDING TOTAL	/5	4 400					NET LUMP SUM AD.	JUS	TMENT	т	320 HEAT	TYPE			517	CONFIRMAT	ON CODE	(3)	

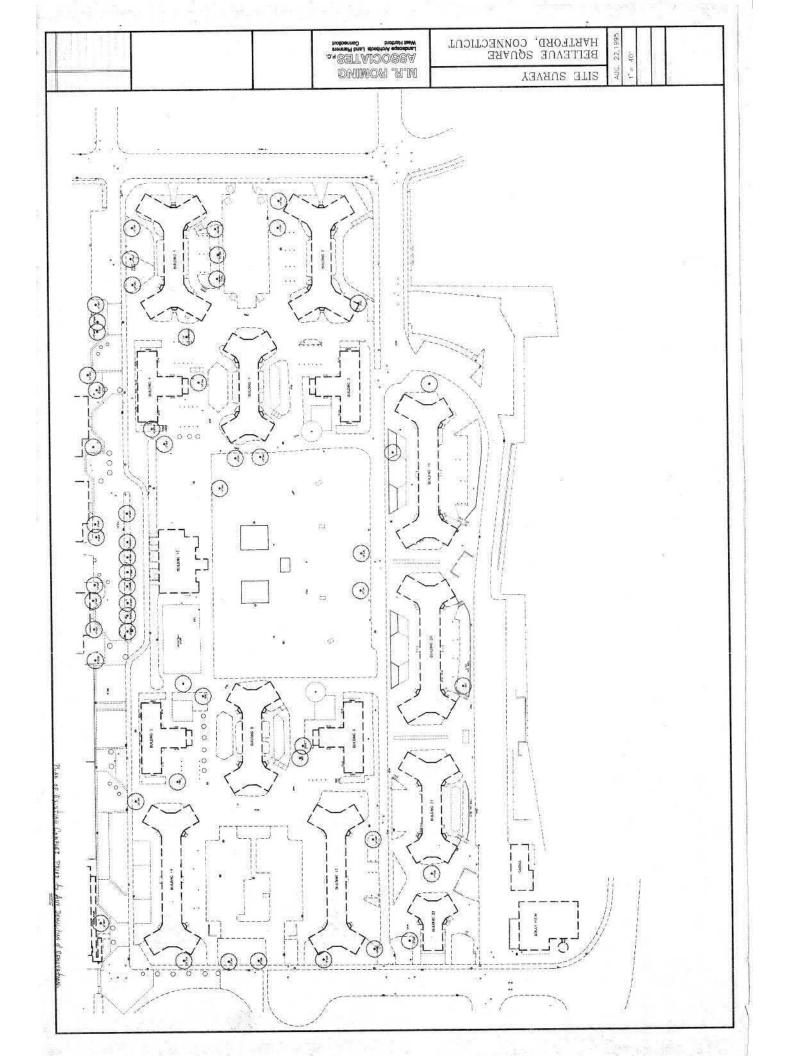
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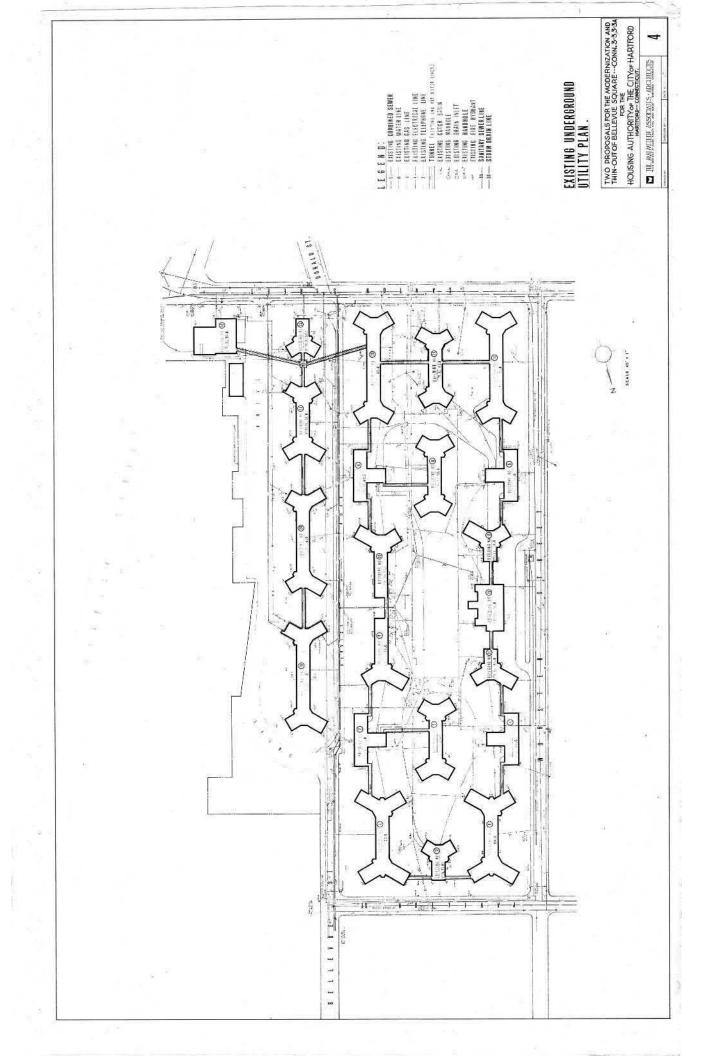
I. QUALITY CLASS	4. STRUCTURAL FRAME	6. EXTERIOR WALLS	9. ROOF	ABC	II. INTERIOR A B C I	D 12. PLUME	ING ABCD	15. COOLING ONLY	18	18. BUILDING ELEVATORS				
A B B AB C D	WOOD STEEL CONC.	ABC	PREPARED ROLL		UNFINISHED	FIX BATI	4	WALL UNITS: NO. CAP.	P. TYPE NO. C		CAP FLOOR	łS		
OBSERVED PHYSICAL COND.	COLUMNS	WOOD SHINGLE	BUILT-UP T& G	KIII	DRYWALL	1/2		PACKAGE REFRIGINO. CAR	. P/	ASS.				
GOOD NORMAL	MAIN BEAMS	CLAPBOARD	ASPHALT SHG.		PLASTER	SINK		ENGINEERED A B	C D FR	REIGHT				
FAIR POOR	JOISTS	ASBESTOS SHG	WOOD		WOOD PANEL	FIOLET		WASHED						
	TRUSSES	ALUMINUM	SLATE		GLAZED BLOCK	URINALS		REFRIGERATED	15	9. OTHER ITEN	VIS	and all and		
	GIRDERS	BRICK VENEER	METAL		CONCRETE			FLOOR AREA	С	ANOPY		Manipopis		
	STORIES NO.4 BLDG. HT. FT.	STONE VENEER			ENGLACIEL METAL	PIPING: COP.[] GALV. BRASS [NO. FLOORS	Р	PAVING: AC				
2. QUALITY TYPE	WALLS: LOAD BEARING CURTAIN	SOLID BRICK			INTERIOR CEILING:		FO ÁO GO		L	LOADING DOCK				
EXCELLENT AVER	STORE FRT: LIN. FT.	SOLID STONE	IO. FLOORS	and the state of t	DROPPED CEILING	13. ELECTR		16. COMB. HEAT & COC)L F	FIRE ESCAPES				
GOOD LOW COST	WOOD OR LOW COST METAL SET	CONC. BLK.	FLOOR CONSTRUCTI	ion:/ ² /3/3/3	ACQOUSTICAL	AMPS		PACKAGE UNIT		FENCES				
3. USE TYPE	AVER. GRADE METAL SET	CINDER BLK.	WOOD DECK	TÜÜ	DRYWALL	TYPE	POWER	SPLIT SYSTEM		< 2 BLDG	is the same			
COMB. STORE AND	GOOD GRADE METAL SET	STUCCO/BLK.	CONCRETE		PLASTER . Y	14. HEATIN			†††	7-11/5	FYPE			
APT OFFICE LOFT		REINF. CONC.			WOOD PANEL	NONE		FORCED AIR			<u></u>			
AND ADDRESS OF THE PARTY OF THE	5. FOUNDATION .	GLASS PANELS	CONC./STEEL	7 7 5	CONCRETE			HOT WATER	111	A Company of the Comp	A			
OFFICE GARAGE	ABCD	METAL PANELS	FLOOR COVER;			GRAVITY		17. FIRE PROTECTION		A STATE OF THE PERSON NAMED IN COLUMN TO THE PERSON NAMED IN COLUM				
THEATER INDUST.			SOFTWOOD			HOT WATER		SPRINKLER (AREA)						
GAS STATION RESTAURANT	REINF. CONC.		HARDWOOD		INTERIOR QUALITY	HOT AIR		FIRE HOSE STA:NO. SIZE						
WAREHOUSE SCHOOL	CEMENT BLOCK	7. ROOF TYPE	PLYWOOD		PD FD AD GD	STEAM		REMARKS	-					
PUB. BLDG. CHURCH	CINDER BLOCK	HIP FLAT GABLE	CONCRETE	Tx/	APTS. ROOMS UNITS	BASEBOARD			_					
INSTITUTIONAL MEDICAL	STONE	MANSARD GAMBREL	YERRAZZO		INDUSTRIAL: NO.UNITS	RADIANT								
FAST FOOD HOSPITAL	BRICK	8.ROOF CONSTRUCTION	W.W. CARPET	-++++	OFFICES: NO. UNITS	FAN UNITS:	<u> </u>			·				
PRIM.	PIERS: WOOD STEEL	WOOD STEEL CONC.	ASPH. TILE		STORES: NO. UNITS		10.							
SEC.	CONC BLOCK BRICK	3.665	A STATE	-	3101123. 100. 011113	NI VE COAL	GAS ELEC				77,	100.00mm.nin		
	OACH DATA - EDP	COST APPROAC	H DATA - CALCULATI	IONS	LUMP SUM ADJUST		The second secon	_DING DATA	322			-		
	ART "A" PART "B" PART "C" PART		PART "A" PART "B" P	· · · · · · · · · · · · · · · · · · ·		FINEIVIO		-638-002 601	 	TAL STORIES				
,	Apt.	BASE SQ.FT. COST					302 SIDE /2	OF	324 TOTAL FLOOR AREA					
202 BUILDING CLASS	B	SQ. FT. ADJUSTMENTS					303 CENSUS TR		 	NTABLE FLOOR		%		
	108	ADJUSTED SQ.FT. COST					304 OWNER		326 UNITSPLUMBING FIX					
204 SECTION	11	NUMBER OF STORIES					305 LISTER NO). 255	SALE DATA					
205 PAGE		HEIGHT / STORY						NTE 2-26-79	501 SALE PRICE					
	'	FLOOR AREA - PERIMETER					307 USE CODE		502 SALE DATE					
206 LINE 207 NO. OF STORIES	10	CURRENT COST	-				337 342 4032		503 CONFIRMATION CODE					
<u> </u>		LOCAL MULTIPLIER					MAI	RKET DATA		504 DOWN PAYMENT				
208 HEIGHT / STORY		EGOAE MOETIFEIER					Į <u> </u>	PARKING STALLS	505 FIRST LOAN					
209 AVERAGE FLOOR AREA		MULTIPLIERS						ARKING SPACES		TEREST RATE				
210 PERIMETER				-			310	ARNING SPACES	<u></u>	ERMS (MOS.)				
		ADJUSTED SQ. FT. COST		······································			311	PFAGE	•		2.02/602.400			
HEAT TYPE HEAT COST ADJUSTMENT		FINAL SQ. FT. COST	+				312 FUNCTION			TEREST RATE				
ELEVATOR		1.666× 579.819					313 WORKMANS			ERMS (MOS.)				
212 NET SQ. FT. ADJUSTMENTS			95/000		,		314 CONDITION	~~~~			ONSIDER'N			
213 NET LUMP SUM ADJUST.	-	LUMP SUMS	12/000				315 STORAGE		ļ	SII TRADE OR OTH. CONSIDER'N				
214		REPLACEMENT COST (RCN)	GEL DOE				316 SECURITY		SIS SALE DATE(2)					
215 YEAR BUILT		% GOOD 5 5 (20)	,363				317 MAINTENAN			14 CONFIRMATION CODE (2)				
216 EFFECTIVE YEAR		DEPRECIATED COST (RCNLD)					318 LOADING			115 SALE PRICE (3)				
217 EFFECTIVE TOT. LIFE (YRS)		DEPRECIATED LUMP SUMS	371,013				319 ELEVATOR		516 SALE DATE (3)					
218 FUNCTIONAL DEPR. %			345-200		NET LUMP SUM ADJUSTM	IFNT	320 HEAT TYPE	JP-7-4790400404444		ONFIRMATION CO	ODE (3)			
1610 FUNGIONAS DEFRI (U [2 T 1 m 1 0 1 D		1	·								

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I, QUALITY CLASS 4. STRUCTURAL FRAME			6. EXTERIOR WALLS			9. ROOF ABCD			II. INTERIOR A B C D 12.			PLUMBI	NG A B	С	15. COOLING ONL	18. BUILDING ELEVATORS									
A B B AB C D	woo	D STEEL	CONC.		АВ	C D	PREPA	RED ROL	L		ΠÌ	UNFINISHED			FIX BATH		m	WALL UNITS: NO.	CAP.	240000278110000	TYPE	NO.		FLOORS	
OBSERVED PHYSICAL COND.	COLUMNS			WOOD SHINGLE			BUILT.	-UP T& (, <i>K</i>		\sqcap	DRYWALL					$\dagger \dagger$	PACKAGE REFRIG: NO.	CAP		PASS.				
GOOD NORMAL	MAIN BEAMS			CLAPBOARD			ASPHA	LT SHG.		П		PLASTER			SINK		11	ENGINEERED	A B	C D	FREIGHT				
FAIR POOR	JOISTS			ASBESTOS SHG			WOOD			П		WOOD PANEL		1	TIOLET			WASHED		П			***********		
	TRUSSES			ALUMINUM			SLATE				П	GLAZED BLOCK	<i>*</i>	i	URINALS		$\dagger \dagger$	REFRIGERATED			19. OTHE	RITEM	3	Tare and the same of the same	
the control of the co	GIRDERS	T		BRICK VENEER			METAL			П	11	CONCRETE					11	FLOOR AREA			CANOPY	25-20-35			
A - 144-283333	STORIES NO.	BLDG. H	. FT.	STONE VENEER			<u> </u>		T T	T	11		111	PIPIN	IG: COP.	GALV. OR	455 [NO. FLOORS			PAVING:	Α	c	-	
2. QUALITY TYPE	WALLS: LOAD BEA	RING	RTAIN [SOLID BRICK			<u> </u>					INTERIOR CEILING:				FO AO				\sqcap	LOADING DOCK				
EXCELLENT AVER	STORE FRT: LIN	I. FT.	and Millian Innoversity of	SOLID STONE	OLID STONE			LOORS	- Anna Canada	l-cal-	administration	DROPPED CEILING	TII	And the same of the same of	ELECTRI	Technical and the second		16. COMB. HEAT &	coo	L	L FIRE ESCAPES				
GOOD LOW COST	WOOD OR LOW COS	T METAL	SET	CONC. BLK.				CONSTRUC	TION:			ACQOUSTICAL	+++	AMPS		VOLTS		PACKAGE UNIT		ĪΤ	FENCES				
3. USE TYPE	AVER. GRADE M	ETAL S	ET	CINDER BLK.			- Companies and	DECK			П	DRYWALL	+++	TYPE		POWER		SPLIT SYSTEM							
COMB. STORE AND	GOOD GRADE M			STUCCO/BLK.			CONC			}		PLASTER	+++	- Inneromonal Property and the Control of the Contr	- IEATINO				\vdash				·	= 	
APT OFFICE LOFT				REINF. CONC.						\vdash	┿	WOOD PANEL	+++	NONE		X	TT	FORCED AIR		-					
STORE BANK	5. FOUNDATI	ON		GLASS PANELS			CONC.	/STEEL			++	CONCRETE	╂┼┼		-		+	HOT WATER	_						
OFFICE GARAGE		AB	сТр	METAL PANELS			 	COVER:		-	╁┼	NI MA	4	GRAV	VITY		++	17. FIRE PROTECT	ION	<u> </u>	 				
THEATER INDUST.	\ 						-	WOOD		\vdash	╁┼	70 V :	╫┼		WATER		++	SPRINKLER (AREA)	1010		{				
GAS STATION RESTAURANT	REINF. CONC.							WOOD	-+	H	╁	INTERIOR QUALITY		HOT			++	FIRE HOSE STA: NO.	6176		V-2-2-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-	-			
WAREHOUSE SCHOOL	CEMENT BLOCK			7. ROOF TYPE	<u> </u>	<u>L</u>	PLYW	*** ***		_	4	PD FD AD	e 🗆	STEA			++	REMARKS	3176				· · · · · · · · · · · · · · · · · · ·		
PUB. BLDG. CHURCH	CINDER BLOCK			HIP TELAT X	<u> Carrieranian</u>	F	CONCE		— X	Η-	+			→	BOARD		╁┼	REMARKS							
INSTITUTIONAL MEDICAL	STONE	 		MANSARD G			TERR		{-\	-	╌╌	APTS. ROOMS UI INDUSTRIAL: NO.UNITS	NITS	RADI			╁┼	<u> </u>							
FAST FOOD HOSPITAL	BRICK			8. ROOF CONSTR	W.W. CARPET				+	OFFICES: NO. UNITS	UNITS: N	810													
PRIM.		7 9755			ASPH. TILE			-	┿┷		FAN	UNIIS. N	J.												
					WOOD STEEL TO CONC.					-	++	STORES: NO. UNITS			7 6641	646 P.	es rus				 				
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	. 1		 	BASE SQ.FT. COST						-				303 CENSUS TI					325 RENTABLE FLOOR AREA %			~			
202 BUILDING CLASS	, C		 	SQ. FT. ADJUSTMENTS						+							TAUI								
203 BUILDING QUALITY	- COST		ļ 	ADJUSTED SQ.FT. COST NUMBER OF STORIES												304 OWNER 305 LISTER NO. 255					326 UNITSPLUMBING FIX SALE DATA				
204 SECTION	14		 					\dashv										501 SALE PRICE							
205 PAGE	14	-	-	HEIGHT / STORY																					
206 LINE	-19		<u> </u>	FLOOR AREA - PI										301 925 CODE					502 SALE DATE 503 CONFIRMATION CODE						
207 NO OF STORIES		•	 	CURRENT COST						_								COLUMN TO A TO A							
208 HEIGHT / STORY			<u> </u>	LOCAL MULTIPLIER												MARKET DATA				504 DOWN PAYMENT					
209 AVERAGE FLOOR AREA																		D PARKING STALLS			FIRST LOA				
210 PERIMETER			<u> </u>	MULTIPLIERS	•					\perp							ITE	PARKING SPACES	-		INTEREST				
211			ļ	ADJUSTED SQ.		<u> </u>										310					TERMS (N		~~		
HEAT TYPE			<u> </u>	FINAL SQ. FT. C												311	-				SECOND L				
HEAT COST ADJUSTMENT			-	AREA IN SQ.FT									Partirology alliance in later to the			312 FUNC	- Kulana - III-				INTEREST			444	
ELEVATOR			 	1.688 X/30	004 42					_						313 WOR		····	-+-		TERMS (
212 NET SQ. FT. ADJUSTMENTS			ļ	COST		[/_	3,540				uarve-saare	40				314 COND					TRADE OR		SIDER'	N	
213 NET LUMP SUM ADJUST.			_	LUMP SUMS						4			WENNING -			315 STOR					SALE PRIC				
214			 	REPLACEMENT		CN)	·			_						316 SECU					SALE DAT				
215 YEAR BUILT				% GOOD 4/C)			-25											ICE SERVICE			CONFIRMAT		(2)	»	
216 EFFECTIVE YEAR	1		<u> </u>	DEPRECIATED C			3385						***************************************			318 LOAD					SALE PRIC				
217 EFFECTIVE TOT. LIFE (YRS)				DEPRECIATED L	UMP SUN	MS										319 ELEV	ATC	R N 🗌	٧ 🗀	516	SALE DAT	E (3)			
218 FUNCTIONAL DEPR. %			1	BUILDING TOTA			2400					NET LUMP SUM AL						E			CONFIRMA				









Appendix D

Environmental Database Search Environmental Data Resources, Inc. (EDR)

Mary Shepard Place

88 Wooster Street Hartford, CT 06120

Inquiry Number: 6842117.2s

February 23, 2022

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

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

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A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

88 WOOSTER STREET HARTFORD, CT 06120

COORDINATES

Latitude (North): 41.7797130 - 41[^] 46' 46.96" Longitude (West): 72.6738940 - 72[^] 40' 26.01"

Universal Tranverse Mercator: Zone 18 UTM X (Meters): 693316.9 UTM Y (Meters): 4627720.5

Elevation: 65 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TF

Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140721 Source: USDA

Target Property Address: 88 WOOSTER STREET HARTFORD, CT 06120

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1		BELLEVUE SQ/SANDS PR	CT SPILLS		TP
A2	CITY OF HARTFORD	CANTON & WINDSOR	CT RGA LUST		TP
A3		7 MARY SHEPARD APT.	CT SPILLS		TP
A4	CITY OF HARTFORD	485-555 WINDSOR STRE	CT SDADB, CT PROPERTY		TP
A5		WINDSOR AVE AND CANT	CT SPILLS		TP
A6		PAVILLION STREET BEL	CT SPILLS		TP
A7		CANTON ST/WINDSOR	CT SPILLS		TP
A8		709 MARY SHEPARD'S P	CT SPILLS		TP
A9	CITY OF HARTFORD	CANTON & WINDSOR	CT LUST, CT CPCS		TP
A10		3 MARY SHEPARD PLACE	CT SPILLS		TP
A11		WINDSOR STREET AND C	CT SPILLS		TP
B12	HARTFORD CITY OF HOU	49 CANTON ST	CT MANIFEST	Lower	45, 0.009, South
B13	BELLEVUE SQUARE	49 CANTON ST	CT UST	Lower	45, 0.009, South
C14		114 WOOSTER AVE	CT SPILLS	Higher	97, 0.018, NNW
D15		CANTON ST & WINDSOR	CT SPILLS	Lower	108, 0.020, SE
D16		WINDSOR ST/CANTON ST	CT SPILLS	Lower	108, 0.020, SE
C17		123 WOOSTER STREET	CT SPILLS	Higher	180, 0.034, NNW
D18	CONRAIL HARTFORD ENG	470 WINDSOR ST	RCRA NonGen / NLR, FINDS, ECHO, CT MANIFEST	Lower	194, 0.037, SSE
C19		123 WORCESTER ST	CT SPILLS	Higher	201, 0.038, NNW
D20		WINDSOR ST. FREIGHT	CT SPILLS	Lower	243, 0.046, SSE
E21	BLONDER ASSOCIATES	555 WINDSOR ST	CT MANIFEST	Lower	256, 0.048, NE
E22	CITY OF HARTFORD	555 WINDSOR ST.	CT LUST, CT SPILLS	Lower	256, 0.048, NE
E23	CITY OF HARTFORD	555 WINDSOR ST.	CT RGA LUST	Lower	256, 0.048, NE
E24	CITY OF HARTFORD	555 WINDSOR ST.	CT SPILLS, CT CPCS	Lower	256, 0.048, NE
E25	CRT	555 WINDSOR ST	CT MANIFEST	Lower	256, 0.048, NE
26		DONALD ST/MAIN ST	CT SPILLS	Higher	270, 0.051, SSW
F27	MARANDA BUILDERS	450 WINDSOR AVE.	CT LUST, CT CPCS	Lower	305, 0.058, SSE
F28	MARANDA BUILDERS	450 WINDSOR AVE.	CT RGA LUST	Lower	305, 0.058, SSE
C29	HOUSING AUTHORITY OF	140-142 WOOSTER ST	CT MANIFEST	Higher	313, 0.059, NNW
G30	CITY OF HARTFORD	1750 MAIN ST SAND SC	CT LUST, CT SPILLS, CT CPCS	Higher	315, 0.060, SW
G31	SAND ELEMENTARY SCHO	1750 MAIN STREET	CT SPILLS, CT NPDES	Higher	315, 0.060, SW
G32	CITY OF HARTFORD	1750 MAIN ST SAND	CT RGA LUST	Higher	315, 0.060, SW
H33		1842 MAIN STREET	CT SPILLS	Higher	315, 0.060, WNW
H34		1830 MAIN STREET	CT SPILLS	Higher	316, 0.060, West
H35		1888 MAIN ST.	CT SPILLS	Higher	316, 0.060, WNW
H36	MAIN AND PAVILION SH	1888-1954 MAIN STREE	US BROWNFIELDS	Higher	316, 0.060, WNW
H37	NCDR LLC KOOL SMILES	1888 MAIN STREET STE	CT MANIFEST	Higher	316, 0.060, WNW
H38	MAIN AND PAVILION SH	1888- 1954 MAIN STRE	CT BROWNFIELDS	Higher	316, 0.060, WNW
H39	MCDR LLC KOOL SMILES	1888 MAIN STREET STE	CT MANIFEST	Higher	316, 0.060, WNW

Target Property Address: 88 WOOSTER STREET HARTFORD, CT 06120

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
H40	OTTE TO WILL	1846 MAIN STREET	CT SPILLS	Higher	316, 0.060, WNW
G41	ST CYR NORMAN D	1792 MAIN ST	EDR Hist Auto	Higher	316, 0.060, WSW
142	PUBLIC HOUSING RESID	1950 MAIN ST., CORNE	CT SDADB	Higher	317, 0.060, NW
143	PUBLIC HOUSING RESID	1950 MAIN STREET	CT LUST, CT VCP	Higher	317, 0.060, NW
144		1950 MAIN STREET	CT RGA LUST	Higher	317, 0.060, NW
145	TOMS SERVICE STATION	1950 MAIN ST	EDR Hist Auto	Higher	317, 0.060, NW
146		1972 MAIN ST	CT SPILLS	Higher	319, 0.060, NW
G47	SANDS ELEMANTORY SCH	1700 MAIN ST	CT MANIFEST	Higher	339, 0.064, SW
148		MAIN ST/PAVILLION	CT SPILLS	Higher	357, 0.068, NW
149		MAIN ST & MAHL ST	CT SPILLS	Higher	357, 0.068, NW
I50		MAIN STREET AND MAHL	CT SPILLS	Higher	358, 0.068, NW
l51		MAHL AVE AT MAIN ST	CT SPILLS	Higher	358, 0.068, NW
E52		CT SOUTHERN RAILROAD	CT SPILLS	Lower	360, 0.068, ENE
G53		MAIN ST. AND MATHER	CT SPILLS	Higher	364, 0.069, SW
I54		MAHL AND MAIN STREET	CT SPILLS	Higher	365, 0.069, NW
F55	CONNECTICUT SOUTHERN	440 WINDSOR ST	RCRA NonGen / NLR	Lower	367, 0.070, SSE
F56		440 WINDSOR ST.	CT SPILLS	Lower	367, 0.070, SSE
F57	CT SOUTHERN RR	440 WINSOR ST	CT MANIFEST	Lower	367, 0.070, SSE
F58	HARTFORD RAIL YARD	440 WINDSOR	RCRA-VSQG	Lower	367, 0.070, SSE
F59		440 WINDSOR STREET	CT SPILLS	Lower	367, 0.070, SSE
G60		MAIN & MATHER STREET	CT SPILLS	Higher	368, 0.070, SW
G61		MAIN STREET & MATHER	CT SPILLS	Higher	368, 0.070, SW
G62		MAIN & MATHER ST.	CT SPILLS	Higher	368, 0.070, SW
G63		MAIN ST AT MATHER ST	CT SPILLS	Higher	368, 0.070, SW
G64		MAIN ST @ MATHER ST	CT SPILLS	Higher	368, 0.070, SW
G65		MAIN ST. & MATHER ST	CT SPILLS	Higher	368, 0.070, SW
166		1953-1955 MAIN STREE	CT SPILLS	Higher	399, 0.076, NW
J67		2000 MAIN ST	CT SPILLS	Higher	400, 0.076, NNW
K68		1650-1654 MAIN STREE	CT SPILLS	Higher	409, 0.077, SW
F69		AMTRAK WINDSOR ST YA	CT SPILLS	Lower	424, 0.080, SSE
F70		WINDSOR ST. RAIL YA	CT SPILLS	Lower	424, 0.080, SSE
F71		WINDSOR AVENUE RAIL	CT SPILLS	Lower	424, 0.080, SSE
L72		NEW WELCOME BAPTIST	CT SPILLS	Higher	443, 0.084, North
K73		1733 MAIN ST.	CT SPILLS	Higher	449, 0.085, SW
J74		2020 NORTH MAIN ST	CT SPILLS	Higher	460, 0.087, NNW
J75	KING CLEANERS	2013 MAIN ST	EDR Hist Cleaner	Higher	463, 0.088, NNW
K76		SEYMS ST AND MAIN ST	CT SPILLS	Higher	467, 0.088, SW
K77		CORNER OF MAIN ST FE	CT SPILLS	Higher	467, 0.088, SW
J78	KING CLEANERS & LAUN	2015 MAIN ST	EDR Hist Cleaner	Higher	467, 0.088, NNW

Target Property Address: 88 WOOSTER STREET HARTFORD, CT 06120

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
J79	JESMAN MOTORS	2015 E MAIN ST	CT MANIFEST	Higher	467, 0.088, NNW
G80		1671 MAIN ST	CT SPILLS	Higher	480, 0.091, WSW
F81		420 WINDSOR STREET /	CT SPILLS	Lower	493, 0.093, SSE
F82	COMMUNITS OFFSET COR	420 WINDSOR STREET	CT SDADB, CT SPILLS	Lower	493, 0.093, SSE
K83		MAIN ST AND SEYMS ST	CT SPILLS	Higher	508, 0.096, SW
M84	JACOB PSATKA	575-585 WINDSOR ST	CT MANIFEST	Lower	515, 0.098, NE
K85		1695 MAIN STREET	CT SPILLS	Higher	515, 0.098, SW
K86		1695 MAIN ST	CT SPILLS	Higher	515, 0.098, SW
187		17 MAHL AVE	CT SPILLS	Higher	541, 0.102, NW
K88		3 SEYMS ST HOUSE OF	CT SPILLS	Higher	553, 0.105, SW
89		21 DONALD STREET	CT SPILLS	Lower	557, 0.105, South
J90		2051 MAIN ST	CT SPILLS	Higher	566, 0.107, NNW
L91		222 BELLEVUE STREET	CT SPILLS	Higher	604, 0.114, North
N92	OFFICES (NO NAME)	2065 MAIN STREET	CT LUST, CT SPILLS, CT CPCS	Higher	609, 0.115, NNW
N93	OFFICES (NO NAME)	2065 MAIN STREET	CT RGA LUST	Higher	609, 0.115, NNW
M94		585 WINDSOR AVE	CT SPILLS	Lower	634, 0.120, NE
N95		2076 MAIN ST	CT SPILLS	Higher	660, 0.125, NNW
96	NORTHWOOD CEMETERY	BINA	CT UST	Higher	676, 0.128, West
97	AMTRAK MILEPOST 37.3	MARKET ST EXT	CT UST	Lower	728, 0.138, SSE
N98	MCKINNLEY-KING VFW #	2121 MAIN STREET	CT RGA LUST	Higher	793, 0.150, NNW
N99	MCKINNLEY-KING VFW #	2121 MAIN STREET	CT LUST, CT SPILLS	Higher	793, 0.150, NNW
N100	MCKINNLEY-KING VFW #	2121 MAIN STREET	CT CPCS	Higher	793, 0.150, NNW
101	RUGGERIO ARTHUR J	1534 MAIN ST	EDR Hist Auto	Higher	956, 0.181, SSW
O102		84 EAST X59	CT RGA LUST	Higher	1010, 0.191, WSW
O103		84 WB EAST OF EXIT 5	CT RGA LUST	Higher	1010, 0.191, WSW
O104		84 E / EXIT 58/59	CT RGA LUST	Higher	1010, 0.191, WSW
O105		84 EAST, EXIT 44	CT RGA LUST	Higher	1010, 0.191, WSW
106	AMERICAN VAN AND STO	618-650 WINDSOR STRE	CT UST	Lower	1045, 0.198, NNE
107	PPG INDUSTRIES INC	400 WINDSOR ST	CT UST	Lower	1226, 0.232, SSE
P108	SAND PARK (PARCEL G,	1450 MAIN STREET	CT SPILLS, CT SEH	Higher	1248, 0.236, SSW
Q109	THE SALVATION ARMY	2194 MAIN ST	CT UST	Higher	1252, 0.237, North
P110	FIRE HOUSE #2	1515 MAIN ST	CT UST	Higher	1260, 0.239, SSW
P111	FIRE HOUSE #2	1515 MAIN STREET	CT LUST, CT SPILLS	Higher	1260, 0.239, SSW
Q112	ALLEN CHAPEL AME	2233 MAIN STREET	CT RGA LUST	Higher	1305, 0.247, North
Q113	ALLEN CHAPEL AME	2233 MAIN STREET	CT LUST, CT SPILLS, CT CPCS	Higher	1305, 0.247, North
R114	202/230 ALBANY AVENU	202 ALBANY AVENUE 23	US BROWNFIELDS	Higher	1647, 0.312, SW
R115	202/230 ALBANY AVENU	202 ALBANY AVENUE	CT LUST, CT BROWNFIELDS, CT SPILLS	Higher	1647, 0.312, SW
R116	FORMER GAS STATION	202 ALBANY AVENUE	CT RGA LUST	Higher	1647, 0.312, SW
R117	FORMER GAS STATION	201 ALBANY AVENUE	CT RGA LUST	Higher	1676, 0.317, SW

Target Property Address: 88 WOOSTER STREET HARTFORD, CT 06120

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
R118	TURKS LLC	215 ALBANY AVE	CT LUST, CT SPILLS, CT MANIFEST	Higher	1679, 0.318, SW
R119	VALERO BRANDED STATI	215 ALBANY AVENUE	CT RGA LUST	Higher	1679, 0.318, SW
S120	GENGRAS MOTOR CARS	ONE WESTON PARK RD	CT SDADB, RCRA NonGen / NLR, RI MANIFEST	Lower	1686, 0.319, ENE
S121	GENGRAS MOTOR CARS	1 WESTON PARK RD	CT LUST, CT PROPERTY, CT SPILLS, CT MANIFEST	Lower	1686, 0.319, ENE
T122	BRIDGESTONE / FIREST	1400 MAIN STREET	CT LUST, CT PROPERTY	Higher	1733, 0.328, SSW
T123	BRIDGESTONE/FIRESTON	1400 SOUTH MAIN STRE	CT SPILLS, CT CPCS	Higher	1733, 0.328, SSW
T124	BRIDGESTONE/FIRESTON	1400 SOUTH MAIN STRE	CT RGA LUST	Higher	1733, 0.328, SSW
T125	BRIDGESTONE/FIRESTON	1400 MAIN STREET	CT RGA LUST	Higher	1733, 0.328, SSW
U126	FORMER MOBIL STATION	51-1161 ALBANY AVENU	CT CPCS	Higher	1755, 0.332, SSW
U127	FORMER MOBIL STATION	51-1161 ALBANY AVENU	CT RGA LUST	Higher	1755, 0.332, SSW
V128	MARKET STREET CITGO	410 MARKET STREET	CT RGA LUST	Lower	1802, 0.341, SSE
V129	EDCO	410 MARKET ST	CT LUST, CT ENF, CT MANIFEST	Lower	1802, 0.341, SSE
U130	S-1, 17-73 ALBANY AV	17-73 ALBANY AVENUE	CT BROWNFIELDS	Higher	1818, 0.344, SSW
U131	S-1, 17-73 ALBANY AV	17-73 ALBANY AVENUE	US BROWNFIELDS, FINDS	Higher	1818, 0.344, SSW
132	ST. FRANCIS HOSPITAL	308 ALBANY AVE.	CT RGA LUST	Lower	1936, 0.367, WSW
133		SANFORD AND BELLEVUE	CT RGA LUST	Higher	2046, 0.387, North
W134	WESTINGHOUSE ELECTRI	360 MARKET ST	CORRACTS, RCRA NonGen / NLR, FINDS, ECHO	Lower	2144, 0.406, SSE
135	JOHN C. CLARK JR. EL	75 CLARK STREET	CT SEH	Higher	2183, 0.413, NNW
136	TRAVELERS INSURANCE	300 WINDSOR STREET	CT SDADB	Lower	2191, 0.415, South
137	RH BUILDERS	5355 NELSON STREET	CT LUST, CT SPILLS, CT CPCS	Higher	2265, 0.429, NNW
X138	MAIN STREET REMEDIAT	2422-2426 MAIN STREE	CT BROWNFIELDS	Higher	2279, 0.432, North
Y139	SILEX	76-86 PLINY STREET	CT SDADB	Higher	2290, 0.434, West
W140	GOODYEAR AUTO SERVIC	306 MARKET STREET	CT SDADB	Lower	2318, 0.439, SSE
X141	HARTFORD CAR WASH	2434-2470 MAIN STREE	CT BROWNFIELDS, CT PROPERTY	Higher	2333, 0.442, North
X142	HARTFORD CAR WASH	2434/2470 NORTH MAIN	CT SDADB	Higher	2333, 0.442, North
X143	HARTFORD CAR WASH	2434-2470 MAIN STREE	US BROWNFIELDS, CT CPCS	Higher	2333, 0.442, North
Y144	PLINY STREET (76-80)	76 TO 80 PLINY STREE	SEMS-ARCHIVE, PRP	Higher	2340, 0.443, West
Z145	70 AND 76 EDWARDS ST	76 EDWARDS STREET	CT VCP	Higher	2425, 0.459, SW
AA146	FORMER MERIT STATION	430-460 ALBANY AVE	CT RGA LUST	Lower	2444, 0.463, WSW
AA147	MASS/CONN	430-460 ALBANY AVENU	CT SDADB, CT LUST	Lower	2444, 0.463, WSW
AA148	PROPERTY T3 427 - 43	427- 433 ALBANY AVE	CT BROWNFIELDS	Lower	2461, 0.466, WSW
X149	NELTON COURT	2461 MAIN STREET	CT BROWNFIELDS	Higher	2462, 0.466, North
X150	NELTON COURT HOUSING	2461 MAIN STREET	CT BROWNFIELDS	Higher	2462, 0.466, North
AB151	HARTFORD LUMBER CO.	20 CHESTNUT ST.	CT RGA LUST	Higher	2464, 0.467, SW
AB152	HARTFORD LUMBER CO.	20 CHESTNUT ST.	CT SPILLS, CT CPCS	Higher	2464, 0.467, SW
AB153	HARTFORD LUMBER CO.	20 CHESTNUT ST.	CT LUST, CT SPILLS	Higher	2464, 0.467, SW
AC154	AUTO PARTS DEPOT, IN	741 WINDSOR STREET	CT RGA LUST	Lower	2475, 0.469, NNE
AC155	AUTO PARTS DEPOT, IN	741 WINDSOR ST	CT LUST, CT SPILLS, CT ENF	Lower	2475, 0.469, NNE
Z156	70 EDWARDS STREET	70-76 EDWARDS STREET	US BROWNFIELDS, FINDS	Higher	2533, 0.480, SW

Target Property Address: 88 WOOSTER STREET HARTFORD, CT 06120

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Z157	PROPERTY S2 - CHESTN	70 EDWARDS ST.	CT VCP, CT BROWNFIELDS	Higher	2533, 0.480, SW
AD158	175 MATHER STREET	175 MATHER STREET	CT VCP, CT BROWNFIELDS	Lower	2541, 0.481, West
AD159	175 MATHER STREET -	175 MATHER STREET	CT BROWNFIELDS	Lower	2541, 0.481, West
AD160	175 MATHER STREET	175 MATHER STREET	US BROWNFIELDS	Lower	2541, 0.481, West
161		GARDEN STREET AND FD	CT RGA LUST	Higher	2552, 0.483, WNW
AE162	GENERAL ELEVATOR CO.	181-191 WALNUT STREE	CT SHWS, CT SDADB, CT PROPERTY, CT CPCS	Lower	2991, 0.566, SW
AE163	GENERAL ELEVATOR CO.	181-191 WALNUT STREE	CT RGA HWS	Lower	2991, 0.566, SW
164	SWIFT M & SONS INC	10 LOVE LN	CORRACTS, RCRA-TSDF, RCRA-VSQG, US INST CONT	ΓROLS , ligher	4148, 0.786, NNW

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
BELLEVUE SQ/SANDS PR BELLEVUE SQ/SANDS PR HARTFORD, CT	CT SPILLS Case Number: 2228	N/A
CITY OF HARTFORD CANTON & WINDSOR HARTFORD, CT	CT RGA LUST	N/A
7 MARY SHEPARD APT. 7 MARY SHEPARD APT. HARTFORD, CT	CT SPILLS Facility Status: CLOSED Case Number: 201005182	N/A
CITY OF HARTFORD 485-555 WINDSOR STRE HARTFORD, CT	CT SDADB Facility Id: 4295 CT PROPERTY	N/A
WINDSOR AVE AND CANT WINDSOR AVE AND CANT HARTFORD, CT	CT SPILLS Facility Status: CLOSED Case Number: 200602071	N/A
PAVILLION STREET BEL PAVILLION STREET BEL HARTFORD, CT	CT SPILLS Facility Status: CLOSED Case Number: 200705033	N/A
CANTON ST/WINDSOR CANTON ST/WINDSOR HARTFORD, CT	CT SPILLS Case Number: 4055	N/A
709 MARY SHEPARD'S P 709 MARY SHEPARD'S P HARTFORD, CT	CT SPILLS Facility Status: Closed Case Number: 200101080	N/A
CITY OF HARTFORD CANTON & WINDSOR HARTFORD, CT 06106	CT LUST	N/A

LUST Id: 28373

CT CPCS

Lust Status: Investigation

3 MARY SHEPARD PLACE

CT SPILLS

N/A

3 MARY SHEPARD PLACE HARTFORD, CT

Facility Status: CLOSED Case Number: 200802449

WINDSOR STREET AND C

CT SPILLS

N/A

WINDSOR STREET AND C HARTFORD, CT

Facility Status: CLOSED Case Number: 200906682

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 01/25/2022 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PLINY STREET (76-80) Site ID: 0103101 EPA Id: CTN000103101	76 TO 80 PLINY STREE	W 1/4 - 1/2 (0.443 mi.)	Y144	38

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 09/13/2021 has revealed that there are 2 CORRACTS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SWIFT M & SONS INC EPA ID:: CTD001139054	10 LOVE LN	NNW 1/2 - 1 (0.786 mi.)	164	43
Lower Elevation	Address	Direction / Distance	Map ID	Page
WESTINGHOUSE ELECTRI	360 MARKET ST	SSE 1/4 - 1/2 (0.406 mi.)	W134	36

Lists of Federal RCRA generators

RCRA-VSQG: A review of the RCRA-VSQG list, as provided by EDR, and dated 09/13/2021 has revealed that there is 1 RCRA-VSQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HARTFORD RAIL YARD	440 WINDSOR	SSE 0 - 1/8 (0.070 mi.)	F58	20
EPA ID:: CTP000033987				

Lists of state- and tribal hazardous waste facilities

CT SHWS: A review of the CT SHWS list, as provided by EDR, and dated 04/23/2010 has revealed that there is 1 CT SHWS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GENERAL ELEVATOR CO. State ID: 198 EPA ID: CTD983870700	181-191 WALNUT STREE	SW 1/2 - 1 (0.566 mi.)	AE162	42

CT SDADB: A review of the CT SDADB list, as provided by EDR, and dated 04/23/2010 has revealed that there are 8 CT SDADB sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PUBLIC HOUSING RESID Facility Id: 5631	1950 MAIN ST., CORNE	NW 0 - 1/8 (0.060 mi.)	142	16
SILEX Facility Id: 2573	76-86 PLINY STREET	W 1/4 - 1/2 (0.434 mi.)	Y139	37
HARTFORD CAR WASH	2434/2470 NORTH MAIN	N 1/4 - 1/2 (0.442 mi.)	X142	38

Facility Id: 3142

Lower Elevation	Address	Direction / Distance	Map ID	Page
COMMUNITS OFFSET COR Facility Id: 867	420 WINDSOR STREET	SSE 0 - 1/8 (0.093 mi.)	F82	24
GENGRAS MOTOR CARS Facility Id: 4316	ONE WESTON PARK RD	ENE 1/4 - 1/2 (0.319 mi.)	S120	33
TRAVELERS INSURANCE Facility Id: 4357	300 WINDSOR STREET	S 1/4 - 1/2 (0.415 mi.)	136	37
GOODYEAR AUTO SERVIC Facility Id: 1994	306 MARKET STREET	SSE 1/4 - 1/2 (0.439 mi.)	W140	38
MASS/CONN Facility Id: 2936	430-460 ALBANY AVENU	WSW 1/4 - 1/2 (0.463 mi.)	AA147	39

Lists of state and tribal leaking storage tanks

CT LUST: A review of the CT LUST list, as provided by EDR, and dated 09/27/2021 has revealed that there are 17 CT LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF HARTFORD LUST Id: 32773	1750 MAIN ST SAND SC	SW 0 - 1/8 (0.060 mi.)	G30	14
PUBLIC HOUSING RESID LUST Id: 48527	1950 MAIN STREET	NW 0 - 1/8 (0.060 mi.)	143	17
OFFICES (NO NAME) LUST Id: 30180	2065 MAIN STREET	NNW 0 - 1/8 (0.115 mi.)	N92	26
MCKINNLEY-KING VFW # LUST Id: 45660	2121 MAIN STREET	NNW 1/8 - 1/4 (0.150 mi.)	N99	28
FIRE HOUSE #2 LUST Id: 61599	1515 MAIN STREET	SSW 1/8 - 1/4 (0.239 mi.)	P111	30
ALLEN CHAPEL AME LUST Id: 33668	2233 MAIN STREET	N 1/8 - 1/4 (0.247 mi.)	Q113	31
202/230 ALBANY AVENU LUST Id: 59178	202 ALBANY AVENUE	SW 1/4 - 1/2 (0.312 mi.)	R115	31
TURKS LLC LUST Id: 59339	215 ALBANY AVE	SW 1/4 - 1/2 (0.318 mi.)	R118	32
BRIDGESTONE / FIREST LUST Id: 36694	1400 MAIN STREET	SSW 1/4 - 1/2 (0.328 mi.)	T122	33
RH BUILDERS LUST Id: 32333	5355 NELSON STREET	NNW 1/4 - 1/2 (0.429 mi.)	137	37
HARTFORD LUMBER CO. LUST Id: 36501	20 CHESTNUT ST.	SW 1/4 - 1/2 (0.467 mi.)	AB153	40
Lower Elevation	Address	Direction / Distance	Map ID	Page
CITY OF HARTFORD	555 WINDSOR ST.	NE 0 - 1/8 (0.048 mi.)	E22	12

LUST Id: 29330				
MARANDA BUILDERS LUST Id: 29965	450 WINDSOR AVE.	SSE 0 - 1/8 (0.058 mi.)	F27	13
GENGRAS MOTOR CARS LUST Id: 61358	1 WESTON PARK RD	ENE 1/4 - 1/2 (0.319 mi.)	S121	33
EDCO LUST Id: 59261	410 MARKET ST	SSE 1/4 - 1/2 (0.341 mi.)	V129	35
MASS/CONN LUST ld: 59725	430-460 ALBANY AVENU	WSW 1/4 - 1/2 (0.463 mi.)	AA147	39
AUTO PARTS DEPOT, IN LUST ld: 60206	741 WINDSOR ST	NNE 1/4 - 1/2 (0.469 mi.)	AC155	41

Lists of state and tribal registered storage tanks

CT UST: A review of the CT UST list, as provided by EDR, and dated 01/10/2022 has revealed that there are 7 CT UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NORTHWOOD CEMETERY Facility Id: 64-5994 Tank Status: Permanently Closed	BINA	W 1/8 - 1/4 (0.128 mi.)	96	27
THE SALVATION ARMY Facility Id: 64-5305 Tank Status: Permanently Closed	2194 MAIN ST	N 1/8 - 1/4 (0.237 mi.)	Q109	30
FIRE HOUSE #2 Facility Id: 64-4383 Tank Status: Permanently Closed	1515 MAIN ST	SSW 1/8 - 1/4 (0.239 mi.)	P110	30
Lower Elevation	Address	Direction / Distance	Map ID	Page
BELLEVUE SQUARE Facility Id: 64-9147 Tank Status: Permanently Closed	49 CANTON ST	S 0 - 1/8 (0.009 mi.)	B13	10
AMTRAK MILEPOST 37.3 Facility Id: 64-50317 Tank Status: Permanently Closed	MARKET ST EXT	SSE 1/8 - 1/4 (0.138 mi.)	97	28
AMERICAN VAN AND STO Facility Id: 64-8866 Tank Status: Permanently Closed	618-650 WINDSOR STRE	NNE 1/8 - 1/4 (0.198 mi.)	106	29
PPG INDUSTRIES INC Facility Id: 64-5715 Tank Status: Permanently Closed	400 WINDSOR ST	SSE 1/8 - 1/4 (0.232 mi.)	107	30

Lists of state and tribal voluntary cleanup sites

CT VCP: A review of the CT VCP list, as provided by EDR, and dated 11/05/2021 has revealed that there are 4 CT VCP sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PUBLIC HOUSING RESID	1950 MAIN STREET	NW 0 - 1/8 (0.060 mi.)	<i>1</i> 43	17
70 AND 76 EDWARDS ST	76 EDWARDS STREET	SW 1/4 - 1/2 (0.459 mi.)	Z145	39
PROPERTY S2 - CHESTN	70 EDWARDS ST.	SW 1/4 - 1/2 (0.480 mi.)	Z157	41
Lower Elevation	Address	Direction / Distance	Map ID	Page
175 MATHER STREET Status: LEP post 10/1/95 filing	175 MATHER STREET	W 1/4 - 1/2 (0.481 mi.)	AD158	42

Lists of state and tribal brownfield sites

CT BROWNFIELDS: A review of the CT BROWNFIELDS list, as provided by EDR, has revealed that there are 11 CT BROWNFIELDS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MAIN AND PAVILION SH Database: BROWNFIELDS 2, Date of Gov	1888- 1954 MAIN STRE vernment Version: 08/03/2017	WNW 0 - 1/8 (0.060 mi.)	H38	16
202/230 ALBANY AVENU Database: BROWNFIELDS 2, Date of Gov	202 ALBANY AVENUE vernment Version: 08/03/2017	SW 1/4 - 1/2 (0.312 mi.)	R115	31
S-1, 17-73 ALBANY AV Database: BROWNFIELDS 2, Date of Gov	17-73 ALBANY AVENUE vernment Version: 08/03/2017	SSW 1/4 - 1/2 (0.344 mi.)	U130	35
MAIN STREET REMEDIAT Database: BROWNFIELDS, Date of Gover	2422-2426 MAIN STREE rnment Version: 09/30/2021	N 1/4 - 1/2 (0.432 mi.)	X138	37
HARTFORD CAR WASH Database: BROWNFIELDS 2, Date of Gov	2434-2470 MAIN STREE vernment Version: 08/03/2017	N 1/4 - 1/2 (0.442 mi.)	X141	38
NELTON COURT Database: BROWNFIELDS 2, Date of Gov	2461 MAIN STREET vernment Version: 08/03/2017	N 1/4 - 1/2 (0.466 mi.)	X149	39
NELTON COURT HOUSING Database: BROWNFIELDS, Date of Gover	2461 MAIN STREET rnment Version: 09/30/2021	N 1/4 - 1/2 (0.466 mi.)	X150	40
PROPERTY S2 - CHESTN Database: BROWNFIELDS 2, Date of Gov	70 EDWARDS ST. vernment Version: 08/03/2017	SW 1/4 - 1/2 (0.480 mi.)	Z157	41
Lower Elevation	Address	Direction / Distance	Map ID	Page
PROPERTY T3 427 - 43 Database: BROWNFIELDS 2, Date of Gov	427- 433 ALBANY AVE vernment Version: 08/03/2017	WSW 1/4 - 1/2 (0.466 mi.)	AA148	39
175 MATHER STREET Database: BROWNFIELDS 2, Date of Gov	175 MATHER STREET vernment Version: 08/03/2017	W 1/4 - 1/2 (0.481 mi.)	AD158	42
175 MATHER STREET - Database: BROWNFIELDS, Date of Gover	175 MATHER STREET rnment Version: 09/30/2021	W 1/4 - 1/2 (0.481 mi.)	AD159	42

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A review of the US BROWNFIELDS list, as provided by EDR, and dated 06/10/2021 has revealed that there are 6 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MAIN AND PAVILION SH ACRES property ID: 16166 Cleanup Completion Date: 09/23/2004	1888-1954 MAIN STREE	WNW 0 - 1/8 (0.060 mi.)	H36	15
202/230 ALBANY AVENU ACRES property ID: 133627 Cleanup Completion Date: -	202 ALBANY AVENUE 23	SW 1/4 - 1/2 (0.312 mi.)	R114	31
S-1, 17-73 ALBANY AV ACRES property ID: 13020 Cleanup Completion Date: -	17-73 ALBANY AVENUE	SSW 1/4 - 1/2 (0.344 mi.)	U131	35
HARTFORD CAR WASH ACRES property ID: 97001 Cleanup Completion Date: -	2434-2470 MAIN STREE	N 1/4 - 1/2 (0.442 mi.)	X143	38
70 EDWARDS STREET ACRES property ID: 218365 Cleanup Completion Date: -	70-76 EDWARDS STREET	SW 1/4 - 1/2 (0.480 mi.)	Z156	41
Lower Elevation	Address	Direction / Distance	Map ID	Page
175 MATHER STREET ACRES property ID: 133642 Cleanup Completion Date: -	175 MATHER STREET	W 1/4 - 1/2 (0.481 mi.)	AD160	42

Records of Emergency Release Reports

CT SPILLS: A review of the CT SPILLS list, as provided by EDR, and dated 09/14/2021 has revealed that there are 56 CT SPILLS sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported Facility Status: Closed Case Number: 200004688	114 WOOSTER AVE	NNW 0 - 1/8 (0.018 mi.)	C14	10
Not reported Facility Status: CLOSED Case Number: 201901622	123 WOOSTER STREET	NNW 0 - 1/8 (0.034 mi.)	C17	11
Not reported Facility Status: Closed Case Number: 200204694	123 WORCESTER ST	NNW 0 - 1/8 (0.038 mi.)	C19	11
Not reported	DONALD ST/MAIN ST	SSW 0 - 1/8 (0.051 mi.)	26	13

Case Number: 1819				
CITY OF HARTFORD Facility Status: CLOSED Case Number: 9700883	1750 MAIN ST SAND SC	SW 0 - 1/8 (0.060 mi.)	G30	14
SAND ELEMENTARY SCHO Facility Status: Closed Case Number: 9701491	1750 MAIN STREET	SW 0 - 1/8 (0.060 mi.)	G31	14
Not reported Facility Status: CLOSED Case Number: 201301459	1842 MAIN STREET	WNW 0 - 1/8 (0.060 mi.)	H33	15
Not reported Facility Status: Closed Case Number: 200307645	1830 MAIN STREET	W 0 - 1/8 (0.060 mi.)	H34	15
Not reported Facility Status: CLOSED Case Number: 201306053 Case Number: 202002271	1888 MAIN ST.	WNW 0 - 1/8 (0.060 mi.)	H35	15
Not reported Facility Status: CLOSED Case Number: 200705532	1846 MAIN STREET	WNW 0 - 1/8 (0.060 mi.)	H40	16
Not reported Facility Status: Closed Case Number: 9900964	1972 MAIN ST	NW 0 - 1/8 (0.060 mi.)	I46	17
Not reported Case Number: 2945	MAIN ST/PAVILLION	NW 0 - 1/8 (0.068 mi.)	I48	18
Not reported Facility Status: Closed Case Number: 200107284	MAIN ST & MAHL ST	NW 0 - 1/8 (0.068 mi.)	149	18
Not reported Facility Status: CLOSED Case Number: 200607941	MAIN STREET AND MAHL	NW 0 - 1/8 (0.068 mi.)	I50	18
Not reported Facility Status: Closed Case Number: 200407382	MAHL AVE AT MAIN ST	NW 0 - 1/8 (0.068 mi.)	l51	18
Not reported Facility Status: CLOSED Case Number: 201302832	MAIN ST. AND MATHER	SW 0 - 1/8 (0.069 mi.)	G53	19
Not reported Facility Status: CLOSED Case Number: 201006685	MAHL AND MAIN STREET	NW 0 - 1/8 (0.069 mi.)	l54	19
Not reported Facility Status: CLOSED Case Number: 200701628	MAIN & MATHER STREET	SW 0 - 1/8 (0.070 mi.)	G60	20
Not reported Facility Status: CLOSED Case Number: 200804150	MAIN STREET & MATHER	SW 0 - 1/8 (0.070 mi.)	G61	20
Not reported Facility Status: closed Case Number: 9706485	MAIN & MATHER ST.	SW 0 - 1/8 (0.070 mi.)	G62	20
Not reported	MAIN ST AT MATHER ST	SW 0 - 1/8 (0.070 mi.)	G63	21

Facility Status: Closed Case Number: 200500993				
Not reported Facility Status: CLOSED Case Number: 200706526	MAIN ST @ MATHER ST	SW 0 - 1/8 (0.070 mi.)	G64	21
Not reported Facility Status: CLOSED Case Number: 200605329	MAIN ST. & MATHER ST	SW 0 - 1/8 (0.070 mi.)	G65	21
Not reported Facility Status: Closed Case Number: 200202255	1953-1955 MAIN STREE	NW 0 - 1/8 (0.076 mi.)	166	21
Not reported Facility Status: CLOSED Case Number: 201800825	2000 MAIN ST	NNW 0 - 1/8 (0.076 mi.)	J67	21
Not reported Facility Status: CLOSED Case Number: 201605673	1650-1654 MAIN STREE	SW 0 - 1/8 (0.077 mi.)	K68	22
Not reported Facility Status: Closed Case Number: 200002942	NEW WELCOME BAPTIST	N 0 - 1/8 (0.084 mi.)	L72	22
Not reported Facility Status: CLOSED Case Number: 201107042	1733 MAIN ST.	SW 0 - 1/8 (0.085 mi.)	K73	23
Not reported Facility Status: CLOSED Case Number: 201505030	2020 NORTH MAIN ST	NNW 0 - 1/8 (0.087 mi.)	J74	23
Not reported Facility Status: Closed Case Number: 200206235	SEYMS ST AND MAIN ST	SW 0 - 1/8 (0.088 mi.)	K76	23
Not reported Facility Status: Closed Case Number: 200206359	CORNER OF MAIN ST FE	SW 0 - 1/8 (0.088 mi.)	K77	23
Not reported Case Number: 7046	1671 MAIN ST	WSW 0 - 1/8 (0.091 mi.)	G80	24
Not reported Facility Status: CLOSED Case Number: 201205152	MAIN ST AND SEYMS ST	SW 0 - 1/8 (0.096 mi.)	K83	25
Not reported Facility Status: Closed Case Number: 200208113	1695 MAIN STREET	SW 0 - 1/8 (0.098 mi.)	K85	25
Not reported Facility Status: Closed Case Number: 200207885	1695 MAIN ST	SW 0 - 1/8 (0.098 mi.)	K86	25
Not reported Facility Status: CLOSED Case Number: 201502421	17 MAHL AVE	NW 0 - 1/8 (0.102 mi.)	187	25
Not reported Facility Status: Closed Case Number: 200103823	3 SEYMS ST HOUSE OF	SW 0 - 1/8 (0.105 mi.)	K88	26
Not reported	2051 MAIN ST	NNW 0 - 1/8 (0.107 mi.)	J90	26

Facility Status: Closed Case Number: 200308345				
Not reported Facility Status: CLOSED Case Number: 201400540	222 BELLEVUE STREET	N 0 - 1/8 (0.114 mi.)	L91	26
OFFICES (NO NAME) Facility Status: closed Case Number: 9700380	2065 MAIN STREET	NNW 0 - 1/8 (0.115 mi.)	N92	26
Not reported Facility Status: Closed Case Number: 200406969	2076 MAIN ST	NNW 0 - 1/8 (0.125 mi.)	N95	27
Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported Facility Status: CLOSED Case Number: 200702098	CANTON ST & WINDSOR	SE 0 - 1/8 (0.020 mi.)	D15	10
Not reported Facility Status: Closed Case Number: 9701685	WINDSOR ST/CANTON ST	SE 0 - 1/8 (0.020 mi.)	D16	11
Not reported Facility Status: Closed Case Number: 9707202	WINDSOR ST. FREIGHT	SSE 0 - 1/8 (0.046 mi.)	D20	12
CITY OF HARTFORD Facility Status: Closed Case Number: 9807695	555 WINDSOR ST.	NE 0 - 1/8 (0.048 mi.)	E22	12
CITY OF HARTFORD Facility Status: CLOSED Case Number: 200905833	555 WINDSOR ST.	NE 0 - 1/8 (0.048 mi.)	E24	12
Not reported Facility Status: CLOSED Case Number: 200600650	CT SOUTHERN RAILROAD	ENE 0 - 1/8 (0.068 mi.)	E52	18
Not reported Facility Status: CLOSED Case Number: 201900380	440 WINDSOR ST.	SSE 0 - 1/8 (0.070 mi.)	F56	19
Not reported Case Number: 202005028	440 WINDSOR STREET	SSE 0 - 1/8 (0.070 mi.)	F59	20
Not reported Facility Status: Closed Case Number: 200103160	AMTRAK WINDSOR ST YA	SSE 0 - 1/8 (0.080 mi.)	F69	22
Not reported Facility Status: Closed Case Number: 200102437	WINDSOR ST. RAIL YA	SSE 0 - 1/8 (0.080 mi.)	F70	22
Not reported Facility Status: closed Case Number: 200102498	WINDSOR AVENUE RAIL	SSE 0 - 1/8 (0.080 mi.)	F71	22
Not reported Facility Status: closed Case Number: 200204185	420 WINDSOR STREET /	SSE 0 - 1/8 (0.093 mi.)	F81	24
COMMUNITS OFFSET COR	420 WINDSOR STREET	SSE 0 - 1/8 (0.093 mi.)	F82	24

Facility Status: Closed Case Number: 9904548

Not reported 21 DONALD STREET S 0 - 1/8 (0.105 mi.) 89 26 Facility Status: Closed

Case Number: 200202633

Not reported 585 WINDSOR AVE NE 0 - 1/8 (0.120 mi.) M94 27

Facility Status: CLOSED Case Number: 200602745

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 09/13/2021 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CONRAIL HARTFORD ENG EPA ID:: CTD000841148	470 WINDSOR ST	SSE 0 - 1/8 (0.037 mi.)	D18	11
CONNECTICUT SOUTHERN EPA ID:: CTR000518894	440 WINDSOR ST	SSE 0 - 1/8 (0.070 mi.)	F55	19

CT CPCS: A review of the CT CPCS list, as provided by EDR, and dated 11/05/2021 has revealed that there are 11 CT CPCS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page	
CITY OF HARTFORD Lust Status: Cleanup Initiated	1750 MAIN ST SAND SC	SW 0 - 1/8 (0.060 mi.)	G30	14	
OFFICES (NO NAME) Lust Status: Investigation	2065 MAIN STREET	NNW 0 - 1/8 (0.115 mi.)	N92	26	
MCKINNLEY-KING VFW # Lust Status: Pending	2121 MAIN STREET	2121 MAIN STREET NNW 1/8 - 1/4 (0.150 mi.)		28	
ALLEN CHAPEL AME Lust Status: LUST Completed (DEI	2233 MAIN STREET P's significant hazard definition)	N 1/8 - 1/4 (0.247 mi.)	Q113	31	
BRIDGESTONE/FIRESTON Lust Status: Cleanup Initiated	1400 SOUTH MAIN STRE	SSW 1/4 - 1/2 (0.328 mi.)	T123	34	
FORMER MOBIL STATION Lust Status: Pending	51-1161 ALBANY AVENU	SSW 1/4 - 1/2 (0.332 mi.)	U126	34	
RH BUILDERS Lust Status: LUST Completed (DEI	5355 NELSON STREET P's significant hazard definition)	NNW 1/4 - 1/2 (0.429 mi.)	137	37	
HARTFORD CAR WASH HARTFORD LUMBER CO. Lust Status: LUST Completed (DEI	2434-2470 MAIN STREE 20 CHESTNUT ST. P's significant hazard definition)	N 1/4 - 1/2 (0.442 mi.) SW 1/4 - 1/2 (0.467 mi.)	X143 AB152	38 40	
Lower Elevation	Address	Direction / Distance	Map ID	Page	
CITY OF HARTFORD	555 WINDSOR ST.	NE 0 - 1/8 (0.048 mi.)	E24	12	

Lust Status: LUST Completed (DEP's significant hazard definition)

MARANDA BUILDERS 450 WINDSOR AVE. SSE 0 - 1/8 (0.058 mi.) F27 13

Lust Status: LUST Completed (DEP's significant hazard definition)

CT MANIFEST: A review of the CT MANIFEST list, as provided by EDR, and dated 11/11/2021 has revealed that there are 11 CT MANIFEST sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HOUSING AUTHORITY OF EPA Id: CESQG	140-142 WOOSTER ST	NNW 0 - 1/8 (0.059 mi.)	C29	14
NCDR LLC KOOL SMILES EPA Id: CESQG	1888 MAIN STREET STE	WNW 0 - 1/8 (0.060 mi.)	H37	15
MCDR LLC KOOL SMILES SANDS ELEMANTORY SCH EPA Id: CTP000021549	1888 MAIN STREET STE 1700 MAIN ST	WNW 0 - 1/8 (0.060 mi.) SW 0 - 1/8 (0.064 mi.)	H39 G47	16 17
JESMAN MOTORS EPA Id: CTP000001525	2015 E MAIN ST	NNW 0 - 1/8 (0.088 mi.)	J79	24
Lower Elevation	Address	Direction / Distance	Map ID	Page
HARTFORD CITY OF HOU EPA Id: CTP000021179	49 CANTON ST	S 0 - 1/8 (0.009 mi.)	B12	10
CONRAIL HARTFORD ENG EPA Id: CTD000841148	470 WINDSOR ST	SSE 0 - 1/8 (0.037 mi.)	D18	11
BLONDER ASSOCIATES EPA Id: CTP000010755	555 WINDSOR ST	NE 0 - 1/8 (0.048 mi.)	E21	12
C R T EPA ld: CTP000027445	555 WINDSOR ST	NE 0 - 1/8 (0.048 mi.)	E25	13
CT SOUTHERN RR EPA Id: CTP000032435	440 WINSOR ST	SSE 0 - 1/8 (0.070 mi.)	F57	19
JACOB PSATKA EPA Id: CTP000023797	575-585 WINDSOR ST	NE 0 - 1/8 (0.098 mi.)	M84	25

CT SEH: A review of the CT SEH list, as provided by EDR, and dated 08/31/2021 has revealed that there are 2 CT SEH sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SAND PARK (PARCEL G,	1450 MAIN STREET	SSW 1/8 - 1/4 (0.236 mi.)		30
JOHN C. CLARK JR. EL	75 CLARK STREET	NNW 1/4 - 1/2 (0.413 mi.)		36

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 3 EDR Hist Auto sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ST CYR NORMAN D	1792 MAIN ST	WSW 0 - 1/8 (0.060 mi.)	G41	16
TOMS SERVICE STATION	1950 MAIN ST	NW 0 - 1/8 (0.060 mi.)	I45	17
RUGGERIO ARTHUR J	1534 MAIN ST	SSW 1/8 - 1/4 (0.181 mi.)	101	28

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 2 EDR Hist Cleaner sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page	
KING CLEANERS	2013 MAIN ST	NNW 0 - 1/8 (0.088 mi.)	J75	23	
KING CLEANERS & LAUN	2015 MAIN ST	NNW 0 - 1/8 (0.088 mi.)	J78	24	

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

CT RGA HWS: A review of the CT RGA HWS list, as provided by EDR, has revealed that there is 1 CT RGA HWS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GENERAL ELEVATOR CO.	181-191 WALNUT STREE	SW 1/2 - 1 (0.566 mi.)	AE163	43

CT RGA LUST: A review of the CT RGA LUST list, as provided by EDR, has revealed that there are 24 CT RGA LUST sites within approximately 0.5 miles of the target property.

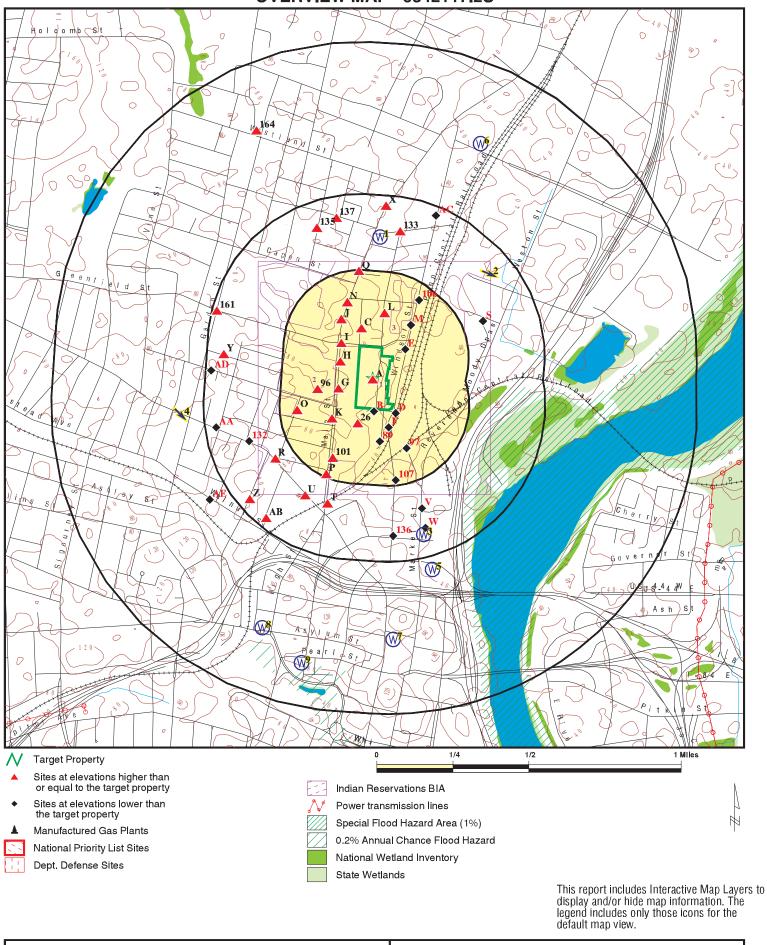
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF HARTFORD	1750 MAIN ST SAND	SW 0 - 1/8 (0.060 mi.)	G32	14
Not reported	1950 MAIN STREET	NW 0 - 1/8 (0.060 mi.)	144	17
OFFICES (NO NAME)	2065 MAIN STREET	NNW 0 - 1/8 (0.115 mi.)	N93	27
MCKINNLEY-KING VFW #	2121 MAIN STREET	NNW 1/8 - 1/4 (0.150 mi.)	N98	28
Not reported	84 EAST X59	WSW 1/8 - 1/4 (0.191 mi.)	O102	29
Not reported	84 WB EAST OF EXIT 5	WSW 1/8 - 1/4 (0.191 mi.)	O103	29
Not reported	84 E / EXIT 58/59	WSW 1/8 - 1/4 (0.191 mi.)	O104	29
Not reported	84 EAST, EXIT 44	WSW 1/8 - 1/4 (0.191 mi.)	O105	29
ALLEN CHAPEL AME	2233 MAIN STREET	N 1/8 - 1/4 (0.247 mi.)	Q112	31
FORMER GAS STATION	202 ALBANY AVENUE	SW 1/4 - 1/2 (0.312 mi.)	R116	32
FORMER GAS STATION	201 ALBANY AVENUE	SW 1/4 - 1/2 (0.317 mi.)	R117	32

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VALERO BRANDED STATI	215 ALBANY AVENUE	SW 1/4 - 1/2 (0.318 mi.)	R119	32
BRIDGESTONE/FIRESTON	1400 SOUTH MAIN STRE	SSW 1/4 - 1/2 (0.328 mi.)	T124	34
		` ,		_
BRIDGESTONE/FIRESTON	1400 MAIN STREET	SSW 1/4 - 1/2 (0.328 mi.)	T125	34
FORMER MOBIL STATION	51-1161 ALBANY AVENU	SSW 1/4 - 1/2 (0.332 mi.)	U127	34
Not reported	SANFORD AND BELLEVUE	N 1/4 - 1/2 (0.387 mi.)	133	36
HARTFORD LUMBER CO.	20 CHESTNUT ST.	SW 1/4 - 1/2 (0.467 mi.)	AB151	40
Not reported	GARDEN STREET AND FD	WNW 1/4 - 1/2 (0.483 mi.)	161	42
Lower Elevation	Address	Direction / Distance	Map ID	Page
CITY OF HARTFORD	555 WINDSOR ST.	NE 0 - 1/8 (0.048 mi.)	E23	12
MARANDA BUILDERS	450 WINDSOR AVE.	SSE 0 - 1/8 (0.058 mi.)	F28	13
MARKET STREET CITGO	410 MARKET STREET	SSE 1/4 - 1/2 (0.341 mi.)	V128	35
ST. FRANCIS HOSPITAL	308 ALBANY AVE.	WSW 1/4 - 1/2 (0.367 mi.)	132	36
FORMER MERIT STATION	430-460 ALBANY AVE	WSW 1/4 - 1/2 (0.463 mi.)	AA146	39
AUTO PARTS DEPOT, IN	741 WINDSOR STREET	NNE 1/4 - 1/2 (0.469 mi.)	AC154	41

Count: 9 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
HARTFORD	S104563113	CONNECTICUT COMPANY	ALLYN, HIGH, AND CHURCH STREET		CT SDADB
HARTFORD	S101196463	PERISI AUTO	GARDEN ST.	06103	CT LUST, CT CPCS
HARTFORD	S104187893	HERTZ CORP.	HIGH STREET		CT SDADB
HARTFORD	S104254063	CT RIVER RELIEF INTERCEPT	I-91		CT SDADB
HARTFORD	S105456760	GOLD BOND MATTRESS	NORTH MAIN ST. (801 WINDSOR ST	06103	CT LUST, CT CPCS
HARTFORD	S118941592		MARKET STREET EXTENSION (NEAR		CT LUST
HARTFORD	S108147226	AMPHITHEATER	MOODY OVERPASS WINDSOR AVENUE		CT SDADB
HARTFORD	S104942772	SITE O, NEW ROAD, PARCELS C-3(A)1	NEW ROAD		CT SDADB
WEST HARTFORD	S100999037	SNETCO	MAIN ST.	06101	CT LUST, CT CPCS

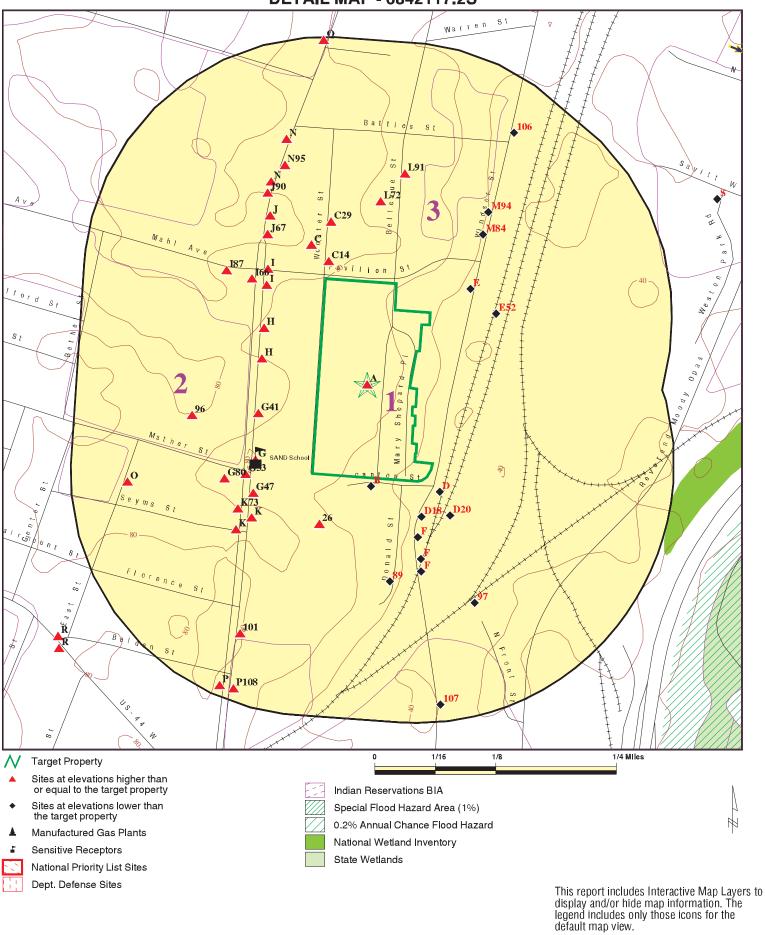
OVERVIEW MAP - 6842117.2S



SITE NAME: Mary Shepard Place
ADDRESS: 88 Wooster Street
Hartford CT 06120
LAT/LONG: 41.779713 / 72.673894

CLIENT: Fuss & O Neill
CONTACT: Christopher Juliano
INQUIRY #: 6842117.2s
DATE: February 23, 2022 11:53 am

DETAIL MAP - 6842117.2S



SITE NAME: Mary Shepard Place

88 Wooster Street

Hartford CT 06120

41.779713 / 72.673894

ADDRESS:

LAT/LONG:

CLIENT: Fuss & O Neill
CONTACT: Christopher Juliano
INQUIRY #: 6842117.2s
DATE: February 23, 2022 11:55 am

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Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENT	AL RECORDS							
Lists of Federal NPL (Su	perfund) site	s						
NPL Proposed NPL NPL LIENS	1.000 1.000 TP		0 0 NR	0 0 NR	0 0 NR	0 0 NR	NR NR NR	0 0 0
Lists of Federal Delisted	NPL sites							
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites sul CERCLA removals and C		ers						
FEDERAL FACILITY SEMS	0.500 0.500		0 0	0	0	NR NR	NR NR	0 0
Lists of Federal CERCLA	sites with N	FRAP						
SEMS-ARCHIVE	0.500		0	0	1	NR	NR	1
Lists of Federal RCRA fa undergoing Corrective A								
CORRACTS	1.000		0	0	1	1	NR	2
Lists of Federal RCRA To	SD facilities							
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA ge	enerators							
RCRA-LQG RCRA-SQG RCRA-VSQG	0.250 0.250 0.250		0 0 1	0 0 0	NR NR NR	NR NR NR	NR NR NR	0 0 1
Federal institutional con engineering controls reg								
LUCIS US ENG CONTROLS US INST CONTROLS	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities	es							
CT SHWS CT SDADB	1.000 0.500	1	0 2	0 0	0 6	1 NR	NR NR	1 9
Lists of state and tribal la								
CT SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal le	eaking storag	ge tanks						
CT LUST	0.500	1	5	3	9	NR	NR	18

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	<u>> 1</u>	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal	registered sto	rage tanks						
FEMA UST CT UST CT AST INDIAN UST	0.250 0.250 0.250 0.250		0 1 0 0	0 6 0	NR NR NR NR	NR NR NR NR	NR NR NR NR	0 7 0 0
State and tribal institution control / engineering co		es						
CT ENG CONTROLS CT AUL	0.500 0.500		0	0	0	NR NR	NR NR	0 0
Lists of state and tribal	voluntary clea	anup sites						
CT VCP INDIAN VCP	0.500 0.500		1 0	0 0	3 0	NR NR	NR NR	4 0
Lists of state and tribal	brownfield sit	tes						
CT BROWNFIELDS	0.500		1	0	10	NR	NR	11
ADDITIONAL ENVIRONME	NTAL RECORD	<u>s</u>						
Local Brownfield lists								
US BROWNFIELDS	0.500		1	0	5	NR	NR	6
Local Lists of Landfill / Waste Disposal Sites	Solid							
CT SWRCY INDIAN ODI DEBRIS REGION 9 ODI IHS OPEN DUMPS	0.500 0.500 0.500 0.500 0.500		0 0 0 0	0 0 0 0	0 0 0 0	NR NR NR NR NR	NR NR NR NR NR	0 0 0 0
Local Lists of Hazardou Contaminated Sites	s waste /							
US HIST CDL CT CDL US CDL	TP TP TP		NR NR NR	NR NR NR	NR NR NR	NR NR NR	NR NR NR	0 0 0
Local Land Records								
CT PROPERTY CT LIENS LIENS 2	TP TP TP	1	NR NR NR	NR NR NR	NR NR NR	NR NR NR	NR NR NR	1 0 0
Records of Emergency	Release Repo	rts						
HMIRS CT SPILLS	TP 0.125	8	NR 56	NR NR	NR NR	NR NR	NR NR	0 64
Other Ascertainable Red		ŭ						J .
RCRA NonGen / NLR	0.125		2	NR	NR	NR	NR	2

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		Ö	Ö	Ö	Ö	NR	Ö
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD RMP	1.000 TP		0 NR	0 NR	0 NR	0 NR	NR NR	0 0
RAATS	TP		NR	NR	NR NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	Ö
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS DOT OPS	TP TP		NR NR	NR NR	NR NR	NR NR	NR NR	0 0
CONSENT	1.000		0	0	0	0	NR NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	ő	Ö	0	NR	0
UMTRA	0.500		Ö	Ō	0	NR	NR	Ö
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP TP		NR	NR	NR	NR	NR	0
ECHO UXO	1.000		NR 0	NR 0	NR 0	NR 0	NR NR	0 0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CT AIRS	TP		NR	NR	NR	NR	NR	0
CT ASBESTOS	TP		NR	NR	NR	NR	NR	Ö
CT CPCS	0.500	1	4	2	5	NR	NR	12
CT DRYCLEANERS	0.250		0	0	NR	NR	NR	0
CT ENF	TP		NR	NR	NR	NR	NR	0
CT Financial Assurance	TP		NR	NR	NR	NR	NR	0
CT LEAD	TP		NR	NR	NR	NR	NR	0
CT LWDS CT MANIFEST	0.250 0.125		0 11	0 NR	NR NR	NR NR	NR NR	0 11
RI MANIFEST	0.125		0	NR	NR NR	NR	NR	0
CT NPDES	TP		NR	NR	NR	NR	NR	0
CT SEH	0.500		0	1	1	NR	NR	2
CT UIC	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICA	L RECORDS							
EDR Exclusive Records								
	1.000		0	0	0	^	NID	0
EDR MGP	1.000		0	0	0	0	NR	0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	<u>1/2 - 1</u>	> 1	Total Plotted
EDR Hist Auto EDR Hist Cleaner	0.250 0.250		2 2	1 0	NR NR	NR NR	NR NR	3 2
EDR RECOVERED GOVI	ERNMENT ARCHIV	/ES						
Exclusive Recovered	Govt. Archives							
CT RGA HWS	1.000		0	0	0	1	NR	1
CT RGA LUST	0.500	1	5	6	13	NR	NR	25
- Totals		13	94	19	54	3	0	183

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID MAP FINDINGS

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

Α1 CT SPILLS S104086609 N/A

BELLEVUE SQ/SANDS PROJECT Target

Property HARTFORD, CT

Click here for full text details

Actual: 65 ft.

CT SPILLS

Case Number 2228

A2 CITY OF HARTFORD CT RGA LUST S116025918

CANTON & WINDSOR Target N/A

Property HARTFORD, CT

Click here for full text details

Actual: 65 ft.

Α3 CT SPILLS S110537671

7 MARY SHEPARD APT. 710 HOUSING AUTHORITY **Target** N/A

HARTFORD, CT **Property**

Click here for full text details Actual:

65 ft.

CT SPILLS

Case Number 201005182 Facility Status CLOSED

Α4 **CITY OF HARTFORD** CT SDADB \$104187873

485-555 WINDSOR STREET **Target CT PROPERTY** N/A

HARTFORD, CT **Property**

Click here for full text details

Actual: 65 ft.

CT SDADB

Facility Id 4295

Α5 CT SPILLS S107749579

Target WINDSOR AVE AND CANTON ST

Property HARTFORD, CT

Click here for full text details

Actual: 65 ft.

CT SPILLS

Case Number 200602071 Facility Status CLOSED

MAP FINDINGS Map ID

Direction Distance **EDR ID Number** Elevation Site Database(s) **EPA ID Number**

A6 **CT SPILLS** S108648767

PAVILLION STREET BELLVIEW Target N/A

Property HARTFORD, CT

Click here for full text details Actual:

65 ft.

CT SPILLS

Case Number 200705033 Facility Status CLOSED

CT SPILLS S104093051 Α7 N/A

CANTON ST/WINDSOR Target

Property HARTFORD, CT

Click here for full text details

Actual: 65 ft.

CT SPILLS

Case Number 4055

CT SPILLS S104976470 **A8 Target** 709 MARY SHEPARD'S PLACE N/A

HARTFORD, CT **Property**

Click here for full text details

Actual: 65 ft.

CT SPILLS

Case Number 200101080 Facility Status Closed

CITY OF HARTFORD S105892476 Α9 **CT LUST**

Target **CANTON & WINDSOR CT CPCS** N/A

HARTFORD, CT 06106 **Property**

Click here for full text details

Actual: 65 ft.

CT LUST

LUST Id 28373

CT CPCS

Lust Status Investigation

CT SPILLS \$109033355 A10

3 MARY SHEPARD PLACE Target

Property HARTFORD, CT

Click here for full text details

Actual: 65 ft.

CT SPILLS

Case Number 200802449 Facility Status CLOSED

Map ID MAP FINDINGS

Direction Distance **EDR ID Number** Database(s) Elevation Site **EPA ID Number**

A11 CT SPILLS S110135073 **Target**

WINDSOR STREET AND CANTON N/A

Property HARTFORD, CT

Click here for full text details

Actual: 65 ft.

CT SPILLS

Case Number 200906682 Facility Status CLOSED

CT MANIFEST B12 HARTFORD CITY OF HOUSING AUTHORITY OF S127754954 N/A

49 CANTON ST South < 1/8 HARTFORD, CT

0.009 mi.

45 ft.

Click here for full text details Relative:

Lower

CT MANIFEST

EPA Id CTP000021179

B13 **BELLEVUE SQUARE** CT UST U002176357 N/A

South **49 CANTON ST**

HARTFORD, CT 06120 < 1/8

0.009 mi. 45 ft.

Click here for full text details

Relative: Lower

CT UST

Tank Status Permanently Closed

Facility Id 64-9147

C14 CT SPILLS S104628516

NNW 114 WOOSTER AVE < 1/8 HARTFORD, CT

0.018 mi. 97 ft.

Click here for full text details

Relative: Higher

CT SPILLS

Case Number 200004688 Facility Status Closed

D15 **CT SPILLS** S108482580 **CANTON ST & WINDSOR ST** N/A

SE HARTFORD, CT < 1/8

0.020 mi. 108 ft.

Click here for full text details

Relative: Lower

CT SPILLS

Case Number 200702098 Facility Status CLOSED

Map ID MAP FINDINGS

Direction Distance

Distance Elevation Site EDR ID Number

EDR ID Number

EPA ID Number

D16 CT SPILLS S103159006
SE WINDSOR ST/CANTON ST N/A

SE WINDSOR ST/CANTON ST < 1/8 HARTFORD, CT

0.020 mi. 108 ft.

Click here for full text details

Relative: Lower

CT SPILLS

Case Number 9701685 Facility Status Closed

NNW 123 WOOSTER STREET < 1/8 HARTFORD, CT

0.034 mi. 180 ft.

Click here for full text details

Relative: Higher

CT SPILLS

Case Number 201901622 Facility Status CLOSED

 D18
 CONRAIL HARTFORD ENGINE TERM
 RCRA NonGen / NLR
 1000731649

 SSE
 470 WINDSOR ST
 FINDS
 CTD000841148

 SSE
 470 WINDSOR ST
 FINDS

 < 1/8</td>
 HARTFORD, CT 06120
 ECHO

 0.037 mi.
 CT MANIFEST

194 ft.

Click here for full text details

Relative: Lower

RCRA NonGen / NLR EPA Id CTD000841148

FINDS

Registry ID: 110003006764

ECHO

Registry ID 110003006764

CT MANIFEST

EPA Id CTD000841148

NNW 123 WORCESTER ST < 1/8 HARTFORD, CT

0.038 mi. 201 ft.

Click here for full text details

Relative: Higher

er CT SPILLS

Case Number 200204694 Facility Status Closed Map ID MAP FINDINGS Direction

Distance **EDR ID Number** Database(s) Elevation Site **EPA ID Number**

D20 CT SPILLS S103163951 SSE

WINDSOR ST. FREIGHT YARD N/A HARTFORD, CT

< 1/8 0.046 mi.

243 ft.

Click here for full text details Relative:

Lower

CT SPILLS

Case Number 9707202 Facility Status Closed

CT MANIFEST S109739928 N/A

E21 **BLONDER ASSOCIATES**

ΝE 555 WINDSOR ST HARTFORD, CT < 1/8

0.048 mi. 256 ft.

Click here for full text details Relative:

Lower

CT MANIFEST

EPA Id CTP000010755

CITY OF HARTFORD E22 **CT LUST** S105442264 **CT SPILLS** N/A

ΝE 555 WINDSOR ST. < 1/8 HARTFORD, CT 06106

0.048 mi. 256 ft.

Click here for full text details Relative:

Lower

CT LUST

LUST Id 29330

CT SPILLS

Case Number 9807695 Facility Status Closed

E23 **CITY OF HARTFORD** CT RGA LUST S116025916 N/A

NE 555 WINDSOR ST.

< 1/8 HARTFORD, CT 0.048 mi.

256 ft.

Click here for full text details

Relative: Lower

E24 CT SPILLS **CITY OF HARTFORD**

NE 555 WINDSOR ST. < 1/8 HARTFORD, CT 06103

0.048 mi. 256 ft.

Click here for full text details

Relative: Lower

CT SPILLS

Case Number 200905833 Facility Status CLOSED

CT CPCS

S105456613

N/A

CT CPCS

Map ID MAP FINDINGS

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

CITY OF HARTFORD (Continued)

Lust Status LUST Completed (DEP's significant hazard definition)

E25 CRT **CT MANIFEST** S109753485

NE 555 WINDSOR ST < 1/8 HARTFORD, CT 06120

0.048 mi. 256 ft.

Click here for full text details

CT MANIFEST

Relative: Lower

EPA Id CTP000027445

CT SPILLS S104080610 26

DONALD ST/MAIN ST N/A

< 1/8 0.051 mi.

270 ft.

Click here for full text details Relative:

HARTFORD, CT

Higher

SSW

CT SPILLS

Case Number 1819

MARANDA BUILDERS CT LUST F27 S105456926 CT CPCS N/A

SSE 450 WINDSOR AVE. < 1/8 HARTFORD, CT 06106

0.058 mi. 305 ft.

Click here for full text details

Relative:

Lower **CT LUST**

LUST Id 29965

CT CPCS

Lust Status LUST Completed (DEP's significant hazard definition)

F28 **MARANDA BUILDERS** CT RGA LUST \$116032296 SSE N/A

< 1/8 0.058 mi.

450 WINDSOR AVE. HARTFORD, CT

305 ft.

Click here for full text details

Relative: Lower

S105456613

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

C29 HOUSING AUTHORITY OF THE CITY OF HARTFORD CT MANIFEST S127751872 N/A

NNW **140-142 WOOSTER ST** HARTFORD, CT < 1/8

0.059 mi.

313 ft.

Click here for full text details

Relative: Higher

CT MANIFEST EPA Id CESQG

G30 **CITY OF HARTFORD CT LUST** S103158298 SW 1750 MAIN ST SAND SCHOOL **CT SPILLS** N/A

< 1/8 HARTFORD, CT 06103

0.060 mi. 315 ft.

Click here for full text details

Relative: Higher

CT LUST

LUST Id 32773

CT SPILLS

Case Number 9700883 Facility Status CLOSED

CT CPCS

Lust Status Cleanup Initiated

G31 SAND ELEMENTARY SCHOOL SW 1750 MAIN STREET < 1/8 HARTFORD, CT

0.060 mi. 315 ft.

Click here for full text details

Relative: Higher

CT SPILLS

Case Number 9701491 Facility Status Closed

CT NPDES

Permit Number GGR001046

G32 **CITY OF HARTFORD** 1750 MAIN ST SAND SCHOOL SW

HARTFORD, CT < 1/8 0.060 mi.

315 ft.

Relative: Higher

Click here for full text details

TC6842117.2s Page 14

CT CPCS

CT SPILLS

CT NPDES

CT RGA LUST

S108301146

S116025906

N/A

Map ID MAP FINDINGS

Direction Distance

Distance Elevation Site EDR ID Number

EDR ID Number

EPA ID Number

H33 CT SPILLS S113456890 WNW 1842 MAIN STREET N/A

WNW 1842 MAIN STREET
< 1/8 HARTFORD, CT

0.060 mi. 315 ft.

Click here for full text details

Relative: Higher

CT SPILLS

Case Number 201301459 Facility Status CLOSED

H34 CT SPILLS S106056601
West 1830 MAIN STREET N/A

West 1830 MAIN STREET < 1/8 HARTFORD, CT

0.060 mi. 316 ft.

Click here for full text details

Relative: Higher

CT SPILLS

Case Number 200307645 Facility Status Closed

H35 CT SPILLS S115597380

WNW 1888 MAIN ST. N/A

< 1/8 HARTFORD, CT

0.060 mi. 316 ft.

Relative: Click here for full text details

Higher

CT SPILLS

Case Number 201306053 Case Number 202002271 Facility Status CLOSED

H36 MAIN AND PAVILION SHOPPING CENTER US BROWNFIELDS 1012113912

WNW 1888-1954 MAIN STREET < 1/8 HARTFORD, CT 06109

0.060 mi. 316 ft.

Click here for full text details

Relative: Higher

US BROWNFIELDS

ACRES property ID 16166

Cleanup Completion Date 09/23/2004

H37 NCDR LLC KOOL SMILES CT MANIFEST S125622270

WNW 1888 MAIN STREET STE 7 < 1/8 HARTFORD, CT

0.060 mi.

: IIAKTI OKD, CI

316 ft.

Click here for full text details

Relative: Higher

CT MANIFEST

EPA Id CESQG

N/A

N/A

Map ID MAP FINDINGS

Direction Distance

Distance Elevation Site EDR ID Number

Database(s) EPA ID Number

H38 MAIN AND PAVILION SHOPPING CENTER CT BROWNFIELDS S120847469
WNW 1888- 1954 MAIN STREET N/A

WNW 1888- 1954 MAIN STREET < 1/8 HARTFORD, CT

< 1/8 HARTFORD, 0.060 mi.

316 ft.

Click here for full text details

Relative: Higher

H39 MCDR LLC KOOL SMILES CT MANIFEST S128038747
WNW 1888 MAIN STREET STE 7 N/A

WNW 1888 MAIN STREET STE 7 < 1/8 HARTFORD, CT

0.060 mi. 316 ft.

Higher

0.060 mi

Relative: Click here for full text details

H40 CT SPILLS S108791593

WNW 1846 MAIN STREET N/A

< 1/8 HARTFORD, CT 0.060 mi.

316 ft.

Click here for full text details

Relative: Higher

CT SPILLS

Case Number 200705532 Facility Status CLOSED

G41 ST CYR NORMAN D EDR Hist Auto 1021444243

WSW 1792 MAIN ST < 1/8 EAST HARTFORD, CT 06120

< 1/8 EA 0.060 mi.

316 ft.

Click here for full text details

Relative: Higher

I42 PUBLIC HOUSING RESIDENTS GOING PLACES, INC.

NW 1950 MAIN ST., CORNER OF PAVILION S

CT SDADB S108147229

N/A

NW 1950 MAIN ST., CORNER OF PAVILION S < 1/8 HARTFORD, CT

0.060 mi. 317 ft.

Click here for full text details

Relative: Higher

CT SDADB

Facility Id 5631

N/A

Mary Shepard Place 88 Wooster Street Hartford, CT 06120

Inquiry Number: 6842117.3

February 02, 2022

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

Certified Sanborn® Map Report

02/02/22

Site Name: Client Name:

Mary Shepard Place Fuss & O'Neill 88 Wooster Street 146 Hartford Road Hartford, CT 06120 Manchester, CT 06040 EDR Inquiry # 6842117.3

Contact: Christopher Juliano



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Certified Sanborn Results:

Certification # C2DA-4687-95C9 PO# 20210674.A10

Mary Shepard Place **Project**

Maps Provided:

1979

1950

1922

1920

1885

1917 1900



Sanborn® Library search results

Certification #: C2DA-4687-95C9

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Library of Congress



University Publications of America



EDR Private Collection

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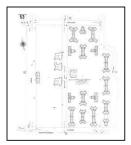
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Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1979 Source Sheets



Volume 1, Sheet 53 1979



Volume 1, Sheet 54 1979

1950 Source Sheets



Volume 1, Sheet 53 1950



Volume 1, Sheet 54 1950

1922 Source Sheets



Volume 1, Sheet 53 1922



Volume 1, Sheet 54 1922

1920 Source Sheets



Volume 1, Sheet 13 1920

Sanborn Sheet Key

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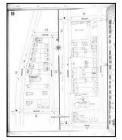


1917 Source Sheets



Volume 1, Sheet 13 1917

1900 Source Sheets



Volume 1, Sheet 19 1900



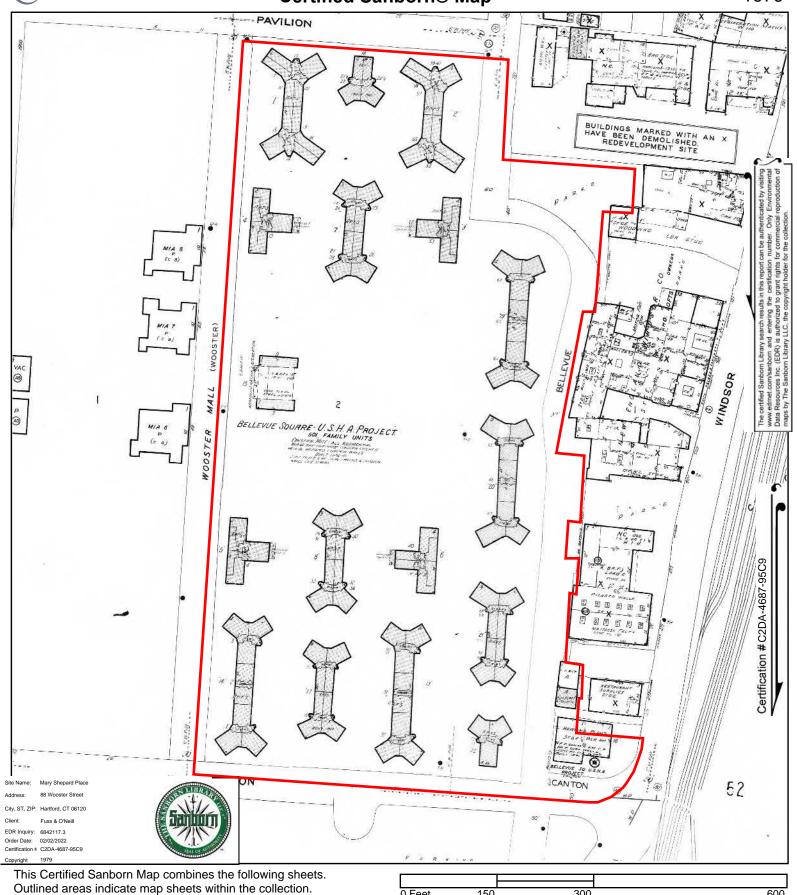
Volume 1, Sheet 20 1900

1885 Source Sheets



Volume 1, Sheet 1 1885

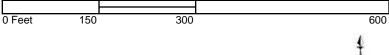






53

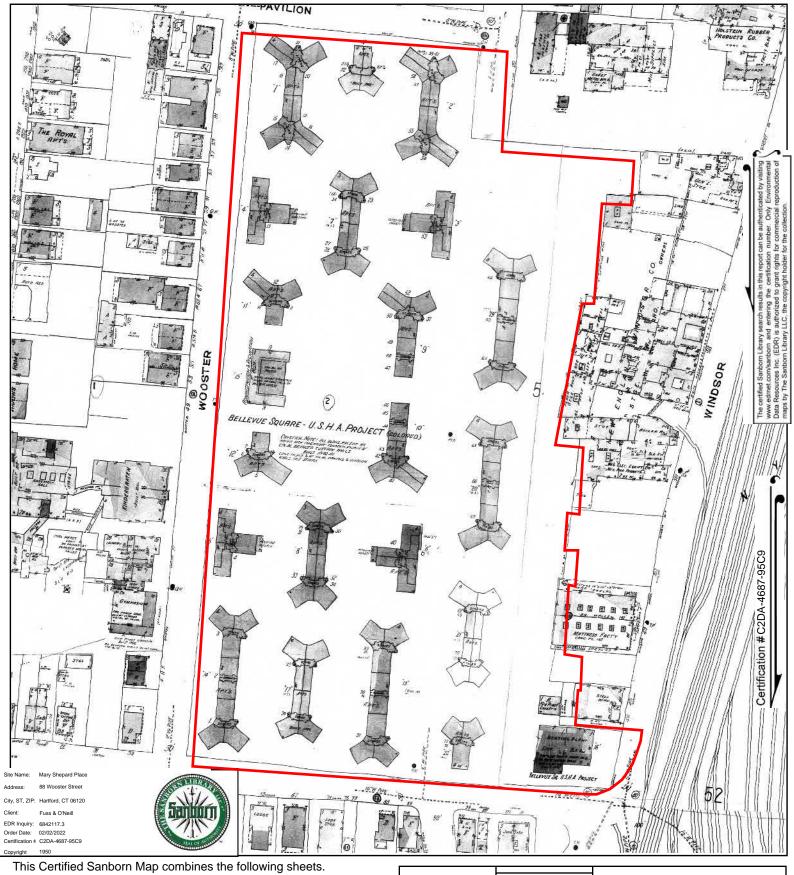
Volume 1, Sheet 54 Volume 1, Sheet 53







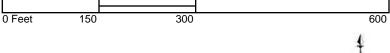




Outlined areas indicate map sheets within the collection.



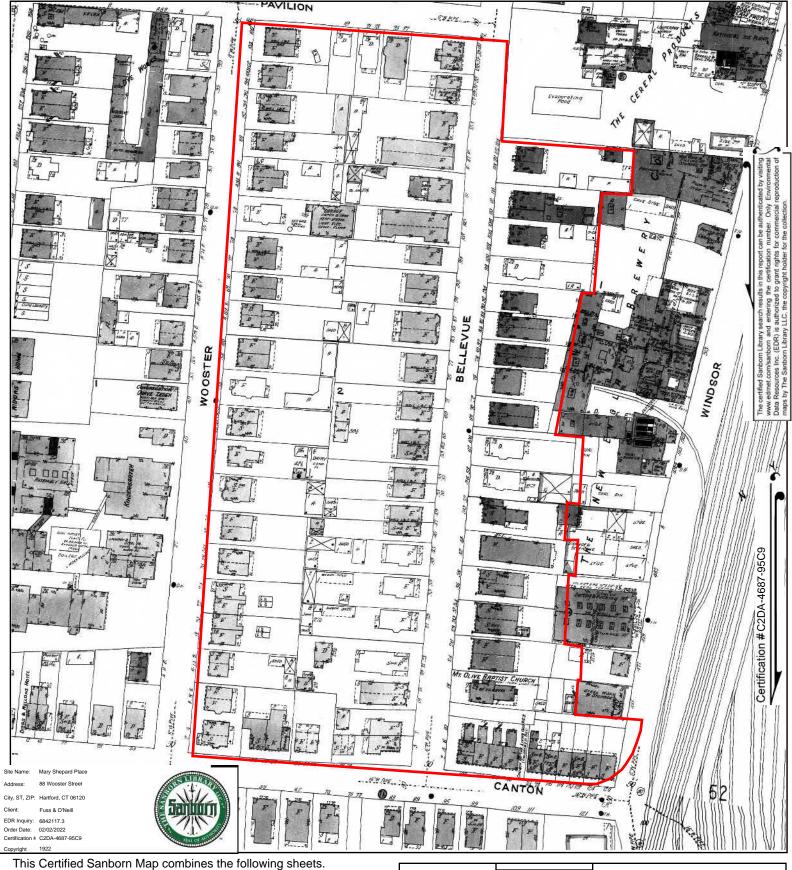
Volume 1, Sheet 54 Volume 1, Sheet 53









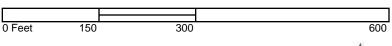


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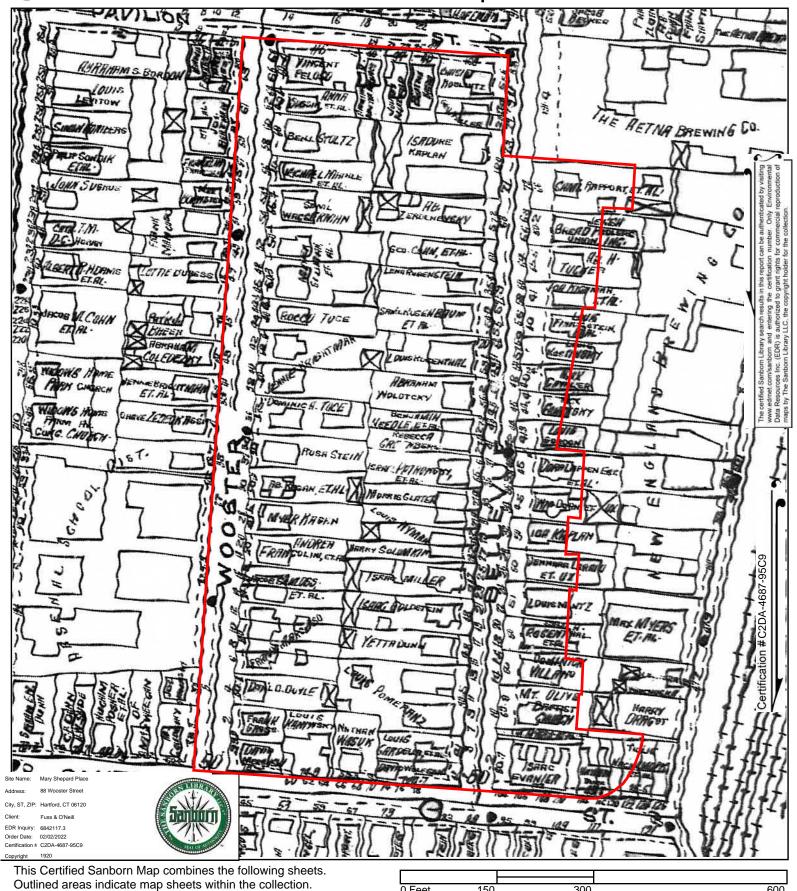


Volume 1, Sheet 54 Volume 1, Sheet 53





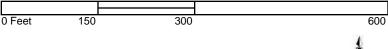






13

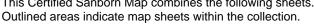
Volume 1, Sheet 13







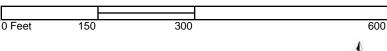






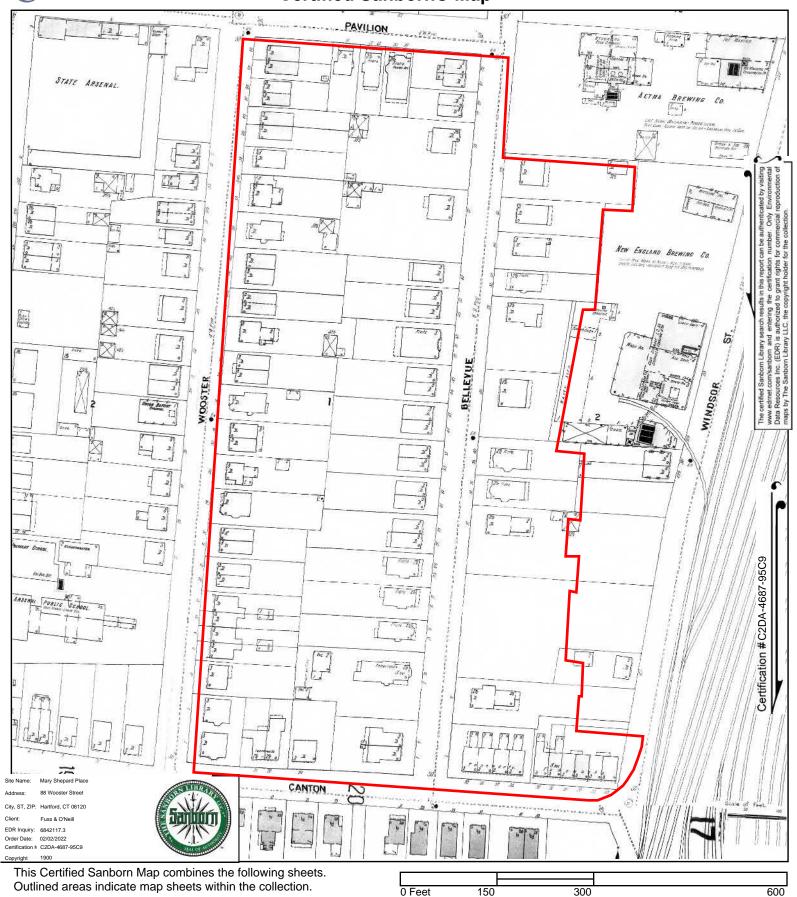
13

Volume 1, Sheet 13

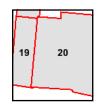




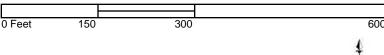








Volume 1, Sheet 20 Volume 1, Sheet 19

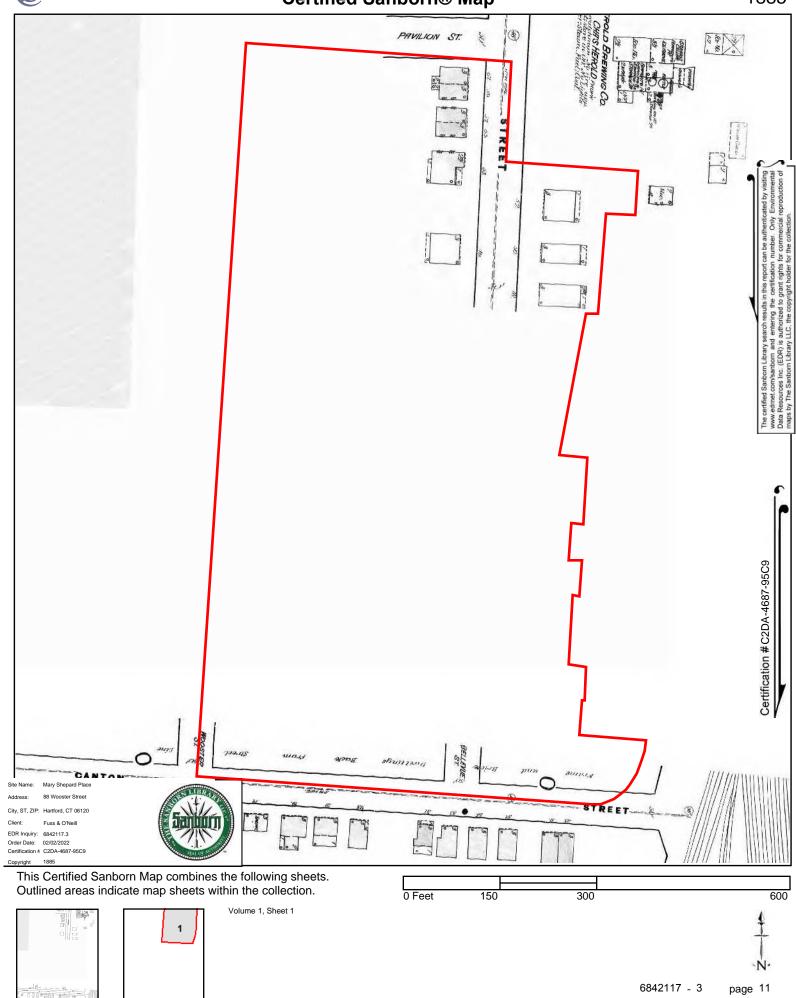




page 10 6842117 - 3



Certified Sanborn® Map



Mary Shepard Place

88 Wooster Street Hartford, CT 06120

Inquiry Number: 6842117.8

February 01, 2022

The EDR Aerial Photo Decade Package



EDR Aerial Photo Decade Package

02/01/22

Site Name: Client Name:

Mary Shepard Place

88 Wooster Street

Hartford, CT 06120

EDR Inquiry # 6842117.8

Fuss & O'Neill

146 Hartford Road

Manchester, CT 06040

Contact: Christopher Juliano



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Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	Source
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2008	1"=500'	Flight Year: 2008	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1995	1"=500'	Flight Date: April 20, 1995	CTMAGIC
1992	1"=500'	Acquisition Date: April 13, 1992	USGS/DOQQ
1989	1"=500'	Flight Date: June 01, 1989	EDR
1985	1"=500'	Flight Date: March 25, 1985	USDA
1972	1"=500'	Flight Date: April 26, 1972	USGS
1970	1"=500'	Flight Date: April 06, 1970	CTMAGIC
1967	1"=500'	Flight Date: September 05, 1967	USDA
1962	1"=500'	Flight Date: March 22, 1962	USGS
1959	1"=500'	Flight Date: October 29, 1959	USGS
1951	1"=500'	Flight Date: November 21, 1951	CTMAGIC
1943	1"=500'	Flight Date: October 13, 1943	USGS
1941	1"=500'	Flight Date: October 26, 1941	USGS
1934	1"=500'	Flight Date: May 08, 1934	FAIR

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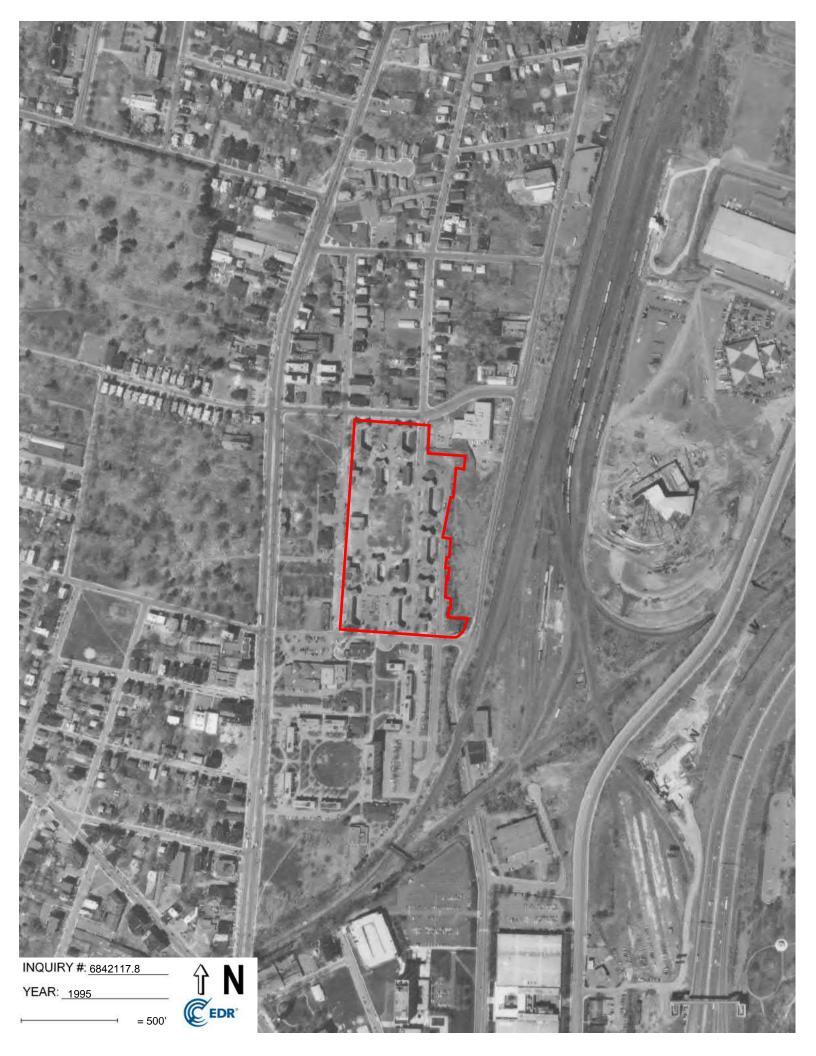
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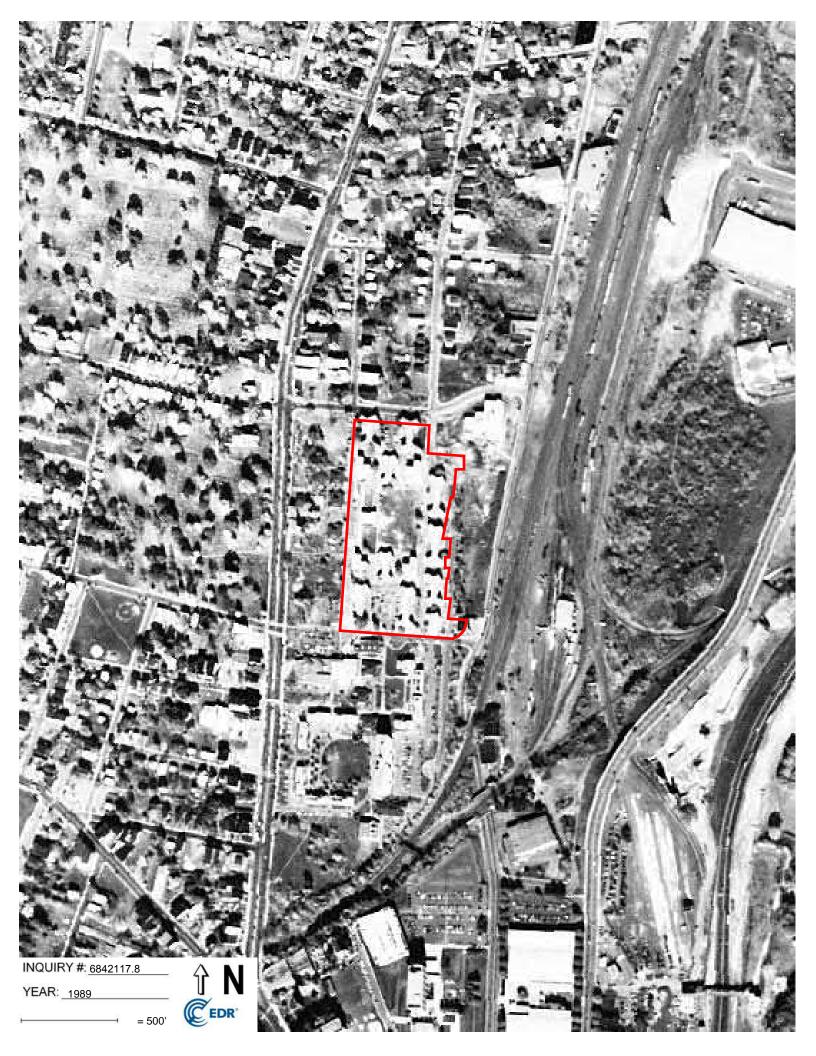








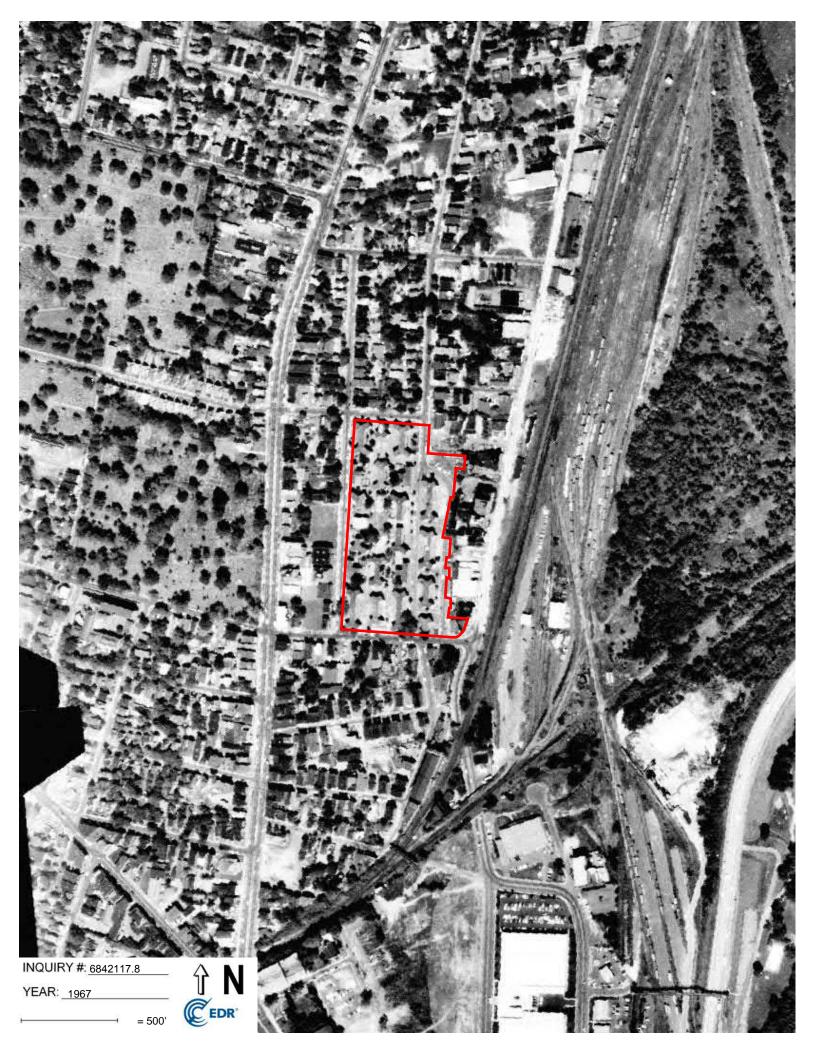


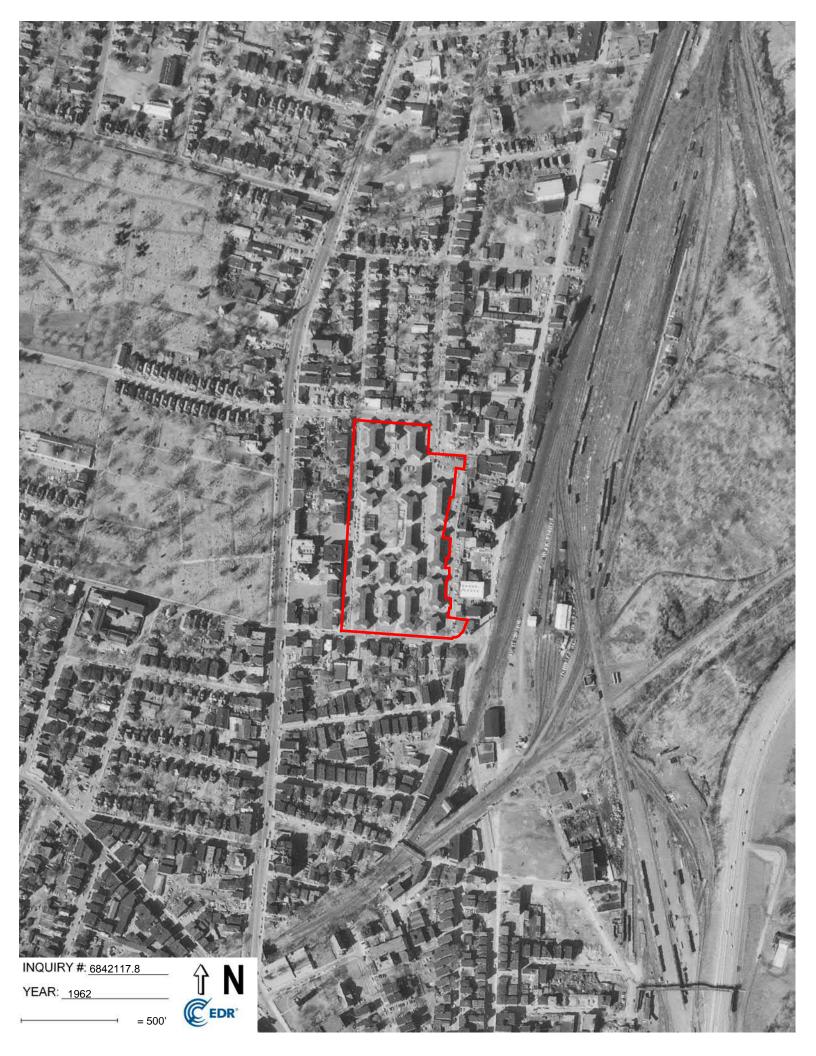


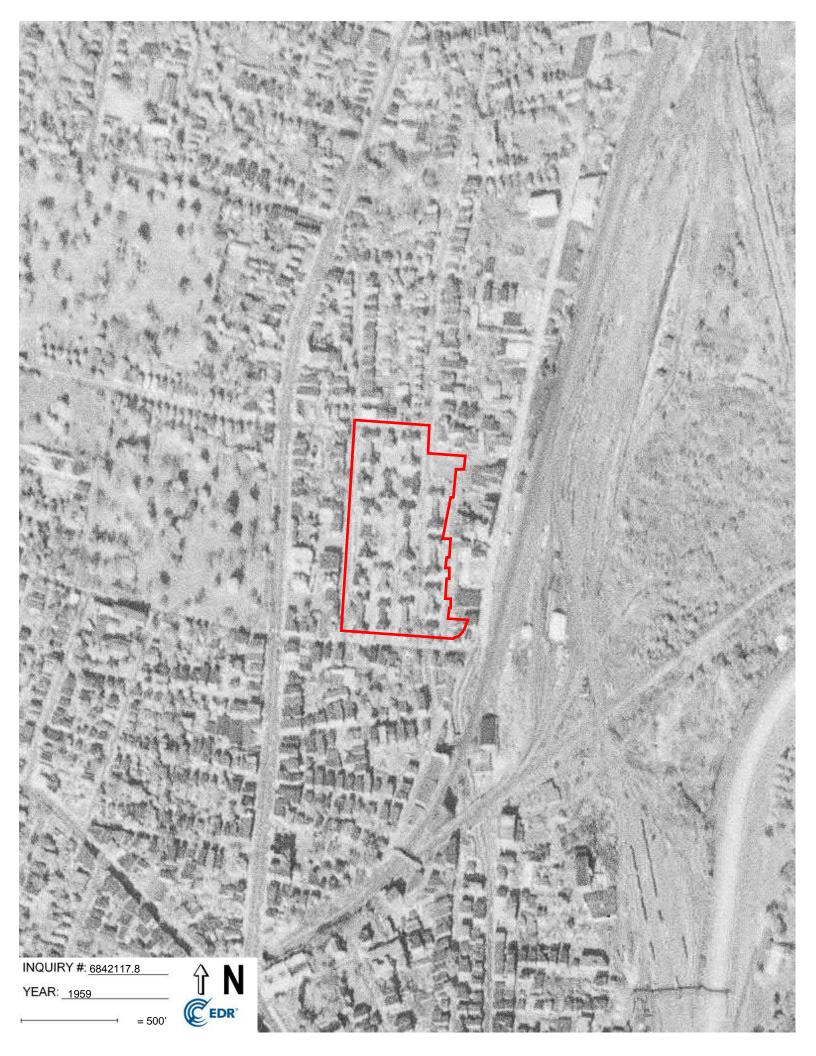


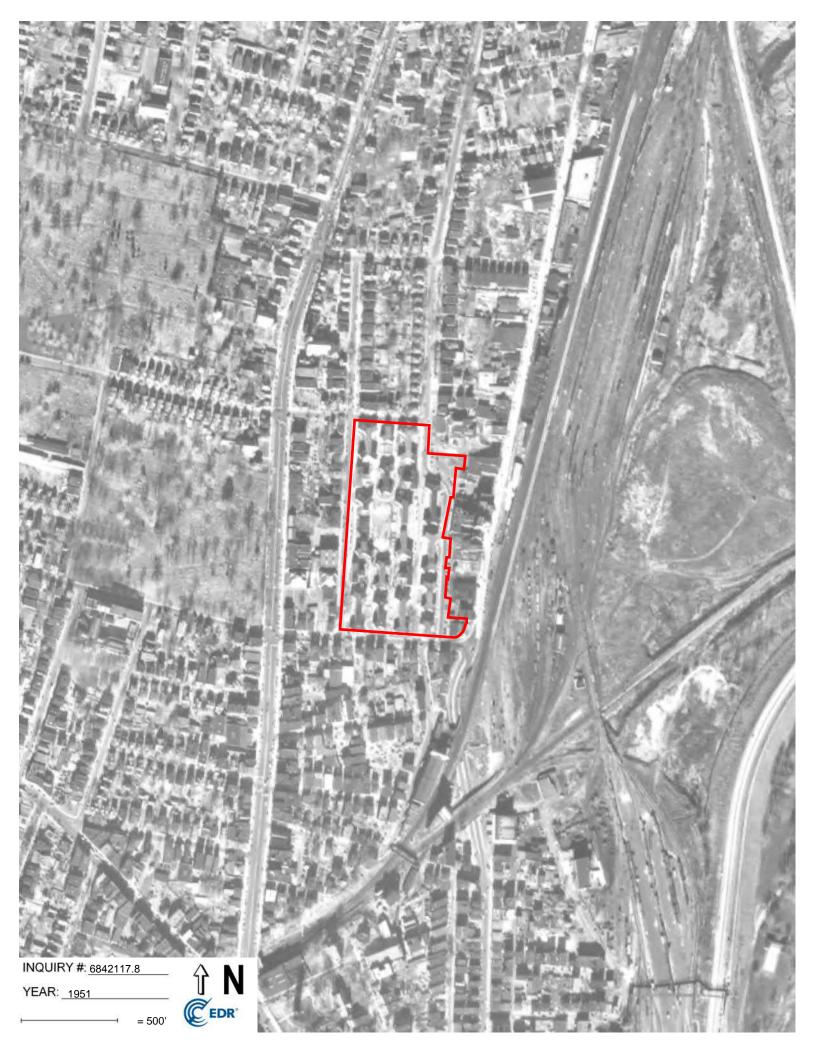




















Appendix E

State File Information

UNDERGROUND STORAGE FACILITY NOTIFICATION 14. FIRST NOTIFICATION

PG.	of	; ~
•	<i>P*</i>	Q.
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SITE I.D.

STATE OF CONNECTICUT
Department of Environmental Protection UNDERGROUND STORAGE FACHITIES PROGRAM
HAZARDOUS MATERIALS MANAGEMENT UNIT
165 Capitol Avenue, Hartford, CT 06106

> TEL. 566-4630 PLEASE TYPE. ALL THREE COPIES MUST BE LEGIBLE!

NEW 10/85 3.	FOR STATE AGENCY USE ONLY	A. SITE I.D.
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	STATE CT		106		1ELEP	10NE 1275-8400	

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7. FACILITY	OWNER	Ha	rtford F	lous	ing A	Authority				1	bush Avenue						artf				CT	06106	j	PHONE 3)275~8400
7. FACILITY 8. TYPE O	F OWNER			PRIVA	.TE	C STAT	E	Ę	J MUNI	CIPAL	[] FEDERA	n (G.S.A	1. No)		•			1 -	
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Example	5/75	30	5000	X					Х		Heating fuel #2		X			X				H	5	5/75	U	NO
Example	7/60	453	8000				X	8/78		Х	I, I, I, - Trichloroethane CAS #79016	X				X					7	7/60	U	CESS.
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20. HAVE Y	OU ATTACHE	D SKE	TCH OF TAN	KS AN	ID LOC	ATION? Y	ς.		L .		22. CERTIFICATION: I certify under po	easiby of I		ha			22a, S	GNATUR	RE 1	à	11 7		DATE SIGNED	

SECTION D 21. COMMENTS:

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

7/15/88

Garrett H. Dalton

22d. OFFICIAL TITLE (of owner or authorized Director of office systems Management

-vue Square Roject 73-3 WINDSOR STREET (M.H. IN PLACE TOP EL. 34. 99 YL.EL. 27.10 TOP EL.35.23 FL.27.70 CURBY NEW 6"TILE SEWER CONNECT WITH SEWER IN WINDSOR - M.H. IN PLACE てもじん STREET. TOP EL.36.37 G" C. I. SEWER -FL. EL. 27.70. 33 FL EL. STACK 36.0 FOOTING DRAIN (16 SHOP FL. EL. ZA.O CONNECT WITH SANITARY SEWER IN BUILDING #16 _C.I. DRAIN FROM JUNCTION TUNNEL PIT BY PLUMBING CONTRACTOR BOTTOM OF PIT LTUNNEL TO BLDING 16 EL.41.0 -TUNNEL TO BLDING 21 EL.41.0 STUNNEL TO BLDING ZZ EL.47.0 TUNNEL JUNCTION M.H. IN PLACE -TUHNEL TO B'LDING 13 TOP EL.51.2 TOP EL. FL.EL. 39:50 MEW GTILE SEWER M.H. IN PLACE NEW G SEWER . ELEC.M.H. B. TOP EL 58.5 and the second s (15) CY- CONNECTION IN PLACE 1<u>-7</u>



Appendix F

Completed Questionnaires



PHASE I USER QUESTIONNAIRE PAGE 1 of 3

SITE NAME: Mary Shepard Place

(Please Print)

SITE ADDRESS: 88 Wooster Street, Hartford, CT

Completed By: Elisa Hobbs

Date: February 15, 2022

Signature:

Representing: Hartford Housing Authority Phone No: 860-723-8425

ASTM Questions to Address User Responsibilities:

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfields Amendments)" the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

- 1) Environmental cleanup liens that are file or recorded against the site (40 CFR 312.25). Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law? If yes, please explain: N/A
- 0) Activity and land use limitation (AUL) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26(a)(1)(v) and (vi)). Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? If yes, please explain: N/A
- 1) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? If yes, please explain: No
- 2) The relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? N/A

 If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?
- 3) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? Unknown If yes, please answer the following questions:

a) What were the past uses of the property? –

b) What chemicals are present or once were present at the property? –

c) What spills or other chemical releases that have taken place at the property? –
 d) Explain any environmental cleanups that have taken place at the property. –



PHASE I USER QUESTIONNAIRE PAGE 2 of 3

6) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? No

Other Questions:

ASTM Practice 1527-13 also requires that the user answer the following questions:

- 7) As the user of this ESA, are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? If so, explain: No
- 8) As the user of this ESA, are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? If ves, explain: No
- 9) As the user of this ESA, are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability related to hazardous substances or petroleum products? If yes, explain: No

2) We are required to ask you as the user if you have any of the following reports in your possession. Please place an "X" next to each report that is available:
X Environmental site assessment reports
Environmental compliance audit reports
Environmental permits
Underground storage tank notification forms
Registrations for underground injection systems
Material safety data sheets
Community right to know plans
Safety plans, preparedness and prevention plans, spill prevention, countermeasure and control plans
Reports regarding hydrogeologic conditions on the property or surrounding area
Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws
Hazardous waste generator notices or reports
Geotechnical studies
Risk assessments
Activity and use restrictions
Please provide Fuss & O'Neill with copies of each report or make these reports available for inspecti



PHASE I ESA QUESTIONNAIRE-OWNER/KEY SITE MANAGER

SITE INFORMATION

Site Name: Mary Shepard Place	
- , <u> </u>	
Address: 88 Wooster Street, Hartford, CT	

QUESTION	OWNER	OCCUPANT
1. Is or has the <i>property</i> been used industrially?	Yes / <mark>No</mark> / Unk	Yes / No / Unk
2. Is or has the <i>property</i> been used as a vehicle body repair facility, furniture stripping facility, dry cleaning facility, gasoline station, motor repair facility, commercial printing facility, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?	Yes / <mark>No</mark> / Unk	Yes / No / Unk
3. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used as a vehicle body repair facility, furniture stripping facility, dry cleaning facility, gasoline station, motor repair facility, commercial printing facility, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?	Yes / <mark>No</mark> / Unk	Yes / No / Unk
4. Are there currently or have their previously been any <u>damaged or discarded</u> automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	<mark>Yes</mark> / No / Unk	Yes / No / Unk
5. Are there currently or previously has there been any industrial <i>drums</i> (typically 55 gal (208L)) or sacks of chemicals located on the property or at the facility?	Yes / <mark>No</mark> / Unk	Yes / No / Unk
6. Did you observe evidence or do you have any prior knowledge that <i>fill material</i> has been brought onto the property that originated from a contaminated site or an unknown source.	Yes / No / <mark>Unk</mark>	Yes / No / Unk
7. Are there currently or has there previously been any <i>floor drains, septic systems, dry wells, pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes / <mark>No</mark> / Unk	Yes / No / Unk
8. Are there currently or has there previously been any registered or unregistered storage tanks (above or underground) located on the <i>property?</i>	Yes / No / <mark>Unk</mark>	Yes / No / Unk
9. Is there currently or has there previously been any evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes / <mark>No</mark> / Unk	Yes / No / Unk
10. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system?	Yes / No / Unk or <mark>Not Applicable</mark>	Yes / No / Unk or Not Applicable
11. Does that <i>owner</i> or <i>occupant</i> of the property have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes / <mark>No</mark> / Unk	Yes / No / Unk



QUESTION	OWNER	OCCUPANT
12. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes / No / <mark>Unk</mark>	Yes / No / Unk
13. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?	Yes / <mark>No</mark> / Unk	Yes / No / Unk
14. Did you observe evidence, or do you have prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials have been dumped above grade, buried and/or burned on the property?	Yes / <mark>No</mark> / Unk	Yes / No / Unk
15. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes / No / <mark>Unk</mark>	Yes / No / Unk

In accordance with Standard Practice ASTME 1527-13 for Phase I Environmental Site Assessments (ESAs), we are required to ask you as the property owner or a person identified as a key site manager, the following questions:

1) Please place an "X" next to each if you have or know of the existence of any of the following reports relating to the site:

•	Environmental site assessment reports	X
•	Environmental compliance audit reports	
•	Environmental permits	
•	Underground storage tank notification forms	
•	Registrations for underground injection systems	
•	Material safety data sheets	
•	Community right to know plans	
•	Safety plans, preparedness and prevention plans, spill prevention, countermeasure and control plans	
•	Reports regarding hydrogeologic conditions on the property or surrounding area	
•	Notices or other correspondence form any governmental agency relating to past or current violations of environmental laws	
•	Hazardous waste generators notices or reports	
•	Geotechnical studies	
•	Risk assessments	
•	Activity and use restrictions	

Please provide copies of each report to Fuss & O'Neill prior to or at the time of the site visit.

2) Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? No



petroleum products in, on, or from the property? No	
4) Are you aware of any notices from any governmental entity regarding possible liability related to hazardous substances or petroleum product	
The <i>Owner</i> questionnaire was completed by:	
Name: John Williams Fitle: Director of Asset Management Firm: Hartford Housing Authority Address:88 Wooster Street, Hartford, CT Phone: 860-723-6260 Owner's Signature:	2/16/22 Date:
The <i>Occupant</i> questionnaire was completed by: Name: Title: Firm: Address:	
Phone:	
Occupant's Signature:	Date:

3) Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or



Appendix G

Site Photographs





The community center from the South.

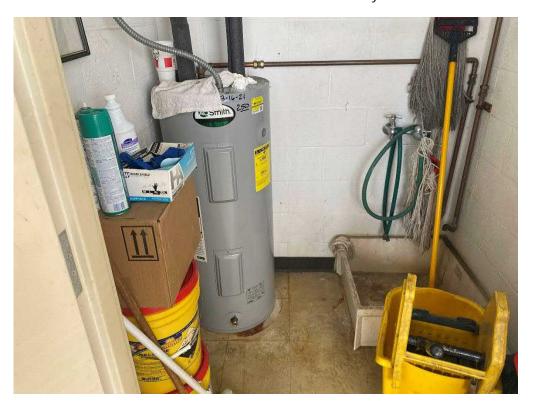


Assembly room inside of the community center.





Maintenance room inside of the community center.



Janitor's closet inside the community center.





Garage storage in the community center.



Dumpsters located near the community center (looking west).





Transformer located north of building 1 (looking southwest).



Exterior of a residential building (looking northwest, view of building 7).





An example of the interior of a residential unit (photo taken in Building 8).

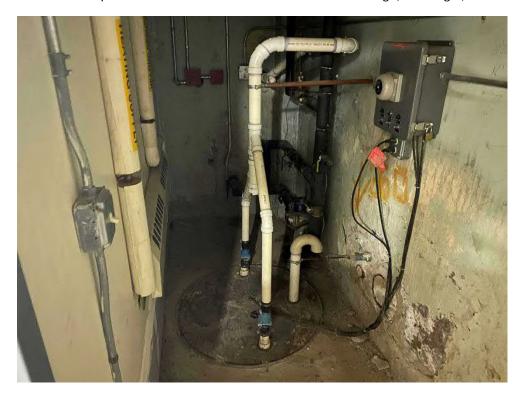


An example of boiler room located in basement of residential building (building 6).





An example of an electric room in a residential building (building 6).



An example of a water room in a residential building (building 1).





An example of storage in the basement of a residential building (building 4).



An example of a crawlspace in the basement of a residential building (building 6).





Landscaped property grounds (looking northeast towards buildings 4 and 5).



Appendix H

Qualifications of Environmental Professionals and Staff



Qualifications of Environmental Professionals and Staff Scientists and Engineers

Environmental Professionals

Employee	Title	Education	Years of Applicable Experience	Licenses
Robert Danielson	Vice President	BS Geology MS Enviro. Mgt. & Policy	35	LEP, CPG
Robert D. Bowden	Associate	BS Geology MS Geology	33	LEP
Brent Henebry	Associate	BS Geology	29	LEP
Daniel R. Jahne	Associate	BS Geology	29	LEP
Marilee Gonzalez	Senior Project Manager	BS Plant and Soil Science	22	LEP
Caleb D. Scheetz Associate		BS Geology MS Geology	17	LEP
Stefanie K. Wierszchalek	Senior Hydrogeologist	BS Environmental Science BS Geology	16	

Staff Scientists and Engineers

Employee	Employee Title Education		Years of Applicable Experience	Licenses
Kyle N. Gearwar	Hydrogeologist III	BS Geosciences	7	
Brianna S. Church	Environmental Engineer II	BS Environmental Engineering	6	
Scott J. Flaherty	Hydrogeologist II	BA Environmental Science	6	
Alexandra Robotham	Environmental Engineer 1	BS Environmental Engineering	1	
Christopher A. Juliano	Environmental Scientist 1	BS Geosciences	1	
Mae L. LaeBelle	Environmental Scientist I	BS Marine Safety Sciences	1	

Education

BA: Bachelor of Arts
BS: Bachelor of Science
MA: Master of Arts
MS: Master of Science

Licenses

CPG: Certified Professional Geologist PG: Professional Geologist (New Hampshire)

LEP: Licensed Environmental Professional (Connecticut)



PHASE I ENVIRONMENTAL SITE ASSESSMENT OF

MARY SHEPARD PLACE APARTMENTS 101-916 MARY SHEPARD PLACE HARTFORD, CONNECTICUT 06120

ATC PROJECT NO. 4500521001

March 26 2021

Prepared by:

ATC Group Services 290 Roberts Street, Suite 301 East Hartford, CT 06108 Phone: (860) 282-9924 Prepared for:

Elisa V. Hobbs Development Director The Housing Authority of the City of Hartford 180 John D. Wardlaw Way Hartford, CT 06106

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	, L		

1.0 EXECUTIVE SUMMARY

1.1 General Information

Project Information:

Mary Shepard Place Disposition, HUD Section 18 ATC Project No. 4500521001

Consultant Information:

ATC Group Services LLC 290 Roberts Street, Suite 301 East Hartford, CT 06108

Telephone: 860.282.9924

Reconnaissance Date: February 8, 2021

Site Assessor: Christy Quagliaroli, Project Scientist

Telephone: 860.723.8425

Senior Reviewer: David P. Brassard, PE, LEP

Environmental Professional: David P. Brassard, PE, LEP

Site Information:

Mary Shepard Place Apartments 15 Pavilion Street Hartford, CT 06120 Hartford County Site Access Contact:

Mark Fitzgerald

Housing Authority of the City of Hartford

Client Information:

Elisa V. Hobbs Development Director

Housing Authority City of Hartford 180 John D. Wardlaw Way

Hartford, CT 06106

Environmental Professional Statement:

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in § 312.10 part of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Christy Quagliaroli, Project Scientist

Site Assessor

David Brassard, PE, LEP, Senior Project Manager Senior Reviewer/Environmental Professional

1.2 Findings and Conclusions Summary

ATC Group Services LLC (ATC) has performed this Phase I Environmental Site Assessment (ESA) of the property in conformance with the scope and limitations of ASTM Standard Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property, except as noted in the summary of report findings and conclusions below:

		NDINGS.	AND CONC		SUMMAR	Y	
Report Section		Further Action?	De minimis Condition	REC and/or CREC	Historical REC	ASTM Non- Scope Condition	Description
4.0	User Provided Information	No					
5.1.1	Federal Database Findings	No					
5.1.2	State and Tribal Database Findings	No				Х	(1) Hazardous waste manifest for property may result in property meeting definition of an "establishment".
5.1.3	Local Environmental Record Sources	No					
5.3	Historical Records Sources	No					
6.2	Hazardous Substance Use, Storage and Disposal	No					
6.3	Underground Storage Tanks	No					
6.4	Aboveground Storage Tanks	No					
6.5	Other Petroleum Products	No					
6.6	Polychlorinated Biphenyls (PCBs)	No					
6.7	Unidentified Substance Containers	No					
6.8	Nonhazardous Solid Waste	No					
6.9	Wastewater	No					
6.10	Waste Pits, Ponds and Lagoons	No					
6.11	Drains & Sumps	No					
6.12	Septic Systems	No					
6.13	Stormwater Management System	No					
6.14	Wells	No					
7.0	Subsurface Vapor Migration	No					
8.0	Interviews	No					
9.1	Asbestos-Containing Material (ACM)	Yes				Х	Potential ACM in structures. Refer to Section 5.3.9.
9.2	Radon	No					
9.3	Lead in Drinking Water	No					
9.4	Lead-Based Paint (LBP)	Yes				Х	Potential LBP in structures. Refer to Section 5.3.9.
9.5	Mold Screening	No					
9.6	Additional User Requested Services	No					

A summary of recognized environmental conditions and non-scope conditions follows:

(1) In 1998, 425 gallons of paint and paint-related material, waste code D001 (ignitable), 55 gallons of petroleum distillates, waste code D001 (ignitable), and 440 gallons of sodium hydroxide solution, waste code D002 (corrosive) were manifested. The transport of hazardous wastes is not considered a recognized environmental condition at this time. However, based on the volume of hazardous waste manifested, the property may meet the definition of an "establishment" according to the Connecticut Property Transfer Program (CPTP). See Section 1.4 for the applicability of the CPTA in reference to this Site.

1.3 Significant Data Gap Summary

Data gaps may have been encountered during the performance of this Phase I ESA and are discussed within the section of the report where they were encountered. However, according to ASTM Standard Practice E1527-13, data gaps are only significant if "other information and/or professional experience raise reasonable concerns involving the data gap." The following is a summary of *significant data gaps* identified in this report.

	SIGNIFICANT DATA GAP SUMMARY				
	Report Section	Description			
3.5	Current Uses of Adjoining Properties	No significant data gap identified.			
4.2	Environmental Liens or Activity and	No significant data gap identified.			
	Use Limitations (AULs)				
5.1	Standard Environmental Records	No significant data gap identified.			
5.2	Physical Setting Sources	No significant data gap identified.			
5.3	Historical Records Sources	No significant data gap identified.			
6.1	Methodology and Limiting Conditions	No significant data gap identified.			
8.0	Interviews	No significant data gap identified.			

1.4 Application of the Connecticut Property Transfer Act

ATC has evaluated the historical waste generation information and environmental sampling data for the property relative to specifications and standards outlined in the CPTP (Connecticut General Statutes (CGS) Section 22a-134) and the Connecticut Remediation Standard Regulations (RSRs). The Connecticut Department of Energy & Environmental Protection (CTDEEP) adopted the RSRs on January 31, 1996. The RSRs apply to the investigation and remediation of a "hazardous waste establishment" under Public Act 95-183.

"Establishment" means any real property at which or any business operation from which:

- "on or after November 19, 1980, there was generated, except as the result of remediation of polluted soil, groundwater or sediment, more than one hundred kilograms of hazardous waste in any one month;
- hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported or disposed of;
- the process of dry cleaning was conducted on or after May 1, 1967;
- furniture stripping was conducted on or after May 1, 1967; or
- a vehicle body repair facility was located on or after May 1, 1967."

Establishment does not include any real property or any business operation from which more than one hundred kilograms of hazardous waste was generated in any one month solely as a result of either:

- The one-time generation of hazardous waste in any one month as a result of either the first time such waste was generated or such a one-time generation since the last time a Form I, Form II, Form III or Form IV was required to be submitted; or
- One or more of the following:
 - Remediation of polluted soil, groundwater or sediment;

- The removal of abatement of building materials or removal of materials used for maintaining or operating a building;
- The removal of unused chemicals or materials as a result of the emptying or clearing out of a building, provided such removal is supported by facts reasonably established at the time of such removal; or
- The complete cessation of a business operation provided the waste is removed not later than ninety days after such cessation, and such cessation is supported by facts reasonably established at the time of such cessation.

Based on the information reviewed during the preparation of this Phase I ESA report, on or after November 19, 1980, there was generated more than one hundred kilograms of hazardous waste in any one month. Manifests reviewed indicate that on April 7, 1998, 425 gallons of paint and paint-related material, waste code D001 (ignitable), 55 gallons of petroleum distillates, waste code D001 (ignitable), and 440 gallons of sodium hydroxide solution, waste code D002 (corrosive) were manifested. However, this generation of hazardous waste may qualify under an exemption to the Transfer Act as a one-time event and if it can be established that the hazardous waste generation was associated with the clean out of a former maintenance facility.

Public Act 19-75 adopted in 2019 identifies certain exemptions to the Transfer Act. These exemptions would exclude certain sites from the Transfer Act even if hazardous waste had been generated in one month that was over the more than one hundred kilograms. The two (2) that most likely apply are the following:

- The one-time generation of hazardous waste in any one month as a result of either the first time such waste was generated or such a one-time generation since the last time a Form I, Form II, Form III or Form IV was required to be submitted
- The removal of unused chemicals or materials as a result of the emptying or clearing out of a building, provided such removal is supported by facts reasonably established at the time of such removal.

In ATC's Phase I ESA prepared in August 2016, ATC recommended to the Housing Authority of the City of Hartford (HACH) that it seek review by an environmental attorney of the applicability of the Transfer Act and if this property is considered to be an "establishment" under the Transfer Act. ATC understands that Halloran Sage had been contracted by HACH to review environmental documents regarding Mary Shepard Place Apartments and provide insight regarding the applicability of the Transfer Act.

ATC has reviewed the July 25, 2019 letter from Halloran Sage and notes that additional information will be needed regarding the facts and circumstances of the April 7, 1998 generation of hazardous wastes to confirm the one time generation and applicability of the Transfer Act exemptions. If this information can be provided, it is ATC's opinion that if the Site were to undergo a change in real estate ownership on or after October 1, 2019, the exemptions presented in PA 19-75 would most likely exempt this property from obligations of the Transfer Act.

1.5 Recommendations

Based on the findings of this Phase I ESA, ATC offers no recommendations for additional investigation or assessments at this time.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA was to identify *recognized environmental conditions* in connection with the property at the time of the site reconnaissance. The scope of work for this Phase I ESA may also include certain potential environmental conditions beyond the scope of ASTM Standard Practice E1527-13 as listed below. This report documents the findings, opinions and conclusions of the Phase I ESA.

2.2 Scope

This Phase I ESA was conducted in general accordance with the ASTM Standard Practice E1527-13, consistent with a level of care and skill ordinarily practiced by the environmental consulting profession currently providing similar services under similar circumstances. Significant additions, deletions or exceptions to ASTM Standard Practice E1527-13 are noted below or in the corresponding sections of this report. The scope of this assessment included an evaluation of the following:

- Physical setting characteristics of the property through a review of referenced sources such as topographic maps and geologic, soils and hydrologic reports.
- Usage of the property, adjoining properties and surrounding area through a review of referenced historical sources such as land title records, fire insurance maps, city directories, aerial photographs, prior reports and interviews. Please note, due to restrictions on public spaces due to the Covid-19 virus, ATC was not permitted (or not able to obtain appointments prior to the due date of this report) to complete in-person file reviews at City of Hartford public offices and the Connecticut State Library.
- Observations and interviews regarding current property usage and conditions including the use, treatment, storage, disposal or generation of hazardous substances, petroleum products, hazardous wastes, nonhazardous solid wastes and wastewater.
- Usage of adjoining and surrounding area properties and the likely impact of known or suspected releases of hazardous substances or petroleum products from those properties in, on or at the property.
- Information in referenced environmental agency databases and local environmental records, within the specified approximate minimum search distance from the property. Please note, due to restrictions on public spaces due to the Covid-19 virus, ATC was not permitted (or not able to obtain appointments prior to the due date of this report) to complete in-person file reviews at City of Hartford public offices and the Connecticut State Library.
- Potential for subsurface vapor migration in, on or at the property as described in Section 7.0.

The scope of the assessment also included consideration of the following potential environmental issues or conditions that are beyond the scope of ASTM Standard Practice E1527-13:

- The scope of work for the Mold Screening was intended to be consistent with ASTM E 2418-06: Standard Guide for Readily Observable Mold and Conditions Conducive to Mold in Commercial Buildings: Baseline Survey Process.
- Visual observation of suspect asbestos-containing materials (ACM), consisting of providing an opinion on the condition of suspect ACM on the property based upon visual observation during the Site reconnaissance.

- Radon document review, consisting of the review of published radon data with regard to the
 potential for elevated levels of radon gas in the surrounding area of the property. No radon
 sampling was conducted as part of this assessment.
- Lead in Drinking Water Data review, consisting of contacting the water supplier for information regarding whether or not the potable water which would be provided to the property meets the drinking water standards for lead.
- Visual observation of lead-based paint (LBP), consisting of providing an opinion on the potential
 for suspect LBP based on the construction date of the building on the property and visual
 observation of the condition of suspect LBP. No LBP sampling was conducted as part of this
 assessment.
- Wetlands document review, consisting of a review of a current National Wetlands Inventory map
 of the surrounding area to note if the property is identified as having a wetland. Wetlands were not
 mapped as being present at the Site.
- Flood plain document review, consisting of a review of a reasonably ascertainable flood plain map
 of the surrounding area to note if the property is identified as being located within a flood plain.
- Regulatory agency file and records review, consisting of conducting a file review (i.e., via Freedom
 of Information Act (FOIA) request or alternative method/source) for the property and/or one
 adjoining property at one regulatory agency, as warranted by the findings of the ESA. Please note,
 due to restrictions on public spaces due to the Covid-19 virus, ATC was not permitted (or not able
 to obtain appointments prior to the due date of this report) to complete in-person file reviews at
 City of Hartford public offices and the Connecticut State Library.

2.3 Significant Assumption

Due to restrictions on public spaces due to the Covid-19 virus, ATC was not permitted (or not able to obtain appointments prior to the due date of this report) to complete in-person file reviews at City of Hartford public offices and the Connecticut State Library. While this represents a potential data gap, ATC has incorporated information from the Phase I Environmental Site Assessment completed for the property in 2016 to supplement the information publically available at this time.

The assumptions in this report were not considered as having significant impact on the determination of recognized environmental conditions associated with the property.

2.4 Limitations and Exceptions

ATC has prepared this Phase I ESA report using reasonable efforts to identify *recognized environmental conditions* associated with hazardous substances or petroleum products in, on or at the property. Findings contained within this report are based on information collected from observations made on the day(s) of the site reconnaissance and from reasonably ascertainable information obtained from certain public agencies and other referenced sources.

The ASTM Standard Practice E1527-13 recognizes inherent limitations for Phase I ESAs, including, but not limited to:

• *Uncertainty Not Eliminated* – A Phase I ESA cannot completely eliminate uncertainty regarding the potential for *recognized environmental conditions* in connection with any property.

- Not Exhaustive A Phase I ESA is not an exhaustive investigation of the property and environmental conditions on such property.
- Past Uses of the Property Phase I requirements only require review of standard historical sources at five year intervals. Therefore, past uses of property at less than five-year intervals may not be discovered.

Users of this report may refer to ASTM Standard Practice E1527-13 for further information regarding these and other limitations. This report is not definitive and should not be assumed to be a complete and/or specific definition of all conditions above or below grade. Current subsurface conditions may differ from the conditions determined by surface observations, interviews and reviews of historical sources. The most reliable method of evaluating subsurface conditions is through intrusive techniques, which are beyond the scope of this report. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other property construction purposes. Any use of this report by any party, beyond the scope and intent of the original parties, shall be at the sole risk and expense of such user.

ATC makes no representation or warranty that the past or current operations at the property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings stated in this report, ATC is not responsible for consequences or conditions arising from facts not fully disclosed to ATC during the assessment.

An independent data research company provided the government agency database referenced in this report. Information on surrounding area properties was requested for approximate minimum search distances and is assumed to be correct and complete unless obviously contradicted by ATC's observations or other credible referenced sources reviewed during the assessment. ATC shall not be liable for any such database firm's failure to make relevant files or documents properly available, to properly index files, or otherwise to fail to maintain or produce accurate or complete records.

ATC makes no warranty, guarantee or certification regarding the quality, accuracy or reliability of any prior report provided to ATC and discussed in this Phase I ESA report. ATC expressly disclaims any and all liability for any errors or omissions contained in any prior reports provided to ATC and discussed in this Phase I ESA report.

ATC used reasonable efforts to identify evidence of aboveground and underground storage tanks and ancillary equipment on the property during the assessment. "Reasonable efforts" were limited to observation of accessible areas, review of referenced public records and interviews (if available). These reasonable efforts may not identify subsurface equipment or evidence hidden from view by things including, but not limited to, snow cover, paving, construction activities, stored materials and landscaping.

Any estimates of costs or quantities in this report are approximations for commercial real estate transaction due diligence purposes and are based on the findings, opinions and conclusions of this assessment, which are limited by the scope of the assessment, schedule demands, cost constraints, accessibility limitations and other factors associated with performing the Phase I ESA. Subsequent determinations of costs or quantities may vary from the estimates in this report. The estimated costs or quantities in this report are not intended to be used for financial disclosure related to the Financial Accounting Standards Board (FASB) Statement No. 143, FASB Interpretation No. 47, Sarbanes/Oxley Act or any United States Securities and Exchange Commission reporting obligations, and may not be used for such purposes in any form without the express written permission of ATC.

ATC is not a professional title insurance or land surveyor firm and makes no guarantee, express or implied, that any land title records acquired or reviewed in this report, or any physical descriptions or

depictions of the property in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

The Environmental Professional Statement in Section 1.1 of this report does not "certify" the findings contained in this report and is not a legal opinion of such *Environmental Professional*. The statement is intended to document ATC's opinion that an individual meeting the qualifications of an Environmental Professional was involved in the performance of the assessment and that the activities performed by, or under the supervision of, the *Environmental Professional* were performed in conformance with the standards and practices set forth in 40 CFR Part 312 per the methodology in ASTM Standard Practice E1527-13 and the scope of work for this assessment.

Per ASTM Standard Practice E1527-13, Section 6, User Responsibilities, the User of this assessment has specific obligations for performing tasks during this assessment that will help identify the possibility of recognized environmental conditions in connection with the property. Failure by the User to fully comply with the requirements may impact their ability to use this report to help qualify for *Landowner Liability Protections* (LLPs) under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). ATC makes no representations or warranties regarding a User's qualification for protection under any federal, state or local laws, rules or regulations.

In accordance with the ASTM Standard Practice E1527-13, this report is presumed to be valid for a six month period. If the report is older than six months, the following information must be updated in order for the report to be valid: (1) regulatory review, (2) site visit, (3) interviews, (4) specialized knowledge and (5) environmental liens search. Reports older than one year may not meet the ASTM Standard Practice E1527-13 and therefore, the entire report must be updated to reflect current conditions and property-specific information.

Other limitations and exceptions that are specific to the scope of this report may be found in corresponding sections.

2.5 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of, and may be relied upon by, HACH, and any of its affiliates and their respective successors and assigns, in connection with funding involving the property. No third party is authorized to use this report for any purpose. HACH's reliance on the report is subject to ATC's existing master service agreement with HACH, and all limitations specified in ASTM Standard Practice E 1527-13. Any use by or distribution of this report to third parties, without the express written consent of ATC, is at the sole risk and expense of such third party.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The property contains nine 3-story apartment buildings (with addresses 101-916 Mary Shepard Place) and a one-story office, community, and maintenance building (with address 15 Pavilion Street) and is known as Mary Shepard Place Apartments. The office, community and maintenance building was not included in this assessment. The Site Vicinity Map is located in **Appendix A**. The Site Plan is located in **Appendix B**. Site Photographs are provided in **Appendix C**.

The property is located south of Pavilion Street, east of Wooster Street, west of Windsor Street and Mary Shepard Place, and north of Canton Street. According to information obtained from the City of Hartford Tax Assessor's Office, the property is identified as Parcel #265-247-001, with an address of 88 Wooster Street, and is owned by the Housing Authority City of Hartford. Historically, the complex was known as Bellevue Square.

3.2 Surrounding Area General Characteristics

The property is located in a residential area at the north end of the City of Hartford, just west of Windsor Street and railroad tracks and east of Main Street. Surrounding properties generally contain multi-family housing and commercial buildings. The topography of the property and surrounding area generally slopes down to the east, towards the Connecticut River.

3.3 Current Use of the Property

The property is currently known as Mary Shepard Place, which is a 127-unit residential apartment complex owned and operated by the HACH. There are a total of 10 buildings on a 12-acre site that make up the property. The nine residential buildings (which are the subject of this assessment) are three-story brick structures with basements. These buildings were originally constructed circa 1940. A Site Plan is located in **Appendix B**.

3.4 Description of Property Improvements

The following table provides general descriptions of the property improvements.

PROPERTY IMPROVEMENTS				
Size of Property (approximate)	Approximately 12 acres.			
General Topography of Property	The property generally slopes down to the east.			
Adjoining and/or Access/Egress Roads	The property can be accessed via Mary Shepard Place, and is also bordered by Pavilion Street to the north, Wooster Street to the west, and Canton Street to the south.			
Paved or Concrete Areas (including parking)	Asphalt paved parking areas are located between the two southernmost apartment buildings, south of the office/community building, and along Mary Shepard Place.			
Unimproved Areas	None.			
Landscaped Areas	Park area in center of complex along with grassy areas surrounding the apartment buildings.			
Surface Water	None.			
Potable Water Source	Metropolitan District Commission (MDC).			
Sanitary Sewer Utility	MDC.			
Storm Sewer Utility	MDC.			
Electrical Utility	Eversource.			
Natural Gas Utility	Connecticut Natural Gas (CNG).			
Current Occupancy Status	Currently occupied as a housing facility.			

PROPERTY IMPROVEMENTS				
Unoccupied Buildings/Spaces/Structures	There are approximately three unoccupied apartment units at the property.			
Number of Occupied Buildings	There are currently nine residential buildings on the property and one office/community building.			
Building Name or General Building Description	Multi-family apartment buildings and office/community building with maintenance garage.			
Number of Floors	Apartment buildings are three stories, plus basements; office building is one-story, slab on grade.			
Total Square Feet of Space (approximate)	The smaller apartment buildings are approximately 7,488 square feet in size; larger apartment buildings are 19,401 square feet. Total square footage of living space is approximately 150,783. The office/maintenance garage building is 4,207 square feet.			
Construction Completion Date (year)	Circa 1940 (residential buildings) and circa 1997 (office and maintenance building).			
Construction Type	Wood-framed apartment buildings with brick exterior; brick and cement block office building.			
Interior Finishes Description	Carpet, linoleum flooring, ceiling tile, cement block, vinyl tile flooring, painted drywall.			
Exterior Finishes Description	Brick exterior, asphalt roof shingles.			
Cooling System Type	Individual window-mounted units in apartment buildings; central AC in office building.			
Heating System Type	Natural gas fired boilers and hot water heaters, baseboard heat in apartment units.			
Emergency Power	None.			

3.5 Current Uses of Adjoining Properties

Current uses of the adjoining properties were observed to be as follows:

Direction from Property	Address	Occupant(s) Name	Current Use	Potential Environmental Conditions
North	114 Wooster Street	Jesus Le Fuente Inagotable Inc.	Church	None
	6-22 Pavilion Street	Multi-family Residences	Residential	None
East (across Mary Shepard Place)	555 Windsor Street	CRT	Commercial	None
·	515 Windsor Street	Undeveloped	Undeveloped	None
	485 Windsor Street	Undeveloped	Undeveloped	None
South (across Canton Street)	1630 Main Street	SANA Apartments	Residential	None
West (across Wooster Street)	1750 Main Street	Sand Elementary School	School	None
	1840 Main Street	Undeveloped	Undeveloped	None
	1888 Main Street	Save-A-Lot, T-Mobile, Family Dollar, Kool Smiles, Super Saver Laundromat	Commercial	None

4.0 USER PROVIDED INFORMATION

The following section summarizes information (if any) provided by the HACH (the User) with regard to the Phase I ESA. Mr. Mark Fitzgerald (representative of HACH) completed User Questionnaire on behalf of HACH for this assessment. Documentation may be found in **Appendix D** or where referenced in this report.

4.1 Title Records

The User provided no title records information.

4.2 Environmental Liens or Activity and Use Limitations (AULs)

The User provided no information regarding property environmental liens or activity and use limitations (AULs).

4.3 Specialized Knowledge or Experience of the User

The User provided no specialized knowledge regarding *recognized environmental conditions* associated with the property.

4.4 Significant Valuation Reduction for Environmental Issues

The User provided no information regarding a significant valuation reduction for environmental issues associated with the property.

4.5 Owner, Property Manager and Occupant Information

The User identified the Site contact for the property to be Mr. Mark Fitzgerald.

4.6 Phase I ESA

According to information provided by the User, this Phase I ESA will be utilized as part of a request for Federal Government funding and to identify *recognized environmental conditions* associated with the property.

4.7 Documents

The User provided ATC with a completed User Questionnaire. The completed User Questionnaire is included in **Appendix D**.

5.0 RECORDS REVIEW

5.1 Records

The regulatory agency database report discussed in this section, provided by Environmental Data Resources (EDR) of Shelton, Connecticut, was reviewed for information regarding reported use or release of hazardous substances and petroleum products on or near the property. Unless otherwise noted, the information provided by the regulatory agency database report and other sources referenced in this report, were considered sufficient for recognized environmental condition (REC), controlled recognized environmental condition (CREC), historical recognized environmental condition (HREC) or de minimis condition determinations without conducting supplemental agency file reviews. ATC also reviewed the "unmappable" (also referred to as "orphan") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence, but are potentially in the general area of the property, based on the partial street address, city, or zip code. Any unmappable site that was identified by ATC as being within the approximate minimum search distance from the property, based on the site reconnaissance and/or cross-referencing to mapped listings, is included in the discussion within this section. The complete regulatory agency database report may be found in **Appendix E**.

The following is a summary of the findings of the database review.

SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS					
Regulatory Database	Approx. Minimum Search Distance	Property Listed?	# Sites Listed		
Federal National Priority (NPL)	1 mile	No	0		
Federal Delisted NPL	½ mile	No	0		
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list	½ mile	No	0		
Federal CERCLIS No Further Remedial Action Planned (NFRAP)	½ mile	No	1		
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	2		
Federal RCRIS non- CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	0		
Federal RCRA Generators	Property & Adjoining	No	0		
Federal RCRA Non-Generators	Property & Adjoining	No	2		
Federal Institutional Control/Engineering Control Registry	½ mile	No	0		
Federal Emergency Response Notification System (ERNS) list	Property	No	0		
Facility Index System/Facility Registry System (FINDS)	Property	No	0		
State and Tribal CERCLIS (SHWS & SDADB)	1 mile	No	10		
CT Recovered Government Archive State Hazardous Waste Facilities List (RGA HWS)	Property	No	0		
CT Recovered Government Archive Leaking Underground Storage Tank Sites (CT RGA LUST)	Property	No	0		
State and Tribal Landfill or Solid Waste Disposal Sites	½ mile	No	0		
State and Tribal Leaking Underground Storage Tanks (LUST)	½ mile	YES	18		
CT Significant Environmental Hazard Reporting (SEH)	½ mile	No	2		
State and Tribal Registered Underground Storage Tanks (UST)	Property & Adjoining	YES	2		
State and Tribal Institutional Control/Engineering Control Registry	½ mile	No	0		

SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS				
Regulatory Database	Approx. Minimum Search Distance	Property Listed?	# Sites Listed	
State and Tribal Voluntary Cleanup Site	½ mile	No	4	
State and Tribal Brownfield Sites	½ mile	No	11	
State Leachate & Wastewater Discharge Sites (LWDS)	1 mile	No	0	
State Manifests (CT)	¼ mile	YES	11	
State Manifests (RI)	¼ mile	No	0	
State Manifests (NY)	¼ mile	No	1	
State Contaminated & Potentially Contaminated Sites (CPCS)	½ mile	YES	12	
Connecticut Significant Environmental Hazard (CT SEH)	½ mile	No	2	
Connecticut Oil and Chemical Spills (CT Spills)	Property	No	0	
EDR Historic Auto Stations	½ mile	No	2	
EDR Historic Dry Cleaners	½ mile	No	2	
US Brownfields	½ mile	No	6	

5.1.1 Federal Agency Database Findings

The property was not listed on any of the Federal agency databases searched.

The following listing(s) with a known or significant potential for release and impact in, on, or at the property were identified in the federal agency databases searched:

Conrail Hartford Engine Term

470 Windsor Street

Databases: RCRA NonGen / NLR, Finds, ECHO

Approximate Distance from the Property: 197 feet south-southeast

Assumed Groundwater Gradient: Downgradient

Regulatory Data Summary: The facility is listed as a non-generator which do not presently generate hazardous waste. The facility generated D002 (corrosive) hazardous wastes in 1980. No violations were reported.

Discussion: Based on the downgradient location and lack of reported violations, the facility does not represent a *recognized environmental condition*.

Main and Pavilion Shopping Center / Public Housing Residents Going Places, Inc.

1888-1954 Main Street **Databases**: US Brownfields

Approximate Distance from the Property: Adjacent to the west, across Wooster Street

Assumed Groundwater Gradient: Upgradient

Regulatory Data Summary: According to Brownfields information, this parcel formerly included uses such as a gas station, auto repair facility and a State of Connecticut arsenal. It had been abandoned and idle for many years. The parcel was to be redeveloped as a shopping center. Impacted soil encountered was to be removed and transported off-site in order to protect the adjacent residential uses, including Mary Shepard Place.

Discussion: ATC conducted a subsurface investigation which did not identify any contamination related to this facility, therefore it is not considered to represent a *recognized environmental condition*.

Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the remaining sites listed in the Federal agency databases are considered to represent a likely past, present or material threat of release in, on, or at the property. Given

the physical setting characteristics of the property and surrounding area, supplemental agency file reviews were not warranted to verify the database report information.

5.1.2 State and Tribal Database Findings

The property was identified on the following State and Tribal databases searched:

Housing Authority of City of Hartford / Bellevue Square

49 Canton Street / Canton & Windsor

Databases: CT Manifest, CT UST, CT LUST, CT CPCS **Approximate Distance from the Property**: The property

Assumed Groundwater Gradient: NA

Regulatory Data Summary: According to the CT Manifest database the property generated various quantities of D001 (paint related material; petroleum distillates N.O.S.), D002 (sodium hydroxide solution) in 1998. One 10,000-gallon heating oil steel UST was last used in 1990 and removed from the ground. The property is listed on the CT LUST and CT CPCS databases (LUST Facility ID 9147) for an incident on July 22, 1994. The status of the CT LUST case is listed as "Investigation".

Discussion: The transport of 425 gallons of paint-related waste and 330 gallons of sodium hydroxide solution is not considered a *recognized environmental condition* at this time. However, based on the volume of hazardous waste manifested, the property may meet the definition of an "establishment" according to the CPTP. No releases were reported from the 10,000-gallon heating oil UST. Additionally, ATC conducted a subsurface investigation, which did not identify any contamination. Therefore, the former heating oil UST is not considered to represent a *recognized environmental condition*.

The following listing(s) with a known or significant potential for release and impact in, on, or at the property were identified in the State and Tribal agency databases searched:

City of Hartford / CRT / Blonder Associates 555 Windsor Street / 485-55 Windsor Street

Databases: CT Spills, CPCS, CT Manifest, CT LUST, CT Property, CT SDADB

Approximate Distance from the Property: Adjacent to the east

Assumed Groundwater Gradient: Downgradient

Regulatory Data Summary: In February 1990, a Leaking Underground Storage Tank (LUST) was reported. The status of the LUST case is listing as "complete". The facility is listed on the CT Manifest database for the generation of various quantities of D001 (waste gasoline, flammable liquid) and D008 (environmentally hazardous substances, solid) hazardous wastes in 1990 and 2003. On November 10, 1998, formaldehyde and methanol was released from a rail car due to a valve failure. The status of the spill is listed as "closed". On October 12, 2009, a 3 gallon antifreeze spill was reported, contained, and removed (due to a motor vehicle accident). The facility is listed on the CT Property and CT CPCS databases when a Form I was submitted on May 5, 1989. The facility has not been verified by an LEP.

Discussion: Based on the completed status of the reported LUST and its downgradient location, this parcel is not considered a *recognized environmental condition* at this time.

Main and Pavilion Shopping Center / Public Housing Residents Going Places, Inc. 1888-1954 Main Street

Databases: CT Brownfields, EDR HIST Cleaner, CT SDADB, CT LUST, VCP

Approximate Distance from the Property: Adjacent to the west, across Wooster Street

Assumed Groundwater Gradient: Upgradient

Regulatory Data Summary: The facility LUST status was identified as "pending". Several heating oil USTs were removed, along with extensive soil removal, overseen by GeoQuest. Notes indicated that the City of Hartford requested a review by CTDEEP for compliance with UST

regulations. The SDADB indicates total petroleum hydrocarbons (TPH) were present in soil. ATC visited the CTDEEP, LUST Program offices, and obtained a copy of the compliance review. CTDEEP concluded that property UST closure had been performed; however, there were several other issues of concern. CTDEEP records review is further discussed below in Section 5.1.3. Additionally, the address 1954 Main Street was listed in the historical cleaner database because it has been occupied by Precision Wash & Dry Laundry since 2007. However, based on observations during the site reconnaissance, this business appears to be a laundromat only and is not considered an environmental concern.

Discussion: ATC conducted a subsurface investigation which did not identify any contamination related to this facility, therefore it is not considered to represent a *recognized environmental condition*.

City of Hartford – SAND School

1700/1750 Main Street

Databases: CT LUST, CT Spills, CT CPCS, CT Manifest

Approximate Distance from the Property: Adjacent to the west

Assumed Groundwater Gradient: Upgradient

Regulatory Data Summary: A spill was reported on February 20, 1997 due to an in ground tank failure. The tank was reported to hold petroleum and an unknown volume was reported spilled. The tank and soil were removed and remediation started. The LUST status of the site is "cleanup initiated". In July 1998, 150 pounds of solid environmentally hazardous substances, waste code D009 (mercury) was manifested. This manifest is most likely related to disposal of mercury-containing light bulbs.

Discussion: ATC conducted a subsurface investigation which did not identify any contamination related to this facility, therefore it is not considered to represent a *recognized environmental condition*.

Conrail Hartford Engine Terminal

470 Windsor Avenue **Databases**: CT Manifest

Approximate Distance from Property: 197 feet south-southeast

Assumed Groundwater Gradient: Downgradient

Regulatory Data Summary: The facility is listed on the CT Manifest database for the generation of various quantities of D001 (waste liquid N.O.S.; waste flammable liquid N.O.S.) hazardous wastes in 1988 and 1989.

Discussion: Based on the downgradient location of the facility, it is not considered to represent a recognized environmental condition.

Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the other sites listed in the state and tribal databases are considered to represent a likely past, present or material threat of release in, on, or at the property. Given the physical setting characteristics of the property and surrounding area, supplemental agency file reviews were not warranted to verify the database report information.

5.1.3 Local Environmental Records Sources

Fire Department

ATC requested available records, including inspection cards and street files for the property, at the City of Hartford Fire Marshal's Office during the 2016 ESA report. The files contained several inspection record cards for the property. Information on the cards consists primarily of tenant complaints regarding the condition of the building.

ATC followed up with a telephone call to see if there were any new files from the last ESA. No new records were reported.

Connecticut Department of Energy & Environmental Protection (CTDEEP)

ATC reviewed available records at the CTDEEP public File Room for the subject property during the previous 2016 ESA. Files contained the UST registration form for the 10,000-gallon UST at the property. No other records were available for the property.

ATC also reviewed available records for 1950 Main Street, located adjacent to the west of the property (current shopping center). This site is a brownfield site and a LUST site with a "pending" status. LUST program files included a UST compliance review conducted in June 2004. According to the CTDEEP summary, a Phase I ESA conducted in 1998 identified that this parcel had formerly included a dye works (1920s), a gas station (1929-1973) and other commercial businesses. A Phase II ESA conducted in 2000 suggested that the contamination was located in the north-central portion of the parcel. A ground penetrating radar (GPR) survey identified several subsurface anomalies. In July 2003, excayations were conducted that uncovered a total of eight USTs. Each was 1,000 gallons in size and likely contained fuel oil. Petroleum contaminated groundwater was evacuated from the USTs and the USTs were removed from the ground. Significant soil contamination was observed and numerous test pits were dug to further assess subsurface soil conditions. In November 2003, impacted soils were excavated down to clean soil or to the groundwater table (approximately 7-9 feet below grade) and over 2,000 tons of soil were removed from the site. All closure soil samples indicated no exceedences of Remediation Standard Regulations (RSR) criteria. CTDEEP concluded that proper UST closure was performed. However, additional concerns were identified, including that impact below the water table was not considered, and information on groundwater flow and off-site groundwater conditions was missing. It is unclear if these concerns were addressed. This adjacent parcel has been successfully redeveloped as a shopping center; however, ATC was not able to obtain documentation that full clean-up of the site was completed or that downgradient groundwater was evaluated.

Available records were also reviewed for 1750 Main Street, located adjacent to the west of the property (current Sand School). This facility is a LUST site with "cleanup initiated". A Phase I ESA report noted that there had been three reported USTs at the site, and that volatile organic compounds (VOCs), including tetrachloroethylene (PCE), had been found in some wells. A soil and groundwater sampling work plan was found in the files, but no sampling results were available. ATC conducted a subsurface investigation which did not identify any contamination related to this facility, therefore it is not considered to represent a recognized environmental condition. Copies of select documents from the CTDEEP are included in **Appendix L**.

ATC followed up with a request for files since the last ESA report. No new records were found.

Water Utility / Sewer Utility

The Metropolitan District (MDC) provides public utility water and sewer services for the Site and surrounding area. MDC's drinking water comes from surface water sources, including the Barkhamstead Reservoir and the Nepaug Reservoir, both of which are part of the East Branch of the Farmington River. According to MDC's 2019 Water Quality Report, all substances analyzed were in compliance with State and Federal water quality standards, including those for lead. Lead was identified at concentrations above and below drinking water action levels in 81 samples collected from private households in 2017 (the most recent household testing data available). According to MDC, the lead identified in samples collected from private households is most likely due to the corrosion of household plumbing systems (which previously contained lead-based solder, and brass plumbing fixtures [containing lead]). A copy of the MDC 2019 Water Quality Report is included in **Appendix L**.

Other Local Environmental Records Sources

No additional local environmental records sources were reviewed.

5.2 Physical Setting Sources

5.2.1 Topography

Based on the United States Geological Survey (USGS) Hartford North, Connecticut, 7.5-Minute Series (2012) Topographical Map, the property is located at an elevation of approximately 50-60 feet above sea level. The topography of the property gently slopes down to the east, towards the Connecticut River. A copy of the topographic map is included in **Appendix A**.

5.2.2 Geology

According to the website Connecticut Environmental Conditions Online (http://www.cteco.uconn.edu) (CTECO) and the "Bedrock Geologic Map of Connecticut" (USGS, 1985), the bedrock in the area of the Site consists of Portland Arkose. Portland Arkose is composed of reddish brown to maroon micaceous arkose and siltstone and red to black fissile silty shale, commonly referred to as brownstone. A copy of the Bedrock Geologic Map of Connecticut is included in **Appendix L**.

5.2.3 Soils

According to the website Connecticut Environmental Conditions Online (http://www.cteco.uconn.edu) (CTECO), the surficial geology on the property is identified as Fines (very fine sand, silt, and clay): composed of well-sorted, thin layers of alternating silt and clay, or thicker layers of very fine sand and silt. Very fine sand commonly occurs at the surface and grades downward into rhythmically bedded silt and clay varves (lake-bottom deposits).

According to the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey, the majority of the soils beneath the property are classified as Urban Land. Urban Land contains shallow soils that have been extensively influenced by human activities, found mostly but not only in urban areas. The USDA NRCS Soil Map and Surficial Materials Map are included in **Appendix L**.

5.2.4 Hydrology

Based on surface topography, as interpreted from the USGS Hartford North, Connecticut Quadrangle (7.5-minute series) Topographic Map and from the EDR report, regional shallow groundwater in the property area is anticipated to flow in an easterly-southeasterly direction, toward the Connecticut River. Therefore, in assessing potential external environmental impact, adjacent properties located west-northwest are of primary concern due to their inferred up-gradient location. However, actual groundwater flow direction is often locally influenced by factors such as underground structures, seasonal fluctuations, soil and bedrock geology, production wells, tides, and other factors beyond the scope of this study. The actual groundwater flow direction under the property can be accurately determined only by installing groundwater monitoring wells, which was beyond the scope of work for this project.

According to CTECO, the groundwater quality for the property is mapped as "GB". The "GB" classification is groundwater within a historically urbanized area or an area of intense industrial activity and where public water supply service is available. Such groundwater may not be suitable for human consumption without treatment due to waste discharges, spills or leaks of chemicals or land use impacts. The water quality map is included in **Appendix L**.

The nearest surface water to the property is the Connecticut River, located approximately 2,400 feet southeast of the property. According to CTECO, the Connecticut River has a water quality classification of Class 'SB'. Inland surface waters that are Class 'SB" are classified as uniformly good quality and designated for: fishing, swimming and recreation; healthy marine habitat; commercial shellfish harvesting (requires purification); and industrial supply.

5.2.5 Other Physical Setting Sources

Flood Plain Map

ATC reviewed Flood Insurance Rate Maps (FIRM) from the Federal Emergency Management Agency (FEMA) website. According to the FIRM (Map #09003C0368G), the property is not identified as being located in a flood hazard area. Parcels located to the east of the property are designated as "shaded Zone X', an area shown as being protected from the 1-percent annual chance or greater flood hazard by a levee system. The FIRM map is included in **Appendix L**.

Wetlands Map

ATC reviewed the United States Fish and Wildlife "National Wetlands Inventory (NWI)" map for the property on-line via the Wetlands Mapper. According to the NWI map and the CTECO Wetlands Map, no wetlands are mapped for the property or on adjacent properties. Additionally, according to CTECO, no hydric soils are shown on the property. Copies of the wetland maps are included in **Appendix L**.

5.3 Historical Records Sources

The following table summarizes the findings of the research presented below pertaining to historical property and surrounding area uses.

HISTORICAL USE SUMMARY				
Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
Prior to 1940	Residential	Residential/ Commercial	Aerial Photographs	1934
			Topographic Maps	1892, 1906, 1928
			City Directories	1920, 1925, 1936
			Sanborn Maps	1885, 1900, 1917, 1920, 1922
			DPW Maps	1909
1940 - 1960	Residential	Residential/ Commercial	Aerial Photographs	1941, 1943, 1951, 1957
			Topographic Maps	1945, 1952
			Sanborn Maps	1950
			City Directories	1941, 1946, 1951, 1956, 1960
			Tax Assessor	1940

HISTORICAL USE SUMMARY				
Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
1961 - 1980	Residential	Residential/ Commercial	Aerial Photographs	1962, 1967, 1970, 1972
			City Directories	1968, 1973, 1977
			Topographic Maps	1964, 1972
			Sanborn Maps	1979
1981 - 2000	Residential	Residential/ Commercial	Aerial Photographs	1985, 1989, 1990, 1992, 1995
			Topographic Maps	1984, 1992, 1994
			Tax Assessor	1997
			City Directories	1982, 1986, 1992, 1995, 200
2001 - 2016	Residential	Residential/ Commercial	Aerial Photographs	2005, 2006, 2008, 2012, 2016
			Topographic Maps	2012
			City Directories	2005, 2010, 2014

Interval gaps (greater than five years) were encountered during the research of historical use information for the property and surrounding area. However, based on the review of available historical sources, these data gaps did not have an impact on the *recognized environmental condition* (REC) determinations of this assessment and are not significant data gaps.

5.3.1 Aerial Photographs

ATC reviewed available aerial photographs of the property and surrounding area supplied by EDR. Available aerial photographs ranged in date from 1934 to 2016. The following are descriptions and interpretations from the aerial photograph review. Copies of reproducible aerial photographs are included in **Appendix F**.

AERIAL PHOTOGRAPH SUMMARY			
Year	Scale	Comments	
1934	1 inch = 500 feet	Property : It appears that Bellevue Street extended into the eastern portion of the property. The property contains numerous small buildings with frontage along Wooster, Pavilion, Bellevue and Canton Streets. Surrounding Area : The property appears to be surrounded by residential and commercial structures, with railroad tracks visible to the east.	
1941, 1943	1 inch = 500 feet	Property : It appears that Bellevue Street extended into the eastern portion of the property. To the west of Bellevue Street, many of the apartment buildings had been constructed. Residential dwellings remained along the east side of Bellevue Street. Surrounding Area : The property appears to be surrounded by residential and commercial structures, with railroad tracks visible to the east.	
1951, 1957, 1962, 1967, 1970	1 inch = 500 feet	Property: Construction of the apartment complex had been completed. Bellevue Street now curves to the east of the complex. Surrounding Area: The property appears to be surrounded by residential and commercial structures, with railroad tracks visible to the east.	

AERIAL PHOTOGRAPH SUMMARY			
Year	Scale	Comments	
1972, 1985, 1989, 1990, 1992, 1995	1 inch = 500 feet	Property: There appear to be fewer apartment buildings on the property. Surrounding Area: The property appears to be surrounded by residential and commercial structures, with railroad tracks visible to the east. It appears that structures have been razed to the west along Main Street and to the east along Windsor Street. An apparent apartment complex had been constructed to the south, across Canton Street.	
2005, 2006, 2008, 2012, 2016	1 inch = 500 feet	Property : The property appears consistent with current conditions. Nine apartment buildings and one office/community building are visible on the property and a large grassy park area is located in the center of the property. Surrounding Area : The surrounding area appears consistent with current conditions. The property is generally surrounded by other residential housing structures, commercial properties, with railroad tracks and an outdoor music theater to the east.	

The review of aerial photographs did not identify past uses indicating *recognized environmental conditions* in, on, or at the property or surrounding area.

5.3.2 Fire Insurance Maps

A search for fire insurance maps for the property and surrounding area was conducted by EDR. The following are descriptions and interpretations from the fire insurance map reviews. Documentation is included in **Appendix G**.

	FIRE INSURANCE MAP SUMMARY		
Year	Comments		
1885	Property : The property was developed with dwellings in the northeast corner along Bellevue Street. Structures were not illustrated on the remainder of the property. A note indicated brick and frame buildings set back from the road line on the southern portion of the property. Surrounding Area : Dwellings were shown along the south side of Canton Street. One parcel to the northeast was shown as Herold Brewing Co. (fuel indicated as coal).		
1900	Property: The property was shown to be developed with numerous dwellings, flats and tenements. Bellevue Street continued south through the eastern portion of the parcel. Surrounding Area: Residential buildings were shown on parcels to the south. Parcels to the west were residential with the exception of a church, the Arsenal Public School, a Chinese laundry, and the State Arsenal. Parcels to the east were commercial brewing companies.		
1917, 1920	Property : The property was shown to be developed with numerous dwellings, flats and tenements. Bellevue Street continued south through the eastern portion of the parcel. Surrounding Area : Residential buildings were shown on parcels to the south. Parcels to the west were residential with the exception of a church and the Arsenal Public School. Parcels to the east were commercial brewing companies.		
1922	Property: The property was shown to be developed with numerous dwellings, flats and stores. A dairy was located along Wooster Street, a bakery was located in the northeast corner of the property, and the Mt. Olive Baptist Church was shown in the southeast corner. A garage building (15-car capacity) was shown at 78½ Wooster Street with a 560-gallon buried gasoline tank in front. Bellevue Street continued south through the eastern portion of the parcel. Surrounding Area: Residential buildings were shown on parcels to the south. Parcels to the west included dwellings, stores, a church, hotel, school, a Dye Works, and auto repairing. Four small gas tanks were shown near the corner of Main and Pavilion Streets. Parcels to the east included commercial brewing companies and small manufacturing plants.		

FIRE INSURANCE MAP SUMMARY			
Year	Comments		
1950	Property: Twenty apartment buildings, one administrative/recreational building, and one heating plant (in the southeast corner) were shown on the property. The complex was built 1940-41 and was known as Bellevue Square. Surrounding Area: Residential buildings were shown on parcels to the south. Parcels to the west included dwellings, a school, some stores and a filling station. Parcels to the east were manufacturing facilities.		
1979	Property: A few of the apartment buildings had been removed; fifteen apartment buildings and one administrative/recreational building remained. The heating plant was located in the southeast corner of the property. Surrounding Area: Parcels to the south were labeled as "parking". Parcels to the west were not mapped with the exception of three apparent residential buildings. Parcels to the east along Windsor Street were shown to be demolished and sites are being redeveloped.		

The review of fire insurance maps did identify past uses indicating *recognized environmental conditions* in, on, or at the property or surrounding area. In 1922, a 560-gallon gasoline UST was shown on the property along Wooster Street. Additionally, potential contamination due to surrounding property uses, including manufacturing, gasoline stations, dye works, and arsenals, have the potential to impact the property.

5.3.3 Property Tax Files

According to current property cards, the property is owned by the Housing Authority of the City of Hartford. The apartment buildings were built in 1940 and the office/maintenance building was built in 1997. The property address is identified as 88 Wooster Street. A historical property card indicated that the property was acquired 1940-41 by the Housing Authority and was initially known as Bellevue Square. Copies of the property cards and City of Hartford GIS Map are included in **Appendix A**.

The review of available property tax files did not identify past uses indicating *recognized environmental conditions* in, on, or at the property or surrounding area.

5.3.4 Recorded Land Title Records

The acquisition of recorded land title records was not required by the scope of work for the Phase I ESA.

5.3.5 Historical USGS Topographic Maps

ATC reviewed available historical USGS Topographic Maps supplied by EDR for information regarding past uses of the property. In 1892, 1906, 1928 and 1945, the property area is shown to be part of a developed area of the City of Hartford, but no individual structures are illustrated. Bellevue Street extends into the eastern portion of the property. In 1945, the Arsenal School is depicted adjacent to the west of the property. The 1952, 1964, 1972, 1984, 1992, 1994 and 2012 maps are similar, except that Bellevue Street has been replaced with Mary Shepard Place, which curves along the eastern property border. Documentation is included in **Appendix G**.

The review of historic USGS Topographic Maps did not identify past uses indicating *recognized environmental conditions* in, on, or at the property or surrounding area.

5.3.6 City Directories

Research regarding the availability of historical city directories was obtained from EDR. City directories for the property addresses dating back to 1920 were provided. The following are descriptions and interpretations from the historical city directory review. Documentation is included in **Appendix G**.

Based on review of the Sanborn Maps, addresses historically associated with the property may have included: 19-27 Pavilion Street; 2-141 Bellevue Street (both sides of Bellevue Street); 2-106 Wooster Street; and 58-126 Canton Street.

	CITY DIRECTORY SUMMARY		
Year	Comments		
Pavilion Street			
1920, 1925	Property: 19-27 Pavilion Street were listed as residences.		
	Surrounding Area: Residences.		
1936	Property: 19-27 Pavilion Street were listed as residences.		
	Surrounding Area: Mainly residences. 5 Pavilion Street was listed as Spotless Inc.		
	Cleaners, Turcotte's Garage, and Segal Iron Works.		
1941	Property: 19 Pavilion Street is listed as City Housing Authority; 21-25 Pavilion were		
	residences; 27 Pavilion was listed as C. Bertillar Trucking.		
4040 4054 4050	Surrounding Area: Mainly residences.		
1946, 1951, 1956,	Property: Pavilion Street addresses not listed.		
1960, 1968, 1973, 1986, 1995, 2000	Surrounding Area : Surrounding properties along Pavilion Street are listed as shops and/or residences.		
2005, 2010	Property: 15 Pavilion Street listed as Hartford Tenants Federation.		
2003, 2010	Surrounding Area: Surrounding properties along Pavilion Street are listed as shops and/or		
	residences.		
2014	Property: Pavilion Street addresses not listed.		
	Surrounding Area : Surrounding properties along Pavilion Street are listed as residences.		
Bellevue Square	<u> </u>		
1946, 1951, 1956,	Property: Listed as Bellevue Square Housing Project, with various residents listed.		
1960, 1967, 1986,			
1992, 1995			
1999	Property: Listed as Alca Construction Company.		
Main Street			
1936, 1941, 1946,	Surrounding Area: Adjacent properties to the west along Main Street included various		
1951, 1956, 1960,	stores and shops, including a print shop, paint company, residences, a cleaners, and a		
1967	gasoline station (1950 Main). The Arsenal School was listed at 1800 Main Street.		
1986, 1992, 1995,	Surrounding Area: The Sand Everywhere School was listed at 1700 Main Street. Between		
1999, 2003	Canton and Pavilion Streets, there are occasional residential and/or commercial listings for		
2008	adjacent parcels.		
2000	Surrounding Area : 1870 Main was listed as Family Dollar; 1888 Main was listed as Main Wah Kitchen; 1954 was listed as Precision Wash & Dry.		
2014	Surrounding Area: 1888 Main was listed as Kool Smiles, Main Fish Market, Main Wah		
	Kitchen and Save-a-lot; 1954 Main was listed as Precision Wash & Dry.		

The review of city directories did not identify past uses indicating *recognized environmental conditions* in, on, or at the property or surrounding areas, other than some of the adjacent property uses to the west, including print shops, paint shops, cleaners and a gasoline station.

5.3.7 Building Department Records

The City of Hartford Offices are currently closed to in-person file reviews due to the Covid-19 pandemic. As such, ATC reviewed Building Department records available for Site addresses on the City of Hartford's Interactive Mapping Website (Hartford.gov/mhis/Hartford-gis/interactive-mapping). ATC searched for available records for the various property addresses at the City of Hartford Inspections Division in 2016. The earliest record found was dated June 25, 1997, and was a partial permit for foundation construction at 15 Pavilion Street for the Bellevue Square Administration Building. On November 8, 1999, a certificate of occupancy for a one-story building at 15 Pavilion Street was obtained.

The review of building department records did not identify any *recognized environmental conditions* for the property.

5.3.8 Zoning/Land Use Records

According to the City of Hartford Adopted Zoning Map, the property is currently zoned NX-1, neighborhood mix district.

5.3.9 Prior Reports

The following prior reports were reviewed, and briefly summarized below, as part of this assessment. Pertinent information from prior reports has been incorporated into this Phase I ESA. Copies of select portions of these reports may be found in **Appendix H**.

Phase I Environmental Site Assessment of Mary Shepard Place Apartments, 15 Pavilion Street, 101-916 Mary Shepard Place, Hartford, Connecticut dated August 9, 2016 by ATC Group Services LLC (ATC)

The Site is developed as a housing complex, consisting of nine apartment buildings and 1 office/community building. A summary of the *recognized environmental conditions* and non-scope conditions identified through the completion of the Phase I Environmental Site Assessment are as follows:

- Records reviewed for the assessment indicated that a maintenance building with a boiler room that served the entire complex was formerly located in the southeast corner of the property. Fire Marshal records indicated that there had been two 5,000-gallon #6 fuel oil USTs located at the building. Later CTDEEP records show that there was a 10,000-gallon #4 fuel oil UST located at the building which was removed. However, no tank closure report was on file, and there is no record that the 5,000-gallon USTs were removed. The historical below ground storage of fuel oil in the southeastern corner of the property was identified as a recognized environmental condition.
- 425 gallons of paint and paint-related materials, hazardous waste code D001 (ignitable) were
 manifested from the property in April 1998. The transport of 425 gallons of paint-related waste is
 not considered a recognized environmental condition. However, based on the volume of
 hazardous waste manifested, the property may meet the definition of an "establishment" pursuant
 to the Connecticut Property Transfer Program.
- The shopping center property to the west is a Brownfield site, a "pending" leaking underground storage tank (LUST) site, and a voluntary cleanup program site. Few records were available from CTDEEP. Memos indicated that proper UST closure was conducted for the eight fuel oil USTs that had been discovered throughout the site. However, there were questions regarding whether groundwater impact had been investigated, including off-site sampling downgradient. The SAND School property adjacent to the west is also a LUST site with status of "cleanup initiated". Few records were available from CTDEEP. A Phase I ESA report noted that there had been three reported USTs at the site, and that volatile organic compounds (VOCs), including tetrachloroethylene (PCE), had been found in some wells; but no sampling results were available. Due to the upgradient location of these facilities along Main Street, it is possible that groundwater beneath the property has been impacted, and this is a recognized environmental condition.
- The 1922 Sanborn Map showed a garage building located in the northwestern portion of the property. A 560-gallon gasoline UST was depicted adjacent to the garage. No other records were identified regarding this UST. The gasoline UST on the property is considered to be a recognized environmental condition.

Based on the results of the Phase I Environmental Site Assessment, ATC recommended the following:

 Conduct a ground penetrating radar (GPR) survey in the areas of the property where historical USTs have been identified.

- Conduct a limited subsurface investigation in the southeast corner of the property where the boiler building and associated fuel oil USTs has been located.
- Conduct a limited soil vapor survey along the western property boundary to evaluate potential vapor encroachment from adjacent contaminated sites.

Pre-Renovation Asbestos, Lead, and PCB Inspection Report, The Housing Authority of the City of Hartford, Mary Shepard Place RAD Conversion Project, dated August 11, 2016 by ATC

ATC was retained by the Hartford Housing Authority to perform a pre-renovation asbestos, lead, and polychlorinated biphenyl (PCB) inspection of Mary Shepard Place. The complex has a total of 127 units, of which 47 were randomly selected for inspection as part of the assessment. Asbestos containing materials identified on the Site included floor tile mastic identified within a Unit kitchen and joint seam caulking identified in Building 2. Lead-based paint was only identified on select exterior metal door lintels and exterior metal stair treads and railings. PCBs were not identified at concentrations above laboratory reporting limits in the caulking samples for which they were analyzed.

Limited Subsurface Investigation of Mary Shepard Place Apartments, 15 Pavilion Street, 101-916 Mary Shepard Place, Hartford, Connecticut, dated September 20, 2016 by ATC

ATC completed a limited subsurface investigation at the Site to further assess *recognized environmental conditions* identified through the completion of a Phase I Environmental Site Assessment in 2016 (summarized above). The investigation did not identify any anomalies consistent with USTs in the boiler building area or in the area of the historical gasoline UST.

Low levels of VOCs were detected in soil vapor samples collected at the property. The detected concentrations appear to be laboratory contaminants, rather than constituents associated with petroleum or solvents. All detected concentrations were below R-SVVC.

Several PAHs were detected in two soil samples (SB-3 and SB-6) above applicable regulatory criteria. ETPH was also detected above criteria in SB-6. These samples were collected from the approximately location of the former boiler building and associated fuel oil USTs. A total of 7 borings were placed in the historical boiler building area, and no gross contamination associated with fuel oil was identified. Based on field observations, the presence of PAHs and ETPH may be associated with urban fill materials in the area.

VOCs were not detected in soil above laboratory reporting limits, and detected concentrations of lead did not exceed criteria in the area of the historical gasoline UST. Evidence of typical urban fill materials was identified within soil samples collected at the Site.

Based on analytical data from samples collected in the southeastern corner of the Site, PAHs and ETPH are present at concentrations that exceed DEC. However, exceedances were detected at depths between 5 to 8 feet bgs. Residents were unlikely to come into direct contact with soils at these depths. ATC recommended that if soils are to be disturbed on-Site during future renovations or maintenance activities, proper soil handling and disposal practices must be observed.

Limited Indoor Air Quality (IAQ) and Mold Assessment, Unit 804, Mary Shepard Place, Hartford Housing Authority, dated December 29, 2017 by ATC

ATC completed a limited mold inspection and evaluation at Unit 804 (unoccupied) located at the Mary Shepard Place Housing Complex. Visible mold growth and staining/water damaged building materials were observed in several areas of the Unit. Based on the results of the assessment, ATC concluded that

visible and airborne mold is present within the Unit. Based on EPA recommendations, ATC recommended removal of the mold and affected building materials.

Post Remediation Indoor Air Quality (IAQ) and Mold Assessment, Unit 804, Mary Shepard Place, Hartford Housing Authority, dated March 14, 2018 by ATC

Remedial actions to remove visible mold and water stained/damaged substrates previously identified in Unit 804 were completed by a Mold Remediation Contractor in 2018. ATC subsequently completed a post remediation inspection and testing to confirm the effectiveness of the remedial actions. Aside from water stained material observed in one of the bedrooms, ATC did not observed visible mold within the Unit during the follow-up inspection. ATC recommended the removal of the water stained substrate.

Limited Environmental Site Investigation, Mary Shepard Place, 15 Pavilion Street, Hartford, Connecticut, dated April 1, 2019 by ATC

A limited subsurface investigation (consisting of the advancement of three soil borings and the collection of six soil samples) was completed in an area where a building pad is proposed for a residential complex. The results were intended to assist in determining whether soil removed during development would be suitable for reuse on the Site. Based on the results, soils in the vicinity of two of the boring locations were suitable for reuse on the property. PAH exceedances noted in one of the soil samples may indicate a petroleum release or the presence of urban fill and cannot be reused on-site due to GB PMC and RDEC exceedances (unless placed beneath an engineered control like a building foundation). ATC indicates that, if these soils cannot be placed beneath an engineered control, than the soils would need to be transported off-Site for proper disposal.

5.3.10 Other Historical Sources

No other historical sources were reviewed.

6.0 SITE RECONNAISSANCE

The following is a summary of visual and/or physical observations of the property on the day of the Site visit. Please note, the office, community, and maintenance building was not included in this assessment. Photographs can be found in **Appendix C**.

6.1 Methodology and Limiting Conditions

Ms. Christy Quagliaroli, Project Scientist for ATC conducted the site reconnaissance on February 8, 2021 and was accompanies by Mr. Mark Fitzgerald, representing HACH. The site reconnaissance consisted of visual and/or physical observations of: the Property and improvements; adjoining sites as viewed from the Property; and, the surrounding area based on visual observations made during the trip to and from the Property. Unimproved portions of the Property (if any) were observed along the perimeter and in a general grid pattern in safely accessible areas. Building exteriors (if any) were observed along the perimeter from the ground, unless described otherwise. Building interiors (if any) were observed as they were made safely accessible, unless described otherwise. On the date of property reconnaissance, the weather was partly sunny and cool; the temperature was approximately 40 degrees Fahrenheit.

6.2 Hazardous Substance Use, Storage, and Disposal

Individual units were observed to contain household cleaning supplies (less than five gallon containers) such as carpet cleaner, detergents, disinfectants, and furniture polish. Based on the observed conditions, these typical household compounds are not considered to represent a *recognized environmental condition*.

6.3 Underground Storage Tanks (USTs)

ATC did not observe evidence of USTs on the property.

6.4 Aboveground Storage Tanks (ASTs)

ATC did not observe evidence of ASTs on the property.

6.5 Other Petroleum Products

ATC did not observe evidence of the use, storage or disposal of other petroleum products in, on or at the property.

6.6 Polychlorinated Biphenyls (PCBs)

ATC observed approximately six (6) pad-mounted transformers near buildings on the property. The transformers were not labeled as to PCB content. No evidence of spills or stains were observed in the vicinity of the transformers, and the utility company is responsible for their maintenance. Therefore, they are not considered to represent a *recognized environmental condition* for the property.

6.7 Unidentified Substance Containers

ATC did not observe the presence of unidentified substance containers on the property.

6.8 Nonhazardous Solid Waste

ATC did not observe non-hazardous waste storage on the property, other than approximately 10 dumpsters used for the disposal of typical household trash.

6.9 Wastewater

ATC observed evidence of wastewater generated, treated or discharged (including sanitary sewage and stormwater) in, on or at the property or to adjoining properties as summarized below.

WASTEWATER SUMMARY TABLE			
Type of Wastewater	Generation Process	Treatment System?	Discharged To?
Sanitary wastewater	Use of kitchens and bathrooms	None	Municipal sanitary sewer

The identified wastewater source does not represent a recognized environmental condition based on observed conditions.

6.10 Waste Pits, Ponds and Lagoons

ATC did not observe evidence of waste pits, ponds or lagoons in, on or at the property.

6.11 Drains and Sumps

Sumps were observed in basement boiler rooms of the apartment buildings. Based on the residential use of the property and observed conditions, the sumps do not represent a *recognized environmental condition*.

6.12 Septic Systems

ATC did not observe evidence of a septic system in, on or at the property.

6.13 Stormwater Management System

Stormwater at the property flows over building rooftops and paved parking lots, and travels towards the driveways and roadways in and adjacent to the property to drain into curb-inlets, which discharge into the municipal stormwater system. A few storm drains were also observed in grassy areas throughout the property. The observed vegetation did not exhibit signs of biological stress and no strong odors were observed.

6.14 Wells

ATC did not observe evidence of wells in, on or at the property.

7.0 SUBSURFACE VAPOR MIGRATION

ATC conducted a limited screening for potential vapor encroachment conditions (VECs) that may affect the property. The VEC screening focused on the current and historical usage of the property and also utilized the aforementioned regulatory agency database report provided by EDR and an EDR Vapor Encroachment Screen (VES) Report to evaluate identified Chemicals of Concern (COCs), including petroleum hydrocarbons. To identify the area of concern (AOC) for contaminated sites with non-petroleum hydrocarbon COCs, ATC utilized the approximate minimum search distance defined by ASTM E 2600-10 of 1,760 feet (1/3 mile) from the property boundary for COC-contaminated sites. For sites contaminated with petroleum hydrocarbon COCs, ATC utilized the AOC approximate minimum search distance of 528 feet (1/10 mile). The AOC was adjusted accordingly based on review of physical setting characteristics, known release information, property and land features, groundwater flow direction, and soil type, et al.

ASTM's Vapor Encroachment guidance indicates that when groundwater flow direction can be estimated or determined, the cross-gradient or downgradient radius distances can be significantly reduced. The EDR VES report calculates the reduced AOC distances when considering groundwater flow direction by utilizing the following default distances, which were determined using the Buonicore Methodology: (non-petroleum hydrocarbon COCs) 1,760 feet in the upgradient direction; 365 feet in the cross-gradient direction; and 100 feet in the downgradient direction; and (petroleum hydrocarbon COCs) 528 feet in the upgradient direction; 165 feet in the cross-gradient direction if Light, Non-Aqueous Phase Liquid (LNAPL i.e. floating product) is suspected; 95 feet in the cross-gradient direction if no LNAPL is suspected; 100 feet in the downgradient direction (LNAPL suspected); and 30 feet in the downgradient position (LNAPL not suspected).

The screening was further refined by evaluating the Critical Distance (CD) factor. The CD is the upper distance a vapor may migrate through soil in the vadose zone assuming the path of least resistance is directly from the closest boundary of the contaminated media (i.e. groundwater or soil) to the nearest property boundary. For non-petroleum hydrocarbon COCs, the CD is 100 feet. For LNAPL petroleum hydrocarbon COCs, the CD is also 100 feet. For dissolved petroleum hydrocarbon COCs, the CD is 30 feet.

ATC reviewed potential sources of COCs from the facilities reported on the EDR database report and VES report.

- Main and Pavilion Shopping Center/Public Housing Residents Going Places, Inc., located at 1888-1954 Main Street, adjacent to the west of the property. This facility is a brownfield redevelopment site, LUST site and voluntary cleanup site.
- City of Hartford SAND School, located at 1700/1750 Main Street, adjacent to the west. This
 facility is an open LUST site.

However, ATC conducted a subsurface investigation, including a soil vapor survey, in 2016 which did not

9.3 Lead in Drinking Water

ATC confirmed that MDC provides potable water utilities to the property and surrounding area. According to the 2019 Water Quality Report, the publicly-supplied water meets all drinking water standards, including those for lead. The report indicates that all untreated water for the system comes entirely from the Barkhamstead and Nepaug Reservoirs. The MDC 2019 Water Quality Report is included in **Appendix L**.

9.4 Lead-Based Paint (LBP)

In 2016, ATC conducted a survey for the presence of LBP on painted surfaces for the property buildings. Details regarding the LBP survey are summarized in **Section 5.3.9**.

9.5 Mold Screening

ATC conducted a very limited screening survey for readily observable mold and conditions conducive to mold on the property. The screening consisted of a limited interview and physical observation. Standing water and water staining were observed in multiple basements. Significant mold growth was not observed in the areas inspected as part of this assessment.

9.6 Additional User Requested Conditions

No additional User requested services were included in the scope of work for this ESA.

10.0 REFERENCES

ASTM International, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E1527-13. November 2013.

ASTM International, Standard Guide for Readily Observable Mold and Conditions Conducive to Mold in Commercial Buildings: Baseline Survey Process, ASTM Designation E 2418-06. March 2006.

ASTM International, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM Designation E 2600-10. June 2010.

RECORDS REVIEW

Environmental Data Resources, Inc. The EDR Radius Map Report with GeoCheck, Mary Shepard Place Apartments, 15 Pavilion Street, Hartford, Connecticut 06120. Inquiry Number 6351095.2s. February 1, 2021.

Environmental Data Resources, Inc. EDR Aerial Photo Decade Package, Mary Shepard Place Apartments, 15 Pavilion Street, Hartford, Connecticut 06120. Inquiry Number 5485242.8. November 15, 2018.

Environmental Data Resources, Inc. Certified Sanborn Map Report, Mary Shepard Place Apartments, 15 Pavilion Street, Hartford, Connecticut 06120. Inquiry Number 5485242.3. November 15, 2018.

Environmental Data Resources, Inc. EDR Historical Topographic Map Report, Mary Shepard Place Apartments, 15 Pavilion Street, Hartford, Connecticut 06120. Inquiry Number 5485242.4. November 14, 2018.

Environmental Data Resources, Inc. City Directory Image Report, Mary Shepard Place Apartments, 15 Pavilion Street, Hartford, Connecticut 06120. Inquiry Number 5485242.5. November 20, 2018.

Environmental Data Resources, Inc. Environmental Lien Search Report, 15 Pavilion Street, Hartford, Connecticut 06120. Inquiry Number 4633412.7. June 6, 2016.

Environmental Data Resources, Inc. EDR Vapor Encroachment Screen, Mary Shepard Place Apartments, 15 Pavilion Street, Hartford, Connecticut 06120. Inquiry Number 5485242.2s. February 1, 2019.

Phase I Environmental Site Assessment of Mary Shepard Place Apartments, 15 Pavilion Street, 101-916 Mary Shepard Place, Hartford, Connecticut dated August 9, 2016 by ATC Group Services LLC (ATC)

Pre-Renovation Asbestos, Lead, and PCB Inspection Report, The Housing Authority of the City of Hartford, Mary Shepard Place RAD Conversion Project, dated August 11, 2016 by ATC

Limited Subsurface Investigation of Mary Shepard Place Apartments, 15 Pavilion Street, 101-916 Mary Shepard Place, Hartford, Connecticut, dated September 20, 2016 by ATC

Limited Indoor Air Quality (IAQ) and Mold Assessment, Unit 804, Mary Shepard Place, Hartford Housing Authority, dated December 29, 2017 by ATC

Post Remediation Indoor Air Quality (IAQ) and Mold Assessment, Unit 804, Mary Shepard Place, Hartford Housing Authority, dated March 14, 2018 by ATC

Limited Environmental Site Investigation, Mary Shepard Place, 15 Pavilion Street, Hartford, Connecticut, dated April 1, 2019 by ATC

PHYSICAL SETTING SOURCES

Connecticut Environmental Conditions Online (CTECO). www.cteco.uconn.edu.

Federal Emergency Management Agency, Map Service Center. www.fema.gov.

United States Department of the Interior Fish and Wildlife Service. National Wetlands Inventory Mapper. http://wetlandsfws.er.usgs.gov/.

United States Geological Survey (USGS), Bedrock Geologic Map of Connecticut, 1985.

United States Geological Survey (USGS) Topographic Map, Hartford North Quadrangle, 7.5 Minute Series, dated 2012.

11.0 TERMINOLOGY

The following provides definitions and descriptions of certain terms that may be used in this report. Italics indicate terms that are defined by ASTM Standard Practice E1527-13. The Standard Practice should be referenced for further detail (such as the precise wording), related definitions or additional explanation regarding the meaning of terms.

recognized environmental condition(s) (REC) - the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

material threat - a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional (EP), is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance and which shows evidence of damage such that it may cause or contribute to tank integrity failure with a release of contents to the environment.

de minimis condition — is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate governmental agencies. An example might include a release of hazardous substances or petroleum products that could reasonably and foreseeably result in a concentration exceeding the applicable regulatory agency risk-based residential standards or substantial damage to natural resources. The risk of that exposure or damage would represent a threat to human health or the environment. If an enforcement action would be less likely than not, then the condition is considered to be generally not likely the subject of an enforcement action. A condition determined to be de minimis is not a REC or controlled recognized environmental condition (CREC).

historical recognized environmental condition(s) (HREC) - a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the EP must determine whether the past release is a REC at the time the assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition will be reported in Section 1.2 the Findings and Conclusions Summary table as a REC.

controlled recognized environmental condition (CREC) - a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitation, institutional controls, or engineering controls). Per E1527-13, a CREC will be reported in the Section 1.2 Findings and Conclusions Summary table as a CREC and a REC.

migrate/migration - refers to the movement of *hazardous substances* or *petroleum products* in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

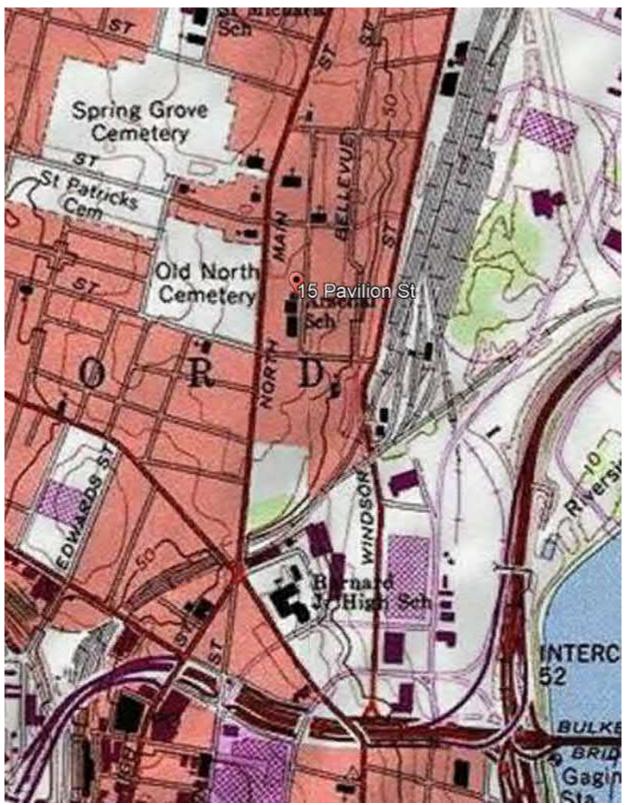
APPENDIX A

SITE VICINITY MAP

FIGURE 1 SITE VICINITY MAP

Mary Shepard Place Apartments 101-916 Mary Shepard Place Hartford, Connecticut

ATC Project Number: 4500521001



Topographic Map Image from Google Earth https://www.google.com/earth



City of Hartford - Property Map

Date Printed: 2/1/2021

City of Hartford GIS Services - HartfordGIS



is subject to change as a more accurate survey may disclose. The City of Hartford and the mapping company assume no legal

responsibility for the information contained in this data. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY

General Property Data

Parcel ID 265-247-001

Prior Parcel ID Property Owner HOUSING AUTHORITY-CITY OF HTFD

Mailing Address 180 JOHN D WARDLAW WAY

City HARTFORD

Mailing State CT Zip 06106-3603

ParcelZoning NX-1

Account Number

Property Location 88 WOOSTER ST

Property Use HOUSING AUTH

Most Recent Sale Date 1/1/1922

Legal Reference N/A

Grantor

Sale Price 0

Land Area 522,720.000 acres

Current Property Assessment

Card 1 Value **Building Value 212,800**

Xtra Features 0 Value

Land Value 1,463,630

Total Value 1,676,430

Total Parcel Value

Building Value 4,512,480

Xtra Features 19,950 Value

Land Value 1,463,630

Total Value 5,996,060

Building Description

Building Style APARTMENT

of Living Units 6

Year Built 1940

Building Grade Average -

Building Condition N/A

Finished Area (SF) 7488

Number Rooms 30 # of 3/4 Baths 0

Foundation Type Concrete

Frame Type Wood Frame

Roof Structure GABLE/HIP Roof Cover Asphalt

Siding Brick

Interior Walls DRYWALL

of Bedrooms 18

of 1/2 Baths 0

Flooring Type COMBINATION

Basement Floor CONCRETE

Heating Type Hot Water

Heating Fuel Gas

Air Conditioning 0%

of Bsmt Garages 0

of Full Baths 0

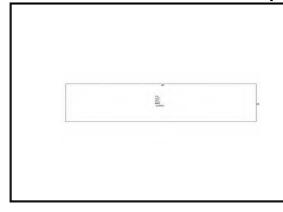
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 522,720.000 acres of land mainly classified as HOUSING AUTH with a(n) APARTMENT style building, built about 1940 , having Brick exterior and Asphalt roof cover, with 0 commercial unit(s) and 6 residential unit(s), 30 room(s), 18 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





General Property Data

Parcel ID 265-247-001

Prior Parcel ID Property Owner HOUSING AUTHORITY-CITY OF HTFD

Mailing Address 180 JOHN D WARDLAW WAY

City HARTFORD

Mailing State CT Zip 06106-3603

ParcelZoning NX-1

Account Number

Property Location 88 WOOSTER ST

Property Use HOUSING AUTH

Most Recent Sale Date 1/1/1922

Legal Reference N/A

Grantor

Sale Price 0

Land Area 522,720.000 acres

Current Property Assessment

Card 2 Value Building Value 551,320 Xtra Features 0 Value

Land Value 0

Total Value 551,320

Total Parcel Value

Building Value 4,512,480

Xtra Features 19,950 Value

Land Value 1,463,630

Total Value 5,996,060

Building Description

Building Style APARTMENT

of Living Units 14

Year Built 1940

Building Grade Average -Building Condition N/A

Finished Area (SF) 19401

Number Rooms 64

of 3/4 Baths 0

Foundation Type Concrete

Frame Type Wood Frame

Roof Structure GABLE/HIP

Roof Cover Asphalt

Siding Brick

Interior Walls DRYWALL

of Bedrooms 36 # of 1/2 Baths 0

Flooring Type COMBINATION

Basement Floor CONCRETE

Heating Type Hot Water

Heating Fuel Gas

Air Conditioning 0%

of Bsmt Garages 0

of Full Baths 0

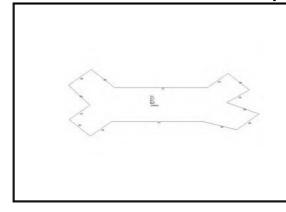
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 522,720.000 acres of land mainly classified as HOUSING AUTH with a(n) APARTMENT style building, built about 1940, having Brick exterior and Asphalt roof cover, with 0 commercial unit(s) and 14 residential unit(s), 64 room(s), 36 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





General Property Data

Parcel ID 265-247-001

Prior Parcel ID Property Owner HOUSING AUTHORITY-CITY OF HTFD

Mailing Address 180 JOHN D WARDLAW WAY

City HARTFORD

Mailing State CT Zip 06106-3603

ParcelZoning NX-1

Account Number

Property Location 88 WOOSTER ST

Property Use HOUSING AUTH

Most Recent Sale Date 1/1/1922

Legal Reference N/A

Grantor

Sale Price 0

Land Area 522,720.000 acres

Current Property Assessment

Card 3 Value **Building Value 212,800**

Xtra Features 0 Value

Land Value 0

Total Value 212,800

Total Parcel Value

Building Value 4,512,480

Xtra Features 19,950 Value

Land Value 1,463,630

Total Value 5,996,060

Flooring Type COMBINATION

Basement Floor CONCRETE

Heating Type Hot Water

Heating Fuel Gas

Air Conditioning 0%

of Other Fixtures 0

Building Description

Building Style APARTMENT

of Living Units 7

Year Built 1940

Building Grade Average -

Building Condition N/A Finished Area (SF) 7488

Number Rooms 32

of 3/4 Baths 0

Foundation Type Concrete

Frame Type Wood Frame

Roof Structure GABLE/HIP Roof Cover Asphalt

Siding Brick

Interior Walls DRYWALL

of Bedrooms 18 # of 1/2 Baths 0

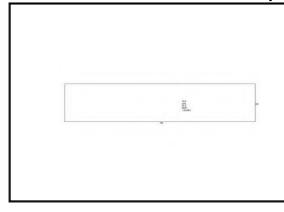
of Bsmt Garages 0 # of Full Baths 0

Legal Description

Narrative Description of Property

This property contains 522,720.000 acres of land mainly classified as HOUSING AUTH with a(n) APARTMENT style building, built about 1940 , having Brick exterior and Asphalt roof cover, with 0 commercial unit(s) and 7 residential unit(s), 32 room(s), 18 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





General Property Data

Parcel ID 265-247-001

Prior Parcel ID Property Owner HOUSING AUTHORITY-CITY OF HTFD

Mailing Address 180 JOHN D WARDLAW WAY

City HARTFORD

Mailing State CT Zip 06106-3603

ParcelZoning NX-1

Account Number

Property Location 88 WOOSTER ST

Property Use HOUSING AUTH

Most Recent Sale Date 1/1/1922

Legal Reference N/A

Grantor

Sale Price 0

Land Area 522,720.000 acres

Current Property Assessment

Card 4 Value Building Value 551,320

Xtra Features 0 Value

Land Value 0

Total Value 551,320

Total Parcel Value

Building Value 4,512,480

Xtra Features 19,950 Value

Land Value 1,463,630

Total Value 5,996,060

Building Description

Building Style APARTMENT

of Living Units 20

Year Built 1940

Building Grade Average -

Building Condition N/A

Finished Area (SF) 19401 Number Rooms 81

of 3/4 Baths 0

Foundation Type Concrete

Frame Type Wood Frame Roof Structure GABLE/HIP

Roof Cover Asphalt

Siding Brick

Interior Walls DRYWALL

of Bedrooms 41

of 1/2 Baths 0

Flooring Type COMBINATION

Basement Floor CONCRETE

Heating Type Hot Water

Heating Fuel Gas

Air Conditioning 0%

of Bsmt Garages 0

of Full Baths 0

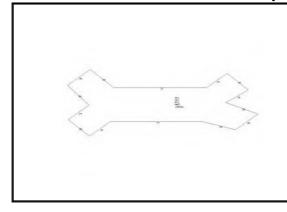
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 522,720.000 acres of land mainly classified as HOUSING AUTH with a(n) APARTMENT style building, built about 1940, having Brick exterior and Asphalt roof cover, with 0 commercial unit(s) and 20 residential unit(s), 81 room(s), 41 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





General Property Data

Parcel ID 265-247-001

Prior Parcel ID Property Owner HOUSING AUTHORITY-CITY OF HTFD

Mailing Address 180 JOHN D WARDLAW WAY

City HARTFORD

Mailing State CT Zip 06106-3603

ParcelZoning NX-1

Account Number

Property Location 88 WOOSTER ST

Property Use HOUSING AUTH

Most Recent Sale Date 1/1/1922

Legal Reference N/A

Grantor

Sale Price 0

Land Area 522,720.000 acres

Current Property Assessment

Card 5 Value Building Value 554,820

Xtra Features 0 Value

Land Value 0

Total Value 554,820

Total Parcel Value

Building Value 4,512,480

Xtra Features 19,950 Value

Land Value 1,463,630

Total Value 5,996,060

Building Description

Building Style APARTMENT

of Living Units 20

Year Built 1940

Building Grade Average -

Building Condition N/A

Finished Area (SF) 19401 Number Rooms 80

of 3/4 Baths 0

Foundation Type Concrete

Frame Type Wood Frame

Roof Structure GABLE/HIP

Roof Cover Asphalt Siding Brick

Interior Walls DRYWALL

of Bedrooms 40

of 1/2 Baths 0

Flooring Type COMBINATION

Basement Floor CONCRETE

Heating Type Hot Water

Heating Fuel Gas

Air Conditioning 0%

of Bsmt Garages 0

of Full Baths 0

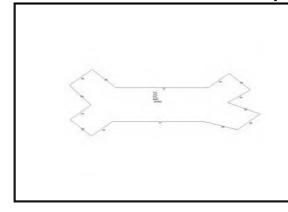
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 522,720.000 acres of land mainly classified as HOUSING AUTH with a(n) APARTMENT style building, built about 1940 , having Brick exterior and Asphalt roof cover, with 0 commercial unit(s) and 20 residential unit(s), 80 room(s), 40 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





General Property Data

Parcel ID 265-247-001

Prior Parcel ID Property Owner HOUSING AUTHORITY-CITY OF HTFD

Mailing Address 180 JOHN D WARDLAW WAY

Building Value 4,512,480

City HARTFORD Mailing State CT Zip 06106-3603

ParcelZoning NX-1

Account Number

Property Location 88 WOOSTER ST

Property Use HOUSING AUTH

Most Recent Sale Date 1/1/1922

Legal Reference N/A

Grantor

Sale Price 0

Land Area 522,720.000 acres

Current Property Assessment

Card 6 Value Building Value 458,290

Total Parcel

Value

Xtra Features 0 Value

Land Value 0

Xtra Features 19,950 Value

Land Value 1,463,630

Total Value 458,290 Total Value 5,996,060

Building Description

Building Style APARTMENT

of Living Units 15

Year Built 1940

Building Grade Average -

Building Condition N/A

Finished Area (SF) 19401

Number Rooms 61 # of 3/4 Baths 0

Foundation Type Concrete

Frame Type Wood Frame

Roof Structure GABLE/HIP Roof Cover Asphalt

Siding Brick

Interior Walls DRYWALL

of Bedrooms 31

of 1/2 Baths 0

Flooring Type COMBINATION

Basement Floor CONCRETE

Heating Type Hot Water

Heating Fuel Gas

Air Conditioning 0%

of Bsmt Garages 0

of Full Baths 0

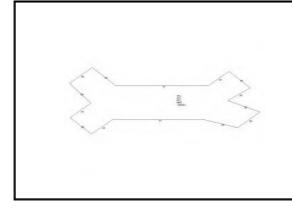
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 522,720.000 acres of land mainly classified as HOUSING AUTH with a(n) APARTMENT style building, built about 1940 , having Brick exterior and Asphalt roof cover, with 0 commercial unit(s) and 15 residential unit(s), 61 room(s), 31 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





General Property Data

Parcel ID 265-247-001

Prior Parcel ID

Property Owner HOUSING AUTHORITY-CITY OF HTFD

Mailing Address 180 JOHN D WARDLAW WAY

City HARTFORD

Mailing State CT Zip 06106-3603

ParcelZoning NX-1

Account Number

Property Location 88 WOOSTER ST

Property Use HOUSING AUTH

Most Recent Sale Date 1/1/1922

Legal Reference N/A

Grantor

Sale Price 0

Land Area 522,720.000 acres

Current Property Assessment

Card 7 Value Building Value 551,320 Xtra Features 0 Value

Land Value 0

Total Value 551,320

Total Parcel Value

Building Value 4,512,480

Xtra Features 19,950 Value

Land Value 1,463,630

Total Value 5,996,060

Building Description

Building Style APARTMENT

of Living Units 15

Year Built 1940

Building Grade Average -

Building Condition N/A

Finished Area (SF) 19401 Number Rooms 66

of 3/4 Baths 0

Foundation Type Concrete

Frame Type Wood Frame Roof Structure GABLE/HIP

Roof Cover Asphalt

Siding Brick

Interior Walls DRYWALL

of Bedrooms 36

of 1/2 Baths 0

Flooring Type COMBINATION

Basement Floor CONCRETE

Heating Type Hot Water

Heating Fuel Gas

Air Conditioning 0%

of Bsmt Garages 0

of Full Baths 0

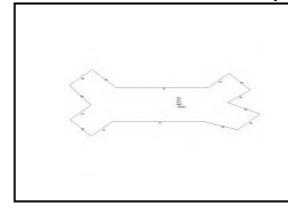
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 522,720.000 acres of land mainly classified as HOUSING AUTH with a(n) APARTMENT style building, built about 1940 , having Brick exterior and Asphalt roof cover, with 0 commercial unit(s) and 15 residential unit(s), 66 room(s), 36 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





General Property Data

Parcel ID 265-247-001

Prior Parcel ID

Property Owner HOUSING AUTHORITY-CITY OF HTFD

Mailing Address 180 JOHN D WARDLAW WAY

City HARTFORD

Mailing State CT Zip 06106-3603

ParcelZoning NX-1

Account Number

Property Location 88 WOOSTER ST

Property Use HOUSING AUTH

Most Recent Sale Date 1/1/1922

Legal Reference N/A

Grantor

Sale Price 0

Land Area 522,720.000 acres

Current Property Assessment

Card 8 Value Building Value 554,820

Xtra Features 0 Value

Land Value 0

Total Value 554,820

Total Parcel Value

Building Value 4,512,480

Xtra Features 19,950 Value

Land Value 1,463,630

Total Value 5,996,060

Building Description

Building Style APARTMENT

of Living Units 14

Year Built 1940

Building Grade Average -

Building Condition N/A

Finished Area (SF) 19401 Number Rooms 60

of 3/4 Baths 0

Foundation Type Concrete

Frame Type Wood Frame

Roof Structure GABLE/HIP Roof Cover Asphalt

Siding Brick

Interior Walls DRYWALL

of Bedrooms 32

of 1/2 Baths 0

Flooring Type COMBINATION

Basement Floor CONCRETE

Heating Type Hot Water

Heating Fuel Gas

Air Conditioning 0%

of Bsmt Garages 0

of Full Baths 0

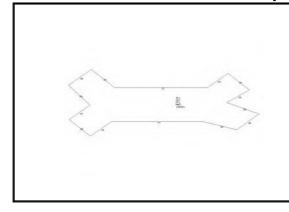
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 522,720.000 acres of land mainly classified as HOUSING AUTH with a(n) APARTMENT style building, built about 1940 , having Brick exterior and Asphalt roof cover, with 0 commercial unit(s) and 14 residential unit(s), 60 room(s), 32 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





General Property Data

Parcel ID 265-247-001

Prior Parcel ID Property Owner HOUSING AUTHORITY-CITY OF HTFD

Mailing Address 180 JOHN D WARDLAW WAY

City HARTFORD

Mailing State CT Zip 06106-3603

ParcelZoning NX-1

Account Number

Property Location 88 WOOSTER ST

Property Use HOUSING AUTH

Most Recent Sale Date 1/1/1922

Legal Reference N/A

Grantor

Sale Price 0

Land Area 522,720.000 acres

Current Property Assessment

Card 9 Value Building Value 551,320 Xtra Features 0 Value

Land Value 0

Total Value 551,320

Total Parcel Value

Building Value 4,512,480

Xtra Features 19,950 Value

Land Value 1,463,630

Total Value 5,996,060

Building Description

Building Style APARTMENT

of Living Units 16

Year Built 1970

Building Grade Average -

Building Condition N/A

Finished Area (SF) 19401 Number Rooms 66

of 3/4 Baths 0

Foundation Type Concrete

Frame Type Wood Frame

Roof Structure GABLE/HIP

Roof Cover Asphalt

Siding Brick

Interior Walls DRYWALL

of Bedrooms 34 # of 1/2 Baths 0

Flooring Type COMBINATION

Basement Floor CONCRETE

Heating Type Hot Water

Heating Fuel Gas

Air Conditioning 0%

of Bsmt Garages 0

of Full Baths 0

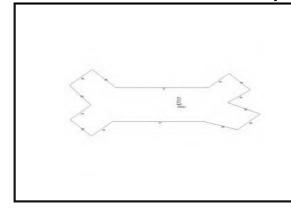
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 522,720.000 acres of land mainly classified as HOUSING AUTH with a(n) APARTMENT style building, built about 1970 , having Brick exterior and Asphalt roof cover, with 0 commercial unit(s) and 16 residential unit(s), 66 room(s), 34 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





General Property Data

Parcel ID 265-247-001

Prior Parcel ID Property Owner HOUSING AUTHORITY-CITY OF HTFD

Mailing Address 180 JOHN D WARDLAW WAY

City HARTFORD

Mailing State CT Zip 06106-3603

ParcelZoning NX-1

Account Number

Property Location 88 WOOSTER ST

Property Use HOUSING AUTH

Most Recent Sale Date 1/1/1922

Legal Reference N/A

Grantor

Sale Price 0

Land Area 522,720.000 acres

Current Property Assessment

Card 10 Value Building Value 313,670

Xtra Features 19,950 Value

Land Value 0

Total Value 333,620

Total Parcel Value

Building Value 4,512,480

Xtra Features 19,950 Value

Land Value 1,463,630

Total Value 5,996,060

Building Description

Building Style OFFICE LO RI

of Living Units 0

Year Built 1997

Building Grade Average

Building Condition N/A

Finished Area (SF) 4207

Number Rooms 0 # of 3/4 Baths 0

Foundation Type Concrete

Frame Type Wood Frame

Roof Structure GABLE/HIP

Roof Cover Asphalt Siding Brick

Interior Walls DRYWALL

of Bedrooms 0

of 1/2 Baths 0

Flooring Type COMBINATION

Basement Floor N/A

Heating Type Warm Air

Heating Fuel Gas

Air Conditioning 65%

of Bsmt Garages 0

of Full Baths 0

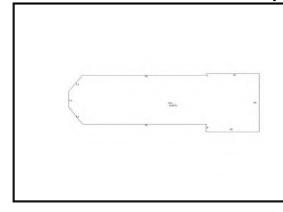
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 522,720.000 acres of land mainly classified as HOUSING AUTH with a(n) OFFICE LO RI style building, built about 1997, having Brick exterior and Asphalt roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

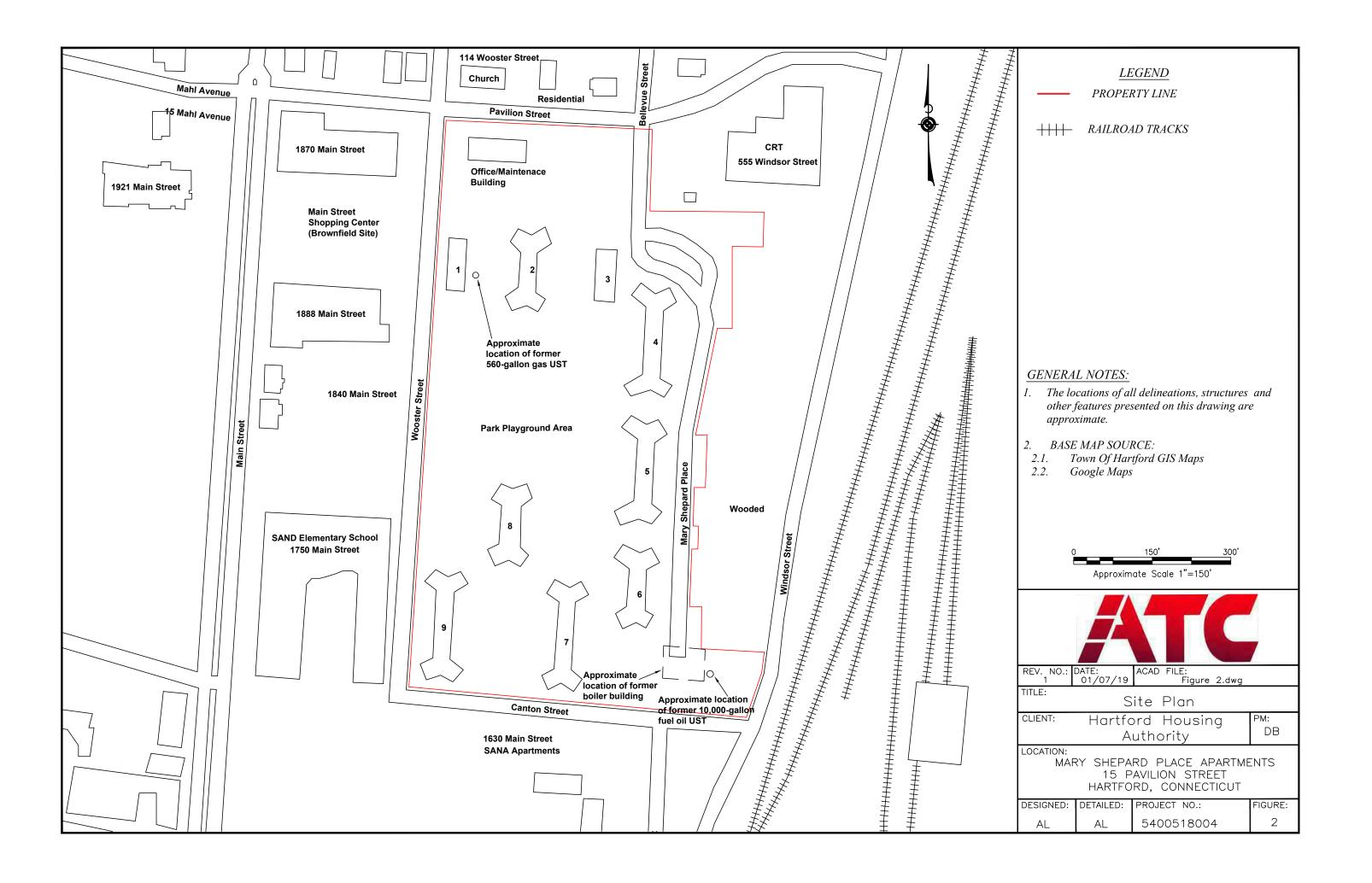
Property Images





APPENDIX B

SITE PLAN



APPENDIX C

SITE PHOTOGRAPHS



Photo 1: Office and community building located at entrance to property along Pavilion Street (View Northwest).



Photo 2: Building No. 1 (View Southwest)



Photo 3: Building No. 2 (View Southwest).



Photo 4: Building No. 3 (View Southeast).



Photo 5: Building No. 4 (View Southwest).



Photo 6: Building No. 5 (View Southwest).

Project No. 4500521001 1 ATC Group Services LLC



Photo 7: Building No. 6 (View Southwest)



Photo 9: Building No. 8 (View West).



Photo 11: Typical Boiler Room (Basement of Building No. 1).



Photo 8: Building No. 7 (View Southwest).



Photo 10: Building No. 9 (View Southwest).



Photo 12: Typical Boiler Room (Basement of Building No. 9).



Photo 13: Typical Kitchen (Building No. 3).



Photo 15: Typical Bathroom.

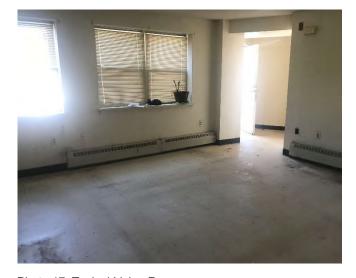


Photo 17: Typical Living Room.



Photo 14: Typical Kitchen (Building No. 4).



Photo 16: Typical Bathroom.



Photo 18: Typical Living Room.



Photo 19: Typical Bedroom.



Photo 21: Paved Parking Area- East of Building No. 3 (View East).



Photo 23: Open Space Central Portion of the Property.



Photo 20: Typical Bedroom.



Photo 22: Paved Parking Area- North of Building No. 2 (View North).



Photo 24: Open Space Central Portion of the Property.



Photo 25: Typical Pad-Mounted Electrical Transformer.



Photo 27: Typical Dumpster Area (East Side of the Property).



Photo 29: Residential Properties to the North of the Site, Across Pavilion Street.



Photo 26: Typical Pad-Mounted Electrical Transformer.



Photo 28: Abutting Property to the South, Across Canton Street (Apartments).



Photo 30: Religious Property to the North of the Site, Across Pavilion Street.

PHASE I ENVIRONMENTAL SITE ASSESSMENT Mary Shepard Place Apartments 101-916 Mary Shepard Place Hartford, Connecticut



Photo 31: Adjacent Property to the East (Commercial).



Photo 33: Residential Properties to the Northeast of the Site, Across Wooster Street.



Photo 35: Abutting Commercial Property to the West Across Wooster Street.



Photo 32: Adjacent Commercial/Retail Property to the West Across Wooster Street..



Photo 34: Adjacent Property to the West (School).



Photo 36: Wooded Land to the East of the Property.

PHASE I ENVIRONMENTAL SITE ASSESSMENT Mary Shepard Place Apartments 101-916 Mary Shepard Place Hartford, Connecticut

APPENDIX D USER PROVIDED DOCUMENTATION



ATTACHMENT CLIENT QUESTIONNAIRE

Per ASTM Standard Practice E 1527-13, Section 6, User Responsibilities, the User of an ESA has specific obligations for performing tasks during the ESA that will help identify the possibility of recognized environmental conditions in connection with the property. Failure by the User to fully comply with the requirements may result in a data gap being identified in the report and may impact their ability to use the report to help qualify for Landowner Liability Protections (LLPs) under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). If this questionnaire is not returned to ATC Group Services LLC prior to issuance of the draft report, then ATC Group Services LLC assumes that the User does not have any information or actual knowledge pursuant to ASTM Standard Practice E 1527-13, Section 6, User Responsibilities. ATC Group Services LLC makes no representations or warranties regarding a User's qualification for protection under any federal, state or local laws, rules or regulations.

Please complete the following and return immediately via email to the attention of: Christy Quagliaroli Email: Christy.quagliaroli@atcgs.com If other parties are intending to be the Users of the ESA report, then please forward a copy of this questionnaire for them to complete and return to ATC Group Services LLC. Site Name: 88 Wooster Street, Hartford, Connecticut Site Address: 88 Wooster Street, Hartford, Connecticut ATC Project Number: Please provide the following information (if available) per the requirements of ASTM E 1527-13. 1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25) Are you aware of any environmental cleanup liens against the site that are filed or recorded under federal, tribal, state or local law? Yes or No K If yes, please provide a description of the lien(s). Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26) Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, If yes, please provide. tribal, state or local law? Yes or No X

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C.	Do you know of spills or other chemical releases that have taken place at the site? Yes or No if yes, please state.
	Do you know of any environmental cleanups that have taken place at the site? Yes ☐ or No ☒ If yes, please state.
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PHASE I ENVIRONMENTAL SITE ASSESSMENT Mary Shepard Place Apartments 101-916 Mary Shepard Place Hartford, Connecticut

APPENDIX E REGULATORY DATABASE REPORT

88 Wooster Street, Hartford, CT 88 Wooster Street Hartford, CT 06120

Inquiry Number: 6351095.2s

February 01, 2021

The EDR Radius Map™ Report with GeoCheck®



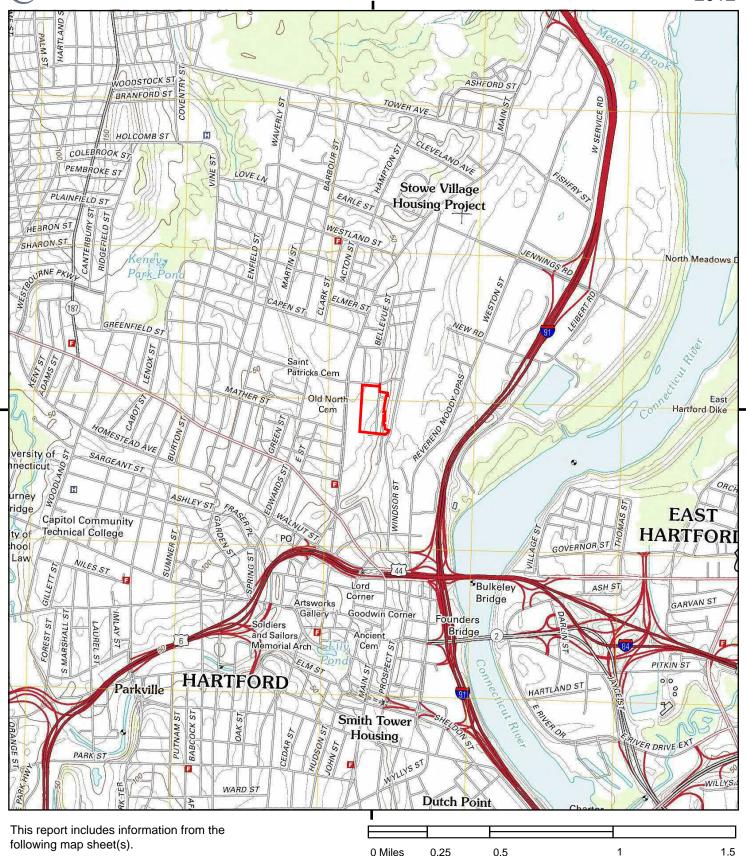
6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT Mary Shepard Place Apartments 101-916 Mary Shepard Place Hartford, Connecticut

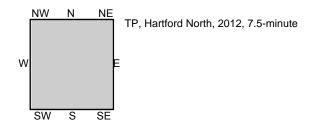
APPENDIX F

AERIAL PHOTOGRAPHS





following map sheet(s).



SITE NAME: Mary Shepard Place Apartments

15 Pavilion Street ADDRESS:

Hartford, CT 06120

ATC Group Services LLC CLIENT:



FINDINGS

TARGET PROPERTY STREET

15 Pavilion Street Hartford, CT 06120

<u>Year</u>	CD Image	Source	
PAVILION ST			
2014	pg A2	EDR Digital Archive	
2010	pg A4	EDR Digital Archive	
2005	pg A6	EDR Digital Archive	
2000	pg A8	EDR Digital Archive	
1995	pg A10	EDR Digital Archive	
1992	-	EDR Digital Archive	Street not listed in Source
1986	pg A13	Johnson's City Directory	
1982	-	EDR Digital Archive	Street not listed in Source
1977	-	EDR Digital Archive	Street not listed in Source
1973	pg A17	Price & Lee's City Directory	
1968	pg A19	Price & Lee's City Directory	
1960	pg A21	Price & Lee's City Directory	
1956	pg A23	Price & Lee's City Directory	
1951	pg A25	Price & Lee's City Directory	
1946	pg A27	Price & Lee's City Directory	
1941	pg A29	Price & Lee's City Directory	
1936	pg A31	Price & Lee's City Directory	
1925	pg A32	Price & Lee's City Directory	
1920	pg A33	Price & Lee's City Directory	

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FINDINGS

CROSS STREETS

<u>Year</u>	CD Image	Source	
MAIN ST			
2014	pg. A1	EDR Digital Archive	
2010	pg. A3	EDR Digital Archive	
2005	pg. A5	EDR Digital Archive	
2000	pg. A7	EDR Digital Archive	
1995	pg. A9	EDR Digital Archive	
1992	pg. A11	EDR Digital Archive	
1986	pg. A12	Johnson's City Directory	
1982	pg. A14	EDR Digital Archive	
1977	pg. A15	EDR Digital Archive	
1973	pg. A16	Price & Lee's City Directory	
1968	pg. A18	Price & Lee's City Directory	
1960	pg. A20	Price & Lee's City Directory	
1956	pg. A22	Price & Lee's City Directory	
1951	pg. A24	Price & Lee's City Directory	
1946	pg. A26	Price & Lee's City Directory	
1941	pg. A28	Price & Lee's City Directory	
1936	pg. A30	Price & Lee's City Directory	
1925	-	Price & Lee's City Directory	Target and Adjoining not listed in Source
1920	-	Price & Lee's City Directory	Target and Adjoining not listed in Source

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PHASE I ENVIRONMENTAL SITE ASSESSMENT Mary Shepard Place Apartments 101-916 Mary Shepard Place Hartford, Connecticut

APPENDIX H

PRIOR REPORTS



LIMITED SUBSURFACE INVESTIGATION OF

MARY SHEPARD PLACE APARTMENTS
15 PAVILION STREET
101-916 MARY SHEPARD PLACE
HARTFORD, CONNECTICUT 06120

HACH PROJECT NO. 1745-15 MARY SHEPARD PLACE RAD CONVERSION PROJECT

ATC PROJECT NO. 133DB00014

SEPTEMBER 20, 2016

Prepared by:

ATC Group Services LLC 290 Roberts Street, Suite 301 East Hartford, Connecticut 06108 Phone: (860) 282-9924

Fax: (860) 282-9826

Prepared for:

The Housing Authority of the City of Hartford Mr. Tim Cifone 180 John D. Wardlaw Way Hartford, Connecticut 06106

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Table 2	Summary of Soil Analytical Results
Table 3	Summary of Groundwater Analytical Results

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Appendix B	Laboratory Analytical Results – Soil Vapor
Appendix C	Laboratory Analytical Results – Soil
Appendix D	Laboratory Analytical Results - Groundwater

1.0 INTRODUCTION

1.1 Purpose

ATC Group Services LLC (ATC) was retained by The Housing Authority of the City of Hartford (HACH) (Client) to complete a limited subsurface investigation (LSI) at the 12-acre residential facility identified as Mary Shepard Place Apartments, 15 Pavilion Street, Hartford, Connecticut (hereinafter referred to as the "Site") (see **Figure 1** for a Site Location Map). The Site historically was utilized for residential and commercial purposes.

This LSI included a ground penetrating radar (GPR) survey to determine whether underground storage tanks (USTs) remain on the Site, the installation of soil vapor collection points, and the installation of soil borings and groundwater monitoring wells.

1.2 Background Review

The Site is developed as a housing complex, consisting of 9 apartment buildings and 1 office/community building. The Site is located in a residential area at the north end of the City of Hartford, just west of Windsor Street and east of Main Street. Surrounding properties generally consist of multi-family housing and commercial buildings. The topography of the Site and surrounding area generally slopes down to the east, towards the Connecticut River.

The Phase I Environmental Site Assessment (ESA) completed by ATC on August 9, 2016 identified the following *recognized environmental conditions* (RECs) for the Site:

- According to records obtained from the Connecticut Department of Energy & Environmental Protection (CTDEEP) and the City of Hartford Fire Marshal's office, there had been a maintenance building with a boiler room that served the entire complex located in the southeast corner of the Site; at the corner of Canton and Windsor Streets. Fire Marshal records dated 1958 indicated there had been two 5,000-gallon #6 fuel oil USTs located at this building. Later CTDEEP records show that there was a 10,000-gallon #4 fuel oil UST located at this building that was reportedly removed. However, no tank closure report was on file, and there is no record that the 5,000-gallon USTs were removed. The historical below ground storage of fuel oil in the southeastern corner of the Site is a recognized environmental condition.
- The 1922 Sanborn Map showed a garage building located in the northwestern portion of the Site.
 A 560-gallon buried gasoline tank was shown next to the garage. No other records were discovered regarding this UST. The gasoline UST on the Site is considered a recognized environmental condition.
- The shopping center property to the west is a brownfield site, a "pending" leaking underground storage tank (LUST) site, and a voluntary cleanup program site. Few records were available from CTDEEP. Memos indicated that proper UST closure was conducted for the eight fuel oil USTs that had been discovered throughout the site. However, there were questions regarding whether groundwater impact had been investigated, including off-site sampling downgradient. The SAND School property adjacent to the west is also a LUST site with status of "cleanup initiated". Few records were available from CTDEEP. A Phase I ESA report noted that there had been three reported USTs at the site, and that volatile organic compounds (VOCs), including tetrachloroethylene (PCE), had been found in some wells; but no sampling results were available.

Due to the upgradient location of these facilities along Main Street, it is possible that groundwater beneath the Site has been impacted, and this is a *recognized environmental condition*.

Based on the findings of the August 2016 Phase I ESA, ATC recommended: completion of a GPR survey within the areas of the former on-Site USTs in order to confirm that the USTs had been removed; completion of a LSI in the areas of the former USTs and the former boiler building; and completion of a limited soil vapor survey along the western Site boundary to address potential vapor encroachment from adjacent sites of concern. This report documents the findings of these LSI activities.

2.0 SUBSURFACE SAMPLING ACTIVITIES

2.1 Site Preparation

Prior to the initiation of the Site investigation activities, ATC prepared a Site-specific Health and Safety Plan (HASP) in accordance with the Occupational Safety and Health Administration (OSHA) Standard "Hazardous Waste Operations and Emergency Response" guidelines (29 CFR 1910.120). The HASP was reviewed and signed by ATC personnel and their subcontractors prior to performing work at the Site. The HASP detailed the potential exposures and risks associated with each on-Site activity and the actions necessary to minimize potential exposure.

The public utility locating service, Call Before You Dig (CBYD), was contacted to locate and mark subsurface public utilities entering the Site.

2.2 Ground Penetrating Radar (GPR) Survey

ATC retained Metric Earth Services (Metric) of Milford, Connecticut to evaluate the Site for the potential presence of USTs utilizing GPR. The GPR survey was conducted on August 31, 2016 at the Site in the general areas of the former boiler building and associated fuel oil USTs as well as within the area of the former 560-gallon gasoline UST identified on Sanborn Maps. Metric utilized subsurface interface radar systems and related antennas in order to identify subsurface anomalies. No anomalies consistent with USTs were identified at the Site in the areas scanned. The approximate extent of areas scanned with the GPR unit is depicted on **Figure 2**.

The GPR survey was also utilized to locate subsurface utilities in order to clear proposed boring locations throughout the investigation. The GPR survey indicated anomalies within the areas of marked natural gas lines at the terminus of Mary Shepard Place; ATC notified the Connecticut Natural Gas Company (CNG) about the problems with the marked locations. A CNG field technician was dispatched to the Site and worked with ATC and Metric personnel to determine the proper locations of the natural gas lines.

2.3 Soil Vapor Points & Sample Collection

On September 1, 2016, three soil vapor points (VP-1, VP-2, and VP-3) were installed at the Site along the western boundary. Soil vapor points were advanced by Metric, under the direction of ATC, with a Geoprobe® direct push rig to a depth of approximately 8 to 9 feet below ground surface (bgs). VP-1 was initially advanced to a depth of 20 feet bgs for the purposes of determining soil type on the Site and depth to groundwater, if encountered. The vapor points were completed with 5 feet of one-inch diameter, 0.010-inch machine-slotted polyvinyl chloride (PVC) screen. A filter pack of #1 graded sand was installed in the annular space between the well screen and the borehole to a depth of approximately 3 feet bgs. Three feet of bentonite slurry was placed in the annular space of the borehole above the filter pack to the ground surface to seal the vapor sampling point. The vapor points were completed with ball valve caps installed on risers that extended approximately 1 foot above ground surface. Soil samples were not collected during vapor point advancement.

Vapor point VP-1 was installed near the southwest corner of the office/maintenance building; VP-2 was installed west of Building 1 (apartments); and VP-3 was installed west of Building 9 (apartments). The locations of the soil vapor collection points are depicted on **Figure 2**.

ATC returned to the Site on September 2, 2016 to collect soil vapor samples. The vapor sampling points were purged for approximately five minutes using a personal air sampling pump set to 4 liters per minute. After purging, a soil vapor sample was collected from each vapor point into a Summa canister for the duration of approximately 30 minutes. The Summa canister pressure was recorded prior to and following the 30-minute duration.

2.4 Soil Vapor Sample Laboratory Analysis

Soil vapor samples were collected into Summa canisters on September 2, 2016 and transported to Phoenix Environmental Laboratory of Manchester, Connecticut (Phoenix), a State of Connecticut approved laboratory, under chain of custody protocols for analysis. Soil vapor samples were analyzed for VOCs via EPA Method TO-15 to address the potential for vapor encroachment from adjacent sites of concern.

2.5 Soil Borings & Sample Collection

On August 31 through September 1, 2016, 10 soil borings (SB-1 through SB-10) were installed in order to investigate the potential for impacted soil due to the historical on-Site USTs and former boiler building. Boring locations were adjusted as needed due to numerous subsurface utilities present. Generally, borings were advanced to depths ranging from approximately 7 to 16 feet bgs. Soil samples were collected based upon visual/olfactory evidence of impact. If no obvious impact was noted, soil samples were collected at the apparent soil/groundwater interface. If neither evidence of impact or groundwater were encountered, then soil samples were collected at depths appropriate for UST sizes, assuming approximately two feet of cover material. The locations of the soil borings are depicted on **Figure 2**.

Metric completed the installation of the soil borings under the direction of ATC, using a Geoprobe[®] direct push rig and macro-core sampler. Soil was collected continuously and field screened using a photoionization detector (PID).

Decontamination of sampling equipment prior to and after sampling was conducted using the following procedure: distilled water rinse; scrubbing followed by a Liquinox[®] and distilled water wash; distilled water rinse; and, air dry.

2.6 Soil Sample Laboratory Analysis

Soil samples were collected into the appropriate laboratory sample containers, placed in an ice-packed cooler, and transported to Phoenix under chain of custody protocols. Soil samples SB-1 through SB-6 were analyzed for polyaromatic hydrocarbons (PAHs) via EPA Method 8270 and extractable total petroleum hydrocarbons (ETPH) via the CTDEEP approved method (parameters associated with fuel oil). Soil samples SB-8 through SB-10 were analyzed for total lead, lead via the synthetic precipitation leaching procedure (SPLP), and VOCs via EPA Method 8260 (parameters associated with gasoline). SB-8 was also analyzed for ETPH.

2.7 Groundwater Monitoring Well Installation & Sample Collection

On August 31, 2016, Metric installed a single monitoring well MW-1 under the direction of ATC, using a Geoprobe® direct push rig and macro-core sampler. The well was installed to a depth of approximately 16 feet bgs, and completed with 10 feet of one-inch diameter, 0.010-inch machine-slotted PVC well set to intersect the apparent water table. A filter pack of #1 grade sand was installed in the annular space between the well screen and the borehole to a depth of approximately one foot above the screened interval. A sixinch thick bentonite seal was placed in the annular space of the borehole above the filter pack to prevent surface water infiltration. The monitoring well was completed with a locking expansion cap fitted on a riser extending approximately 1 foot above grade.

Monitoring well MW-1 was installed in the southeastern portion of the Site, near Mary Shepard Place and Windsor Street within the area of the former fuel oil USTs and boiler building. Based upon field observations and samples collected within this area, it appears that groundwater is perched within a gravel layer at approximately nine feet bgs. Based upon these observations, a single well was installed for investigative purposes but was deemed not indicative of Site-wide groundwater conditions. When drilling was conducted throughout other areas of the Site, groundwater was not encountered to a maximum depth of 20 feet bgs. The location of the monitoring well is depicted on **Figure 2**.

ATC developed the well on September 2, 2016, but the well appeared to contain little groundwater. Therefore, on September 6, 2016, the depth to groundwater was gauged using an electronic interface probe (EIP) and a grab sample was collected utilizing a peristaltic pump and dedicated polyethylene tubing.

2.8 Groundwater Sample Laboratory Analysis

The groundwater sample was collected into the appropriate laboratory sample containers, placed in an ice-packed cooler, and transported to Phoenix, under chain of custody protocols. Due to limited available groundwater, the groundwater sample collected from MW-1 was only analyzed for ETPH via the CTDEEP approved method. This method was chosen due to its ability to recognize a broad spectrum of petroleum analytes which may be present due to a release from the former on-Site fuel oil USTs.

3.0 SOIL VAPOR, SOIL & GROUNDWATER SAMPLING RESULTS

3.1 Subsurface Geology

Based on soil samples collected during drilling, soils beneath the Site are composed primarily of fine reddish-brown sand, followed by brown clay, along with areas of what appeared to be typical urban fill material (brick, concrete, ash). Groundwater was not encountered at the Site, with the exception of apparent perched groundwater in the area of the Mary Shepard Place cul-de-sac. Boring logs are included in **Appendix A**.

3.2 Soil Vapor Analytical Results

The Remediation Standard Regulations (RSRs), Sections 22a-133k-1 through 22a-133k-3 of the Regulations of Connecticut State Agencies, apply to any action taken to remediate polluted soil, surface water or groundwater plume emanating from a release area provided such action is required pursuant to Chapter 445 or Chapter 446 of the Connecticut General Statutes, or is taken pursuant to Public Act 95-183 (Transfer Act) and Public Act 95-190 (Remediation of Contaminated Real Property). The RSRs do not directly apply to the Site due to the lack of any regulatory requirements at this time. However, the RSRs are typically used for comparison purposes to determine the environmental condition of the Site. For comparison purposes, **Table 1** includes the following numeric RSR criteria for soil vapor:

Soil Vapor Volatilization Criteria (SVVC): The SVVC are used to evaluate soil vapor at a site and are risk-based standards that were developed to be protective of human health. The SVVC are subdivided into the Residential SVVC (R-SVVC), which is appropriate for residential properties, and Industrial/Commercial DEC (I/C-SVVC), which is appropriate for industrial and commercial properties. It should be noted, however, that the I/C-SVVC can only be used if an Environmental Land Use Restriction (ELUR) has been filed with the Town and State on the property deed. Due to the residential use of the Site, the R-SVVC are appropriate for comparison purposes.

Analysis of the soil vapor samples revealed the following:

 VOCs were detected at very low levels in each of the soil vapor samples collected. Most of the VOCs detected appear to be associated with lab contamination (such as acetone and isopropyl alcohol). The detected concentrations were very low and well below the R-SVVC.

Soil vapor analytical results are summarized in **Table 1**. A copy of the laboratory analytical report for soil vapor is included as **Appendix B**.

3.3 Soil Analytical Results

The RSRs (Sections 22a-133k-1 through 22a-133k-3 of the Regulations of Connecticut State Agencies) apply to any action taken to remediate polluted soil, surface water or groundwater plume emanating from a release area provided such action is required pursuant to Chapter 445 or Chapter 446 of the Connecticut General Statutes, or is taken pursuant to Public Act 95-183 (Transfer Act) and Public Act 95-190 (Remediation of Contaminated Real Property). The RSRs do not directly apply to the Site due to the lack of any regulatory requirements at this time. However, the RSRs are used for comparison purposes to determine the environmental condition of the Site. For comparison purposes, **Table 2** includes the following numeric RSR criteria for soil:

- Direct Exposure Criteria (DEC): The DEC are used to evaluate soil within 15 feet of the ground surface. The DEC are risk-based standards that were developed to be protective of human health. The DEC are subdivided into the Residential DEC (RDEC), which is appropriate for residential properties, and Industrial/Commercial DEC (I/C-DEC), which is appropriate for industrial and commercial properties. It should be noted, however, that the I/C-DEC can only be used if an Environmental Land Use Restriction (ELUR) has been filed with the Town and State on the property deed. Due to the residential use of the Site, the RDEC are appropriate for comparison purposes.
- Pollutant Mobility Criteria (PMC): The PMC are used to evaluate the leachability of contaminants in soil. These risk-based standards were developed to be protective of the groundwater by ensuring that the potential for leaching of the contaminants from impacted soils into groundwater is minimized. The PMC are subdivided into GA PMC and GB PMC, based on the groundwater classification of a site. The GB PMC have been used for comparison purposes in this investigation because the Site is located within a Class GB groundwater area.

Analysis of the soil samples revealed the following:

- No VOCs were detected in the soil samples collected in the area of the historical gasoline UST.
- Total lead was detected in soil samples SB-8, SB-9, and SB-10, but concentrations did not exceed applicable regulatory criteria. Additionally, SPLP lead was not detected above the laboratory detection limits in these samples.
- PAHs were detected in five (5) of the samples analyzed (SB-2 through SB-6). Benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, chrysene, and indeno(1,2,3-cd)pyrene were detected in two samples at concentrations exceeding the RDEC and/or the GB PMC. PAHs exceeding the RDEC were identified in samples SB-3 (5'-7') and SB-6 (6'-8').
- ETPH was detected in four (4) of the samples analyzed. ETPH exceeded the RDEC in SB-6.

Soil analytical results are summarized in **Table 2**. Copies of the laboratory analytical reports for soil are included as **Appendix C**.

3.4 Groundwater Analytical Results

According to Connecticut Environmental Conditions Online (CTECO), a partnership between CTDEEP and the University of Connecticut, the Site is situated in a "GB" groundwater classification area. "GB" groundwater areas are assumed to have some level of degradation and are not suitable for drinking without treatment. Groundwater regulations in a GB area are less stringent than "GA" areas. The Site is not situated in a designated Aquifer Protection Area.

The RSRs, Sections 22a-133k-1 through 22a-133k-3 of the Regulations of Connecticut State Agencies, apply to any action taken to remediate polluted soil, surface water or groundwater plume emanating from a release area provided such action is required pursuant to Chapter 445 or Chapter 446 of the Connecticut General Statutes, or is taken pursuant to Public Act 95-183 (Transfer Act) and Public Act 95-190 (Remediation of Contaminated Real Property). The RSRs do not directly apply to the Site due to the lack of any regulatory requirements at this time. However, the RSRs are typically used for comparison purposes to determine the environmental condition of the Site. For comparison purposes, **Table 3** includes the following numeric RSR criteria for groundwater:

- Surface Water Protection Criteria (SWPC) are applicable to sites where groundwater is likely to discharge into a surface water body. These risk-based standards were developed to protect surface water bodies from degradation due to groundwater discharges to the surface water body.
- Volatilization Criteria (VC) are applicable to sites where groundwater is within 15 feet of the surface
 or a building foundation on average over a year. The risk-based standards were developed to be
 protective of indoor air quality from volatile compounds being released from the groundwater and
 seeping into buildings. The VC are subdivided into two different standards, Residential VC (RVC)
 and Industrial/Commercial VC (I/CVC). The RVC apply to all sites unless an ELUR has been filed.
 The RVC has been used for evaluation purposes for this Site because it is used for residential
 purposes and an ELUR has not been filed.

Analysis of the groundwater samples revealed the following:

- A single groundwater monitoring well, MW-1, was installed for the analysis of perched groundwater encountered within the former boiler house/fuel oil UST area.
- Due to lack of yield, a single groundwater sample was collected and analyzed for ETPH.
- ETPH was not detected above the laboratory detection limit within the sample collected.

Groundwater analytical results are summarized in **Table 3**. A copy of the laboratory analytical report for groundwater is included as **Appendix D**.

4.0 CONCLUSIONS & RECOMMENDATIONS

4.1 Conclusions

The objective of this LSI was to evaluate soil vapor, soil and groundwater beneath the Site due to the historical uses of the Site and surrounding area. The LSI was designed to address RECs and areas of concern (AOCs) identified during the Phase I ESA. It focused on investigating former UST areas that did not have proper closure, and on evaluating potential exposure risks for residents. Borings were placed in AOCs to identify gross contamination and evaluate potential exposure risks. The following summarizes conclusions from this investigation.

- The GPR survey did not identify anomalies consistent with USTs in the boiler building area or in the area of the historical gasoline UST. No further assessment is recommended.
- Very low levels of a few VOCs were detected in soil vapor samples collected at the Site. Detected VOCs appear to be related to laboratory contamination, rather than constituents associated with petroleum or solvents. All detected concentrations were well below R-SVVC. Based on these results, no vapor intrusion concerns were identified along the western Site boundary due to adjacent sites of concern, and no further assessment is recommended.
- Several PAHs were detected in two soil samples (SB-3 and SB-6) above applicable regulatory criteria. ETPH was also detected above criteria in SB-6. These samples were collected in the approximate area of the former boiler building and associated fuel oil USTs. A total of seven borings were placed in the historical boiler building area, and no gross contamination associated with fuel oil was identified. Based upon field observations, the presence of PAHs and ETPH may be associated with urban fill materials in this area.
- VOCs were not detected in soil above laboratory reporting limits, and detected concentrations of lead did not exceed criteria in the area of the historical gasoline UST. No further assessment is recommended.
- Based on field observations, groundwater beneath the Site appears to be greater than 20 feet bgs (with the exception of some limited perched water) and does not pose a concern for the Site at this time. No further assessment is recommended.

4.2 Recommendations

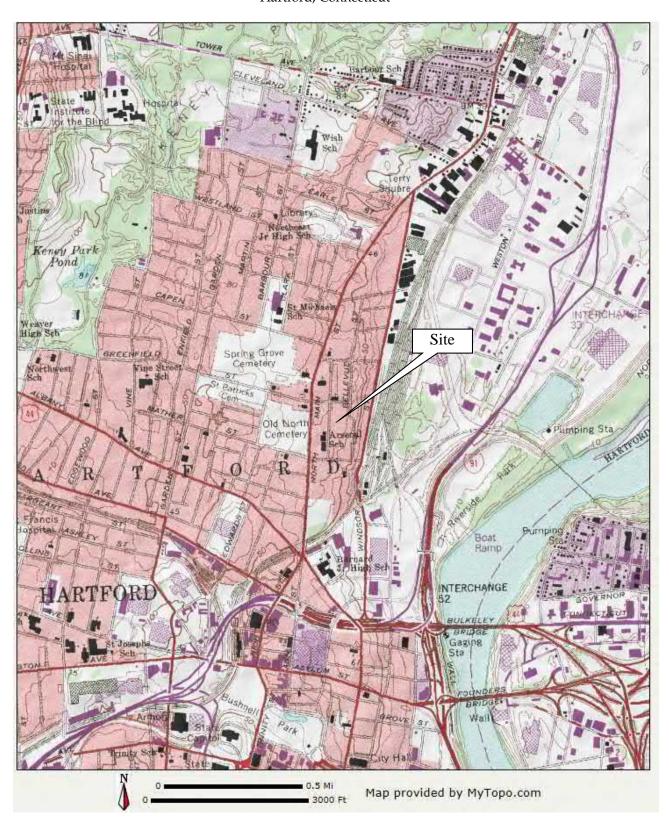
Based on the LSI described in this report, ATC offers the following recommendations.

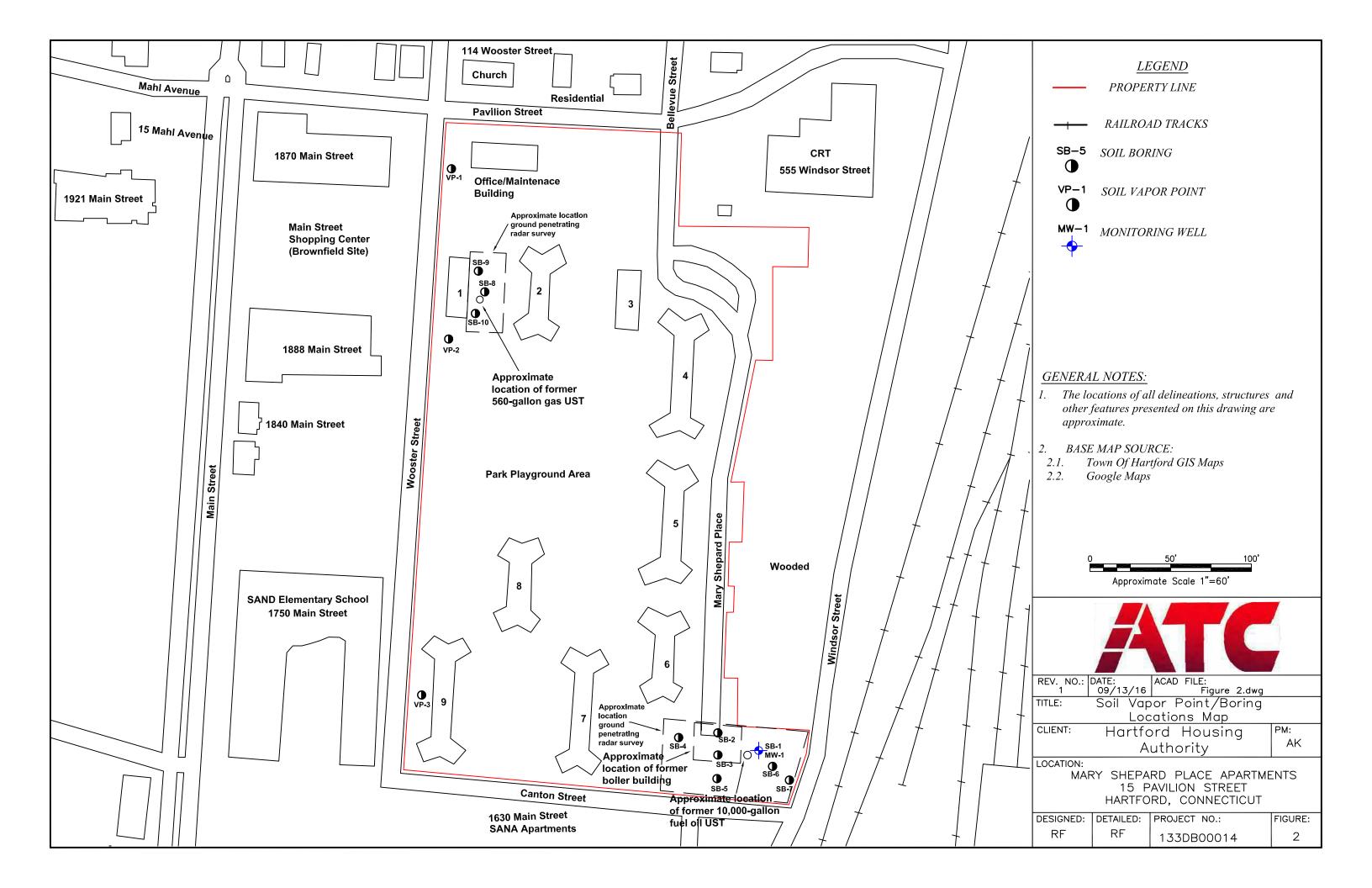
Evidence of typical urban fill materials was identified within soil samples collected at the Site.
Based on analytical data from samples collected in the southeastern corner of the Site, PAHs and
ETPH are present at concentrations that exceed DEC. However, exceedences were detected at
depths between 5 to 8 feet bgs. Residents are unlikely to come into direct contact with soils at
these depths. ATC does recommend that if soils are to be disturbed on-Site during future
renovations or maintenance activities, proper soil handling and disposal practices must be
observed.

FIGURES

FIGURE 1 SITE LOCATION MAP

Mary Shepard Place Apartments 15 Pavilion Street Hartford, Connecticut





TABLES

Table 1 Summary of Soil Vapor Analytical Results Mary Shepard Place Apartments 15 Pavilion Street Hartford Connecticut

Sample Location Sample Date	CTDEEP Residential Volatilization Criteria For Soil Vapor (mg/m³)	CTDEEP Industrial/Commercial Volatilization Criteria For Soil Vapor (mg/m³)	VP-1 9/2/2016	VP-2 9/2/2016	VP-3 9/2/2016
VOCs (EPA Method TO-15)					
Acetone	5,701	19,597	0.0672	0.0259	0.0126
Ethanol	NE	NE	ND < 0.00377	0.0469	0.0237
Isopropyl alcohol	NE	NE	0.00887	ND <0.00491	ND <0.00491
Trichlorofluoromethane	280	690	0.0138	0.131	ND <0.0112

Abbreviations and Symbols:

NE = None Established

mg/m³ = milligrams per cubic meter

ND = Not detected above laboratory detection limit

VOCs = volatile organic compounds

CTDEEP = Connecticut Department of Energy and Environmental Protection

Notes:

- 1. All results and criteria are reported in mg/m³.
- 2. **Bold** indicates a detection above the laboratory detection limit. Shaded indicates an exceedance of one or more criteria.
- 3. Criteria values were obtained from Remediation Standard Regulations (RSRs) and the Recommended Criteria Values for Common Additional Polluting Substances and Alternative Criteria Requests (Nov. 2015).

Table 2 Summary of Soil Analytical Results Mary Shepard Place Apartments 15 Pavilion Street Hartford, Connecticut

Parameter	RSI	R DEC	RSR PMC									
	I/C DEC	RES DEC	GB PMC	SB-1	SB-2	SB-3	SB-4	SB-5	SB-6	SB-8	SB-9	SB-10
Sampling Date				8/31/2016	8/31/2016	8/31/2016	8/31/2016	8/31/2016	9/1/2016	9/1/2016	9/1/2016	9/1/2016
Sample Depth				6-8'	5-7'	5-7'	5-7'	5-7'	6-8'	6-7'	5-7'	6-8'
CTDEEP ETPH (mg/Kg dry)												
ETPH	2,500	500	2,500	ND (<53)	ND (<58)	150	ND (<52)	70	600	210	NT	NT
Total Metals (mg/Kg)												
Lead	1,000	400	~	NT	NT	NT	NT	NT	NT	104	34.4	44.6
SPLP Metals (mg/L)												
Lead	~	~	0.15	NT	NT	NT	NT	NT	NT	ND (<0.010)	ND (<0.010)	ND (<0.010)
Volatile Organic Compounds SW-846 8260C (mg/K	(g)											
VOCs	~	~	~	NT	NT	NT	NT	NT	NT	ND	ND	ND
Semivolatile Organic Compounds SW-846 8270D (r	ng/Kg)											
Acenaphthene	2,500	1,000	84	ND (<0.25)	ND (<0.27)	0.66	ND (<0.25)	ND (<0.25)	ND (<0.26)	NT	NT	NT
Anthracene	2,500	1,000	400	ND (<0.25)	0.29	1.2	ND (<0.25)	ND (<0.25)	0.33	NT	NT	NT
Benzo(a)anthracene	7.8	1	1	ND (<0.25)	0.46	2.3	ND (<0.25)	0.46	1.2	NT	NT	NT
Benzo(a)pyrene	1	1	1	ND (<0.25)	0.32	1.9	ND (<0.25)	0.53	1.0	NT	NT	NT
Benzo(b) fluoranthene	7.8	1	1	ND (<0.25)	ND (<0.27)	1.4	ND (<0.25)	0.41	1.1	NT	NT	NT
Benzo(g,h,i)perylene	78	8.4	1	ND (<0.25)	ND (<0.27)	0.89	ND (<0.25)	0.34	0.53	NT	NT	NT
Benzo(k)fluoranthene	78	8.4	1	ND (<0.25)	ND (<0.27)	1.4	ND (<0.25)	0.37	0.89	NT	NT	NT
Chrysene	780	84	1	ND (<0.25)	0.49	2.4	ND (<0.25)	0.52	1.3	NT	NT	NT
Fluoranthene	2,500	1,000	56	ND (<0.25)	0.9	5.1	0.43	0.7	2.2	NT	NT	NT
Fluorene	2,500	1,000	56	ND (<0.25)	ND (<0.27)	0.57	ND (<0.25)	ND (<0.25)	ND (<0.26)	NT	NT	NT
Indeno(1,2,3-cd)pyrene	7.8	1	1	ND (<0.25)	ND (<0.27)	1.0	ND (<0.25)	0.32	0.56	NT	NT	NT
Phenanthrene	2,500	1,000	40	ND (<0.25)	1.2	4.9	0.36	ND (<0.25)	1.2	NT	NT	NT
Pyrene	2,500	1,000	40	ND (<0.25)	0.81	4.5	0.39	0.84	2.1	NT	NT	NT

Abbreviations and Symbols:

ND (<53) = Non-detect and detection limit (Concentration less than the laboratory detection limits)

GB PMC = Pollutant Mobility Criteria for a GB groundwater designation

I/C DEC = Industrial/Commercial Direct Exposure Criteria

Res DEC = Residential Direct Exposure Criteria

RSR = Remediation Standard Regulations

ETPH = Extractable Total Petroleum Hydrocarbons

mg/kg = Miligrams per kilogram, parts per million (ppm)

NT = Not tested; NE = Not established

SPLP = Synthetic Precipitation Leaching Procedure

~ = No Standard available or not applicable

Notes:

- 1. Compounds shown when detected in at least one sample.
- 2. Bold concentrations indicates a value above the laboratory detection limit.
- 3. $\boldsymbol{\text{Shaded}}$ concentrations indicate an exceedance of one or more criteria.

Table 3 Summary of Groundwater Analytical Results Mary Shepard Place Apartments 15 Pavilion Street Hartford, Connecticut

Sample ID Sample Date	CTD SWPC	EEP RSR Crit (ug/l) RVC	eria I/C VC	MW-1 9/6/2016
Extractable Total Petroleum Hydrocarbons (ETPH) (ug/l)	250	250	250	ND <100

Abbreviations and Symbols:

CTDEEP = Connecticut Department of Energy & Environmental Protection

RSR = Remediation Standard Regulations

ND = Not detected above the laboratory detection limits

SWPC = Surface Water Protection Criteria

RVC = Residential Groundwater Volitalization Ctriteria

I/C VC = Industrial/Commercial Groundwater Volitalization Criteria

ug/l = micrograms per liter (parts per billion (ppb))

Notes:

1. Criteria obtained from the CTDEEP Recommended Criteria Values for Common Additional Polluting Substances and Alternative Criteria Requests (November 2015).

PHASE I ENVIRONMENTAL SITE ASSESSMENT Mary Shepard Place Apartments 101-916 Mary Shepard Place Hartford, Connecticut

APPENDIX L OTHER SUPPORTING DOCUMENTATION

UNDERGROUND STORAGE FACILITY NOTIFICATION 14. FIRST NOTIFICATION

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SITE I.D.

STATE OF CONNECTICUT
Department of Environmental Protection UNDERGROUND STORAGE FACHITIES PROGRAM
HAZARDOUS MATERIALS MANAGEMENT UNIT
165 Capitol Avenue, Hartford, CT 06106

> TEL. 566-4630 PLEASE TYPE. ALL THREE COPIES MUST BE LEGIBLE!

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SECTION D 21. COMMENTS:

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

7/15/88

Garrett H. Dalton

22d. OFFICIAL TITLE (of owner or authorized Director of office systems Management

-vue Square Roject 73-3 WINDSOR STREET (M.H. IN PLACE TOP EL. 34. 99 YL.EL. 27.10 TOP EL.35.23 FL.27.70 CURBY NEW 6"TILE SEWER CONNECT WITH SEWER IN WINDSOR - M.H. IN PLACE てもじん STREET. TOP EL.36.37 G" C. I. SEWER -FL. EL. 27.70. 33 FL EL. STACK 36.0 FOOTING DRAIN (16 SHOP FL. EL. ZA.O CONNECT WITH SANITARY SEWER IN BUILDING #16 _C.I. DRAIN FROM JUNCTION TUNNEL PIT BY PLUMBING CONTRACTOR BOTTOM OF PIT LTUNNEL TO BLDING 16 EL.41.0 -TUNNEL TO BLDING 21 EL.41.0 STUNNEL TO BLDING ZZ EL.47.0 TUNNEL JUNCTION M.H. IN PLACE -TUHNEL TO B'LDING 13 TOP EL.51.2 TOP EL. FL.EL. 39:50 MEW GTILE SEWER M.H. IN PLACE NEW G SEWER . ELEC.M.H. B. TOP EL 58.5 and the second s (15) CY- CONNECTION IN PLACE 1<u>-7</u>

INTERDEPARTMENTAL MEMO

TO:

Frank Bartolomeo, Environmental Analyst III

DEP/Leaking Underground Storage Tank (LUST) Program

79 Elm Street, Hartford, CT 06106

FROM:

Timothy Baird, Environmental Analyst II

DEP/LUST Program

79 Elm Street, Hartford, CT 06106

DATE:

June 2, 2004

RE:

Review Closure Report: #1950 Main Street, Hartford, CT

In June 1998, SEA Consultants (SEA) performed a Phase I environmental site assessment on the abovementioned subject property that formerly was a dye works facility (1920's), a gas station (1929–1973), and other commercial/retail businesses. In March 2000, SEA performed a Phase II assessment and identified soil contamination in excess of regulatory standards. Due to these findings, Geoquest was retained to perform an extent and degree delineation investigation and remediation. The site is located within a "GB" groundwater classification.

The SEA Phase II investigation included soil borings and the installation of monitoring wells for groundwater samples. Sample results from these matrices suggest that the contamination was located in the north-central portion of the property. Because limited data was available regarding potential source areas, *Geoquest* retained *Sub-Surface Information Surveys*, *Inc.* (SIS) to perform a ground penetrating radar (GPR) survey of the site. This assessment identified five (5) underground anomalies (possible UST's, drums...). *Geoquest* prepared to excavate soils in these areas of concern.

In July 2003, *Moran Excavating* (Moran) began excavation in these locations. A total of eight (8) UST's were discovered. Each UST was determined to be 1,000-gallon capacity, constructed of single-wall steel, and likely contained fuel oil. Most of the UST's contained water while some free product was still present. In October 2003, *Tri-S Environmental* (Tri-S) evacuated approximately 3,150 gallons of petroleum-contaminated groundwater from six of the UST's. Later that month, these six UST's were removed from the ground. In addition, approximately 15 yards of polluted soil was excavated and stockpiled; soil closure samples were collected and analyzed for EPA 8021B, and CT ETPH. All samples were reported to be within regulatory requirements. Two days later, an additional 1,700 gallons of petroleum-contaminated groundwater was evacuated from the other two UST's prior to their removal. Significant soil contamination was observed. Numerous test pits were dug to further assess subsurface soil conditions.

Page 2 of 2 (#1950 Main Street, Hartford):

In November 2003, Moran excavated the impacted soils in the vicinity of the last two UST's down to clean soil or to the groundwater table (whichever was encountered first). Depth to groundwater on-site ranged between 7-9' below grade. Approximately 735 tons of contaminated soils were properly disposed of at the *Ted Ondrick Company*, *LLC* (Ondrick). In addition, areas that were inaccessible before were made reachable and an additional 1,265 tons of impacted soils were removed and disposed. Greater than 2,000 tons of soil were excavated and removed from the site. All soil closure samples collected indicated no exceedences to DEP RSR criteria.

PROBLEMS WITH JOB:

- 1. Contaminated soils were only excavated to "clean" or to the groundwater table. What considerations were made for entrapped product and/or contamination beneath the groundwater? The on-site pollution is historic and the likelihood of contamination beneath the water table (which was reported to be perched in some areas) is great.
- 2. Were any monitoring wells left on-site? Was groundwater gradient and flow direction determined? If so, were any off-site (downgradient) sample locations performed?

Overall, it appears that the contractor performed an acceptable remediation of the site with eight UST's and > 2,000 tons of impacted soil removed. Soil closure samples of the excavation revealed very low to no contamination. However, impact below the water table was not considered and may become apparent as seasonal water table levels fall.

STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION



June 4, 2004

Beatriz C. Roman, Principal Administrative Analyst City of Hartford Office of Grants and Management 550 Main Street, Room 108 Hartford, CT 06103

Re: Underground Storage Tank Compliance Review: #1950 Main Street in Hartford, Connecticut

Dear Ms. Roman,

We received from Hartford's Office of Grants and Management a request for review of the abovementioned property as they apply to the DEP's Underground Storage Tank (UST) Regulations (Section 22a-449(d) –1 and 22a-449(d)-101 through113 of the Connecticut General Statutes). It is my understanding that the City of Hartford is considering a HUD application for the remediation performed on this property.

From reviewing a report by GeoQuest dated April 14, 2004 and from talking to Marc Casslar, of GeoQuest, it seems that all of these UST's contained heating fuel. Therefore only Section 22a-449(d) –1 would apply. Since these tanks were all 1000-gallon in size, they would not need to be registered with the State as per our UST Regulations.

From further review of the GeoQuest report, it seems that proper UST Closure was performed of the heating fuel tanks as stated in Section 22a-449(d)-1. Please be aware that if other non-UST operations occurred on this property, this letter does not serve as a "clean bill of health" for those activities.

If you or any of your associates have any questions, please call me at (860) 424-3340.

Sincerely,

Frank Bartolomeo, Environmental Analyst III

A Battetoner

DEP- Leaking Underground Storage Tank Program



290 Roberts Street
Suite 301
East Hartford, Connecticut 06108
Telephone 860-282-9924
Fax 860-282-9826

April 1, 2019

Timothy J. Cifone
Deputy Executive Director of Development and Capital Improvements
The Housing Authority of the City of Hartford
180 Overlook Terrace
Hartford, CT 06106

Re: Limited Environmental Site Investigation

Mary Shepard Place 15 Pavilion Street Hartford, Connecticut 06120 ATC Project No. 4500518004

Dear Mr. Cifone:

At the request of the Housing Authority City of Hartford (HACH), ATC Group Services LLC (ATC) advanced three (3) soil borings and collected six (6) discreet soil samples from the west central portion of 15 Pavilion Street in Hartford Connecticut known as Mary Shepard Place (MSP). A site location map is presented in; **Attachment A, Figure 1**. The samples were collected to characterize site soils in an area where a building pad is proposed for a residential complex. Soil samples were collected at depths ranging between ground surface to six (6) feet below ground surface (fbgs). The results will assist in determining if the soil can be reused on-site or would require proper off-site disposal.

ATC has prepared this letter summarizing the soil sampling activities and has provided recommendations for future excavation of soils on-site. A site plan is presented as **Attachment A**, **Figure 2**.

At the request of HACH, ATC contracted with Welti Geotechnical, P.C. (Welti), a geotechnical engineering company located in Glastonbury, Connecticut, to advance borings and collect soil samples for geotechnical analysis. ATC was on-site to oversee the drilling activities and collect environmental samples. The geotechnical investigation and results are presented under separate cover.

On March 5, 2019, ATC and Welti advanced three (3) soil borings in the location of the proposed building. Boring locations are shown on **Attachment A, Figure 2**. Borings were advanced to a depth of approximately 26 fbgs. Bedrock was not encountered at this depth. Groundwater was encountered at approximately 13.5 fbgs to 16 fbgs. Soils encountered were mostly fine to coarse sands with little silt and gravel from the surface to XXX feet then fining downwards to very fine silt at a depth of approximately (8) fbgs. Varved clay and silt were noted between approximately eight (8) fbgs to 22 fbgs. Dense, fine to coarse sand and silt were encountered from 22 fbgs to 26 fbgs.

Soil samples were collected and placed in proper sample ware and transported to Phoenix Laboratories, Inc in Manchester, Connecticut, a State of Connecticut licensed laboratory, under proper chain of custody. The soil samples were analyzed for the following

- Total Resource Conservation and Recovery Act (RCRA) 8 metals (arsenic, barium, cadmium, chromium, lead, selenium, silver and mercury);
- Extractable total petroleum hydrocarbons (ETPH) in accordance with the Connecticut Department of Energy and Environmental protection (CTDEEP) published method;
- Volatile organic compounds (VOCs) in accordance with United States Environmental Protection Agency (USEPA) method 8260;
- Poly-aromatic hydrocarbons (PAHs) in accordance with USEPA method 8270.



Soil analytical results are included in **Attachment B, Table 1** along with the analytical data package presented in **Attachment C**.

The Remediation Standard Regulations (RSRs) (Sections 22a-133k-1 through 22a-133k-3 of the Regulations of Connecticut State Agencies) apply to any action taken to remediate polluted soil, surface water or groundwater plume emanating from a release area provided such action is required pursuant to Chapter 445 or Chapter 446 of the Connecticut General Statutes, or is taken pursuant to Public Act 95-183 (Transfer Act) and Public Act 95-190 (Remediation of Contaminated Real Property). The RSRs do not directly apply to the Site due to the lack of any regulatory requirements at this time. However, the RSRs are used for comparison purposes to determine the current environmental condition of the Site. For comparison purposes, **Table 1** includes the following numeric RSR criteria for soil:

- Direct Exposure Criteria (DEC): The DEC are used to evaluate soil within 15 feet of the ground surface. The DEC are risk-based standards that were developed to be protective of human health. The DEC are subdivided into the Residential DEC (RDEC), which is appropriate for residential properties, and Industrial/Commercial DEC (I/C-DEC), which is appropriate for industrial and commercial properties. It should be noted, however, that the I/C-DEC can only be used if an Environmental Land Use Restriction (ELUR) has been filed with the Town and State on the property deed. Due to the residential use of the Site, the RDEC are appropriate for comparison purposes.
- Pollutant Mobility Criteria (PMC): The PMC are used to evaluate the leachability of contaminants in soil. These risk-based standards were developed to be protective of the groundwater by ensuring that the potential for leaching of the contaminants from impacted soils into groundwater is minimized. The PMC are subdivided into GA PMC and GB PMC, based on the groundwater classification of a site. The GB PMC have been used for comparison purposes in this investigation because the Site is located within a Class GB groundwater area.

The RSRs define four (4) categories of soil with respect to reuse:

- Hazardous Waste
- Special Waste
- Polluted Soil
- Natural Soil

The treatment, storage, disposal and transportation of hazardous waste must be done in accordance with federal and state hazardous waste regulations. Special waste is polluted soil that is specially authorized to be disposed of by the CTDEEP, for example, oil contaminated soils recycled at an asphalt batching plant.

Polluted soil is defined as soil, which meets applicable Direct Exposure Criteria (DEC) and Pollutant Mobility Criteria (PMC) and therefore can be reused on site if the following conditions are met:

- Not placed below the water table
- Not placed in an area susceptible to erosion

Natural soil may be used at any parcel if:

- No concentration of any naturally-occurring substance exceeds background
- No other substance is detectable above the analytical detection limit.

The site is located in an area where no Environmental Land Use Restriction (ELUR) is known to exist and the CTDEEP groundwater classification is GB. The applicable soil criterion at this site is the Residential Direct Exposure Criteria (RDEC) and the GB Pollutant Mobility Criteria (GBPMC).



Analysis of the soil samples revealed the following:

- VOCs were detected in two (2) soil samples; B-2-1 and B-2-2. Naphthalene was detected at 5.4 ug/Kg in soil sample B-2-2 and trichlorofluoromethane in soil sample SB-2-1 at a concentration of 26 ug/Kg. These concentrations are below the applicable RSR criteria.
- ETPH was not detected above the laboratory method detection limit (MDL) in the six (6) soil samples collected.
- Total RCRA 8 metals were detected above the MDL in each of the soil samples collected. Based on average concentrations and background concentrations, it was mathematically interpreted that the detectable concentrations of RCRA 8 metals are being considered to be naturally occurring and therefore considered to be background concentrations and not associated with a release. All the detected concentrations are below the applicable RDEC.
- PAHs were detected in two (2) of the soil samples collected; B-1-1 and B-2-1. The concentrations in soil sample B-2-1 exceeded the GB PMC with and some concentrations exceeded the RDEC.

Based on the results, soils in the vicinity of B-1 and B-3 may be reused onsite or transported offsite for reuse at another approved site if suitable. The PAH exceedances noted in soil samples collected from SB-2 may indicate a petroleum release or the presence of urban fill and cannot be reused on-site due to GB PMC and RDEC exceedances unless placed beneath an engineered control like a building foundation. If these soils cannot be placed beneath an engineered control than the soils would need to be transported offsite for proper disposal. Additional sampling can be completed to further define the extent of the impacted soils and reduce offsite disposal.

If there are questions regarding this letter or you require further information, please feel free to contact ATC.

Sincerely,

David P. Brassard, P.E., LEP Senior Project Manager

for ATC

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Attachments: Table 1 – Summary of Soil Analytical Data

Figure 1 – Site Location

Figure 2- Site Plan and Soil Sampling Locations

Analytical Data Package

File: 20190401 mary shepard place soil investigation





TABLE 1 Summary of Soil Analytical Data Mary Shepard Place 15 Pavilion Street Hartford, Connecticut

							CTDEEP R	SR Criteria		
General Location		San	nple Identificati	ons/Sample Dep	oth					
Depth	0-4'	4-6'	0-4'	4-6'	0-4'	4-6'				
Screening (PPM)	0.0	0.0	0.0	0.0	0.0	0.0				
Sample ID	B-1-2	B-1-2	B-2-1	B-2-2	B-3-1	B-3-2	GBPMC	RDEC		
Date	3/5/2019	3/5/2019	3/5/2019	3/5/2019	3/5/2019	3/5/2019				
	Volatile Organic Compounds (VOCS) (ug/kg)									
Naphthalene	<4.7	<4.2	<5	5.4	<4.9	<4.7	56,000	1,000,000		
Trichlorofluoromethane	<4.7	<4.2	26	<5.3	<4.9	<4.7	500,000*	200,000*		
		Extractable Tot	al Petroleum H		TPH) (mg/kg)					
ETPH	< 56	<60	<60	<68	<68	<67	2,500	500		
		Total RC	RA 8 Metals by	mass analysis ((mg/kg)					
Total Arsenic	4.39	2.19	3.62	5.4	4.6	5.19		10		
Total Barium	81.9	112	126	263	303	311		4,700		
Total Cadmium	0.61	< 0.37	0.65	0.95	0.97	0.96		34		
Total Chromium	25.2	21.2	30.5	46.5	58.6	59.3		NE		
Total Lead	16	43.3	48.1	41.2	15.9	18.3		400		
Total Mercury	< 0.03	0.1	0.03	0.04	< 0.03	< 0.04		20		
Total Seleniun	< 1.3	< 1.5	< 1.6	< 1.7	< 1.9	< 1.9		340		
Total Silver	< 0.33	< 0.37	< 0.40	< 0.41	< 0.47	< 0.48		400		
		Polycyclic A	Aromatic Hydro	ocarbons (PAHs	s) (mg/kg)					
Anthracene	< 0.26	< 0.27	1.1	< 0.32	< 0.31	< 0.32	400	1,000		
Benzo (a) anthracene	< 0.26	< 0.27	4	< 0.32	< 0.31	< 0.32	1	1		
Benzo (a) pyrene	< 0.26	< 0.27	3.2	< 0.32	< 0.31	< 0.32	1	1		
Benzo (b) fluoranthene	< 0.26	< 0.27	2.9	< 0.32	< 0.31	< 0.32	1	1		
Benzo (k) fluoranthene	< 0.26	< 0.27	2.5	< 0.32	< 0.31	< 0.32	1	8		
Benzo (g,h,i) perylene	< 0.26	< 0.27	1.7	< 0.32	< 0.31	< 0.32	1*	8.4*		
Chrysene	0.26	< 0.27	4	< 0.32	< 0.31	< 0.32	1*	84*		
Dibenzo (a,h) anthracene	< 0.26	< 0.27	0.5	< 0.32	< 0.31	< 0.32	1*	1*		
Fluoranthene	0.37	< 0.27	7.9	< 0.32	< 0.31	< 0.32	5.6	1,000		
Fluorene	< 0.26	< 0.27	< 0.28	< 0.32	< 0.31	< 0.32	5.6	1,000		
Indeno (1,2,3-cd) pyrene	< 0.26	< 0.27	2	< 0.32	< 0.31	< 0.32	1	1		
Naphthalene	< 0.26	< 0.27	< 0.28	< 0.32	< 0.31	< 0.32	56	1,000		
Phenanthrene	0.36	< 0.27	2.9	< 0.32	< 0.31	< 0.32	40	1,000		
Pyrene	0.33	< 0.27	6.2	< 0.32	< 0.31	< 0.32	40	1,000		

Abbreviations and Symbols:

<200 = not detected above specified detection limit

mg/kg = milligrams per kilogram

ug/kg = micrograms per kilogram

- -- = Not Analyzed
- --- = RCRA 8 metals require the synthetic precipitation leaching procedure (SPLP) analysis for GBPMCCriteria Not Established

ug//l = micrograms per liter

GB PMC = GB Pollutant Mobility Criteria

RDEC = Residential Direct Exposure Criteria

Notes:

Concentrations shown in **bold** were reported above the laboratory reporting limits for the specified compound

Concentrations shown in **bold & shaded** were above the laboratory reporting limits & CTDEEP RSR/recommended Criteria

* = Criteria from CT DEEP Recommended Criteria Value for Common Additional Polluting Substances and Alternative Critera Request (Nov. 2015)

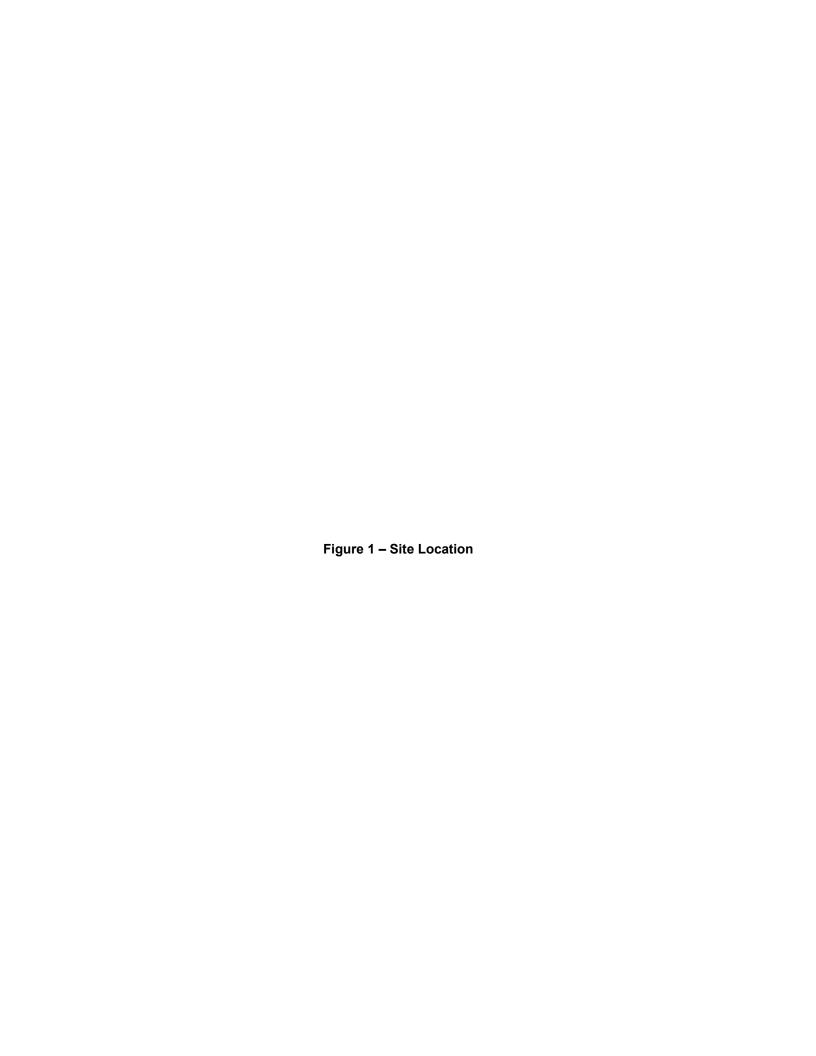
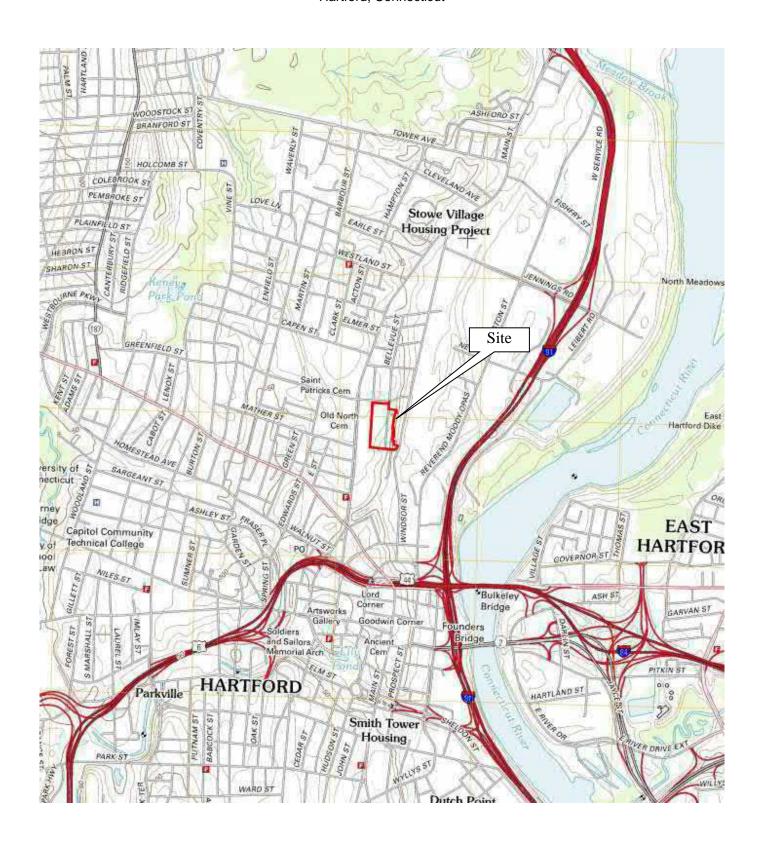
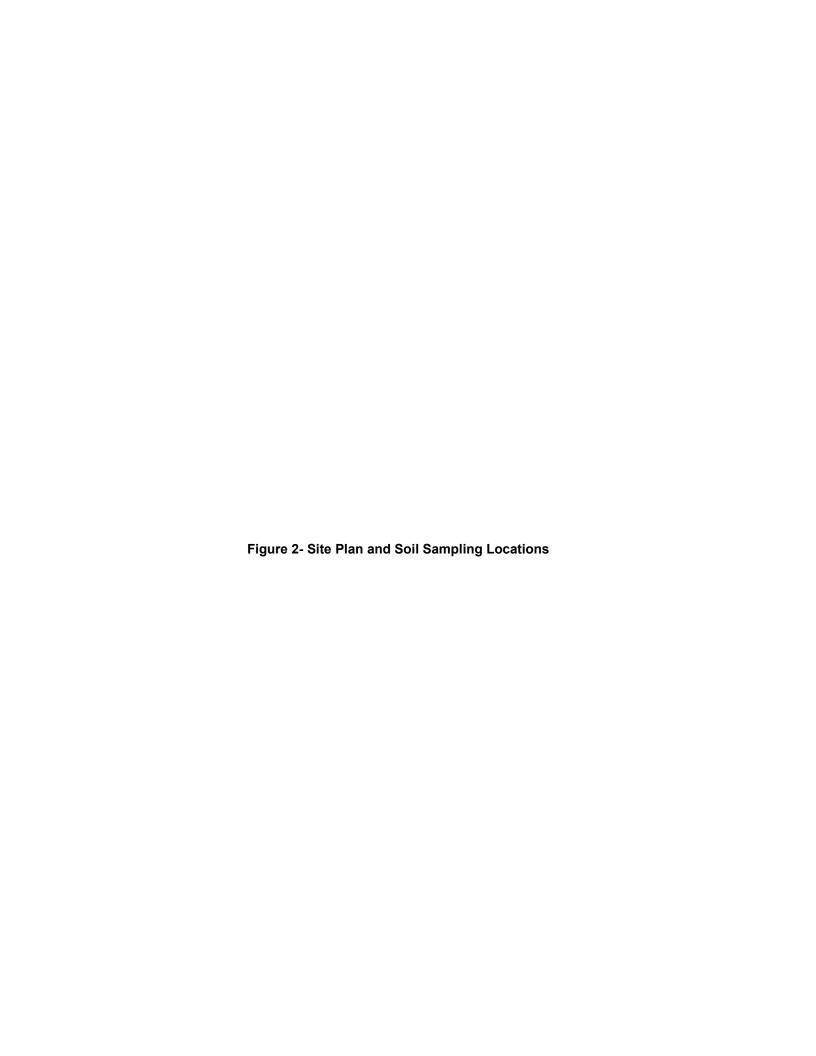
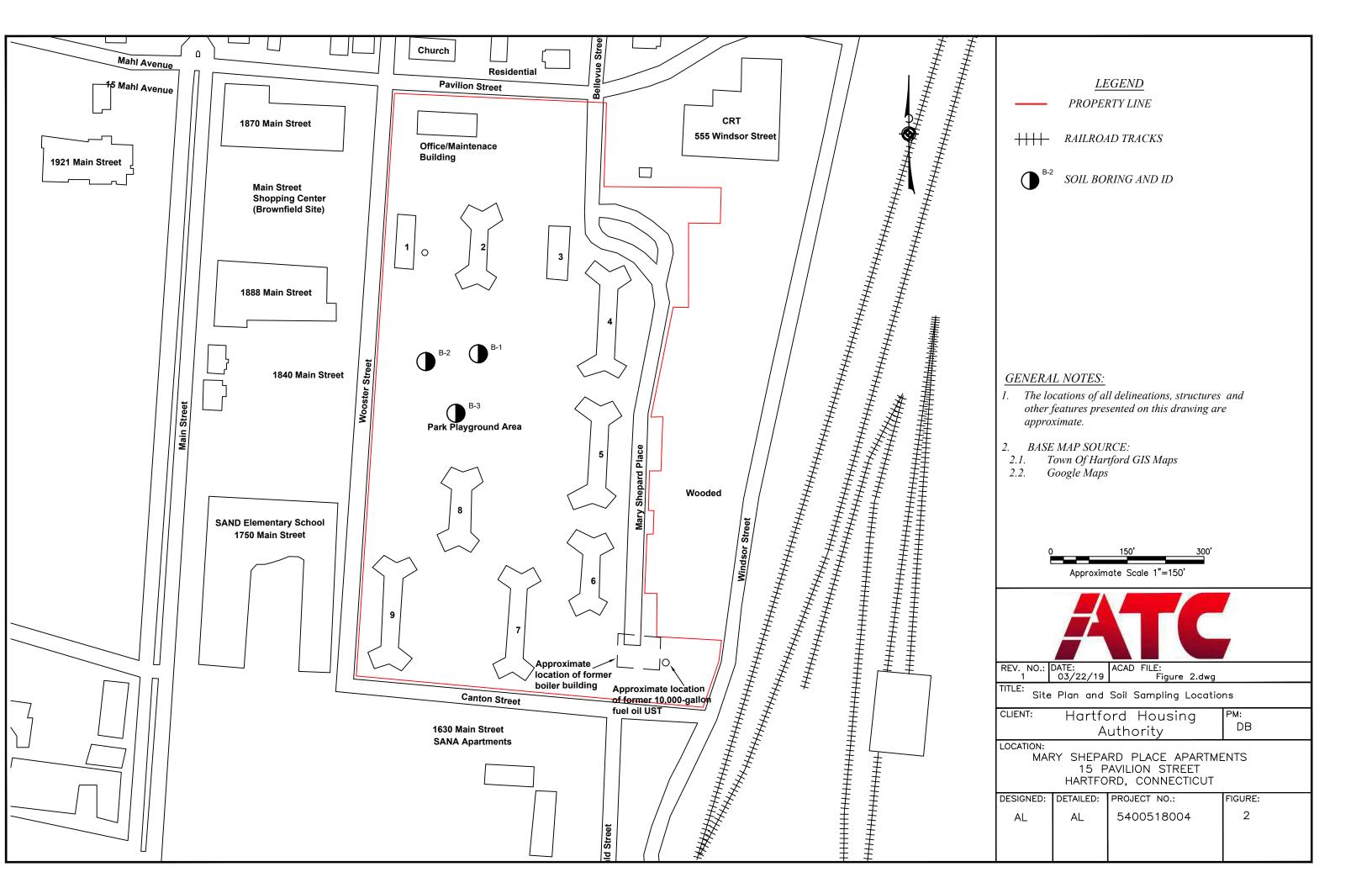


FIGURE 1 SITE VICINITY MAP

Mary Shepard Place Apartments 15 Pavilion Street Hartford, Connecticut









PHASE I ENVIRONMENTAL SITE ASSESSMENT Mary Shepard Place Apartments 15 Pavilion Street Hartford, Connecticut

APPENDIX A SITE VICINITY MAP



LIMITED SUBSURFACE INVESTIGATION OF

MARY SHEPARD PLACE APARTMENTS 15 PAVILION STREET 101-916 MARY SHEPARD PLACE HARTFORD, CONNECTICUT 06120

HACH PROJECT NO. 1745-15 MARY SHEPARD PLACE RAD CONVERSION PROJECT

ATC PROJECT NO. 133DB00014

SEPTEMBER 20, 2016

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1.0 INTRODUCTION

1.1 Purpose

ATC Group Services LLC (ATC) was retained by The Housing Authority of the City of Hartford (HACH) (Client) to complete a limited subsurface investigation (LSI) at the 12-acre residential facility identified as Mary Shepard Place Apartments, 15 Pavilion Street, Hartford, Connecticut (hereinafter referred to as the "Site") (see **Figure 1** for a Site Location Map). The Site historically was utilized for residential and commercial purposes.

This LSI included a ground penetrating radar (GPR) survey to determine whether underground storage tanks (USTs) remain on the Site, the installation of soil vapor collection points, and the installation of soil borings and groundwater monitoring wells.

1.2 Background Review

The Site is developed as a housing complex, consisting of 9 apartment buildings and 1 office/community building. The Site is located in a residential area at the north end of the City of Hartford, just west of Windsor Street and east of Main Street. Surrounding properties generally consist of multi-family housing and commercial buildings. The topography of the Site and surrounding area generally slopes down to the east, towards the Connecticut River.

The Phase I Environmental Site Assessment (ESA) completed by ATC on August 9, 2016 identified the following *recognized environmental conditions* (RECs) for the Site:

- According to records obtained from the Connecticut Department of Energy & Environmental Protection (CTDEEP) and the City of Hartford Fire Marshal's office, there had been a maintenance building with a boiler room that served the entire complex located in the southeast corner of the Site; at the corner of Canton and Windsor Streets. Fire Marshal records dated 1958 indicated there had been two 5,000-gallon #6 fuel oil USTs located at this building. Later CTDEEP records show that there was a 10,000-gallon #4 fuel oil UST located at this building that was reportedly removed. However, no tank closure report was on file, and there is no record that the 5,000-gallon USTs were removed. The historical below ground storage of fuel oil in the southeastern corner of the Site is a recognized environmental condition.
- The 1922 Sanborn Map showed a garage building located in the northwestern portion of the Site.
 A 560-gallon buried gasoline tank was shown next to the garage. No other records were discovered regarding this UST. The gasoline UST on the Site is considered a recognized environmental condition.
- The shopping center property to the west is a brownfield site, a "pending" leaking underground storage tank (LUST) site, and a voluntary cleanup program site. Few records were available from CTDEEP. Memos indicated that proper UST closure was conducted for the eight fuel oil USTs that had been discovered throughout the site. However, there were questions regarding whether groundwater impact had been investigated, including off-site sampling downgradient. The SAND School property adjacent to the west is also a LUST site with status of "cleanup initiated". Few records were available from CTDEEP. A Phase I ESA report noted that there had been three reported USTs at the site, and that volatile organic compounds (VOCs), including tetrachloroethylene (PCE), had been found in some wells; but no sampling results were available.

Due to the upgradient location of these facilities along Main Street, it is possible that groundwater beneath the Site has been impacted, and this is a *recognized environmental condition*.

Based on the findings of the August 2016 Phase I ESA, ATC recommended: completion of a GPR survey within the areas of the former on-Site USTs in order to confirm that the USTs had been removed; completion of a LSI in the areas of the former USTs and the former boiler building; and completion of a limited soil vapor survey along the western Site boundary to address potential vapor encroachment from adjacent sites of concern. This report documents the findings of these LSI activities.

2.0 SUBSURFACE SAMPLING ACTIVITIES

2.1 Site Preparation

Prior to the initiation of the Site investigation activities, ATC prepared a Site-specific Health and Safety Plan (HASP) in accordance with the Occupational Safety and Health Administration (OSHA) Standard "Hazardous Waste Operations and Emergency Response" guidelines (29 CFR 1910.120). The HASP was reviewed and signed by ATC personnel and their subcontractors prior to performing work at the Site. The HASP detailed the potential exposures and risks associated with each on-Site activity and the actions necessary to minimize potential exposure.

The public utility locating service, Call Before You Dig (CBYD), was contacted to locate and mark subsurface public utilities entering the Site.

2.2 Ground Penetrating Radar (GPR) Survey

ATC retained Metric Earth Services (Metric) of Milford, Connecticut to evaluate the Site for the potential presence of USTs utilizing GPR. The GPR survey was conducted on August 31, 2016 at the Site in the general areas of the former boiler building and associated fuel oil USTs as well as within the area of the former 560-gallon gasoline UST identified on Sanborn Maps. Metric utilized subsurface interface radar systems and related antennas in order to identify subsurface anomalies. No anomalies consistent with USTs were identified at the Site in the areas scanned. The approximate extent of areas scanned with the GPR unit is depicted on **Figure 2**.

The GPR survey was also utilized to locate subsurface utilities in order to clear proposed boring locations throughout the investigation. The GPR survey indicated anomalies within the areas of marked natural gas lines at the terminus of Mary Shepard Place; ATC notified the Connecticut Natural Gas Company (CNG) about the problems with the marked locations. A CNG field technician was dispatched to the Site and worked with ATC and Metric personnel to determine the proper locations of the natural gas lines.

2.3 Soil Vapor Points & Sample Collection

On September 1, 2016, three soil vapor points (VP-1, VP-2, and VP-3) were installed at the Site along the western boundary. Soil vapor points were advanced by Metric, under the direction of ATC, with a Geoprobe® direct push rig to a depth of approximately 8 to 9 feet below ground surface (bgs). VP-1 was initially advanced to a depth of 20 feet bgs for the purposes of determining soil type on the Site and depth to groundwater, if encountered. The vapor points were completed with 5 feet of one-inch diameter, 0.010-inch machine-slotted polyvinyl chloride (PVC) screen. A filter pack of #1 graded sand was installed in the annular space between the well screen and the borehole to a depth of approximately 3 feet bgs. Three feet of bentonite slurry was placed in the annular space of the borehole above the filter pack to the ground surface to seal the vapor sampling point. The vapor points were completed with ball valve caps installed on risers that extended approximately 1 foot above ground surface. Soil samples were not collected during vapor point advancement.

Vapor point VP-1 was installed near the southwest corner of the office/maintenance building; VP-2 was installed west of Building 1 (apartments); and VP-3 was installed west of Building 9 (apartments). The locations of the soil vapor collection points are depicted on **Figure 2**.

ATC returned to the Site on September 2, 2016 to collect soil vapor samples. The vapor sampling points were purged for approximately five minutes using a personal air sampling pump set to 4 liters per minute. After purging, a soil vapor sample was collected from each vapor point into a Summa canister for the duration of approximately 30 minutes. The Summa canister pressure was recorded prior to and following the 30-minute duration.

2.4 Soil Vapor Sample Laboratory Analysis

Soil vapor samples were collected into Summa canisters on September 2, 2016 and transported to Phoenix Environmental Laboratory of Manchester, Connecticut (Phoenix), a State of Connecticut approved laboratory, under chain of custody protocols for analysis. Soil vapor samples were analyzed for VOCs via EPA Method TO-15 to address the potential for vapor encroachment from adjacent sites of concern.

2.5 Soil Borings & Sample Collection

On August 31 through September 1, 2016, 10 soil borings (SB-1 through SB-10) were installed in order to investigate the potential for impacted soil due to the historical on-Site USTs and former boiler building. Boring locations were adjusted as needed due to numerous subsurface utilities present. Generally, borings were advanced to depths ranging from approximately 7 to 16 feet bgs. Soil samples were collected based upon visual/olfactory evidence of impact. If no obvious impact was noted, soil samples were collected at the apparent soil/groundwater interface. If neither evidence of impact or groundwater were encountered, then soil samples were collected at depths appropriate for UST sizes, assuming approximately two feet of cover material. The locations of the soil borings are depicted on **Figure 2**.

Metric completed the installation of the soil borings under the direction of ATC, using a Geoprobe[®] direct push rig and macro-core sampler. Soil was collected continuously and field screened using a photoionization detector (PID).

Decontamination of sampling equipment prior to and after sampling was conducted using the following procedure: distilled water rinse; scrubbing followed by a Liquinox[®] and distilled water wash; distilled water rinse; and, air dry.

2.6 Soil Sample Laboratory Analysis

Soil samples were collected into the appropriate laboratory sample containers, placed in an ice-packed cooler, and transported to Phoenix under chain of custody protocols. Soil samples SB-1 through SB-6 were analyzed for polyaromatic hydrocarbons (PAHs) via EPA Method 8270 and extractable total petroleum hydrocarbons (ETPH) via the CTDEEP approved method (parameters associated with fuel oil). Soil samples SB-8 through SB-10 were analyzed for total lead, lead via the synthetic precipitation leaching procedure (SPLP), and VOCs via EPA Method 8260 (parameters associated with gasoline). SB-8 was also analyzed for ETPH.

2.7 Groundwater Monitoring Well Installation & Sample Collection

On August 31, 2016, Metric installed a single monitoring well MW-1 under the direction of ATC, using a Geoprobe® direct push rig and macro-core sampler. The well was installed to a depth of approximately 16 feet bgs, and completed with 10 feet of one-inch diameter, 0.010-inch machine-slotted PVC well set to intersect the apparent water table. A filter pack of #1 grade sand was installed in the annular space between the well screen and the borehole to a depth of approximately one foot above the screened interval. A sixinch thick bentonite seal was placed in the annular space of the borehole above the filter pack to prevent surface water infiltration. The monitoring well was completed with a locking expansion cap fitted on a riser extending approximately 1 foot above grade.

Monitoring well MW-1 was installed in the southeastern portion of the Site, near Mary Shepard Place and Windsor Street within the area of the former fuel oil USTs and boiler building. Based upon field observations and samples collected within this area, it appears that groundwater is perched within a gravel layer at approximately nine feet bgs. Based upon these observations, a single well was installed for investigative purposes but was deemed not indicative of Site-wide groundwater conditions. When drilling was conducted throughout other areas of the Site, groundwater was not encountered to a maximum depth of 20 feet bgs. The location of the monitoring well is depicted on **Figure 2**.

ATC developed the well on September 2, 2016, but the well appeared to contain little groundwater. Therefore, on September 6, 2016, the depth to groundwater was gauged using an electronic interface probe (EIP) and a grab sample was collected utilizing a peristaltic pump and dedicated polyethylene tubing.

2.8 Groundwater Sample Laboratory Analysis

The groundwater sample was collected into the appropriate laboratory sample containers, placed in an ice-packed cooler, and transported to Phoenix, under chain of custody protocols. Due to limited available groundwater, the groundwater sample collected from MW-1 was only analyzed for ETPH via the CTDEEP approved method. This method was chosen due to its ability to recognize a broad spectrum of petroleum analytes which may be present due to a release from the former on-Site fuel oil USTs.

3.0 SOIL VAPOR, SOIL & GROUNDWATER SAMPLING RESULTS

3.1 Subsurface Geology

Based on soil samples collected during drilling, soils beneath the Site are composed primarily of fine reddish-brown sand, followed by brown clay, along with areas of what appeared to be typical urban fill material (brick, concrete, ash). Groundwater was not encountered at the Site, with the exception of apparent perched groundwater in the area of the Mary Shepard Place cul-de-sac. Boring logs are included in **Appendix A**.

3.2 Soil Vapor Analytical Results

The Remediation Standard Regulations (RSRs), Sections 22a-133k-1 through 22a-133k-3 of the Regulations of Connecticut State Agencies, apply to any action taken to remediate polluted soil, surface water or groundwater plume emanating from a release area provided such action is required pursuant to Chapter 445 or Chapter 446 of the Connecticut General Statutes, or is taken pursuant to Public Act 95-183 (Transfer Act) and Public Act 95-190 (Remediation of Contaminated Real Property). The RSRs do not directly apply to the Site due to the lack of any regulatory requirements at this time. However, the RSRs are typically used for comparison purposes to determine the environmental condition of the Site. For comparison purposes, **Table 1** includes the following numeric RSR criteria for soil vapor:

Soil Vapor Volatilization Criteria (SVVC): The SVVC are used to evaluate soil vapor at a site and are risk-based standards that were developed to be protective of human health. The SVVC are subdivided into the Residential SVVC (R-SVVC), which is appropriate for residential properties, and Industrial/Commercial DEC (I/C-SVVC), which is appropriate for industrial and commercial properties. It should be noted, however, that the I/C-SVVC can only be used if an Environmental Land Use Restriction (ELUR) has been filed with the Town and State on the property deed. Due to the residential use of the Site, the R-SVVC are appropriate for comparison purposes.

Analysis of the soil vapor samples revealed the following:

 VOCs were detected at very low levels in each of the soil vapor samples collected. Most of the VOCs detected appear to be associated with lab contamination (such as acetone and isopropyl alcohol). The detected concentrations were very low and well below the R-SVVC.

Soil vapor analytical results are summarized in **Table 1**. A copy of the laboratory analytical report for soil vapor is included as **Appendix B**.

3.3 Soil Analytical Results

The RSRs (Sections 22a-133k-1 through 22a-133k-3 of the Regulations of Connecticut State Agencies) apply to any action taken to remediate polluted soil, surface water or groundwater plume emanating from a release area provided such action is required pursuant to Chapter 445 or Chapter 446 of the Connecticut General Statutes, or is taken pursuant to Public Act 95-183 (Transfer Act) and Public Act 95-190 (Remediation of Contaminated Real Property). The RSRs do not directly apply to the Site due to the lack of any regulatory requirements at this time. However, the RSRs are used for comparison purposes to determine the environmental condition of the Site. For comparison purposes, **Table 2** includes the following numeric RSR criteria for soil:

- Direct Exposure Criteria (DEC): The DEC are used to evaluate soil within 15 feet of the ground surface. The DEC are risk-based standards that were developed to be protective of human health. The DEC are subdivided into the Residential DEC (RDEC), which is appropriate for residential properties, and Industrial/Commercial DEC (I/C-DEC), which is appropriate for industrial and commercial properties. It should be noted, however, that the I/C-DEC can only be used if an Environmental Land Use Restriction (ELUR) has been filed with the Town and State on the property deed. Due to the residential use of the Site, the RDEC are appropriate for comparison purposes.
- Pollutant Mobility Criteria (PMC): The PMC are used to evaluate the leachability of contaminants in soil. These risk-based standards were developed to be protective of the groundwater by ensuring that the potential for leaching of the contaminants from impacted soils into groundwater is minimized. The PMC are subdivided into GA PMC and GB PMC, based on the groundwater classification of a site. The GB PMC have been used for comparison purposes in this investigation because the Site is located within a Class GB groundwater area.

Analysis of the soil samples revealed the following:

- No VOCs were detected in the soil samples collected in the area of the historical gasoline UST.
- Total lead was detected in soil samples SB-8, SB-9, and SB-10, but concentrations did not exceed applicable regulatory criteria. Additionally, SPLP lead was not detected above the laboratory detection limits in these samples.
- PAHs were detected in five (5) of the samples analyzed (SB-2 through SB-6). Benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, chrysene, and indeno(1,2,3-cd)pyrene were detected in two samples at concentrations exceeding the RDEC and/or the GB PMC. PAHs exceeding the RDEC were identified in samples SB-3 (5'-7') and SB-6 (6'-8').
- ETPH was detected in four (4) of the samples analyzed. ETPH exceeded the RDEC in SB-6.

Soil analytical results are summarized in **Table 2**. Copies of the laboratory analytical reports for soil are included as **Appendix C**.

3.4 Groundwater Analytical Results

According to Connecticut Environmental Conditions Online (CTECO), a partnership between CTDEEP and the University of Connecticut, the Site is situated in a "GB" groundwater classification area. "GB" groundwater areas are assumed to have some level of degradation and are not suitable for drinking without treatment. Groundwater regulations in a GB area are less stringent than "GA" areas. The Site is not situated in a designated Aquifer Protection Area.

The RSRs, Sections 22a-133k-1 through 22a-133k-3 of the Regulations of Connecticut State Agencies, apply to any action taken to remediate polluted soil, surface water or groundwater plume emanating from a release area provided such action is required pursuant to Chapter 445 or Chapter 446 of the Connecticut General Statutes, or is taken pursuant to Public Act 95-183 (Transfer Act) and Public Act 95-190 (Remediation of Contaminated Real Property). The RSRs do not directly apply to the Site due to the lack of any regulatory requirements at this time. However, the RSRs are typically used for comparison purposes to determine the environmental condition of the Site. For comparison purposes, **Table 3** includes the following numeric RSR criteria for groundwater:

- Surface Water Protection Criteria (SWPC) are applicable to sites where groundwater is likely to discharge into a surface water body. These risk-based standards were developed to protect surface water bodies from degradation due to groundwater discharges to the surface water body.
- Volatilization Criteria (VC) are applicable to sites where groundwater is within 15 feet of the surface
 or a building foundation on average over a year. The risk-based standards were developed to be
 protective of indoor air quality from volatile compounds being released from the groundwater and
 seeping into buildings. The VC are subdivided into two different standards, Residential VC (RVC)
 and Industrial/Commercial VC (I/CVC). The RVC apply to all sites unless an ELUR has been filed.
 The RVC has been used for evaluation purposes for this Site because it is used for residential
 purposes and an ELUR has not been filed.

Analysis of the groundwater samples revealed the following:

- A single groundwater monitoring well, MW-1, was installed for the analysis of perched groundwater encountered within the former boiler house/fuel oil UST area.
- Due to lack of yield, a single groundwater sample was collected and analyzed for ETPH.
- ETPH was not detected above the laboratory detection limit within the sample collected.

Groundwater analytical results are summarized in **Table 3**. A copy of the laboratory analytical report for groundwater is included as **Appendix D**.

4.0 CONCLUSIONS & RECOMMENDATIONS

4.1 Conclusions

The objective of this LSI was to evaluate soil vapor, soil and groundwater beneath the Site due to the historical uses of the Site and surrounding area. The LSI was designed to address RECs and areas of concern (AOCs) identified during the Phase I ESA. It focused on investigating former UST areas that did not have proper closure, and on evaluating potential exposure risks for residents. Borings were placed in AOCs to identify gross contamination and evaluate potential exposure risks. The following summarizes conclusions from this investigation.

- The GPR survey did not identify anomalies consistent with USTs in the boiler building area or in the area of the historical gasoline UST. No further assessment is recommended.
- Very low levels of a few VOCs were detected in soil vapor samples collected at the Site. Detected VOCs appear to be related to laboratory contamination, rather than constituents associated with petroleum or solvents. All detected concentrations were well below R-SVVC. Based on these results, no vapor intrusion concerns were identified along the western Site boundary due to adjacent sites of concern, and no further assessment is recommended.
- Several PAHs were detected in two soil samples (SB-3 and SB-6) above applicable regulatory criteria. ETPH was also detected above criteria in SB-6. These samples were collected in the approximate area of the former boiler building and associated fuel oil USTs. A total of seven borings were placed in the historical boiler building area, and no gross contamination associated with fuel oil was identified. Based upon field observations, the presence of PAHs and ETPH may be associated with urban fill materials in this area.
- VOCs were not detected in soil above laboratory reporting limits, and detected concentrations of lead did not exceed criteria in the area of the historical gasoline UST. No further assessment is recommended.
- Based on field observations, groundwater beneath the Site appears to be greater than 20 feet bgs (with the exception of some limited perched water) and does not pose a concern for the Site at this time. No further assessment is recommended.

4.2 Recommendations

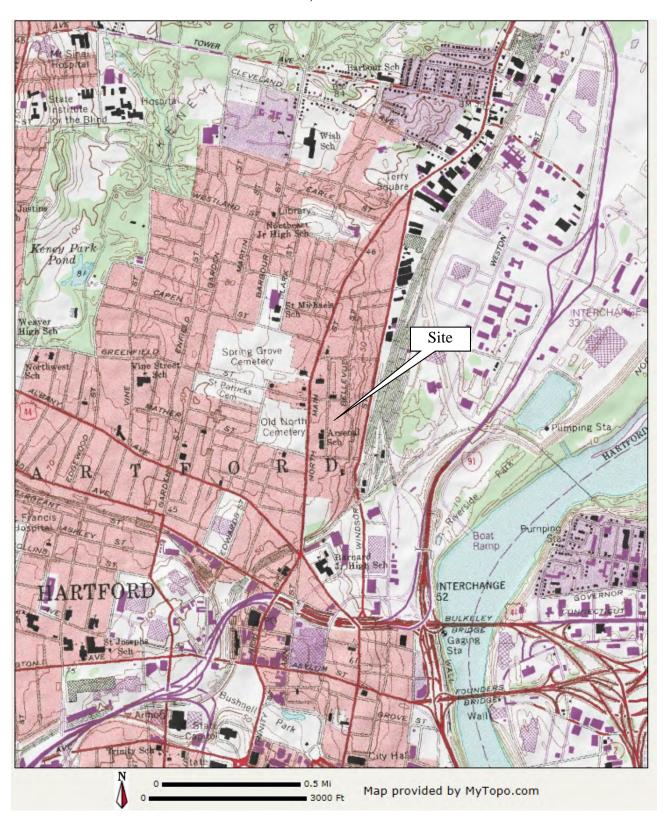
Based on the LSI described in this report, ATC offers the following recommendations.

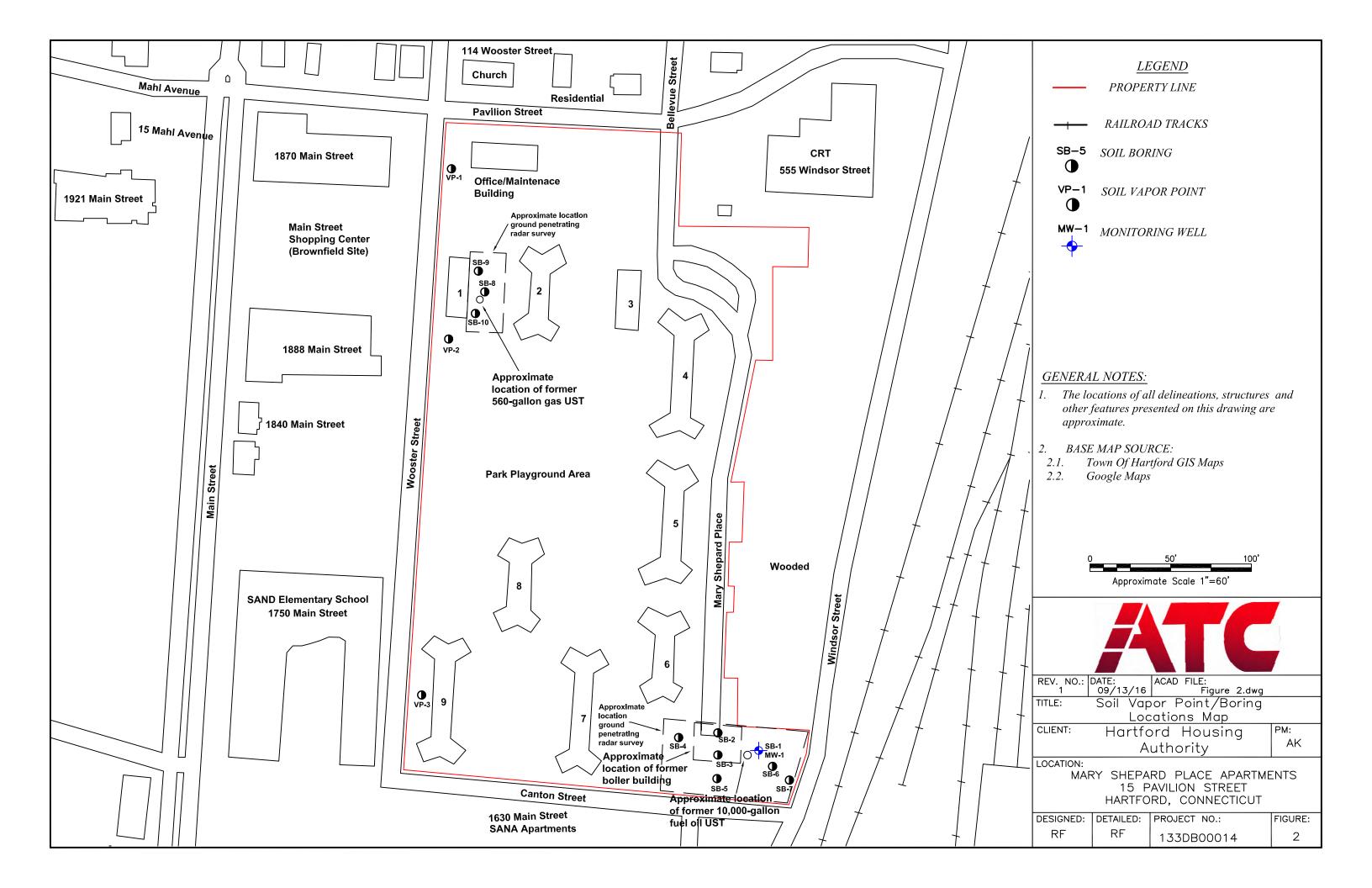
Evidence of typical urban fill materials was identified within soil samples collected at the Site.
Based on analytical data from samples collected in the southeastern corner of the Site, PAHs and
ETPH are present at concentrations that exceed DEC. However, exceedences were detected at
depths between 5 to 8 feet bgs. Residents are unlikely to come into direct contact with soils at
these depths. ATC does recommend that if soils are to be disturbed on-Site during future
renovations or maintenance activities, proper soil handling and disposal practices must be
observed.

FIGURES

FIGURE 1 SITE LOCATION MAP

Mary Shepard Place Apartments 15 Pavilion Street Hartford, Connecticut





TABLES

Table 1 Summary of Soil Vapor Analytical Results Mary Shepard Place Apartments 15 Pavilion Street Hartford Connecticut

Sample Location Sample Date	CTDEEP Residential Volatilization Criteria For Soil Vapor (mg/m³)	CTDEEP Industrial/Commercial Volatilization Criteria For Soil Vapor (mg/m³)	VP-1 9/2/2016	VP-2 9/2/2016	VP-3 9/2/2016
VOCs (EPA Method TO-15)					
Acetone	5,701	19,597	0.0672	0.0259	0.0126
Ethanol	NE	NE	ND < 0.00377	0.0469	0.0237
Isopropyl alcohol	NE	NE	0.00887	ND <0.00491	ND <0.00491
Trichlorofluoromethane	280	690	0.0138	0.131	ND <0.0112

Abbreviations and Symbols:

NE = None Established

mg/m³ = milligrams per cubic meter

ND = Not detected above laboratory detection limit

VOCs = volatile organic compounds

CTDEEP = Connecticut Department of Energy and Environmental Protection

Notes:

- 1. All results and criteria are reported in mg/m³.
- 2. **Bold** indicates a detection above the laboratory detection limit. Shaded indicates an exceedance of one or more criteria.
- 3. Criteria values were obtained from Remediation Standard Regulations (RSRs) and the Recommended Criteria Values for Common Additional Polluting Substances and Alternative Criteria Requests (Nov. 2015).

Table 2 Summary of Soil Analytical Results Mary Shepard Place Apartments 15 Pavilion Street Hartford, Connecticut

Parameter	RSI	R DEC	RSR PMC									
	I/C DEC	RES DEC	GB PMC	SB-1	SB-2	SB-3	SB-4	SB-5	SB-6	SB-8	SB-9	SB-10
Sampling Date				8/31/2016	8/31/2016	8/31/2016	8/31/2016	8/31/2016	9/1/2016	9/1/2016	9/1/2016	9/1/2016
Sample Depth				6-8'	5-7'	5-7'	5-7'	5-7'	6-8'	6-7'	5-7'	6-8'
CTDEEP ETPH (mg/Kg dry)												
ETPH	2,500	500	2,500	ND (<53)	ND (<58)	150	ND (<52)	70	600	210	NT	NT
Total Metals (mg/Kg)												
Lead	1,000	400	~	NT	NT	NT	NT	NT	NT	104	34.4	44.6
SPLP Metals (mg/L)												
Lead	~	~	0.15	NT	NT	NT	NT	NT	NT	ND (<0.010)	ND (<0.010)	ND (<0.010)
Volatile Organic Compounds SW-846 8260C (mg/K	(g)											
VOCs	~	~	~	NT	NT	NT	NT	NT	NT	ND	ND	ND
Semivolatile Organic Compounds SW-846 8270D (r	ng/Kg)											
Acenaphthene	2,500	1,000	84	ND (<0.25)	ND (<0.27)	0.66	ND (<0.25)	ND (<0.25)	ND (<0.26)	NT	NT	NT
Anthracene	2,500	1,000	400	ND (<0.25)	0.29	1.2	ND (<0.25)	ND (<0.25)	0.33	NT	NT	NT
Benzo(a)anthracene	7.8	1	1	ND (<0.25)	0.46	2.3	ND (<0.25)	0.46	1.2	NT	NT	NT
Benzo(a)pyrene	1	1	1	ND (<0.25)	0.32	1.9	ND (<0.25)	0.53	1.0	NT	NT	NT
Benzo(b) fluoranthene	7.8	1	1	ND (<0.25)	ND (<0.27)	1.4	ND (<0.25)	0.41	1.1	NT	NT	NT
Benzo(g,h,i)perylene	78	8.4	1	ND (<0.25)	ND (<0.27)	0.89	ND (<0.25)	0.34	0.53	NT	NT	NT
Benzo(k)fluoranthene	78	8.4	1	ND (<0.25)	ND (<0.27)	1.4	ND (<0.25)	0.37	0.89	NT	NT	NT
Chrysene	780	84	1	ND (<0.25)	0.49	2.4	ND (<0.25)	0.52	1.3	NT	NT	NT
Fluoranthene	2,500	1,000	56	ND (<0.25)	0.9	5.1	0.43	0.7	2.2	NT	NT	NT
Fluorene	2,500	1,000	56	ND (<0.25)	ND (<0.27)	0.57	ND (<0.25)	ND (<0.25)	ND (<0.26)	NT	NT	NT
Indeno(1,2,3-cd)pyrene	7.8	1	1	ND (<0.25)	ND (<0.27)	1.0	ND (<0.25)	0.32	0.56	NT	NT	NT
Phenanthrene	2,500	1,000	40	ND (<0.25)	1.2	4.9	0.36	ND (<0.25)	1.2	NT	NT	NT
Pyrene	2,500	1,000	40	ND (<0.25)	0.81	4.5	0.39	0.84	2.1	NT	NT	NT

Abbreviations and Symbols:

ND (<53) = Non-detect and detection limit (Concentration less than the laboratory detection limits)

GB PMC = Pollutant Mobility Criteria for a GB groundwater designation

I/C DEC = Industrial/Commercial Direct Exposure Criteria

Res DEC = Residential Direct Exposure Criteria

RSR = Remediation Standard Regulations

ETPH = Extractable Total Petroleum Hydrocarbons

mg/kg = Miligrams per kilogram, parts per million (ppm)

NT = Not tested; NE = Not established

SPLP = Synthetic Precipitation Leaching Procedure

~ = No Standard available or not applicable

Notes:

- 1. Compounds shown when detected in at least one sample.
- 2. Bold concentrations indicates a value above the laboratory detection limit.
- 3. Shaded concentrations indicate an exceedance of one or more criteria.

Table 3 Summary of Groundwater Analytical Results Mary Shepard Place Apartments 15 Pavilion Street Hartford, Connecticut

Sample ID Sample Date	CTD SWPC	EEP RSR Crit (ug/l) RVC	eria I/C VC	MW-1 9/6/2016
Extractable Total Petroleum Hydrocarbons (ETPH) (ug/l)	250	250	250	ND <100

Abbreviations and Symbols:

CTDEEP = Connecticut Department of Energy & Environmental Protection

RSR = Remediation Standard Regulations

ND = Not detected above the laboratory detection limits

SWPC = Surface Water Protection Criteria

RVC = Residential Groundwater Volitalization Ctriteria

I/C VC = Industrial/Commercial Groundwater Volitalization Criteria

ug/l = micrograms per liter (parts per billion (ppb))

Notes:

1. Criteria obtained from the CTDEEP Recommended Criteria Values for Common Additional Polluting Substances and Alternative Criteria Requests (November 2015).



290 Roberts Street
Suite 301
East Hartford, Connecticut 06108
Telephone 860-282-9924
Fax 860-282-9826

April 1, 2019

Timothy J. Cifone
Deputy Executive Director of Development and Capital Improvements
The Housing Authority of the City of Hartford
180 Overlook Terrace
Hartford, CT 06106

Re: Limited Environmental Site Investigation

Mary Shepard Place 15 Pavilion Street Hartford, Connecticut 06120 ATC Project No. 4500518004

Dear Mr. Cifone:

At the request of the Housing Authority City of Hartford (HACH), ATC Group Services LLC (ATC) advanced three (3) soil borings and collected six (6) discreet soil samples from the west central portion of 15 Pavilion Street in Hartford Connecticut known as Mary Shepard Place (MSP). A site location map is presented in; **Attachment A, Figure 1**. The samples were collected to characterize site soils in an area where a building pad is proposed for a residential complex. Soil samples were collected at depths ranging between ground surface to six (6) feet below ground surface (fbgs). The results will assist in determining if the soil can be reused on-site or would require proper off-site disposal.

ATC has prepared this letter summarizing the soil sampling activities and has provided recommendations for future excavation of soils on-site. A site plan is presented as **Attachment A, Figure 2**.

At the request of HACH, ATC contracted with Welti Geotechnical, P.C. (Welti), a geotechnical engineering company located in Glastonbury, Connecticut, to advance borings and collect soil samples for geotechnical analysis. ATC was on-site to oversee the drilling activities and collect environmental samples. The geotechnical investigation and results are presented under separate cover.

On March 5, 2019, ATC and Welti advanced three (3) soil borings in the location of the proposed building. Boring locations are shown on **Attachment A, Figure 2**. Borings were advanced to a depth of approximately 26 fbgs. Bedrock was not encountered at this depth. Groundwater was encountered at approximately 13.5 fbgs to 16 fbgs. Soils encountered were mostly fine to coarse sands with little silt and gravel from the surface to XXX feet then fining downwards to very fine silt at a depth of approximately (8) fbgs. Varved clay and silt were noted between approximately eight (8) fbgs to 22 fbgs. Dense, fine to coarse sand and silt were encountered from 22 fbgs to 26 fbgs.

Soil samples were collected and placed in proper sample ware and transported to Phoenix Laboratories, Inc in Manchester, Connecticut, a State of Connecticut licensed laboratory, under proper chain of custody. The soil samples were analyzed for the following

- Total Resource Conservation and Recovery Act (RCRA) 8 metals (arsenic, barium, cadmium, chromium, lead, selenium, silver and mercury);
- Extractable total petroleum hydrocarbons (ETPH) in accordance with the Connecticut Department of Energy and Environmental protection (CTDEEP) published method;
- Volatile organic compounds (VOCs) in accordance with United States Environmental Protection Agency (USEPA) method 8260;
- Poly-aromatic hydrocarbons (PAHs) in accordance with USEPA method 8270.



Soil analytical results are included in **Attachment B, Table 1** along with the analytical data package presented in **Attachment C**.

The Remediation Standard Regulations (RSRs) (Sections 22a-133k-1 through 22a-133k-3 of the Regulations of Connecticut State Agencies) apply to any action taken to remediate polluted soil, surface water or groundwater plume emanating from a release area provided such action is required pursuant to Chapter 445 or Chapter 446 of the Connecticut General Statutes, or is taken pursuant to Public Act 95-183 (Transfer Act) and Public Act 95-190 (Remediation of Contaminated Real Property). The RSRs do not directly apply to the Site due to the lack of any regulatory requirements at this time. However, the RSRs are used for comparison purposes to determine the current environmental condition of the Site. For comparison purposes, **Table 1** includes the following numeric RSR criteria for soil:

- Direct Exposure Criteria (DEC): The DEC are used to evaluate soil within 15 feet of the ground surface. The DEC are risk-based standards that were developed to be protective of human health. The DEC are subdivided into the Residential DEC (RDEC), which is appropriate for residential properties, and Industrial/Commercial DEC (I/C-DEC), which is appropriate for industrial and commercial properties. It should be noted, however, that the I/C-DEC can only be used if an Environmental Land Use Restriction (ELUR) has been filed with the Town and State on the property deed. Due to the residential use of the Site, the RDEC are appropriate for comparison purposes.
- Pollutant Mobility Criteria (PMC): The PMC are used to evaluate the leachability of contaminants in soil. These risk-based standards were developed to be protective of the groundwater by ensuring that the potential for leaching of the contaminants from impacted soils into groundwater is minimized. The PMC are subdivided into GA PMC and GB PMC, based on the groundwater classification of a site. The GB PMC have been used for comparison purposes in this investigation because the Site is located within a Class GB groundwater area.

The RSRs define four (4) categories of soil with respect to reuse:

- Hazardous Waste
- Special Waste
- Polluted Soil
- Natural Soil

The treatment, storage, disposal and transportation of hazardous waste must be done in accordance with federal and state hazardous waste regulations. Special waste is polluted soil that is specially authorized to be disposed of by the CTDEEP, for example, oil contaminated soils recycled at an asphalt batching plant.

Polluted soil is defined as soil, which meets applicable Direct Exposure Criteria (DEC) and Pollutant Mobility Criteria (PMC) and therefore can be reused on site if the following conditions are met:

- Not placed below the water table
- Not placed in an area susceptible to erosion

Natural soil may be used at any parcel if:

- No concentration of any naturally-occurring substance exceeds background
- No other substance is detectable above the analytical detection limit.

The site is located in an area where no Environmental Land Use Restriction (ELUR) is known to exist and the CTDEEP groundwater classification is GB. The applicable soil criterion at this site is the Residential Direct Exposure Criteria (RDEC) and the GB Pollutant Mobility Criteria (GBPMC).



Analysis of the soil samples revealed the following:

- VOCs were detected in two (2) soil samples; B-2-1 and B-2-2. Naphthalene was detected at 5.4 ug/Kg in soil sample B-2-2 and trichlorofluoromethane in soil sample SB-2-1 at a concentration of 26 ug/Kg. These concentrations are below the applicable RSR criteria.
- ETPH was not detected above the laboratory method detection limit (MDL) in the six (6) soil samples collected.
- Total RCRA 8 metals were detected above the MDL in each of the soil samples collected. Based on average concentrations and background concentrations, it was mathematically interpreted that the detectable concentrations of RCRA 8 metals are being considered to be naturally occurring and therefore considered to be background concentrations and not associated with a release. All the detected concentrations are below the applicable RDEC.
- PAHs were detected in two (2) of the soil samples collected; B-1-1 and B-2-1. The concentrations in soil sample B-2-1 exceeded the GB PMC with and some concentrations exceeded the RDEC.

Based on the results, soils in the vicinity of B-1 and B-3 may be reused onsite or transported offsite for reuse at another approved site if suitable. The PAH exceedances noted in soil samples collected from SB-2 may indicate a petroleum release or the presence of urban fill and cannot be reused on-site due to GB PMC and RDEC exceedances unless placed beneath an engineered control like a building foundation. If these soils cannot be placed beneath an engineered control than the soils would need to be transported offsite for proper disposal. Additional sampling can be completed to further define the extent of the impacted soils and reduce offsite disposal.

If there are questions regarding this letter or you require further information, please feel free to contact ATC.

Sincerely,

David P. Brassard, P.E., LEP Senior Project Manager

for ATC

Direct Line +1 860 466 6000 Email: david.brassard@atcgs.com Andrew Johnson

Environmental Operations Manager

for ATC

Direct Line +1 860 466 6008

Email: andrew.johnson@atcgs.com

Attachments: Table 1 – Summary of Soil Analytical Data

Figure 1 – Site Location

Figure 2- Site Plan and Soil Sampling Locations

Analytical Data Package

File: 20190401 mary shepard place soil investigation





TABLE 1 Summary of Soil Analytical Data Mary Shepard Place 15 Pavilion Street Hartford, Connecticut

	CTDEEP RSR Criteria											
General Location												
Depth	0-4'	4-6'	0-4'	4-6'	0-4'	4-6'						
Screening (PPM)	0.0	0.0	0.0 0.0		0.0	0.0						
Sample ID	B-1-2	B-1-2	B-2-1	B-2-2	B-3-1	B-3-2	GBPMC	RDEC				
Date	3/5/2019	3/5/2019	3/5/2019	3/5/2019	3/5/2019	3/5/2019						
Volatile Organic Compounds (VOCS) (ug/kg)												
Naphthalene	<4.7	<4.2	<5	5.4	<4.9	<4.7	56,000	1,000,000				
Trichlorofluoromethane	<4.7	<4.2	26	<5.3	<4.9	<4.7	500,000*	200,000*				
		Extractable Tot	al Petroleum H		TPH) (mg/kg)							
ETPH	< 56	<60	<60	<68	<68	<67	2,500	500				
	Total RCRA 8 Metals by mass analysis (mg/kg)											
Total Arsenic	4.39	2.19	3.62	5.4	4.6	5.19		10				
Total Barium	81.9	112	126	263	303	311		4,700				
Total Cadmium	0.61	< 0.37	0.65	0.95	0.97	0.96		34				
Total Chromium	25.2	21.2	30.5	46.5	58.6	59.3		NE				
Total Lead	16	43.3	48.1	41.2	15.9	18.3		400				
Total Mercury	< 0.03	0.1	0.03	0.04	< 0.03	< 0.04		20				
Total Seleniun	< 1.3	< 1.5	< 1.6	< 1.7	< 1.9	< 1.9		340				
Total Silver	< 0.33	< 0.37	< 0.40	< 0.41	< 0.47	< 0.48		400				
		Polycyclic A	Aromatic Hydro	ocarbons (PAHs	s) (mg/kg)							
Anthracene	< 0.26	< 0.27	1.1	< 0.32	< 0.31	< 0.32	400	1,000				
Benzo (a) anthracene	< 0.26	< 0.27	4	< 0.32	< 0.31	< 0.32	1	1				
Benzo (a) pyrene	< 0.26	< 0.27	3.2	< 0.32	< 0.31	< 0.32	1	1				
Benzo (b) fluoranthene	< 0.26	< 0.27	2.9	< 0.32	< 0.31	< 0.32	1	1				
Benzo (k) fluoranthene	< 0.26	< 0.27	2.5	< 0.32	< 0.31	< 0.32	1	8				
Benzo (g,h,i) perylene	< 0.26	< 0.27	1.7	< 0.32	< 0.31	< 0.32	1*	8.4*				
Chrysene	0.26	< 0.27	4	< 0.32	< 0.31	< 0.32	1*	84*				
Dibenzo (a,h) anthracene	< 0.26	< 0.27	0.5	< 0.32	< 0.31	< 0.32	1*	1*				
Fluoranthene	0.37	< 0.27	7.9	< 0.32	< 0.31	< 0.32	5.6	1,000				
Fluorene	< 0.26	< 0.27	< 0.28	< 0.32	< 0.31	< 0.32	5.6	1,000				
Indeno (1,2,3-cd) pyrene	< 0.26	< 0.27	2	< 0.32	< 0.31	< 0.32	1	1				
Naphthalene	< 0.26	< 0.27	< 0.28	< 0.32	< 0.31	< 0.32	56	1,000				
Phenanthrene	0.36	< 0.27	2.9	< 0.32	< 0.31	< 0.32	40	1,000				
Pyrene	0.33	< 0.27	6.2	< 0.32	< 0.31	< 0.32	40	1,000				

Abbreviations and Symbols:

<200 = not detected above specified detection limit

mg/kg = milligrams per kilogram

ug/kg = micrograms per kilogram

- -- = Not Analyzed
- --- = RCRA 8 metals require the synthetic precipitation leaching procedure (SPLP) analysis for GBPMCCriteria Not Established

ug//l = micrograms per liter

GB PMC = GB Pollutant Mobility Criteria

RDEC = Residential Direct Exposure Criteria

Notes:

Concentrations shown in **bold** were reported above the laboratory reporting limits for the specified compound

Concentrations shown in **bold & shaded** were above the laboratory reporting limits & CTDEEP RSR/recommended Criteria

* = Criteria from CT DEEP Recommended Criteria Value for Common Additional Polluting Substances and Alternative Critera Request (Nov. 2015)

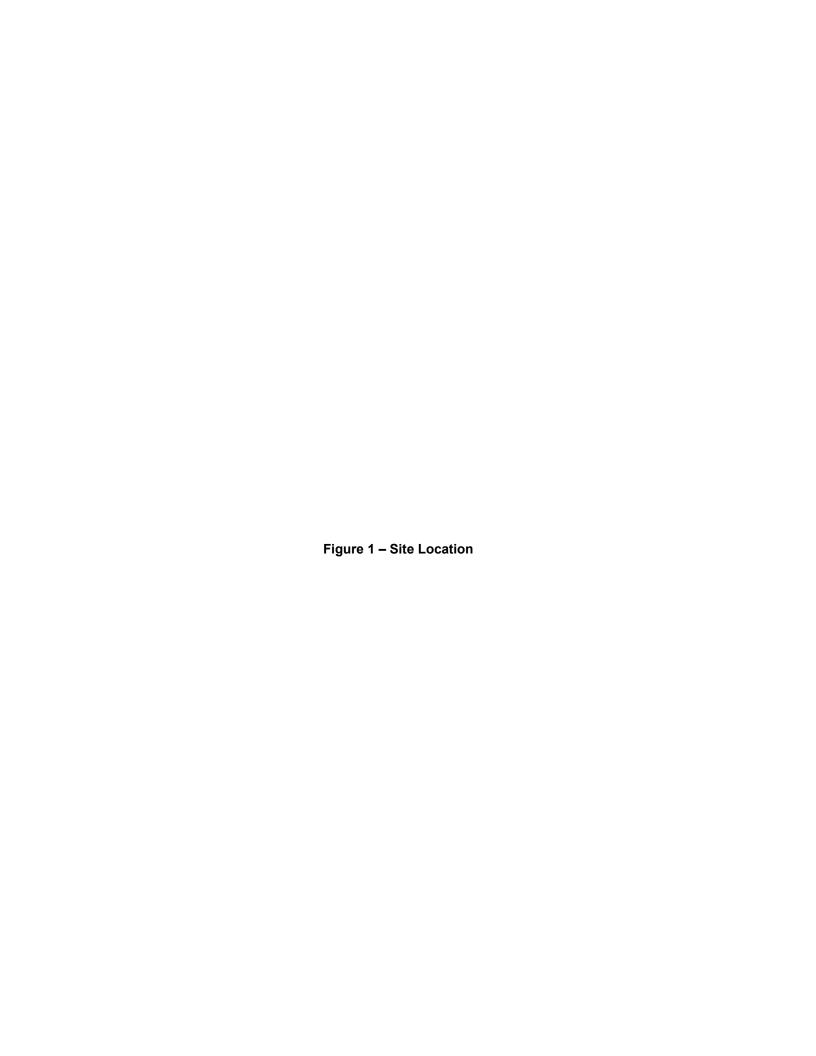
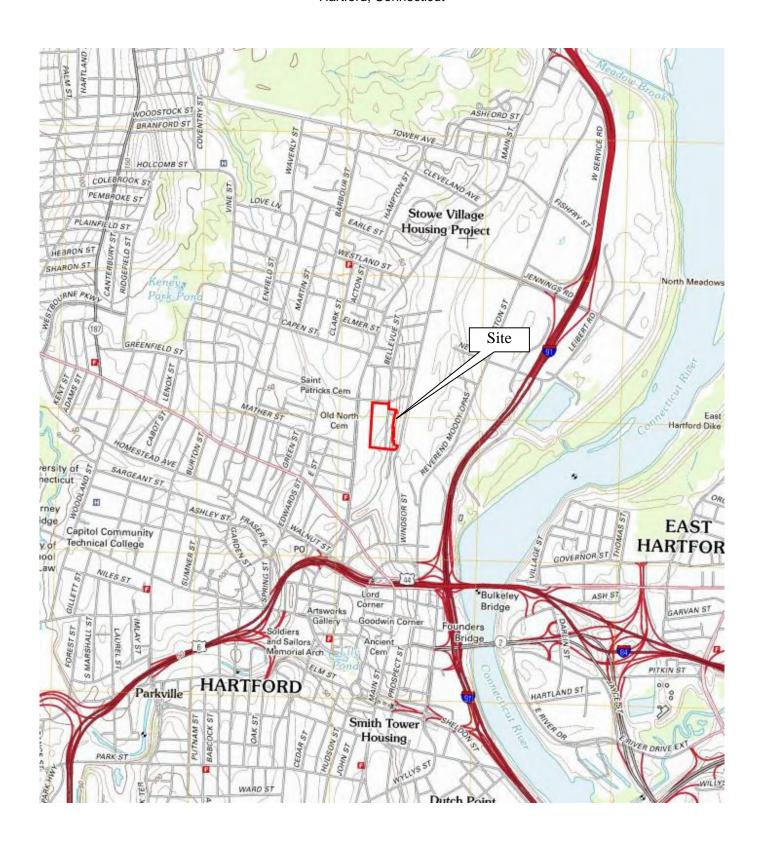
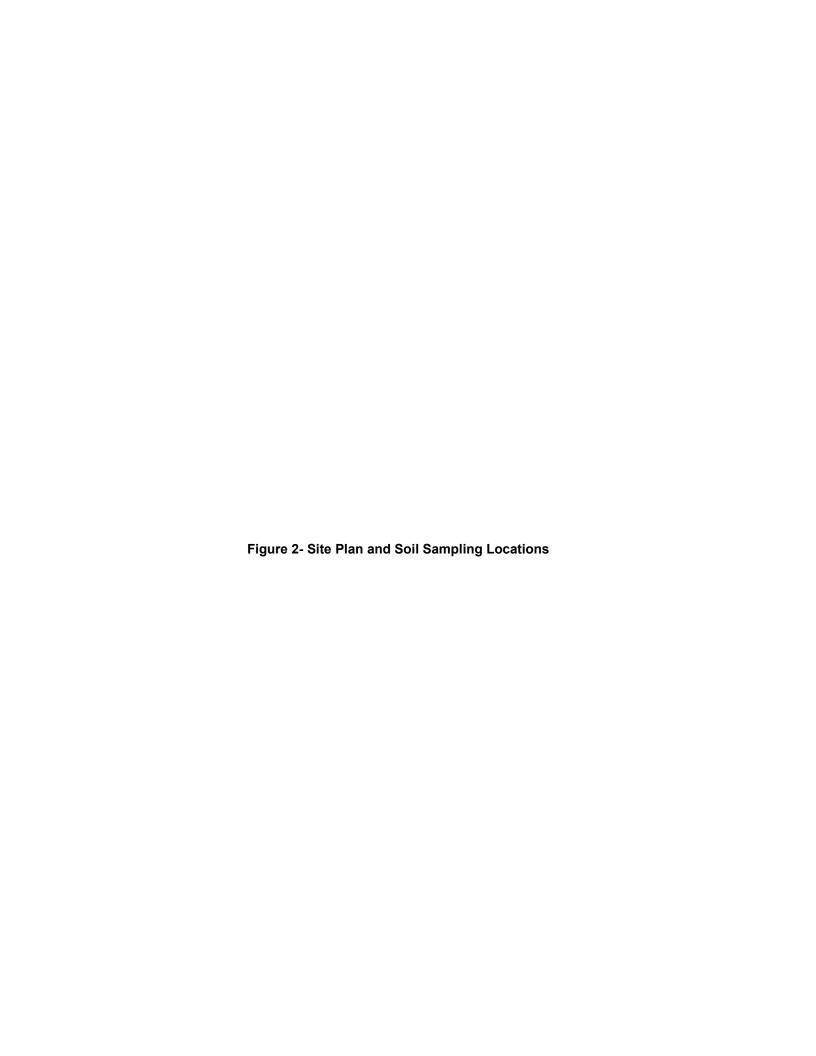
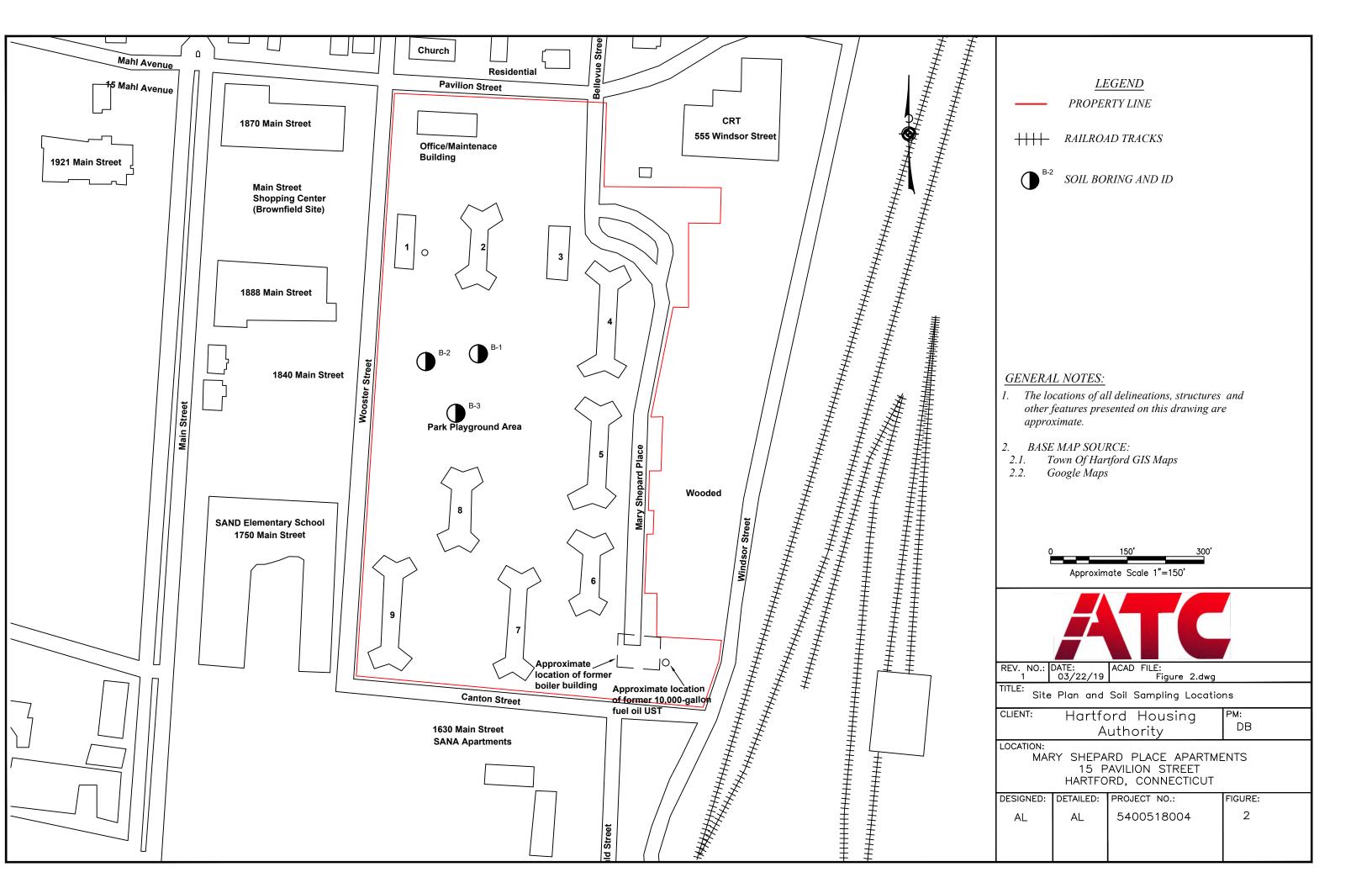


FIGURE 1 SITE VICINITY MAP

Mary Shepard Place Apartments 15 Pavilion Street Hartford, Connecticut







PHASE I ENVIRONMENTAL SITE ASSESSMENT Mary Shepard Place Apartments 101-916 Mary Shepard Place Hartford, Connecticut

APPENDIX L OTHER SUPPORTING DOCUMENTATION

UNDERGROUND STORAGE FACILITY NOTIFICATION FIRST NOTIFICATION OR SUBSECUENT

(If checked, enter No.)

SUBSECUENT NOTIFICATION

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SITE I.D.

STATE OF CONNECTICUT
Department of Environmental Protection UNDERGROUND STORAGE FACHITIES PROGRAM
HAZARDOUS MATERIALS MANAGEMENT UNIT
165 Capitol Avenue, Hartford, CT 06106

TEL. 566-4630

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SECTION D

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-vue Square Roject = 3-3 WINDSOR STREET (M.H. IN PLACE TOP EL. 34. 99 YL. EL. 27.10 TOP EL.35-23 FL. 27.70 CURBI NEW 6"TILE SEWER CONNECT WITH SEWER IN WINDSOR - M.H. IN PLACE TEBK STREET. TOP EL.36.37 G" C. I. SEWER -FL. EL. 27.70. 33 FL.EL. STACK 36.0 **SUMP** FOOTING DRAIN (16 SHOP FL. EL. ZA.O CONNECT WITH SANITARY SEWER IN BUILDING #16 .c.i. DRAIN FROM JUNCTION TUNNEL PIT BY PLUMBING CONTRACTOR BOTTOM OF PIT LTUNNEL TO BLDING 16 EL.41.0 TUNNEL TO BLDING 21 EL.41.0 ZTUNNEL TO BLDING ZZ EL.47.0 TUNNEL JUNCTION M.H. IN PLACE -TUHNEL TO B'LDINC 13 TOP EL.51.2 EL.47.0 TOP EL. FL.EL. 39:50 CHEW GTILE SEWER M.H. IN PLACE ELEC.M.H. B. HEW G SEWER TOP EL 58.5 and the second s (15) CY- CONNECTION IN PLACE TOTAL STREET 1<u>-7</u>

INTERDEPARTMENTAL MEMO

TO:

Frank Bartolomeo, Environmental Analyst III

DEP/Leaking Underground Storage Tank (LUST) Program

79 Elm Street, Hartford, CT 06106

FROM:

Timothy Baird, Environmental Analyst II

DEP/LUST Program

79 Elm Street, Hartford, CT 06106

DATE:

June 2, 2004

RE:

Review Closure Report: #1950 Main Street, Hartford, CT

In June 1998, SEA Consultants (SEA) performed a Phase I environmental site assessment on the abovementioned subject property that formerly was a dye works facility (1920's), a gas station (1929–1973), and other commercial/retail businesses. In March 2000, SEA performed a Phase II assessment and identified soil contamination in excess of regulatory standards. Due to these findings, Geoquest was retained to perform an extent and degree delineation investigation and remediation. The site is located within a "GB" groundwater classification.

The SEA Phase II investigation included soil borings and the installation of monitoring wells for groundwater samples. Sample results from these matrices suggest that the contamination was located in the north-central portion of the property. Because limited data was available regarding potential source areas, *Geoquest* retained *Sub-Surface Information Surveys*, *Inc.* (SIS) to perform a ground penetrating radar (GPR) survey of the site. This assessment identified five (5) underground anomalies (possible UST's, drums...). *Geoquest* prepared to excavate soils in these areas of concern.

In July 2003, *Moran Excavating* (Moran) began excavation in these locations. A total of eight (8) UST's were discovered. Each UST was determined to be 1,000-gallon capacity, constructed of single-wall steel, and likely contained fuel oil. Most of the UST's contained water while some free product was still present. In October 2003, *Tri-S Environmental* (Tri-S) evacuated approximately 3,150 gallons of petroleum-contaminated groundwater from six of the UST's. Later that month, these six UST's were removed from the ground. In addition, approximately 15 yards of polluted soil was excavated and stockpiled; soil closure samples were collected and analyzed for EPA 8021B, and CT ETPH. All samples were reported to be within regulatory requirements. Two days later, an additional 1,700 gallons of petroleum-contaminated groundwater was evacuated from the other two UST's prior to their removal. Significant soil contamination was observed. Numerous test pits were dug to further assess subsurface soil conditions.

Page 2 of 2 (#1950 Main Street, Hartford):

In November 2003, Moran excavated the impacted soils in the vicinity of the last two UST's down to clean soil or to the groundwater table (whichever was encountered first). Depth to groundwater on-site ranged between 7-9' below grade. Approximately 735 tons of contaminated soils were properly disposed of at the *Ted Ondrick Company*, *LLC* (Ondrick). In addition, areas that were inaccessible before were made reachable and an additional 1,265 tons of impacted soils were removed and disposed. Greater than 2,000 tons of soil were excavated and removed from the site. All soil closure samples collected indicated no exceedences to DEP RSR criteria.

PROBLEMS WITH JOB:

- 1. Contaminated soils were only excavated to "clean" or to the groundwater table. What considerations were made for entrapped product and/or contamination beneath the groundwater? The on-site pollution is historic and the likelihood of contamination beneath the water table (which was reported to be perched in some areas) is great.
- 2. Were any monitoring wells left on-site? Was groundwater gradient and flow direction determined? If so, were any off-site (downgradient) sample locations performed?

Overall, it appears that the contractor performed an acceptable remediation of the site with eight UST's and > 2,000 tons of impacted soil removed. Soil closure samples of the excavation revealed very low to no contamination. However, impact below the water table was not considered and may become apparent as seasonal water table levels fall.

STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION



June 4, 2004

Beatriz C. Roman, Principal Administrative Analyst City of Hartford Office of Grants and Management 550 Main Street, Room 108 Hartford, CT 06103

Re: Underground Storage Tank Compliance Review: #1950 Main Street in Hartford, Connecticut

Dear Ms. Roman,

We received from Hartford's Office of Grants and Management a request for review of the abovementioned property as they apply to the DEP's Underground Storage Tank (UST) Regulations (Section 22a-449(d) –1 and 22a-449(d)-101 through113 of the Connecticut General Statutes). It is my understanding that the City of Hartford is considering a HUD application for the remediation performed on this property.

From reviewing a report by GeoQuest dated April 14, 2004 and from talking to Marc Casslar, of GeoQuest, it seems that all of these UST's contained heating fuel. Therefore only Section 22a-449(d) –1 would apply. Since these tanks were all 1000-gallon in size, they would not need to be registered with the State as per our UST Regulations.

From further review of the GeoQuest report, it seems that proper UST Closure was performed of the heating fuel tanks as stated in Section 22a-449(d)-1. Please be aware that if other non-UST operations occurred on this property, this letter does not serve as a "clean bill of health" for those activities.

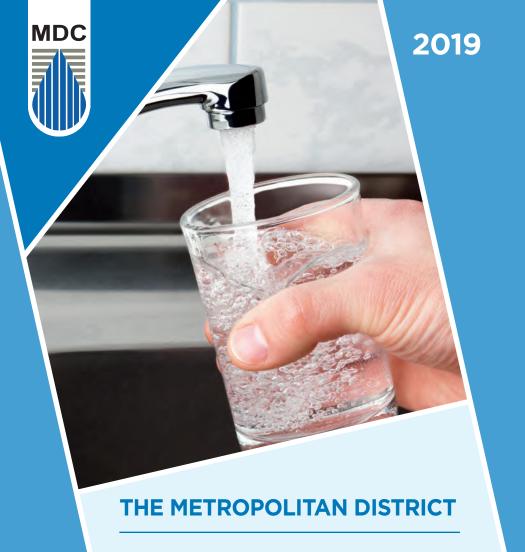
If you or any of your associates have any questions, please call me at (860) 424-3340.

Sincerely,

Frank Bartolomeo, Environmental Analyst III

A Batteloner

DEP- Leaking Underground Storage Tank Program



WATER QUALITY REPORT



OVERVIEW

The MDC's Water Quality Report, provides a summary of water quality for 2019 and includes information on how the MDC collects, treats and delivers quality drinking water. In 2019, the MDC's water supply once again met all state and federal standards for water quality. The MDC remains committed to providing our customers with the highest quality water.

In 2019, the MDC's state-licensed Water Quality Laboratory, located at Reservoir No. 6 in Bloomfield, conducted more than 140,000 physical, chemical and bacteriological tests. These tests determine the levels, if any, of over 130 potential water contaminants at the MDC's reservoirs, treatment plants and the 46 state approved sampling sites throughout the MDC service area. These tests and others conducted at various certified consulting laboratories for the District confirmed that the potable water supplied by the MDC met all State of Connecticut Public Health Code and Federal Environmental Protection Agency standards for water quality.

Last year, the MDC distributed an average of 45.8 million gallons of water per day to a population of approximately 400,000. In order to continue to deliver the highest quality of water, there were significant improvements made to the MDC's drinking water system including the installation of over 9 miles of new and replacement water mains in the distribution system. Much of this was part of the Accelerated Water Main Replacement Program, which allows the MDC to install more water main faster and for less cost than traditional methods.

(Este reporte contiene información importante sobre el agua potable. Si necesita este Reporte en Español por favor llame al 278.7850 ext. 3211)

WATER SOURCE

The MDC's untreated water comes entirely from surface water sources in watersheds (drainage areas) that cover approximately 89.7 square miles. These sources are: the 30.3-billion gallon Barkhamsted Reservoir, impounded by the Saville Dam, located about one mile north of New Hartford; and the 9.5-billion gallon Nepaug Reservoir, created by the Phelps Brook and Nepaug Dams, located about one mile northwest of Collinsville. These reservoirs are part of the larger Farmington River watershed and are located roughly 20 miles from Hartford in Connecticut's northwest hills.

These reservoirs feed the MDC's smaller reservoirs, which are located in West Hartford and Bloomfield. The majority of the watershed areas are relatively rural, which reduces the chance of pollution. Even so, the MDC conducts an aggressive source water protection program to further ensure the quality of its water supplies.

SOURCE WATER PROTECTION

Source water is untreated water that is used to supply public drinking water. Natural processes and human activities that occur within a watershed area can greatly impact the quality of that source water. As water travels over the surface of the land or through the ground, it can carry substances such as soil particles, salts, metals, oils, bacteria, fertilizers and pesticides that can contaminate water supplies. The MDC is very fortunate to have heavily forested watersheds, which help safeguard the water supplies by acting as a natural filter and buffer to potential contaminants.

In order to prevent contamination and unsanitary conditions in the watershed areas, the MDC performs inspections on properties within the watersheds of the Barkhamsted Reservoir, the Nepaug Reservoir, and Reservoir No. 6 and the West Hartford Reservoirs. These inspections are required to be conducted by the Connecticut Department of Public Health (DPH).





The MDC's Watershed Inspector visits residential, business and farm properties located within the watersheds to identify conditions that may adversely affect drinking water supplies. The inspector checks for signs of septic system failure, leaking fuel oil tanks, soil erosion and sedimentation issues, illegal discharges and dumping, improper storage of chemicals and animal waste, and other conditions that have the potential to affect water quality. In 2019, a total of 2733 watershed inspections were conducted. No violations were identified.

The MDC's Watershed staff also reviews land use development proposals that come before watershed towns and when appropriate, submits comments to encourage practices that protect reservoir water quality.

In addition, raw water sampling of reservoirs and tributaries is performed in order to monitor changes in water quality. The MDC's Water Quality Laboratory conducts the physical, chemical, nutrient and biological analyses to help identify potential drinking water contaminants.

Permanently protecting our water supply watershed land is one of the most important measures that can be taken to strengthen source water protection efforts. To this end, the MDC implemented a land acquisition program and has acquired a total of 211.4 acres of additional watershed land since 2006.

SOURCE WATER ASSESSMENT

The Connecticut DPH Drinking Water Section completed assessments of all public drinking water sources in 2003 to identify and document potential sources of contamination that could adversely impact drinking water quality. The assessments found that reservoirs owned by the MDC have a low susceptibility to potential sources of contamination.

The Source Water Assessment Program report can be found on the Connecticut DPH's website:

http://www.ct.gov/dph

For more information visit the U.S. Environmental Protection Agency's (EPA) website: http://water.epa.gov/drink

WATER TREATMENT

The MDC has always filtered its water supplies. The slow sand filtration plant located just off Farmington Avenue in West Hartford contains 22 underground filter beds. In the filter beds, water trickles down through more than three feet of sand and stones, where within the first 2-3 inches of sand, solids and microscopic bacteria are trapped. Additional chemical treatment follows to eliminate any remaining bacteria.

The Reservoir No. 6 plant in Bloomfield is a dual media filtration facility, also known as a complete conventional plant. The system combines chemical treatment prior to filtration at six filter beds. Because pretreatment removes most impurities, the rapid sand filtration process can remove those remaining impurities quickly. While the filtration process is accomplished somewhat differently at each plant, there are five basic components in the treatment process that the plants have in common:

- 1. Filtration
- 2. Disinfection through chlorination
- 3. Fluoridation (mandated by the State of Connecticut Department of Public Health to help prevent tooth decay)
- pH adjustment of all treated water
- Corrosion control for distribution system piping and household plumbing

CROSS CONNECTION

The State of Connecticut and MDC Ordinances require that the MDC conduct periodic inspections of properties for cross connection situations. A cross connection is an actual or potential connection between a public water system and any other source or system through which it is possible to introduce any contamination or polluting agent. The regulations require that commercial, industrial and residential structures maintain one or more cross connection control devices if there is a possibility of a "toxic or objectionable substance" being used at, in or outside the structure. State of Connecticut cross connection regulations require that the homeowner notify the MDC and obtain its approval of the plans prior to the installation of any of the previously mentioned installations

The cross connection requirements have been expanded to include, but are not limited to, fire suppression systems, lawn irrigation systems, marinas, boilers, solar heat, geothermal wells, lawn irrigation wells, ice machines and facilities which utilize chemicals within the premises, which would meet the definition of toxic or objectionable substances. MDC conducted over 1,300 cross connection inspections and reviewed over 9,000 backflow prevention device tests in 2019.

WATER CONSERVATION

Water is a limited resource, so it is vital that we all work together to maintain it and use it wisely. Here are a few tips that you can follow to help conserve water:

- Check for leaky fixtures. A leaking faucet or toilet can dribble away thousands of gallons of water per year.
- Store a jug of ice water in the refrigerator for a cold drink.
- Water lawn and plants in the early morning or during the evening to avoid excess evaporation. Don't water on a windy, rainy or very hot day.
- Apply mulch around flowers, shrubs, vegetables and trees to reduce evaporation.



LEAD

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service pipes and home plumbing. The MDC is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When water has been sitting in the internal plumbing for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to two minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested.

Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at http://water.epa.gov/drink/info/lead.

Another simple way to reduce the possible exposure to lead is to regularly clean your faucet screens to remove material that may become trapped in the screen. Some of that material may be lead particles from your home's internal plumbing. Finally, do not use hot water from the tap to make infant formula or



for cooking. Hot water may have higher mineral content than the cold water supplied by the MDC. Infants and young children who drink water containing lead in excess of the EPA action level could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities.

Adults who drink water containing lead in excess of the action level over many years can develop kidney problems or high blood pressure. Infants and young children are typically more vulnerable to lead in drinking water than the general population. While the MDC uses no lead pipes in its distribution system, it is possible that lead levels may be elevated in your home, which is a result of materials used in your home's plumbing fixtures.

Federal regulations require that the MDC analyze samples from a minimum of 50 homes by having the homeowner collect a one-liter sample from the cold-water kitchen tap as "first draw" (after water has been standing motionless in household pipes for at least six hours). The table on page 14 of this report summarizes the results of lead and copper testing. During the last lead and copper sampling round conducted in 2017, the MDC analyzed samples from 81 homes. Since less than 10 percent (3 out of the 81 - see table) of the homes sampled were above the action level set by the EPA, the MDC remains in compliance with the Lead and Copper Rule. The MDC will be conducting the next round of lead and copper analysis in 2020.

During this testing, homeowners were also asked to collect an additional sample after having the water run for a few minutes. These samples were also analyzed for lead and copper content. The results consistently showed that little or no lead or copper was present in the water coming from the MDC water mains after the water was allowed to run for a short period of time.



COPPER

Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relatively short amount of time could experience gastrointestinal distress. Some individuals who drink water containing elevated copper in excess of the action level over many years could suffer liver or kidney damage. People with Wilson's disease should consult their personal health care provider. During the lead and copper monitoring period conducted in 2017, there were no exceedances of the copper action level in any of the first draw samples collected by the homeowners.

SYNTHETIC ORGANIC COMPOUNDS

In 2018, the MDC utilized a State of Connecticut certified public health environmental laboratory to conduct synthetic organic compound analysis regulated under the public health code. The collection and analysis of these forty-two synthetic organic compounds (herbicides, pesticides, PCBs, etc) did not detect any of these compounds in the potable water supplied to the customers of the MDC. Review of the analytical data by the public related to this monitoring is available at the MDC's Water Quality Laboratory. The next round of testing is scheduled for 2021.

CRYPTOSPORIDIUM MONITORING

Cryptosporidium is a microbial pathogen recovered in untreated surface waters that if ingested, could lead to gastrointestinal illness. Test results conducted between 2015 and 2017 indicated that 7 samples out of 96 found 2 oocysts at the 0.2 oocyst/Liter level. The MDC's water treatment processes are optimized to provide barriers for effectively removing these organisms from raw water. The remaining 89 samples were reported at a level between <0.053 oocysts/Liter to <0.098 oocysts/Liter level (non detects).

RADIOLOGICAL & ASBESTOS MONITORING

During 2018, the MDC had samples analyzed for radiological parameters including Uranium, gross alpha, gross beta, radium 228 and radium 226. There was no detection of any of these constituents as a result of the analysis. Asbestos monitoring was also conducted in 2018 with no asbestos fibers detected in the analysis. The next round of testing is scheduled for 2025.

INFORMATION ABOUT DRINKING WATER CONTAMINANTS

The State of Connecticut is one of the few states where only Class A waters (not receiving discharges from Wastewater treatment plants) may be used for drinking water purposes.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and in some cases, radioactive material, and can pick up substances from the presence of animal or human activity.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife;
- Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production and mining or farming;
- Pesticides and herbicides, which may come from a variety of sources, such as agriculture, urban storm water runoff and residential uses:
- Organic chemical contaminants, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, can come from gas stations, urban storm water runoff or septic systems (some of these compounds, such as trihalomethanes and haloacetic acids, are disinfection byproducts that result from the use of chlorine as a disinfectant in water treatment, which reacts with naturally occurring materials in water);
- Radioactive contaminants, that can be naturally occurring or the result of mining activities.
- Radon, a radioactive gas found commonly in well water. (Radon is not present in MDC water since all its drinking water is initially derived from surface water reservoirs.)

In order to ensure that tap water is safe to drink, the EPA prescribed regulations which limit the amount of certain contaminants in water provided by public water systems. The U.S. Food and Drug Administration regulations establish limits for contaminants in bottled water, which must provide similar protection for public health. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants.

The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline 800.426.4791.



UNREGULATED CONTAMINANT MONITORING RULE 4 (UCMR4)

In order to develop new drinking water regulations to protect public health, the EPA does years of research and water quality monitoring. Every five years, the EPA is required to issue a new list of no more than 30 unregulated contaminants to be monitored by public water systems. These contaminants are known or anticipated to occur at public water systems and may warrant future regulation.

Beginning in April through July of 2019, the MDC collected bi-monthly samples from water entering the distribution system for the analysis of cyanobacteria produced microcystins and other possible cyanotoxins which were forwarded to an EPA-certified laboratory for analysis. Throughout the sample collection and analysis none of the 8 compounds were detected. Additionally beginning in May of 2019, quarterly sample were collected from the point of entry sample sites to monitor 17 metals, pesticides, alcohols and/or semivolatile unregulated compounds. Of those compounds only manganese was detected at very low levels from one plant. Untreated water entering the plants were monitored quarterly for bromide and TOC levels with only TOC recovered.

Twelve distribution compliance sites were monitored quarterly for additional Brominated Haloacetic compounds for possible future regulatory action by the EPA. (See chart on page 11). It is important to note that the EPA has yet to establish regulatory standards for any of the unregulated contaminants. The purpose of monitoring for these contaminants is to help the EPA to decide whether or not to establish such standards for them.

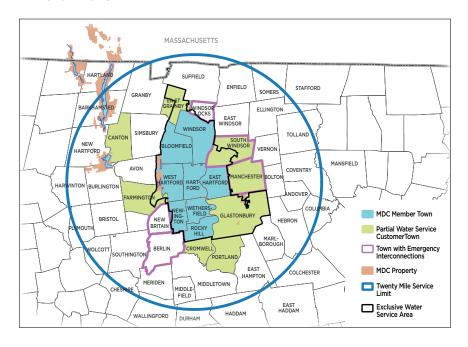
UCMR4 RESULTS

COMPOUNDS	AVG/ RANGE (PPB)	POTENTIAL SOURCES OF COMPOUNDS					
Manganese	1.73 <0.4-14.4	The UCMR4 compound was only isolated from one of the MDC's treatment plants. Naturally occurring.					
HAA6Br	(see chart below)	By product of drinking water disinfection.					
НАА9	(see chart below)	By product of drinking water disinfection.					
тос	2.13 1.97-2.3	Naturally occurring organic matter in untreated water which may react with chlorine in the disinfectant process to form disinfectant by products.					

UCMR4 HAA ANALYSIS

HAA5	BROMI- NATED 6HAA	НАА9	INDIVIDUAL HAA	AVG	MIN	MAX
	yes	yes	Bromochloroacetic Acid	1.22	0	1.51
yes	yes	yes	Dibromoacetic Acid	0	0	0
	yes	yes	Bromodichloroacetic Acid	1.66	0	1.96
yes		yes	Dichloroacetic Acid	11.86	0.77	22.7
	yes	yes	Chlorodibromoacetic Acid	0	0	0
yes	yes	yes	Monobromoacetic Acid	0	0	0
	yes	yes	Tribromoacetic Acid	0	0	0
yes		yes	Monochloroacetic Acid	0.84	0	2.52
yes		yes	Trichloroacetic Acid	30.7	0	39.6

MDC SERVICE AREA



DEFINITIONS

Action Level (AL):

The concentration of a contaminant that, if exceeded, triggers treatment or other requirements that a water system must follow.

Maximum Contaminant Level (MCL):

The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal (MCLG):

The level of a contaminant in drinking water below, which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level (MRDL):

The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG):

The level of a drinking water disinfectant below, which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

NTU:

Nephelometric Turbidity Units

ppm:

parts per million, or milligrams per liter

ppb:

parts per billion, or micrograms per liter

Treatment Technique:

A required process intended to reduce the level of a contaminant in drinking water.

HOW TO LEARN MORE ABOUT YOUR WATER

If you have questions about the quality of your tap water or the information contained in this report, please call The Water Quality Laboratory at 860.278.7850, ext. 3904 during normal business hours.

The MDC welcomes public input and participation in decisions affecting your drinking water. District Board and committee meetings are held at the MDC's Headquarters located at 555 Main Street in Hartford, CT. Meeting schedules, notices, agendas and minutes are available on the MDC's website:

www.themdc.org.

Meetings are open to the public.

OTHER SOURCES OF INFORMATION:

U.S. EPA Safe Drinking Water Hotline:

800.426.4791

CT Department of Public Health:

860.509.7333

HOW TO READ THE TABLE (PAGE 14)

The table on page 14 shows the results of the MDC's water quality analyses on its treated drinking water delivered from its water treatment facilities and distribution system. The table lists all drinking water analytes that were detected during the 2019 calendar year. Unless otherwise noted, the data presented in this table are from tests performed between January 1 and December 31, 2019. The table contains the name of each substance, the highest level allowed by regulation (Maximum Contaminant Level, or MCL), the ideal goals for public health, the amount detected, the usual sources of each substance and a key to units of measurement.

2019 MDC WATER QUALITY RESULTS

SUBSTANCE (UNITS)	HIGHEST LEVEL ALLOWED (EPA's MCL)	GOALS (EPA's MCLG)	AVERAGE	RANGE	MAJOR SOURCES
		II	NORGANICS		
Fluoride (ppm)	4	4	0.70	0.54 - 0.89	Erosion of natural deposits; water additive that promotes strong teeth
Calcium (ppm)	N/A	N/A	3.7	2.44 - 5.52	Erosion of natural deposits
Chloride (ppm)	250	N/A	8.4	7.2 - 9.5	Byproduct of drinking water disinfection
Nitrate (ppm)	10	10	0.05	<0.02 - 0.07	Runoff from fertilizer use; leaching from septic tanks; sewage; erosion of natural deposits
Nitrite (ppm)	1	1	<0.01	N/A	Runoff from fertilizer use; leaching from septic tanks; sewage; erosion of natural deposits
Disinfectant residual distribution (ppm)	4.0	4.0	0.47	0.01 - 1.06	Byproduct of drinking water disinfection
Sodium (ppm)	28 (State of CT Advisory Level)	N/A	8.5	5.2 - 15	Erosion of natural deposits and byproduct of water treatment
Sulfate	N/A	N/A	5.8	4.9 - 7.1	Erosion of natural deposits
Orthophosphate (ppm) (point of entry)	N/A	N/A	0.99	0.88 - 1.17	Corrosion control inhibitor added at the water treatment plants
Alkalinity (ppm)	N/A	N/A	12.5	3.0 - 20.0	Erosion of natural deposits
рН	N/A	6.4 - 10 (State of CT)	7.5	7.2 - 7.9	Corrosion control is used to bring pH above a neutral pH (7.0)
Copper (ppm)	1.3	1.3	<0.006	<0.006 - 0.033	Erosion of natural deposits
Barium (ppm)	2.0	2.0	<0.004	<0.004 - 0.007	Erosion of natural deposits
		TURBII	DITY & BACTERIA		
Turbidity (NTU-Max allowable) West Hartford Water Treatment Plant CFE (combined filter effluent)	1.0	0	0.06	0.03 - 0.75	Soil Runoff - Turbidity has no health effects but may interfere with disinfection and provide a medium for microbial growth.
Turbidity (NTU-Max allowable) Reservoir No. 6 Filter Plant CFE	0.3	0	0.02	0.02 - 0.09	Soil Runoff - Turbidity has no health effects but may interfere with disinfection and provide a medium for microbial growth.
Total coliform (Distribution system) (2268 samples - 2160 required) No thermotolerant fecal coliform were recovered	Presence of coliform bacteria in 5% of monthly samples	0	0%	0% - 0.16%	Naturally present in the environment
	VOLATILE O	RGANICS & ORG	GANIC CARBON (DIST	RIBUTION DATA)	
			System Average: 31.9	Range of All Locations: 2.4 - 69.2	
Total haloacetic acids (ppb) total distribution average and highest site location running annual average	60	None Set	Highest Single Sample Site Average: 47.7	Range for Highest Sample Location: 22.4 - 67.2	Byproduct of drinking water disinfection
Total trihalomethanes (ppb) total			System Average: 46.5	Range of All Locations: 16.0 - 85.4	
distribution average and highest site location running annual average	80	None Set	Highest Single Sample Site Average: 60.0	Range for Highest Sample Location: 33.1 - 85.4	Byproduct of drinking water disinfection
Total organic carbon (minimum of 35 percent reduction required at the Reservoir #6 Water Treatment Plant)	N/A	Minimum removal ratio 35%	49%	44% - 53%	Rapid sand filter plant only treatment technique
нс	DUSEHOLD LEAD AND CO	PPER (2017 DA1	TA - MOST RECENT RI	EQUIRED HOUSEHOLD	TESTING)
SUBSTANCE (UNITS)	ACTION LEVEL	GOALS (EPA's MCLG)	90TH PERCENTILE	HIGHEST LEVEL DETECTED	MAJOR SOURCES
Lead (ppb)	15 ppb	0	4.0 ppb	148 ppb, 81 sites tested (number of sites above AL=3)	Corrosion of household plumbing systems; erosion of natural deposits
Copper (ppm)	1.3 ppm	1.3	0.162 ppm	1.12 ppm, 81 sites tested (number of sites above AL=0)	Corrosion of household plumbing systems; erosion of natural deposits