



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

Determining Regulatory Status in the Bolton Aquifer Protection Area

AGENCY USE ONLY

Application No. _____

APA Name _____

Date of Receipt _____

This form will help you determine your regulatory status under the Aquifer Protection Area Program.

Certain facilities that are located in Aquifer Protection Areas are required to register their regulated activities with the Bolton Aquifer Protection Agency in accordance with Section 8 of the Bolton Aquifer Protection Area Regulations.

Facility Information

Name of Facility: 263 Boston Turnpike LLC / Mitchell Home Services LLC.
Street Address or Description of Location: 263 Boston Turnpike
City/Town: Bolton State: CT. Zip Code: 06040

Description of business or activity:

Plumbing, heating, HVAC services and installations
office and showroom, storage of tools and supplies
no vehicles stored on site.

SIC: _____

Please submit this Determining Your Regulatory Status in Aquifer Protection Areas Form to:

BOLTON AQUIFER PROTECTION AGENCY
BOLTON TOWN HALL
222 BOLTON CENTER ROAD
BOLTON, CT 06043

Disclaimer: This checklist is a tool to help you determine whether your facility will be a non-regulated facility. It is not a complete list of all regulations that may apply to your business. You are responsible for knowing and complying with all applicable state, federal, local and tribal requirements.

Regulated Activity List

From the following list, check **all** regulated activities being conducted at the facility or activities proposed for the facility.

Regulated Activity: There are exceptions within each regulated activity. For a full description of each regulated activity see Section 4 of the Bolton Aquifer Protection Area Regulations

- (A) Underground storage or transmission of oil or petroleum
- (B) Oil or petroleum dispensing for the purpose of retail, wholesale or fleet use
- (C) On-site storage of hazardous materials for the purpose of wholesale sale
- (D) Repair or maintenance of vehicles or internal combustion engines of vehicles
- (E) Salvage operations of metal or vehicle parts
- (F) Wastewater discharges to ground water other than domestic sewage and stormwater
- (G) Car or truck washing (unsewered)
- (H) Production or refining of chemicals
- (I) Clothes or cloth cleaning service (dry cleaner)
- (J) Industrial laundry service (unsewered)
- (K) Generation of electrical power by means of fossil fuels (power plants)
- (L) Production of electronic boards, electrical components, or other electrical equipment
- (M) Embalming or crematory services (unsewered)
- (N) Furniture stripping operations
- (O) Furniture finishing operations
- (P) Storage, treatment or disposal of hazardous waste under a RCRA permit
- (Q) Biological or chemical testing, analysis or research (unsewered)
- (R) Pest control services
- (S) Photographic finishing (unsewered)
- (T) Production or fabrication of metal products
- (U) Printing, plate making, lithography, photoengraving, or gravure
- (V) Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries (recycling facility under a state DEP General Permit)
- (W) Production of rubber, resin cements, elastomers or plastic
- (X) Storage of de-icing chemicals
- (Y) Accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste (under a state DEP permit; a solid waste facility, landfill, transfer station, composting facility, processing center)
- (Z) Dying, coating or printing of textiles, or tanning or finishing of leather
- (AA) Production of wood veneer, plywood, reconstituted wood or pressure-treated wood
- (BB) Pulp production processes

If you checked a listed activity above, indicate if you meet one of the following exclusions.

1. The following are NOT regulated activities:

Any activity conducted at a residence without compensation

any activity involving the use or storage of no more than two and one-half (2.5) gallons of each type of hazardous material on-site at any one time, provided the total of all hazardous materials on-site does not exceed fifty-five (55) gallons at any one time

any agricultural activity regulated pursuant to section 22a-354m(d) of the Connecticut General Statutes

any activity provided all the following conditions are satisfied:

1. such activity takes place solely within an enclosed building in an area with an impermeable floor,
2. such activity involves no more than 10% of the floor area in the building where the activity takes place,
3. any hazardous material used in connection with such activity is stored in such building at all times,
4. all waste waters generated by such activity are lawfully disposed through a connection to a publicly owned treatment works, and
5. such activity does not involve (i) repair or maintenance of internal combustion engines, including without limitation, vehicles, or equipment associated with such vehicles, (ii) underground storage of any hazardous material, or (iii) above ground storage of more than one hundred and ten (110) gallons of hazardous materials

any activity solely involving the use of lubricating oil provided all the following conditions are satisfied:

1. such activity does not involve cleaning of metals with chlorinated solvents at the facility,
2. such activity takes place solely within an enclosed building in an area with an impermeable floor,
3. any hazardous material used in connection with such activity is stored in such building at all times, and
4. such activity does not involve (i) repair or maintenance of internal combustion engines, including without limitation, vehicles, or equipment associated with such vehicles, (ii) underground storage of any hazardous material, or (iii) above ground storage of more than 110 gallons of such lubricating oil and associated hazardous waste

any activity involving the dispensing of oil or petroleum from an above-ground storage tank or tanks with an aggregate volume of 2000 gallons or less provided all the following conditions are satisfied:

1. such dispensing activity takes place solely on a paved surface which is covered by a roof,
2. the above-ground storage tank (or tanks) is a double-walled tank with overfill alarms, and
3. all associated piping is either above ground, or has secondary containment

2. Provide further explanation why activity is or is not regulated.

Prior to purchase I had an environmental survey, remediated lead paint in the soil, and brought the property up to cleaner standards, reports to follow.

John G. Mitchell



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06046
Tel. (860) 646-1102 Fax (860) 646-0823



RCP Certification Report

April 30, 2021

SDG I.D.: GCI14413

SDG Comments

Metals Analysis:

The client requested a shorter list of elements than the 6010 RCP list. Only Lead is reported as requested on the chain of custody.

ICP Metals Narration

Were all QA/QC performance criteria specified in the analytical method achieved? Yes.

Instrument:

BLUE 04/24/21 13:40 Cindy Pearce, Chemist 04/24/21

CI14413, CI14414, CI14415, CI14416, CI14417, CI14418, CI14419

The initial calibration met criteria.

The continuing calibration standards met criteria for all the elements reported. The linear range is defined daily by the calibration range.

The continuing calibration blanks were less than the reporting level for the elements reported.

The ICSA and ICSAB were analyzed at the beginning and end of the run and were within criteria. The linear range is defined daily by the calibration range.

The following Initial Calibration Verification (ICV) compounds did not meet criteria: None.

The following Continuing Calibration Verification (CCV) compounds did not meet criteria: None.

The following ICP Interference Check (ICSAB) compounds did not meet criteria: None.

QC (Batch Specific):

Batch 573654 (CI13999)

CI14413, CI14414, CI14415, CI14416, CI14417, CI14418, CI14419

All LCS recoveries were within 80 - 120 with the following exceptions: None.

All LCSD recoveries were within 80 - 120 with the following exceptions: None.

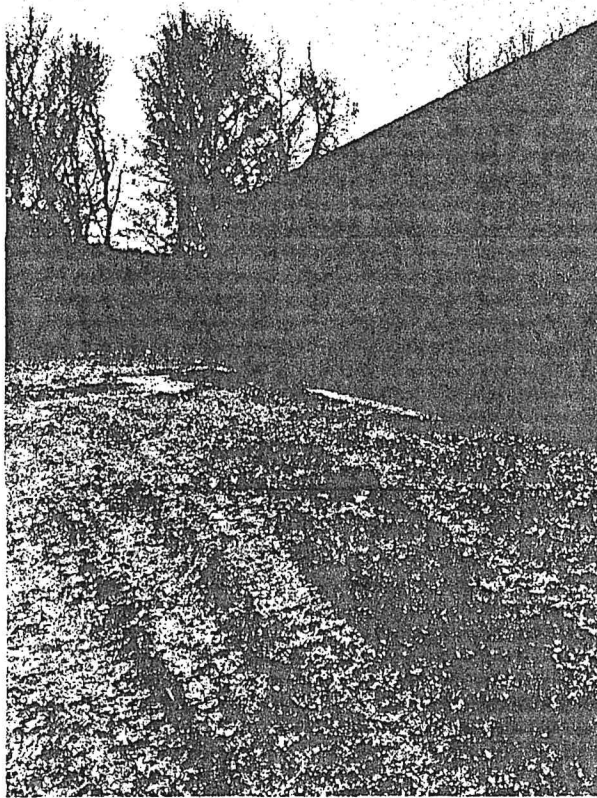
All LCS/LCSD RPDs were less than 20% with the following exceptions: None.

Additional Criteria: LCS acceptance range is 80-120% MS acceptance range 75-125%.

Temperature Narration

The samples were received at 1.6C with cooling initiated.

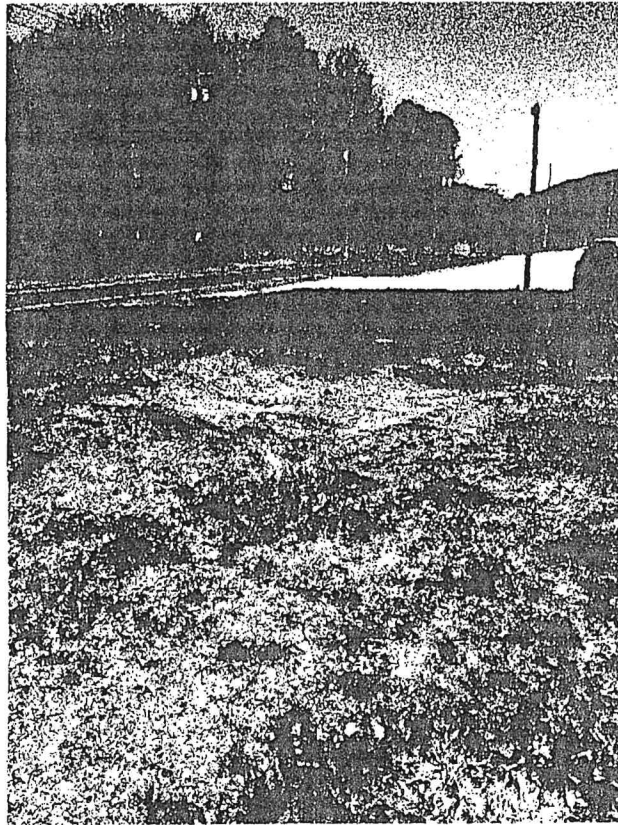
(Note acceptance criteria for relevant matrices is above freezing up to 6°C)



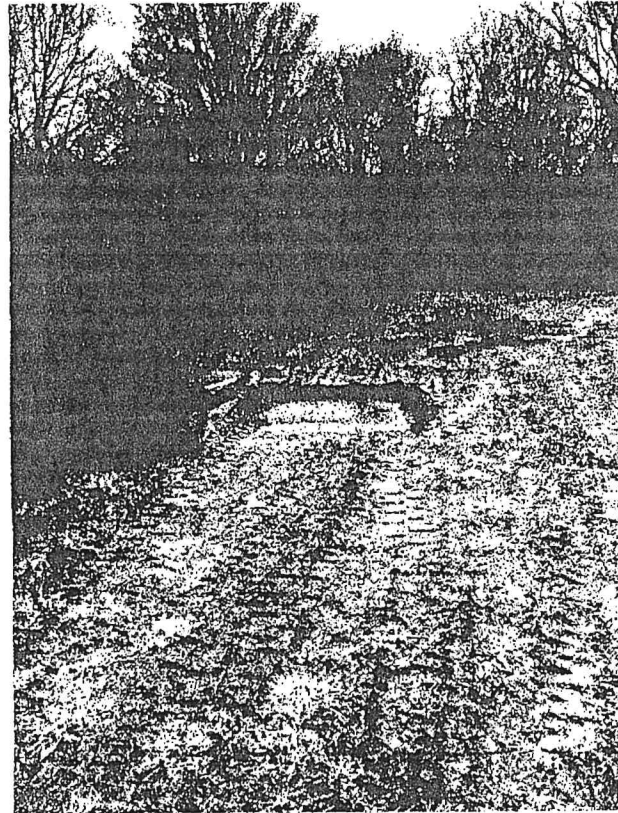
Photograph 3 – Excavation area at GP-3 (Confirmation Sample S-3)



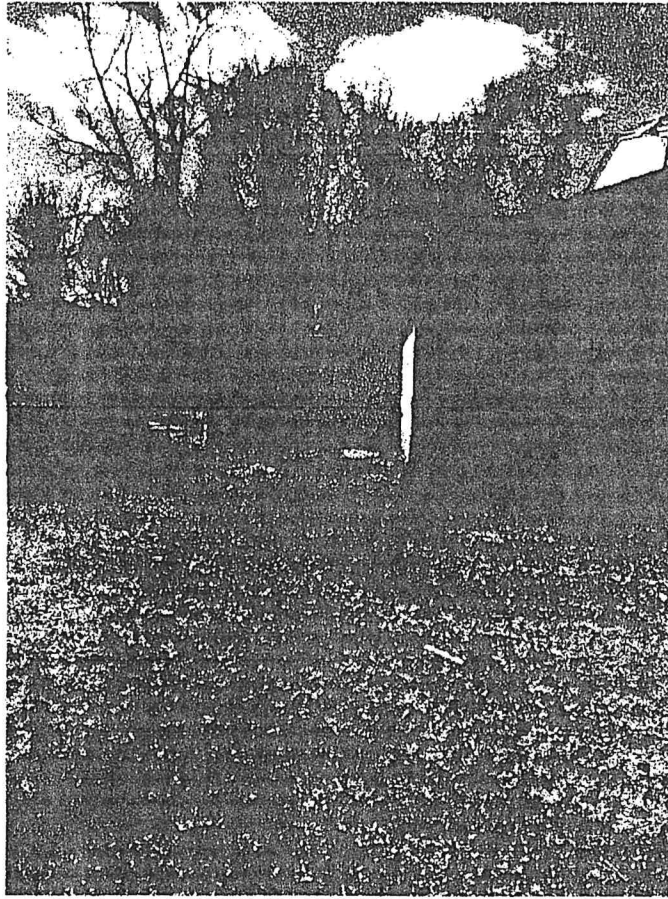
Photograph 4 – Excavation area at GP-4 (Confirmation Sample S-4)



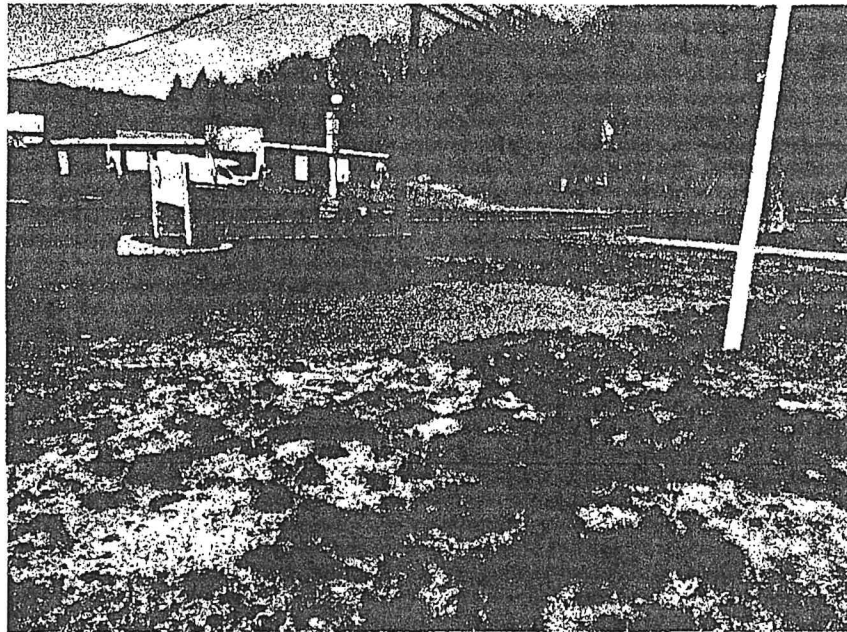
Photograph 1 – Excavation area at GP-1 (Confirmation Sample S-1)



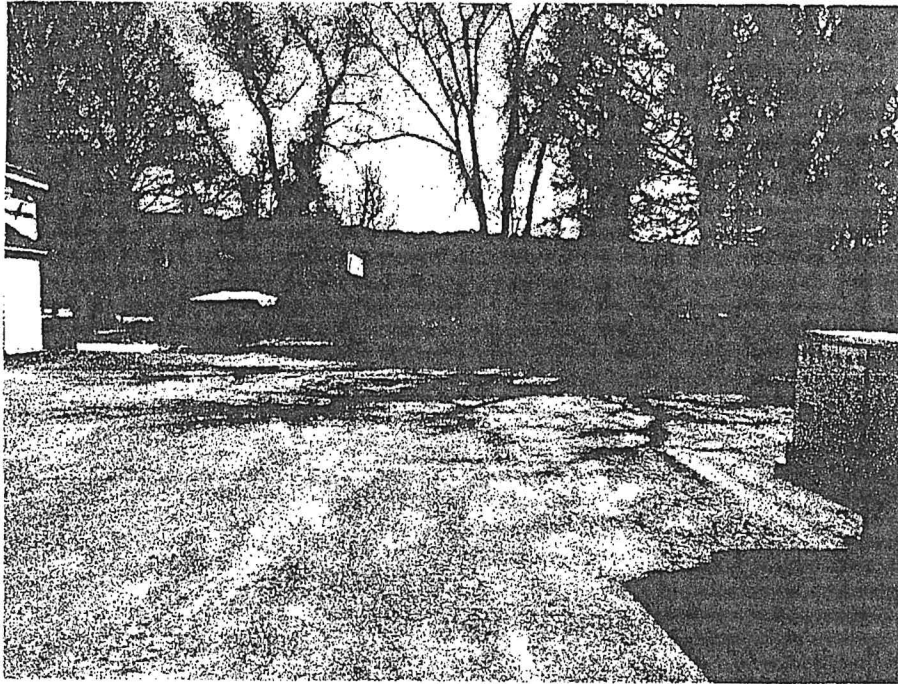
Photograph 2 – Excavation area at GP-2 (Confirmation Sample S-2)



Photograph 5 – Excavation area at GP-5 (Confirmation Sample S-5)



Photograph 6 – Excavation area at GP-9 (Confirmation Sample S-7)



Photograph 7 – Roll-off can. Excavation area at GP-8 (Confirmation Sample S-6) is to the left of the edge of the photo and not depicted.

MANCHESTER LANDFILL SPECIAL WASTE DISPOSAL MANIFEST

Non-Hazardous Waste Material (Special Waste, Contaminated Soil, Non-Friable Asbestos, Lead Abatement)

GENERATOR - ORIGIN INFORMATION

Section I. Special Waste Site Code: 1102 / 150000 Material Code: 0

Section II. Generator/Location: QUINN NOBARTONE
Site Address: 80 WICKELFIELD STREET Phone: (860) 928-9560
City: NORTH WINDSOR State: CT Zip: 06074

Section III. WASTE DESCRIPTION	CONTAINERS		QUANTITY	UNIT <i>check box</i>
	NO.	TYPE		<input checked="" type="checkbox"/> Tons <input type="checkbox"/> Gallons <input type="checkbox"/> Yards
<u>NON-FLORA, NON-LIQUID VENTILATED SOLID MATERIAL</u>	<u>001</u>	<u>DRUM</u>	<u>17.06</u> <u>TK# 152-Rick</u>	

Section IV. SPECIAL HANDLING INSTRUCTIONS: Please check all that apply or none
None Material Contained within Liner Sealed in Fiber Drums
Poly-Bagged Excavation Required Forklift Required
OTHER: _____

Section V. GENERATOR CERTIFICATION

I hereby certify that the waste material being delivered does not contain free liquid as defined by 40 CFR Part 260.10 (spills) or any applicable state law, is not a hazardous waste as defined by 40 CFR Part 261 or any applicable state law, has been properly described, classified and packaged, and is in proper condition for transportation according to applicable regulations.

William... 4/29/21 [Signature]
Print/Type Name & Title Shipment Date Signature

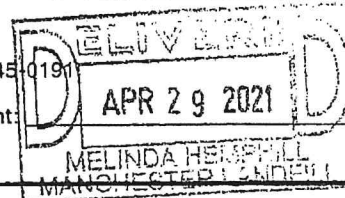
TRANSPORTER INFORMATION

Section VI. Name of Company: ENVIRONMENTAL SERVICES, INC. Phone: (860) 928-9560
Address: 80 WICKELFIELD STREET, NORTH WINDSOR, CT 06074
Driver: Richard S. Sney Landfill Truck Permit #: 9109
Receipt of Material (Driver's Signature): [Signature]
Date Load Originated: 04 / 29 / 2021

DESTINATION - Town of Manchester Sanitary Landfill CT DEEP Permit # 077-2-E-0

Section VII. Landfill Site: Town of Manchester Sanitary Landfill Date Received: _____
Address: 311 Olcott Street, P.O. Box 191
City: Manchester State: CT Zip Code: 06045-0191

Signature of Scale Operator: [Signature] Print: _____



* This certifies the waste was disposed of at the site shown above.

Section VIII. Notes: _____

Manchester Landfill Ticket # _____



ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

This document is an excerpt of Practice E1528-06: Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E50 on Environmental Assessment Risk Management and Corrective Action and is the direct responsibility of Subcommittee E50.02 on Real Estate Assessment and Management. This questionnaire represents only Sections 5 and 6 of Practice E1528-06 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. COPYRIGHT© 2006 ASTM INTERNATIONAL, West Conshohocken, PA. Prior edition copyrighted 2000. Stock # ADJE152806. For the complete standard, contact ASTM Customer Service at (610) 832-9585 or visit our website at www.astm.org.

5. Introduction to Transaction Screen Questionnaire

5.1 *Process*—The *transaction screen process* consists of asking questions contained within the *transaction screen questionnaire* of *owners* and *occupants* of the *property*, observing site conditions at the *property* with direction provided by the *transaction screen questionnaire*, and, to the extent *reasonably ascertainable*, conducting limited research regarding certain government records and certain standard historical sources. The questions asked of *owners* are the same questions as those asked of *occupants*.

5.2 *Guide*—The *transaction screen questionnaire* is followed by a guide designed to assist the person completing the *transaction screen questionnaire*. The guide to the *transaction screen questionnaire* is set out in Sections 7–10 of this practice. The guide is divided into three sections: Guide for Owner/Occupant Inquiry, Guide to Site Visit, and Guide to Government Records/Historical Sources Inquiry.

5.2.1 To assist the *user*, its employee or agent, or the *preparer* in preparing a report, the guide repeats each of the questions set out in the *transaction screen questionnaire* in both the guide for *owner/occupant* inquiry and the guide to *site visit*. The questions regarding government records/historical sources inquiry are also repeated in the guide to that section.

5.2.2 The guide also describes the procedures to be followed to determine if reliance upon the information in a prior *transaction screen* is appropriate under this practice.

5.2.3 A *user*, his employee or agent, or *preparer* conducting the *transaction screen process* should not use the *transaction screen questionnaire* without reference to or without familiarity with the guide based on prior use of the guide.

5.3 The *user* may either conduct the *transaction screen process*, or delegate it to an employee or agent or may contract with a third party to prepare the questionnaire on behalf of the *user*. No matter who prepares the questionnaire, the *user* remains responsible for the decision to conduct limited environmental *due diligence* and the impact of that decision on risk management.

5.4 The *preparer* conducting the *transaction screen process* should use good faith efforts in determining answers to the questions set forth in the *transaction screen questionnaire*. The *user* should take time and care to check whatever records are in the *user's* possession and forward relevant information or specialized knowledge to the *preparer*.

5.5 *Knowledge*—All answers should be given to the best of the *owner's* or *occupant's* knowledge. The most knowledgeable person available should be chosen to answer the questions.

5.5.1 While the person conducting the *transaction screen* has an obligation to ask the questions in the *transaction screen questionnaire*, others may have no obligation to answer them.

5.5.2 The *transaction screen questionnaire* and the *transaction screen guide* sometimes include the phrase "to the best of your knowledge." This phrase does not impose a constructive knowledge standard. It is intended as an assurance to the person being questioned that he or she is not obligated to search out information he or she does not currently have in order to answer the particular question.

5.6 *Conclusions Regarding Affirmative or Unknown Answers*—Once a *transaction screen questionnaire* has been completed, it shall be presented to the *user*. Subject to 5.6 through 5.7, an affirmative, unknown, or no response is presumed to be a *potential environmental concern*. If any of the questions set forth in the *transaction screen questionnaire* are answered in the affirmative, the *preparer* must document the reason for the affirmative answer. If any of the questions are not answered or the answer is unknown, the *user* should document such nonresponse or answer of unknown and evaluate it in light of the other information obtained in the *transaction screen process*, including, in particular, the *site visit* and the government records/historical sources inquiry. If the *user* decides no further inquiry is warranted after receiving no response, an answer of unknown, or an affirmative answer, the *user* must document the reasons for any such conclusion.

5.6.1 Upon obtaining an affirmative answer, an answer of unknown or no response, the *user* should first refer to the guide. The guide may provide sufficient explanation to allow a *user* to conclude that no further inquiry is appropriate with respect to the particular question.

5.6.2 If the guide to a particular question does not, in itself, permit a *user* to conclude that no further inquiry is appropriate, then the *user* should consider other information obtained from the *transaction screen process* relating to this question. For example, while on the site performing a *site visit*, a person may find a storage tank on the *property* and therefore answer Question 10 of the *transaction screen questionnaire* in the affirmative. However, during or subsequent to the *owner/occupant* inquiry, the *owner* may establish that substances now or historically contained in the tank (for example, water) are not likely to cause contamination.

5.6.3 If either the guide to the question or other information obtained during the *transaction screen process* does not permit a *user* to conclude no further inquiry is appropriate with respect to such question, then the *user* must determine, in the exercise of the *user's* reasonable business judgment, based upon the totality of unresolved affirmative answers or answers of unknown received during the *transaction screen process*, whether further inquiry may be limited to those specific issues identified as of concern.

5.7 *Presumption*—A presumption exists that further inquiry is necessary if an affirmative answer is given to a question or because the answer was unknown or no response was given. In rebutting this presumption, the *user* should evaluate information obtained from each component of the *transaction screen process* and consider whether sufficient information has been obtained to conclude that no further inquiry is necessary. The *user* must determine, in the exercise of the *user's* reasonable business judgment, the scope of such further inquiry.

5.8 *Further Inquiry*—Upon completing the *transaction screen questionnaire*, if the *user* concludes that further inquiry or action is needed (for example, consult with an environmental consultant, contractor, governmental authority, or perform additional governmental and/or historical records review), the *user* should proceed with such inquiry. (Note that if the *user* determines to proceed with a Phase I Environment Site Assessment, the *user* may apply the current Practice E1527 or alternatively the provisions of EPA's regulation "Standards and Practices for All Appropriate Inquiries," 40 C.F.R. Part 312.)

5.9 *Signature*—The *user* and the *preparer* of the *transaction screen questionnaire* must complete and sign the questionnaire as provided at the end of the questionnaire.

6. Transaction Screen Questionnaire

6.1 *Persons to Be Questioned*—The following questions should be asked of (1) the current owner of the property, (2) any major occupant of the property or, if the property does not have any major occupants, at least 10 % of the occupants of the property, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing, or disposing of hazardous substances or petroleum products on or from the property. A major occupant is any occupant using at least 40% of the leasable area of the property or any anchor tenant when

the property is a shopping center. In a multifamily property containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants. The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit column, the preparer should be sure to observe the property and any buildings and other structures on the property. The guide to this transaction screen questionnaire (see Sections 7-10) provides further details on the appropriate use of this questionnaire. (See Note 2.)

NOTE 2—Unk = "unknown" or "no response."

Description of Site/Address:

263 Boston Turnpike
 Bolton, CT 06043

Question	Owner			Occupants (if applicable)			Observed During Site Visit		If yes, provide description
	Yes	No	Unk	Yes	No	Unk	Yes	No	
1a. Is the property used for an industrial use?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
1b. Is any adjoining property used for an industrial use?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	

7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
9a. Is there currently any stained soil on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
12a. Is there currently 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 <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any 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 <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
13a. If the property 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 that exceed guidelines applicable to the water system?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/>
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	

16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property of facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?

Yes No Unk

Yes No Unk

17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

Yes No Unk

Yes No Unk

18a. Does the property discharge waste-water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?

Yes No Unk

Yes No Unk

Yes No

18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?

Yes No Unk

Yes No Unk

Yes No

19. Did you observe evidence or do you have any 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 No Unk

Yes No Unk

Yes No

20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes No Unk

Yes No Unk

Yes No

Government Records/Historical Sources Inquiry (See guide, Section 10)

21. Do any of the following federal, state, or tribal government record systems list the property or any property within the search distance noted below (where available):

Approximate Minimum Search Distance,
miles (kilometres)

Federal NPL site list	1.0 (1.6)	Yes	No
Federal Deltisted NPL site list	0.5 (0.8)	Yes	No
Federal CERCLIS list	0.5 (0.8)	Yes	No
Federal CERCLIS NFRAP site list	0.5 (0.8)	Yes	No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	Yes	No
Federal RCRA non-CORRACTS TSD Facilities list	0.5 (0.8)	Yes	No
Federal RCRA generators list	property and adjoining properties	Yes	No
Federal institutional control/engineering control registries	property only	Yes	No
Federal ERNS list	property only	Yes	No
State and tribal lists of hazardous waste sites identified for investigation or remediation:			
State and tribal-equivalent NPL	1.0 (1.6)	Yes	No
State and tribal-equivalent CERCLIS	0.5 (0.8)	Yes	No
State and tribal-landfill and/or solid waste disposal site lists	0.5 (0.8)	Yes	No
State and tribal-leaking storage tank lists	0.5 (0.8)	Yes	No
State and tribal registered storage tank lists	property and adjoining properties	Yes	No
State and tribal institutional control/engineering control registries	property only	Yes	No
State and tribal voluntary cleanup sites	0.5 (0.8)	Yes	No
State and tribal Brownfield sites	0.5 (0.8)	Yes	No

22. Based upon a review of fire insurance maps (10.2.3) or local street directories (10.2.3), all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?

Yes No Unavailable

Result: _____

The Owner questionnaire answers were provided by:

Name: John Deem

Title John Dean
Firm Dean Cabinetry

Address 263 Boston Turnpike
Bolton, CT 06043

Phone number 860-643-1501

Date 3/2/21

Role(s) at the site Cabinetry

Number of years at the site 8

Relationship to user (for example, principal, employee, agent, consultant) _____

The Occupant questionnaire answers were provided by:

Name _____

Title _____

Firm _____

Address _____

Phone number _____

Date _____

Role(s) at the site _____

Number of years at the site _____

Relationship to user (for example, principal, employee, agent, consultant) _____

The Site Visit questionnaire was completed by:

Name Laurie A. Brooks

Title Vice President/Branch Mgr

Firm Windsor Federal

Address 152 Somers Ct.

Phone number 860-644-4406

Date 3.9.2021

Relationship to site _____

Relationship to user (for example, principal, employee, agent, consultant) _____

The Government Records and Historical Sources Inquiry questionnaire was completed by:

Name _____

Title _____

Firm _____

Address _____

Phone number _____

Date _____

Relationship to site _____

Relationship to user (for example, principal, employee, agent, consultant) _____

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)

If the preparer (s) is different from the user, complete the following:

Name of User _____

User's address _____

User's phone number _____

Copies of the completed questionnaires have been filed at: _____

Copies of the completed questionnaires have been mailed or delivered to: _____

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature John Dean

Date 3/2/21

Signature _____

Date _____

Signature _____

Date _____

It is the user's responsibility to draw conclusions regarding affirmative or unknown answers.





Outsourced Risk Management Solutions LLC

Due Diligence. *Done Simply. Done Right.*

May 10, 2021

Tricia Goodwin
Windsor Federal Savings Bank
270 Broad Street
Windsor, CT 06095

RE: Property: 263 Boston Turnpike, Bolton, CT

Outsourced Risk Management Solutions LLC (ORMS) conducted a Property File Review (PFR) of Environmental Services, Inc. Consulting's (ESI) Phase I Environmental Site Assessment (ESI Project Number: 2021-0307, dated 3/28/2021) for the property located at 263 Boston Turnpike, Bolton, CT. The purpose of the PFR is to discuss the significant findings of the Phase I report and the other ESI documents reviewed, as listed below, and ORMS' recommendations to Windsor Federal Savings Bank based on the findings. This review is for Windsor Federal Savings Bank's internal use only.

Other Documents:

- Phase II Environmental Site Assessment, 263 Boston Turnpike, Bolton, CT, ESI Project Number 2021-0307, dated 4/19/2021.
- Remediation Summary, 263 Boston Turnpike, Bolton, CT, ESI Project Number 2021-0307, dated 4/30/2021.

Phase I Overview:

- According to ESI, the subject property consists of one parcel containing 1.03 acres of land. The subject property is occupied by a kitchen cabinet making facility constructed in the mid-1960s. The building contains a total area of approximately 4084 square feet. It is a one-story building containing offices, a kitchen cabinet showroom, and a woodworking shop
- The subject property is reported to be serviced by a private on-site well and an on-site septic system. The fuel sources for the property are natural gas, solar energy, and electricity.
- Historical records for the subject property extend back to approximately 1934 at which time the subject property was occupied by residential and associated agricultural development (e.g. out buildings, barn). By 1965, the current building is present, and the other structures have been razed.
- Manufacturing or industrial operations currently occur as kitchen cabinet construction. Prior to this activity, the subject property was occupied by other manufacturing or similar entities, including a candle company, an auto machine shop, and other vehicle repair/maintenance operations. ESI stated that no evidence of auto body repair work at the property was found.

LIMITATIONS OF LIABILITY

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Phase I Significant Findings/Recognized Environmental Conditions/De Minimis Environmental Conditions

- There were no *recognized environmental conditions* (RECs) identified at the subject property by ESI. However, ESI identified the following *areas of concern* (AOCs) at the subject property.
 - Garage bay doors
 - Dumpster area
 - Septic system
 - Former onsite buildings
- ESI noted several other significant findings.
 - Property located in a GA groundwater area and an Aquifer Protection Area
 - No evidence of existing USTs or former USTs.
 - No evidence of in-ground hydraulic lifts in the former garage area, but floor was rebuilt to include radiant heat system. The property owner had no knowledge of former hydraulic lifts.
 - No evidence of hazardous waste generation at the property.
 - Contaminants of Concern (COCs) identified as Petroleum hydrocarbons, VOCs, PAHs, and Metals, plus Glycols at the septic system AOC, and Pesticides at the former onsite buildings AOC.
 - Property is up-gradient of potential off-site contamination sources.
 - No evidence found that would render the property an Establishment under the CT Property Transfer Act.
- There were no *historical recognized environmental conditions* (HRECs) identified at the subject property by ESI.
- There were no *controlled recognized environmental conditions* (CRECs) identified at the subject property by ESI.
- There were no *de minimis* environmental conditions identified by ESI.
- ESI did not note any adjoining properties that would be considered a REC for the subject property.
- ESI indicated that a trash dumpster is located at the property.
- ESI noted that their assessment did not include determining the presence of absence of radon, asbestos containing materials (ACM), lead-based paint, or microbial matter.
- ORMS notes that based on the age of the property buildings, lead-based paint may be present.
- ORMS notes that property was constructed before the use of asbestos containing materials (ACMs) had been discontinued and, therefore, ACM may be present.
- ESI recommended a Phase II Environmental Site Assessment.

Phase II Overview:

The Phase II investigation was designed to determine if releases of Contaminants of Concern (COCs) have occurred within the four (4) AOCs identified in the ESI Phase I assessment summarized above. ESI stated that the Phase II assessment was conducted in accordance with the CT Remediation Standard Regulations (RSR) and associated alternative and additional polluting substances criteria issued by CT DEEP.

- Property soils encountered were sand and gravel overlying potential shallow bedrock at 6-8' below grade (bg).
- Nine (9) soil borings were advanced to refusal on suspected bedrock at depths of 6-8'.
- Groundwater was not encountered, and ESI estimated it to be greater than 20' bgs.
- Sixteen (16) soil samples were submitted to a State-certified laboratory for analyses of the COCs identified in the Phase I assessment. Samples were selected based on field screening and representativeness at the AOCs.
- Initially, samples collected from the interval of 0-2' bgs were analyzed for all COC except Glycols and Pesticides. See further discussion below.

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Phase II Significant Findings:

- With the exception of lead, the analyzed COCs were either reported to be below laboratory detection limits (BDL), or were reported at concentrations below RSR criteria. Lead was found at leachable concentrations in soil 0-2' bgs that exceeded the criterion for pollutant mobility (PMC), which is intended to protect groundwater. The locations (seven (7) samples total) were at AOCs #1, #3, & #4. At these locations, the soil interval of 2-4' bg was analyzed for leachable lead, and all results were reported as BDL.
- ESI stated that pesticides were not analyzed based on the February 2021 revisions to the Remediation Standard Regulations regarding the exemption to the presence of pesticides in soil on former agricultural properties.
- ESI did not analyze soils for total metals. Instead they noted that metals including lead are not present at concentrations potentially exceeding the Residential Direct Exposure Criteria (DEC).
- ESI concluded that shallow lead-contaminated soil was present at the property either as a naturally occurring condition, or as a result of activity conducted at the property. Soil samples below 2' did not contain leachable levels of lead, ESI concluded that groundwater was not impacted by the shallow lead contamination.
- ESI recommended that shallow spot clean-ups be completed at the lead impacted areas, with confirmatory samples collected from the excavations in order to ensure that all contaminated soils are removed.

Remediation Summary:

- ORMS only received a one page summary dated 4/30/21, which indicated that there were originally attachments, including a site drawing. Attachment, other than a waste disposal manifest from Manchester Landfill, were not received by ORMS.
- ESI indicated that 17.06 tons of soil were removed from the subject property and disposed at the Manchester CT landfill under a Special Waste authorization.
- ESI indicated that the soil was removed from seven (7) areas, as represented by the seven (7) Phase II soil samples where SPLP lead exceeded the GA-PMC.
- ESI reported that seven (7) confirmatory samples were collected and analyzed for leachable lead. All results were below the GA-PMC, which ESI stated demonstrated that "...surrounding soil did not contain elevated concentrations of leachable lead."

LIMITATIONS OF LIABILITY

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Conclusions and Recommendations:

- In their Phase I report, ESI concluded that their assessment had revealed evidence of four (4) Areas of Concern (AOCs) at the subject property. ESI also concluded that the subject property is not an Establishment and would not be subject to the requirements of the CT Property Transfer Act. ESI stated that based on the conclusions, a Phase II Environmental Site Assessment was recommended.
 - **ORMS concurs with these Phase I conclusions and recommendation, based on the information included in the ESI report.**

- In their Phase II report, ESI concluded that they had identified seven areas where leachable Lead in shallow soils exceeded the applicable DEEP RSR cleanup criterion for GA groundwater Pollutant Mobility (GA-PMC). Based on the RSR-compliant levels of leachable lead in samples underlying these shallow areas, ESI concluded that groundwater at the property was not being impacted by the Lead found in the shallow soil. ESI recommended remediation of the impacted shallow soils via excavation.
 - **ORMS concurs with the conclusions, based on the information included in the ESI report.**
 - **ORMS disagrees with the need for the completed remediation of the impacted soils, because ESI demonstrated that groundwater was not being impacted by the GA-PMC exceedances in shallow soils, and based on the conclusion that the subject property is not a Transfer Act “Establishment”.**

- In their Remediation Summary, ESI concluded that the completed shallow soil remediation, including the associated confirmatory sampling, had been successful in achieving and demonstrating that each of the seven areas was fully remediated and that surrounding soils did not contain leadable levels of Lead above the GA-PMC. ESI recommended no further work at the property.
 - **ORMS disagrees with this conclusion, based on the information in the ESI Summary. One confirmatory sample in an excavation is not sufficient to demonstrate the conditions of surrounding shallow soils. Such demonstration would require one bottom sample, and at least four sidewall samples (one per side).**
 - **ORMS concludes that the site represents a moderate risk. It appears that the consultant did not follow industry standard by not first analyzing samples for total lead. The potential exists for shallow lead impacted soil to be present at the site, but test methods used to date do not delineate affected areas. ORMS recommends that shallow soils at the property be resampled and that those samples be analyzed for total metals and the results compared to I/C-DEC criteria, since industrial/commercial land use is the existing and proposed use of the subject property.**

- **The above-referenced report was not prepared for Windsor Federal Savings Bank (WFSB). Therefore, ORMS recommends that WFSB obtain a reliance letter to assign the report to WFSB.**

LIMITATIONS OF LIABILITY

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Remediation Summary
263 Boston Turnpike - Bolton, Connecticut
ESI Project No. 2021-0307
April 30, 2021

Environmental Services, Inc. (ESI) completed the recommended remediation activities outlined in the April 19, 2021 Phase II Environmental Site Assessment for the 263 Boston Turnpike property in Bolton, Connecticut. Figure 1 depicts the site location. The Phase II determined that seven (7) areas on the property contained shallow leachable lead contamination in soil at concentrations that slightly exceed the Connecticut Department of Energy and Environmental Protection (CTDEEP) Remediation Standard Regulations for a GA groundwater area. Sampling conducted on deeper soil indicated that the impacts were shallow in nature and did not potentially extend to the groundwater table.

On April 23, 2021, ESI mobilized to the site to excavate the lead-impacted soil. Figure 2 depicts the locations, sizes, and depths of the remedial excavations. ESI excavated the impacted soil and placed it into a roll-off container for transport and disposal at the Manchester Landfill in Manchester, Connecticut on April 29, 2021. A total of 17.06 tons of impacted soil were excavated and transported to the Manchester Landfill for re-use as cover.

After the soil excavation, ESI collected seven confirmation soil samples (S-1 to S-7) from the excavations to document that the surrounding soil did not contain elevated concentrations of leachable lead. A copy of the laboratory report from the confirmation soil samples is included at the end of this document. As the results indicate, the confirmation soil samples did not contain detectable concentrations of leachable lead that exceed the Pollutant Mobility Criteria of 0.015 mg/L, or the minimum laboratory detection limit of 0.01 mg/L. The excavations were backfilled with certified clean fill and restored to grade. Photographs from the remediation excavations are included at the end of the summary report.

Based upon the results of the post-remediation confirmation soil sample analyses, additional work is not warranted. Thank you for the opportunity to provide the investigation and remediation services for the 263 Boston Turnpike property. Please let us know if you need any other information or have any questions (860-528-9500). Thank you.

Cindy Knight

Cindy Knight
Licensed Environmental Professional
cknight@e-s-i.com

Billy Mitchell

William Mitchell
General Manager
billy@e-s-i.com

attachments



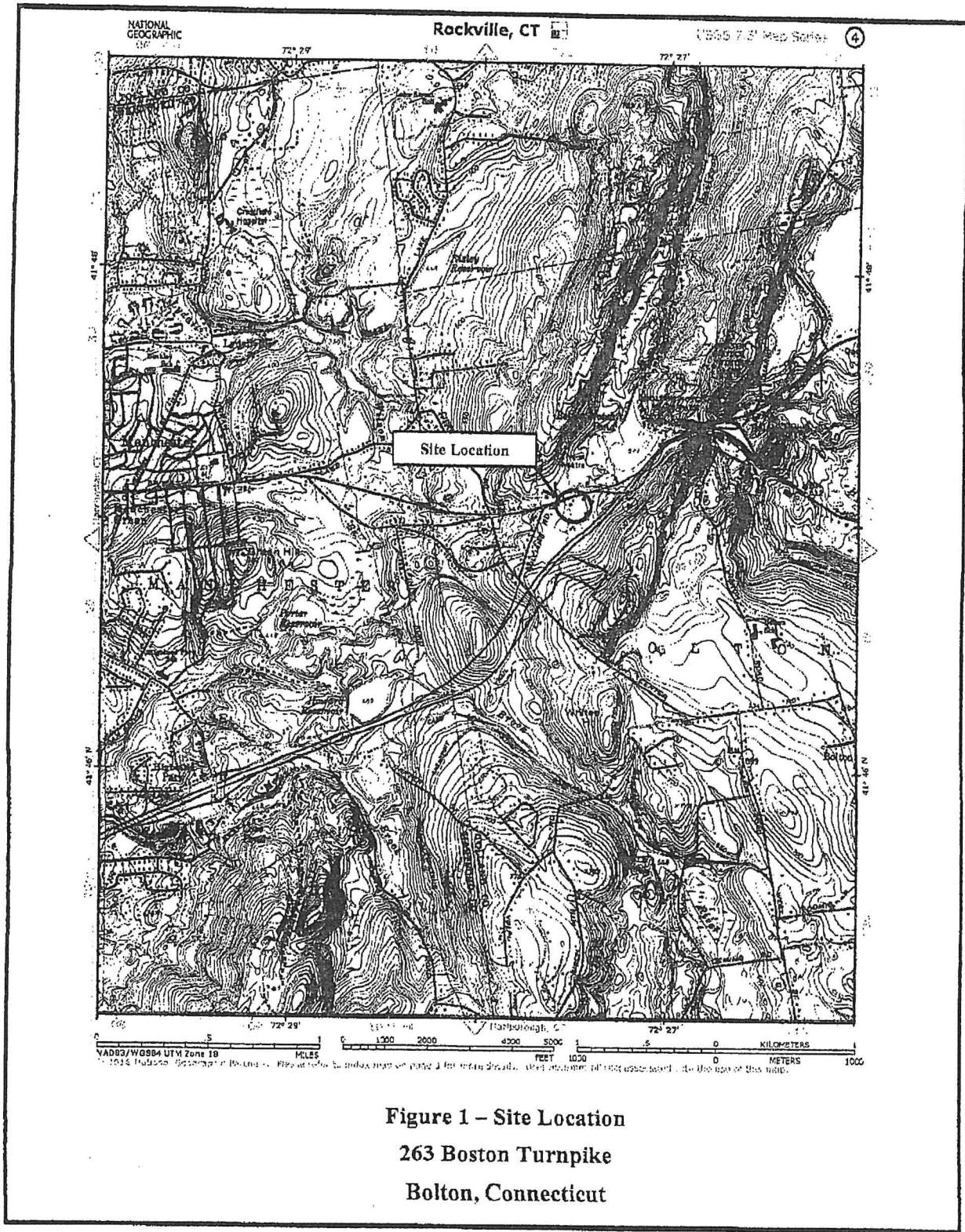
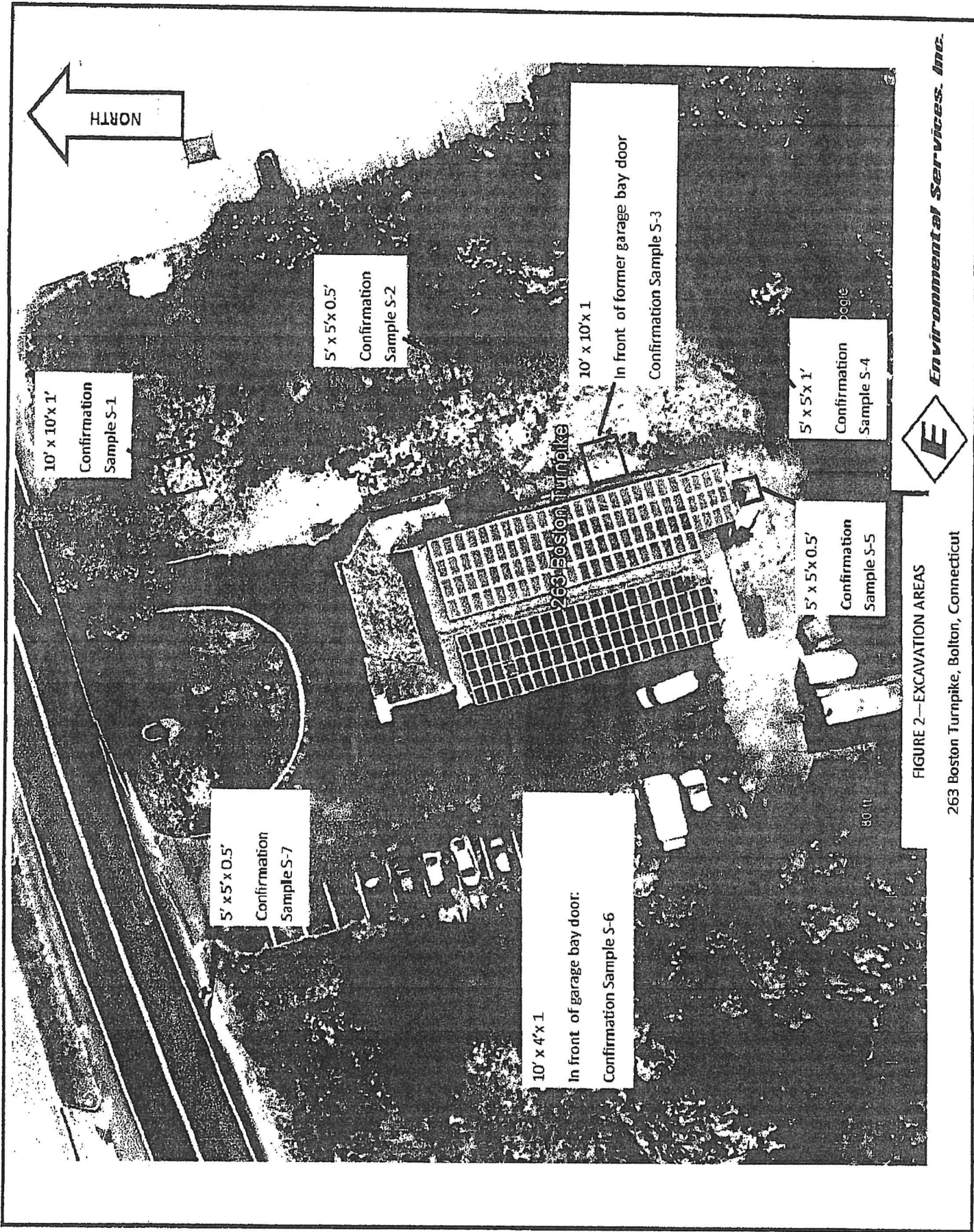


Figure 1 – Site Location
263 Boston Turnpike
Bolton, Connecticut



Environmental Services, Inc.



10' x 10' x 1'
Confirmation
Sample S-1

5' x 5' x 0.5'
Confirmation
Sample S-2

10' x 10' x 1'
In front of former garage bay door
Confirmation Sample S-3

5' x 5' x 1'
Confirmation
Sample S-4

5' x 5' x 0.5'
Confirmation
Sample S-7

10' x 4' x 1'
In front of garage bay door:
Confirmation Sample S-6

5' x 5' x 0.5'
Confirmation
Sample S-5



Environmental Services, Inc.

FIGURE 2—EXCAVATION AREAS

263 Boston Turnpike, Bolton, Connecticut

80 ft



Friday, April 30, 2021

Attn: Cindy Knight
Environmental Services Inc
90 Brookfield Street
South Windsor, CT 06074

Project ID: 2021-0307
SDG ID: GCI14413
Sample ID#s: CI14413 - CI14418

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. This report is incomplete unless all pages indicated in the pagination at the bottom of the page are included.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Sincerely yours,

A handwritten signature in cursive script that reads "Phyllis Shiller".

Phyllis Shiller

Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #M-CT007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B

NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
UT Lab Registration #CT00007
VT Lab Registration #VT11301



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O. Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Sample Id Cross Reference

April 30, 2021

SDG I.D.: GCI14413

Project ID: 2021-0307

Client Id	Lab Id	Matrix
S-1	CI14413	SOIL
S-2	CI14414	SOIL
S-3	CI14415	SOIL
S-4	CI14416	SOIL
S-5	CI14417	SOIL
S-6	CI14418	SOIL
S-7	CI14419	SOIL



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report
 April 30, 2021

FOR: Attn: Cindy Knight
 Environmental Services Inc
 90 Brookfield Street
 South Windsor, CT 06074

Sample Information

Matrix: SOIL
 Location Code: ESI
 Rush Request: Standard
 P.O.#:

Custody Information

Collected by: CK
 Received by: SW
 Analyzed by: see "By" below

Date Time

04/23/21 14:00
 04/23/21 15:55

Laboratory Data

SDG ID: GC114413
 Phoenix ID: CI114413

Project ID: 2021-0307
 Client ID: S-1

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
SPLP Lead	< 0.010	0.010	mg/L	1	04/29/21	CPP	SW6010D
SPLP Metals Digestion	Completed				04/24/21	W/AT/W	SW3010A
SPLP Extraction for Metals	Completed				04/23/21	W/AT	SW1312

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

Comments:

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Phyllis Shiller, Laboratory Director

April 30, 2021

Reviewed and Released by: Rashmi Makol, Project Manager



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report
 April 30, 2021

FOR: Attn: Cindy Knight
 Environmental Services Inc
 90 Brookfield Street
 South Windsor, CT 06074

Sample Information

Matrix: SOIL
 Location Code: ESI
 Rush Request: Standard
 P.O.#:

Custody Information

Collected by: CK
 Received by: SW
 Analyzed by: see "By" below

Date Time

04/23/21 14:05
 04/23/21 15:55

Laboratory Data

SDG ID: GCI14413
 Phoenix ID: CI14414

Project ID: 2021-0307
 Client ID: S-2

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
SPLP Lead	< 0.010	0.010	mg/L	1	04/29/21	CPP	SW6010D
SPLP Metals Digestion	Completed				04/24/21	W/AT/W	SW3010A
SPLP Extraction for Metals	Completed				04/23/21	W/AT	SW1312

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

Comments:

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Phyllis Shiller, Laboratory Director

April 30, 2021

Reviewed and Released by: Rashmi Makol, Project Manager



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

April 30, 2021

FOR: Attn: Cindy Knight
 Environmental Services Inc
 90 Brookfield Street
 South Windsor, CT 06074

Sample Information

Matrix: SOIL
 Location Code: ESI
 Rush Request: Standard
 P.O.#:

Custody Information

Collected by: CK
 Received by: SW
 Analyzed by: see "By" below

Date Time
 04/23/21 14:10
 04/23/21 15:55

Laboratory Data

SDG ID: GCI14413
 Phoenix ID: CI14415

Project ID: 2021-0307
 Client ID: S-3

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
SPLP Lead	< 0.010	0.010	mg/L	1	04/29/21	CPP	SW6010D
SPLP Metals Digestion	Completed				04/24/21	WIAT/W	SW3010A
SPLP Extraction for Metals	Completed				04/23/21	WIAT	SW1312

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

Comments:

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Phyllis Shiller, Laboratory Director

April 30, 2021

Reviewed and Released by: Rashmi Makol, Project Manager



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report
 April 30, 2021

FOR: Attn: Cindy Knight
 Environmental Services Inc
 90 Brookfield Street
 South Windsor, CT 06074

Sample Information

Matrix: SOIL
 Location Code: ESI
 Rush Request: Standard
 P.O.#:

Custody Information

Collected by: CK
 Received by: SW
 Analyzed by: see "By" below

Date Time

04/23/21 14:15
 04/23/21 15:55

Laboratory Data

SDG ID: GCI14413
 Phoenix ID: CI14416

Project ID: 2021-0307
 Client ID: S-4

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
SPLP Lead	< 0.010	0.010	mg/L	1	04/29/21	GPP	SW6010D
SPLP Metals Digestion	Completed				04/24/21	W/ATW	SW3010A
SPLP Extraction for Metals	Completed				04/23/21	W/AT	SW1312

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

Comments:

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Phyllis Shiller, Laboratory Director

April 30, 2021

Reviewed and Released by: Rashmi Makol, Project Manager



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report
 April 30, 2021

FOR: Attn: Cindy Knight
 Environmental Services Inc
 90 Brookfield Street
 South Windsor, CT 06074

Sample Information

Matrix: SOIL
 Location Code: ESI
 Rush Request: Standard
 P.O.#:

Custody Information

Collected by: CK
 Received by: SW
 Analyzed by: see "By" below

Date Time

04/23/21 14:20
 04/23/21 15:55

Laboratory Data

SDG ID: GCI14413
 Phoenix ID: CI14417

Project ID: 2021-0307
 Client ID: S-5

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
SPLP Lead	< 0.010	0.010	mg/L	1	04/29/21	CPP	SW6010D
SPLP Metals Digestion	Completed				04/24/21	WIATW	SW3010A
SPLP Extraction for Metals	Completed				04/23/21	W/AT	SW1312

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

Comments:

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Phyllis Shiller, Laboratory Director

April 30, 2021

Reviewed and Released by: Rashmi Makol, Project Manager



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report
 April 30, 2021

FOR: Attn: Cindy Knight
 Environmental Services Inc
 90 Brookfield Street
 South Windsor, CT 06074

Sample Information

Matrix: SOIL
 Location Code: ESI
 Rush Request: Standard
 P.O.#:

Custody Information

Collected by: CK
 Received by: SW
 Analyzed by: see "By" below

Date Time
 04/23/21 14:25
 04/23/21 15:55

Laboratory Data

SDG ID: GCI14413
 Phoenix ID: CI14418

Project ID: 2021-0307
 Client ID: S-6

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
SPLP Lead	< 0.010	0.010	mg/L	1	04/29/21	CPP	SW6010D
SPLP Metals Digestion	Completed				04/24/21	W/ATW	SW3010A
SPLP Extraction for Metals	Completed				04/23/21	W/AT	SW1312

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

Comments:

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Phyllis Shiller, Laboratory Director

April 30, 2021

Reviewed and Released by: Rashmi Makol, Project Manager



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 April 30, 2021

FOR: Attn: Cindy Knight
 Environmental Services Inc
 90 Brookfield Street
 South Windsor, CT 06074

Sample Information

Matrix: SOIL
 Location Code: ESI
 Rush Request: Standard
 P.O.#:

Custody Information

Collected by: CK
 Received by: SW
 Analyzed by: see "By" below

Date

04/23/21
 04/23/21

Time

14:30
 15:55

Laboratory Data

SDG ID: GC14413
 Phoenix ID: CI14419

Project ID: 2021-0307
 Client ID: S-7

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
SPLP Lead	< 0.010	0.010	mg/L	1	04/29/21	CPP	SW6010D
SPLP Metals Digestion	Completed				04/24/21	W/AT/W	SW3010A
SPLP Extraction for Metals	Completed				04/23/21	W/AT	SW1312

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

Comments:

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Phyllis Shiller, Laboratory Director

April 30, 2021

Reviewed and Released by: Rashmi Makol, Project Manager



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QA/QC Report

April 30, 2021

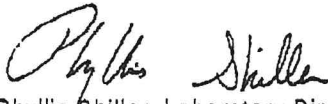
QA/QC Data

SDG I.D.: GC14413

Parameter	Blank	Blk RL	Sample Result	Dup Result	Dup RPD	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 573654 (mg/L), QC Sample No: C113999 (C114413, C114414, C114415, C114416, C114417, C114418, C114419)													
<u>ICP Metals - SPLP Extraction</u>													
Lead	BRL	0.010	<0.010	<0.010	NC	110	111	0.9	111			80 - 120	20
Comment:													
Additional Criteria: LCS acceptance range is 80-120% MS acceptance range 75-125%.													

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

- RPD - Relative Percent Difference
- LCS - Laboratory Control Sample
- LCSD - Laboratory Control Sample Duplicate
- MS - Matrix Spike
- MS Dup - Matrix Spike Duplicate
- NC - No Criteria
- Intf - Interference


 Phyllis Shiller, Laboratory Director
 April 30, 2021

Friday, April 30, 2021
Criteria: CT: GAM
State: CT

Sample Criteria Exceedances Report

GC114413 - ESI

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL	Analysis Units
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*** No Data to Display ***

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedances. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedance information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



REASONABLE CONFIDENCE PROTOCOL LABORATORY ANALYSIS QA/QC CERTIFICATION FORM

Laboratory Name: Phoenix Environmental Labs, Inc.

Client: Environmental Services Inc

Project Location: 2021-0307

Project Number:

Laboratory Sample ID(s): CI14413-CI14419

Sampling Date(s): 4/23/2021

List RCP Methods Used (e.g., 8260, 8270, et cetera) 1311/1312, 6010

1	For each analytical method referenced in this laboratory report package, were all specified QA/QC performance criteria followed, including the requirement to explain any criteria falling outside of acceptable guidelines, as specified in the CT DEP method-specific Reasonable Confidence Protocol documents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
1A	Were the method specified preservation and holding time requirements met?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
1B	<u>VPH and EPH methods only:</u> Was the VPH or EPH method conducted without significant modifications (see section 11.3 of respective RCP methods)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
2	Were all samples received by the laboratory in a condition consistent with that described on the associated Chain-of-Custody document(s)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3	Were samples received at an appropriate temperature (< 6 Degrees C)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
4	Were all QA/QC performance criteria specified in the CTDEP Reasonable Confidence Protocol documents achieved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5	a) Were reporting limits specified or referenced on the chain-of-custody? b) Were these reporting limits met?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6	For each analytical method referenced in this laboratory report package, were results reported for all constituents identified in the method-specific analyte lists presented in the Reasonable Confidence Protocol documents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7	Are project-specific matrix spikes and laboratory duplicates included in the data set?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Notes: For all questions to which the response was "No" (with the exception of question #7), additional information must be provided in an attached narrative. If the answer to question #1, #1A or 1B is "No", the data package does not meet the requirements for "Reasonable Confidence". This form may not be altered and all questions must be answered.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete.

Authorized Signature: Rashmi Makol **Position:** Project Manager

Printed Name: Rashmi Makol **Date:** Friday, April 30, 2021

Name of Laboratory Phoenix Environmental Labs, Inc.

This certification form is to be used for RCP methods only.