



May 11, 2015

Michaud Properties
c/o: Richard Michaud
431 Orange Street
New Haven, CT 06511

Subject: Phase I Environmental Site Assessment Report
Former Auto Pride Automotive Distribution Warehouse
206 Wallace Street
New Haven, Connecticut 06511
HRP #MIC1007.P1

Dear Mr. Michaud:

HRP has completed a Phase I Environmental Site Assessment (ESA) of the property located at 206 Wallace Street (aka 220 Wallace St) in New Haven, CT (herein referred to as the "Site"). HRP completed this assessment in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E1527-13.

HRP does not recommend any further investigation (i.e. Phase II ESA) of the Site at this time based on the findings of our assessment. However, HRP does offer the following recommendations/considerations based on potential Business Environmental Risks identified during this assessment:

- Five tanks currently exist at the property, including an out-of-use 1,000 gallon sulfuric acid above-ground tank (AST), an out-of-service 8,000 gallon #6 fuel oil UST abandoned in place beneath the building, a large insulated AST presumed to have been used to store/generate hot water or steam for the industrial laundry operation formerly on-Site, and two out-of-service, 9,400 gallon wastewater concrete holding tanks below the floor, also believed to have been associated with the former laundry. If these vessels need to be removed from the building during future renovations, costs may be incurred to decommission/clean one or more of these tanks to remove any chemical or oil residues. Similarly, the trench drain in the former vehicle maintenance area may require cleaning if it is to be decommissioned and filled in.
- Miscellaneous auto parts, fluids, and equipment presumably left behind by Auto Pride or other tenants upon vacancy should be removed from the Site and properly disposed as necessary.
- Buckets filled with what appeared to be water were observed throughout the Site building, suggesting that the ceiling of the structure may be in need of repair.

- A water pipe was observed to be leaking in the boiler room, and less than an inch of water was observed on the floor of this area. The Site contact noted that this leak had been on-going for the last six months.
- Based on the age of the building, asbestos, lead paint, and other hazardous building materials may be present. Any demolition or renovations affecting building materials would require a hazmat survey along with proper handling and disposal.
- Demolition of the existing building and residential use are restricted by the Environmental Land Use Restriction (ELUR) that was placed on this Site in 2009, thus any future development plans must adhere to the ELUR requirements. Any disturbance of the building, particularly the concrete floor, must consider the ELUR provisions, and could require a temporary lifting of the ELUR by the CT DEEP. Any soil disturbed or displaced by such activities must be properly handled and disposed as necessary. The areas would have to be similarly capped following such activities for the soils to remain inaccessible beneath the building.
- The non-disturbance ELUR does not extend beyond the building footprint. However, impacted soil is present in much of the area below existing pavement. Any exterior Site work in impacted areas will require proper soils management, including disposal, of excess soils.

If you have any questions or require additional information, please feel free to contact HRP at (860) 674-9570.

Sincerely,



Catherine A. Carr
Project Geologist



Michael R. Ainsworth, LEP.
Team Leader

Attachment