

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.CityofNewHaven.com



June 18, 2021

RE: Certification of Emergency

President Tyisha Walker-Myers:

I am writing regarding an opportunity for the City to purchase the former State Department of Transportation's District 3A offices at 424 Chapel Street, New Haven, CT for the purchase price of two million one hundred one thousand dollars and zero cents (\$2,101,000.00). The City intends to use the property for the purpose of office space for the City and/or City agencies, City operations and/or the storage of equipment. Attached is a letter from Giovanni Zinn, P.E., City Engineer regarding the specifics of this purchase, which is incorporated herein by reference.

Immediate action of the Board of Alders is required because the deadline for the State to convey this property is governed by Section 3-14b of the Connecticut General Statutes. In the case of the conveyance of 424 Chapel Street, the closing must take place on or before June 23, 2021. It would be in the City's best interest to take advantage of this opportunity. Given the impending deadline, I hereby declare that this closing must proceed on an emergency basis. Please consider this as a certification that this purchase is of an emergency nature pursuant to Art. IV, Sec. 3.B of the Charter.

In order to complete the purchase within the deadline, I am calling a Special Meeting of the Board of Alders on Monday, June 21, 2021, pursuant to my authority under Art. III Sec. 2.A.(4) of the Charter. I am further requesting that the Board of Alders expedite this process by holding the First and Second Readings at the Special Meeting on Monday, June 21, 2021 as permitted by Art. IV, Sec. 3.B. of the Charter and Sec. 24 (3) of the Rules of the Board of Alders. This process will allow the Board of Alders to vote on the issuance of a timely Order pursuant to Charter Art. IV, Sec. 4.B.(1) authorizing the purchase of the 424 Chapel Street property. If this conveyance is not completed by June 23, 2021 the City will lose its opportunity to acquire this much-needed property.

Thank you very much for your anticipated cooperation.

Sincerely,

Justin Elicker

Mayor



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JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.CityofNewHaven.com



June 19, 2021

RE: Request and Referral for Report

Dear City Plan Commission:

I am writing regarding an opportunity for the City to purchase the former State Department of Transportation's District 3A offices at 424 Chapel Street, New Haven, CT for the purchase price of two million one hundred one thousand dollars and zero cents (\$2,101,000.00). The City intends to use the property for the purpose of office space for use by the City and/or City agencies, City operations and/or the storage of equipment. Attached is a letter from Giovanni Zinn, P.E., City Engineer regarding the specifics of this purchase, which is incorporated herein by reference.

Immediate action of the Board of Alders is required because the deadline for the State to convey this property is governed by Section 3-14b of the Connecticut General Statutes. In the case of the conveyance of 424 Chapel Street, the closing must take place on or before June 23, 2021. It would be in the City's best interest to take advantage of this opportunity. Given the impending deadline, I am issuing a certification that the purchase of this property is of an emergency nature pursuant to Art. III, Sec. 2.B of the Charter. Attached is the Certification of Emergency.

In order to complete the purchase within the deadline, I am calling a Special Meeting of the Board of Alders on Monday, June 21, 2021, pursuant to my authority under Art. III Sec. 2.A(4) of the Charter. I am further requesting that the Board of Alders expedite this process by holding the First and Second Readings at the Special Meeting on Monday, June 21, 2021 as permitted by Art. IV, Sec. 3.B. of the Charter and Sec. 24 (3) of the Rules of the Board of Alders. This process will allow the Board of Alders to vote on the issuance of a timely Order pursuant to Charter Art. IV, Sec. 4.B.(1) authorizing the purchase of the 424 Chapel Street property. If this conveyance is not completed by June 23, 2021 the City will lose its opportunity to acquire this much-needed property.

Title III, Chapter, 21, Article IV, Section 21-29 of the New Haven Code of General Ordinances contemplates that a mayoral declaration a land acquisition emergency include a report by the City Plan Commission. I am therefore calling a Special Meeting of the City Plan Commission on Monday, June 21, 2021.

Thank you very much for your anticipated cooperation.

Sincerely,

Justin Elicker
Mayor



Justin Elicker
Mayor

ENGINEERING DEPARTMENT

City of New Haven
200 Orange Street, Rm 503
New Haven, CT 06510
www.newhavenct.gov



Giovanni Zinn, P.E.
City Engineer

June 18, 2021

Honorable Tyisha Walker Myers
President - Board of Aldermen
City of New Haven
165 Church Street
New Haven, CT 06510

Re: **Conveyance of 424 Chapel Street from the State of Connecticut to the City of New Haven**

Dear Honorable Tyisha Walker Myers:

The City of New Haven has the opportunity to purchase the former State of Connecticut Department of Transportation's District 3A offices now that the I-95 Corridor project has been completed, located at 424 Chapel St.

The State of Connecticut Department of Transportation conducted a Request for Proposals for the subject property. This process yielded a high bidder offering \$2,101,000. Per Section 3-14b of the Connecticut General Statutes, the municipality in which the property is located has the right to purchase the property at this price, with a 60 day window after indicating interest. The end of this period is June 23, 2021. The Department of Transportation provided the City with the closing documents only on June 4, 2021, and the City immediately requested an extension given that the timeline was incompatible with normal processes of the City. CT DOT staff suggested that the City submit a letter to the Commissioner requesting an extension, and the City believed in good faith that by following this instruction there would be ample time for normal City processes. However, this week the CT DOT indicated that they may not be able to provide an extension and that the June 23, 2021 closing date is still in effect.

The property consists of a 58,481ft² building, consisting of office, garage, and warehouse space on two floors. The property also has a parking lot abutting against the highway interchange. The building is in generally good condition, has been continually maintained by the State of Connecticut, and can be quickly occupied by City operations without major renovation. The large garage space in the back would be very well suited for the Vehicle Maintenance Garage of the Parks and Public Works Department. The rest of the building would be suitable for housing other City activities, with an emphasis of moving operations out of rented spaces such as the Health Department. The State of Connecticut has provided the City with a Phase 1 Environmental Site Assessment and other environmental documentation, none of which indicates any particular areas of concern beyond what would be expected for an existing commercial building in an urban setting.

The building purchase of 424 Chapel Street facility would be paid for from funds authorized by the Board of Alders in the fiscal year 2018-19 Capital budget allocation (1941 Facility Upgrades Repairs and Modification \$10,000,000 City) for the repair/replacement of the Public Works Vehicle Maintenance Garage. Due to the existing configuration and suitability of the garage portion of 424



Justin Elicker
Mayor

ENGINEERING DEPARTMENT

City of New Haven
200 Orange Street, Rm 503
New Haven, CT 06510
www.newhavenct.gov



Giovanni Zinn, P.E.
City Engineer

Chapel St, this represents a much faster and more economical approach to fulfill the need for a new vehicle maintenance facility for Parks and Public Works. The ability to possibly house other City operations is a plus, however the purchase of this building makes financial sense even purely for the vehicle maintenance activities.

Therefore, I write to respectfully request the Honorable Board of Alders to authorize the Mayor to purchase the property, as set forth in the proposed Order.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at 203-946-8105.

Respectfully submitted,

Giovanni Zinn, PE
City Engineer

mf

c: Sean Matteson, Chief of Staff
Rebecca Bombero, Chief Administrators Office
Michael Pinto, Office of the Corporation Counsel
Michael Piscitelli/Carlos Eyzaguirre/John Ward, Economic Development Administration
Jeff Pescosolido/William Carone, Parks & Public Works Department

**ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN,
AUTHORIZING THE PURCHASE OF 424 CHAPEL STREET FROM THE STATE OF
CONNECTICUT FOR MUNICIPAL USE INCLUDING BUT NOT LIMITED TO CITY
OFFICES, PERSONNEL AND/OR EQUIPMENT AND AUTHORIZING THE MAYOR
OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL
NECESSARY DOCUMENTS TO COMPLETE SUCH CONVEYANCE IN
ACCORDANCE WITH THE PROVISIONS OF THIS ORDER**

WHEREAS: the State of Connecticut, Department of Transportation (the “State”) is the current owner of 424 Chapel Street located on the southerly side of Chapel Street, containing 8,880 meters squared, more or less (2.2 acres, more or less), and more particularly shown on a map to be filed in the New Haven Town Clerk's Office entitled: "TOWN OF NEW HAVEN MAP SHOWING LAND RELEASED TO CITY OF NEW HAVEN BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF I-95/I-91/SR 34 SCALE 1: 500 JUNE 2015 THOMAS A. HARLEY, P.E. CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION", TOWN NO. 92, PROJECT NO. 92-531, SERIAL NO. 3A, SHEET 1 OF 1. Last revised 11/09/20 (the “Property”); and

WHEREAS: the State has agreed to convey the Property to the City of New Haven (the “City”) in accordance with the provisions of Section 3-14b of the Connecticut General Statutes; and

WHEREAS: the City and the State have agreed to a purchase price of two million one hundred one thousand dollars and zero cents (\$2,101,000.00) for the Property (the “Purchase Price”); and

WHEREAS: the City intends to use the Property for the purpose of office space for use by the City and/or City agencies, City operations and/or the storage of equipment

NOW, THEREFORE, BE IT ORDERED that the Mayor of the City of New Haven (the “Mayor”) is hereby authorized to purchase the Property from the State of Connecticut for the Purchase Price, and in furtherance thereof, to accept a deed from the State quitclaiming the Property to the City

BE IT FURTHER ORDERED that the Mayor is hereby authorized to execute and deliver such other documentation as may be necessary or desirable to complete said conveyance in accordance with the provisions of this Order, which may include (without limitation) indemnifications of the State and/or any appropriate agencies thereof.



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-2465

June 4, 2021

The Honorable Justin Elicker
Mayor
City of New Haven
165 Church Street, 2nd Floor
New Haven, Connecticut 06510

Dear Mayor Elicker:

Subject: State Property – 424 Chapel Street, New Haven
File No. 92-531-3A

Please be advised that the Department of Transportation (Department) has received final approval to sell the subject property in accordance with Section 3-14b of the Connecticut General Statutes and is now ready to close. Please be advised that according to the above referenced statute the City of New Haven is required to purchase the property within 60 days of notification of interest to the Department. Should the City fail to close on the property by June 23, 2021, the property will be awarded to the high bidder.

Enclosed is a copy of the executed deed, copy of the release map and closing report for your signature. The amount due at closing, in the form of a **bank check** made payable to “**Treasurer, State of Connecticut**”, is \$2,101,000.00.

It should be noted that based upon the historic property use, the subject property appears to meet the definition of an Establishment. The property has been listed “as-is” which includes any environmental liabilities for the property as outlined in the report prepared for the property entitled “Phase I – Environmental Site Assessment, 424 Chapel Street, New Haven, Connecticut,” dated April 28, 2016, as referenced in Section 7.1. (report enclosed). The purchaser of the property, City of New Haven, will be the Certifying Party in any Connecticut Transfer Act filings with the Connecticut Department of Energy & Environmental Protection.

The City of New Haven will need to make a legal determination if the parcel is subject to the Transfer Act and if so, will need to complete the subsequent paperwork. The Department will require a copy of the legal determination or will otherwise sign as the Transferor on the applicable Property Transfer Form.

Please contact me at your earliest convenience so that we may arrange a time for closing. In the interim, should you have any questions, please contact me.

Sincerely,

Christie A. LaBella
Property Agent 2
Property Management Section
Division of Rights of Way

Enclosures

cc: Mr. Carlos Eyzaguirre, City of New Haven
Mr. Michael Piscitelli, City of New Haven

Return to:
City of New Haven
Office of the Town Clerk
165 Church Street
New Haven, CT 06510

QUIT-CLAIM DEED

STATUTORY FORM

The **State of Connecticut**, Department of Transportation (Grantor), Joseph J. Giulietti, Commissioner, under authority granted by Section 13a-80 of the General Statutes of Connecticut, as revised, acting herein by Terrence J. Obey, Director of Rights of Way, Bureau of Engineering and Construction, Department of Transportation, duly authorized, and with the advice and consent of the Office of Policy and Management of the State of Connecticut, and the State Properties Review Board, for consideration paid Two Million One Hundred One Thousand and 00/100 Dollars (\$2,101,000.00), does hereby give, grant, bargain, sell and convey to **the City of New Haven** (Grantee), a Municipal corporation existing under the laws of the State of Connecticut, and having its territorial limits within the County of New Haven and State of Connecticut, with QUIT-CLAIM COVENANTS,

That certain parcel of land and building thereon, situated in the City of New Haven, County of New Haven, and State of Connecticut, located on the southerly side of Present Chapel Street, containing 8,880 meters squared, more or less (2.2 acres, more or less), and more particularly shown on a map to be filed in the New Haven Town Clerk's Office entitled: "TOWN OF NEW HAVEN MAP SHOWING LAND RELEASED TO CITY OF NEW HAVEN BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF I-95/I-91/SR 34 SCALE 1: 500 JUNE 2015 THOMAS A. HARLEY, P.E. CHIEF ENGINEER – BUREAU OF ENGINEERING AND CONSTRUCTION", TOWN NO. 92, PROJECT NO. 92-531, SERIAL NO. 3A, SHEET 1 OF 1. Last revised 11/09/20, and bounded and described as follows:

- NORTHERLY by Present Chapel Street, 103.215 meters (338.63 feet), by a line designated "RELEASE LINE & STREET LINE", as shown on said map;
- EASTERLY by Present South Wallace Street, 102.858 meters (337.46 feet), by a line designated "RELEASE LINE & STREET LINE", as shown on said map;
- SOUTHERLY by Present Ramp Q, 26.5 meters, more or less, (87 feet, more or less), by a line designated "RELEASE LINE & PROPOSED NON-ACCESS HIGHWAY LINE", as shown on said map;
- SOUTHWESTERLY by said Present Ramp Q, a total distance of 124.7 meters, more or less, (409 feet, more or less), by a line designated "RELEASE LINE & PROPOSED NON-ACCESS HIGHWAY LINE", as shown on said map;
- NORTHERLY by land of the State of Connecticut (D.O.T.) 17.4 meters, more or less, (57 feet, more or less), by a line designated "RELEASE LINE", as shown on said map;

WESTERLY by said land of the State of Connecticut (D.O.T.), 9 meters, (29.53 feet), by a line designated "RELEASE LINE", as shown on said map.

For the State's source of title to the premises herein conveyed, reference is made to acquisitions by the State of Connecticut from Virginia Carbone, as contained in a Quit-Claim Deed dated June 13, 1956 and recorded in Volume 1908 at Page 187 of the New Haven Land Records, and through Eminent Domain proceedings against 424 Chapel Street LLC, as evidenced by a Certificate of Condemnation filed on August 15, 2006 in Volume 7684 at Page 82 of the New Haven Land Records, and against Raffaele Fucci, as contained in a Certificate of Condemnation filed on March 13, 1957 in Volume 1929 at Page 31 of said Land Records, and a portion of Former Hamilton Street.

The State of Connecticut reserves for itself, its successors and assigns, the following full and perpetual easements under, over and across portions of the premises herein conveyed:

1. A defined traffic easement, within an area of 11.5 meters squared, more or less, (124 feet, more or less), as more particularly shown on said map.
2. An easement to maintain existing sign structure and support, as more particularly shown on said map.
3. An easement to access and maintain retaining wall, as more particularly shown on said map.
4. An easement for existing utilities, as more particularly shown on said map.

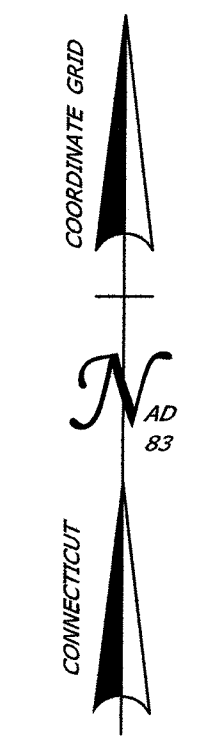
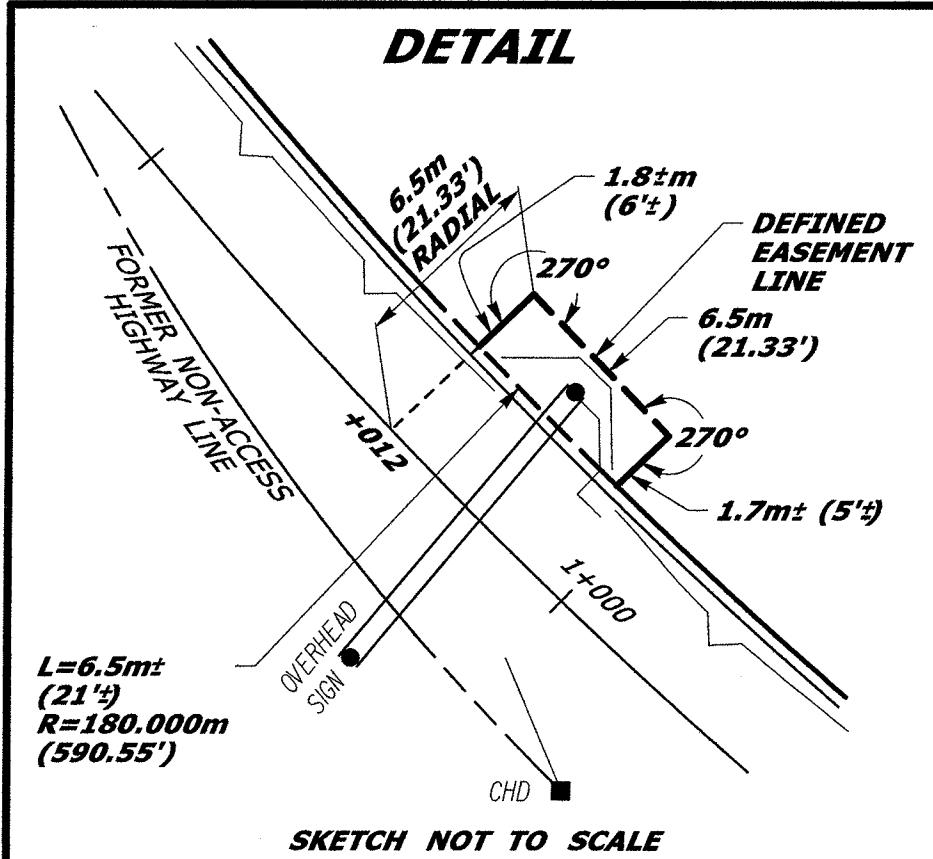
All rights of Ingress and Egress are specifically denied directly to and from Present Ramp Q, from and to the land herein conveyed.

The real property and all buildings and improvements are being conveyed in an "As Is," "Where Is" condition, "With All Faults And Defects."

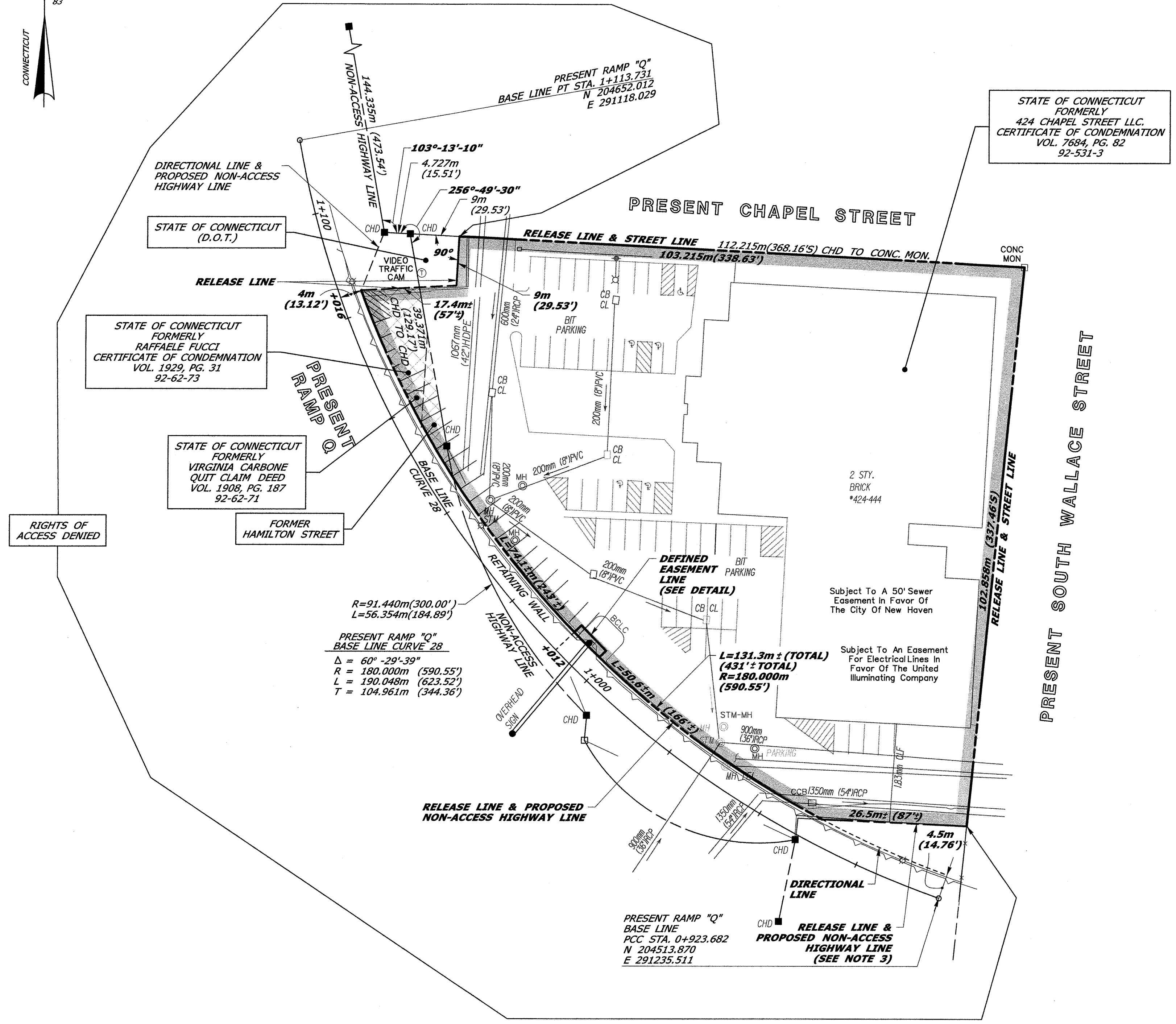
The State neither has made, nor hereby makes, any warranty or representation as to the condition or suitability of the above described premises for any particular purpose (including, but not limited to, any past, present or future environmental conditions or the availability or functionality of any heating, air conditioning, plumbing, electrical, sewage, drainage, water or other building, utility or like systems).

The above-described premises are conveyed subject to such rights and easements as may appear of record and to any state of facts which an inspection of the premises may show, especially that 50 foot sewer easement in favor of the City of New Haven, and an easement for electrical lines in favor of the United Illuminating Company.

The above-described premises are conveyed subject to any and all provisions of any ordinance, municipal regulation, or public or private law.



E 291100



STATE OF CONNECTICUT FORMERLY 424 CHAPEL STREET LLC. CERTIFICATE OF CONDEMNATION VOL. 7684, PG. 82 92-531-3

RIGHTS OF ACCESS DENIED

RELEASE AREA = 8,880±m² (2.2±ACRES)

DEFINED TRAFFIC EASEMENT RESERVED AREA = 11.5±m² (124'±SQ.FT.)

EASEMENT TO MAINTAIN EXISTING SIGN STRUCTURE AND SUPPORT RESERVED IN FAVOR OF THE STATE OF CONNECTICUT (D.O.T.) OR ITS ASSIGNS

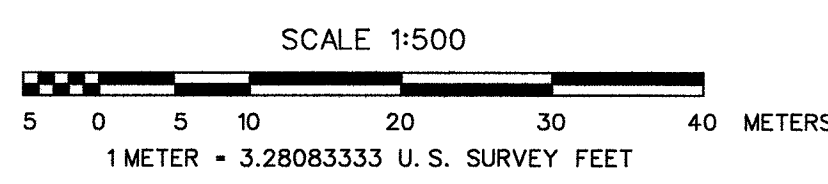
EASEMENT TO ACCESS AND MAINTAIN RETAINING WALL RESERVED IN FAVOR OF THE STATE OF CONNECTICUT (D.O.T.) OR ITS ASSIGNS

EASEMENT FOR EXISTING UTILITIES RESERVED IN FAVOR OF THE STATE OF CONNECTICUT (D.O.T.) OR ITS ASSIGNS

- REFERENCES:
1. CONNDOT CONSTRUCTION PROJECT NO. 92-531, SHEETS GLP-005, GLP-006, HWY-8, HWY-9 AND HWY-10
 2. CONNDOT R.O.W. MAP NO. 92-04, SHEET 5 OF 9, DATED JUNE 1, 1970
 3. CONNDOT R.O.W. MAP NO. 92-05, SHEET 1 OF 3, DATED FEBRUARY 27, 1969
 4. CONNDOT B.R.C. FILE NO. 92-531-3
 5. CONNDOT B.R.C. FILE NO. 92-62-71
 6. CONNDOT B.R.C. FILE NO. 92-62-73
 7. GENEREA LOCATION SURVEY PROVIDED BY CENTRAL SURVEYS PROJECT NO. 92-531, CADD FILE: X:\NON_PROJECTS\SURVEY\RELEASE\090_099\REF_FILES\92-531-03\CHAPEL_ST_REQUEST.DGN

- NOTES:
1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTION AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH, AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
 2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED. UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.
 3. TRANSFER LINE AND PROPOSED NON-ACCESS HIGHWAY LINE IS A PORTION OF THE FORMER PROPERTY LINE (SEE LAND ACQUIRED FROM 424 CHAPEL STREET LLC, CONNDOT BRC FILE 92-531-3).

DRAWN BY LAL
DATE 11/2020
CHECKED BY TJB
DATE 11/2020



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Christine E. Aubrey PLS #18823
VOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL

| DATE | REVISION | REQ. BY | TOWN NO. | PROJECT NO. | SERIAL NO. | TITLE | DATE |
|----------|-----------------------|---------|----------|-------------|------------|-----------------------------|---------|
| 3/01/17 | ADD PARKING LINES | CAL | 92 | 92-531 | 34 | MANAGER - SURVEY OPERATIONS | 5/11/21 |
| 1/22/20 | EXPAND RELEASE AREA | CAL | | | | | |
| 8/28/20 | CHANGE TO TOCA MAP | CAL | | | | | |
| 11/09/20 | CHANGE TO RELEASE MAP | CAL | | | | | |

ORIGINAL

COMPILATION PLAN
TOWN OF NEW HAVEN
MAP SHOWING LAND RELEASED TO
CITY OF NEW HAVEN
BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
RECONSTRUCTION OF I-95/I-91/SR 34
SCALE 1:500
JUNE 2015
THOMAS A. HARLEY, P.E.
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION

FISCAL IMPACT STATEMENT

DATE: June 21, 2021
FROM (Dept.): Engineering Department
CONTACT: Giovanni Zinn, City Engineer PHONE 203-946-8105

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN, AUTHORIZING THE PURCHASE OF 424 CHAPEL STREET FROM THE STATE OF CONNECTICUT FOR MUNICIPAL USE INCLUDING BUT NOT LIMITED TO CITY OFFICES, PERSONNEL AND/OR EQUIPMENT AND AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE SUCH CONVEYANCE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDER

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

| | <u>GENERAL</u> | <u>SPECIAL</u> | <u>BOND</u> | <u>CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE</u> |
|-------------------------|----------------|----------------|-------------|---|
| A. Personnel | | | | |
| 1. Initial start up | | | | |
| 2. One-time | | | | |
| 3. Annual | | | | |
| B. Non-personnel | | | | |
| 1. Initial start up | | | | |
| 2. One-time | | | 2,101,000 | Public Works Facility Improvement Capital Funds |
| 3. Annual | | | | |

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO
YES

- 1. One-time
- 2. Annual

Other Comments:

The purchase of 424 Chapel St will enable the City to replace its Parks and Public Works maintenance garage both faster and more economically than other options. In addition, the space to house other departments such as the Health Department which currently rent space will provide both flexibility and long-term avoided expenditures in the General Fund.

PHASE I – ENVIRONMENTAL SITE ASSESSMENT

**424-444 Chapel Street
New Haven, Connecticut**

ConnDOT Assignment No. 214-5208
ConnDOT Project No. 0092-0531-3A

Prepared for:



State of Connecticut
Department of Transportation
Newington, Connecticut 06131

Prepared by:



CDR Group Inc.
2080 Silas Deane Highway
Rocky Hill, Connecticut 06067

April 28, 2016

TABLE OF CONTENTS

| | <i>Page #</i> |
|---|---------------|
| 1.0 INTRODUCTION | 1 |
| 1.1 Purpose | 1 |
| 1.2 Background | 2 |
| 1.2.1 Property Description and Ownership | 2 |
| 1.2.2 Adjacent Land Use | 3 |
| 2.0 SITE HISTORY | 3 |
| 3.0 POTENTIAL RECEPTORS | 6 |
| 3.1 Groundwater | 6 |
| 3.2 Surface Water | 6 |
| 3.3 Water Supply | 6 |
| 3.4 Endangered Species and Natural Diversity Database Area | 6 |
| 4.0 SITE GEOLOGY | 7 |
| 4.1 Surficial | 7 |
| 4.2 Bedrock | 7 |
| 4.3 Groundwater Flow | 7 |
| 5.0 ENVIRONMENTAL RECORDS REVIEW | 8 |
| 5.1 Connecticut Department of Energy and Environmental Protection | 9 |
| 5.2 Environmental Protection Agency | 11 |
| 5.3 Municipal Environmental Records Regulatory Review | 12 |
| 6.0 SITE RECONNAISSANCE | 13 |
| 6.1 Inspection Personnel | |
| 6.2 Property Description | 13 |
| 6.2.1 General | 13 |
| 6.2.2 Water Supply | 13 |
| 6.2.3 Wastewater Disposal | 13 |
| 6.2.4 Chemical/Waste Storage | 13 |
| 6.2.5 Transformers | 13 |
| 6.2.6 On-Site Storage Tanks | 13 |
| 6.3 Interview with Site Owners or Operators | 14 |
| 7.0 CONCLUSIONS AND RECOMMENDATIONS | 15 |
| 7.1 Conclusions | 15 |
| 7.2 Recommendations | 16 |

FIGURES

Figure 1 – Site Location Plan

Figure 2 – Phase I Site Plan

APPENDICES

APPENDIX A – City of New Haven City Clerk Information, Sanborn Fire Insurance Maps, Historical Topo Maps, City Directories & Aerial Photographs

APPENDIX B – DEEP File Search Information & EDR Reports

APPENDIX C – Underground Storage Tanks Closure Report

APPENDIX C – Site Photos

1.0 INTRODUCTION

On behalf of the Connecticut Department of Transportation (ConnDOT), CDR Group Inc. (CDRG) has conducted a Phase I Environmental Site Assessment (ESA) of the property located at 424-444 Chapel Street in New Haven, Connecticut, herein referred to as the "Site". Figure 1 depicts the Site Location. The Phase I ESA has been conducted in accordance with: ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and the Connecticut Department of Energy and Environmental Protection (CTDEEP) "Site Characterization Guidance Document" dated September 2007, under the direction of a Licensed Environmental Professional (LEP).

1.1 Purpose

The purpose of the Phase I ESA is to evaluate the present condition of the Site and provide a professional opinion regarding the likelihood that a "Release" of chemicals, hazardous substances or petroleum products has occurred on the property which ConnDOT is proposing for future transfer.

The scope of this evaluation was as follows:

- evaluate the site history of the property;
- conduct an environmental database review of the property (See attached Environmental Data Resources, Inc. (EDR) documents)
- conduct a municipal, Connecticut Department of Energy and Environmental Protection (CTDEEP), and United States Environmental Protection Agency (EPA) regulatory review of the property;
- assess potential receptors (i.e., groundwater, surface water, and water supplies);
- describe the site geology and physical setting of the property;
- perform a site reconnaissance;
- define and discuss Recognized Environmental Conditions (RECs) encountered pertaining to the potential presence of hazardous substances or petroleum products at the site;
- provide an opinion regarding the site's status as an "Establishment" with respect to Connecticut's Transfer Act;
- recommend a future course of action based on potential environmental risks encountered in the RECs at the site; and
- prepare a site-wide plan showing potential release areas that warrant investigation and proposed Phase II sampling locations.

The scope of services for this project did not include asbestos, lead paint, or radon surveys, or the collection of any soil or groundwater samples for laboratory analyses.

1.2 Background

1.2.1 Property Description and Ownership

The subject property is located at 424-444 Chapel Street in New Haven, Connecticut and is currently used as ConnDOT District 3A offices and the I-95 New Haven Program Management Office. The property is bounded by South Wallace Street to the east, Chapel Street to the north, Interstate 91 (I-91) to the west, Interstate 95 (I-95) and the ramp connecting I-95 to I-91 to the south. The City of New Haven Property Records indicate that the Site is 2.36 acres in size, Map 203, Block 0545 and Lot 00100.

A more detailed description of the property is provided in Section 6.0, Site Reconnaissance. The site location is shown on Figure 1, and a site plan is provided as Figure 2.

A review of available recorded land title records was conducted to determine previous site ownership and any leases, land contracts, easements, liens, and/or other encumbrances on or of the subject property. The Site is currently owned by the State of Connecticut and the ownership is described below:

| Owner | Date of Acquisition | Volume/Page |
|---|---------------------|-------------|
| State of Connecticut (Via certificate of condemnation) | 8/15/2006 | 7684/82 |
| 424 Chapel Street, LLC | 6/28/1996 | 5012/27 |
| C + M Associates | 10/28/1986 | 3552/112 |
| 424 Chapel, Inc. (3 pieces comprising the Site) | | |
| From City of New Haven | 4/3/1967 | 2325/642 |
| From Estate of Jack Breslav | 11/26/1965 | 2294/632 |
| From Helen Breslav, Carol Diamond & Jacqueline Cole | 11/26/1965 | 2294/634 |
| Jack & Helen Breslav, Carol Diamond & Jacqueline Cole (Parcel C-10A) | 1/11/1963 | 2165/453 |

The City of New Haven owned the entire area comprising the Site back until at least 1955. The transfer prior to 1955 could not be located.

The above is the City of New Haven Clerk information. No other information pertaining to environmental issues were in the municipal records.

1.2.2 Adjacent Land Use

The property is bounded by South Wallace Street to the east, Chapel Street to the north, Interstate 91 (I-91) to the west, Interstate 95 (I-95) and the ramp connecting I-95 to I-91 to the south. The Site is predominantly flat and the building footprint, concrete apron and paved parking area cover most of the property. Surrounding land use within a 500-foot radius includes commercial properties and the highway right-of-way (ROW).

2.0 SITE HISTORY

The objective of evaluating the history of the property is to develop an understanding of previous on-site and adjacent land uses and occupancies that could have caused a release of hazardous substances or petroleum products. Past uses of the property are identified from the present, back to the early 1900's. The site history of the property was compiled from information obtained from the Connecticut Department of Energy & Environmental Protection (CTDEEP), the city directories, Sanborn Fire Insurance Maps, aerial photographs, municipal records, and internet searches.

The Site History indicates that the manufacturing of electrical instruments & switches and metal plating operations were conducted at the Site from approximately 1967 (J.B.T. Instrument Co.) to October 17, 1986 when the Eaton Corporation ceased all plating operations at the Site and moved their operation to North Carolina and Alabama. Following closure of the plant, a Negative Declaration Form I was submitted to the DEP on October 29, 1986 for the property by the Eaton Corporation. Subsequent tenants of the property included a flooring company, engineering consulting firm, offices, recycling company, offices, and maintenance garage. Prior to 1967, residences, bakery, and school occupied the property.

Aerial photography of the properties was obtained from the EDR database search for the years 1934, 1940, 1949, 1951, 1963, 1966, 1970, 1972, 1980, 1986, 1990, 1991, 1995, 2005, 2006, 2008, 2010 and 2012. The New Haven city directories contained reverse address lookups for the properties from 1961 to 2013. EDR Historical Topo Maps for the years 1892, 1921, 1943, 1954, 1967, 1972, 1984 and 2012 were also reviewed. In addition, the Sanborn Fire Insurance Maps from 1886, 1901, 1923, 1951, and 1973 depict the property.

The *Price & Lee, Johnson and Cole Information City Directories* that contain listings for New Haven from 1961 to 2013 listed the following tenants for the property. The 444Chapel Street address was not listed in the directories until 1992.

| | |
|------|--|
| 1961 | Saverino Cannaverde, Salvatore Anastasio, Vacant and Alfred B Nargi |
| 1969 | JBT Instruments Inc. |
| 1976 | JBT Instruments Inc., Shurite Meter Scientific Instruments, Tor Psisterer & Associates Consulting Engineers |
| 1986 | Eaton Corporation, Tor and Partners |
| 1992 | Tor and Partners (424) Atlantic Floor Center, Boltens Linoleum, Joseph Cohn & Sons, Delta Development Co. (444) |
| 1995 | Tor Smolen Calini & Anastos (424) Atlantic Floor to Ceiling, Boltens Linoleum, Joseph Cohn & Son Inc. (444) |
| 1999 | Tor Smolen Calini & Anastos (424) |

| | |
|------|--|
| | Aramark Incorporated, Boltons Linoleum Shop (444) |
| 2003 | John Smolen & Associates, LLC, Zulema Highsmith (424) Aramark Inc., Atlantic Floor Covering, City of New Haven Education Department (444) |
| 2008 | No listing for 424 Chapel Street NHBE Maintenance Department (444) |
| 2013 | Cianbro Middlesex JV (424) No listing for 444 Chapel Street |

The City of New Haven Clerk's records contained a plan dated January 2, 1963 entitled "Parcel C-10, Wooster Square Redevelopment and Renewal Project, City of New Haven, which shows the subject property.

The 1886 to 1973 Sanborn Fire Insurance Maps depict the property as follows:

| | |
|------|--|
| 1886 | Residences and the Wooster Public School are shown on the property. |
| 1901 | Residences and the Wooster Public School are shown on the property. |
| 1923 | Residences, a bakery and the Wooster Public School are shown on the property. |
| 1951 | Residences, and a restaurant are shown on the property. The school is listed as "Vacant – Boarded Up" and the bakery is no longer shown. |
| 1973 | Residences are no longer shown on the property. Interstate 91 and ramps are shown to the south and west of the property which was depicted residential area on prior mapping. Offices, a machine shop and parking are shown on the property. |

The following information summarizes the characteristics of the Site as depicted in the aerial photographs:

1991, 1995, 2005, 2006,
2008, 2010, and 2012

The photographs depict the structures and paved parking area on the Site similar to the 1990 photograph and are similar to current Site conditions with no apparent changes.

1990:

The photograph depicts an addition on the building in the northeast corner and paved parking on Site.

1966, 1970, 1972, 1980,
and 1986:

The photographs depict a building in the northeast corner of the Site and vehicle parking.

1963:

The photograph depicts the construction of Interstate 91 and ramps south and west of the Site.

1934, 1940, 1949, and 1951: The photographs depict residential structures on the Site.

Copies of the site plan from the City of New Haven Clerk's records, Sanborn Fire Insurance Maps, city directories, historical topo maps, and aerial photographs are included in Appendix A of this report.

3.0 POTENTIAL RECEPTORS

3.1 Groundwater

The CTDEEP's "Environmental GIS Data for Connecticut" (Dated November 2015) depicts the groundwater classification as "GB". The "GB" groundwater classification indicates that the groundwater is not suitable for consumption due to waste discharges, spills or leaks of chemicals, or land use impacts, and a public water supply is available. In addition, the properties are not listed within an Aquifer Protection Area (APA) according to the November 2015 GIS data.

3.2 Surface Water

The Site is located within the South Central Shoreline Basin within the South Central Coast Major Basin. There are no surface water bodies on or adjacent to the property. In addition, the Site is not within the limits of the Coast Boundary according to DEEP's Coastal Boundary Map for New Haven dated January 2013. However, the Site is within the limits of the Coastal Area according to DEEP's Coastal Area Map for New Haven dated January 2013.

3.3 Water Supply

Water service in the area of the Site is provided by the City of New Water Department. No public water-supply wells or surface-water sources are located within a 1.0 mile radius of the properties according to the *Atlas of the Public Water Supply Sources and Drainage Basins of Connecticut*, June 1982.

3.4 Endangered Species & National Diversity Database Area

According to the DEEP's Natural Diversity Database Areas Map for New Haven (Dated September 2015) does not indicate that any state or federally listed species and significant communities are present on the Site.

4.0 SITE GEOLOGY

The geology of the Site has been compiled from existing published documents and is summarized below.

4.1 Surficial

The CTDEEP's August 2009 Surficial Materials, New Haven, Connecticut map indicates that the surficial materials on Site are glacial meltwater deposits consisting of sand and gravel overlying sand overlying fines.

4.2 Bedrock

The Bedrock Geological Map of Connecticut, compiled by John Rodgers in 1985, indicates that the bedrock unit underlying Site is the New Haven Arkose which is described as reddish, poorly sorted arkose. Bedrock outcrops were not observed on the property.

4.3 Groundwater Flow

The flow direction of groundwater is controlled mainly by topography and is inferred to be to the south towards New Haven Harbor.

5.0 ENVIRONMENTAL RECORDS REVIEW

An environmental records review has been conducted for select file information from the EPA, CTDEEP, and municipal files. In addition, to supplement the file review, an electronic database report was requested for the property from Environmental Data Resources, Inc. (EDR). Copies of the results of the EDR reports are enclosed as Appendix B in this report. The following standard, environmental-record sources have been reviewed. The approximate minimum search distances from the subject site are shown as follows.

| Environmental Record | Minimum Search Distance |
|--|--------------------------------|
| Federal NPL Site List | 1.0 mile |
| Federal CERCLA List | 0.5 mile |
| Federal RCRA TSD Facilities List | Site and adjoining properties |
| Federal RCRA Corrective Action Facilities List | 0.5 mile |
| Federal RCRA Generators List | Site and adjoining properties |
| Federal Emergency Response Notification System (ERNS) | Site |
| Federal Facility Index System (FINDS) | Site |
| Federal Hazardous Materials Incident Response System (HMIRs) | Site |
| Federal national Compliance Database (NCDB) | Site |
| CTDEEP Inventory of Hazardous Waste Sites | 0.5 mile |
| CTDEEP Landfill and/or Solid Waste Disposal Sites | Site and adjoining properties |
| CTDEEP Leaking Underground Storage Tank Lists | Site and adjoining properties |
| CTDEEP Registered Underground Storage Tank Information | Site and adjoining properties |
| CTDEEP Oil and Chemical Spills | Site and adjoining properties |
| CTDEEP Water, PERD, Waste , & PCB Files | Site and adjoining properties |
| CTDEEP Administrative Orders Database | Site and adjoining properties |
| CTDEEP Leachate and Wastewater Discharge Source | Site and adjoining properties |
| Municipal Records | Site |

5.1 Connecticut Department of Energy and Environmental Protection

The CTDEEP's files and EDR database were reviewed in accordance with the sources and minimum search distances listed in the above table. The files contained the following information pertaining to the property and copies are included in Appendix B of this report.

Hazardous Waste Management Section

December 23, 1981

Correspondence from Eaton Corporation to DEP Water Compliance with regard to the handling of metal hydroxide sludge.

June 26, 1986

Eaton Corporation Inter-Office Correspondence indicating that the New EPA ID # issued for the corporation as a RCRA Large Quantity Generator (LQG) is CTD098180433.

August 12, 1986

Correspondence from Eaton Corporation to DEP Hazardous Waste Management Section informing the Department that the plating department in its New Haven plant will be shutting down and a tentative schedule was provided. The correspondence indicated that plating operations would cease on August 15, 1986; clean up would begin on August 18, 1986; and all work would be completed by September 30, 1986.

February 10, 1987

Correspondence to Eaton Corp. from the DEP Hazardous Waste Management Section with regard to the filing of a 1986 Small Quantity Generator Annual Report. The correspondence indicated that the Eaton Corporation has requested that their RCRA notifier status be changed from that of a hazardous waste GENERATOR to SMALL QUANTITY GENERATOR. The DEP informed them that small quantity generators are required to file a Small Quantity Generator Annual Report by March 1st of each year.

December 12, 1989

Correspondence from DEP Hazardous Waste Management Section to Eaton Corporation indicating that their status change request from a Large/Small Quantity Generator to a Non Handler of Hazardous Waste has been approved by Connecticut Department of Environmental Protection Hazardous Waste Management Section in conjunction with the U.S. Environmental Protection Agency.

Property Transfer Program

December 23, 1986

Acknowledgement from DEP dated December 23, 1986 of Receipt of a Negative Declaration Form I that was submitted pursuant to Public Act 85-568 regarding the transfer of Eaton Corporation located at 424 Chapel Street in the Town of New Haven, Connecticut. A Negative Declaration Form I dated October 24, 1986 was submitted the DEP for the transfer of the property from Eaton Corporation to C & M Associates indicating that there has been no discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste on-site and that any hazardous waste which remains on-site is being managed in accordance with Chapters 445 and

446K of the general statutes and regulations adopted thereunder.

Underground Storage Tank Program

January 30, 2007

UST Compliance Evaluation for the Site indicated that the following four (4) underground storage tanks (USTs) were closed in place and still in the ground at the time of the evaluation:

- Tank ID A1 – 10,000 gallon gasoline
- Tank ID B1 – 5,000 gallon diesel
- Tank ID C1 – 550 gallon used oil
- Tank ID D1 – 550 gallon gasoline

August 1, 2009

A copy of the Underground Storage Facility Notification EPHM-6 dated 08-01-09 for the UST closure indicated that the four (4) on-site tanks, Tank ID A1 – 10,000 gallon gasoline, Tank ID B1 – 5,000 gallon diesel, Tank ID C1 – 550 gallon used oil, and Tank ID D1 – 550 gallon gasoline, were last used in August 2008 and were removed from the Site in 2008. A copy of the Underground Storage Tank Closure report dated December 17, 2008 was obtained from ConnDOT and is included in Appendix C of this report.

Waste Engineering and Enforcement Division

March 8, 2005

The DEEP Waste Engineering and Enforcement Division issued a Notice of Violation – Recycling, City of New Haven Public Schools to Aramark Corporation located at 444 Chapel Street with regard to the recycling and separation of items in the schools as required by Connecticut General Statutes of Connecticut Section 22a-241b(c).

5.2 Environmental Protection Agency

The EPA National Priorities (Superfund) List (NPL), CERCLA List, RCRA Corrective Actions Facilities Database, RCRA Treatment Storage and Disposal Facilities (TSDF) EPA RCRA Hazardous Waste Generators List, CT Manifest, CT UST, CT LUST, ERNS, TRIS, FINDS, HMIRS, and NCDB were reviewed as part of the Phase I ESA. The databases did not contain any listings for the Site with the exception of the following:

Connecticut Recovered Government Archives Leaking Underground Storage Tank (CT RGA LUST)

Joseph Cohn & Son, 424 Chapel Street property was included in the CT RGA LUST list in the EDR Report.

Connecticut Underground Storage Tanks (CT UST)

Joseph Cohn & Son, 424 Chapel Street property was included on the CT UST list in the EDR Report which indicated that four (4) USTs, 10,000 gallon gasoline, 5,000 gallon gasoline, 550 gallon used oil and 550 gallon gasoline, were permanently closed and removed from the Site in 2009.

Connecticut Manifest List (CT Manifest)

Eaton Corp. Commercial Controls Division, 424 Chapel Street property was included on the CT Manifest list in the EDR report which indicated that hazardous waste (D007, F001, and F006) was generated on the Site from 1984 to 1986 under EPA ID: CTD098180433.

New Haven Board of Education, 444 Chapel Street property was included on the CT Manifest list in the EDR report which indicated that hazardous waste (D009) was generated on the Site from 1996 to 1998.

Joseph Cohn and Son Incorporated, 444 Chapel Street property was included on the CT Manifest list in the EDR report which indicated that hazardous waste (F003) was generated on the Site in 1988.

Connecticut Leaking Underground Storage Tank (CT LUST)

Joseph Cohn & Son, 424 Chapel Street property was included on the CT LUST list in the EDR report which indicated that an incident occurred on the Site on 09/01/2008 and the LUST status was pending.

Connecticut Property Transfer

The EDR report included information on the transfer of the property from the Eaton Corporation to C & M Associates and indicated that a Form I (DEP-PERD-PTP-201) was filed on 10/29/1986. A Form I is filed when no release of hazardous waste has occurred at the parcel being transferred.

CT Site Discovery and Assessment Database (CT SDADB)

The EDR report indicated that the Eaton Corporation, 424 Chapel Street was included on the CT SDADB list as a result of the Property Transfer Program (PTP) filing in 1986.

RCRA Non-Generator / NLR

The EDR report indicated that the Eaton Corporation, 424 Chapel Street, EPA ID: CTD098180433 was listed as a non-generator of hazardous waste following a status change request received by the EPA.

5.3 Municipal Environmental Records Regulatory Review

The New Haven Fire Marshal's Office and Building Departments were visited in order to review files that may involve environmental issues. No information pertaining to environmental issues for the site was found in the municipal records.

6.0 SITE RECONNAISSANCE

The objective of the site reconnaissance was to inspect the subject properties to determine the presence or potential of a release of hazardous substances or petroleum products. CDRG conducted a site reconnaissance on April 22, 2016 as part of this Phase I ESA.

6.1 Inspection Personnel

The subject property was inspected on April 22, 2016 by Jane Witherell of CDR Group Inc. and the following observations were noted.

6.2 Property Description

6.2.1 General

A paved parking lot, landscaped areas and two (2) connected buildings designated 424-444 Chapel Street cover the 2.36-acre Site. The first building is a single-story brick building which houses the DOT District 3A offices and I-95 New Haven Program Management offices. The second building is a 1 ½-story concrete block maintenance two-bay garage. A concrete apron is located in front of the garage bays in the area of the former USTs which were removed from the Site in 2008. Four (4) monitor wells were observed in the concrete apron. Two (2) dumpsters were located in the southwest corner of the paved parking lot adjacent to the retaining wall for the I-95/I-91 ramp. The Site perimeter is fenced and gated and the I-95/I-91 ramp abuts the property to the south. No other environmental concerns were observed on the Site.

6.2.2 Water Supply

Public water service is provided to the property by the New Haven Water Department.

6.2.3 Wastewater Disposal

The site is connected to municipal sewers and no on-site septic systems have been used on Site.

6.2.4 Chemical/Waste Storage

No chemical/waste storage was observed on Site during the Site Reconnaissance. Two (2) garbage dumpsters were observed in the southwest corner of the parking lot.

6.2.5 Transformers

No pole-mounted electrical transformers were observed on the Site.

6.2.6 On-Site Storage Tanks

A concrete apron and four (4) monitor wells were observed in the area of the former

underground storage tanks (USTs) during the site reconnaissance. Historic Site information indicated that four (4) USTs were removed from the property and last used in August 2008. CDRG obtained the Underground Storage Tanks Closure report prepared by TRC Solutions, Inc. for removal of the four (4) USTs. The report indicated that no evidence of “releases” were detected during excavation operations and all four (4) tanks appeared intact upon removal from the ground. Confirmation soil samples were collected from the tank graves and analyzed for parameters in accordance with DEEP requirements. The results of the laboratory analyses of the confirmation soil samples did not indicate any contaminants of concern and the report did not recommend any further action regarding the subject site. Additional information on the historic USTs is contained in Section 5.0 of this report and a copy of the closure report is contained in Appendix C.

6.3 Interview with Site Owners or Operators

CDR Group did not interview any past site owners or operators as part of this Phase I ESA.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

A Phase I ESA, was conducted for ConnDOT on the property located at 424-444 Chapel Street in New Haven, Connecticut. Based on the site history, regulatory file review, and site reconnaissance, the following conclusions are noted.

- The subject property is located at 424-444 Chapel Street in New Haven, Connecticut and is currently used as ConnDOT District 3A offices and the I-95 New Haven Program Management Office.
- The property is bounded by South Wallace Street to the east, Chapel Street to the north, Interstate 91 (I-91) to the west, Interstate 95 (I-95) and the ramp connecting I-95 to I-91 to the south.
- The City of New Haven Property Records indicate that the Site is 2.36 acres in size, Map 203, Block 0545 and Lot 00100.
- The Site is located in a “GB” groundwater area. Based upon the setting of the site, groundwater flow is inferred to be to the south towards New Haven Harbor.
- The CTDEEP’s Natural Diversity Database Areas map for New Haven (Dated September 2015) indicates that no state or federally listed species and significant natural communities are present on the Site.
- The Site History indicates that a former occupant of the property, Eaton Corporation, was a RCRA Generator of Hazardous Waste EPA ID # CT D098180433. The company ceased operations at the Site that generated hazardous waste in 1986. The company’s status was changed and approved by DEP and EPA to a Non Handler of Hazardous Waste in 1989. Subsequent tenants, Joseph Cohn & Sons and the New Haven Board of Education were listed as generators of hazardous waste at the property in the electronic database search for the Site.
- A Negative Declaration Form I dated October 24, 1986 was submitted the DEP for the transfer of the property from Eaton Corporation to C & M Associates indicating that there has been no discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste on-site and that any hazardous waste which remains on-site is being managed in accordance with Chapters 445 and 446K of the general statutes and regulations adopted thereunder.
- Information obtained during the Phase I ESA indicates that hazardous wastes were generated by other tenants on the Site following the Form I submittal. No additional information with regard to subsequent property transfers was obtained during the file review and there is a likelihood that “releases” have occurred on the Site since the Form I filing in 1986.

- Four (4) underground storage tanks (USTs) were on the Site and last used in 2008. Information obtained from the EDR database search and EPHM-6 form obtained from DEEP indicates that the tanks were removed from the property in 2008. The Site was listed in DEEP's LUST database which indicated "releases" had occurred on the property from these tanks in 2008. However, the UST Closure report prepared for the Site did not indicate that "releases" from the tanks had occurred and no further action was recommended.
- Based upon information obtained from local, State and Federal databases and files, the Site appears to meet the definition of an "Establishment" pursuant to Section 22a-134 et seq. and as amended by Public Act's 01-204 and 03-218 of the Connecticut General Statutes. An "Establishment" is defined as any site "which on or after November 19, 1980, there was generated, except as the result of remediation of polluted soil, groundwater, or sediment, more than 100 kilograms of hazardous waste in any one-month" or where "hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported, or disposed of." In addition, dry cleaners, furniture-stripping businesses and vehicle body repair facilities operating on or after May 1, 1967 automatically qualify as an Establishment, regardless of the amount of hazardous waste they generate. The Eaton Corporation was RCRA Generator of Hazardous Waste at the Site in the 1980's and would be considered an "establishment". A Negative Declaration Form I was filed for the transfer of the property in 1986 which indicated that no hazardous wastes had been released at the Site. However, subsequent tenants on the Site generated more than 100 kilograms of hazardous waste and therefore would appear to meet the definition of an "establishment". Based on this information, the subsequent transfer of the property would be subject to the provisions of the Property Transfer Program and required form filings.

7.2 Recommendations

The results of the Phase I ESA indicate that the likelihood of a "Release" of chemicals, hazardous substances or petroleum products has occurred on the Site from historic site usage. CDR Group recommends further investigation in the form of a Phase II Environmental Site Assessment of the property to determine if "releases" have occurred prior to property transfer to evaluate the current environmental condition of the Site.

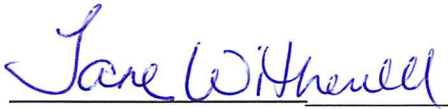
The following qualifications apply to the undersigned's opinion:

The activities described and opinions included herein are based on information gathered during this Phase I ESA that was limited in scope in adherence to the terms of our agreement. The Phase I ESA has been conducted in accordance with: ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and the CTDEEP "Site Characterization Guidance Document" dated September 2007, under the direction of an LEP. The content of this report is also limited to the availability of information regarding environmental conditions and potential contamination of the subject site as defined in this report. The professional opinion provided herein is based on the information described in this report.


Because no soil or groundwater samples were collected or chemically analyzed as part of this evaluation, no specific opinions are made relative to soil or groundwater quality.

The information contained herein was prepared for the use of ConnDOT solely in conjunction with the task descriptions for this assignment. The conclusions and recommendations set forth in this report are based on site conditions at the time of the investigation. Future studies and findings could change the contents of this report. The professional opinions presented in this report have been developed by using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental engineering consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions included in this report.

Prepared by:


Jane Witherell, P.E., L.E.P., CHMM
Principal Engineer

Reviewed by:


David R. Stock, P.E.
Vice President

FIGURES

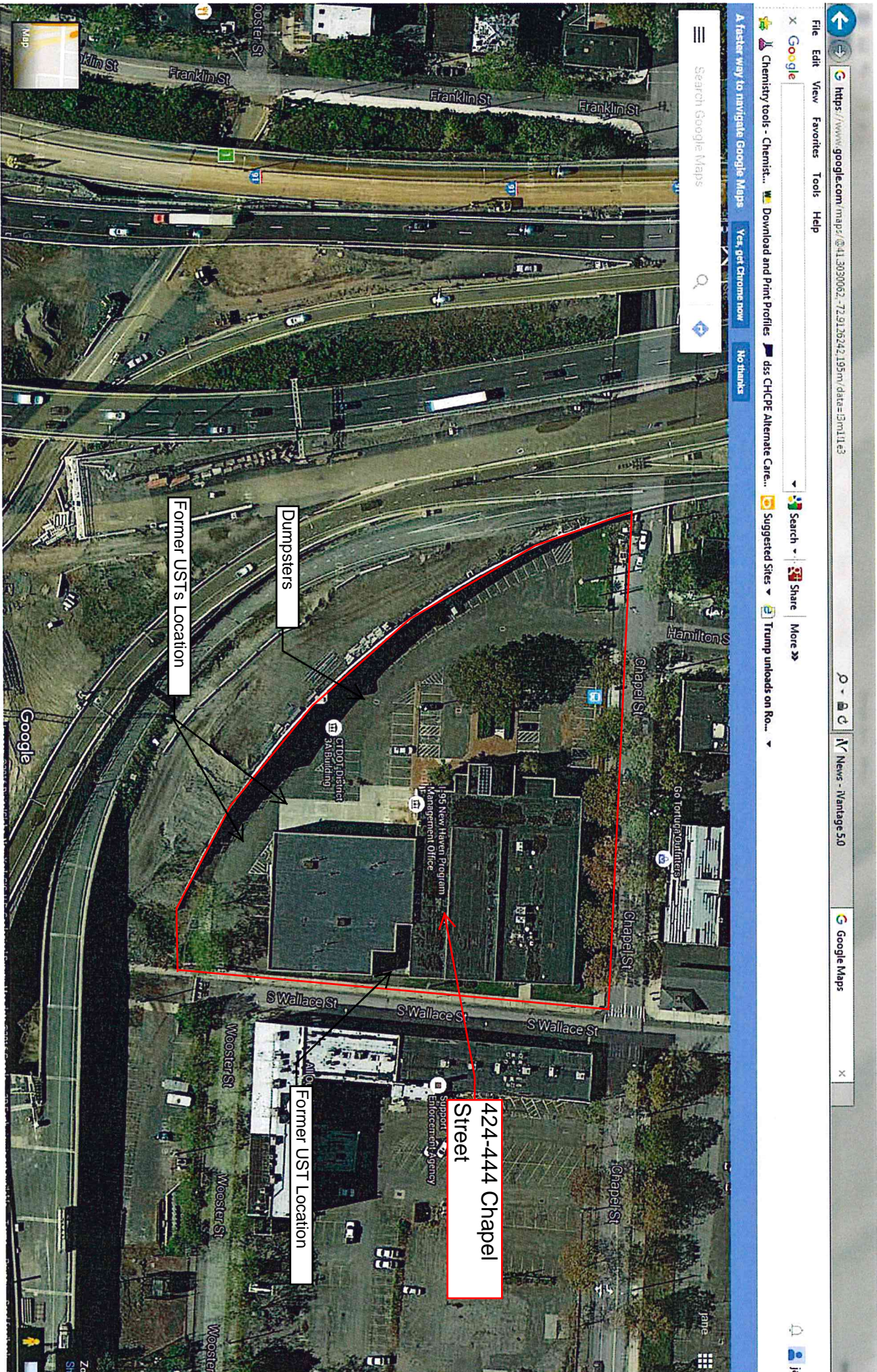


FIGURE 2 - SITE PLAN - PHASE I ENVIRONMENTAL SITE ASSESSMENT

424-444 CHAPEL STREET

NEW HAVEN, CT

APPENDICES

APPENDIX A
New Haven City Clerk Information
Sanborn Fire Insurance Maps
Historical Topo Maps
City Directories
Aerial Photographs

| Owner | Date of Acquisition | Volume/Page |
|---|---------------------|-------------|
| State of Connecticut (Via certificate of condemnation) | 8/15/2006 | 7684/82 |
| 424 Chapel Street, LLC | 6/28/1996 | 5012/27 |
| C + M Associates | 10/28/1986 | 3552/112 |
| 424 Chapel, Inc. (3 pieces comprising the Site) | | |
| From City of New Haven | 4/3/1967 | 2325/642 |
| From Estate of Jack Breslav | 11/26/1965 | 2294/632 |
| From Helen Breslav, Carole Diamond & Jacqueline Cole | 11/26/1965 | 2294/634 |
| Jack & Helen Breslav, Carole Diamond, & Jacqueline Cole (Parcel C-10A) | 1/11/1963 | 2165/453 |

City of New Haven owned entire area comprising the site back until at least 1955. The transfer prior to 1955 could not be located

Additional notes:

J-B-T Instruments, Inc. initially leased site from 424 Chapel, Inc. on 1/25/1966 (volume 2315, page 277) with an addendum 4/3/1967 (Vol. 2325, page 652). Eaton Corporation is the successor tenant (bought out J-B-T)

424 CHAPEL ST

Location 424 CHAPEL ST **Assessment** \$1,638,280
Mblu 203/ 0545/ 00100/ / **Appraisal** \$2,340,400
Acct# **PID** 10621
Owner STATE OF CONNECTICUT **Building Count** 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2014 | \$1,867,500 | \$472,900 | \$2,340,400 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2014 | \$1,307,250 | \$331,030 | \$1,638,280 |

Owner of Record

Owner STATE OF CONNECTICUT **Sale Price** \$0
Co-Owner C/O DEPARTMENT OF TRANSPORTATION **Certificate**
Address OFFICE OF R.O.W. - UNIT 403 **Book & Page** 7684/ 82
P.O. BOX 317546 **Sale Date** 08/15/2006
NEWINGTON, CT 06131-7546 **Instrument** 15

Ownership History

| Ownership History | | | | | |
|-----------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| STATE OF CONNECTICUT | \$0 | | 7684/ 82 | 15 | 08/15/2006 |
| 424 CHAPEL STREET LLC | \$0 | | 5012/ 27 | 1 | 07/01/1996 |
| UNKNOWN | \$0 | | 3552/ 112 | | 10/28/1986 |

Building Information

Building 1 : Section 1

Year Built: 1963
Living Area: 58481
Replacement Cost: \$4,054,539
Building Percent 43
Good:
Replacement Cost
Less Depreciation: \$1,743,500

Building Photo

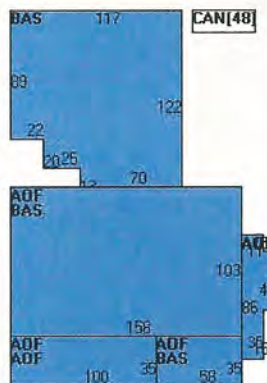
| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| STYLE | Whse/Office |

| | |
|------------------|------------------|
| MODEL | Ind/Lg Com |
| Grade | Above Average |
| Stories: | 2 |
| Occupancy | 1 |
| Exterior Wall 1 | Concr/Cinder |
| Exterior Wall 2 | Brick |
| Roof Structure | Flat |
| Roof Cover | T&G/Rubber |
| Interior Wall 1 | Drywall/Plaste |
| Interior Wall 2 | Minim/Masonry |
| Interior Floor 1 | Concr-Finished |
| Interior Floor 2 | Carpet |
| Heating Fuel | Oil/Gas |
| Heating Type | Hot Air-no Duc |
| AC Type | Partial |
| Bldg Use | IND WHSES MDL-96 |
| Total Rooms | |
| Total Bedrms | 00 |
| Total Baths | 0 |
| NBHD Code | |
| 1st Floor Use: | 4010 |
| Heat/AC | HEAT/AC SPLIT |
| Frame Type | MASONRY |
| Baths/Plumbing | AVERAGE |
| Ceiling/Wall | SUS-CEIL/MN WL |
| Rooms/Prtns | AVERAGE |
| Wall Height | 23 |
| % Comn Wall | |



(http://images.vgsi.com/photos/NewHavenCTPhotos/\00\04\48\95.JPG)

Building Layout



| Building Sub-Areas | | Legend | |
|--------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 31527 | 31527 |
| AOF | Office | 26954 | 26954 |
| CAN | Canopy | 48 | 0 |
| | | 58529 | 58481 |

Extra Features

| Extra Features | | | | Legend |
|----------------|---------------|------------|----------|--------|
| Code | Description | Size | Value | Bldg # |
| MEZ1 | MEZZANINE-UNF | 1259 S.F. | \$6,500 | 1 |
| ELV2 | PASS ELEV | 2 STOPS | \$25,800 | 1 |
| AC | AIR COND | 26026 S.F. | \$39,200 | 1 |

Land

Land Use

| | |
|---------------------|------------------|
| Use Code | 9011 |
| Description | STATE ADM MDL-96 |
| Zone | IL |
| Neighborhood | CHP5 |

Land Line Valuation

| | |
|-----------------------|-----------|
| Size (Acres) | 2.36 |
| Frontage | 0 |
| Depth | 0 |
| Assessed Value | \$331,030 |

Alt Land Appr No
Category

Appraised Value \$472,900

Outbuildings

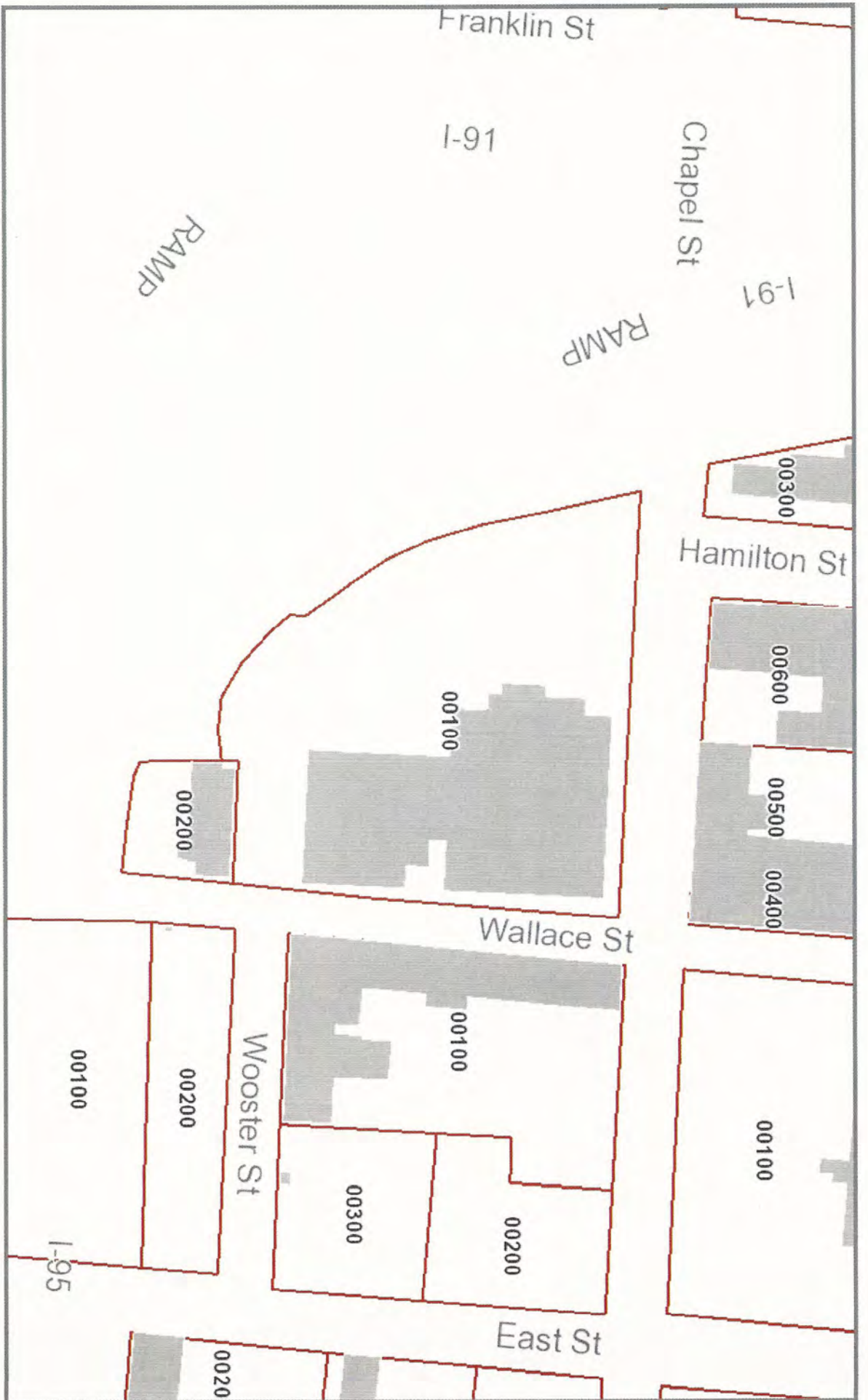
| Outbuildings | | | | | | Legend |
|--------------|----------------|----------|-----------------|------------|----------|--------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| PAV2 | PAVING-CONC | | | 5000 S.F. | \$7,500 | 1 |
| PAV1 | PAVING-ASPHALT | | | 45000 S.F. | \$45,000 | 1 |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2013 | \$1,867,500 | \$472,900 | \$2,340,400 |
| 2012 | \$1,867,500 | \$472,900 | \$2,340,400 |
| 2011 | \$1,867,500 | \$472,900 | \$2,340,400 |

| Assessment | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2013 | \$1,307,250 | \$331,030 | \$1,638,280 |
| 2012 | \$1,307,250 | \$331,030 | \$1,638,280 |
| 2011 | \$1,307,250 | \$331,030 | \$1,638,280 |

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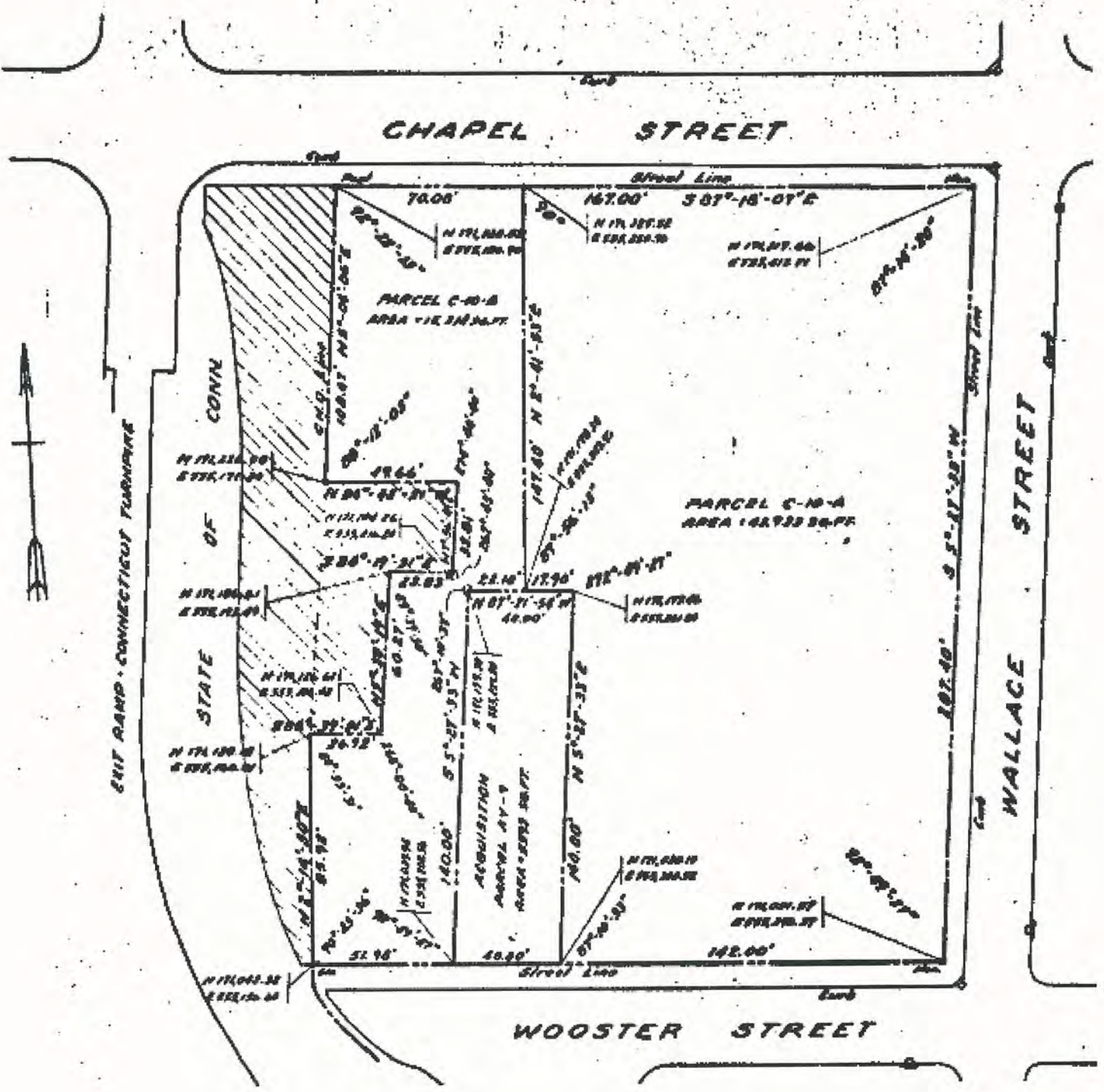
Property Map

1 inch = 149 feet



Data and scale shown on this map are provided for planning and informational purposes only. The municipality and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.

2/11/2016

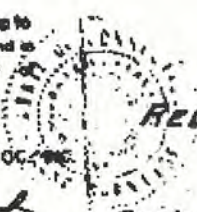


CLARENCE BLAIR ASSOCIATES
INC.
CIVIL ENGINEERS
NEW HAVEN, CONN.

NOTES 70010 DATE 1-2-63
DRAWN BY 240 FILE C-1000

We hereby certify this map to
be substantially correct and in
accordance with class A
Code of Conn. Technical
Council, Inc.
CLARENCE BLAIR ASSOCIATES, INC.

By *James H. Blair*



PARCEL C-10
WOOSTER SQUARE
REDEVELOPMENT AND RENEWAL PROJECT
CITY OF NEW HAVEN
CONNECTICUT

Scale 1"=60' January 2, 1963