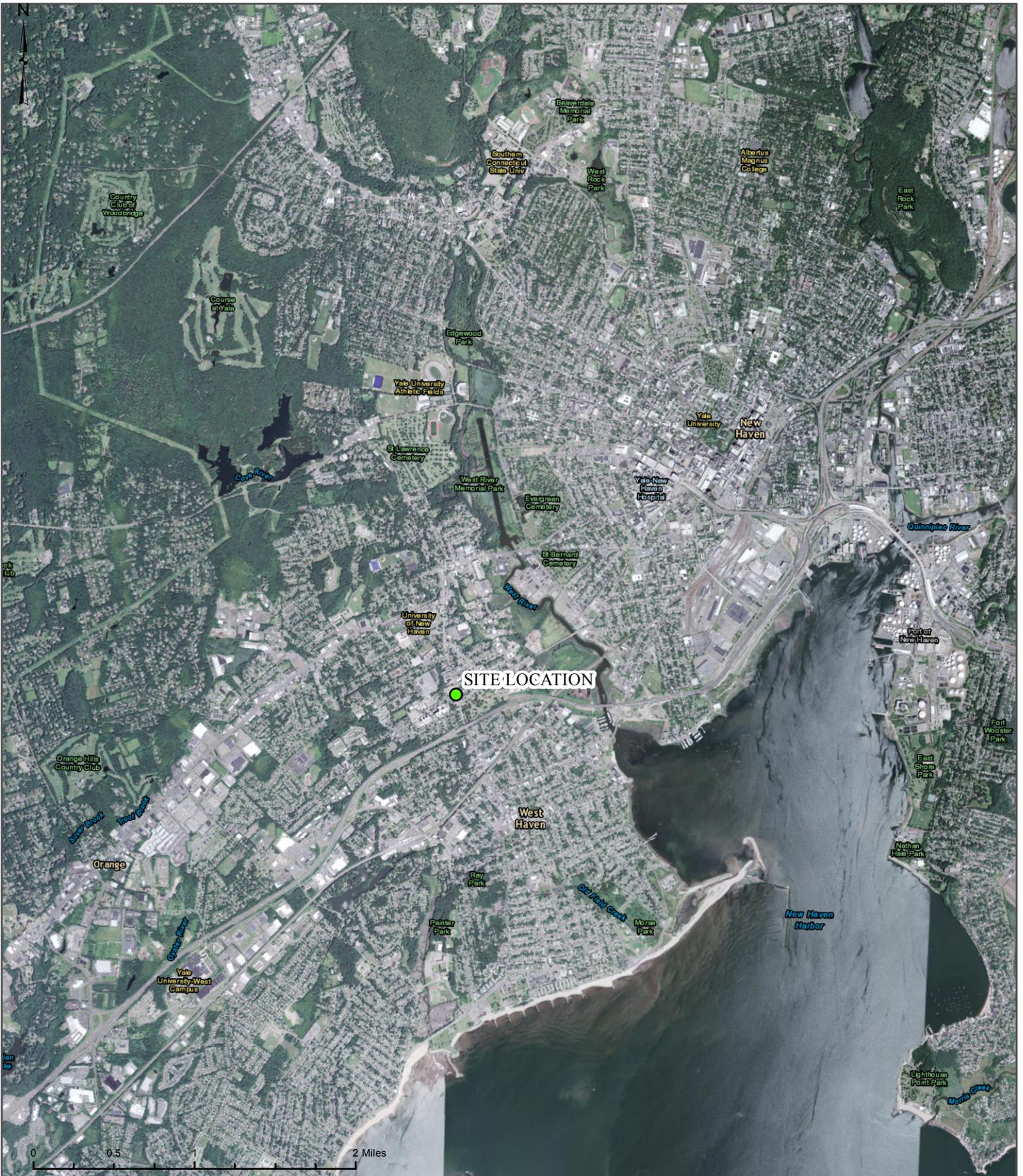


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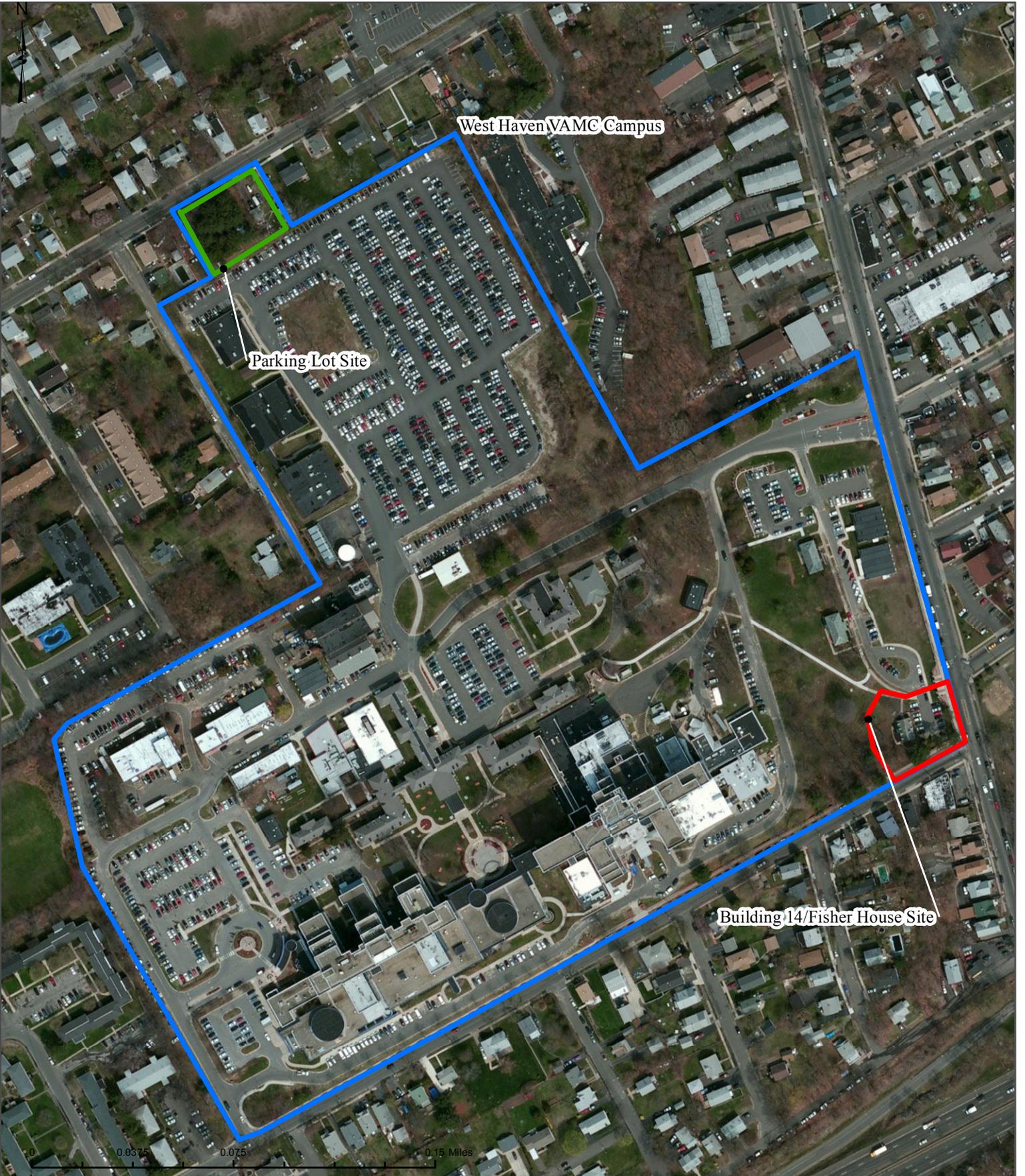
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Demolition of Building 14 and Construction of Fisher House  
 VA101-16-Q-0114  
**REGIONAL LOCATION MAP**  
 West Haven VAMC  
 West Haven, Connecticut

<b>Figure No.1</b>	
Scale: See Scale Bar	
Drawn: KEH	Approved: AMG
Projection: NAD83, feet	
Proj. No. 2013025	Date: 6/27/2016



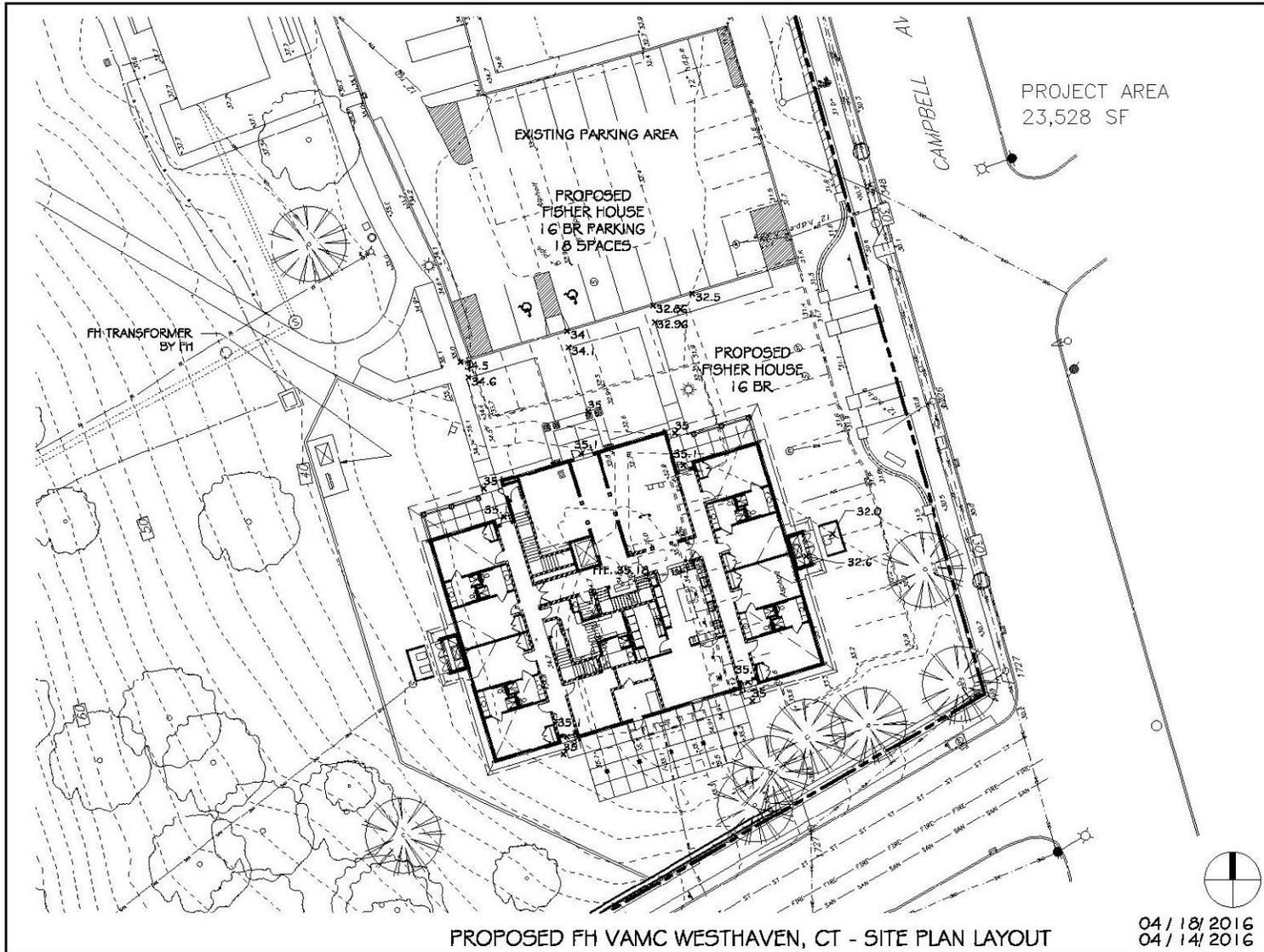
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**Demolition of Building 14 and Construction of Fisher House  
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**SITE MAP**

**West Haven VAMC  
 West Haven, Connecticut**

<b>Figure No.2</b>	
Scale: See Scale Bar	
Drawn: KEH	Approved: AMG
Projection: NAD83, feet	
Proj. No. 2013025.012	Date: 10/10/2016



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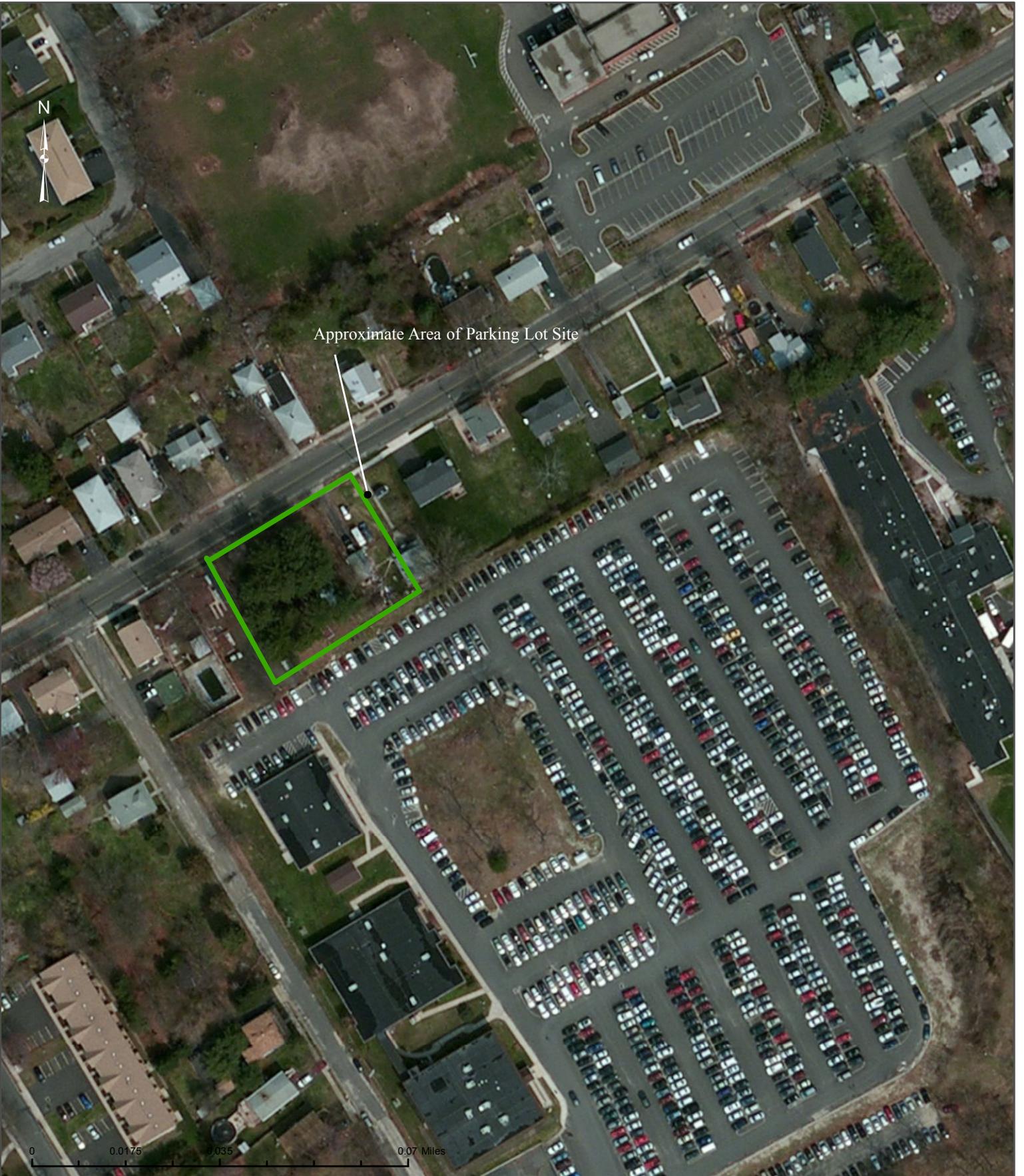
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**VA101-16-Q-0114**  
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**West Haven VAMC**  
**West Haven, Connecticut**

**Figure No. 3A**  
 Scale: See Scale Bar  
 Drawn: KEH | Approved: AMG  
 Projection: NAD83, feet  
 Proj. No. 2013025 | Date: 6/27/2016



Figure 3B. Proposed Fisher House Architectural Rendering

VA Connecticut Healthcare System, 950 Campbell Avenue, West Haven, CT



Approximate Area of Parking Lot Site

0 0.0175 0.035 0.07 Miles

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**Demolition of Building 14 and Construction of Fisher House  
VA101-16-Q-0114**

**PROPOSED PARKING LOT LOCATION**

**West Haven VAMC  
West Haven, Connecticut**

**Figure No.4**

Scale: See Scale Bar

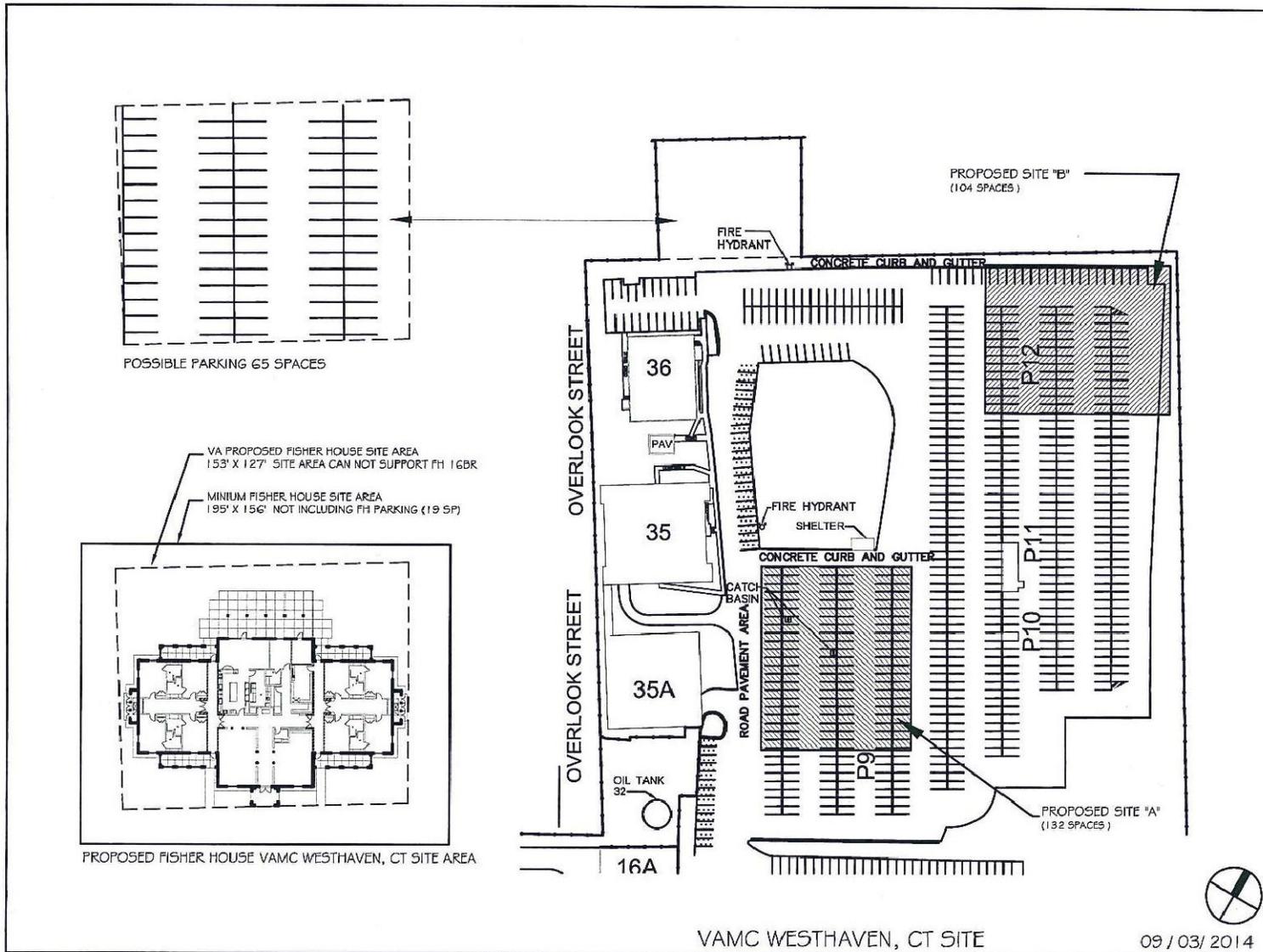
Drawn: KEH

Approved: AMG

Projection: NAD83, feet

Proj. No. 2013025.012

Date: 10/10/2016



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**West Haven, Connecticut**

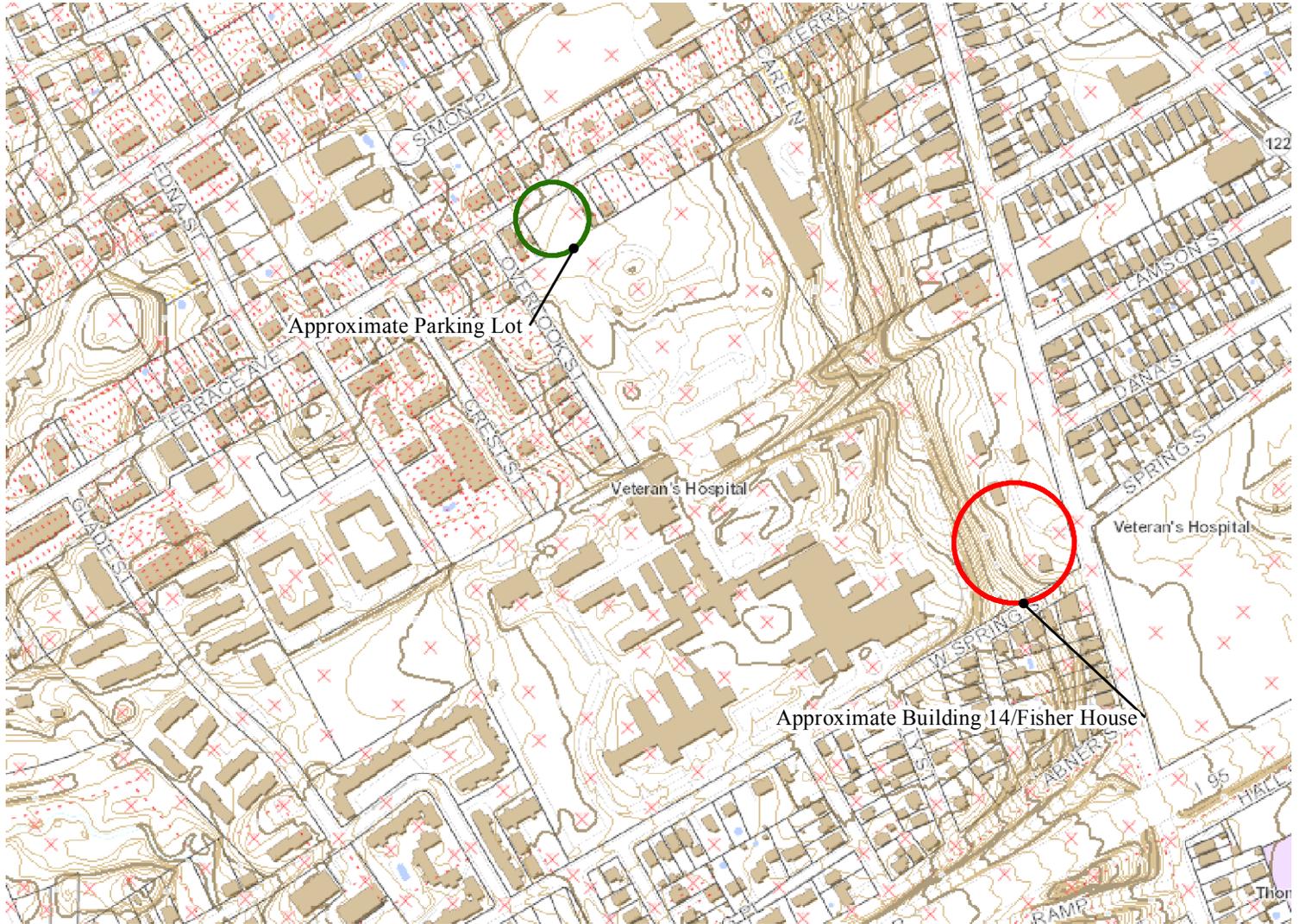
**Figure No. 5**  
 Scale: See Scale Bar  
 Drawn: KEH | Approved: AMG  
 Projection: NAD83, feet  
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**Demolition of Building 14 and Construction of Fisher House'**  
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**West Haven VAMC**  
**West Haven, Connecticut**

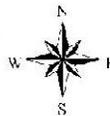
<b>Figure No. 6</b>	
Scale: See Scale Bar	
Drawn: KEH	Approved: AMG
Projection: NAD83, feet	
Proj. No. 2013025	Date: 10/10/2016



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of West Haven and its mapping contractors assume no legal responsibility for the information contained herein.

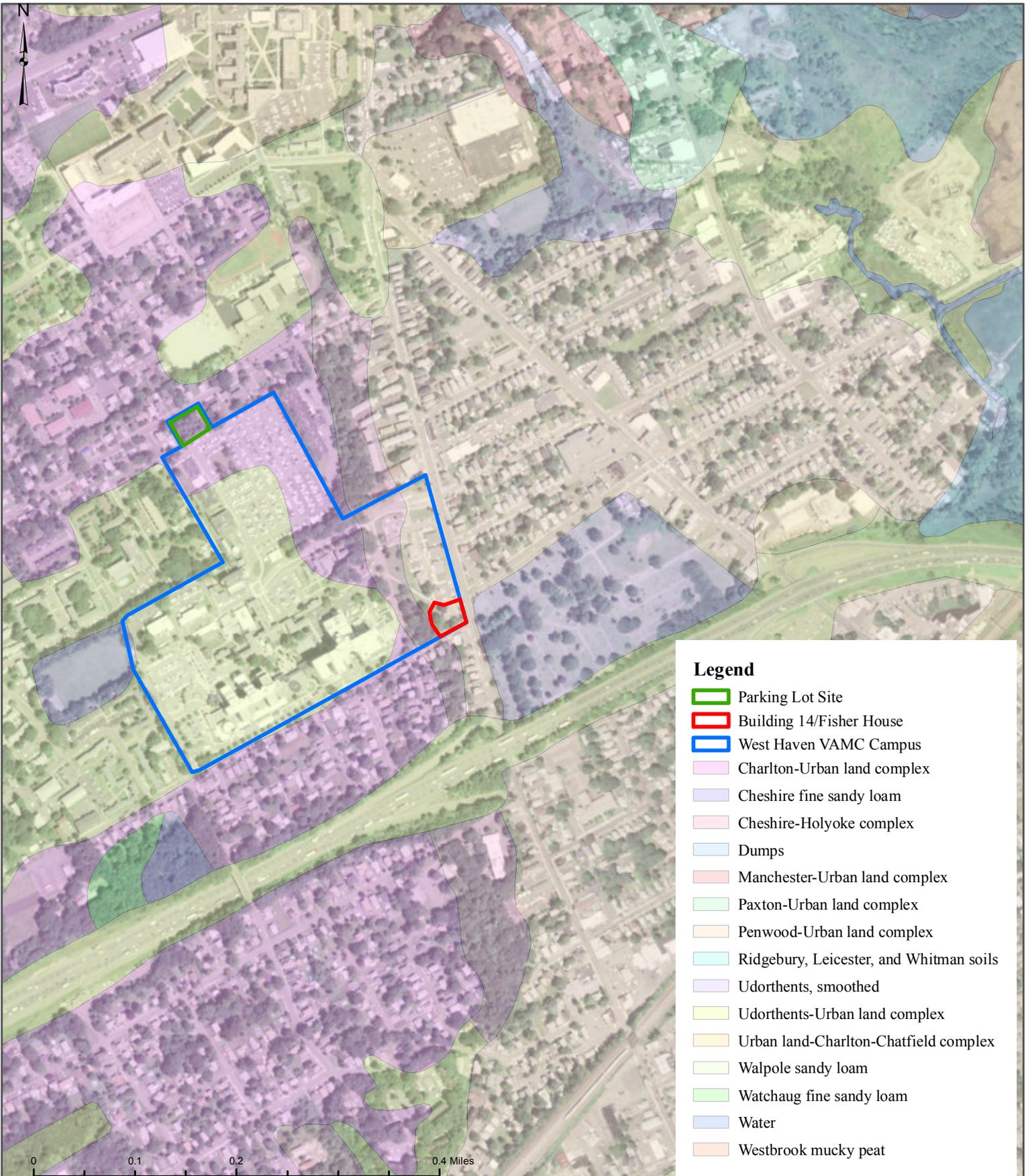
Approximate Scale: 1 inch = 150 feet



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**Demolition of Building 14 and Construction of Fisher House**  
 VA101-16-Q-0114  
**SITE TOPOGRAPHIC MAP**  
**West Haven VAMC**  
**West Haven, Connecticut**

**Figure No. 7**  
 Scale: See Scale Bar  
 Drawn: KEH | Approved: AMG  
 Projection: NAD83, feet  
 Proj. No. 2013025 | Date: 10/10/2016



**Legend**

- Parking Lot Site
- Building 14/Fisher House
- West Haven VAMC Campus
- Charlton-Urban land complex
- Cheshire fine sandy loam
- Cheshire-Holyoke complex
- Dumps
- Manchester-Urban land complex
- Paxton-Urban land complex
- Penwood-Urban land complex
- Ridgebury, Leicester, and Whitman soils
- Udorthents, smoothed
- Udorthents-Urban land complex
- Urban land-Charlton-Chatfield complex
- Walpole sandy loam
- Watchaug fine sandy loam
- Water
- Westbrook mucky peat

0 0.1 0.2 0.4 Miles

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**Demolition of Building 14 and Construction of Fisher House  
 VA101-16-Q-0114**

**SOILS MAP**

**West Haven VAMC  
 West Haven, Connecticut**

**Figure No. 8**

Scale: See Scale Bar

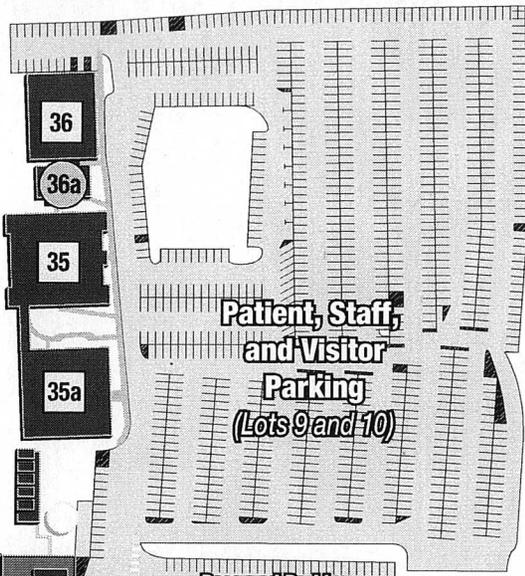
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Proj. No. 2013025	Date: 10/10/2016

# VA CONNECTICUT HEALTHCARE SYSTEM

## WEST HAVEN CAMPUS

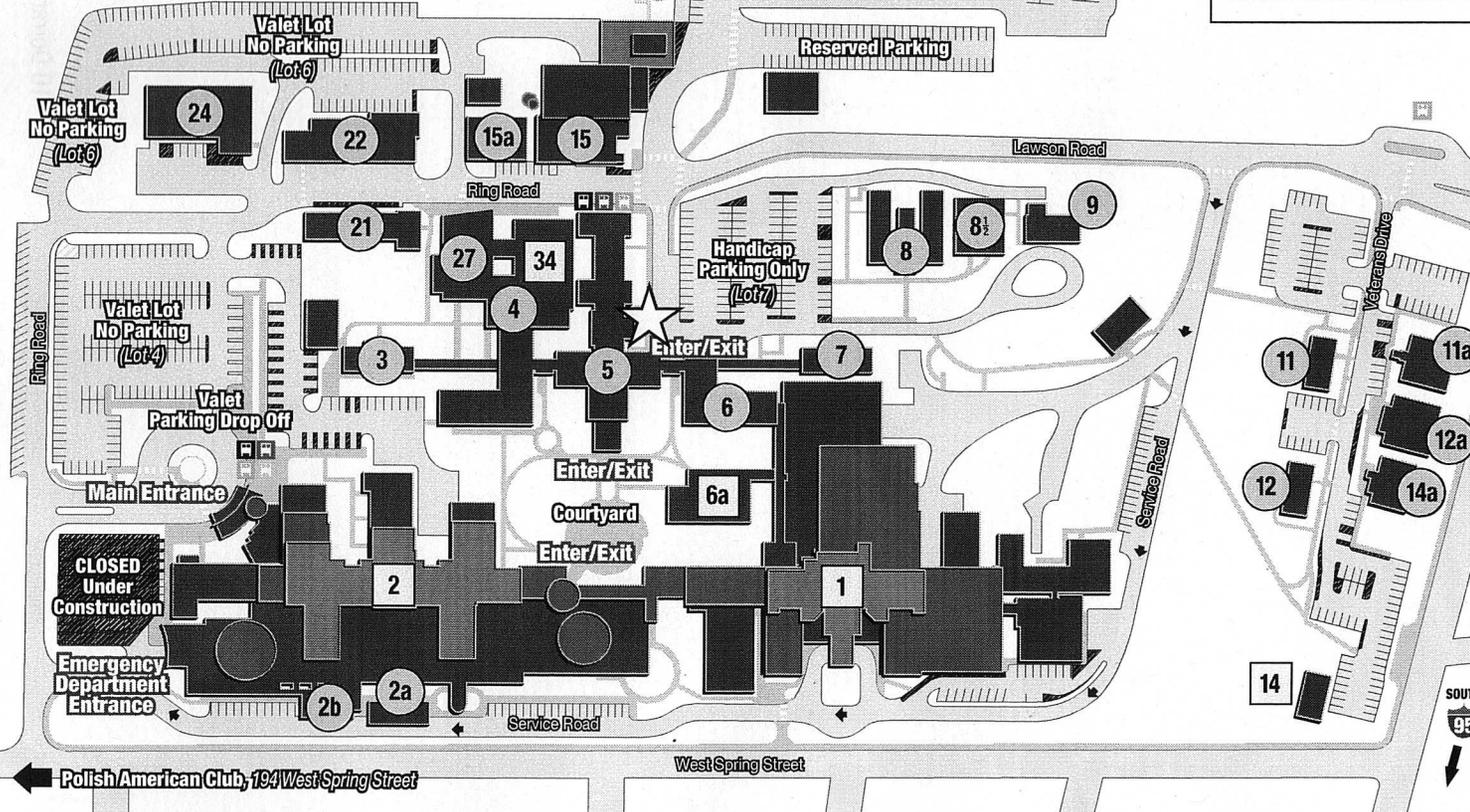
### KEY

-  CT Transit Stop
-  Yale Shuttle Stop
-  VA Shuttle Stop
-  Milford Ride Share Stop
-  Administrative Buildings
-  Patient Care Buildings
-  Employee Shuttle Stop



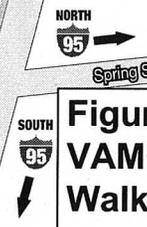
### BUILDING DIRECTORY

Acquisition & Materials Mngmt. ....	11, 12	NEPEC Annex .....	8½
Blind Rehabilitation Service Center .....	36a	Neuroscience Laboratory .....	34
Building 1 .....	1	New England MIRECC .....	35
Building 2 .....	2	Nursing and Education Offices.....	6a
Business Office .....	11a	Outpatient Clinics.....	36
Clinical Epidemiology Research Center ...	35a	Outpatient Psychiatry .....	12a
Cooperative Study Program.....	35	Primary Care Center of Excellence ...	2a, 2b
Credit Union .....	5	Research Building .....	3.....
Decision Support System.....	9	Research Laboratory .....	7, 27
Facilities Management Service.....	15	Safety Office.....	15a
Fiscal Service .....	5	Social Work .....	6
Human Resources.....	4	Veterans Aging Cohort Study.....	35a
Laundry .....	24	Volunteer Services.....	6
Learning Based Recovery Center .....	14	Warehouse.....	24
National Telemental Health Center.....	14a		



**Figure 9. West Haven VAMC Roadway and Walkway Map**

← Polish/American Club, 194 West Spring Street



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# ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**Building 14**

**West Haven Veterans Affairs Medical Center**

**950 Campbell Avenue**

**West Haven, Connecticut**

**Mabbett Project No. 2013025.012**

**June 23, 2016**



Prepared for:

U.S. Department of Veterans Affairs  
Office of Construction and Facilities Management  
Silver Spring, MD 20910

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## ACKNOWLEDGEMENT

The U.S. Department of Veterans Affairs (VA) has retained Mabbett & Associates, Inc. (Mabbett®) to prepare this ASTM Phase I Environmental Site Assessment (Phase I ESA) report for Building 14 located at the West Haven Veterans Affairs Medical Center, 950 Campbell Avenue, West Haven, Connecticut (the Site). This Phase I ESA has been prepared in accordance with the scope and limitations of ASTM Standard E1527-13, for the sole and exclusive use of the VA per Mabbett's contract dated May 10, 2016.

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

This Phase I ESA has been prepared by:



---

Mabbett & Associates, Inc.  
Kathryn E. Hanrahan, M.S.  
Project Geologist

This Phase I ESA has been reviewed and approved by:



---

Mabbett & Associates, Inc.  
Andrew Glucksman, LEED A.P.  
Project Manager

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2Á	Site Map
3Á	Topographic Map
4Á	Subject Property Utility Map

**APPENDICES**

Appendix A	Environmental Compliance History Online (ECHO) Report
Appendix B	Environmental Site Assessment Transaction Screen Questionnaire
Appendix C	Database Search Report: EDR Radius Map™ Report with GeoCheck®
Appendix D	Additional EDR Reports: <ul style="list-style-type: none"><li>• Sanborn Fire Insurance Maps</li><li>• Historical USGS Topography Maps</li><li>• Historical Aerial Photographs</li><li>• Historical City Directories</li></ul>
Appendix E	FEMA Map
Appendix F	Photograph Log

## 1.0 EXECUTIVE SUMMARY

Mabbett & Associates (Mabbett) was retained by the U.S. Department of Veterans Affairs (VA) to conduct a Phase I Environmental Site Assessment (Phase I) of the Subject Property, an approximately 0.5-acre area on the southeast portion of the West Haven Veterans Affairs Medical Center (VAMC) campus, that includes Building 14, the Campbell Avenue gate, a parking lot and the unimproved surrounding land. The West Haven VAMC campus is located at 950 Campbell Avenue in West Haven, Connecticut.

### 1.1 Purpose

This Phase I was requested by the VA in association with and in advance of the proposed demolition of Building 14 and construction of a Fisher House in its place, as well as physical repairs to the wall and gate bordering the Subject Property.

### 1.2 Methodology

In accordance with ASTM “Standard Practice for Environmental Site Assessments E-1527-13,” Mabbett evaluated the Subject Property for evidence of *Recognized Environmental Conditions* (RECs); the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis* conditions were not deemed RECs.

This Phase I evaluated controlled RECs (CREC) and historical RECs (HREC), and included a records review, site reconnaissance, interviews with present and former owner/operators and occupants, as well as local government officials. Exterior portions of the Subject Property were also viewed to identify potential and recognized environmental conditions at or in the vicinity of the Subject Property. The findings are intended to assist the VA in evaluating the business environmental risk associated with the proposed action for the Subject Property.

### 1.3 Findings

The City of West Haven, Connecticut is a city of 11 square miles located in the south central portion of New Haven County, Connecticut. West Haven is bound by the Oyster River, the town of Orange, the town of Milford, the city of New Haven, the West River, New Haven Harbor, and the Long Island Sound. West Haven is primarily accessible by Interstate 95, Route 34, and US Route 1, as well as a local rail line stop. The location of the West Haven VAMC and the surrounding area is largely residential and is located north of Interstate 95.

The West Haven VAMC is currently owned and occupied by the VA Connecticut Healthcare System, under the authority of the VA. The Subject Property is located at the southeast corner of the West Haven VAMC campus, at the junction of Campbell Avenue and West Spring Street, though remains inaccessible by both roads. The Subject Property is accessible via the interior campus road identified as “Veterans Drive.”

According to historic aerial photos dating back as far as 1934, the area surrounding the Subject Property was historically residential. Since at least 1934 there has been access to the West

Haven VAMC campus via Campbell Avenue, and Interstate 95 prior to 1963. Building 14, located at the Subject Property, was built in 1916 as part of the William Wirt Winchester Memorial Hospital for tuberculous patients. Building 14 and the Campbell Avenue gate were identified among 20 contributing resources to a historic district, with a period of significance of 1916-1958, in a draft National Register of Historic Place nomination prepared by the VA in 2014. Building 14 currently operates as a Learning Recovery Center and provides office space for ten full-time employees and approximately ten to fifteen veteran Outpatients per day on average. The remainder of the Subject Property includes a grass-covered landscaped area and asphalt-paved parking for 42 passenger vehicles.

**Based on the results of the Phase I, Mabbett identified the following RECs at the Subject Property; these RECs are all associated with the physical construction of Building 14.**

- **Asbestos (embedded in building materials)**
- **Lead paint (embedded in paint coating interior and exterior building surfaces)**
- **Potential polychlorinated biphenyls (PCBs) (embedded in caulk and glaze in windows and other building jointed surfaces)**

## 2.0 SUBJECT PROPERTY SITE DESCRIPTION

### 2.1 Location and Legal Description

Assessor's Parcel ID:	054-0290-0-0000
Owner:	VA Connecticut Healthcare System
Address:	950 Campbell Avenue West Haven, CT 06516
County:	New Haven County
USGS Quadrangle:	5642445
Latitude and Longitude:	41° 17' 2.04" N and 72° 57' 36.36" W

### 2.2 Site and Vicinity Characteristics

The West Haven VAMC campus occupies approximately 47.34 acres of land and is improved by approximately 40 buildings consisting of hospital facilities, office buildings, facilities/maintenance buildings, and storage buildings. The neighborhood surrounding the West Haven VAMC is considered mixed residential and commercial. All of the West Haven VAMC is zoned as PF (Public Facility).

The Subject Property is an approximately 0.54-acre area located in the southeast portion of the West Haven VAMC campus. The Subject Property is improved with Building 14, the Campbell Avenue gate and wall, an asphalt-paved parking lot for 42 passenger vehicles, and grass-covered landscaped lawn (refer to Figure 1, Site Location Map; and Figure 2, Site Map).

According to historic aerial photos dating back as far as 1934, the area surrounding the Subject Property has historically been residential. Since at least 1934 there has been access to the West Haven VAMC campus via Campbell Avenue, and Interstate 95 beginning prior to 1963. Building 14 was built in 1916 as staffing quarters for the William Wirt Winchester Memorial Hospital for tuberculosis patients; the earliest aerial photograph to show Building 14 was taken in 1934.

The Campbell Avenue Gate is located on the eastern side of the West Haven VAMC campus, on the eastern border of Subject Property. The Subject Property includes the brick and mortar wall extending south from the gate and along the western border of the Subject Property.

The elevation of the ground surface at the Subject Property is approximately 35.5 feet above mean sea level, as indicated on the topographical map (Figure 3) from USGS Quadrangle of New Haven, CT. Based on local topography, the regional groundwater flow direction is expected to be toward the east. While local groundwater flow at the Subject Property can vary from the regional direction due to variations in subsurface conditions, the general direction of groundwater flow at the Subject Property is assumed to also be to the east, toward Campbell Avenue.

### 2.3 Subject Property Improvements

This section presents information pertaining to improvements made to the Subject Property that include buildings, structures, landscaping, etc.

### **2.3.1 Structures & Improvements**

Available records indicate that Building 14 was erected in 1916. Building 14 is an approximately 5,520-square foot structure having an L-shaped footprint. It has three stories: a first floor, a second floor, and a basement. Building 14 has a red brick exterior, stone detailing at the windows, including keystones at the jack arches, a stone water table at the base of the building to prevent upward penetration of groundwater, and an exterior stair case on the west elevation. There are records of the addition of the exterior staircase since its original construction.

The periphery of Building 14 is comprised of a grass-covered landscaped lawns with several mature trees and shrubs.

The Campbell Avenue gate is currently in very poor condition and is not currently in use. The adjacent brick and mortar wall is in good condition but has several large fractures near its western terminus along West Spring Street.

### **2.3.2 Stormwater**

Water and sewer connections run underground from the West Haven VAMC campus to the Subject Property. The Subject Property is tied into the municipal sewage lines on Campbell Avenue (Figure 4).

Stormwater from the West Haven VAMC is discharged to the City of West Haven municipal separate storm sewer system (MS4). Overland drainage from the Subject Property primarily flows towards Campbell Avenue, or is collected by a stormwater catch basin located northwest of Building 14. The West Haven VA's primary activity/SIC Code is not regulated as an industrial activity and the facility does not currently have any construction activities that disturb one or more acres of land. However, because the West Haven VAMC campus is a federally-owned and operated facility that discharges directly to surface waters of the State, it is regulated under the CTDEEP stormwater discharge program for small MS4s.

### **2.3.3 Roads/Parking**

The Subject Property is accessible from Veterans Drive, which is an asphalt-paved road that extends south from Lawson Road at the Campbell Avenue main entrance. The Subject Property is not directly accessible from Campbell Avenue or West Spring Street. The Subject Property includes an asphalt-paved parking lot for 42 passenger vehicles.

### **2.3.4 Heating Source**

Building 14 is heated by a standalone natural gas-fired furnace located in the basement. Southern Connecticut Gas Company provides a natural gas supply line that enters the southern side of Building 14 from West Spring Street.

### 2.3.5 Sanitary Sewer Disposal

Sanitary sewage generated at the Subject Property is disposed of via the West Haven VAMC sewage system, which is tied into the West Haven City sewage lines located on Campbell Avenue (Figure 4).

### 2.3.6 Water Supply

All potable water is supplied to the Subject Property by the South Central Connecticut Regional Water Authority (RWA). The RWA obtains its water from over 27,000 acres of maintained watershed land (South Central Connecticut Regional Water Authority, <http://www.rwater.com/media/5276/42pdf2.pdf>).

## 2.4 Information from Site Owner/Operator

On May 26, 2016, Mabbett personnel interviewed the following individuals and/or entities with actual or constructive knowledge of current and/or past uses of the Subject Property, the West Haven VAMC campus, and adjacent properties:

- Property owner or representative of the owner:
  - Á Mr. Thomas Hemenway, who has been the GEMS Program Manager for the VA Connecticut Healthcare System at the West Haven VAMC for over five years.
- Building occupants:
  - Á Dr. Bell, who oversees the Learning Recovery Center in Building 14 and has been working in Building 14 for at least the past five years.
- State and/or local government officials:
  - Á Mr. Matt Forsyth, West Haven Fire Inspector, who has been a local resident for over thirty years and provided anecdotal information regarding the historic use of Building 14, as well as relevant fire department records.
  - Á Mr. Abdul Quadar, West Haven City Engineer, who had knowledge of West Haven infrastructure.

## 2.5 Present Ownership and Use

The Subject Property is currently owned and maintained by the VA Connecticut Healthcare System and was acquired in approximately 1920 (between 1917 and 1924; the exact date of acquisition was not listed on the West Haven Assessor's Card nor on the deed). Building 14 currently operates as a Learning Recovery Center, led by Dr. Bell, and hosts ten full-time employees and sees approximately 10-15 patients per day on average.

As previously described, Building 14 was originally constructed for staff quarters and according to anecdotal information from Mr. Matt Forsythe, was maintained as housing for VA Staff until at least the mid-1980s. Between the mid-1980s and present day, the building has been occupied by psychological and neurological departments; Dr. John Booz and currently Dr. Bell operates the Learning Recovery Center in Building 14.

The Campbell Avenue gate and wall are decorative features constructed and maintained by the West Haven VAMC.

## 2.6 Environmental Permits and/or Violations

There are no records of environmental permits and/or violations for the Subject Property.

Within the entirety of the West Haven VAMC campus, the West Haven VAMC has been identified as a Large Quantity Generator (LQG) of hazardous waste since 2008, and operates under EPA ID Number CT5000001545. Large quantity generators of hazardous waste in Connecticut are required to ensure that their wastes are managed, stored, and transported off-site in accordance with all applicable requirements. West Haven VAMC operates its air emissions sources under CTDEEP's General Permit to Limit Potential to Emit from Major Stationary Sources of Air Pollution (GPLPE), and the facility operates under AIRS ID number 11001730645. Monthly and rolling 12-month emissions are tracked by West Haven VAMC to demonstrate compliance with the applicable GPLPE limits. West Haven VAMC is also subject to several of CTDEEP's Air Pollution Control Regulations as well as EPA's New Source Performance Standards (NSPS), National Emissions Standards for Hazardous Air Pollutants (NESHAP) and Protection of Stratospheric Ozone programs.

According to the EPA Envirofacts database, the West Haven VAMC campus has not had any formal RCRA enforcement actions in at least the last five years. Two written informal violations were noted; the enforcement disposition for both these violations is Action Satisfied/Case Closed. A copy of the Environmental Compliance History Online (ECHO) report is included in Appendix A.

Within the West Haven VAMC campus but not within the Subject Property, three releases, between 2005-2009, due to leaking underground storage tanks were reported to the CT DEEP.

- CT DEEP Spill #778261 (November 2005) was an overflow spill of approximately 1,700 gallons of No. 2 fuel. Emergency response actions were conducted and all impacted soil and gravel was removed and disposed of off-site. A subsurface investigation confirmed all impacts were remediated and a limited groundwater sampling program indicated that groundwater in the area was impacted with petroleum related compounds including extractable total petroleum hydrocarbons (ETPH), aromatic volatile organic compounds (aVOCs), and polyaromatic hydrocarbons (PAHs).
- CT DEEP Spill #2008-07338 (November 2008) reporting occurred during the removal and closure of two 20,000-gallon No. 2 fuel USTs located behind Building 19. ETPH and PAHs were detected in one or more confirmatory soil and excavation groundwater samples. Although PAHs were elevated in one soil sample above applicable CTDEEP Remediation Standard Regulation (RSR) criteria, concentrations of ETPH were low and no other evidence of a potential release was noted. It was suspected that these detections may have been associated with fill material around the USTs and not a release from the USTs themselves.
- CT DEEP Spill #2009-02894 (June 2009) reporting occurred during the removal of a pump island associated with a 1,500-gallon gasoline UST and a 500-gallon diesel UST located behind Building 22. Soils visibly impacted by petroleum were removed and subsequent confirmatory samples were below applicable RSR criteria. Soil excavation was also conducted during the closure of the diesel UST to remove confirmatory soil sample material containing elevated PAHs, although it was suspected that these

detected may have been associated with fill material around the UST and not a release from the UST itself since ETPH concentrations were low and no other indicators were noted.

Due to the far distance between the location of these releases and the Subject Property, none of the releases are anticipated to impact environmental quality at the Subject Property.

### 3.0 HISTORY

The Subject Property history presented below was gathered through records researched at local town offices, fire department, interviews, and a review of historic photos and documents (Appendix B). Additionally, historical information sources were searched by Environmental Data Resources, Inc. (EDR), under contract to Mabbett. A copy of the EDR Database Search Report is provided in Appendix C.

#### 3.1 Information from Site Owner/Operator

Based on interviews with Mr. Hemenway (Appendix B), there was no record of any environmental issues associated with the Subject Property.

#### 3.2 Previous Environmental Reports

The following previous environmental reports were provided by the West Haven VAMC.

##### *Asbestos Containing Material & Lead Containing Paint Survey Report for Building 14*

An Asbestos Containing Material & Lead Containing Paint Survey Report for Building 14 was prepared by Mabbett and submitted to the West Haven VAMC on September 16, 2011. This report noted asbestos-containing flooring caulk, sink under-coating, pipe joint insulation, corrugated pipe insulation, black electrical conduit caulk, brown Moroccan linoleum, and felt under linoleum throughout Building 14. At the time of the inspection, in August 2010, all the building materials were in good condition.

Paint lead levels exceeded 0.1 mg/cm<sup>2</sup>, the VISN 1 threshold, throughout the basement, first, and second floors, as well as the exterior of Building 14. At the time of the inspection, in August 2010, the lead paint was noted to range from intact to poor condition.

##### *Radon Sampling Report of VA Connecticut Healthcare System Office Building No. 14*

A Radon Sampling Report for Building No. 14 was prepared by EnviroMed Services Inc. and submitted to the West Haven VAMC in April, 2009. This report found that there were no radon concentrations above the EPA-recommended exposure limit of 4.0 pCi/L, and as such, no corrective actions were recommended.

#### 3.3 Title Records

Title transfer records were searched for information regarding Subject Property ownership, deed restrictions, environmental liens, land use restrictions, or activity and use limitations.

According to available information, there are no deed restrictions, environmental land use restrictions, environmental liens, or activity and use limitations on file for the Subject Property.

Historic ownership information for the West Haven VAMC, within which the Subject Property is located, indicated that Building 14 was originally constructed as staffing quarters for the General Hospital Society of Connecticut – Tuberculosis Annex according to the 1917 Sanborn Fire Insurance map, but was incorporated into the United States Veteran Hospital system by the time of the 1924 Sanborn map. According to subsequent aerial images and available historical records, the Subject Property has been used for hospital-related activities, including housing, health and wellness, and research since its initial construction.

### **3.4 Local Records**

Mabbett personnel visited West Haven municipal offices and the West Haven Fire Department on May 26, 2016 and requested relevant records for the Subject Property. The following sections describe the information provided to Mabbett regarding the Subject Property.

#### **3.4.1 Fire Department**

Mabbett visited the West Haven Fire Department and spoke with Mr. Matt Forsythe, Inspector, about the Subject Property. Mabbett requested information regarding USTs, ASTs, and emergency spill responses. The Mr. Forsythe provided files for the West Haven VAMC; the information provided did not indicate the presence of USTs, ASTs, or recorded spills at the Subject Property.

#### **3.4.2 Planning Department and Department of Public Works/Engineering**

Mabbett visited the Planning Department and the Department of Public Works/Engineering. The Planning Department staff stated that no permits or records of inspections were on file for the Subject Property.

Mabbett spoke with Mr. Abdul Quadir, West Haven City Engineer, who provided municipal plans for sewage. The plans depicted a sewer line running adjacent to the Subject Property on Campbell Avenue; the line was presumed to connect with the Building 14 sewage system.

#### **3.4.3 Health Department**

Mabbett visited the West Haven Department of Health and spoke with a representative from the Board of Health. The Board of Health did not locate any records pertaining to the Subject Property.

#### **3.4.4 Water and Wastewater**

According to information provided by Mr. Abdul Quadir (personal communication May 26, 2016), the West Haven Engineer, and a GIS plan provided on May 26, 2016 by Steve Pierce, West Haven VA Engineering Technician, both water and sewer run along Campbell Avenue. These utilities are connected to Building 14 systems, as depicted in Figure 4.

### 3.4.5 Tax Records

The City of West Haven Assessors Office lists the tax parcel ID for the West Haven VAMC as 054-0290-0-000.

## 3.5 Historical Sources

The following historical sources were provided by EDR.

### 3.5.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Map coverage is provided for 1924, 1950, and 1973, all of which indicate that the campus at 950 Campbell Avenue has been maintained as a U. S. Veterans Hospital. A Sanborn Fire Insurance Map in the West Haven VA Abbreviated Preliminary Assessment Report (Woodard & Curran, 2013) from 1917 displays the hospital as General Hospital Society of Connecticut.

### 3.5.2 Aerial Photographs

Aerial photographic coverage is provided for 1934, 1949, 1951, 1963, 1966, 1972, 1980, 1986, 1991, 1995, 2005, 2006, 2008, 2010, and 2012.

These historical photos show that the Subject Property and surrounding areas were developed before 1934; Building 14, as well as surrounding buildings, first appear on the 1934 aerial photo.

Historical aerial photographs are included as Appendix D.

### 3.5.3 Historic Atlases/USGS Topographic Maps

Historic USGS topographic maps were available for the Subject Property and the surrounding area from 1892, 1921, 1943, 1954, 1967, 1972, 1984, and 2012.

The maps depict roadways as development in the area of the Subject Property as early as 1892 (railways and roads). The first map showing Campbell Avenue is dated 1934.

These maps are included as Appendix D.

### 3.5.4 Historic City Directories

Historic City Directories for the Subject Property from 1962 through 2013 were reviewed. The directory search indicates that various entities have occupied various buildings throughout the West Haven VAMC campus at 950 Campbell Avenue since 1962, there are no records specific to Building 14.

A copy of the City Directory search is provided as Appendix D.

## 3.6 Additional Historical Sources/Data Failure

No additional historical sources were utilized in this assessment.

All reasonably attainable historical sources were reviewed for information pertaining to the Subject Property and its surrounding areas.

### 3.7 Summary of Historical Information

Based upon research from City of West Haven records and other sources, construction of the Subject Property began in 1916.

Records were researched and/or obtained from the City, County, State, and local departments, and are summarized as follows:

- Building 14 was constructed in 1916 as part of the William Wirt Winchester Memorial Hospital for tuberculosis patients;
- The Campbell Avenue entrance gate was designed in 1916 by landscape architect, Beatrice Farrand;
- The property was acquired by the U.S. Department of Veterans Affairs in approximately 1948;
- Based on the available information reviewed by Mabbett no environmental liens or limitations exist for the Subject Property.

## 4.0 ENVIRONMENTAL SETTING

This section presents information pertaining to the environmental setting of the Subject Property. Information was gathered during the Site Reconnaissance, through online research, through review of maps, and during record searches."

### 4.1 Topography

The elevation of the ground surface at the Subject Property is approximately 35.5 feet above mean sea level as indicated on the Topographic Map in Figure 3. The latitude and longitude are approximately 41° 17' 2.04" north latitude and 72° 57' 36.36" west longitude. Subject Property topography is generally flat, with slight sloping towards Campbell Avenue.

### 4.2 Hydrology

Observations made pertaining to subsurface hydrology are assumptions based on visual observations made during the Site Reconnaissance by experienced field personnel. There were no intrusive investigations performed during this Phase I.

#### 4.2.1 Surface Water

There are no surface water bodies present at the Subject Property. The nearest surface water bodies include the Cove River, the West River, and New Haven Harbor.

The Cove River is classified as a Class A waterbody, with the following designated uses: potential drinking water supply; fish and wildlife habitat; recreational use; agricultural and industrial supply and other legitimate uses including navigation. The Cove River is located approximately two miles from the center of the West Haven VAMC campus.

The West River is classified as a Class SD/SB waterbody, indicating that the water quality is impaired. It has a Class SB water quality goal, which would allow the following designated uses: fishing, swimming & recreation, healthy marine habitat, commercial shellfish harvesting (requires purification), and industrial supply. The West River is located approximately one mile from the center of campus.

Surface water from the Subject Property has the potential to flow into the New Haven Harbor, which is located two miles to the east of the West Haven VAMC campus.

#### 4.2.2 Wetlands

Wetlands are not present at the Subject Property, nor is the Subject Property located within 0.25 miles of a wetland according to the U.S. Fish and Wildlife Service National Wetlands Inventory Map Viewer, accessed on May 25, 2016, as well as the EDR Report in Appendix D.

#### 4.2.3 Hydrogeology

Area geology is classified as Lower Paleozoic granitic rocks in the Ordovician system, of the Paleozoic era (Radway Stone *et al.*, 1992)0"Underlying soils in the area are classified as Penwood-Urban land complex, comprised of loamy sand and sand (NRCS, 2000).""

A physical evaluation of hydrogeologic conditions on and in the vicinity of the Subject Property was not conducted. Groundwater monitoring wells were not installed on the Subject Property or in the immediate vicinity as part of this Phase I. No gauging data or hydraulic conductivity data was collected.

#### **4.2.4 Groundwater**

The CTDEEP ECO map classifies groundwater beneath the Subject Property as “GB.” The CTDEEP defines “GB” groundwater resources as “groundwater designated for industrial process water and cooling waters; base flow for hydraulically connected surface water bodies; presumed not suitable for human consumption without treatment.” Based on area topography and local surface water, groundwater is anticipated to flow east toward Campbell Avenue, though local groundwater flow may vary due to the presence of underground utilities such as sewers, storm drains, and heterogeneous subsurface soil conditions.

The EDR report indicates six water wells located within a one-mile radius of the West Haven VAMC. These wells were installed as part of the National Water Inventory System (NWIS) to enable the United States Geological Survey (USGS) to collect data on groundwater in the area. There are no State-owned wells or public water supply (PWS) systems located within a one-mile radius of the West Haven VAMC.

#### **4.2.5 Flood Zone**

The Subject Property is located on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel number 09009C0437J dated July 8, 2013. The Subject Property is not located in any flood zones (Appendix E).

## 5.0 ENVIRONMENTAL DATABASE RECORDS REVIEW

Mabbett contracted with EDR to search Federal and state records databases on May 17, 2016. This regulatory database search was performed in accordance with ASTM Standard E1527-13. The EDR Report was requested for the entire West Haven VAMC Campus located at 950 Campbell Avenue, West Haven CT, which encompasses Subject Property. As such, the identification of relevant sites and records is in relation to West Haven VAMC campus, unless otherwise noted as being for the Subject Property. The findings of Federal and state records database results are presented in the following sections as necessary. A copy of the EDR report is provided in Appendix C.

### 5.1 Databases with No Mapped Sites

No mapped sites were found in EDR's search of available ("reasonably ascertainable") government records either on the Subject Property or within the search radius around the target property. These records included: National Priorities List, Proposed National Priority List Sites, Federal Superfund Liens, National Priority List Deletions, Federal Facility Site Information listing, Superfund Enterprise Management System Archive, Corrective Action Report, RCRA – Treatment, Storage and Disposal, RCRA – Small Quantity Generators, RCRA – Conditionally Exempt Small Quantity Generator, Land Use Control Information System, Engineering Controls Sites List, Sites with Institutional Controls, Inventory of Hazardous Disposal Sites, List of Landfills/Transfer Stations, Leaking Underground Storage Tanks on Indian Land, Underground Storage Tank Listing, Marine Terminals and Tank Information, Underground Storage Tanks on Indian Land, Engineering Controls Listing, ELUR Sites, Voluntary Remediation Sites, Voluntary Cleanup Priority Listing, Brownfields Inventory, a Listing of Brownfields Sites, Recycling Facilities, Report on the Status of Open Dumps on Indian Lands, Torres Martinez Reservation Illegal Dump Site Locations, Open Dump Inventory, Delisted National Clandestine Laboratory Register, Clandestine Drug Lab Listing, National Clandestine Laboratory Register, Environmental Liens Listing, CERCLA Lien Information, Hazardous Materials Information Reporting System, SPILLS 90 data form FirstSearch, Formerly Used Defense Sites, Department of Defense Sites, State Coalition for Remediation of Drycleaners Listing, Financial Assurance Information, EPA Watch List, 2020 Corrective Action Program List, Toxic Substances Control Act, Toxic Chemical Release Inventory System, Section 7 Tracking Systems, Records of Decision, Risk Management Plans, RCRA Administrative Tracking System, Potentially Responsible Parties, PCB Activity Database System, Steam-Electric Plant Operation Data, Coal Combustion Residues Surface Impoundments List, PCB Transformer Registration Database, Radiation Information Database, Incident and Accident Data, Superfund (CERCLA) Consent Decrees, Indian Reservations, Formerly Utilized Sites Remedial Action Program, Uranium Mill Tailings Sites, Lead Smelter Sites, Mines Master Index File, Unexploded Ordnance Sites, Drycleaner Facilities, Financial Assurance Information Listing, Lead Inspection Database, Connecticut Leachate and Wastewater Discharge Sites, List of Significant Environmental Hazards Report to CTDEEP, and the EPA Fuels Program Registered Listing.

### 5.2 Federal RCRA Generators List

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste

Amendments (HSWA) of 1984. The following describes the results of database searches conducted within this category.

### **5.2.1 Large Quantity Generators**

This database includes information on facilities which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste, per month.

The West Haven VAMC was identified as an LQG. None of the hazardous wastes generated at the West Haven VAMC are generated or stored at the Subject Property.

A review of the RCRA-LQG list, as provided by EDR, and dated December 9, 2015, indicated that there are no other RCRA-LQG facilities within approximately 0.25 miles of the West Haven VAMC.

### **5.2.2 Small Quantity Generators**

This database includes information on facilities which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated December 9, 2015, indicated there are no RCRA-SQG facilities within approximately 0.25 miles of the West Haven VAMC.

### **5.2.3 Conditionally Exempt Small Quantity Generators**

This database includes information on facilities which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste, per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated December 9, 2015, indicated there are no RCRA-CESQG facilities within approximately 0.25 miles of the West Haven VAMC.

## **5.3 State Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)**

State Hazardous Waste Sites (SHWS) records are the states' equivalents to CERCLIS. These SHWS may or may not be already listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties.

A review of the SHWS list, as provided by EDR, and dated 04/23/2010, indicated there are no SHWS within approximately 1 mile of the West Haven VAMC.

A review of the Site Discovery and Assessment Database (SDADB), as provided by EDR, and dated 4/23/2010, also indicated that there is one SDADB sites within approximately 1 miles of

the West Haven VAMC, the West Haven Chrysler located at 975 Campbell Avenue. This locations is considered to be hydrologically downgradient from the Subject Property and therefore not anticipated to impact the environmental quality of the Subject Property.

#### 5.4 State and Tribal Leaking Storage Tank Lists

State and Tribal Leaking Storage Tank Lists contains an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

##### 5.4.1 Leaking Underground Storage Tank List

A review of the leaking underground storage tank (LUST) list, as provided by EDR, and dated 01/28/2016 has revealed that there are eight LUST sites within approximately 0.5 miles of the West Haven VAMC campus. At an equal/higher elevation and approximately 0.25 miles away at the 165 West Spring Street residence, there is one LUST with a completed status. The incident, a release of #4 fuel oil, occurred on November 20, 2012 and was remediated by Sunshine Environmental Services; given this status, it is unlikely that this former LUST site has or will impact the environmental quality of the Subject Property.

At lower elevation, there are seven LUSTS, listed in Table 1. These LUST locations are considered to be hydrologically downgradient from the Subject Property and therefore not anticipated to impact the environmental quality of the Subject Property.

**Table 1: LUST Downgradient Sites Within 0.5 Miles of West Haven VAMC Campus**

Site	Address	Distance and Direction	Details
Nazarro Residence	18 King Place	0.21 miles South	LUST Status: Investigation
James Dinello	23 King Place	0.21 miles South	LUST Status: Complete
Soli's Garage	965 First Avenue	0.36 miles North/Northeast	LUST Status: Complete
First Fuel, LLC.	810 First Avenue	0.39 miles East/Northeast	LUST Status: RSRs Reached
Orchard Hills Condominiums	309 Terrace Avenue	0.42 miles West	LUST Status: Pending
Classic Care Care	48 Wharton Street	0.48 miles Southeast	LUST Status: Complete
West Haven Housing Authority	Glade Street	0.26 miles Southwest	LUST Status: Investigation

## 5.5 State and Tribal Registered Storage Tanks

The FEMA Underground Storage Tank List of all FEMA owned underground storage tanks, dated 2/16/2016, the AST: Marine Terminals and Tank Information, a listing of bulk petroleum facilities that receive petroleum by a vessel, dated 8/4/2015, and INDIAN UST R1,4,5,6,7,8,9,10 all provide information about underground storage tanks on Indian Land in respective Tribal Land, indicated that there are no registered storage tanks within 0.25 miles of the West Haven VAMC Campus.

However, the CT Underground Storage Tank (UST) database contains registered State and Tribal USTs. USTs are regulated under Subtitle 1 of RCRA. The data come from the CTDEEP "Town Inventory" UST listing.

A review of the CTDEEP UST list, as provided by EDR, and dated February 23, 2016, indicated there are four USTs within approximately 0.25 miles of the West Haven VAMC campus. They are all located hydrologically downgradient of the West Haven VAMC campus; they are located at Marshall's Garage, Andrade Motor Car, Notre Dame High School, and Sound View Specializ. Based on the location of these USTs, they are not anticipated to impact the environmental quality of the Subject Property.

## 5.6 State and Tribal Institutional Control / Engineering Control Registries

The Institutional Control / Engineering Control registry includes administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining onsite. Deed restrictions are generally required as part of the institutional controls.

A review of the Institutional Control / Engineering Control registry, as provided by EDR, and dated September 10, 2015, indicated there are no Institutional Control / Engineering Control sites within approximately 0.5 miles of the West Haven VAMC campus. Additionally, a review of the AUL, a list of environmental land use restriction sites, as provided by EDR, and dated 2/10/2016, indicated there are no ELUR sites within approximately 0.5 miles of the West Haven VAMC campus.

## 5.7 Other Ascertainable Records

Other ascertainable records are those from Federal and State databases that do not fall in the previously described categories. A summary of these records is provided in the following sections.

### 5.7.1 Contaminated or Potentially Contaminated Sites (CPCS)

This list represents the "Hazardous Waste Facilities," as defined in Section 22a-134f of the Connecticut General Statutes (CGS). The list contains the following types of sites: Sites listed on the Inventory of Hazardous Waste Disposal Sites; Sites subject to the Property Transfer Act, Sites at which underground storage tanks are known to have leaked; Sites that are the subject of an order issued by the Commissioner of CTDEEP that

requires investigation and remediation of a potential or known source of pollution; and Sites that have entered into one of the CTDEEP Voluntary Remediation Programs.

A review of the CT CPCS list, as provided by EDR, and dated March 1, 2016, indicated there are six CT CPCS sites within approximately 0.5 miles of the West Haven VAMC campus. With the exception of West Haven Chrysler, all of the following CTCPCS sites were previously discussed in Section 5.4.1.

1. West Haven Chrysler located at 975 Campbell Avenue,
2. Nazarro Residence located at 18 King Place
3. James Dinello residence located at 23 King Place
4. West Haven Housing Authority located at Glade Street
5. Orchard Hills Condominium located at 309 Terrace Avenue
6. Classic Car Care located at 48 Wharton Street

All six of these sites are hydrologically downgradient of the Subject Property and as such, none of these sites are anticipated to impact the environmental quality of the Subject Property.

#### **5.7.2 Non-Generators (Non-Gen)/No Longer Regulated (NLR)**

Non-generators do not presently generate hazardous waste.

A review of the RCRA-NonGen/NLR list, as provided by EDR, and dated December 9, 2015, indicated there is one RCRA-NonGen/NLR site within approximately 0.25 miles of the Subject Property. The West Haven Chrysler located at 975 Campbell Avenue is located at a lower elevation and is approximately 0.2 miles from the West Haven VAMC campus. Based on the hydrologically downgradient location of this site from the Subject Property, this site is not anticipated to impact the environmental quality of the Subject Property.

#### **5.7.3 Department of Defense**

The Department of Defense (DoD) listing consists of Federally-owned or -administered lands that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

A review of the DoD list, as provided by EDR, and dated December 31, 2005, indicated there are no DoD sites within approximately one mile of the West Haven VAMC campus.

#### **5.7.4 Hazardous Waste Manifest Data**

CT MANIFEST is a document that lists and tracks hazardous waste from the generator through the transporters to a Transfer, Storage, and Disposal (TSD) facility.

A review of the CT MANIFEST list, as provided by EDR, and dated July 30, 2013, indicated there are three CT MANIFEST sites within approximately 0.25 miles of the West Haven VAMC campus. They are all at a lower elevation and include Andrade Motor Car, Andrade Motor Car I, and West Haven Chrysler all located at 975 Campbell Avenue. Based on the hydrologically downgradient location of these sites from the Subject

Property, these sites are not anticipated to impact the environmental quality of the Subject Property.

### **5.9 Non-Geocoded Records**

Due to poor or inadequate address information four sites were not mapped. These four sites included:

- Residential neighborhood – listed on CT LUST, CT CPCS
- Unknown site – listed on CT SWF/LF
- Rolling Ridge Apartments – listed on CT LUST
- West Haven Landfill – listed on CT SDADB.

Based on a review of the non-geocoded records list, it appears that none of the non-geocoded sites are located in the direct vicinity of the Subject Property. As such, none of the identified non-geocoded records are anticipated to impact the environmental quality of the Subject Property.

## 6.0 SITE RECONNAISSANCE

On May 26, 2016, Mr. Andrew Glucksman and Ms. Kathryn Hanrahan, representing Mabbett, performed a site reconnaissance at the Subject Property. Mr. Thomas Hemenway, the West Haven VAMC representative, accompanied Mabbett and provided information pertaining to past and present Subject Property use according to ASTM E1527-13. A description of Subject Property operations were previously described in section 2.5 of this report. The following sections present a summary of observations made during the site reconnaissance and information obtained through the interview. A copy of the Environmental Site Assessment Transaction Screen Questionnaire and a photograph log are provided in Appendices B and F, respectively.

### 6.1 Underground Storage Tanks (UST)

No USTs were observed at the Subject Property.

Mr. Hemenway stated that the West Haven VAMC stores diesel fuel in four USTs. All USTs are double-walled with interstitial leak monitoring meters. None of the USTs are in the vicinity of the Subject Property.

### 6.2 Aboveground Storage Tanks (AST)

No ASTs were observed at the Subject Property.

Mr. Hemenway stated the West Haven VAMC stores No. 2 fuel oil in two ASTs; the oil is used as a backup heating fuel supply for the Boiler Plant. All ASTs have appropriate secondary containment. Neither AST is in the vicinity of the Subject Property.

### 6.3 Hazardous Substances

Mr. Hemenway stated that no regulated medical waste (RMW) or hazardous materials or wastes are generated or stored inside or in vicinity of the Subject Property. Additionally, no evidence of leakage of hazardous materials and/or petroleum products was observed at the time of the site reconnaissance.

Mr. Hemenway stated that a variety of hazardous substances are stored and used elsewhere on the West Haven VAMC campus, including pharmaceuticals, cleaners, lubricants, building and equipment maintenance chemicals, and paints in relatively small quantities (e.g. in containers with capacity not exceeding 5 gallons). A full list of these substances was presented in the Abbreviated Preliminary Assessment Report for the West Haven Campus (Woodard & Curran, 2013).

As discussed in Section 2.6, the West Haven VAMC is registered as an LQG of hazardous waste. There are approximately 80 Satellite Accumulation Areas (SAAs) in clinical and research laboratories, the pharmacy, patient care areas, and facilities shops throughout the campus. Hazardous waste generated by the West Haven VAMC is collected by Triumvirate Environmental, Inc. (TEI; EPA ID MAD985286988) and transported to a hazardous materials steel bunker located at the east end of the General Medical & Surgical Building (Building 1) which serves as the main accumulation area (MAA). Here

the waste is packaged for storage prior to being transported off site for disposal by a licensed hauler. The MAA remains locked at all times and only Safety Service personnel have keys. Hazardous waste accumulated in SAAs throughout the campus are generally collected weekly and moved to the main hazardous waste accumulation area (MAA) located in Building 50. Building 50 is an explosion-proof steel bunker located adjacent to Building 1 that has four separate storage bays, each secured by a locked door. The storage bays are identical in size and construction, and are equipped with a raised steel grate floor which provides secondary containment in the event of a release. Three of the storage bays are used for waste and the fourth is used for supplies. Keys to the area are maintained by the Green Environmental Management Systems (GEMS) Program Manager, the Industrial Hygienist, the Safety Officer, and TEI.

RMW generated by the West Haven VAMC is collected by VA housekeeping personnel, and is stored in a walk-in refrigerator near the Building 1 loading dock, adjacent to Building 50. Stericycle, a medical waste contractor, manages the pickup and disposal of the RMW on a weekly basis.

#### **6.4 Non-Hazardous Wastes**

There are no non-hazardous chemical or pharmaceutical waste storage areas at or in vicinity of the Subject Property.

Non-hazardous chemical and pharmaceutical wastes generated at the West Haven VAMC campus are transported for disposal by Triumvirate.

#### **6.5 Polychlorinated Biphenyls (PCB)**

There are currently no PCBs stored at the Subject Property. There are no transformers at or in vicinity of the Subject Property. However, due to the age of Building 14, it is possible that building materials (ex. caulk) containing PCBs are present within Building 14.

In other areas of the West Haven VAMC campus, there are a variety of oil-filled electrical and operating equipment including transformers, hydraulic elevators and trash compactors. Operation of this equipment is not anticipated to impact environmental quality at the Subject Property.

#### **6.6 Solid Waste Disposal**

Solid waste generated in the Subject Property is limited to office and sanitary waste. This solid waste is handled by VA staff and transported for offsite disposal by All American Waste, the West Haven VAMC contractor.

#### **6.7 Stained Surfaces and Distressed Vegetation**

Mabbett did not observe any notable surface stains on floors, walls, or ceilings within Building 14. Elsewhere on the Subject Property, Mabbett did not observe any soil staining or stressed vegetation relating to a potential release of hazardous substances or petroleum products. *De minimis* stains were observed on the asphalt-paved parking

area adjacent to Building 14; these stains were typical of parking areas and roadways. No threat is posed to human health or the environment by these *de minimis* surficial stains.

## **6.8 Underground Structures**

A stormwater catch basin was present to the northwest of Building 14, as well as a sewage manhole cover on the grass-covered area west of Building 14. In the basement of Building 14, there is a septic pipe. The sewer and septic pipes connect and discharge to the city sewer line on Campbell Avenue (Figure 4).

## **6.9 Business Environmental Risk Concerns**

This section describes environmental risk concerns that may or may not be present but are not uncommon in buildings built during certain eras and/or located in certain areas. The following risk concerns are not typically investigated as part of a Phase I.

### **6.9.1 PCBs**

PCBs were not analyzed for as part of this assessment. However, based on the age of Building 14, it is possible that building materials (e.g. caulks, glaze) contain PCBs at regulated concentrations. Prior to demolition of Building 14, it is recommended that the VA conduct a survey for PCB-containing building materials at Building 14.

### **6.9.2 Asbestos and Lead**

As previously described, asbestos and lead have been identified in building materials present in Building 14. Accordingly, prior to demolition of Building 14, it is recommended that the VA abate, manage, and dispose of these materials according to applicable federal and state regulations.

## 7.0 LIMITATIONS AND CONDITIONS

The U.S. Department of Veterans Affairs (VA) has retained Mabbett to prepare this Phase I for the approximately 0.54-acre area located on the southeaster portion of the West Haven VAMC campus that includes Building 14, the Campbell Avenue gate, a parking lot, and the unimproved surrounding land. The Subject Property and the larger West Haven VAMC campus is located at 950 Campbell Avenue in West Haven, Connecticut.

Subject Property access was granted for purposes of site reconnaissance and examination of conditions at the Subject Property. No physical sampling of soil, groundwater, or other materials was conducted during this Phase I. As applicable, specific information on the normal practices of property owners and/or occupants with regard to solid waste disposal, on-site use, generation, storage and/or disposal of chemicals and other hazardous materials was strictly obtained through review of previous environmental reports and interviews. Additionally, Mabbett has relied on information provided by various officials and other parties referenced herein. Although believed to be accurate, Mabbett has not attempted to independently verify the accuracy or completeness of information provided by officials and other parties, which was received or reviewed during the course of completing these services.

ASTM E 1527-13 recognizes inherent limitations for Phase I ESAs including:

- Uncertainty Not Eliminated – No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with the subject property;
- Not Exhaustive – All appropriate inquiry does not mean exhaustive assessment of a clean property; and
- Level of Inquiry is Variable – Not every property will warrant the same level of assessment. The level of inquiry will depend on the type of property, the user's risk tolerance, and information obtained during the inquiry.

As indicated in the ASTM Standard, there are additional potential environmental issues that are outside the scope of the ASTM Phase I practice, including asbestos-containing building materials, biological agents, cultural and historical risks, ecological resources, endangered species, health and safety, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, industrial hygiene, lead based paint, lead in drinking water, mold, radon, regulatory compliance, and wetlands (E-1527-13). These items were not included in this Phase 1. In addition, the determination of compliance with Environmental Land Use Restrictions (ELURs), if present, is beyond the scope of the Phase 1.

Any use or reliance upon information provided in this report, without the specific written authorization of the VA and Mabbett, shall be at the User's sole risk. No attempt has been made to assess the compliance status of any past or present Owner or Operator of the Subject Property with any federal, state, or local laws or regulations other than those specifically referenced in this report.

The findings, observations, and conclusions presented in this report, are limited by the scope of services outlined in the Scope of Work issued by the VA to Mabbett on May 10, 2016. The professional opinions and findings presented in this report are based on the facts and

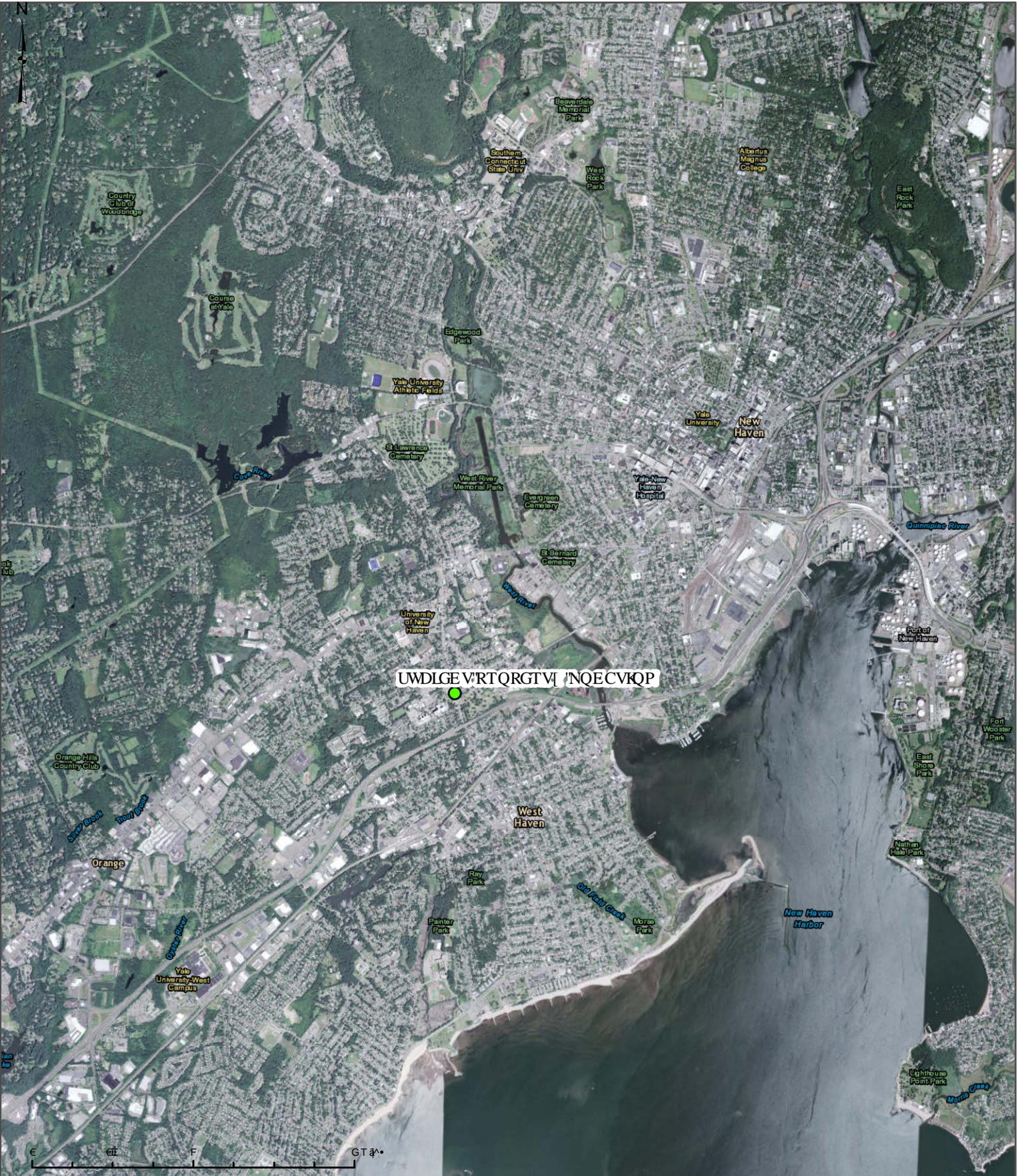
information conveyed to or observed by Mabbett during completion of this Phase I. No other warranty, expressed or implied, is made.

The assessment presented in this report is based solely upon the laws and regulations existing as of the date of this report, as well as information gathered to date including a site reconnaissance made on the date indicated. The EDR database search report is subject to the terms and conditions contained in the EDR report. Should further environmental or other relevant information be developed at a later date, the VA should bring such information to the attention of Mabbett as soon as possible. Based upon an evaluation, Mabbett may modify this report and its conclusions.

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**FIGURES**



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Scale bar and north arrow

**Mabbett**  
 Scientists | Engineers | Program Managers  
 1000 Main Street  
 New Haven, CT 06510  
 Phone: 203.333.8888  
 Fax: 203.333.8889

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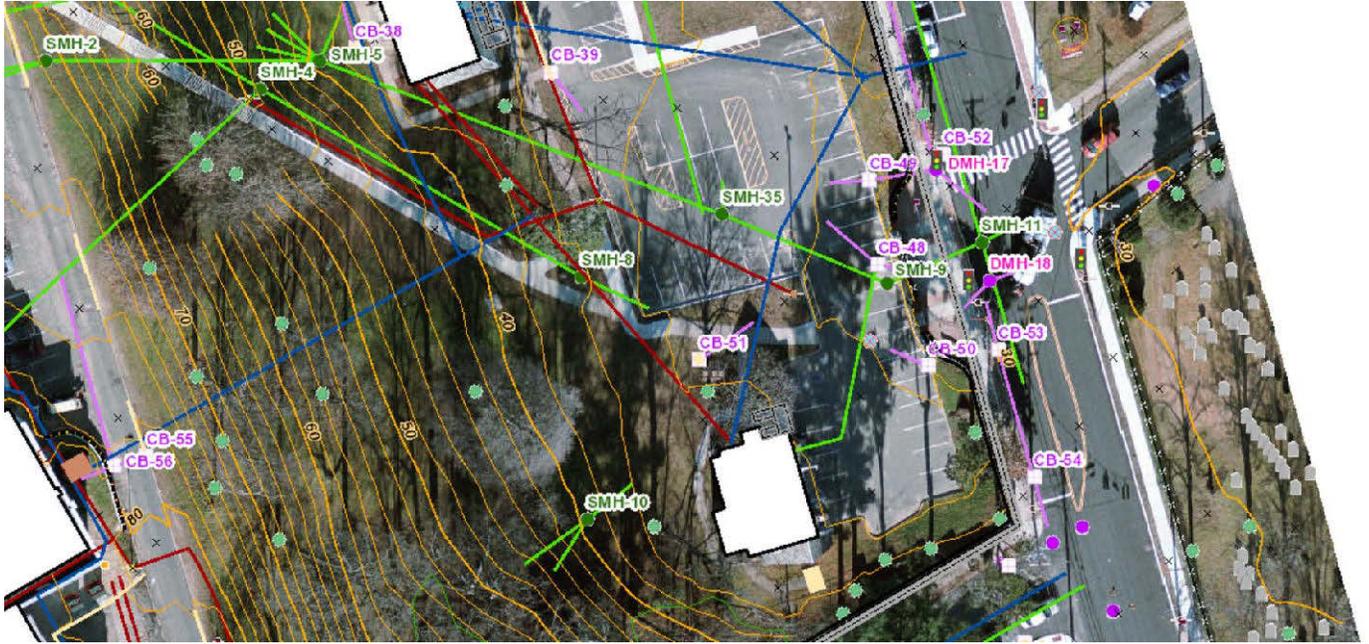
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**APPENDIX A**  
**ENVIRONMENTAL COMPLIANCE HISTORY ONLINE (ECHO) REPORT**



# Detailed Facility Report

## Facility Summary

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## Facility/System Characteristics

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## Demographic Prqhrq

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Egpgt r vkwf g<	6304:556:	Y cvgt Ctgc<	44'	J qvaki Wplu kp Ctgc<	68.948
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Vqcn Rgtuapu<	334.; 3:	Rgtegpv O kpqdv<	79'	Rgtuapu Dgrny Rpxgrv{ Nexgn<	62.682

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Chtkecp/Co gtlecp<	55.95; *4; 0:' +	O kpqtu 39 {gctu cpf {qvpi gt<	45.;:2 *43088' +
J kurcple/Qtki kp<	46.444 *43067' +	C fwnu 3: {gctu cpf qrf gt<	:::24; *9: 0'6' +
Cukep Rcelhke Kncpftgt<	7.7;9 *60'8' +	Ugpkqtu 87 {gctu cpf qrf gt<	33.7;2 *32048' +
Co gtlecp kpflecp<	725 *067' +		
Qvj gt IO vnkceken<	36.; 84 *35047' +		

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; vj vj tqvi j 34vj I tefg<	8.;:3 *; 0'3' +	&87.222 / &47.222<	6.;:7 *33087' +
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**APPENDIX B**  
**SITE VISIT QUESTIONNAIRE**



## ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

This document is an excerpt of E 1528-93: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is the direct responsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only items 5.1 through 6.1

### 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 when conducting site visits 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 through 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 environmental professional 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 environmental site assessment is appropriate under this practice.

**5.2.3** A user, his employee or agent, or environmental professional conducting the *transaction screen process* should not use the *transaction screen questionnaire* without reference to, or familiarity from prior usage with, the guide.

**5.3 User and Preparer**—The user conducting the *transaction screen process* is the party seeking to perform appropriate inquiry with respect to the property. The user may delegate the preparation of the *transaction screen questionnaire* to an employee or agent of the user or may contract with a third party to prepare the questionnaire on behalf of the user. The person preparing the questionnaire is the preparer, who may be either the user or the person to whom the user has delegated the preparation of the *transaction screen questionnaire*.

**5.4 Exercise of Care**—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. The preparer should ask all persons to whom questions are directed to give answers to the best of the respondent's knowledge. As required by Section 9601(35)(B) of CERCLA, the user or preparer should discuss with a responsible person in authority in the user's organization (if any) any specialized knowledge or experience relating to hazardous substances on the property and the preparer should understand such information.

**5.5 Knowledge**—The owner or occupant of the property to which portions of the *transaction screen questionnaire* are directed should have sufficient knowledge and experience with respect to the property or in the owner's or occupant's particular business to understand the purpose and use of the *transaction screen questionnaire*. All answers should be given to the best of the owner's or occupant's actual knowledge.

**5.5.1** While the person conducting the *transaction screen process* has an obligation to ask the questions set forth in the *transaction screen questionnaire*, in many instances the parties to whom the questions are addressed will have no obligation to answer them. The user is only required to obtain information to the extent it is reasonably ascertainable.

**5.5.2** If the preparer asks the questions set forth in the *transaction screen questionnaire*, but does not receive any response or receives partial responses, the questions will be deemed to have been answered provided the questions have been asked, or were attempted to be asked, in person or by telephone and written records have been kept of the person to whom the questions were addressed and their

of E 1528-93 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 © 1993 AMERICAN SOCIETY FOR TESTING AND MATERIALS, Philadelphia, PA. PCN: 12-515280-65

responses, or the questions have been asked in writing sent by certified or registered mail, return receipt requested, postage prepaid, or by private, commercial overnight carrier and no responses have been obtained after at least two follow-up telephone calls were made or written request was sent again asking for responses.

**5.5.3** The *transaction screen questionnaire* and the *transaction screen guide* sometimes include the phrase "to the best of your knowledge." Use of this phrase shall not be interpreted as imposing a constructive knowledge standard when it is included or as imposing anything other than an actual knowledge standard for the person answering the questions, regardless of whether it is used. It is sometimes included 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 a particular question.

**5.6 Conclusions Regarding Affirmative or Unknown Answers**—If any of the questions set forth in the *transaction screen questionnaire* are answered in the affirmative, the user 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 a 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 produce evidence that substances now or historically contained in the tank (e.g., 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 or should proceed with the full Phase I Environmental Site Assessment.

**5.7 Presumption**—A presumption exists that further inquiry is necessary if an affirmative answer is given to a question because the answer was unknown or a response was given. In rebutting this presumption, the user should evaluate information obtained from each component of the *transaction screen process* to 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: whether to proceed with a Phase I Environmental Site Assessment prepared in accordance with Practice E 1527 or a lesser inquiry directed at specific issues raised by the questionnaire.

**5.8 Further Inquiry Under Practice E 1527**—Upon completing the *transaction screen questionnaire*, if the user concludes that a Phase I Environmental Site Assessment is needed, the user should proceed with such inquiry with the advice and guidance of an environmental professional. Such further inquiry should be undertaken in accordance with Practice E 1527.

**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 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 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 provides further details on the appropriate use of this questionnaire.

Description of Site: Address:

950 Campbell Ave, West Haven CT  
 Building 14

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk <sup>1</sup>	Yes	No	Unk	Yes	No	Unk
1. Is the property or any adjoining property used for an industrial use?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
2. To the best of your knowledge, has the property or any adjoining property been used for an industrial use in the past?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
3. Is the property or 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?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
4. To the best of your knowledge, has the property or any adjoining property 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?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
7. Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?	Yes	No	<input checked="" type="radio"/> Unk	Yes	No	Unk	Yes	No	Unk
8. Are there currently, or to the best of your knowledge have there 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	Unk	Yes	No	Unk	Yes	No	Unk
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk
11. Are there currently, or to the best of your knowledge have there 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	Unk	Yes	No	Unk	Yes	No	Unk
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	Unk

Used to be a gas pump by Bldg 15

<sup>1</sup> Unk = "unknown" or "no response". This document is an excerpt of E 1528-93: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and the direct responsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only items 5.1 through 6.1 of E 1528-93 and should not be construed as being the complete standard. It is

Question	Owner			Occupants (if applicable)			Observed Dur Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	I
13. If the <i>property</i> is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	I
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	I
15. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past or current existence of <i>hazardous substances</i> or <i>petroleum products</i> or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	I
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any <i>owner</i> or <i>occupant</i> of the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	I
18. Does the <i>property</i> discharge <i>wastewater</i> on or adjacent to the <i>property</i> other than storm water into a sanitary sewer system?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	I
19. To the best of your knowledge, have any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned, on the <i>property</i> ?	Yes	No	<input checked="" type="radio"/> Unk	Yes	No	Unk	Yes	No	I
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No	I

**Government Records/Historical Sources Inquiry**  
(See guide, Section 10 of ASTM E 1528-93)

21. Do any of the following Federal government record systems list the <i>property</i> or any <i>property</i> within the circumference of the area noted below:									
<i>National Priorities List (NPL)</i> —within 1.0 mile (1.6 km)?	Yes	No							
<i>CERCLIS List</i> —within 0.5 mile (0.8 km)?	Yes	No							
<i>RCRA TSD Facilities</i> —within 1.0 mile (1.6 km)?	Yes	No							
22. Do any of the following state record systems list the <i>property</i> or any <i>property</i> within the circumference of the area noted below:									
List maintained by state environmental agency of <i>hazardous waste sites</i> identified for investigation or remediation that is the state agency equivalent to <i>NPL</i> —within approximately 1.0 mile (1.6 km)?	Yes	No							
List maintained by state environmental agency of sites identified for investigation or remediation that is the state equivalent to <i>CERCLIS</i> within 0.5 mile (0.8 km)?							Yes	No	
Leaking Underground Storage Tank (LUST) List—within 0.5 mile (0.8 km)?	Yes	No							
Solid Waste/Landfill Facilities—within 0.5 mile (0.8 km)?	Yes	No							
23. Based upon a review of <i>fire insurance maps</i> or consultation with the local fire department serving the <i>property</i> , all as specified in the guide, are any buildings or other improvements on the <i>property</i> or on an <i>adjoining property</i> identified as having been used for an industrial use or uses likely to lead to contamination of the <i>property</i> ?	Yes	No							N//

The preparer of the transaction screen questionnaire must complete and sign the following statement.  
(For definition of preparer and user, see 5.3 or 3.3.25 of ASTM E 1528-93.)

This questionnaire was completed by:

Name Thomas Hemenway

Title GRMS Program manager

Firm Dept. VA

Address 950 Campbell Ave. Bldg 15 Safety Office

Phone number \_\_\_\_\_

Date 5/26/16

If the preparer is different than the user, complete the following:

Name of user \_\_\_\_\_

User's address \_\_\_\_\_

User's phone number \_\_\_\_\_

Preparer's relationship to site \_\_\_\_\_

Preparer's relationship to user \_\_\_\_\_  
(for example, principal, employee, agent, consultant)

Copies of the completed questionnaire have been filed at:

Copies of the completed questionnaire 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 \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

This document is an excerpt of E 1528-93: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is direct responsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only items 5.1 through 6.1 of E 1528-93 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire.



"

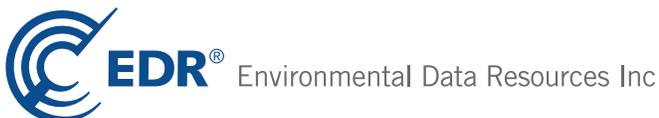
**APPENDIX C**  
**EDR Radius Map™ Report with GeoCheck®**

**West Haven, CT, VA Medical Center Fisher House**

950 Campbell Avenue  
West Haven, CT 06516

Inquiry Number: 4621761.2s  
May 18, 2016

**The EDR Radius Map™ Report with GeoCheck®**



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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## GEOCHECK ADDENDUM

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***Hl Ub'nci 'Zf'nci f'Vi g/bYgg"***  
 Please contact EDR at 1-800-352-0050  
 with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

950 CAMPBELL AVENUE  
WEST HAVEN, CT 06516

#### COORDINATES

Latitude (North): 41.2836650 - 41° 17' 1.19"  
Longitude (West): 72.9604510 - 72° 57' 37.62"  
Universal Transverse Mercator: Zone 18  
UTM X (Meters): 670801.1  
UTM Y (Meters): 4572041.0  
Elevation: 127 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5642445 NEW HAVEN, CT  
Version Date: 2012

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120712  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
950 CAMPBELL AVENUE  
WEST HAVEN, CT 06516

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">A1</a>	VA CONNECTICUT HEALT	950 CAMPBELL AVENUE	US AIRS		TP
<a href="#">A2</a>		950 CAMPELL AVENUE	CT SPILLS		TP
<a href="#">A3</a>	VA CONNECTICUT HEALT	950 CAMPBELL AVE	CT ENF		TP
<a href="#">A4</a>		950 COMPBELL AVE	CT SPILLS		TP
<a href="#">A5</a>		950 CAMPBELL AVE	CT SPILLS		TP
<a href="#">A6</a>	V A MEDICAL CENTER	950 CAMPBELL AVE	NY MANIFEST		TP
<a href="#">A7</a>		950 CAMPBELL AVE	CT SPILLS		TP
<a href="#">A8</a>		950 CAMPBELL AVE	CT SPILLS		TP
<a href="#">A9</a>	VETERANS ADMINISTRAT	950 CAMPBELL AVE	CT SPILLS, CT MANIFEST		TP
<a href="#">A10</a>		950 CAMPBELL AVE.	CT SPILLS		TP
<a href="#">A11</a>		950 CAMPBELL AVE	CT SPILLS		TP
<a href="#">A12</a>	VA HOSPITAL	950 CAMPBELL AVENUE	CT RGA LUST		TP
<a href="#">A13</a>		950 CAMPBELL AVE	CT SPILLS		TP
<a href="#">A14</a>	VA CT HEALTH CARE SY	950 CAMPBELL AVENUE	SEMS, RCRA-LQG, NY MANIFEST		TP
<a href="#">A15</a>		950 CAMPBELL AVENUE,	CT SPILLS		TP
<a href="#">A16</a>		VA HOSPITAL 950 CAMP	CT SPILLS		TP
<a href="#">A17</a>		950 CAMPBELL AVE.-VA	CT SPILLS		TP
<a href="#">A18</a>		950 CAMPBELL AVE. -	CT SPILLS		TP
<a href="#">A19</a>	VACHS VETERANS ADMIN	950 CAMPBELL AVE BLD	DOCKET HWC, ECHO		TP
<a href="#">A20</a>		950 CAMPBELL AVE. -	CT SPILLS		TP
<a href="#">A21</a>		950 CAMPBELL AVE - V	CT SPILLS		TP
<a href="#">A22</a>		950 CAMPBELL AVE. -	CT SPILLS		TP
<a href="#">A23</a>		950 CAMPBEL AVE	CT SPILLS		TP
<a href="#">A24</a>	VA HEALTH CARE SYSTE	950 CAMPBELL AVENUE	FINDS, ECHO		TP
<a href="#">A25</a>	VA HEALTH CARE SYSTE	950 CAMPBELL AVENUE	ICIS, MLTS		TP
<a href="#">A26</a>		950 CAMPBELL AVE VA	CT SPILLS		TP
<a href="#">A27</a>	VA CONNECTICUT HEALT	950 CAMPBELL AVE	CT SPILLS, CT AIRS		TP
<a href="#">A28</a>	VETERANS ADMINSTRATI	950 CAMPBELL AVE.	FTTS, HIST FTTS		TP
<a href="#">A29</a>		950 CAMPBELL AVE.	ERNS		TP
<a href="#">A30</a>	VA HOSPITAL	950 CAMPBELL AVENUE	CT SPILLS, CT NPDES		TP
<a href="#">A31</a>		950 CAMPBELL AVE V.A	CT SPILLS		TP
<a href="#">A32</a>		950 CAMPBELL AVENUE	CT SPILLS		TP
<a href="#">A33</a>		950 CAMPBELL AVENUE,	CT SPILLS		TP
<a href="#">A34</a>		950 CAMPBELL AVE	ERNS		TP
<a href="#">A35</a>		950 CAMPBELL AVENUE	CT SPILLS		TP
<a href="#">A36</a>	US V AT HEALTH MEDIC	950 CAMPBELL AVE BLD	CT MANIFEST		TP
<a href="#">A37</a>	US V A MEDICALENTER	950 CAMPBELL AVE BLD	CT MANIFEST		TP
<a href="#">A38</a>	VA CONNECTICUT HEALT	950 CAMPBELL AVE	CT UST		TP
<a href="#">A39</a>		950 CAMPBELL AVENUE,	CT SPILLS		TP

MAPPED SITES SUMMARY

Target Property Address:  
 950 CAMPBELL AVENUE  
 WEST HAVEN, CT 06516

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">A40</a>	VA HOSPITAL	950 CAMPBELL AVE	CT MANIFEST		TP
<a href="#">A41</a>	VA MEDICAL CTR	950 CAMPBELL AVE	CT LUST, CT SPILLS, CT MANIFEST, CT NPDES		TP
<a href="#">B42</a>	MARSHALL'S GARAGE &	990 CAMPBELL AVE	CT UST	Lower	972, 0.184, NE
<a href="#">B43</a>	ANDRADE MOTOR CAR, I	975 CAMPBELL AVE	CT UST	Lower	994, 0.188, NE
<a href="#">B44</a>	ANDRODE MOTOR CAR	975 CAMPBELL AVE	CT MANIFEST	Lower	994, 0.188, NE
<a href="#">B45</a>	WEST HAVEN CHRYSLER-	975 CAMPBELL AVENUE	CT CPCS	Lower	994, 0.188, NE
<a href="#">B46</a>	ANDRADE MOTOR CAR, I	975 CAMPBELL AVE	CT PROPERTY, CT MANIFEST, CT NPDES	Lower	994, 0.188, NE
<a href="#">B47</a>	WEST HAVEN CHRYSLER	975 CAMPBELL AVE	CT MANIFEST	Lower	994, 0.188, NE
<a href="#">B48</a>	WEST HAVEN CHRYSLER	975 CAMPBELL AVE	CT SDADB, RCRA NonGen / NLR	Lower	994, 0.188, NE
<a href="#">C49</a>	NAZARRO RES.	18 KING PLACE	CT LUST, CT SPILLS, CT CPCS	Lower	1081, 0.205, South
<a href="#">C50</a>	JAMES DINELLO	23 KING PLACE	CT LUST, CT SPILLS, CT CPCS	Lower	1090, 0.206, South
<a href="#">D51</a>	NOTRE DAME HIGH SCHO	63 TERRACE AVE	CT UST	Lower	1207, 0.229, North
<a href="#">D52</a>	SOUND VIEW SPECIALIZ	CARE LN	CT UST	Lower	1240, 0.235, North
<a href="#">53</a>	RESIDENTIAL PROPERTY	165 WEST SPRING STRE	CT LUST, CT SPILLS	Higher	1355, 0.257, SSW
<a href="#">54</a>	WEST HAVEN HOUSING A	GLACLE ST.	CT LUST, CT CPCS	Lower	1356, 0.257, SW
<a href="#">55</a>	SOLI'S GARAGE	965 FIRST AVENUE	CT LUST	Lower	1922, 0.364, NNE
<a href="#">56</a>	FIRST FUEL, LLC	810 1ST AVENUE (810	CT LUST	Lower	2070, 0.392, ENE
<a href="#">57</a>	ORCHARD HILLS CONDOM	309 TERRACE AVENUE	CT LUST, CT CPCS	Lower	2222, 0.421, West
<a href="#">58</a>	CLASSIC CAR CARE	48 WHARTON STREET	CT LUST, CT CPCS	Lower	2541, 0.481, SE

## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

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

Site	Database(s)	EPA ID
VA CONNECTICUT HEALT 950 CAMPBELL AVENUE WEST HAVEN, CT 06516	US AIRS EPA plant ID:: 110045681295	N/A
950 CAMPELL AVENUE 950 CAMPELL AVENUE WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Case Number: 200807338	N/A
VA CONNECTICUT HEALT 950 CAMPBELL AVE WEST HAVEN, CT 06516	CT ENF Status: Active Enforcement Action Id: AORTWSUST 14-023	N/A
950 COMPBELL AVE 950 COMPBELL AVE WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Case Number: 201202463	N/A
950 CAMPBELL AVE 950 CAMPBELL AVE WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Case Number: 201301541	N/A
V A MEDICAL CENTER 950 CAMPBELL AVE WEST HAVEN, CT 06516	NY MANIFEST EPA ID: CTD000001545 EPA ID: CTP000013981	N/A
950 CAMPBELL AVE 950 CAMPBELL AVE WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Case Number: 201405882	N/A
950 CAMPBELL AVE 950 CAMPBELL AVE WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Case Number: 201403997	N/A
VETERANS ADMINISTRAT 950 CAMPBELL AVE WEST HAVEN, CT 06516	CT SPILLS Facility Status: CLOSED Case Number: 201302525 Case Number: 201303102	N/A

## EXECUTIVE SUMMARY

	<p>Case Number: 201303118  Case Number: 201006029</p> <p>CT MANIFEST  EPA Id: CT5000001545  EPA Id: ct5000001545  EPA Id: CTP000022214</p>	
<p>950 CAMPBELL AVE.  950 CAMPBELL AVE.  WEST HAVEN, CT</p>	<p>CT SPILLS  Facility Status: Closed  Facility Status: CLOSED  Case Number: 9704417  Case Number: 200602873</p>	N/A
<p>950 CAMPBELL AVE  950 CAMPBELL AVE  WEST HAVEN, CT</p>	<p>CT SPILLS  Facility Status: CLOSED  Case Number: 201406559</p>	N/A
<p>VA HOSPITAL  950 CAMPBELL AVENUE  WEST HAVEN, CT</p>	<p>CT RGA LUST</p>	N/A
<p>950 CAMPBELL AVE  950 CAMPBELL AVE  WEST HAVEN, CT</p>	<p>CT SPILLS  Facility Status: CLOSED  Case Number: 201403931</p>	N/A
<p>VA CT HEALTH CARE SY  950 CAMPBELL AVENUE  WEST HAVEN, CT 06516</p>	<p>SEMS  Site ID: 0106160  EPA Id: CT5000001545</p> <p>RCRA-LQG  EPA ID:: CT5000001545</p> <p>NY MANIFEST  EPA ID: CT5000001545</p>	CT5000001545
<p>950 CAMPBELL AVENUE,  950 CAMPBELL AVENUE,  WEST HAVEN, CT</p>	<p>CT SPILLS  Facility Status: CLOSED  Case Number: 201102339</p>	N/A
<p>VA HOSPITAL 950 CAMP  VA HOSPITAL 950 CAMP  WEST HAVEN, CT</p>	<p>CT SPILLS  Facility Status: CLOSED  Case Number: 201003838</p>	N/A
<p>950 CAMPBELL AVE.-VA  950 CAMPBELL AVE.-VA  WEST HAVEN, CT</p>	<p>CT SPILLS  Facility Status: CLOSED  Case Number: 201105852</p>	N/A
<p>950 CAMPBELL AVE. -  950 CAMPBELL AVE. -  WEST HAVEN, CT</p>	<p>CT SPILLS</p>	N/A

## EXECUTIVE SUMMARY

	Facility Status: CLOSED Case Number: 201204034	
VACHS VETERANS ADMIN 950 CAMPBELL AVE BLD WEST HAVEN, CT 06516	DOCKET HWC ECHO	N/A
950 CAMPBELL AVE. - 950 CAMPBELL AVE. - WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Case Number: 201503952	N/A
950 CAMPBELL AVE - V 950 CAMPBELL AVE - V WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Case Number: 201301426	N/A
950 CAMPBELL AVE. - 950 CAMPBELL AVE. - WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Case Number: 201502689	N/A
950 CAMPBELL AVE 950 CAMPBELL AVE WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Case Number: 201401549 Case Number: 200907205 Case Number: 201203770	N/A
VA HEALTH CARE SYSTE 950 CAMPBELL AVENUE WEST HAVEN, CT 06516	FINDS Registry ID:: 110045681295  ECHO	N/A
VA HEALTH CARE SYSTE 950 CAMPBELL AVENUE WEST HAVEN, CT 06516	ICIS FRS ID:: 110045681295  MLTS License Number:: 06-00092-05	N/A
950 CAMPBELL AVE VA 950 CAMPBELL AVE VA WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Case Number: 201205424	N/A
VA CONNECTICUT HEALT 950 CAMPBELL AVE WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Facility Status: Closed Facility Status: closed Case Number: 201503070	N/A

# EXECUTIVE SUMMARY

Case Number: 201100713  
 Case Number: 201203005  
 Case Number: 200700015  
 Case Number: 201002281

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**CT AIRS**

OBS: 2395  
 OBS: 2396  
 OBS: 2398  
 OBS: 2399  
 OBS: 2397

EDBää } aÁ^ Á |á• Á^ Áçää |^ Á Á@Á ç Áä ää \*• Á^ &ä }

VETERANS ADMINSTRATI  
 950 CAMPBELL AVE.  
 WEST HAVEN, CT 6516

FTTS  
 HIST FTTS

N/A

950 CAMPBELL AVE.  
 950 CAMPBELL AVE.  
 WEST HAVEN, CT

ERNS  
 EDR ID:: 797468

N/A

VA HOSPITAL  
 950 CAMPBELL AVENUE  
 WEST HAVEN, CT 06516

**CT SPILLS**

Facility Status: CLOSED  
 Case Number: 201505208  
 Case Number: 201504162  
 Case Number: 850  
 Case Number: 201501982  
 Case Number: 201503806

N/A

**CT NPDES**

Permit Number: GSN002872  
 Status: Active

950 CAMPBELL AVE V.A  
 950 CAMPBELL AVE V.A  
 WEST HAVEN, CT

**CT SPILLS**

Facility Status: CLOSED  
 Case Number: 200700034

N/A

950 CAMPBELL AVENUE  
 950 CAMPBELL AVENUE  
 WEST HAVEN, CT

**CT SPILLS**

Facility Status: CLOSED  
 Case Number: 200806781  
 Case Number: 200902013  
 Case Number: 200902077  
 Case Number: 200902648  
 Case Number: 200900532

N/A

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950 CAMPBELL AVENUE,  
 950 CAMPBELL AVENUE,  
 WEST HAVEN, CT

**CT SPILLS**

Facility Status: CLOSED  
 Case Number: 200804416

N/A

950 CAMPBELL AVE  
 950 CAMPBELL AVE  
 WEST HAVEN, CT

ERNS

N/A

# EXECUTIVE SUMMARY

EDR ID:: 778261

950 CAMPBELL AVENUE 950 CAMPBELL AVENUE WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Case Number: 201305813 Case Number: 201007007	N/A
US V AT HEALTH MEDIC 950 CAMPBELL AVE BLD WEST HAVEN, CT 06516	CT MANIFEST EPA Id: ct5000001545 EPA Id: CT5000001545	N/A
US V A MEDICAL CENTER 950 CAMPBELL AVE BLD WEST HAVEN, CT 06516	CT MANIFEST EPA Id: CT5000001545	N/A
VA CONNECTICUT HEALTH 950 CAMPBELL AVE WEST HAVEN, CT 06516	CT UST Facility Id: 156-7885 Tank Status: Permanently Closed Tank Status: Currently In Use	N/A
950 CAMPBELL AVENUE, 950 CAMPBELL AVENUE, WEST HAVEN, CT	CT SPILLS Facility Status: CLOSED Case Number: 200804517	N/A
VA HOSPITAL 950 CAMPBELL AVE WEST HAVEN, CT 06516	CT MANIFEST EPA Id: CTP000019252	N/A
VA MEDICAL CTR 950 CAMPBELL AVE WEST HAVEN, CT 06516	CT LUST Lust Status: 5 LUST Id: 59219  CT SPILLS Facility Status: CLOSED Case Number: 201108227 Case Number: 201206976 Case Number: 201107685 Case Number: 201106633 Case Number: 201106663 EPA Id: CTP000017522  CT MANIFEST EPA Id: CT5000001545 EPA Id: CTP000017522  CT NPDES	N/A

## EXECUTIVE SUMMARY

Permit Number: GPH000841  
Permit Number: GWT000320  
Permit Number: CTMIU0131  
Status: Active

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### **: YXYU'BD@g]hY`]gh**

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

#### **: YXYU'8Y]ghX'BD@g]hY`]gh**

Delisted NPL..... National Priority List Deletions

#### **: YXYU'79F7 @G`]gh**

FEDERAL FACILITY..... Federal Facility Site Information listing

#### **: YXYU'79F7 @G'B: F5D'g]hY`]gh**

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

#### **: YXYU'F7F5 '7CFF57HG'ZM] ]h]Yg`]gh**

CORRACTS..... Corrective Action Report

#### **: YXYU'F7F5 'bcbl7CFF57HG'HG8 'ZM] ]h]Yg`]gh**

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

#### **: YXYU'F7F5 [ YbYfUc]fg`]gh**

RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

#### **: YXYU' ]bg]h]i ]]cbU' Vt]blfc`g #Yb[ ]bYY]b[ 'Vt]blfc`g'fY[ ]gh]Yg**

LUCIS..... Land Use Control Information System  
US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls

## EXECUTIVE SUMMARY

### **GHUHY'UbX'fjVU'!YeI jI UYbh79F7 @G**

CT SHWS..... Inventory of Hazardous Disposal Sites

### **GHUHY'UbX'fjVU''UbXZ''UbX#f'gc`jX`k UghY'XjgdcgU`gJHY''jgfg**

CT SWF/LF..... List of Landfills/Transfer Stations

### **GHUHY'UbX'fjVU''YU`jbl`gfcfUj`YHUb\_''jgfg**

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### **GHUHY'UbX'fjVU`fYj`jghfYX`gfcfUj`YHUb\_''jgfg**

FEMA UST..... Underground Storage Tank Listing

CT AST..... Marine Terminals and Tank Information

INDIAN UST..... Underground Storage Tanks on Indian Land

### **GHUHY'UbX'fjVU`jbgfjI`fjcbU`Vebfbc`#Yb[`jbyfjbl`Vebfbc`fYj`jgfgYg**

CT ENG CONTROLS..... Engineering Controls Listing

CT AUL..... ELUR Sites

### **GHUHY'UbX'fjVU`j`c`i`bHfmiWYUbi`d`gJHYg**

CT VCP..... Voluntary Remediation Sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

### **GHUHY'UbX'fjVU`6`fck`bZjYXg`gJHYg**

CT BROWNFIELDS..... Brownfields Inventory

### **ADDITIONAL ENVIRONMENTAL RECORDS**

### **@WU`6`fck`bZjYX''jgfg**

US BROWNFIELDS..... A Listing of Brownfields Sites

### **@WU`@gfg`cZ@bXZ''#Gc`jX`K`UghY`8`jgdcgU`GJHYg**

CT SWRCY..... Recycling Facilities

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory

### **@WU`@gfg`cZ<`UhUfXci`g`k`UghY`#7`cbUa`jbuHYX`GJHYg**

US HIST CDL..... Delisted National Clandestine Laboratory Register

CT CDL..... Clandestine Drug Lab Listing

US CDL..... National Clandestine Laboratory Register

### **@WU`@bX`FYWefXg**

CT LIENS..... Environmental Liens Listing

## EXECUTIVE SUMMARY

LIENS 2..... CERCLA Lien Information

### ***FYWfXg'cZ9a Yf[ YbVmiFYUgYFYdcftg***

HMIRS..... Hazardous Materials Information Reporting System  
CT SPILLS 90..... SPILLS 90 data from FirstSearch

### ***CA Y'5gWfHJbUVYFYWfXg***

FUDS..... Formerly Used Defense Sites  
DOD..... Department of Defense Sites  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
US FIN ASSUR..... Financial Assurance Information  
EPA WATCH LIST..... EPA WATCH LIST  
2020 COR ACTION..... 2020 Corrective Action Program List  
TSCA..... Toxic Substances Control Act  
TRIS..... Toxic Chemical Release Inventory System  
SSTS..... Section 7 Tracking Systems  
ROD..... Records Of Decision  
RMP..... Risk Management Plans  
RAATS..... RCRA Administrative Action Tracking System  
PRP..... Potentially Responsible Parties  
PADS..... PCB Activity Database System  
COAL ASH DOE..... Steam-Electric Plant Operation Data  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
PCB TRANSFORMER..... PCB Transformer Registration Database  
RADINFO..... Radiation Information Database  
DOT OPS..... Incident and Accident Data  
CONSENT..... Superfund (CERCLA) Consent Decrees  
INDIAN RESERV..... Indian Reservations  
FUSRAP..... Formerly Utilized Sites Remedial Action Program  
UMTRA..... Uranium Mill Tailings Sites  
LEAD SMELTERS..... Lead Smelter Sites  
US MINES..... Mines Master Index File  
UXO..... Unexploded Ordnance Sites  
CT DRYCLEANERS..... Drycleaner Facilities  
CT Financial Assurance..... Financial Assurance Information Listing  
CT LEAD..... Lead Inspection Database  
CT LWDS..... Connecticut Leachate and Wastewater Discharge Sites  
CT SEH..... List of Significant Environmental Hazards Report to DEEP  
FUELS PROGRAM..... EPA Fuels Program Registered Listing

### **EDR HIGH RISK HISTORICAL RECORDS**

#### ***98F'9I Wf gjj YFYWfXg***

EDR MGP..... EDR Proprietary Manufactured Gas Plants  
EDR Hist Auto..... EDR Exclusive Historic Gas Stations  
EDR Hist Cleaner..... EDR Exclusive Historic Dry Cleaners

### **EDR RECOVERED GOVERNMENT ARCHIVES**

#### ***9I Wf gjj YFYWfj YfYX'; cj H'5fW Jj Yg***

CT RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List

# EXECUTIVE SUMMARY

## SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

Sites listed in **Vc X'JHJWg** are in multiple databases.

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

## STANDARD ENVIRONMENTAL RECORDS

### **GHU! 'UbX'f]VU! 'Yei Jj U'Ybh79F7 @G**

CT SDADB: Site Discovery and Assessment Database.

A review of the CT SDADB list, as provided by EDR, and dated 04/23/2010 has revealed that there is 1 CT SDADB site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
****K9GH<5J9B7<FMG@F' Facility Id: 2779	..+) 75AD69 @@5J9	B9 %# !'%# 'f\$"% , 'a J'L	6(,	&\$+

### **GHU! 'UbX'f]VU "YU ]b[ 'gfcfU] YHUb\_ "jgfy**

CT LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Protection's Leaking Underground Storage Tank List.

A review of the CT LUST list, as provided by EDR, and dated 01/28/2016 has revealed that there are 8 CT LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
****F9G89BH5 @DFCD9FHM Lust Status: 4 LUST Id: 60380	''%) 'K9GH'GDF-B; 'GHF9	GGK '%# !'%# 'f\$"% + 'a J'L )'		&&\$
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
****B5N5FFC'F9G" Lust Status: 2 LUST Id: 35425	''% '?-B; 'D@79	G'%# !'%# 'f\$"% 'a J'L	7(-	&%\$
****>5A9G'8-B9 @C Lust Status: 4 LUST Id: 32861	''&' '?-B; 'D@79	G'%# !'%# 'f\$"% 'a J'L	7)\$	&%
****K9GH<5J9B<CI G-B; 5	''; @7 @'GH"	GK '%# !'%# 'f\$"% + 'a J'L )(		&&(

## EXECUTIVE SUMMARY

Lust Status: 2 LUST Id: 30715				
SOLI'S GARAGE Lust Status: 4 LUST Id: 48742	965 FIRST AVENUE	NNE 1/4 - 1/2 (0.364 mi.)	55	227
FIRST FUEL, LLC Lust Status: 5 LUST Id: 60566	810 1ST AVENUE (810	ENE 1/4 - 1/2 (0.392 mi.)	56	229
****CF7<5F8<=@G7CB8CA Lust Status: 1 LUST Id: 45618	"" \$- 'H9FF579'5J9BI 9	K %& !'%&f6'(&%a J'L	)+	& &
****7 @GG7'75F'75F9 Lust Status: 4 LUST Id: 28524	'(, 'K<5FHCB'GHF99H	G9 %& !'%&f6'(&%a J'L	),	& )

### **GHUH'UbX'fJvU'fY[ jghfYX'gfcfUj YHUb\_ ``jgfg**

CT UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Protection's "Town Inventory" UST Listing.

A review of the CT UST list, as provided by EDR, and dated 02/23/2016 has revealed that there are 4 CT UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MARSHALL'S GARAGE & Facility Id: 156-10290 Tank Status: Permanently Closed	990 CAMPBELL AVE	NE 1/8 - 1/4 (0.184 mi.)	B42	195
ANDRADE MOTOR CAR, I Facility Id: 156-7821 Tank Status: Currently In Use	975 CAMPBELL AVE	NE 1/8 - 1/4 (0.188 mi.)	B43	196
NOTRE DAME HIGH SCHO Facility Id: 156-7881 Tank Status: Permanently Closed Tank Status: Currently In Use	63 TERRACE AVE	N 1/8 - 1/4 (0.229 mi.)	D51	218
SOUND VIEW SPECIALIZ Facility Id: 156-7784 Tank Status: Permanently Closed	CARE LN	N 1/8 - 1/4 (0.235 mi.)	D52	219

### **ADDITIONAL ENVIRONMENTAL RECORDS**

### **CH Yf'5gWfHJbUV'YF'Wt'fXg**

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA)

## EXECUTIVE SUMMARY

of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/09/2015 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
*****K9GH<5J9B7<FMG@F'	.. +) 75AD69@@5J9	B9 %# !'%# 'fB'% , 'a J'L	6(,	&\$+

CT CPCS: A list of Contaminated or Potentially Contaminated Sites within Connecticut. This list represents the "Hazardous Waste Facilities," as defined in Section 22a-134f of the Connecticut General Statutes (CGS). The list contains the following types of sites: Sites listed on the Inventory of Hazardous Waste Disposal Sites; Sites subject to the Property Transfer Act; Sites at which underground storage tanks are known to have leaked; Sites at which hazardous waste subject to the RCRA; Sites that are included in EPA's (CERCLIS); Sites that are the subject of an order issued by the Commissioner of DEP that requires investigation and remediation of a potential or known source of pollution; and Sites that have entered into one of the Department's Voluntary Remediation Programs.

A review of the CT CPCS list, as provided by EDR, and dated 03/01/2016 has revealed that there are 6 CT CPCS sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WEST HAVEN CHRYSLER- *****B5N5FFC'F9G" Lust Status: Investigation	975 CAMPBELL AVENUE "% '?-B; 'D@79	NE 1/8 - 1/4 (0.188 mi.) G'%# !'%# 'fB'8\$) 'a J'L	B45 7(-	198 &\$
>5A9G8-B9@@ Lust Status: LUST Completed (DEP's significant hazard definition)	'&' '?-B; 'D@79	G'%# !'%# 'fB'8\$* 'a J'L	7)\$	&%
*****K9GH<5J9B'<CI G-B; '5 Lust Status: Investigation	;; @7 @'GH"	GK '%# !'%# 'fB'8) + 'a J'L	) (	&&(
*****CF7<5F8 <=@@7CB8CA Lust Status: Pending	"" \$- 'H9FF579'5J9BI 9	K '%# !'%# 'fB'8) (&%a J'L	) +	& &
*****7 @GG7'75F'75F9 Lust Status: LUST Completed (DEP's significant hazard definition)	“(, 'K<5FHCB'GHF99H	G9 '%# !'%# 'fB'8) (, %a J'L	),	& )

CT MANIFEST: Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

A review of the CT MANIFEST list, as provided by EDR, and dated 07/30/2013 has revealed that there are 3 CT MANIFEST sites within approximately 0.25 miles of the target property.

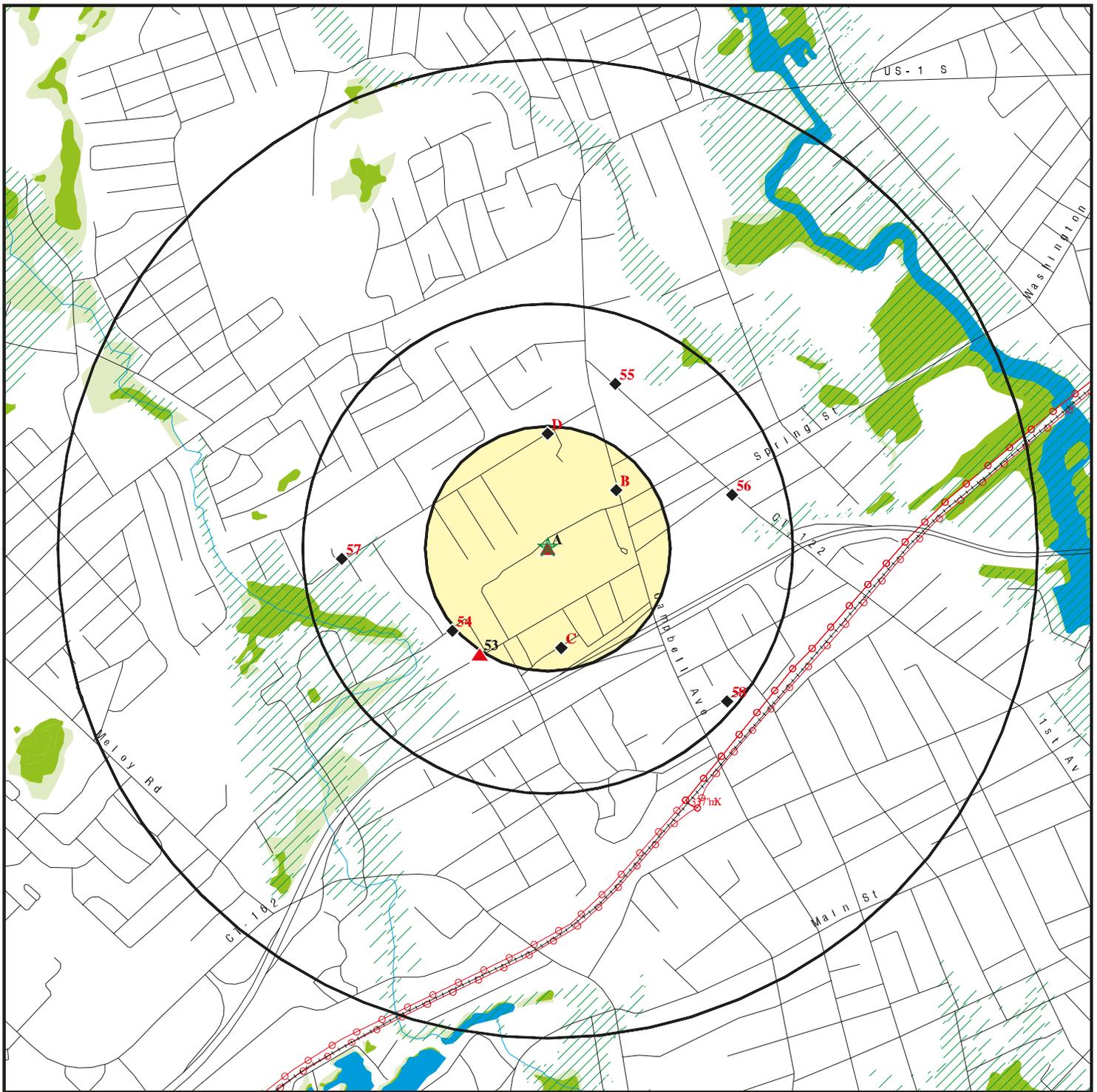
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ANDRODE MOTOR CAR EPA Id: CTP000025518	975 CAMPBELL AVE	NE 1/8 - 1/4 (0.188 mi.)	B44	197
*****5B8F589'ACHCF'75Fž= EPA Id: CTD174336370	.. +) 75AD69@@5J9	B9 %# !'%# 'fB'% , 'a J'L	6( *	%,
WEST HAVEN CHRYSLER EPA Id: CTD173436370	975 CAMPBELL AVE	NE 1/8 - 1/4 (0.188 mi.)	B47	205

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 4 records.

<u>Site Name</u>	<u>Database(s)</u>
RESIDENTIAL NEIGHBORHOOD	CT LUST, CT CPCS
ROLLING RIDGE APARTMENTS	CT SWF/LF
WEST HAVEN LANDFILL	CT LUST
	CT SDADB

# OVERVIEW MAP - 4621761.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites
- ☒ Indian Reservations BIA
- Ⓜ Power transmission lines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: West Haven, CT, VA Medical Center Fisher House  
 ADDRESS: 950 Campbell Avenue  
 West Haven CT 06516  
 LAT/LONG: 41.283665 / 72.960451

CLIENT: Mabbett & Assoc.  
 CONTACT: Michael Horton  
 INQUIRY #: 4621761.2s  
 DATE: May 18, 2016 11:36 am