



Hygenix, Inc.

Environmental Consultants and Laboratory Services

ENVIRONMENTAL SITE ASSESSMENT PHASE I INVESTIGATION

Prepared for:

495 – 519 Pacific Street LLC
c/o: Amsterdam Hotel
19 Clarks Hill Avenue
Stamford, CT 06902

Site Location:

495 – 519 Pacific Street
Stamford, CT 06902

Report Issued:

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EXECUTIVE SUMMARY:

The Site consists of four contiguous parcels which totals approximately 0.42 acre. Currently, there are no structures on the Subject Property. The Site is situated on the west side of Pacific Street and also has road frontage on Dock Street to the north. The Site is located in the City of Stamford, Fairfield County, State of Connecticut. The Subject Property is officially designated on Tax Assessor Map 127 as Block 80 and Lot numbers 34-37 by the City's Tax Assessor's office. The Subject Parcels are as follows:

Address	Tax ID No.	Lot No.	Parcel Size-Acre(s)
495 Pacific Street	002-2255	34	0.16
501 Pacific Street	001-2055	35	0.09
511 Pacific Street	001-2056	36	0.07
519 Pacific Street	001-8693	37	0.10

The Site is bordered to the north by Dock Street. Bordering the Site to the east is Pacific Street and across the street is a commercial building formerly occupied by Pacific Plumbing & Heating Supply Company. Bordering the Site to the south is T's Wine Bar & Kitchen, Fine 20th Century Furnishing, followed by DeMott Auto Inc. Bordering the Site to the west are vacant parcels of land followed by Garden street.

A chain-link fence surrounds the Subject Property on all sides. Access on to the Site is gained through a locked chain-link gate located on the eastern side of the Site. Portions of the Site have a raised grade of between 1-3'. The Site consist of grassy areas. Debris such as brick, stone, rock, concrete, asphalt, and wood was also observed on the Site.

Based upon available records including city street directories, Sanborn Insurance Maps, historic maps, and tax assessor field cards, the Site appears to have been used for residential purposes along with store fronts since at least the late 1880s.

495 Pacific Street – Records indicate that a structure was located on this parcel from at least 1884 until 1981. An irregular-shaped three-story structure (i.e. 485 – 497 Pacific Street) was used as twelve (12) apartment units and two (2) store fronts. The structure was demolished in 1981.

501 Pacific Street – Records indicate that a structure was located on this parcel from at least 1884 until 2006. A rectangular-shaped two-story structure was used for four (4) apartment units. The structure was demolished in 2006.

511 Pacific Street – Records indicate that a structure was located on this parcel from at least 1892 until 2007. Over the years additions were made. An "L"-shaped two and a half-story structure was used as three (3) apartment units and one (1) store front. The structure was demolished in 2007. Previous occupants include a confectionery, Yale Stationary Store, and Yale Luncheonette.

519 Pacific Street – Records indicate that a structure (i.e. structure consists of 519 and 521 Pacific Street) has occupied this parcel from at least 1892. Over the years additions were made. An irregular-shaped two-story structure was used for four (4) apartment units and one (1) store front. The structure was demolished in about or around 1990s to mid-2000s. Previous occupants include a boarding house, Laboratories Medicine Manufacture, and Stamford Photo Finishers.

HYGENIX was provided a copy of a previous Phase I ESA conducted by SMC Environmental (SMC) for 501 Pacific Street located in Stamford, CT dated July 24, 2002 and revised August 2, 2002. The report notes that this property was occupied by a single four-unit residential building with a small adjoining yard. The residential structure was

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constructed in the early 1900s. SMC found no indication of industrial or commercial use of the property. In the report, SMC identified six (6) potential areas of environmental concern: a 275-gallon aboveground storage tank (AST) present in the basement, two abandoned and partially disassembled automobiles present in the yard, and four 5-gallon cans of "wood preserver" present in the yard. Properties within the immediate vicinity of the site had documented releases to the subsurface, a property immediate to the north of the site was occupied by a large soil pile and extensive mixed metal waste, and an Emergency Incident Report on file with the CT DEP indicated a release of fuel oil to the groundwater from an abandoned tank located at Pacific Plumbing Supply Company (i.e. to the east of the Site). SMC recommended a Phase II Investigation to determine if a past release had occurred from the AST present or from abandoned automobiles. SMC indicated samples should be taken to determine if any hazardous materials were present in the surficial or subsurface soils on the property. There is no indication that a Phase II investigation was performed.

With the exception of the Previous Phase I conducted by SMC, there were no additional records found in regards to aboveground or underground storage tanks on the Site. There are no records of any spills or releases that have occurred on the Site. Aside from the surficial debris, there were no tell-tale signs of contamination observed on the Site. This assessment found no records on file at the CT-DEEP pertaining to the Site. Similarly, there were no records pertaining to the Site in the EDR database. There are several neighboring properties in the vicinity of the Site where historic manufacturing operations took place.

There are no known potable wells within the surrounding area. The surrounding area is serviced by public water, municipal sanitary sewer, and public utilities.

Hygenix staff has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 including the All Appropriate Inquiry requirements and the CT DEEP Site Characterization Guidance Document (SCGD) of the properties located at 495-519 Pacific Street, Stamford CT. This assessment included a review of environmental agency records, interviews with the owner and/or owner's representative, and a site inspection. On the basis of our review, HYGENIX did identify any potential Recognized Environmental Conditions (REC), also known as Areas of Concern.

The Transfer Act, Connecticut General Statutes 22a-134(3) applies to the transfer of an "establishment". An "establishment" is defined in 22a-134(3) as "any real property at which or any business operation from which (A) on or after November 19, 1980, there was generated, except as a result of remediation of polluted soil, groundwater or sediment, more than one hundred kilograms of hazardous waste in any one month, (B) hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled treated, transported or disposed of, (C) the process of dry cleaning was conducted on or after May 1, 1967, (D) furniture stripping was conducted on or after May 1, 1967, or (E) a vehicle body repair facility was located on or after May 1, 1967".

Based on our review of available records, the Site does not appear to qualify as an "establishment". For further information regarding the Transfer Act, one should consult legal counsel.

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Based upon the findings of this Phase I review, Hygenix recommends the following:

- To rule out the presence of an orphan underground tank, a magnetometer or ground penetrating radar survey should be performed. If the location of an orphan underground tank is identified, the orphan tank should be removed by a qualified contractor.
- Install test pits across the Site using either an excavator or backhoe to evaluate and assess underlying soil conditions. Conduct representative analysis of the soils for potential contaminants of concern (i.e. Volatile Organic Compounds (VOCs), Semi-volatile Organic Compounds (SVOCs/PAHs), Extractable Total Petroleum Hydrocarbons (ETPHs), Metals and Polychlorinated Biphenyl (PCBs)).
- Prior to development of the Site where excavation of soils will likely occur, a Soil Management Plan should be developed. The Soil Management Plan will assist with the excavation of soils during site development with emphasis on managing soils for export and/or for on-site re-use. Of concern will be potential for presence of fill related material and potential for common soil contaminants (i.e. Volatile Organic Compounds (VOCs), Semi-volatile Organic Compounds (SVOCs/PAHs), Extractable Total Petroleum Hydrocarbons (ETPHs), Metals and Polychlorinated Biphenyl (PCBs)).

I. INTRODUCTION

HYGENIX, Inc. (Hygenix) was contracted by Frank Steinegger of 495-519 Pacific Street LLC to conduct a Phase I Environmental Site Assessment (ESA) of a four contiguous vacant parcels with the addresses 495, 501, 511 and 519 Pacific Street in Stamford, Connecticut (the Site, Property or Subject Property). The purpose of this assessment is to identify either any known or potential Recognized Environmental Conditions on the Site. The purpose of this assessment is to provide due diligence for the bank.

The purpose of this assessment is to undertake a review of past and current uses of the property and identify any known or suspected Recognized Environmental Conditions (RECs) that may either impair or affect the property. This Phase I ESA was conducted in general conformance with the American Society for Testing Materials (ASTM) Standard E 1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment" and the Connecticut Department of Energy & Environmental Protection (CT-DEEP) Site Characterization Guidance Document.

a. Purpose

The goal of an environmental site assessment is to identify the presence, release or threat of a release of hazardous substances or petroleum products which might limit the use of a property, reduce its value, or require remediation, including the identification of Recognized Environmental Conditions¹ (RECs), as defined in ASTM E1527-13. Information concerning any discharges or releases of hazardous materials on, or adjacent to, the property is essential for determining any potential environmental impact on the parcel. A Phase I ESA is a preliminary evaluation consisting of three elements. The first element is a detailed review of the files of local, state and federal environmental agencies to note any grievance, complaint, or incident having a potentially adverse effect on the subject property as well as any filing or record keeping requirements. Second, interviews are conducted with the current property owner or other persons familiar with the property to gain a historical perspective of the building and parcel. Last, a site inspection is performed to confirm the information collected through the record review/interview process and to further identify any potential environmental issues. This assessment was conducted in accordance with recent ASTM Phase I Standard (E 1527-13), and the CT-DEEP Site Characterization Guidance Document (SCGD) for performing a Phase I Assessment. This assessment follows the United State Environmental Protection Agency's (EPA) recent All Appropriate Inquiry requirements to identify any Recognized Environmental Conditions. The following pages contain the findings of the various elements of the investigation.

b. Scope of Services

The scope of work included: a Site inspection, identification of the current land uses on the Site and adjacent properties, a search of federal and state regulatory databases, a review of records at the CT-DEEP file room in Hartford, a review of aerial photographs and Sanborn Fire Insurance Maps; and inquiries of persons

¹The CT-DEEP SCGD states the primary purpose of a Phase I ESA is to identify Areas of Concern (AOCs) that have resulted from current or historical uses of the site. AOCs are similar to RECs in that they are locations or areas at a site where hazardous waste and/or hazardous substances have been or may have been used, stored, treated, handled, disposed, spilled and/or released into the environment.

knowledgeable of the property and record searches from local agencies, including the City of Stamford Town Clerk, Building Department, Planning and Zoning, and Health Department. In addition, the assessment included a review of an earlier Phase I report prepared by SMC Environmental (SMC) for 501 Pacific Street located in Stamford, CT dated July 24, 2002 and revised August 2, 2002. Future land uses or situations on either the Site or adjacent properties are outside the scope of work.

c. Significant Assumptions

It is assumed information provided by others is fair and accurate.

d. User Reliance, Limitations and Exceptions of Assessment

This Phase I ESA was conducted for use and reliance of 495 – 519 Pacific Street LLC, the User. No use of the information contained herein by others is permissible without receiving prior written consent to do so from Hygenix, Inc. and the User.

II. SITE DESCRIPTION

a. Site Description

The overall gradient is relatively flat though portions of the Site have a raised grade of between 1-3'. The Site encompasses approximately 0.42 acre and consists of four contiguous taxable parcels. There are no structures currently on the Site. A chain-link fence with a locked gate surrounds the Subject Property on all sides.

b. Location and Legal Description

The Site is situated on the west side of Pacific Street and also has road frontage on Dock Street to the north. The Site is located in the City of Stamford, Fairfield County, State of Connecticut. The property is officially designated on Tax Assessor Map 127 as Block 80 and Lot numbers 34-37 by the City's Tax Assessor's office.

c. Site and Vicinity General Characteristics

Information obtained from the Tax Assessor's Office indicates the Site is located within a revised M-G (General Industries). The Site is located in an area that is primarily mixed-use with numerous apartment buildings, industrial and commercial properties.

The Stamford Town Clerk Land Records office had older site plans and maps on file for the Subject Property.

- Map No. 55 dated April 27, 1887 depicts the original subdivision of the Subject Property and surrounding area.
- Map No. 212 dated August 13, 1907 and entitled "Property of The Greyrock Land Co." depicts the southern portion of the Subject Property which contains an irregular-shaped structure. The map also depicts neighboring parcels located to the south of the Subject Property.
- Map No. 105 dated 1959 is grainy making it hard to distinguish site characteristics however the Subject Property is depicted. The map depicts what appears to be a large

irregular-shaped structure located on the norther portion of the Site (i.e. 485 – 497 Pacific Street), two rectangular-shaped structures on the central portion of the Site (i.e. 501 and 511 Pacific Street), and a rectangular-shaped structure on the southern portion of the Site (i.e. structure consists of 519 and 521 Pacific Street).

- Map No. 105 dated 1979 depicts the Subject Property. The map depicts a large irregular-shaped structure and a small rectangular-shaped rear structure located on the norther portion of the Site (i.e. 485 – 497 Pacific Street). A rectangular-structure is depicted to the central portion of the Site (i.e. 501 Pacific Street). An “L”-structure is depicted to the central portion of the Site (i.e. 511 Pacific Street). A large rectangular-shaped structure is depicted to the southern portion of the Site (i.e. structure consists of 519 and 521 Pacific Street).
- Map No. 13662 dated May 13, 2005 and entitled “Map Showing Land Acquired from Nancy J. Steinegger by City of Stamford - Urban Transitway Project” depicts the area the City of Stamford acquired from Nancy J. Steinegger for the Transitway Project (i.e. Dock Street). The portion of land acquired by the City of Stamford was the northern portion of 495 Pacific Street which was used for the construction of Dock Street.

During the initial assessment of the Site, HYGEXIX was provided a copy of a recent property survey map.

- Map No. PS dated February 29, 2015 and entitled “Property Survey Depicting 495-519 Pacific Street Stamford, CT” depicts the Subject Property. Each parcel is labeled with the street address (i.e. 495, 501, 511, and 519 Pacific Street) and is indicated as being a “vacant lot”. A chain link fence surrounds the Subject Property on all sides.

In addition, the Franklin Atlas Map from 1937-38 was reviewed at the City of Stamford Clerk’s Office. The map depicts the entire Site. The map depicts a large irregular-shaped structure and a small rectangular-shaped rear structure located on the norther portion of the Site (i.e. 485 – 497 Pacific Street). A rectangular-structure is depicted to the central portion of the Site (i.e. 501 Pacific Street). An “L”-structure is depicted to the central portion of the Site (i.e. 511 Pacific Street). A large rectangular-shaped structure is depicted to the southern portion of the Site (i.e. 519 and 521 Pacific Street).

The site plans are enclosed in the Appendix Section, along with a recent tax assessor’s map detailing the location of the Site.

d. Current Use of the Property

The Site consist of undeveloped vacant land.

e. Description of Structures, Roads, Other Improvements on the Site

There are no structures currently on the Site. A chain-link fence surrounds the Subject Property on all sides.

f. Description of Site Utilities

The surrounding area is serviced by natural gas, electricity, municipal water and municipal sewers.

g. Current Uses of the Adjoining Properties

The Site is bordered to the north by Dock Street. Bordering the Site to the east is Pacific Street and across the street is a commercial building formerly occupied by

Pacific Plumbing & Heating Supply Company. Bordering the Site to the south is T's Wine Bar & Kitchen, Fine 20th Century Furnishing, followed by DeMott Auto Inc. Bordering the Site to the west are vacant parcels of land followed by Garden street.

h. Waste Handling, Storage and Disposal

The Site does not generate any hazardous waste.

i. Water Supply

The area and surrounding areas are serviced by public water and the municipal sewer system.

j. Possible Sources of a Release

None identified.

k. Potential Receptors

i. Groundwater Use

The groundwater classification is listed as GB based upon the State of Connecticut, Department of Energy and Environmental Protection, water classification map. Ground-waters within this classification are considered unsuitable for direct human consumption without treatment.

ii. Domestic Wells/Public Water Supplies

There are no known potable wells within the surrounding area. The surrounding area is serviced by public water and the municipal sanitary sewer. No well receptor survey was conducted to identify other properties that may possibly be serviced by private wells within the surrounding area.

iii. Surface Water

The closest surface water body is the East Branch of Stamford Harbor, approximately 0.23 mile east of the Site.

iv. Nature and Conservation Areas

There are no nature and conservation areas within the immediate area. The closest park is Kosciuszko Park, approximately 0.78 mile south of the Site.

v. Wetland Areas and Flood Plains

There are no wetlands within the immediate area.

According to a Flood Insurance Rate Map, Panel 09001C-0516G dated July 8, 2013, the majority of the Site is located within zone X (other areas) – areas determined to be outside the 0.2% annual chance floodplain. The southeast portion of the Site may be located within zone X (other flood areas) – areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas of less than one square mile; and areas protected by levees from 1% annual chance flood.

III. USER PROVIDED INFORMATION

The User, Frank Steinegger of 495 – 519 Pacific Street LLC did not indicate any site specific knowledge or information concerning the environmental condition of the Site. The User did provide a copy of an earlier Phase I ESA for one of the Parcels at . Pacific Street

a. Title Records

Title Records were not provided to Hygenix by the User.

b. Environmental Liens or Activity and Use Limitations

No information was provided that identified the presence of environmental liens or activity and use limitations.

c. Specialized Knowledge

The “User” indicated no special knowledge about the Site, other than the background information provided by HYGENIX.

d. Commonly Known or Reasonably Ascertainable Information

The User provided a copy of an earlier Phase I ESA report conducted by SMC Environmental (SMC) for 501 Pacific Street located in Stamford, CT dated July 24, 2002 and revised August 2, 2002. This report was used in the preparation of this Phase I ESA. See Section VI for further details.

e. Valuation Reduction for Environmental Issues

The User did not indicate or provide any specific knowledge concerning any value reduction for environmental issues.

f. Reason for Performing Phase I ESA

Hygenix was contracted by the User, 495 – 519 Pacific Street LLC, to conduct a Phase I Environmental Site Assessment (ESA) of the above-mentioned parcels in Stamford, CT. The purpose for this report is to perform environmental due diligence for the “User” to identify any potential environmental issues that may affect financing of the Site.

IV. SITE HISTORY OF PROPERTY

a. Present Use and Ownership

The Subject Property is currently vacant. The Site is currently owned by 495-519 Pacific Street, LLC who acquired the property on November 9, 2006.

For a further understanding of the change in ownership of the Site, the Hygenix staff reviewed Land Records at the Stamford Government Center. The change in ownership records are further described in Section VI. b. *i* and Appendix C, Land Records. The ownership records are not intended to provide Title Records but have been compiled to provide Hygenix staff with a more thorough understanding of the usage of the Site over time.

b. Former Use and Surrounding Area

The Site is bordered to the north by Dock Street. Bordering the Site to the east is Pacific Street and across the street is a commercial building formerly occupied by Pacific Plumbing & Heating Supply Company. Bordering the Site to the south is T's Wine Bar & Kitchen, Fine 20th Century Furnishing, and further south by DeMott Auto Inc. Bordering the Site to the west are vacant parcels of land followed by Garden street.

495 Pacific Street – Records indicate that a structure was located on this parcel from at least 1884 until 1981. An irregular-shaped three-story structure (i.e. 485 – 497 Pacific Street) was used as twelve (12) apartment units and two (2) store fronts. The structure was demolished in 1981.

501 Pacific Street – Records indicate that a structure was located on this parcel from at least 1884 until 2006. A rectangular-shaped two-story structure was used for four (4) apartment units. The structure was demolished in 2006.

511 Pacific Street – Records indicate that a structure was located on this parcel from at least 1892 until 2007. Over the years additions were made. An "L"-shaped two and a half-story structure was used as three (3) apartment units and one (1) store front. The structure was demolished in 2007. Previous occupants include a confectionery, Yale Stationary Store, and Yale Luncheonette.

519 Pacific Street – Records indicate that a structure (i.e. structure consists of 519 and 521 Pacific Street) has occupied this parcel from at least 1892. Over the years additions were made. An irregular-shaped two-story structure was used for four (4) apartment units and one (1) store front. The structure was demolished in about or around 1990s to mid-2000s. Previous occupants include a boarding house, Laboratories Medicine Manufacture, and Stamford Photo Finishers.

V. INTERVIEW AND SITE RECONNAISSANCE**a. Interview with Owner and/or Knowledgeable Individual(s)**

The User, Frank Steinegger, had limited knowledge about the Site. Mr. Steinegger indicated that his father had owned 495 Pacific Street since the 1960's and that he acquired the remainder of the parcels approximately 20 years ago. His recollection of the use of the Subject Property was limited to residential apartments.

b. Methodology and Limiting Conditions

There were no limiting conditions.

c. Observed Activities

There are no structures currently on the Subject Site.

d. Exterior and Interior Observations/Features

On March 20, 2020 Peter Antonucci and Colleen Adams of Hygenix conducted an inspection of the Site. The inspection took place on an overcast day. The inspection entailed the exterior area of the Site. Site photographs are enclosed in the Appendix Section.

The Subject Property is currently vacant. A chain-link fence surrounds the Subject Property on all sides. Access on to the Site is gained through a locked chain-link gate located on the eastern side of the Site. Portions of the Site have a raised

grade of between 1-3'. The Site consist of grassy areas. Debris such as brick, stone, rock, concrete, asphalt, and wood was observed on Site.

The Site is bordered to the north by Dock Street. Bordering the Site to the east is Pacific Street and across the street by a commercial building formerly occupied by Pacific Plumbing & Heating Supply Company. Bordering the Site to the south is T's Wine Bar & Kitchen, Fine 20th Century Furnishing, followed by DeMott Auto Inc. Bordering the Site to the west are vacant parcels of land followed by Garden Street.

e. Hazardous Substances or Petroleum Products

No hazardous substances and/or petroleum products are either used or were observed on the Site.

f. Indications of PCB Containing Equipment/Materials

There was one pole mounted electrical transformer located along Pacific Street (i.e. east side of Subject Property). The transformer is owned by the Eversource Utility Company. There was no sign of any leakage. No other potential PCB containing equipment was identified.

g. Aboveground Storage Tanks

There are no above ground storage tanks on the Site.

h. Underground Storage Tanks

There are no known underground storage tanks on the Site.

i. Potential On-Site Contaminant Pathways

None identified.

j. Potential Off-Site Contaminant Pathways

There are several neighboring properties in the vicinity of the Site where historic manufacturing operations took place.

According to a previous Phase I conducted by SMC Environmental in 2002, there are many sites that are considered a potential off-site contaminate pathway to the Subject Property. The following properties were highlighted due to their locations relative to 501 Pacific Street:

Trichem formerly located at 114 Manhattan Street (0.053 mile north of Site) was a hauler of hazardous materials and were cited for violations for improper storage of chemicals.

Stamford Gas and Electric property located at 392 Pacific Street (0.046 mile NNE of the Site) was previously a coal gas plant; a utility refinery in the 19th century at which coal was converted into natural gas for municipal and industrial use. Coal gas sites are considered to be an environmental hazard to properties in their immediate vicinity if adequate remediation of the site has not been completed.

Pitney Bowes located at 624 Atlantic Street (0.079 mile west of Site) and 650 Atlantic Street (0.081 mile west of Site) has been under investigation. In addition, these properties were also RCRA register hazardous waste generators.

An Emergency Incident Report filed March 17, 1986 with the CT DEP indicated that release of oil to groundwater was attributed to an abandoned 550-gallon UST at Pacific Plumbing Supply Company which is located at 137 Manhattan Street (i.e. 0.008 mile of ESE of the Site).

k. Preliminary Conceptual Site Model

Records indicate that structures were located on the Subject Property from at least the 1880s and 1890s. The Subject Property was used as residential dwellings and stores. However, the structures were demolished in the 1980s and mid-2000s. Currently, the Subject Property is vacant and undeveloped.

495 Pacific Street – Records indicate that a structure was located on this parcel from at least 1884 until 1981. An irregular-shaped three-story structure (i.e. 485 – 497 Pacific Street) was used as twelve (12) apartment units and two (2) store fronts. The structure was demolished in 1981.

501 Pacific Street – Records indicate that a structure was located on this parcel from at least 1884 until 2006. A rectangular-shaped two-story structure was used for four (4) apartment units. The structure was demolished in 2006.

511 Pacific Street – Records indicate that a structure was located on this parcel from at least 1892 until 2007. Over the years additions were made. An "L"-shaped two and a half-story structure was used as three (3) apartment units and one (1) store front. The structure was demolished in 2007. Previous occupants include a confectionery, Yale Stationary Store, and Yale Luncheonette.

519 Pacific Street – Records indicate that a structure (i.e. structure consists of 519 and 521 Pacific Street) has occupied this parcel from at least 1892. Over the years additions were made. An irregular-shaped two-story structure was used for four (4) apartment units and one (1) store front. The structure was demolished in about or around 1990s to mid-2000s. Previous occupants include a boarding house, Laboratories Medicine Manufacture, and Stamford Photo Finishers.

The Site does not generate waste. With the exception of the Previous Phase I conducted by SMC, there were no additional records found in regards to aboveground or underground storage tanks on the Site. There are no records of any spills or releases that have occurred on the Site. Aside from the surficial debris, there were no tell-tale signs of contamination observed on the Site. This assessment uncovered no records on file at the CT-DEEP pertaining to the Site. Similarly, there were no records pertaining to the Site in the EDR database. There are several neighboring properties in the vicinity of the Site where historic manufacturing operations took place.

I. Vapor Intrusion Screening and Radon Gas

Vapor intrusion is not expected to be an issue, however due to historical industrial operations in the surrounding area vapor intrusion can't be ruled out.

Generally, ASTM soil vapor intrusion guidelines address environmental contamination. Volatile chemicals include volatile organic compounds, some semi-volatile organic compounds, and some inorganic compounds such as elemental mercury. Subsurface sources for volatile chemicals can include the following:

- a.) groundwater or soil that contain volatile chemicals;
- b.) non-aqueous phase liquid (NAPL)

- c.) buried wastes; and
- d.) underground tanks or drums

Naturally-occurring subsurface gases can also include radon, methane and hydrogen sulfide, but are not directly intended to be addressed under ASTM guidelines for soil vapor intrusion. A radon survey was not part of our assessment.

m. Historic Recognized Environmental Conditions

Hygenix did not identify any potential Historic Recognized Environmental Conditions (HRECs) at the Site during this investigation.

n. Recognized Environmental Conditions

Hygenix did not identify any Recognized Environmental Conditions (RECs) on the Site.

o. Controlled Recognized Environmental Conditions

Hygenix has not identified any Controlled Recognized Environmental Conditions (CRECs) on the Site. CRECs apply to areas where a release has occurred and been remediated to a non-residential standard subject to an institutional control.

VI. RECORDS REVIEW

a. Physical Setting Sources

i. Regional Physiology

Attached as an Appendix is a copy of a USGS map (Stamford Quadrangle 7.5 minute). The Site is located approximately 14 feet above sea level. The Site coordinates are:

Longitude: 73.5377 ° Latitude: 41.0465°

The drainage on the site is primarily to the east-southeast and is influenced by topography and local drainage basins.

ii. Geologic Conditions

According to a soil survey of Fairfield County conducted by the U.S. Department of Agriculture, the Site is in an Urban Land classification. The Urban Land unit consists of areas where structures generally cover more than 85 percent of the surface. The areas are commonly rectangular and slopes range from 0-8 percent but dominantly less than 5 percent. Included within this unit are small areas of Udorthents and areas of excessively drained Hinckley soils; somewhat excessively drained Hollis soils; well drained Agawam, Charlton, and Paxton soils; and moderately well drained Ninigret and Sutton soils.

According to a Bedrock Geologic Map of Connecticut (1985), the Subject Property is located within the Pumpkin Ground Member of the Harrison Gneiss (Ohp), a grey spotted, medium, to coarse grained, foliated gneiss.

iii. Hydrologic Conditions and Known Uses

The closest surface water body is the East Branch of Stamford Harbor, approximately 0.23 mile east of the Site.

The groundwater classification is listed as GB based upon the State of Connecticut, Department of Energy and Environmental Protection, water classification map. Groundwater within this classification is considered not suitable for direct human consumption without treatment.

The groundwater can be assumed to flow in a southeasterly direction.

b. Historical Use Information

Sanborn Insurance Maps depicting the Site were obtained for the years 1896, 1901, 1906, 1912, 1920, 1950, 1992, 1993, 1994, 1995, 1996, and 2002. Other historical research included a review of city directories from 1918/19 to the present at approximately five-year intervals. A record search was conducted at the CT-DEEP. Records were also reviewed in the Building Department, Planning & Zoning Department, and Town Clerk Land Records Office at the City of Stamford Government Center.

i. Land Ownership Records

Currently, the Subject Property (495, 501, 511 and 519 Pacific Street) is owned by 495-519 Pacific Street, LLC. Listed below is a summary of parcel acquisitions:

495 Pacific Street (Lot No. 34)

Record of Ownership	Book Vol/Page	Date
495-519 Pacific Street LLC	9917/118	7/15/2010
Steinegger, Nancy J	1326/198	3/7/1973
Steinegger, John F. (name change)	1103/18	4/28/1967
Steinegger, John F.	1098/7	2/2/1967
Vaselakos, George Est. (Incap.) by Conservator James L. Basil (formerly known as James L. Vaselakos)	1028/175	10/9/1964
Vaselakos, George Est. (Incap.) by Conservator Leonidas D. Vaselakos	833/588	5/16/1958

501 Pacific Street (Lot No. 35)

Record of Ownership	Book Vol/Page	Date
495-519 Pacific Street LLC	9917/118	7/15/2010
Steinegger John F	8775/114	11/9/2006
Ludlow Place LLC	8775/113	11/9/2006
New Neighborhoods Inc	8685/293	8/28/2006
Stam Affordable Homes Inc	6437/79	10/2/2002
AEE Realty Associates LLC	6156/68	3/12/2002
Bello Ernest J. Jr. et al	4534/97	2/22/1996
Bello Ernest J.	1584/257	10/5/1976
Koproski, Alexander R. et al (Patricia A. Koproski)	1482/27	7/9/1975

Narumra Investments (A Conn. Partnership)	1380/132	11/21/1973
Koproski, Alexander R. et al (Patricia A. Koproski)	1018/620	7/16/1964
Vaselakos, George Est. (Incap.) by Conservator Leonidas D. Vaselakos	833/588	5/16/1958
Vaselakos, George	n/a	8/16/1946

511 Pacific Street (Lot No.36)

Record of Ownership	Book Vol/Page	Date
495-519 Pacific Street LLC	9917/118	7/15/2010
Steinegger John F	8775/114	11/9/2006
Ludlow Place LLC	8775/113	11/9/2006
New Neighborhoods Inc	8685/291	8/28/2006
First County Bank	4661/276	10/31/1996
Graybar Seven LTD Partnership	2300/216	10/7/1983
Lenhart, August	2035/30	5/15/1981
Stamford Savings Bank (Cert. Forcl.)	2019/108	3/25/1981
Foreclosure Stamford Savings Bank	2010/224	2/13/1981
Whitley, William E.	1488/257	8/11/1975
Koproski, Alexander R. et al (Patricia A. Koproski)	1482/27	7/9/1975
Narumra Investments (A Conn. Partnership)	1380/132	11/21/1973
Koproski, Alexander R. et al (Patricia A. Koproski)	1018/620	7/16/1961
Vaselakos, George Est. (Incap.) by Conservator Leonidas D. Vaselakos	833/588	5/16/1958
Vaselakos, George	n/a	8/16/1945

519 Pacific Street (Lot No. 37)

Record of Ownership	Book Vol/Page	Date
495-519 Pacific Street LLC	9917/118	7/15/2010
Steinegger John F	8775/114	11/9/2006
Ludlow Place LLC	8775/113	11/9/2006
New Neighborhoods Inc	8685/291	8/28/2006
First County Bank	4661/276	10/31/1996
Graybar Seven LTD Partnership	2300/232	10/7/1983
Lenhart, August J.	1884/61	9/25/1979
Pearson, James Jr.	1691/306	11/7/1977
Rafoss, Sonja	1185/196	6/29/1970
Koproski, Alexander R. et al (Patricia A. Koproski)	1018/620	7/16/1961
Vaselakos, George est. (Incap.) by Conservator Leonidas D. Vaselakos	833/588	5/16/1958
Vaselakos, George	534/128	5/10/1944

The above-mentioned record of ownership does not represent a Title Search, but merely indicates the principal change in ownership records for purposes of identifying owners and potential uses of the Site. A more

thorough review would require a Title Search, and would be beyond the scope of this Phase I ESA land record review.

ii. Aerial Photographs

Aerial photographs were obtained from EDR for the years 1934, 1949, 1951, 1958, 1960, 1963, 1979, 1985, 1990, 1991, 1996, 2005, 2008, 2012, and 2016.

Description	Year
The 1934 aerial photograph depicts a large rectangular-shaped structure on the northern portion of the Site, an irregular-shaped structure central portion of the Site, a small rectangular-shaped structure is located on the southern portion of the Site, and a large rectangular-shaped structure boarder the Site to the north (i.e. latter redeveloped into Dock Street).	1934
The 1949 aerial photograph depicts similar site features as the previous aerial photograph.	1949
The 1951 aerial photograph depicts similar site features as the previous aerial photograph.	1951
The 1958 aerial photograph is grainy making it hard to distinguish site characteristics.	1958
The 1960 aerial photograph depicts an irregular shaped structure on the northern portion of the Site. Two large rectangular-shaped structure located on the southern and central portion of the Site. A large rectangular-shaped structure boarder the Site to the north (i.e. latter redeveloped into Dock Street).	1960
The 1963 aerial photograph is grainy making it hard to distinguish site characteristics.	1963
The 1979 aerial photograph is grainy making it hard to distinguish site characteristics.	1979
The 1985 aerial photograph depicts the northern portion of the Site as undeveloped. Two rectangular-shaped structures on the southern and central portion of the Site. The western portion of the Site is undeveloped. An undeveloped parcel boarder the Site to the north (i.e. latter redeveloped into Dock Street).	1985
The 1990 aerial photograph depicts similar site features as the previous aerial photograph however a square-shaped structure boarder the Site to the north (i.e. latter redeveloped into Dock Street).	1990
The 1991 aerial photograph is grainy making it hard to distinguish site characteristics, however it appears to depict similar site features as the previous aerial photograph.	1991
The 1996 aerial photograph depicts similar site features as the previous aerial photographs.	1996
The 2005 aerial photograph is grainy making it hard to distinguish site characteristics, however it appears to depict similar site features as the previous aerial photographs.	2005
The 2008 aerial photograph depicts similar site features as the previous aerial photographs. It appears as if the southern portion of the Site is being used as a parking lot and/or for storage purposes.	2008
The 2012 aerial photograph depicts the Site as undeveloped with vegetation. A road (i.e. Dock Street) borders the Site to the North.	2012
The 2016 aerial photograph depicts the Site as undeveloped with vegetation.	2016

Copies of these aerial photographs are included in Appendix A.

iii. City Directories

Listed below are individuals and/or businesses that have resided/operated at the Subject Property. The list was compiled from a review of available city directories on record at the Stamford Ferguson Library. Listed below are occupants of the Site over time.

495 Pacific Street

Occupant	Year
Not Listed	2005 - 2018
N.J. Steinegger	2000
Not Listed	1918/19 - 1995

501 Pacific Street

Occupant	Year
Not Listed	2018
Not Listed	2015
Not Listed	2009
No Listings	2005
Luis Alfaro, A. Nova, Victor Silva, & M. Suy	2000
Leonard Brister	1995
Leonard Brister & Carlos A. Carias	1990
Clara Espinoza	1985
Not Listed	1981
Vacant, Alvea Fredericks, Shirley I. Graham	1974/75
Vacant	1970
Aldean Frederick, Peter Kouloganes, Vacant, & James Montgomery	1965
Ann Davis, Angel Vazquez, Bessie Rasseas, & James Fillipoponlos	1960
I.C Anderman, James Rassias, & Paul Wisensld	1955
Andrew Lekakis, James Rassias, F. Arahovites, & Paul Wisenski	1950
Andrew Lekakis, James Rassias, & Felix J. Mazur	1945
George Arahovites, Arthur Foster, James Rassias, & Frank Wasco	1940
Michael Najarian, P.P. Mennona, James Rassias, & Emanuel Vetti	1935
Joseph Dastoli, Louis Demico, Anthony F. Mareiano, & Joseph Passaro	1930
Theresa Pagliarulo, Frank Passaro, & Joseph Passaro	1925
Anselmo Palleruno, Frank Passaro, & Joseph Passaro	1918/19

511 Pacific Street

Occupant	Year
Not Listed	2018
Not Listed	2015
Not Listed	2009
Not Listed	2005
No Listings	2000

Victor Rivas	1995
Not Listed	1990
Israel Torres	1985
Not Listed	1981
Yale Luncheonette, Vacant, & Jesse Turner	1974/75
Yale Luncheonette, Hurbert C. Guinyard, Jesse Turner, & Vacant	1970
Hubert C. Guinyard, Jesse Turner, Elsome Harder, & Yale Luncheonette	1965
Julia Adamis, Yale Stationary Store, George D. Derros, & Nicholas Tournas	1960
Julia Adamis, Yale Stationary Store, Anthony A. Taloni, Nettle D'Angelico, & George D. Zavras	1955
Julia Adamis, Yale Stationery Store, Nicholas D'Angelico, & George D. Zavras	1950
C. Moulketis, Athas Adamis, Yale Stationery Store, & Vacant	1945
William J. Blair, C. Moulketis, & Adamis A. – Conf.	1940
Adams A. – Conf., George Davis, Gust Roumes	1935
Adamis Athas – Conf., Saratos Manasiotis, & James Rassias	1930
Adams Artus – Confectionery & Saratos Manasiotis	1925
Not Listed	1918/19

519 Pacific Street

Occupant	Year
Not Listed	2018
Not Listed	2015
Not Listed	2009
Not Listed	2005
No Listings	2000
Gloria Marabella & Oscar M. Sandoval	1995
Tony Bates	1990
Henry White	1985
James Higgs	1981
Pinkie L. Johnson	1974/75
Vacant	1970
Vacant, Virginia Brown, Theodore Smith, John S. Scates, & Jean Jones	1965
A. Manos, Virginia Brown, Cherry Johnson, & George L. Smith	1960
B. Rassas, A. Manos, Thomas Washington, Virginia Brown, & Vacant	1955
B. Rassas, A. Manos, Virginia Cole, Stamford Photo Finishers, & Samuel G. Thorpe	1950
B. Rassias, Costas Manos, Frank Przcioski, & Tavares' A.F. Laboratories Medicine Mrfs.	1945
B. Itassias, Costas Manos, Frank Przcioski, & Vacant Store	1940
Angelo Jr. Gallaci, Joe's Liquor Store, Costas Manos, & Frank Przcioski	1935
Peter Karagaines, Joseph Mannony, & Edmond Spence	1930
Luigi Damico, Agazio Gallaci, & Edgar M. Knapp	1925
C. Shea – boarding house & Cornelius Shea	1918/19

iv. Historical Topographical Maps

Typically, Hygenix does not review historic topographic maps unless there is reason to suspect changes in the topography such as filling or cutting. Based upon a review of historical records neither activity is indicated.

v. Sanborn Fire Insurance Maps and Other Historic Maps

Sanborn Fire Insurance Maps from 1896, 1901, 1906, 1912, 1920, 1950, 1992, 1993, 1994, 1995, 1996, and 2002 were provided by EDR.

Description	Date(s)
The 1884 Sanborn depicts the north, east, and central portions of the Site. A large irregular-shaped structure located on the norther portion of the Site (i.e. 485 – 497 Pacific Street) and is labeled as a “two-story dwelling”. A rectangular-structure is depicted to the central portion of the Site (i.e. 501 Pacific Street) and is labeled as a “two-story dwelling”. The remaining portions of the Site are unmapped.	1884
The 1888 Sanborn does not depict the Site.	1888
The 1892 Sanborn depicts the entire Site. The Sanborn depicts the same large irregular-shaped structure located on the norther portion of the Site (i.e. 485 – 497 Pacific Street) as previous Sanborn Maps. A rectangular-structure is depicted to the central portion of the Site (i.e. 501 Pacific Street) and is labeled as a “two and a half-story dwelling”. An “L”-structure is depicted to the central portion of the Site (i.e. 511 Pacific Street) and is labeled as a “two and a half-story dwelling”. An “L”-structure is depicted to the southern portion of the Site (i.e. 519 Pacific Street) and is labeled as a “two-story dwelling”.	1892
The 1896 Sanborn depicts the same Site characteristics as the previous Sanborn Maps.	1896
The 1901 Sanborn depicts the Site. The Sanborn depicts the same large irregular-shaped structure and the small rectangular-shaped rear structure located on the norther portion of the Site (i.e. 485 – 497 Pacific Street) as previous Sanborn Maps. A rectangular-structure is depicted to the central portion of the Site (i.e. 501 Pacific Street) and is labeled as a “two -story flats”. An addition (i.e. porch) has been made to the south portion of the structure. An “L”-structure is depicted to the central portion of the Site (i.e. 511 Pacific Street) and is labeled as a “two-story dwelling and store”. An addition (i.e. porch) has been made to the rear portion of the structure. A large irregular-shaped structure is depicted to the southern portion of the Site (i.e. 519 and 521 Pacific Street) and is labeled as a “two-story dwelling”. An addition has been made to the southern portion of the structure.	1901
The 1929 Sanborn depicts the Site. The Sanborn depicts the same large irregular-shaped structure and the small rectangular-shaped rear structure located on the norther portion of the Site (i.e. 485 – 497 Pacific Street) as previous Sanborn Maps. The structure is now labeled as “flats” instead of “dwellings”. Additions have been made to the rear of the structure. A rectangular-structure is depicted to the central portion of the Site (i.e. 501 Pacific Street) and is labeled as a “two –story dwellings”. An addition (i.e. porch) has been made to the south portion of the structure. An “L”-structure is depicted to the central portion of the Site (i.e. 511 Pacific Street) and is labeled as a “two-story dwelling and store”. An addition (i.e. porch) has been made to the southern and western portion of the structure. There is a rectangular-shaped structure labeled “one and a half-story” to the rear. A large rectangular-shaped structure is depicted to the southern portion of the Site (i.e. 519 and 521 Pacific Street) and is labeled as a “two-story dwelling and store”. An addition (i.e. porch) has been made to the rear portion of the structure. There is a rectangular-shaped structure labeled “one and a half-story” to the rear.	1929

The 1951 Sanborn depicts same site characteristics as the 1929 Sanborn Map	1951
The 1981 Sanborn depicts the Site. The large irregular-shaped structure that was located on the norther portion of the Site (i.e. 485 – 497 Pacific Street) is no longer present. The rectangular-structure is depicted to the central portion of the Site (i.e. 501 Pacific Street) and is labeled as a “two -story dwelling”. A “L”-structure is depicted to the central portion of the Site (i.e. 511 Pacific Street) and is labeled as a “two-story dwelling and restaurant”. A large rectangular-shaped structure is depicted to the southern portion of the Site (i.e. 519 and 521 Pacific Street) and is labeled as a “two-story dwelling”.	1981

Copies of the Sanborn Maps and the Franklin Atlas Map are enclosed in the Appendix.

c. Standard Environmental Record Sources

i. Federal, State, and Tribal Environmental Record Sources

There were no database listings (records) pertaining to the Subject Property. Please refer below for a complete description of records found for the surrounding properties. For additional information refer to the attached Environmental Data Resources, Inc. (EDR) database, in Appendix E.

1. State and Federal Superfund List

A CERCLA site is a potentially hazardous waste site under investigation and review for clean-up. The CERCLIS list contains sites which are either proposed for consideration for clean-up under the National Priorities List (NPL) or on the National Priorities List, more commonly known as Superfund. A regulatory database search was conducted by EDR.

There are no NPL sites within a one mile radius of the Site

There are four (4) Federal RCRA CORRACTS facilities within a one-mile radius of the Site.

- 69 Walter Wheeler Dr- Pitney Bowes, Inc., approx. 0.309 mile SSW of Site
- 32 Washington Blvd- Stamford Natural Gas, approx. 0.477 mile SSW of Site
- 63 Myrtle Ave- ACME Electroplating, approx. 0.820 mile NE of Site
- 49 Liberty Place- E.J. Gaisser Inc., approx. 0.961 mile SW of Site

There are seven (7) sites listed by EDR under the State Hazardous Waste Sites (state’s equivalent to CERCLA) within a 1.0 mile radius of the Site. The closest State Hazardous Waste Sites (SHWS) are as follows:

- 114 Manhattan Ave Tri-Chem, approx. 0.53 mile north

of Site

- 39 Woodland Ave- Southern Connecticut Recycling Inc., approx. 0.203 mile SSW of Site
- 333 Ludlow St United Organics, approx. 0.376 mile SE of Site

Additionally, there are thirty-two (32) sites listed under the Site Discovery and Assessment Database (SDADB) within ½ mile of the Site. The SDADB sites are eligible for listings under the State's Hazardous Wastes Sites that are suspect of having a release of hazardous materials. However, it should be noted that inclusion on the SDADB list does not necessarily pose the potential for impact. Often listing on another database can cause listing under SDADB. The closest SDADB site are as follows:

- 127 Manhattan Ave- Leahy Business Archives Inc., approx. 0.045 mile north of Site
- 114 Manhattan Ave Tri-Chem, approx. 0.053 mile north of Site
- 624 Atlantic St- Pitney Bowes Inc., approx. 0.079 mile west of Site
- 599 Atlantic St Atlantic Street Site, approx. 0.084 mile WNW of Site
- 611-613 Atlantic St- Former Infanti Property., approx. 0.086 mile west of Site
- 664, 650, & 710 Atlantic St- Pitney Bowes Inc, approx. 0.087 mile WSW of Site

For additional details about the SDADB sites, please, refer to the EDR database.

2. Resource Conservation and Recovery Act

The Federal Resource Conservation and Recovery Act (RCRA) requires the states to track the generation, transportation, and disposal of hazardous wastes.

Small quantity generators (SQG) are facilities which generate 100 to 1000 kg of hazardous waste per month. Large quantity generators (LQG) are facilities which generate more than 1000 kg of hazardous waste per month. A Conditionally Exempt Small Quantity Generator (CESQG) generates less than 100 kg per month. Non Generator (NonGen) are facilities that don't presently generate hazardous waste. There are nine (9) NonGen, two (2) CESQG, and one (1) LQG within ½ miles of the Site:

NonGen

- 55 Garden St- Former Pitney Bowes Inc. (Atlantic St), approx. 0.049 mile SW of Site
- 669 Atlantic St- Royal Metals Corp, approx. 0.093 mile WSW of Site
- 50 John St- Roycliff Assoc. Inc., approx. 0.107 mile ENE of Site
- 190 Henry St- Speed Circuits Inc., approx. 0.158 mile SSE of Site
- 481 Canal St- New England Laminate Co Inc., approx. 0.167 ENE of Site
- 476 Canal St- Bar Way MFG Co Inc., approx. 0.176 mile ENE of Site
- 39 Woodland Ave- Excelsior Enterprise, approx. 0.203 mile SSW of Site
- 36 Ludlow St- Precision Ind Paint, approx. 0.210 mile south of Site
- 36 Ludlow St- Research Plating Electro Forming, approx. 0.210 south of Site

CESQG

- 655 Atlantic St- Raphaels Furniture Restoration, approx. 0.090 mile west of Site
- 560 Canal St- Rubino Brothers Inc., approx. 0.201 mile east of Site

LQG

- 537 Canal St- CVS Pharmacy, approx. 0.182 mile east of Site

3. Underground Storage Tanks

The CT-DEEP Underground Storage Facilities files had no notification records pertaining to underground storage tanks (USTs) at the Site. Notification and compliance with state and federal regulations is required for certain types and sizes of underground tanks and is generally required of tanks with a capacity greater than 2,100 gallons. There are ten (10) underground tanks within $\frac{1}{8}$ mile of the Site, and eight (8) locations within

$\frac{1}{8}$ - $\frac{1}{4}$ mile of the Site where there are underground tanks registered with the CT DEEP. Listed below are records of underground tanks within the immediate area of the Site:

- 484 Pacific St- 484 Pacific St LLC, 550-gallon gasoline tank permanently closed, approx. 0.008 mile ESE of Site
- 13 Market St- Stamford Industrial Park, 25,000-gallon gasoline tank permanently closed and removed from ground, approx. 0.016 mile SE of Site
- 26 Market St- Hartford Provision Co., two 4,000-gallon diesel tanks and one 4,000-gallon gasoline tank permanently closed and abandoned in ground, approx. 0.016 mile SE of Site
- 624 Atlantic St- Pitney Bowes Inc., two 10,000- gallon heating oil tank permanently closed and filled with inert material, 10,000-gallon heating oil tank permanently closed and removed from ground, approx. 0.079 mile west of Site
- 650 Atlantic St- Pitney Bowes, 3,000-gallon used oil tank and 10,000-gallon heating oil tank permanently closed and removed from ground, approx. 0.081 west of Site
- 13 Manhattan St- City of Stamford, 1,000-gallon heating oil tank permanently closed and removed from ground, approx. 0.082 mile NW of Site
- 613 Atlantic St- Infanti Property, 275-gallon used oil tank, 550-gallon used oil tank, 2,000-gallon gasoline tank, & 3,000-gallon gasoline tank permanently closed and removed from ground, 2,000-gallon gasoline tank permanently closed and filled with inert material, approx. 0.086 mile west of Site
- 641 Atlantic St- Hertz Car Wash Facility, 4,000-gallon gasoline tank permanently closed and removed from ground, approx. 0.210 mile south of Site

- 669 Atlantic St– 669 Atlantic Street Assc., 3,000-gallon heating oil tank currently in use, two 2,000-gallon heating oil tank permanently closed and removed from ground, approx. 0.093 WSW of Site
- 11 Dock St– Stern Family Foods Headquarters, 4,000-gallon diesel tank & 7,000-gallon gasoline tank permanently closed and abandoned in ground, approx. 0.104 NE of Site

The Leaking Underground Storage Tank (LUST) Files contain no records of any leaking underground tanks on the subject property. Database information for properties having leaking underground tanks within ½ mile radius of the Site are as follows: There are five (5) leaking underground tank (sites) within ⅛ mile of the Site; four (4) sites with leaking underground tanks between ⅛-¼ mile of the Site, and twenty (20) leaking underground tanks within ¼-½ mile of the Site. The closest sites within ⅛ mile having had a leaking underground tank are as follows:

- 484 Pacific St- 484 Pacific St LLC, 11/7/2014 (60827), no additional information provided, approx. 0.008 mile ESE of Site
- 531 Atlantic St– Dick Palmer Residence, 4/26/1999 (36053), unknown size tank containing heating oil, no additional information provided, approx. 0.081 west of Site
- 624 Atlantic St- Pitney Bowes Inc., 9/24/2008 (61601), no additional information provided, approx. 0.079 mile west of Site
- 611 Atlantic St- Dot Parking Garage (former Infanti Station), no additional information provided, approx. 0.086 mile west of Site
- 50 John St– Raycliff Associates, 1/29/1993 (30277), no additional information provided, approx. 0.107 ENE of Site

For additional information on nearby LUSTs, please, refer to the attached EDR database report. None of the listed leaking underground storage tanks would be expected to have any direct impact on the review Site given either the distance and/or gradient from the Site.

4. Solid Waste

The state Solid Waste Files contained no records pertaining to the Site.

There is one (1) Landfill/ Solid Waste Disposal Sites (SWRCY) sites within ½ mile of the Subject Property:

- 130 Magee Ave- Stamford Magee Avenue TS, approx. 0.498 mile east of Site

In addition, there are two (2) Solid Waste Facility/Landfill Sites (SWF/LF) within ½ mile of the Subject Property.

- 1 Harbor View Ave- Stamford Transfer Station, approx. 0.416 mile ENE of Site
- 39 Woodland Ave- Southern Connecticut Recycling Inc., approx. 0.203 SSW of Site

ii. Additional Environmental Record Sources

1. **Water Compliance and Air Compliance**

The Water and Air Compliance files documented no discharges or violations for the Site.

There is one (1) Leachate and Waste Water Discharge Inventory Data Layer (LWDS) and four (4) Aerometric Information Retrieval System (AIRS) facilities within ½ mile of the Subject Property:

LWDS

- 114 Manhattan Ave Tri-Chem, approx. 0.53 mile north of Site

AIRS

- 200 Henry St- Stamford Cabinetry, approx. 0.173 mile SSE of Site
- 560 Canal St- Rubino Brothers Inc., approx. 0.201 mile east of Site
- 677 Washington Blvd- UBS, approx. 0.306 mile NW of Site
- 69 Walter Wheeler Dr- Pitney Bowes, Inc., approx. 0.309 mile SSW of Site

2. **Oil and Chemical Spills**

There were no records of any incidents occurring at the Subject Property. A review of records at the offices of the DEEP in Hartford, CT indicates there have been several incidents within a ⅛ mile radius of the Subject Property. The closest incidents or discharges within ⅛ mile are as follows:

- 531 Atlantic St- Dick Palmer Residence, 4/26/1999 (9902633), in-ground tank failure

- released #2 fuel oil, tank removed, approx. 0.081 west of Site
- 624 Atlantic St- Pitney Bowes Inc., 4/26/2000, (200002744), 1,000-gallon LUST removed, 100-gallons of #2 fuel oil released due to puncture, tank removed, approx. 0.079 mile west of Site
 - 650 Atlantic St- 650 Atlantic St, 6/22/2005 (200503960), 550-gallon tank to be removed, digging revealed it was pipes not a tank, approx. 0.081 west of Site
 - 611 Atlantic St- Dot Parking Garage (former Infanti Station), 3/1/1994 (953), fire resulting from transfer of gasoline in 55-gallon contains to 2,000-gallon UST, approx. 0.086 mile west of Site
 - 50 John St- Raycliff Associates, 1/29/1993 (479), historical spill from two 3,000-gallon and one 4,000-gallon #4 fuel oil UST, possible groundwater contamination, monitoring wells installed, approx. 0.107 ENE of Site
- Raycliff Associates, 9/7/2000 (200006685), 3-gallons of hydraulic oil spilled due to container failure, approx. 0.107 ENE of Site

Note: In consideration of either the distance and/or gradient from the Site, it is unlikely any of the above incidents would have had any direct impact on the Site.

3. Connecticut Property Transfer Act

There were no records of any transfer filings in the Property Transfer Files for the Site. In general, the Property Transfer Program requires certain properties that have generated hazardous waste to disclose to the buyer site conditions and provides for remediation of any releases on the property either prior to the sale or within specified timeframes. If a property is characterized as an "establishment", upon transfer of ownership of the business or property filing is required. A **Form I** states that there have been no known releases on the property from hazardous materials. A **Form II** states that a release(s) had occurred and have been appropriately remediated. A **Form III** states a release(s) has occurred and is subject to future remediation. A **Form IV** states that a release has occurred and that all actions to remediate the site have been taken in accordance with the remediation standard regulations except post-remediation monitoring or natural attenuation.

There is one (1) properties within $\frac{1}{8}$ mile that have been filed as "establishments" under the Property Transfer Act.

- 127 Manhattan Ave- Leahy Business Archives Inc, Form I filed 3/9/1990, approx. 0.045 mile North of Site

For additional information on nearby properties under the Connecticut Property Transfer Program, please, refer to the attached EDR database report.

4. Waste Manifest Records

There were no records of Manifests for the Subject Property in the EDR. Several properties in the surrounding area have records for generation of wastes as indicated by waste manifest records. The following sites with manifests are within the immediate area of the Subject Property:

- 16 Garden St- Stamford City of Engineering, 3/13/2006 (MAQ658270), 200 lbs of hazardous solid waste coded D008, approx. 0.016 mile NW of Site
- 26 Market St- Baker Properties, 6/15/1993 (CTF0282814), 500 gallons of flammable liquid waste coded D018, approx. 0.016 mile SE of Site
- 553 South Pacific - DeMott Automotive, 1/9/2006 (CTP033561603), 2 gallons of ignitable liquid waste coded D001, recovered 75% of total material, approx. 0.034 mile south of Site
- Pacific & Manhattan St- CL&P Stamford, 1/11/2001 (CTF0803616), 4,800 lbs of batteries filled with acid waste coded D002, approx. 0.046 mile NNE of Site

For information on manifests in the surrounding area, please refer to the EDR Database enclosed as an attachment.

d. Regulatory Agency File Review

Records maintained by the Town Clerk, Building Department, Planning and Zoning, and Health Department were reviewed during our investigation.

i. Tax Assessor's Office

Older tax assessor cards for the Site were obtained from the town's tax assessor's office. The records provided include tax assessor cards from the 1950s, 1960s, 1970s, 1980s, 1990s, and the current tax card.

495 Pacific Street

The 1950s tax card lists the owner as George Vaselakos Estate (Incap.) by Conservator Leonidas D. Vaselakos. The card indicates that the property contains a three-story structure containing twelve (12) apartment units and two (2) store fronts. The card indicates that the foundations is stone and the roof is flat and consists of metal and tin. The exterior walls consists of clapboards, brick, concrete and/or cinder block while the interior walls consists of plaster. There is a full cellar with earth floors (i.e. dirt). The card indicates that the structure is not heated. There is a sketch depicting the Site structure.

The 1960s tax card lists the owner as John F. Steinegger. The card indicates that the property contains a three-story structure containing twelve (12) apartment units and two (2) stores fronts. The card indicates that the structure is heated by gas. There is a sketch depicting the Site structure.

The 1970s tax card lists the owner as Nancy J. Steinegger. The card indicates that the property contains a three-story structure containing twelve (12) apartment units. The card indicates that the roof is flat and consists of tar and gravel as well as rolled metal. The exterior walls consist of siding or shingles. The card indicates that the structure is heated by hot water and an oil burner. There is a note on the card indicating that there was a fire on 2/16/1981. There is a sketch depicting the Site structure.

The 1980s tax card lists the owner as Nancy J. Steinegger. The card indicates that the previous site structure was demolished. The card indicates that this Site became a vacant lot on 9/29/1981.

The 1990s tax card lists the owner as Nancy J. Steinegger. The card indicates that the Site has access to public water, utilities and municipal sanitary sewer.

According to the current tax card the owner is 495-519 Pacific Street LLC. The card indicates that the Site is a vacant commercial lot consisting of 0.1602 acres. The tax card indicates that Site is surrounded by a chain-link fence that was put up in 2012. There is a photograph depicting the Site.

501 Pacific Street

The 1950s tax card lists the owner as George Vaselakos Estate (Incap.) by Conservator Leonidas D. Vaselakos. The card indicates that the property contains a two-story structure containing four (4) apartment units. The card indicates that the foundations is stone and/or brick and the roof is flat and consists of composite. The exterior walls consists of clapboards while the interior walls consists of plaster. There is a full cellar with earth floors (i.e. dirt). The card indicates that the structure is not heated. There is a sketch depicting the Site structure.

The 1960s tax card lists the owner as Alexander R. Koproski et al (Patricia A. Koproski). The card indicates that the property contains a two-story structure containing four (4) apartment units. The card indicates that the roof is flat consists of composite, tar, and gravel. The card indicates that the structure is heated by oil. There is a sketch depicting the Site structure.

The 1970s tax card lists the owner as Ernest J. Bello. The card indicates that the property contains a two-story structure containing four (4) apartment units. The card indicates that the roof is flat and consists of composite, tar, gravel, and metal. The card indicates that there is a wooden deck. The exterior walls consists of siding or shingles while the interior walls consists of plaster. There is a full cellar with concrete floors. The structure is heated by hot water and an oil burner. There is a sketch depicting the Site structure.

The 1980s tax card lists the owner as Ernest J. Bello. The card indicates that the property contains a two-story structure containing four (4) apartment units. The card indicates that the foundation is brick and the roof is flat and consists of tar and gravel. The exterior walls

consists of siding while the interior walls consists of plaster. The structure is heated by hot water and an oil burner. The card indicates that the structure is not heated. There is a sketch depicting the Site structure.

The 1990s tax card lists the owner as AEE Realty Associates LLC. The card indicates that the property contains a covered porch built in or about 1958. The card indicates that the Site has access to public water, utilities and municipal sanitary sewer. There is a sketch depicting the Site structure.

According to the current tax card the owner is John F. Steinegger. The card indicates that the Site is a vacant commercial lot consisting of 0.086 acres. There is a note on the card indicating that the lot has been vacant since April 2012. There is a photograph depicting the Site.

511 Pacific Street

The 1950s tax card lists the owner as George Vaselakos Estate (Incap.) by Conservator Leonidas D. Vaselakos. The card indicates that the property contains a two-story structure containing three (3) apartment units and one (1) store front. The card indicates that the foundations is stone and/or brick and the roof is flat and consists of composite. The exterior walls consists of wooden and asbestos shingles while the interior walls consists of plaster. There is a full cellar with a cement floor. The card indicates that the structure is not heated. There is a sketch depicting the Site structure.

The 1960s tax card lists the owner as Alexander R. Koproski et al (Patricia A. Koproski). The card indicates that the property contains a two-story structure containing three (3) apartment units and one (1) store front. The card indicates that the foundations is stone and/or brick and the roof is flat and consists of composite, tar, and gravel. The exterior walls consists of asbestos shingles while the interior walls consists of plaster. The card indicates that the structure is not heated. There is a sketch depicting the Site structure.

The 1970s tax card lists the owner as August Lenhart. The card indicates that the property contains a two-story structure containing three (3) apartment units. The card indicates that the structure is not heated. There is a sketch depicting the Site structure.

The 1980s tax card lists the owner as Graybar Seven LTD Partnership. The card indicates that the property contains a two-story structure containing two (2) apartment units and one (1) restaurant. The card indicates that the structure is not heated and that there is a deck. There is a sketch depicting the Site structure.

The 1990s tax card lists the owner as First County Bank. The card indicates that the property contains an enclosed covered porch built in or about 1910. The card indicates that the Site has access to public water, utilities and municipal sanitary sewer. There is a sketch depicting the Site structure.

According to the current tax card the owner is John F. Steinegger. The card indicates that the Site is a vacant commercial lot consisting of 0.071 acres. There is a note on the card indicating that the lot has been vacant since April 2012. There is a photograph depicting the Site. The following building permit was listed on the card:

- Permit No. 9999999 dated 10/1/2007 for demolition

519 Pacific Street

The 1950s tax card lists the owner as George Vaselakos Estate (Incap.) by Conservator Leonidas D. Vaselakos. The card indicates that the property contains a two-story structure containing four (4) apartment units and one (1) store front. The card indicates that the foundations is stone and/or brick and the roof is flat and consists of composite. The exterior walls consists of brick veneer and clapboard while the interior walls consists of plaster. There is a full cellar with a cement floor. The card indicates that the structure is not heated. There is a sketch depicting the Site structure.

The 1960s tax card lists the owner as Sonja Rafoss. The card indicates that the property contains a two-story structure containing four (4) apartment units and one (1) store front. The card indicates that the roof is flat and consists of composite and tar. The card indicates that the structure is not heated. There is a sketch depicting the Site structure.

The 1970s tax card lists the owner as August J. Lenhart. The card indicates that the property contains a two-story structure containing four (4) apartment units. The card indicates that the structure is not heated and that there is a deck. There is a sketch depicting the Site structure.

The 1980s tax card lists the owner as Graybar Seven LTD Partnership. The card indicates that the property contains a two-story structure containing four (4) apartment units. The card indicates that the structure is heated by hot water and an oil burner. There is a sketch depicting the Site structure. The following building permits was listed on the card:

- Permit No. 67390 (35M) dated 7/25/1988 for
 - Repair fire damage
 - Repair of fire damage 1st left
 - Repair fire damage in Unit No. 3
 - Repair fire damage in Unit No. 5

The 1990s tax card lists the owner as First County Bank. The card indicates that the property contains a porch. The card indicates that the Site has access to public water, utilities and municipal sanitary sewer. There is a sketch depicting the Site structure.

According to the current tax card the owner is John F. Steinegger. The card indicates that the Site is a vacant commercial lot consisting of 0.097 acres. There is a note on the card indicating that the lot has been vacant since April 2012. There is a photograph depicting the Site.

ii. Local Fire Marshal's Office

A Freedom of Information Request was sent to the Stamford Fire Marshal Office on March 19, 2020. At the time of issuing this report, no response was received.

iii. Local Health Department

The Health Department had limited records on file for the Subject Property. The records that were assessed includes the following:

- Complaint dated 1997 for overcrowding at 496 Pacific Street
- Complaint dated early-2000s for litter at 511 Pacific Street
- Complaint for illegal dumping at 511 Pacific Street
- Complaint for illegal dumping at 519 Pacific Street

iv. Municipal Building Department

The Building Department had various permits on record for the Subject Property. The information assessed includes the following:

495 - 497 Pacific Street

- Permit No. 59165 dated 2/20/1981 for demolition
- Permit No. 46015 dated 12/1967 for fire escape
- Permit No. 4458 dated 11/19/1964 for gas burners

501 Pacific Street

- Permit No. B-D 2006-0005 dated 2/2/2006 for demolition of existing residence

511 Pacific Street

- Permit No. OB 16-163 dated 9/15/2016 for partial lane closure for rain gutter cleaning, inspection, & caulking of windows
- Permit No. 14377 dated 12/16/1960 for gas
- Permit dated 1/1975 for heating and air condition

519 Pacific Street

- Permit No. 67390 & Co No.18901 dated 7/26/1988 for fire damage
- Permit No. 53141 & Co No. 8538 dated 12/1974 for fire damage
- Co No. 8390 dated 12/1974 for interior alteration
- Permit No. 48672 dated 5/15/1970 for fire damage
- Permit No. 44444 dated 9/14/1966 for fire damage
- Permit No. 2168 dated 2/5/1965 for gas burner
- Permit No. 2181 dated 2/10/1965 for gas burner
- Permit No. 14389 dated 12/28/1960 for gas

v. Connecticut Department of Energy & Environmental Protection

Record searches were conducted at the Hartford Office of the CT-DEEP. The record review encompassed the Department's files on Hazardous Waste, Waste Manifests, Superfund Sites, Water Compliance, Oil and Chemical Spills, Underground Tanks, Solid Waste, PCBs, Order Books, Air Management and Property Transfers. There were no files on record at the CT-DEEP pertaining to the Subject Property.

A database survey was also conducted by Environmental Data Resources (EDR) in accordance with ASTM Standard Practices for Environmental Site Assessments. There were incidents in the surrounding area. See Section VI for further details.

e. Previous Environmental Investigations/Reports

HYGENIX was provided a copy of a previous Phase I ESA conducted by SMC Environmental (SMC) for 501 Pacific Street located in Stamford, CT dated July 24, 2002 and revised August 2, 2002.

501 Pacific Street was occupied by a single four-unit residential building with a small adjoining yard. The residential structure was constructed in the early 1900s. SMC found no indication of industrial or commercial use on the property. In the report, SMC identified six (6) potential areas of environmental concern:

- A 275-gallon aboveground storage tank (AST) was present in the basement. The AST was no longer in use and contained an unknown quantity of oil. There were fill and vent pipes originated on the west face of the subject building. Fuel lines which formerly ran to a furnace were buried under the concrete floor of the basement. Cracks were present in the basement floor. Light staining of soil was observed at the exterior vent and fill pipes.
- Two abandoned and partially disassembled automobiles were present west of the building and four additional abandoned automobiles were observed in the vacant lot immediately south of the site. Staining of soil were observed in the area occupied by all of these cars.
- Four 5-gallon cans of "wood preserver" were present in the yard to the west of the subject building. Two cans were open and one can was observed to be open and on its side. Staining of soils were observed in the areas of these cans.
- Properties within the immediate vicinity of the site have documented releases of oil, gasoline, and chlorinated volatile organic compounds (VOCs) to the subsurface.

Additionally, a property to the north of the site is a major electrical transformer station and was formerly the site of a coal gasification plant.

- A property immediate to the north of the site was occupied by a large soil pile and extensive mixed metal waste. No information regarding the source or composition of the soil pile was obtained.
- An Emergency Incident Report on file with the CT DEP indicated a release of fuel oil to the groundwater from an abandoned tank located at the Pacific Plumbing Supply Company in 1986. Pacific Plumbing Supply Company is located northeast of the site.

SMC recommended a Phase II Investigation to determine if a past release has occurred from the AST present or from abandoned automobiles. SMC indicated samples should be taken to determine if any hazardous materials were present in the surficial or subsurface soils on the property. There is no indication that a Phase II investigation was performed.

VII. APPLICABILITY OF THE CONNECTICUT TRANSFER ACT

The Transfer Act, Connecticut General Statutes 22a-134(3) applies to the transfer of an "establishment". An "establishment" is defined in 22a-134(3) as "any real property at which or any business operation from which (A) on or after November 19, 1980, there was generated, except as a result of remediation of polluted soil, groundwater or sediment, more than one hundred kilograms of hazardous waste in any one month, (B) hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled treated, transported or disposed of, (C) the process of dry cleaning was conducted on or after May 1, 1967, (D) furniture stripping was conducted on or after May 1, 1967, or (E) a vehicle body repair facility was located on or after May 1, 1967".

There was an earlier Form III business transfer filing in the Property Transfer Files for the subject property. In general, the Property Transfer Program requires certain properties that have generated hazardous waste to disclose to the buyer site conditions, and provides for remediation of any releases on the property either prior to the sale or within specified timeframes. If a property is characterized as an "establishment", upon transfer of ownership of the business or property filing is required. A **Form I** states that there have been no known releases on the property from hazardous materials. A **Form II** states that a release(s) had occurred and have been appropriately remediated. A **Form III** states a release(s) has occurred and is subject to future remediation. A **Form IV** states that a release has occurred and that all actions to remediate the site have been taken in accordance with the remediation standard regulations except post-remediation monitoring or natural attenuation.

Based on our review of available records the, the Site does not appear to qualify as an "establishment". For further information regarding the Transfer Act, one should consult legal counsel.

VIII. EVALUATION

a. Findings, Opinions and Conclusions

The Site consists of four contiguous parcels which totals approximately 0.42 acre. Currently, there are no structures on the Subject Property. The Site is situated on the west side of Pacific Street and also has road frontage on Dock Street to the north. The

Site is located in the City of Stamford, Fairfield County, State of Connecticut. The Subject Property is officially designated on Tax Assessor Map 127 as Block 80 and Lot numbers 34-37 by the City's Tax Assessor's office. The Subject Parcels are as follows:

Address	Tax ID No.	Lot No.	Parcel Size-Acre(s)
495 Pacific Street	002-2255	34	0.16
501 Pacific Street	001-2055	35	0.09
511 Pacific Street	001-2056	36	0.07
519 Pacific Street	001-8693	37	0.10

The Site is bordered to the north by Dock Street. Bordering the Site to the east is Pacific Street and across the street is a commercial building formerly occupied by Pacific Plumbing & Heating Supply Company. Bordering the Site to the south is T's Wine Bar & Kitchen, Fine 20th Century Furnishing, followed by DeMott Auto Inc. Bordering the Site to the west are vacant parcels of land followed by Garden street.

A chain-link fence surrounds the Subject Property on all sides. Access on to the Site is gained through a locked chain-link gate located on the eastern side of the Site. Portions of the Site have a raised grade of between 1-3'. The Site consist of grassy areas. Debris such as brick, stone, rock, concrete, asphalt, and wood was also observed on the Site.

Based upon available records including city street directories, Sanborn Insurance Maps, historic maps, and tax assessor field cards, the Site appears to have been used for residential purposes along with store fronts since at least the late 1880s.

495 Pacific Street – Records indicate that a structure was located on this parcel from at least 1884 until 1981. An irregular-shaped three-story structure (i.e. 485 – 497 Pacific Street) was used as twelve (12) apartment units and two (2) store fronts. The structure was demolished in 1981.

501 Pacific Street – Records indicate that a structure was located on this parcel from at least 1884 until 2006. A rectangular-shaped two-story structure was used for four (4) apartment units. The structure was demolished in 2006.

511 Pacific Street – Records indicate that a structure was located on this parcel from at least 1892 until 2007. Over the years additions were made. An "L"-shaped two and a half-story structure was used as three (3) apartment units and one (1) store front. The structure was demolished in 2007. Previous occupants include a confectionery, Yale Stationary Store, and Yale Luncheonette.

519 Pacific Street – Records indicate that a structure (i.e. structure consists of 519 and 521 Pacific Street) has occupied this parcel from at least 1892. Over the years additions were made. An irregular-shaped two-story structure was used for four (4) apartment units and one (1) store front. The structure was demolished in about or around 1990s to mid-2000s. Previous occupants include a boarding house, Laboratories Medicine Manufacture, and Stamford Photo Finishers.

HYGENIX was provided a copy of a previous Phase I ESA conducted by SMC Environmental (SMC) for 501 Pacific Street located in Stamford, CT dated July 24, 2002 and revised August 2, 2002. The report notes that this property was occupied by a single four-unit residential building with a small adjoining yard. The residential structure was constructed in the early 1900s. SMC found no indication of industrial or commercial use of the property. In the report, SMC identified six (6) potential areas of environmental concern: a 275-gallon aboveground storage tank (AST) present in the basement, two abandoned and partially disassembled automobiles present in the yard, and four 5-gallon

cans of "wood preserver" present in the yard. Properties within the immediate vicinity of the site had documented releases to the subsurface, a property immediate to the north of the site was occupied by a large soil pile and extensive mixed metal waste, and an Emergency Incident Report on file with the CT DEP indicated a release of fuel oil to the groundwater from an abandoned tank located at Pacific Plumbing Supply Company (i.e. to the east of the Site). SMC recommended a Phase II Investigation to determine if a past release had occurred from the AST present or from abandoned automobiles. SMC indicated samples should be taken to determine if any hazardous materials were present in the surficial or subsurface soils on the property. There is no indication that a Phase II investigation was performed.

With the exception of the Previous Phase I conducted by SMC, there were no additional records found in regards to aboveground or underground storage tanks on the Site. There are no records of any spills or releases that have occurred on the Site. Aside from the surficial debris, there were no tell-tale signs of contamination observed on the Site. This assessment found no records on file at the CT-DEEP pertaining to the Site. Similarly, there were no records pertaining to the Site in the EDR database. There are several neighboring properties in the vicinity of the Site where historic manufacturing operations took place.

There are no known potable wells within the surrounding area. The surrounding area is serviced by public water, municipal sanitary sewer, and public utilities.

Hygenix staff has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 including the All Appropriate Inquiry requirements and the CT DEEP Site Characterization Guidance Document (SCGD) of the properties located at 495-519 Pacific Street, Stamford CT. This assessment included a review of environmental agency records, interviews with the owner and/or owner's representative, and a site inspection. On the basis of our review, HYGENIX did identify any potential Recognized Environmental Conditions (REC), also known as Areas of Concern.

The Transfer Act, Connecticut General Statutes 22a-134(3) applies to the transfer of an "establishment". An "establishment" is defined in 22a-134(3) as "any real property at which or any business operation from which (A) on or after November 19, 1980, there was generated, except as a result of remediation of polluted soil, groundwater or sediment, more than one hundred kilograms of hazardous waste in any one month, (B) hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled treated, transported or disposed of, (C) the process of dry cleaning was conducted on or after May 1, 1967, (D) furniture stripping was conducted on or after May 1, 1967, or (E) a vehicle body repair facility was located on or after May 1, 1967".

Based on our review of available records, the Site does not appear to qualify as an "establishment". For further information regarding the Transfer Act, one should consult legal counsel.

Based upon the findings of this Phase I review, Hygenix recommends the following:

- To rule out the presence of an orphan underground tank, a magnetometer or ground penetrating radar survey should be performed. If the location of an orphan underground tank is identified, the orphan tank should be removed by a qualified contractor.
- Install test pits across the Site using either an excavator or backhoe to evaluate and assess underlying soil conditions. Conduct representative analysis of the soils for potential contaminants of concern (i.e. Volatile Organic Compounds (VOCs), Semi-volatile Organic Compounds (SVOCs/PAHs), Extractable Total Petroleum Hydrocarbons (ETPHs), Metals and Polychlorinated Biphenyl (PCBs)).
- Prior to development of the Site where excavation of soils will likely occur, a Soil Management Plan should be developed. The Soil Management Plan will assist with the excavation of soils during site development with emphasis on managing soils for export and/or for on-site re-use. Of concern will be potential for presence of fill related material and potential for common soil contaminants (i.e. Volatile Organic Compounds (VOCs), Semi-volatile Organic Compounds (SVOCs/PAHs), Extractable Total Petroleum Hydrocarbons (ETPHs), Metals and Polychlorinated Biphenyl (PCBs)).

b. Data Gaps

There are no significant data gaps.

c. Qualifications of Environmental Professional

Resumes of Hygenix, Inc. personnel involved in this Phase I ESA are attached as Appendices.

d. Limitations

HYGENIX, Inc. has performed our services, within the limits prescribed by our client, with the usual thoroughness and competence of the environmental-engineering profession. The findings in this report are based upon visual observation of the Site and documents reviewed, as described in this report, and applied to Site conditions existing at the time of investigation and those reasonably foreseeable. Our findings cannot necessarily apply to Site changes of which this office is not aware and has not had the opportunity to evaluate. The conclusions in this report are professional opinions based solely upon these findings and are intended exclusively for the purpose outlined herein and at the Site location and project indicated.

This report is for the sole use of our client. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and reuse of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user.

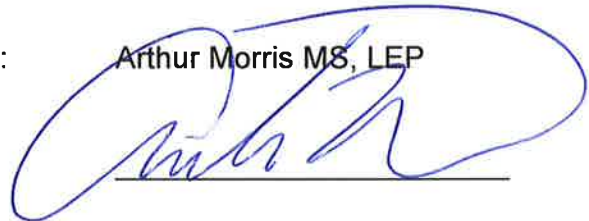
It should be recognized that this study is not intended to be a definitive investigation of possible contamination at the subject property. This is a Phase I Environmental Site Assessment. This report is not intended to address, assert or otherwise determine if any environmental contamination exists in or outside of buildings or structures, in surface or groundwater, or above or below the ground. Contamination data is obtained only by sampling and chemical analyses in and around the property. Further if any renovation and/or demolition within or about the structure are planned, one should perform sampling for potential contaminants of concern including but not limited to: asbestos containing building materials, lead based paint (pre-1978 buildings), caulking in windows (possibly containing PCBs), electrical ballasts possibly containing PCBs, mercury containing fluorescent bulbs, thermometers for mercury, etc. If these contaminants are present, the materials containing the contaminants should be removed and/or abated in accordance with applicable regulations prior to the work.

e. Environmental Professional (EP) Statement and Signature

HYGENIX, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 495-519 Pacific Street and Lots 34-37 in Stamford, CT, the subject property. There are no exceptions to, or deletions from this practice. Further, I declare that, based upon my years of experience in the environmental field and state license as an environmental professional, that I meet or exceed the definition of an Environmental Professional as defined in Section 312.10 of CFR Part-321 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Senior Environmental Investigator:

Arthur Morris MS, LEP

A handwritten signature in blue ink, appearing to read 'Arthur Morris', written over a horizontal line.

Environmental Investigator:

Peter Antonucci, BS

A handwritten signature in blue ink, appearing to read 'Peter Antonucci', written over a horizontal line.

Staff Researcher:

Colleen Adams, BS

A handwritten signature in blue ink, appearing to read 'Colleen Adams', written over a horizontal line.

Date:

March 25, 2020

IX. NON-SCOPE SERVICES

This review did not include an assessment of the following:

- *an investigation of asbestos-containing building materials*
- *an investigation for radon*
- *an investigation of lead-based paint*
- *an investigation for lead in drinking water*
- *an investigation of wetlands*
- *does not include review for regulatory compliance with OSHA, RCRA, Toxic Substance Control act, Emergency Planning & Community Right to Know Act, the Clean Air Act, etc.*
- *an investigation for endangered species*
- *an investigation for indoor air quality*
- *an investigation for mold and/or fungi*

References/Bibliography (resources)

ASTM – E 1527-13 Phase I Environmental Site Assessment Standard

State of Connecticut Department of Environmental Protection, Site Characterization Guidance Document September 2007

Remediation Standard Regulations, Regulations of Connecticut State Agencies Sections 22a-133k-1 through 22a-133k-3

Soil Survey of Fairfield County, CT, US department of Agriculture, February 1981

Bedrock Geology Map of Connecticut, John Rogers-Yale University 1985

Water Quality Classification Map adopted March 30, 1999 CT DEP

Environmental Data Resources, Inc. EDR Radius Report with Geocheck; Inquiry Number 4435614.2s, Dated October 12, 2015

Environmental Data Resources, Inc. EDR Sanborn Insurance Maps; Inquiry Number 4435614.3, Dated October 12, 2015

Environmental Data Resources, Inc. EDR Aerial Photographs; Inquiry Numbers 4435614.5, Dated October 13, 2015

Review of City Directories at the Ferguson Public Library in Stamford, CT and the State Library in Hartford, CT

Phase I ESA, 575-579 Pacific Street, Garden St lots 48-50, Stamford, CT prepared by HYGENIX, Inc, dated April 19, 1999

Phase II ESA, 575-579 Pacific Street, Garden St lots 48-50, Stamford, CT prepared by HYGENIX, Inc, dated May 28, 1999

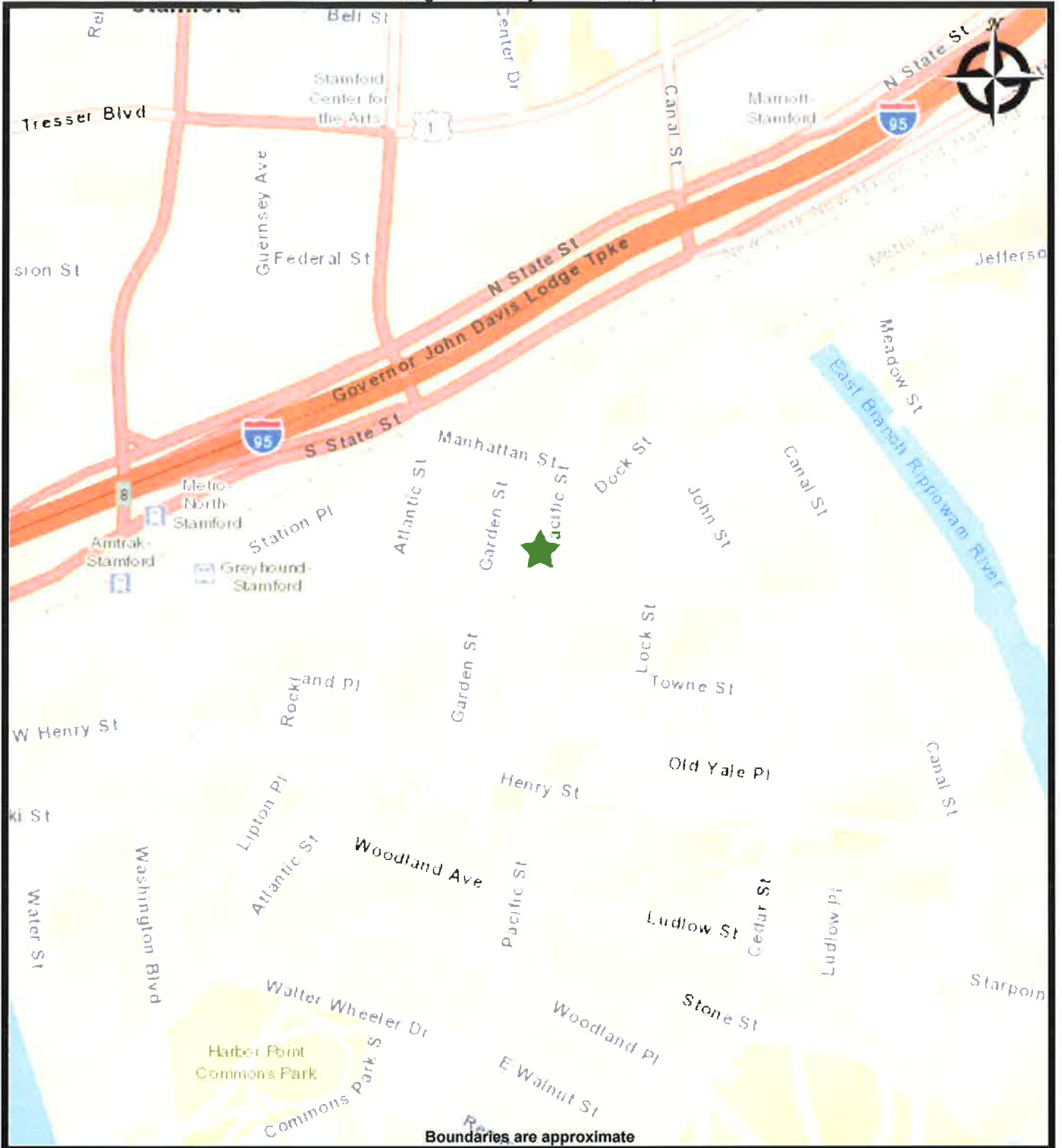
Site Remediation – Final report, 575-579 Pacific Street, Garden St lots 48-50, Stamford, CT prepared by HYGENIX, Inc, dated July 30, 2001

Phase I ESA Update, 575-579 Pacific Street, Garden St lots 48-50, Stamford, CT prepared by HYGENIX, Inc, dated July 2011

SITE MAPS

- **Street Map w/ Site Location**
- **USGS Map w/ Site Location**
- **Tax Map w/ Site Location**
- **Site Plan**
- **Historical Maps**
- **Aerial Photographs**
- **Site Photographs**

Image Provided By ESRI Street Map



Boundaries are approximate

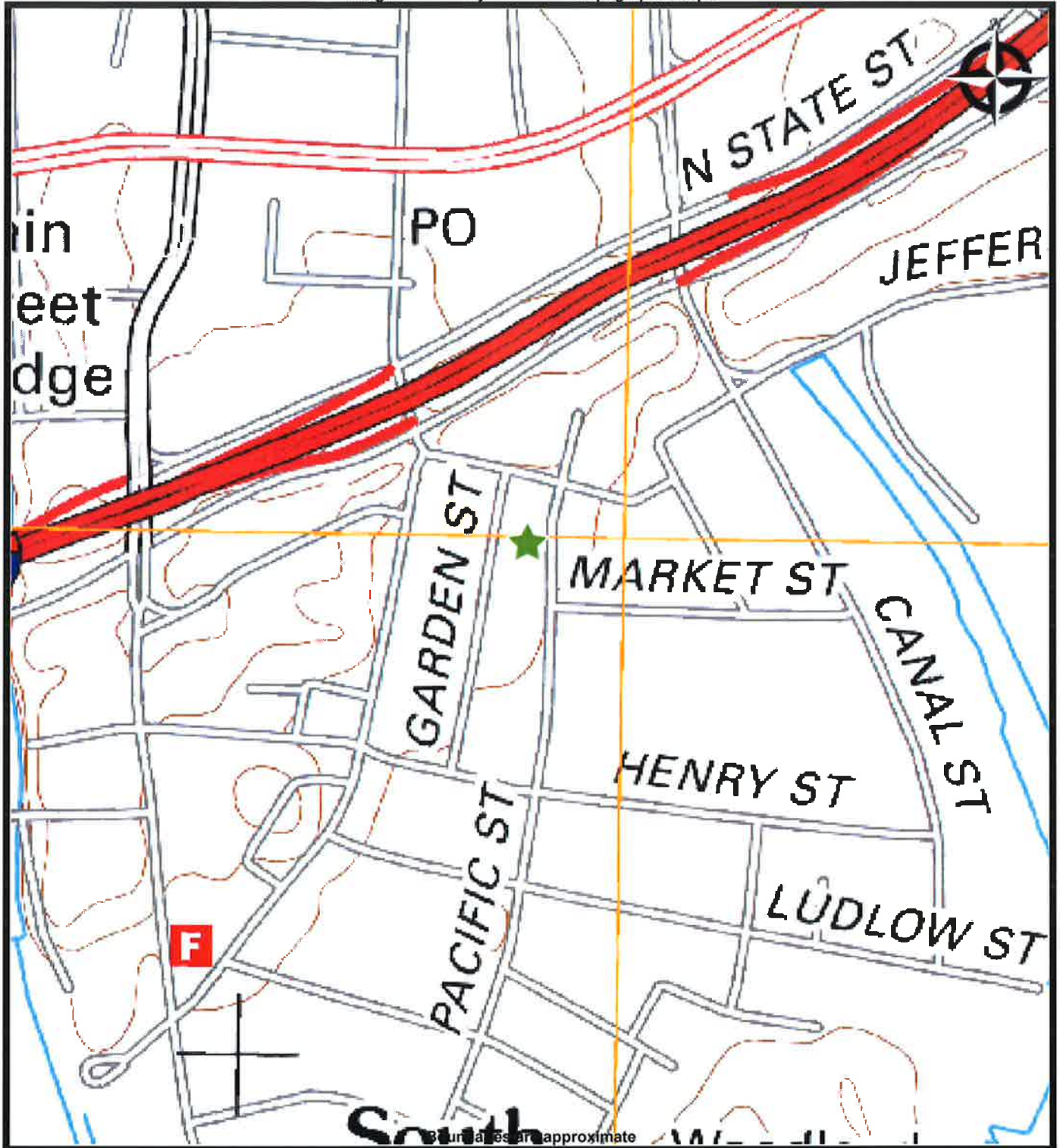


HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

STREET MAP

495-519 Pacific Street
Stamford, Connecticut 06902



Boundaries are approximate



HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

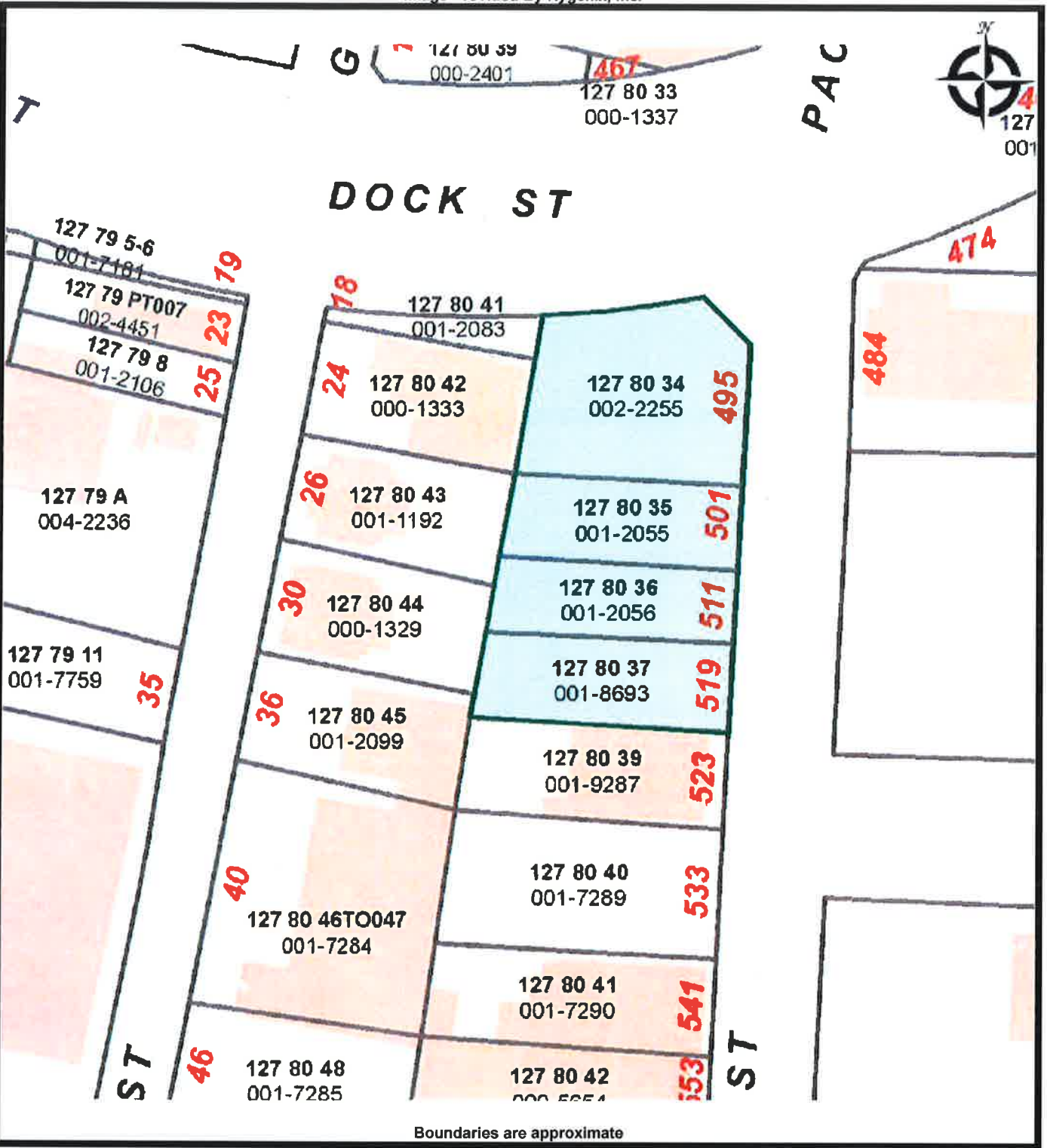
TOPO MAP - 2012

495-519 Pacific Street
Stamford, Connecticut 06902



PAC

DOCK ST



Boundaries are approximate

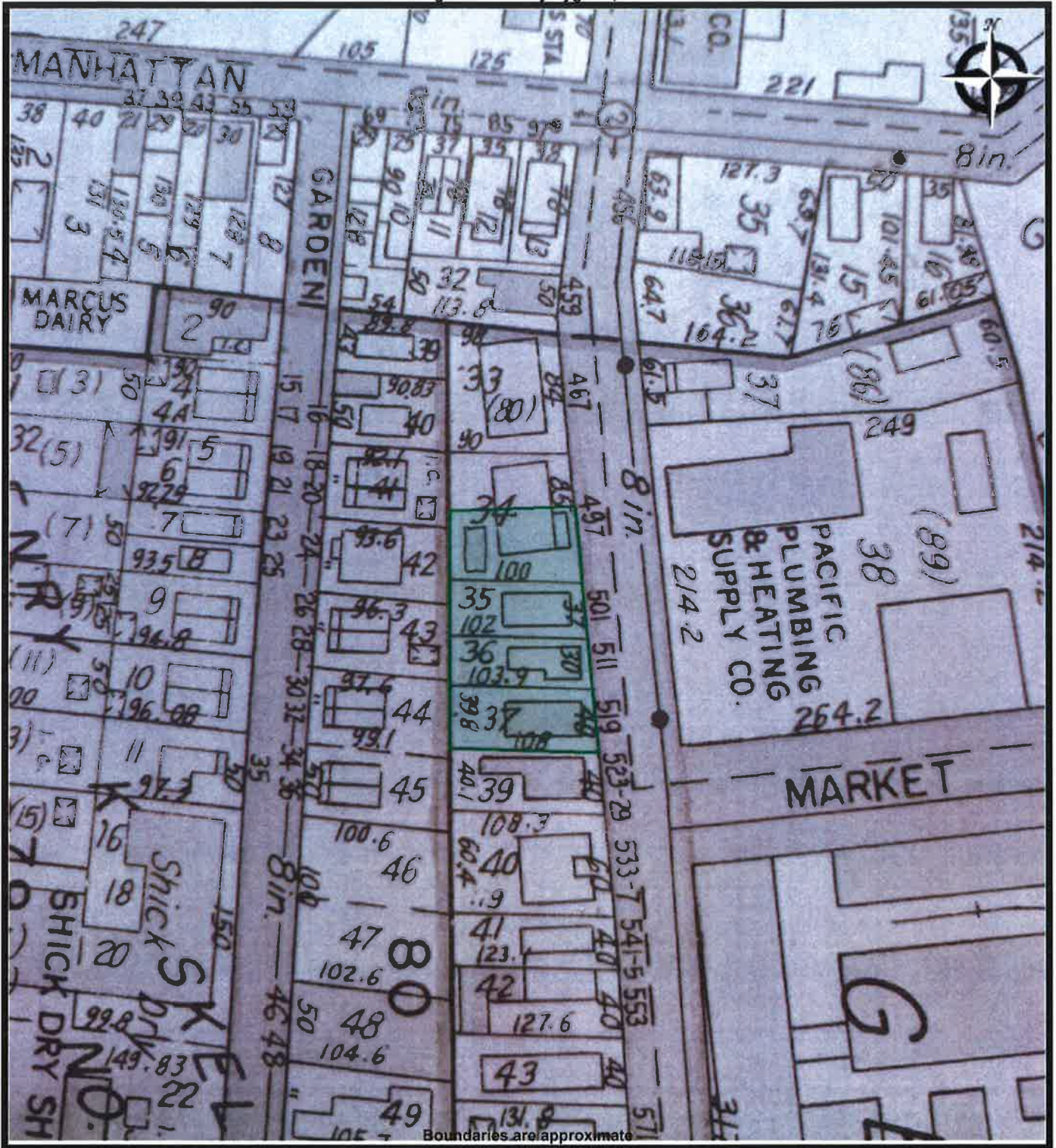


HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

TAX ASSESSOR'S MAP

495-519 Pacific Street
Stamford, Connecticut 06902



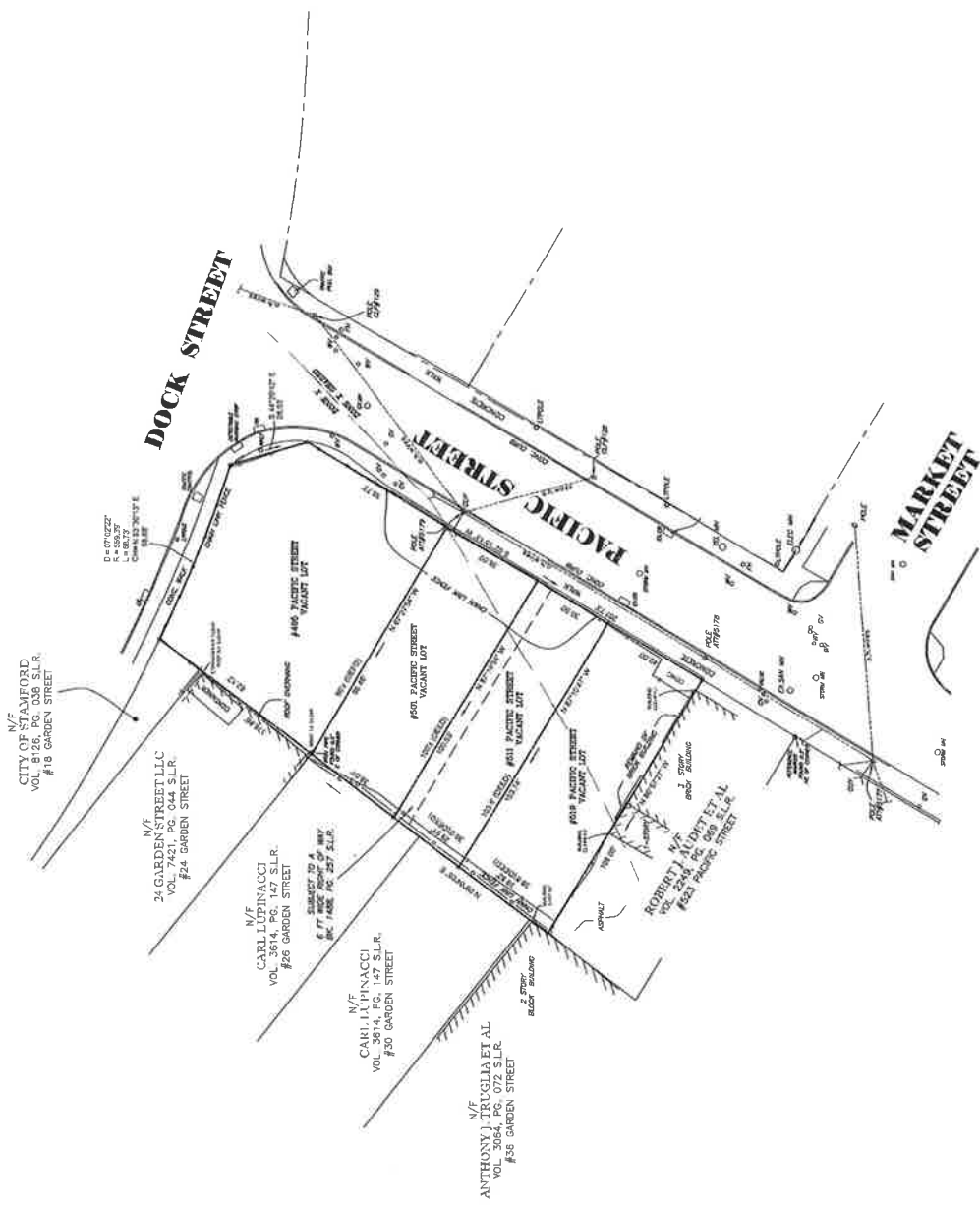
HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

FRANKLIN ATLAS MAP - 1938

495-519 Pacific Street
Stamford, Connecticut 06902

BLOCK: 80
ZONE M-G



NOTES:

1. The title block contains a list of all the parcels shown on this map. The parcels are listed in the order they appear on the map. The parcels are listed in the order they appear on the map. The parcels are listed in the order they appear on the map.
2. Area of the Surveyed Parcel = 0.1409 Acres
 498 Pacific Street, 498 Pacific Street, LLC
 507 Pacific Street, John A. Steinegger
 511 Pacific Street, John A. Steinegger
 519 Pacific Street, John A. Steinegger
3. Reference is made to Maps 85, 212 and 13662 of the Stamford Land Records.
4. Reference is made to sheets of record:
 #50 Pacific St. Bk. 8775 Pg. 118 S.L.R.
 #51 Pacific St. Bk. 8775 Pg. 114 S.L.R.
 #52 Pacific St. Bk. 8775 Pg. 114 S.L.R.
 #54 Pacific St. Bk. 8775 Pg. 114 S.L.R.
5. Reference is made to the map of the Surveyed Parcel in the attached map.
6. Property partially in FEMA Flood Hazard Zone "Area with reduced flood risk due to levee" Zone 0001020562, Effective 08/04/07.
7. Wetlands, if any, have not been depicted hereon.
8. Record number:
 498 Pacific Street, 498 Pacific Street, LLC
 507 Pacific Street, John A. Steinegger
 511 Pacific Street, John A. Steinegger
 519 Pacific Street, John A. Steinegger

PROPERTY SURVEY
DEPTING
495-519 PACIFIC STREET
STAMFORD, CT
PREPARED FOR
FRANK J. STEINEGGER

REDNISS & MEAD
Surveyors
22217016

Scale: 1"=20'
Date: 11/20/16

Surveyed by: [Signature]
Checked by: [Signature]
Drawn by: [Signature]

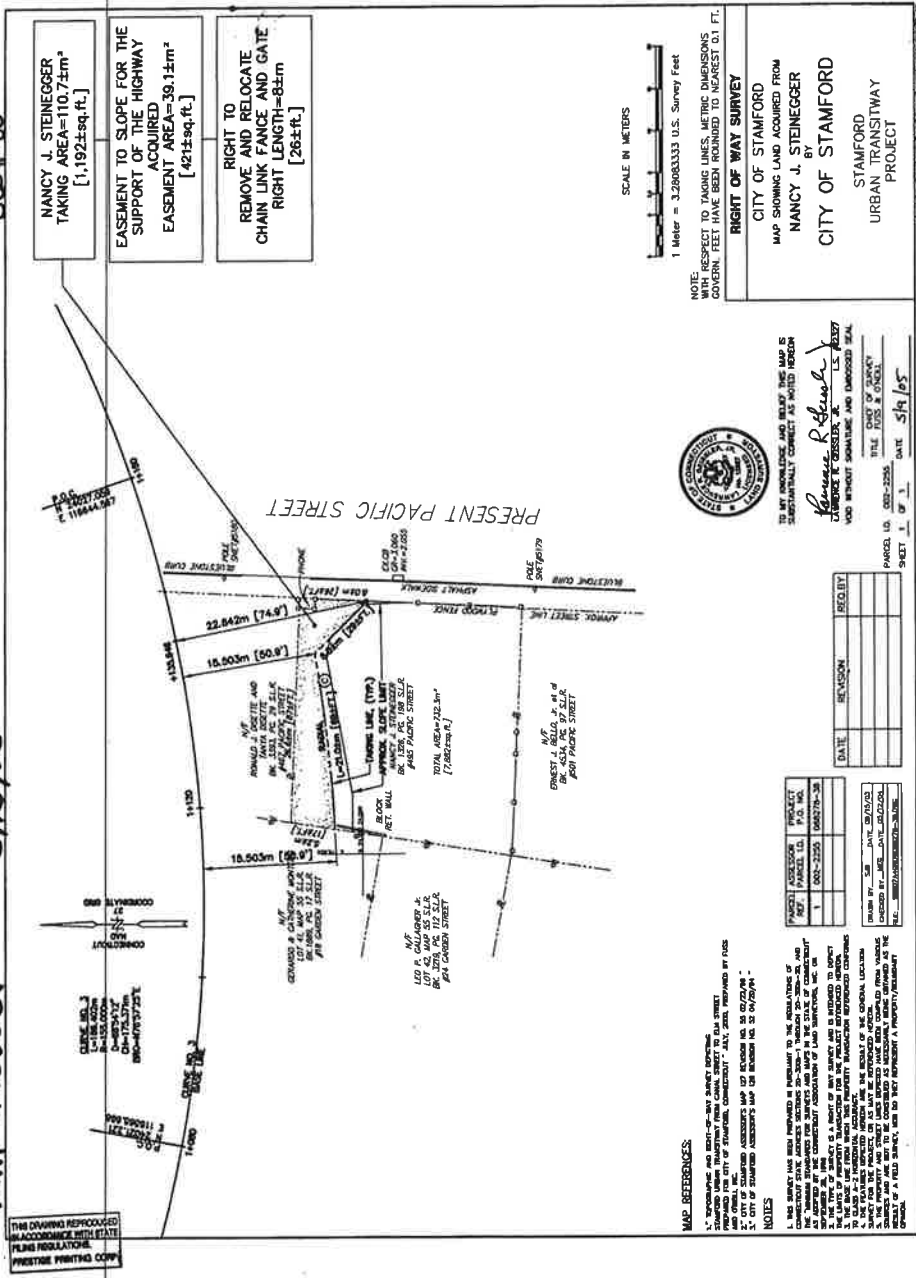
State of Connecticut
Surveyors License No. 11111
Professional Seal

PS

BLK # 80

MAP # 13662

5/13/05



THIS DRAWING REPRODUCED
IN ACCORDANCE WITH STATE
PLUMBING REGULATIONS.
PRESTITE PRINTING CO. INC.



NOTE: RESPECT TO TAGGING LINES, METRIC DIMENSIONS GOVERN. FEET HAVE BEEN ROUNDED TO NEAREST 0.1 FT.

RIGHT OF WAY SURVEY
CITY OF STAMFORD
MAP SHOWING LAND ACQUIRED FROM
NANCY J. STEINEGGER
BY
CITY OF STAMFORD
STAMFORD
URBAN TRANSITWAY
PROJECT



TO MY KNOWLEDGE AND BELIEF THIS MAP IS
ESSENTIALLY CORRECT AS NOTED HEREON

Ernest J. Bollo
ERNEST J. BOLLO, P.E. # 100-2295
REGISTERED PROFESSIONAL ENGINEER
STATE OF CONNECTICUT

DATE: 5/13/05
FILE: 100-2295
SHEET 1 OF 1 DATE 5/13/05

DATE	REVISION	REQUIT

PROJECT	PROJECT NO.	DATE	SCALE

MAP REFERENCES:

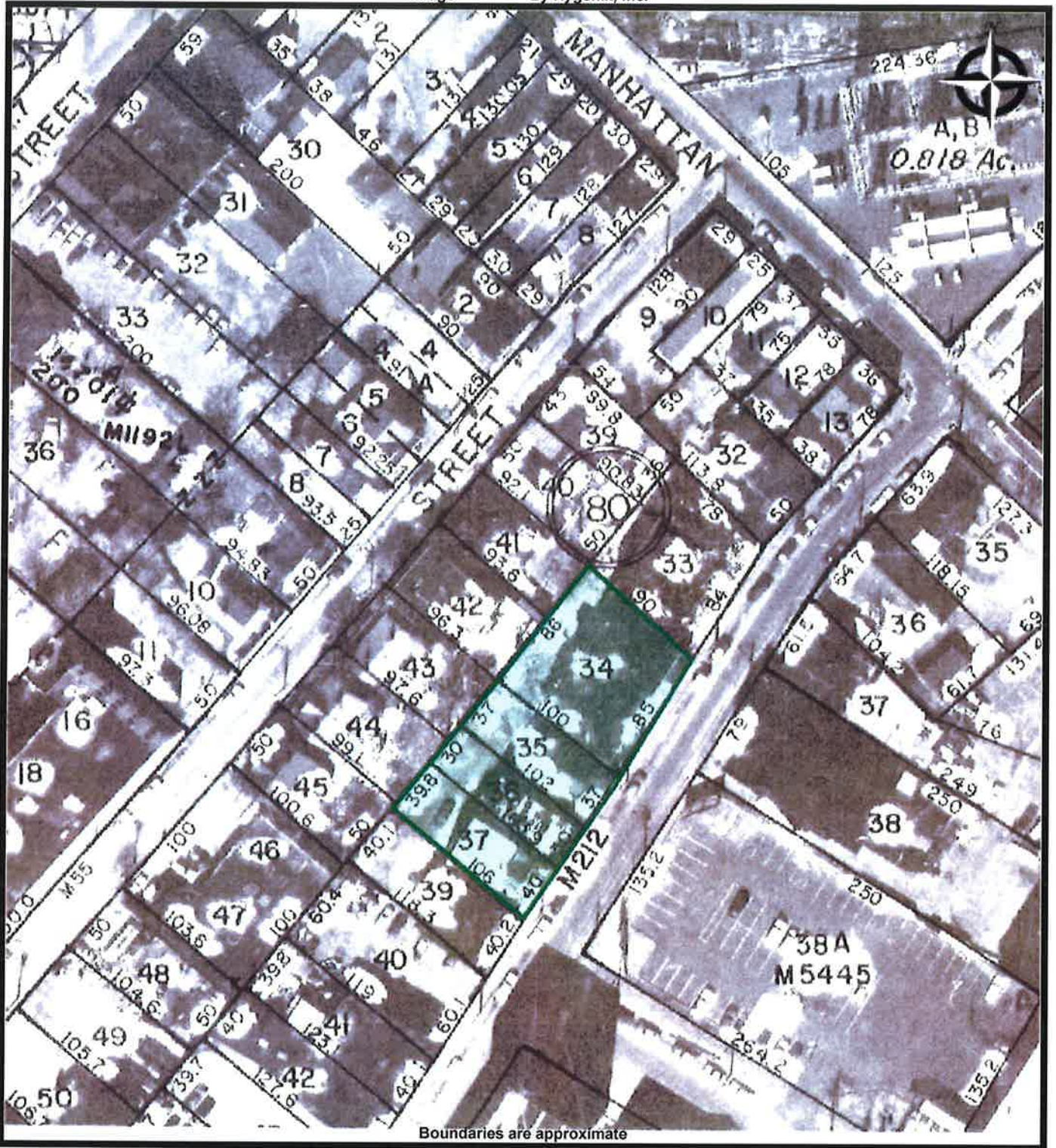
- 1. THE CITY OF STAMFORD RECORD MAP NO. 100-2295, DATED 5/13/05.
- 2. THE CITY OF STAMFORD RECORD MAP NO. 100-2295, DATED 5/13/05.
- 3. THE CITY OF STAMFORD RECORD MAP NO. 100-2295, DATED 5/13/05.

NOTES:

1. THE CITY OF STAMFORD RECORD MAP NO. 100-2295, DATED 5/13/05, IS THE BASIS FOR THIS SURVEY. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. THE CITY OF STAMFORD RECORD MAP NO. 100-2295, DATED 5/13/05, IS THE BASIS FOR THIS SURVEY. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
3. THE CITY OF STAMFORD RECORD MAP NO. 100-2295, DATED 5/13/05, IS THE BASIS FOR THIS SURVEY. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

13662
DRAWING NUMBER

13662
DRAWING NUMBER

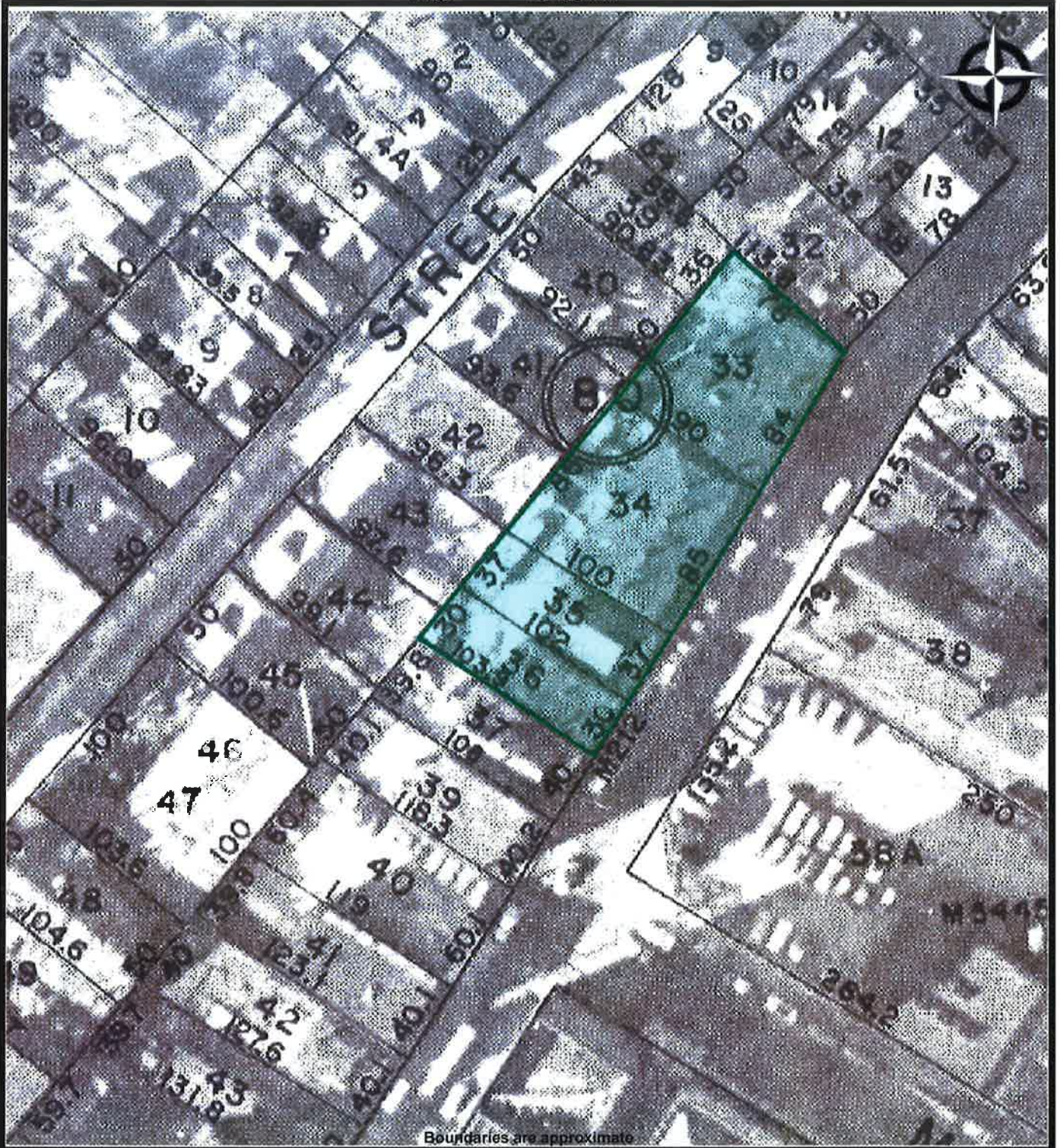


HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

MAP NO. 105 - 1979

495-519 Pacific Street
Stamford, Connecticut 06902



Boundaries are approximate



HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

MAP NO. 105 - 1959

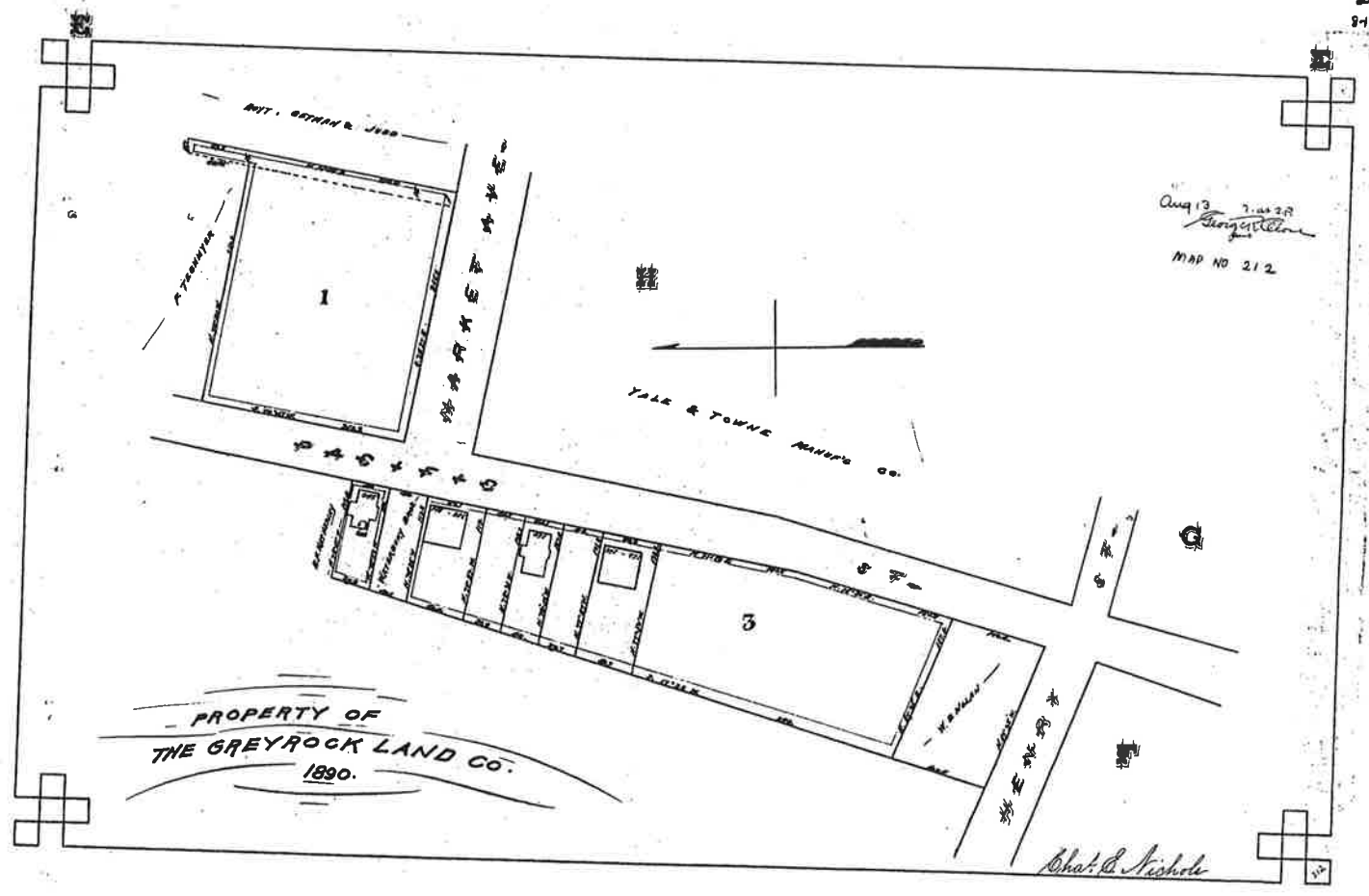
495-519 Pacific Street
Stamford, Connecticut 06902

Aug 13 7:00 AM
George W. ...
MAP NO 212

YALE & TOWNE MANUFACTURING CO.

PROPERTY OF
THE GREYROCK LAND CO.
1890.

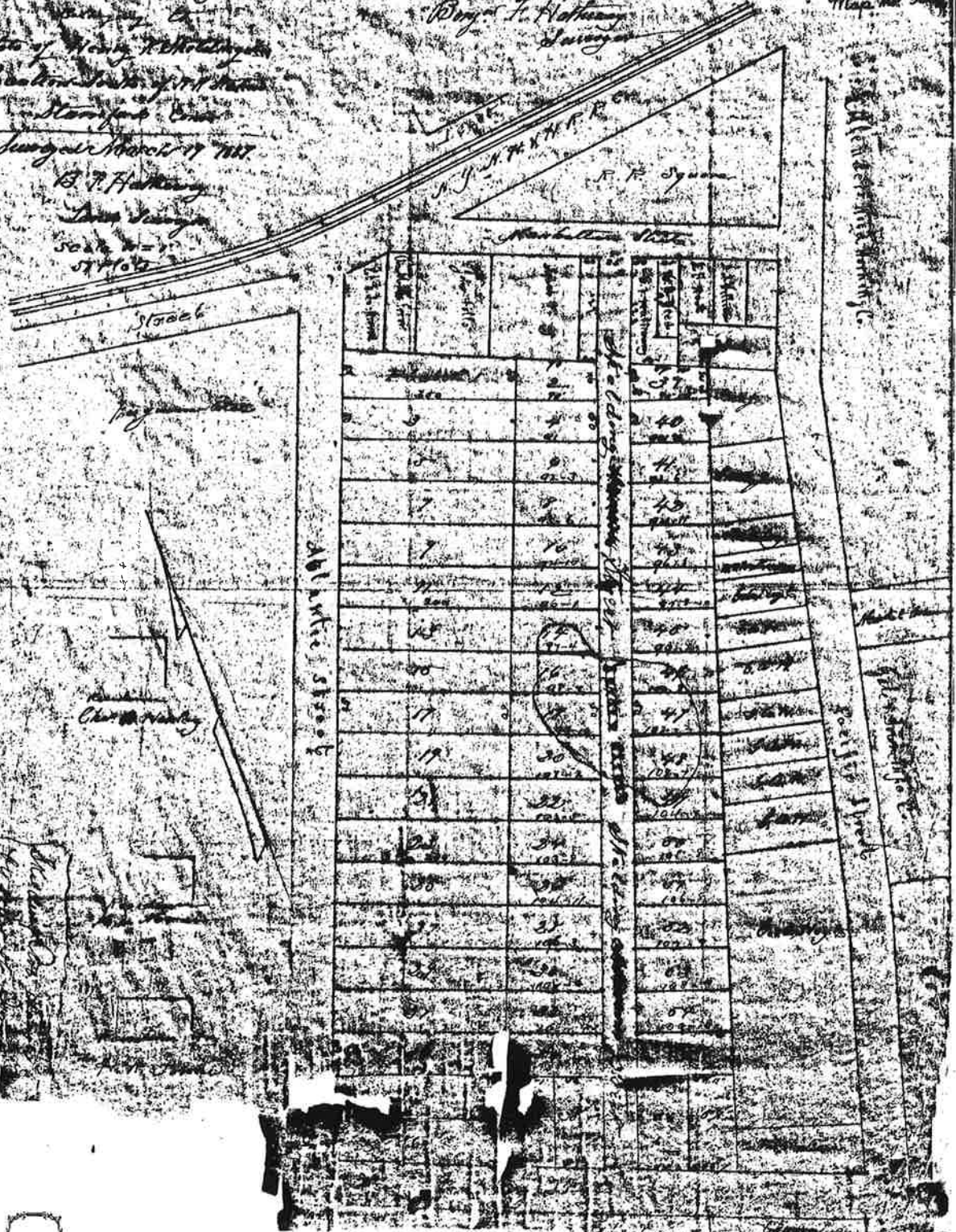
Chas. C. Nichols



Charles Holly
 Down and
 a map of
 Building Property
 of Henry K. Hollingsworth
 Section South of 17th Street
 Manhattan
 Survey March 17 1887
 B. F. Hathaway
 Surveyor
 Scale 1" = 100'
 574105

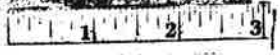
This map is a substantially correct
 map of all property belonging to the heirs of
 Henry K. Hollingsworth, made by me at the request
 of Isaac J. Steyer, intended as basis for
 B. F. Hathaway
 Surveyor

Map No. 55



Map No. 55

Map No. 56



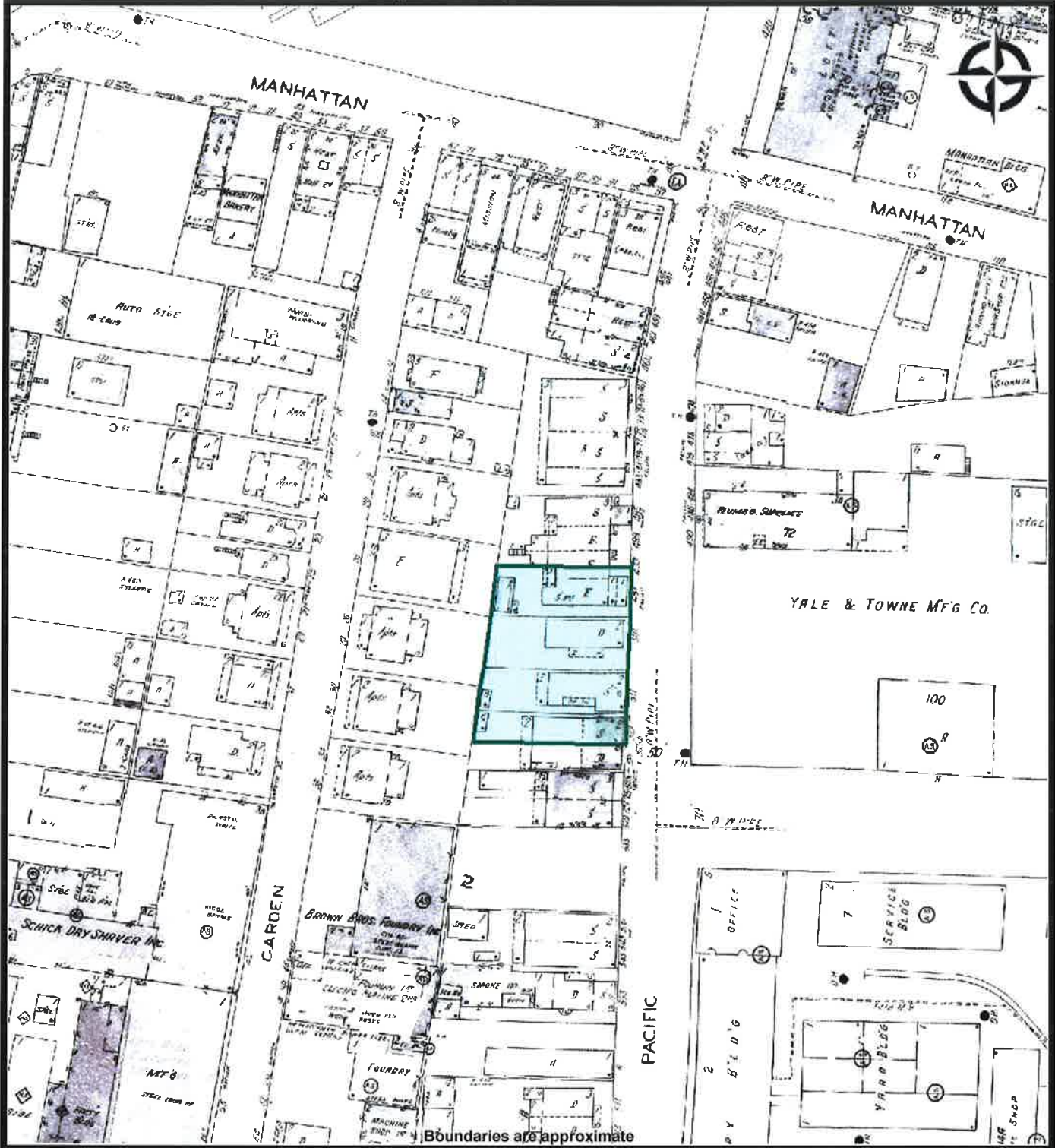


HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

SANBORN - 1981

**495-519 Pacific Street
Stamford, Connecticut 06902**

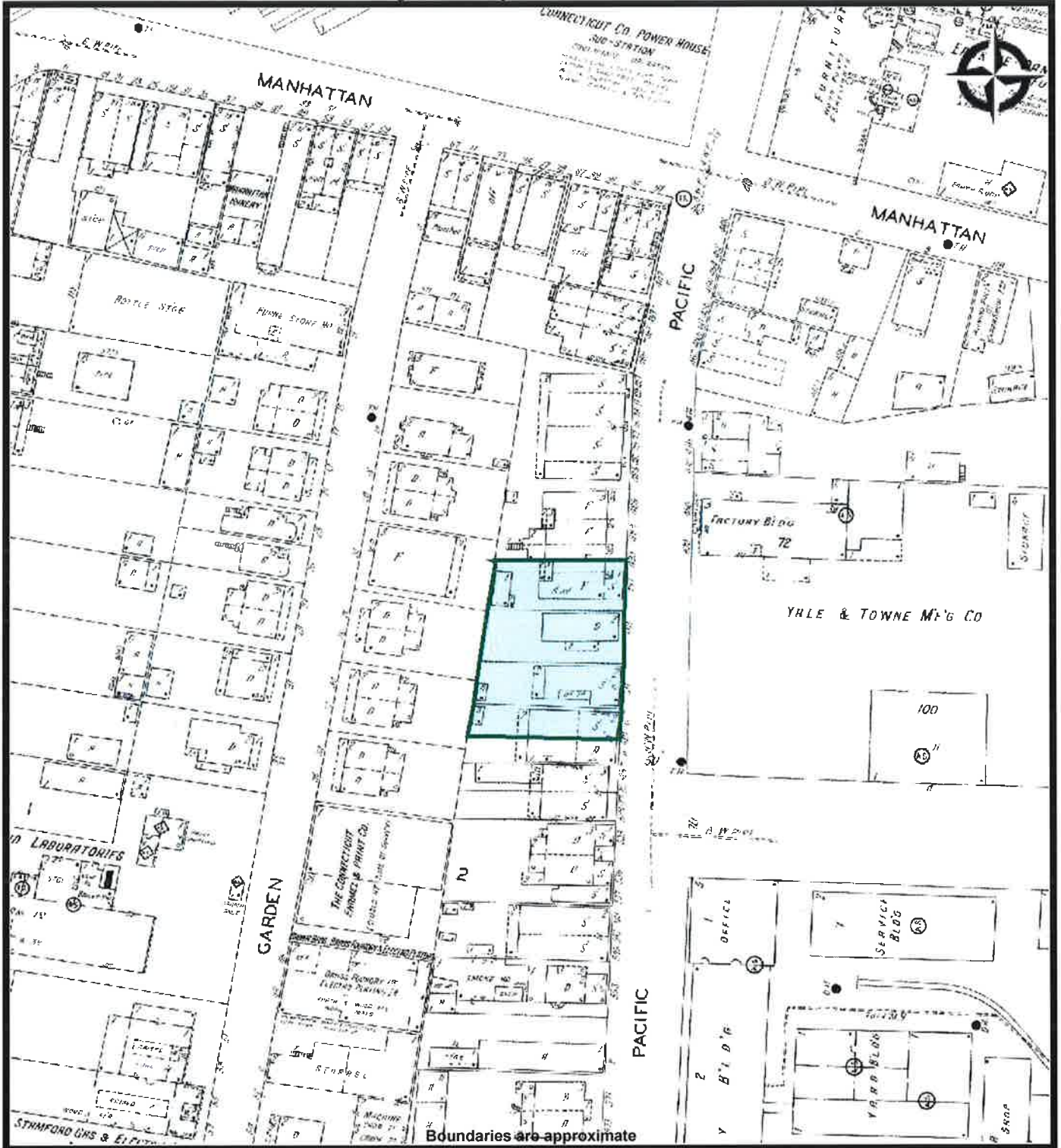


HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

SANBORN - 1951

**495-519 Pacific Street
Stamford, Connecticut 06902**

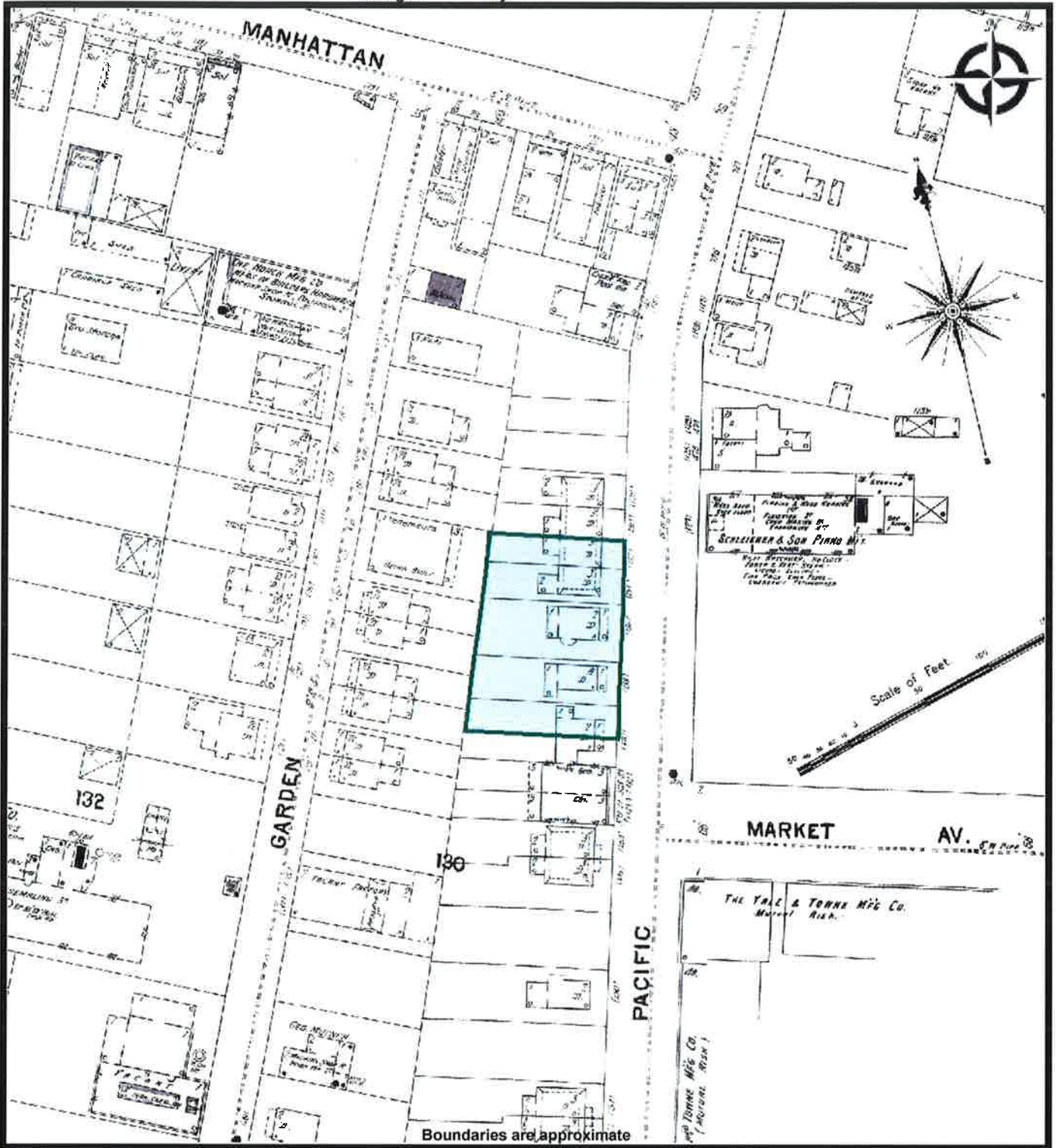


HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

SANBORN - 1929

**495-519 Pacific Street
Stamford, Connecticut 06902**

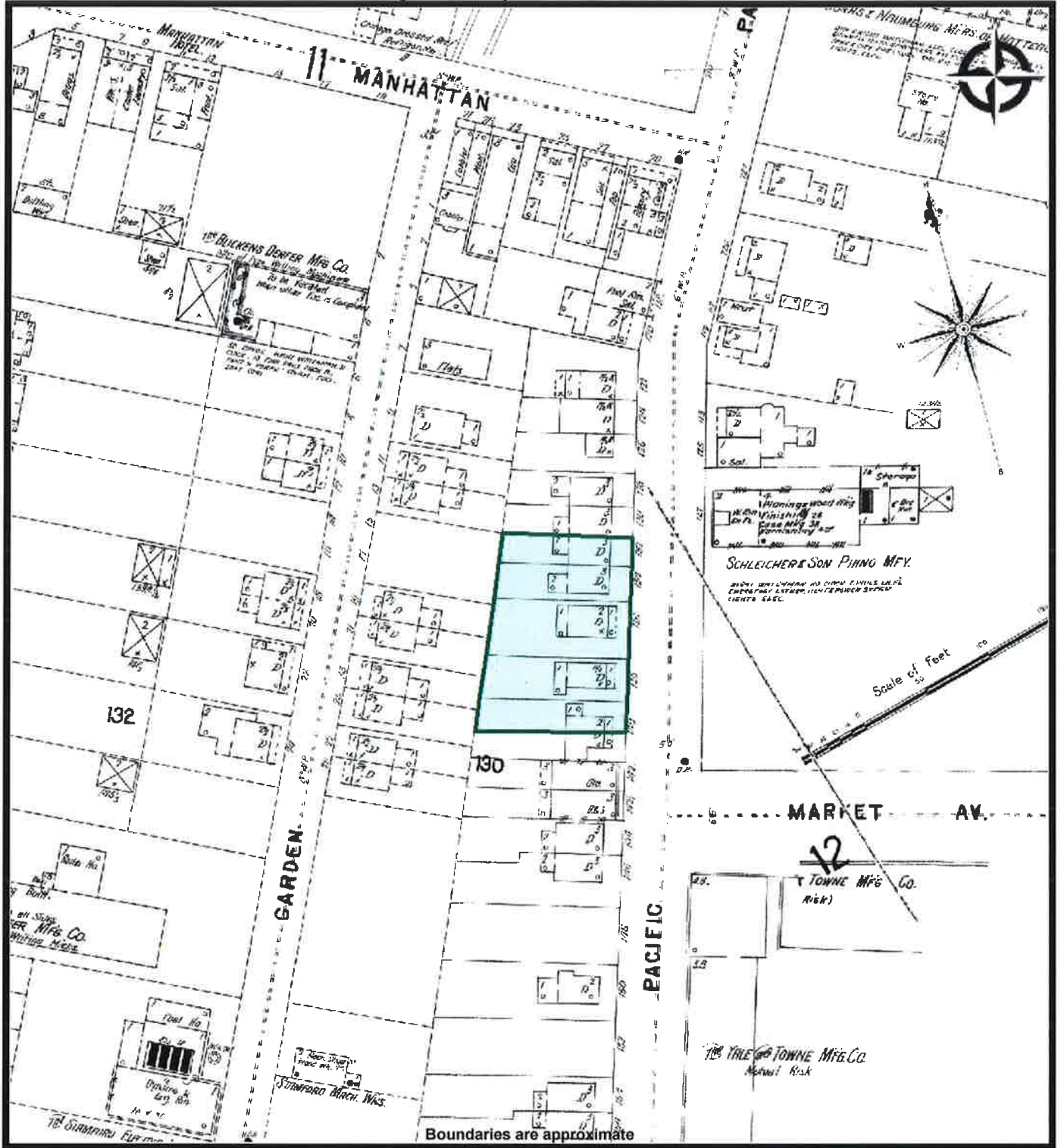


HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

SANBORN - 1901

**495-519 Pacific Street
Stamford, Connecticut 06902**

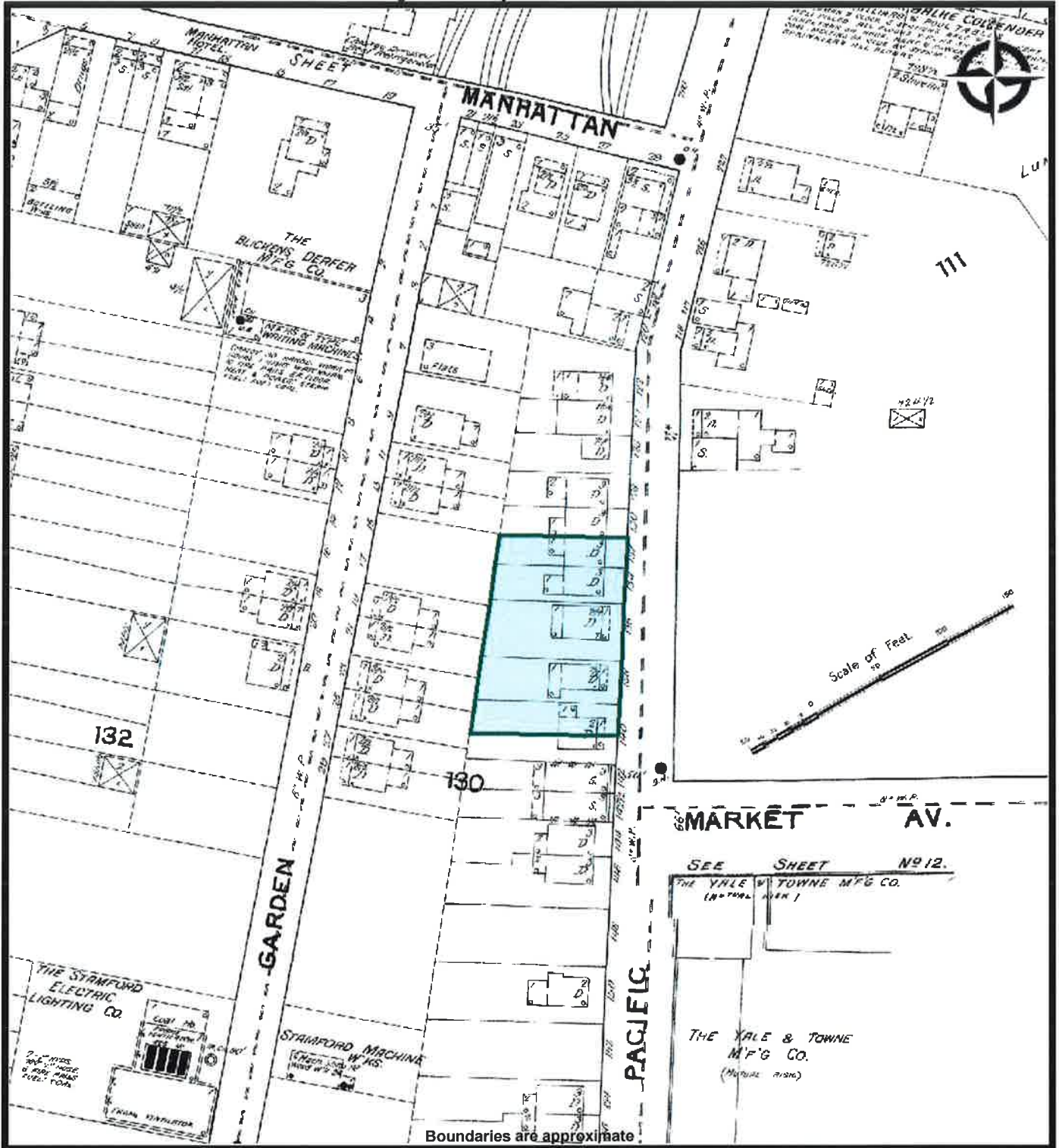


HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

SANBORN - 1896

**495-519 Pacific Street
Stamford, Connecticut 06902**

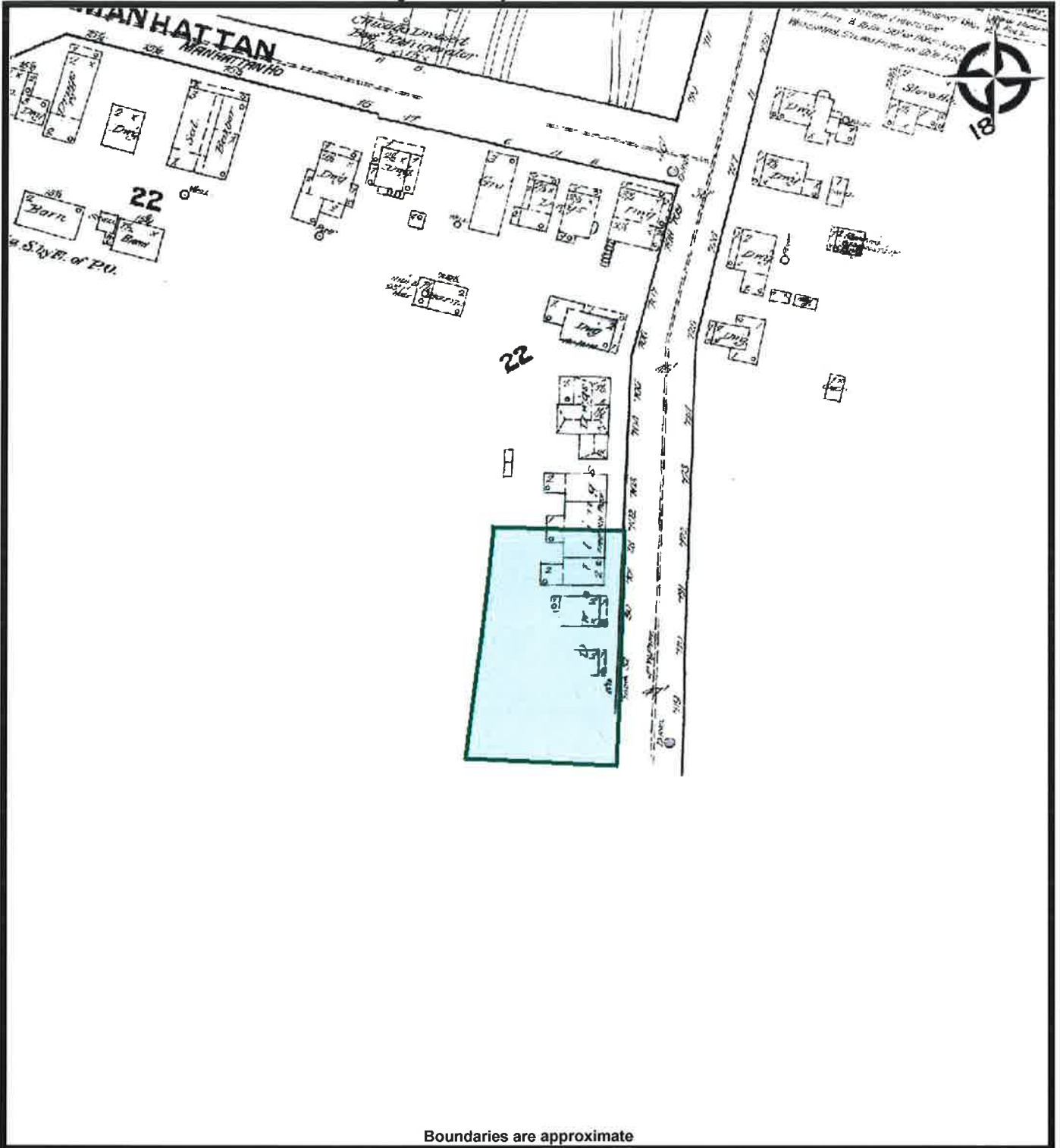


HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

SANBORN - 1892

**495-519 Pacific Street
Stamford, Connecticut 06902**



Boundaries are approximate



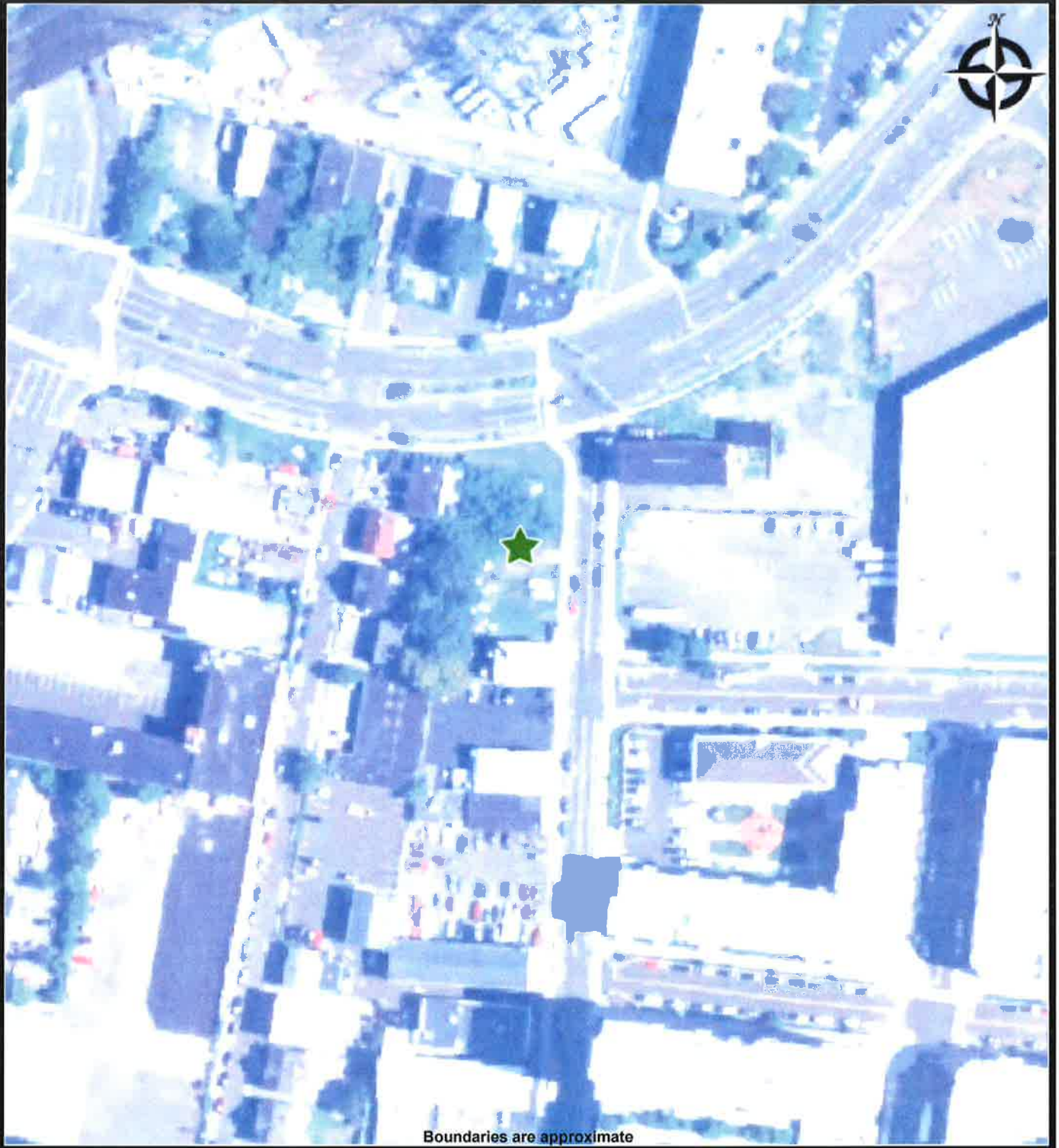
HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

SANBORN - 1884

**495-519 Pacific Street
Stamford, Connecticut 06902**

Image Provided By EDR Aerials



Boundaries are approximate



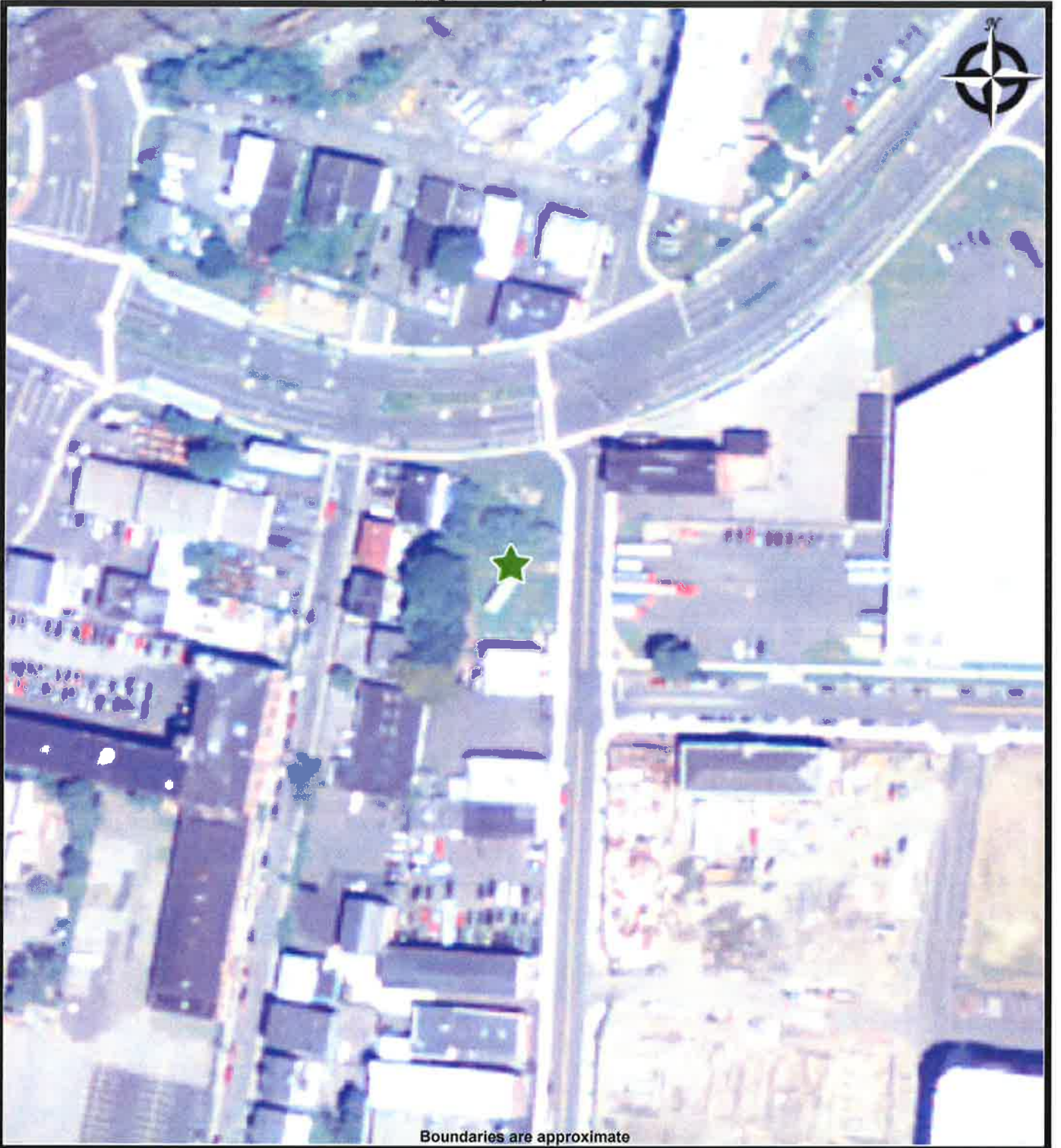
HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 2016

**495-519 Pacific Street
Stamford, Connecticut 06902**

Image Provided By EDR Aerials



Boundaries are approximate



HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 2012

**495-519 Pacific Street
Stamford, Connecticut 06902**



Boundaries are approximate

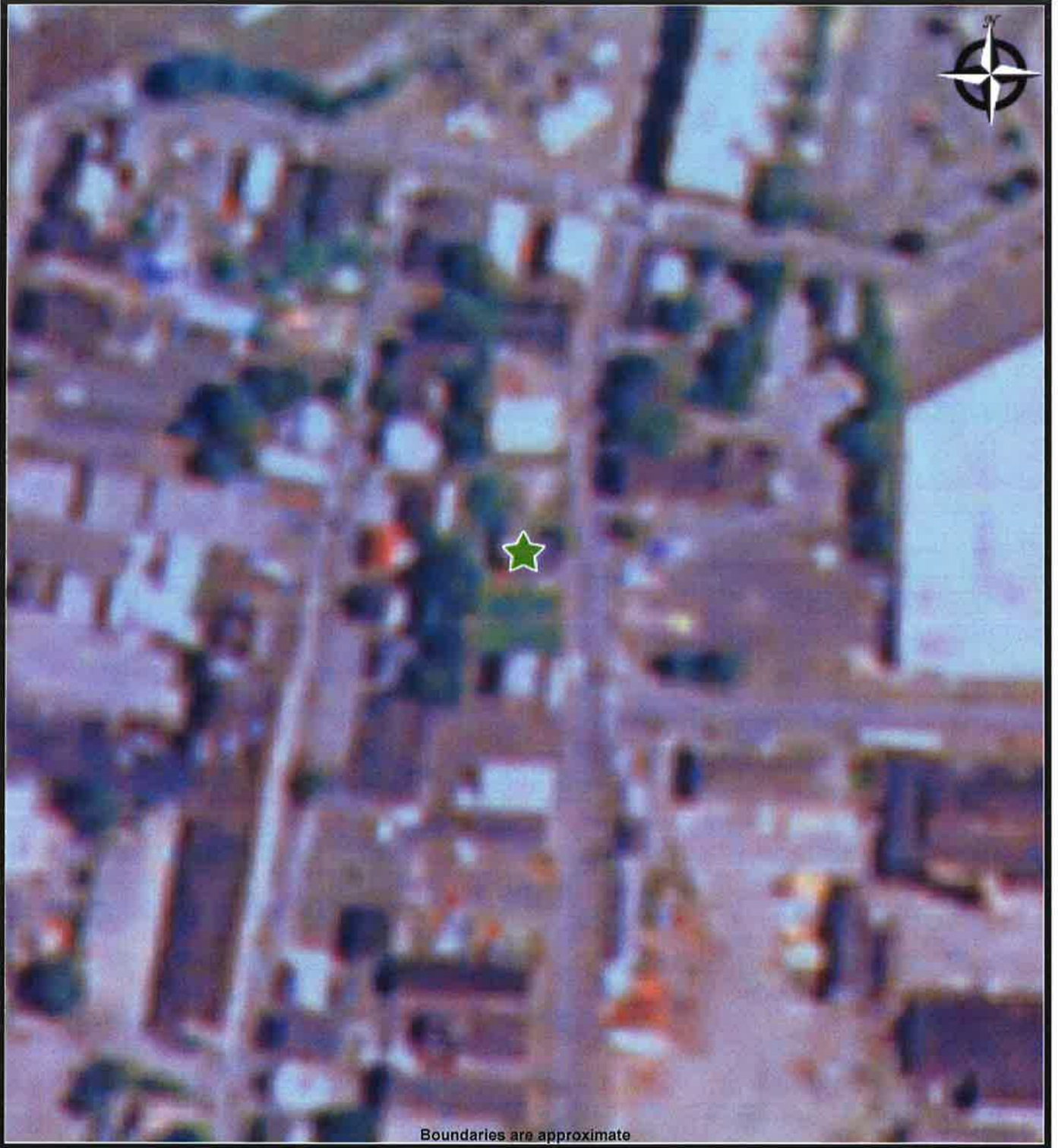


HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 2008

**495-519 Pacific Street
Stamford, Connecticut 06902**



Boundaries are approximate



HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 2005

**495-519 Pacific Street
Stamford, Connecticut 06902**

Image Provided By EDR Aerials



Boundaries are approximate



HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 1996

**495-519 Pacific Street
Stamford, Connecticut 06902**

Image Provided By EDR Aerials



Boundaries are approximate



HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 1991

**495-519 Pacific Street
Stamford, Connecticut 06902**

Image Provided By EDR Aerials



Boundaries are approximate



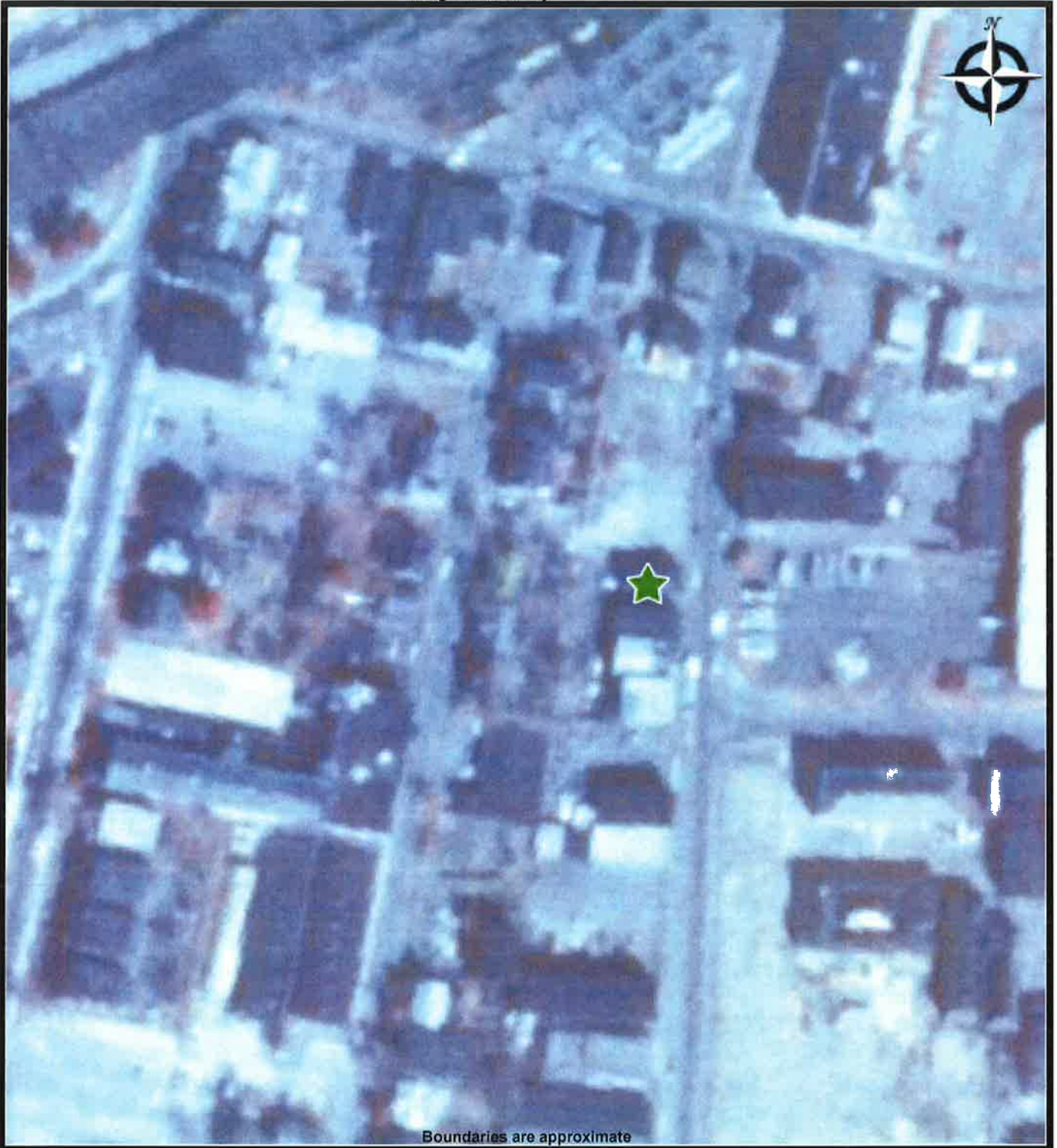
HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 1990

**495-519 Pacific Street
Stamford, Connecticut 06902**

Image Provided By EDR Aerials



Boundaries are approximate



HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 1985

**495-519 Pacific Street
Stamford, Connecticut 06902**



Boundaries are approximate



HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 1963

**495-519 Pacific Street
Stamford, Connecticut 06902**



Boundaries are approximate



HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 1960

**495-519 Pacific Street
Stamford, Connecticut 06902**

Image Provided By EDR Aerials



Boundaries are approximate



HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 1958

**495-519 Pacific Street
Stamford, Connecticut 06902**

Image Provided By EDR Aerials

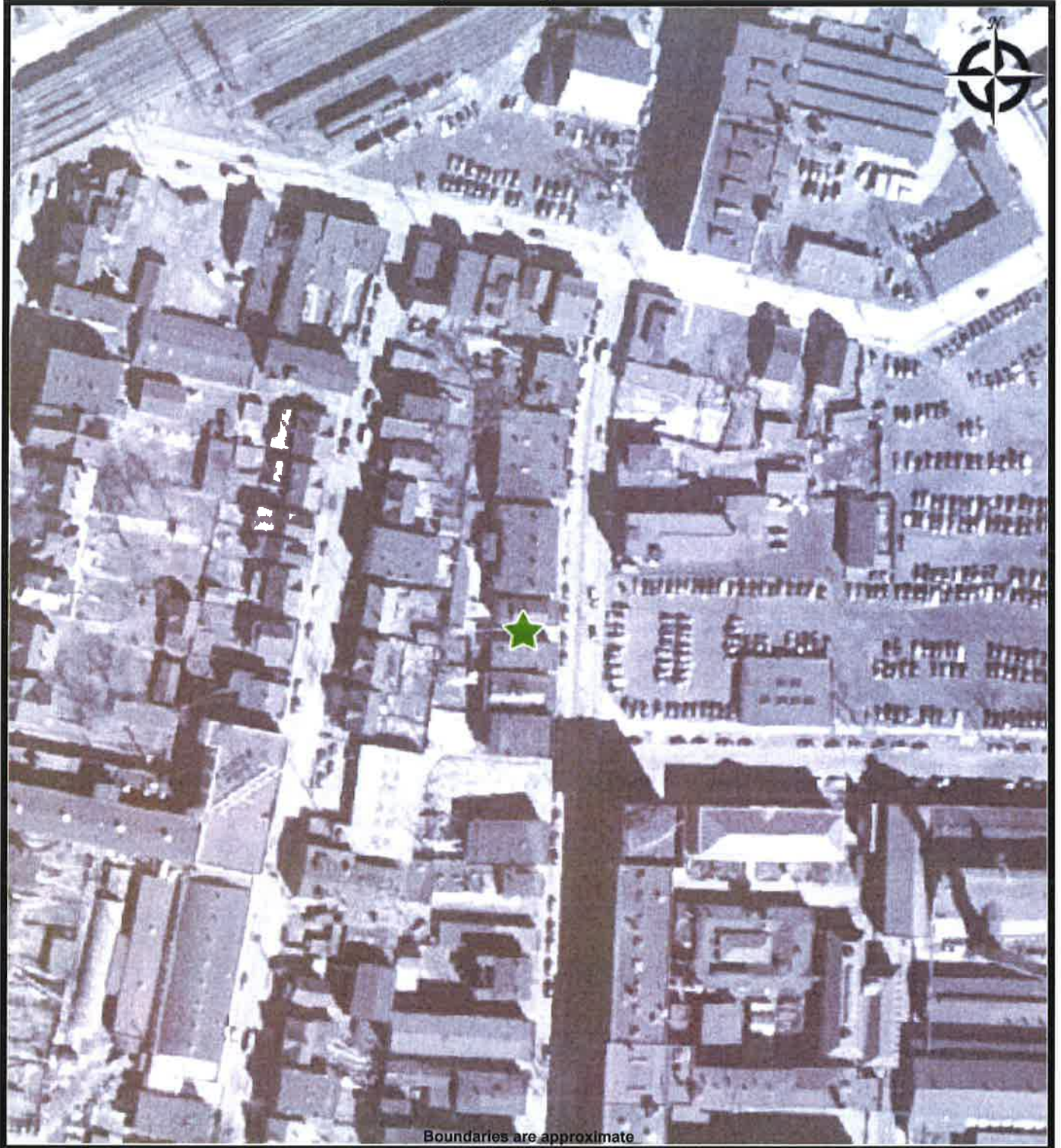


HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 1951

**495-519 Pacific Street
Stamford, Connecticut 06902**



Boundaries are approximate



HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 1949

**495-519 Pacific Street
Stamford, Connecticut 06902**

Image Provided By EDR Aerials



Boundaries are approximate



HYGENIX, INC.

49 Woodside Street Stamford, CT 06902
Environmental Consultants & Laboratory Services

AERIAL - 1934

**495-519 Pacific Street
Stamford, Connecticut 06902**

495 – 519 Pacific Street: Site Photographs



North Side of Site



East Side of Site



Debris South Side of Site &
Neighboring Property to the South

495 – 519 Pacific Street: Site Photographs



South Side of Site &
Neighboring Property to the South



West Side of Site &
Neighboring Property to the West



Central Portion of Site

LAND RECORD REVIEW

INSTR # 2010014217
VOL 09917 PG 0118
RECORDED 07/15/2010 11:33:44 AM
DONNA M LOGLISCI
CITY & TOWN CLERK STAMFORD CT
BLOCK

After recording please return to:
Cohen and Wolf, P.C.
320 Post Road West
Westport, CT 06880

QUIT CLAIM DEED

30

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That **NANCY J. STEINEGGER** of 88 Indian Harbor Drive, Greenwich, CT 06830, herein designated as the Releasor, for **NO CONSIDERATION**, received to Releasor's full satisfaction from **495-519 PACIFIC STREET, LLC**, a Connecticut limited liability company having an office and principal place of business in Greenwich, Connecticut, herein designated as the Releasee, does by these presents remise, release and forever Quit-Claim unto the said Releasee and to the Releasee's heirs, successors and assigns forever,

all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to all that certain piece or parcel of land, situated in the City of Stamford, County of Fairfield and State of Connecticut, being more particularly described on **SCHEDULE "A"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasee and to the Releasee's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

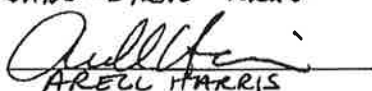
(In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.)

IN WITNESS WHEREOF, the Releasor has signed and sealed this instrument this 18 day of February, 2010.

Signed, Sealed and Delivered
in the presence of:


JANE BYRNE KRUG


NANCY J. STEINEGGER


ARELL HARRIS

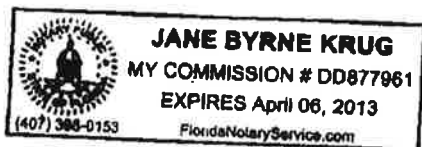
STATE OF FLORIDA:

: ss. Naples

COUNTY OF COLLIER:

The foregoing instrument was acknowledged before me this 18 day of February, 2010 by Nancy J. Steinegger, as her free act and deed.


Notary Public
My Commission Expires: 4.6.2013



SCHEDULE A

ALL THAT certain piece, parcel or tract of land, together with the buildings and other improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, bounded and described as follows:

NORTHERLY: 87 feet 4 inches by land now or formerly of
Guisappina Bello;
EASTERLY: 86 feet 2 inches by Pacific Street'
SOUTHERLY: 96 feet by land of Alexander R. Koproski and Patricia
A. Koproski, and
WESTERLY: 86 feet 4 inches by land of Lee Danziger and David
Fischel, and in part by land of Stella Kosienki.

BLOCK 80

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that **LUDLOW PLACE, LLC**, a Connecticut limited liability company having an office at 40 Stillwater Avenue, Stamford CT 06902, hereinafter referred to as the "Grantor", for the consideration of One Dollar (\$1.00) and as part of an IRC Section 1031 Tax Deferred Exchange, and other valuable consideration received to its full satisfaction of **JOHN F. STEINEGGER**, having a mailing address of 88 Indian Harbor Drive, Greenwich, Connecticut, 06830 hereinafter referred to as the "Grantee", does hereby give, grant, bargain, sell and confirm unto the said Grantee and unto Grantee's heirs, executors, administrators and assigns forever, all those certain pieces or parcels of land with all the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, known as and numbered **501, 511 and 519 Pacific Street**, (the "Premises") bounded and described in **Schedule A** attached hereto and made a part hereof.

Said Premises are conveyed subject to:

1. Building lines if established, all laws, ordinances or governmental regulations, including building and zoning ordinances affecting said Premises.
2. Water and sewer use charges not yet due and payable.
3. Taxes due to the City of Stamford on the Grand List of October 1, 2005, second half and thereafter, which become due and payable after the date of the delivery of the deed, and which the Grantee assumes and agrees to pay as part of the consideration for this deed.
4. Covenants and restrictions as set forth in **Schedule A** attached hereto.

TO HAVE AND TO HOLD the above granted and bargained premises, with all the appurtenances thereof, unto the said Grantee and unto Grantee's heirs, executors, administrators and assigns forever, to Grantee's and their own proper use and behoof.

AND ALSO, the said Grantor does for itself and for its successors and assigns, covenant with the said Grantee, and with Grantee's heirs, executors, administrators and assigns, that at and until the ensembling of these presents, it is well seized of the premises as a good and indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever except as hereinbefore mentioned; and that Grantor has good right, full power and lawful authority to sell and convey said premises to Grantees.

INSTR # 2006026024
VOL 08775 PG 0114
RECORDED 11/09/2006 03:22:09 PM
DONNA M LOGLISCI
CITY & TOWN CLERK STAMFORD CT
BLOCK 80
TOWN CONVEYANCE TAX 2,275.00

1

BOOK 8775 PAGE 114

AND FURTHERMORE, the said Grantor does by these presents bind itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the said Grantee, and to Grantee's heirs, executors, administrators and assigns forever, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed this 9th day of November, 2006.

Signed, sealed and delivered
in the presence of:


Christine O. Morgan


Print Name: David McCarthy

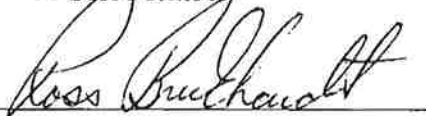
STATE OF CONNECTICUT)

: ss. Stamford

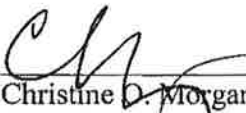
November 9, 2006

COUNTY OF FAIRFIELD)

LUDLOW PLACE, LLC
BY: NEW NEIGHBORHOODS, INC.
Its Sole Member

By 
Ross Burkhardt
Its President and CEO
Duly Authorized

Personally appeared Ross Burkhardt, President and CEO of New Neighborhoods, Inc., the sole member of Ludlow Place, LLC a Connecticut limited liability company (the "Grantor") signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed as such officer, and the free act and deed of said Grantor, before me.


Christine O. Morgan
Commissioner of the Superior Court

SCHEDULE A

501 Pacific Street: All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, and bounded:

- NORTHERLY:** 96 feet, more or less, by land now or formerly of John Steinegger;
- EASTERLY:** 38 feet by Pacific Street;
- SOUTHERLY:** 100 feet, more or less, by land now or formerly of William E. Whitley; and
- WESTERLY:** 38 feet by land now or formerly of Leo Danziger and land of Herman Groginsky.

Said 501 Pacific Street is subject to Right of Way set forth in a warranty deed dated July 31, 1975 and recorded in Book 1488 at Page 257 of the Stamford Land Records.

511 Pacific Street: All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the City of Stamford in the County of Fairfield and State of Connecticut, and bounded and described as follows:

- NORTHERLY:** 100 feet, more or less, by land now or formerly of Ernest J. Bello;
- EASTERLY:** 30 feet by Pacific Street;
- SOUTHERLY:** 104 feet, more or less, by land now or formerly of August J. Lenhart; and
- WESTERLY:** 30 feet in part by land now or formerly of Nick Jordan and in part by land now or formerly of Ann Bello.

Together with a six-foot, more or less, right of way between 501 Pacific Street and 511 Pacific Street, which right of way was created in a warranty deed from Alexander R. Koproski and Patricia A. Koproski to William E. Whitley, dated July 31, 1975 and recorded in Book 1488 at Page 257 of the Stamford Land Records.

519 Pacific Street: All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the City of Stamford in the County of Fairfield and State of Connecticut, and bounded and described as follows:

- NORTHERLY:** 103.9 feet by land now or formerly of William E. Whitley;
- EASTERLY:** 40.0 feet by Pacific Street;
- SOUTHERLY:** 108.0 feet by land now or formerly of Tillis A. Roberts; and
- WESTERLY:** 39.8 feet by land now or formerly of Anne Bello.

V16352\5\618926.2

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES L. BASIL, of the City of Stamford, County of Fairfield and State of Connecticut, CONSERVATOR of the ESTATE of GEORGE VASELAKOS, of said Stamford, AN INCAPABLE PERSON, by virtue of an order of the Court of Probate for the District of Stamford, dated the 2nd day of July, 1964, authorizing him to sell at private sale the real estate hereinafter described, and in consideration of the sum of SIXTY FOUR THOUSAND DOLLARS (\$64,000.00), received to my full satisfaction of ALEXANDER R. KOPROSKI and PATRICIA A. KOPROSKI, both of said Stamford, do hereby GRANT, BARGAIN, SELL and CONFIRM, unto the said ALEXANDER R. KOPROSKI and PATRICIA A. KOPROSKI, all such right, title, interest, claim and demand which said Incapable Person now has in and to the following described premises:

All those four (4) certain pieces, parcels or tracts of land, together with the buildings thereon, situated in said Stamford, bounded and described as follows, to wit:

FIRST TRACT: Bounded Northerly one hundred three and 9/10 (103.9) feet by other land of said George Vaselakos, Easterly forty (40) feet by Pacific Street, Southerly one hundred eight (108) feet by other land of said George Vaselakos, being the Second Tract herein described and Westerly thirty nine and 8/10 (39.8) feet by land of George Bolanis and George Papastathis and land of Leo Danziger and David Fischel, all of said several dimensions being more or less and being the same premises conveyed to the said George Vaselakos by The Greyrock Land Company by a deed dated May 10, 1944, and recorded in the Land Records of said Stamford in Book 534 at Page 128;

SECOND TRACT: Bounded Northerly one hundred twelve (112) feet more or less by other land of the said George Vaselakos, being the First Tract herein described, Easterly forty (40) feet by Pacific Street, Southerly one hundred twelve (112) feet more or less by land of William R. Palmer, Jr. and Westerly forty (40) feet by said land of George Bolanis and George Papastathis; being the same premises conveyed to the said George Vaselakos by Warranty Deed from the Citizens' Savings Bank of Stamford, Connecticut, dated September 30, 1940 and recorded in said records in Book 495 at Page 263.

THIRD TRACT: Bounded Northerly ninety six (96) feet more or less by other land of George Vaselakos, Easterly thirty eight (38) feet by Pacific Street, Southerly one hundred (100) feet more or less by other land of George Vaselakos, being the Fourth Tract hereinafter described and Westerly thirty eight (38) feet by land of John K. Zivras.

FOURTH TRACT: Bounded Northerly one hundred (100) feet more or less by other land of George Vaselakos, being the Third Tract herein described, Easterly thirty (30) feet by Pacific Street, Southerly one hundred four (104) feet more or less by other land of George Vaselakos and Westerly thirty (30) feet by land of Ernest J. Bello and said land of John K. Ziavras.

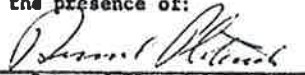
Said premises are conveyed subject to the limitations of use imposed by deed or public authority, including but not limited to the Zoning and Planning Rules and Regulations of the City of Stamford, to a lease to Jennie Harakis of record, to month to month tenancies and to the second half of the Taxes of the City of Stamford on the List of September 1, 1963, which taxes the Grantees herein hereby assume and agree to pay as part of the consideration hereof.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof unto the said Grantees, their heirs and assigns forever, to them and their proper use and behoof. And I, the said JAMES L. BASIL, CONSERVATOR, as aforesaid, do hereby covenant with the said Grantees, their heirs and assigns, that I have full power and authority as Conservator aforesaid, to grant and convey the above described premises in manner and form as aforesaid, and for myself and my heirs, executors, administrators, successors and assigns, do further covenant to warrant and defend the same to the said Grantees, their heirs and assigns, against the claims of any person whomsoever claiming by, from or under me as Conservator aforesaid.

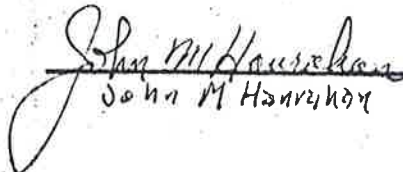
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of July, 1964.

Signed, sealed and delivered in the presence of:

ESTATE of GEORGE VASELAKOS, AN INCAPABLE PERSON,


Bernard Plotnick

By 
James L. Basil, Conservator hereunto duly authorized.


John M. Haurvick

CHAIN OF TITLE

495 Pacific Street

Grantor: Nancy J. Steinegger
Grantee: 495-519 Pacific Street LLC
Date: July 15, 2010 (Vol. 9917 pg.118)

Grantor: John F. Steinegger
Grantee: Nancy J. Steinegger
Date: March 7, 1973 (Vol.1326 pg.198)

Grantor: John F. Steinegger (Name Change)
Grantee: John F. Steinegger
Date: April 28, 1967 (Vol.1103 pg.18)

Grantor: George Vaselakos est. (Incap.) by Conservator
James L. Basil (formerly known as James L. Vaselakos)
Grantee: John F. Steinegger
Date: February 2, 1967 (Vol.1098 pg.7)

Grantor: George Vaselakos est. (Incap.) by Conservator
Leonidas D. Vaselakos
Grantee: George Vaselakos est. (Incap.) by Conservator James
L. Basil (formerly known as James L. Vaselakos)
Date: October 9, 1964 (Vol.1028 pg.175)

Grantor: George Vaselakos est. (Incap.) by Conservator
Leonidas D. Vaselakos
Grantee: George Vaselakos
Date: May 16, 1958 (Vol.833 pg.588)

Note: The above represents the major change in ownership of the above-mentioned properties for purposes of a Phase I ESA, and does not certify title.

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION	
495-519 PACIFIC STREET LLC		3 Public Sewer		2 Semi-Improve		COM VLAND		6135	
88 INDIAN HARBOR DRIVE		1 All Public		1 Paved		VAC OUTBL		STAMFORD, CT	
GREENWICH CT 06830		4 Gas		SUPPLEMENTAL DATA		Code Appraised Value		Assessed Value	
GIS ID W 006 6470		Alt Prci ID 127 80 34		DSSD		5-2 332,990		233,090	
Survey1 13662		Agent Nam 1		Roll VACANT LOT		5-5 3,880		2,720	
Survey2 222		Common Neighbth SOUTH:		Assoc Prid#		Total 336,870		235,810	
Census Tr 2000		Sewer Acct		VC		Total 235810		Total 235810	
Census Bl 2000		GIS ID W 006 6470		VC		Total 235810		Total 235810	
Sewer Acct		GIS ID W 006 6470		VC		Total 235810		Total 235810	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
495-519 PACIFIC STREET LLC	STEINEGGER NANCY J	9917 0118	07-15-2010	U	V	0 29	
		1326 0198	03-07-1973	U	V	0 25	
Total							

EXEMPTIONS		Amount	Description	Code	Number	Amount	Comm Int
Year	Code						
		0.00					

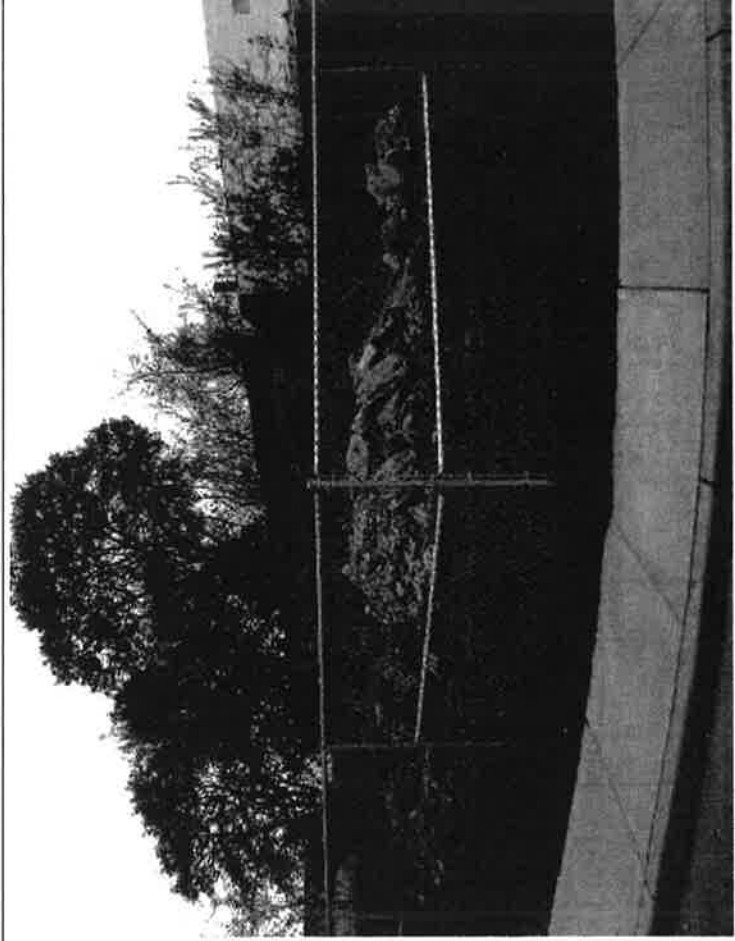
OTHER ASSESSMENTS		Year	Code	Assessed	Year	Code	Assessed
ASSESSING NEIGHBORHOOD		2019	5-2	233,090	2018	5-2	233,090
Tracing		2019	5-5	2,720	2018	5-5	2,720
Total				235,810			235,810

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
VACANT LOT		0	0	3,880	332,990	0	336,870	C

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
VISIT / CHANGE HISTORY <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>										
		04-01-2013	GS	84	EZ and DM Zone					
		01-17-2013	JW	40	No change					
		04-18-2012	TH	00	Measur+Listed					
		03-06-2008	GS	72	Energy District					
		02-23-2006	DDE	22	Adjustment of lot lines					
		02-03-2004	RGB	20	Informal Hearing (C)					
Total Appraised Parcel Value		336,870								

LAND LINE VALUATION SECTION																
B Use Code	Description	Zone	Distri	District Desc.	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustme	Adj Uni	Land Value
1	200V Commercial MD	MG	1			6,978 SF	43.38	1.10000	C	1.00	0250	1.000		1.00000	47.72	332,990
Total Card Land Units 0.160 SF Parcel Total Land Area 0.1602 Total Land Value 332,990																

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)																																									
Element	Cd	Element	Cd																																								
Style: 94	Outbuildings																																										
Model: 00	Vacant																																										
Grade:																																											
Stories:																																											
Occupancy																																											
Exterior Wall 1																																											
Exterior Wall 2																																											
Roof Structure:																																											
Roof Cover																																											
Interior Wall 1																																											
Interior Wall 2																																											
Interior Flr 1																																											
Interior Flr 2																																											
Heat Fuel																																											
Heat Type:																																											
AC Type:																																											
Total Bedrooms																																											
Total Bthrms:																																											
Total Half Baths																																											
Total Xtra Fixtrs																																											
Total Rooms:																																											
Bath Style:																																											
Kitchen Style:																																											
Fireplace Msnry																																											
Fpl. Gas/Prefab																																											
Fpl. Outdoor																																											
Fpl. Addnl. Ope																																											
Bsmt. Garage																																											
		<p>CONDO DATA</p> <table border="1"> <tr> <td>Parcel Id</td> <td>C</td> <td>B</td> <td>S</td> <td>Owne</td> </tr> <tr> <td>Adjust Type</td> <td>Code</td> <td>Description</td> <td>Factor%</td> <td></td> </tr> <tr> <td>Condo Flr</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Condo Unit</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		Parcel Id	C	B	S	Owne	Adjust Type	Code	Description	Factor%		Condo Flr					Condo Unit																								
Parcel Id	C	B	S	Owne																																							
Adjust Type	Code	Description	Factor%																																								
Condo Flr																																											
Condo Unit																																											
		<p>COST / MARKET VALUATION</p> <table border="1"> <tr> <td>Building Value New</td> <td>0</td> </tr> <tr> <td>Year Built</td> <td>0</td> </tr> <tr> <td>Effective Year Built</td> <td></td> </tr> <tr> <td>Depreciation Code</td> <td></td> </tr> <tr> <td>Remodel Rating</td> <td></td> </tr> <tr> <td>Year Remodeled</td> <td></td> </tr> <tr> <td>Depreciation %</td> <td>0</td> </tr> <tr> <td>Functional Obsol</td> <td>0</td> </tr> <tr> <td>External Obsol</td> <td>1</td> </tr> <tr> <td>Trend Factor</td> <td></td> </tr> <tr> <td>Condition</td> <td></td> </tr> <tr> <td>Condition %</td> <td></td> </tr> <tr> <td>Percent Good</td> <td></td> </tr> <tr> <td>RCNLD</td> <td>0</td> </tr> <tr> <td>Dep % Ovr</td> <td></td> </tr> <tr> <td>Dep Ovr Comment</td> <td></td> </tr> <tr> <td>Misc Imp Ovr</td> <td></td> </tr> <tr> <td>Misc Imp Ovr Comment</td> <td></td> </tr> <tr> <td>Cost to Cure Ovr</td> <td></td> </tr> <tr> <td>Cost to Cure Ovr Comment</td> <td></td> </tr> </table>		Building Value New	0	Year Built	0	Effective Year Built		Depreciation Code		Remodel Rating		Year Remodeled		Depreciation %	0	Functional Obsol	0	External Obsol	1	Trend Factor		Condition		Condition %		Percent Good		RCNLD	0	Dep % Ovr		Dep Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr		Cost to Cure Ovr Comment	
Building Value New	0																																										
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		<p>OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</p> <table border="1"> <tr> <th>Code</th> <th>Description</th> <th>L/B</th> <th>Units</th> <th>Unit Price</th> <th>Yr Blt</th> <th>Cond. Cd</th> <th>% Gd</th> <th>Grade</th> <th>Grade Adj.</th> <th>Appr. Value</th> </tr> <tr> <td>AP1</td> <td>Fence Chn Lk</td> <td>L</td> <td>450</td> <td>11.50</td> <td>2012</td> <td>A</td> <td>75</td> <td>C</td> <td>1.00</td> <td>3,880</td> </tr> </table>		Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	AP1	Fence Chn Lk	L	450	11.50	2012	A	75	C	1.00	3,880																		
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AP1	Fence Chn Lk	L	450	11.50	2012	A	75	C	1.00	3,880																																	
		<p>BUILDING SUB-AREA SUMMARY SECTION</p> <table border="1"> <tr> <th>Code</th> <th>Description</th> <th>Living Area</th> <th>Floor Area</th> <th>Eff Area</th> <th>Unit Cost</th> <th>Undeprec Value</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Ttl Gross Liv / Lease Area</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td>0</td> </tr> </table>		Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value								Ttl Gross Liv / Lease Area		0	0	0		0																			
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Ttl Gross Liv / Lease Area		0	0	0		0																																					



No Sketch

CITY OF STAMFORD REAL PROPERTY DATA

PROPERTY LOCATION	PARCEL ID	CENSUS	ZONE	MAP	NBHD	SITE	PROP CLASS	SURVEY MAP	DIST.	DIR/CARD	BLK/ST/LOT	SIDE 1
495 PACIFIC STREET	002-2255	222	MG	127	02002	01 OF 01	2-1	NONE	1	W 006	0080-6470-34	

CURRENT OWNER			OWNER HISTORY		
NAME	VOL	PAGE	DATE	SALE PRICE	VALID DEED TYP
STEINEGGER NANCY J	1326	198	03/07/1973		

LAND DESCRIPTION DATA							
LAND TYPE	MEASURE 1	INFL CODE	INFL FACT	USE CODE	UNIT PRICE	FULL VALUE	ASSESSED
PRIME SITE	8170.00	LOCATION	.35	2-1	30.00	85785	60049

ASSESSMENT INFORMATION			
YEAR	CLASS	UNITS	FULL VALUE
1999	2-1	1.00	85800
	TOTAL		85800
1993	2-1	1.00	107800
	TOTAL		107800
1991	2-1	1.00	51471
	TOTAL		51471

COST CALCULATIONS			
YEAR	CLASS	UNITS	ASSESSED
1999	2-1	1.00	60060
	TOTAL		60060
1993	2-1	1.00	75460
	TOTAL		75460
1991	2-1	1.00	36030
	TOTAL		36030

SITE		TOTAL	85785	60060
ROAD TRAFFIC VIEW	LOCAL MEDIUM			
WATERFRONT	YES			
SEWER	PUBLIC GAS/ELEC			
UTILITIES COMPARED	TYPICAL			
DESIREABILITY				

1990s
OUTDATED CARD

SKETCH

PARCEL ID NUMBER

SIDE 2

002-2255

SFLA:
20FT/IN

BUILDING DESCRIPTION DATA

STYLE	-
USE CODE	-
# OF FAMILIES	-
STORIES	-
YR BUILT	-
EFF YR BUILT	-
PART CON %	-
EXTERIOR COND	-
EXTWAL MAT	-
HEAT TYPE	-
FUEL TYPE	-
KITCHENS	-
BATHS	-
BEDROOMS	-
ROOMS	-
FIRPLCS	-
TYP FIREPLC	-
INTERIOR COND	-
BASMT TYPE	-
REMODEL YEAR	-
BASMT GAR OPEN	-
INSULATION	-
CLASS	-
CLASS MODIFIER	-
FRST STORY	-
FIN HALF	-
FIN TOR	-
FIN TOR	-
SEC STORY	-
ADD STORY	-
FIN OVGR	-
FIN ATTIC	-
BASMT AREA	-
FIN BASMT	-
REC ROOM	-
UNFN HALF	-
UNFN TOR	-
UNFN FULL	-
SFLA	-
PGNT GD	-
RCN	-
RCNLD	-

IMPROVEMENT CODES

- FB# - BARN
- FC# - SHEDS
- GH# - GREENHOUSES
- LP# - PATIOS
- LS# - POOLS
- PH# - POOL HOUSES
- RC# - CARPORTS
- RG# - GARAGES
- RP# - PORCHES
- TC# - TENNIS COURT
- WD# - WOOD DECKS

IMPROVEMENT DATA

DESCRIPTION	MEASURE	DIM 1	DIM 2	QTY	CLASS	COND	YR BLT	USE CD	RCN	PCT GD	COST MOD	RCNLD
-------------	---------	-------	-------	-----	-------	------	--------	--------	-----	--------	----------	-------

TOTAL

RECORD OF OWNER		CLERK	CONN. TAX STAMPS	MORTGAGE	VOLUME	PAGE	DATE	CODE	NO. CODE	SUMMARY
STEINEGGER, JOHN F.		LMN			1103	18	4-28-67	LAND	2-1	15600
STEINEGGER, NANCY J. QC		OD			1326	198	3-7-73	BUILDINGS	2-2	22490
								YARD ITEMS		
								TOTAL		38090
								LAND	2-1	40000
								BUILDINGS		
								OUTBLDGS.		
								YARD ITEMS		
								TOTAL		40000
								LAND		
								BUILDINGS		
								OUTBLDGS.		
								YARD ITEMS		
								TOTAL		40000
								LAND		
								BUILDINGS		
								OUTBLDGS.		
								YARD ITEMS		
								TOTAL		40000
								LAND		
								BUILDINGS		
								OUTBLDGS.		
								YARD ITEMS		
								TOTAL		40000
								LAND		
								BUILDINGS		
								OUTBLDGS.		
								YARD ITEMS		
								TOTAL		40000
								LAND		
								BUILDINGS		
								OUTBLDGS.		
								YARD ITEMS		
								TOTAL		40000

OCCUPANCY DETAIL

INSPECTED: _____ DATE: _____

1 RESIDENTIAL	2 COMMERCIAL	3 INDUSTRIAL
1.1 Dwelling Lot	2.1 Land	3.1 Land
1.2 Dwelling	2.2 Buildings	3.2 Buildings
1.3 Dwelling	2.3 Apartments	3.3 Buildings
1.4 Outbuildings	2.4 Condominiums	3.4 (Yard & Items)
1.5 Subdivisions	2.5 Other Items	

MISCELLANEOUS DETAIL

4 PUBLIC UTILITY	5 VACANT LAND
4.1 Building	5.1 Commercial
4.2 Building	5.2 Industrial
4.3 Out Building	

COMMERCIAL INDUSTRIAL RECORD

2-1-15600 2-3-22190

STAMFORD, CONNECTICUT

T-37790

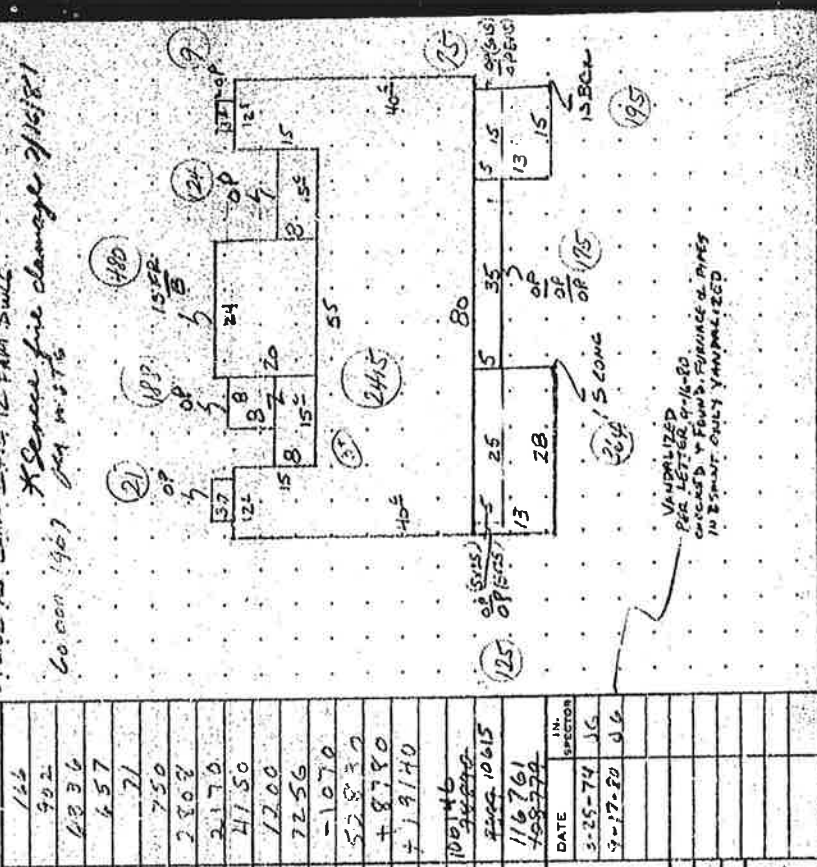
DISTRICT	A	
	ACTUAL VAL.	ASSESSMENT
PHYS. VALUE	PHYS. VALUE	ASSESSMENT
REPL. VAL.	REPL. VAL.	ASSESSMENT
AGE	REMOD.	COND.
CLASS	REMO.	COND.
SIZE	AGE	REMOD.
CONSTRUCTION	AREA	CLASS
OWNER	Nancy	
STREET #	495 - 497 PACIFIC STREET	
CARD #	49	
CONSTRUCTION	SIZE	CLASS
35 x 60	1360	IND
PRICE AS 12 FAM DULL	PRICE AS 12 FAM DULL	
REAR	DEPTH	FIGURE
86	95	136
LAND COMPUTATIONS		
FRONT	REAR	FIGURE
86	86	136
TOTAL LAND AND BUILDINGS		
26000	15600	41600

	BUILDING COMPUTATION			COR. INF.	DEPR.	TOTAL	TOTAL LAND
	S.F.	VAL.	DEPR.				
21 S.F.	2.90	-	124				
188 S.F.	4.80	-	902				
480 S.F.	12.20	-	6336				
124 S.F.	5.30	-	457				
9 S.F.	2.50	-	71				
75 S.F.	10.00	-	750				
175 S.F.	12.40	-	2170				
324 S.F.	11.40	-	4150				
125 S.F.	9.60	-	1200				
HEATINGS (678)			7256				
ELECTRICAL			-1070				
PLUMBING			52830				
TILING			48780				
MISCELLANEOUS			19170				
REPLACEMENT VALUE			100446				
DATE			3-25-74				
BY			J.C.				
DATE			4-17-79				

	FIGURE	DEPTH	UNIT PRICE	TOTAL	LOCATION		
					Fair	Poor	DATE
							3/15/71

FOUNDATION		FLOORS					PLUMBING					MISCELLANEOUS						
Concrete Walls	B	1	2	3	4	5	Bath Rooms	10	1	Born Rm. Fl. & Wains.	1	1	1	1				
Cement Blk. Walls							Toilet Rooms	2	1	Toilet Rm. Fl. & Wains.	1	1	1	1				
Brick Walls							Water Closet Extra	2	1	Bath Room Fir.	1	1	1	1				
Stone Walls							Lavatory Extra	1	1	Toilet Room Fir.	1	1	1	1				
							Sink Extra	1	1									
							Urinals	1	1									
							No Plumbing	1	1									
BASEMENT AREA		INTERIOR FINISH																
1/4	3/4	1	Full	Asph. Tile	L & P.	1	1	1	1	1	1	1	1	1	1	1	1	1
EXTERIOR WALLS		PARTITIONS																
Solid Con. Sill							L & P.	1	1	1	1	1	1	1	1	1	1	1
Com. Br. on Tile or C. L.							Drywall	1	1	1	1	1	1	1	1	1	1	1
Face Br. on Com. Br.							Fireproof Constr.	1	1	1	1	1	1	1	1	1	1	1
Face Br. Tile or C. L.							Mill Construction	1	1	1	1	1	1	1	1	1	1	1
Com. Br. Ven.							Fire Rerushing	1	1	1	1	1	1	1	1	1	1	1
Cement or Cinder Blk.							Steel Frame	1	1	1	1	1	1	1	1	1	1	1
Brick							Steel Beams & Coll.	1	1	1	1	1	1	1	1	1	1	1
Full Stone Facing							Steel Joists	1	1	1	1	1	1	1	1	1	1	1
Terra Cotta Facing							Concrete Frame	1	1	1	1	1	1	1	1	1	1	1
Stom or T. C. Trim							Sprinkler Syst.	1	1	1	1	1	1	1	1	1	1	1
Shiva On							Passenger Elev.	1	1	1	1	1	1	1	1	1	1	1
Siding or Shingles							Freight Elev.	1	1	1	1	1	1	1	1	1	1	1
Party Walls							Incinerator	1	1	1	1	1	1	1	1	1	1	1
Plate Glass Front							Chimneys	1	1	1	1	1	1	1	1	1	1	1
ROOFING		HEATING					WIRING											
Composition or T. & G.							Stream	1	1	1	1	1	1	1	1	1	1	1
Metal							Hot Water	1	1	1	1	1	1	1	1	1	1	1
Wood Deck							"4" Air	1	1	1	1	1	1	1	1	1	1	1
Metal Deck							Gas	1	1	1	1	1	1	1	1	1	1	1

PRICE AS. CLASS 3-12 F.A.M. DULL. 60 con 1967 for waste
 VALORIZED PER LETTER 9-16-80 CHECKED & FOUND FINANCE & PAGES 10 25 SPENT ONLY VALORIZED



COMMERCIAL INDUSTRIAL PROPERTY

PROPERTY OWNERSHIP RECORD

RECORD OF OWNER	CLERK	CONTRACT TAX STAMPS	MORTGAGE	VOLUME	PAGE	DATE	EXPLANATION	SUMMARY
STEINMEGER, JOHN F	lmc			1103	16	4/28/67		1970 LAND 15600 BUILDINGS 25610 TOTAL 41210
STEINMEGER, Nancy J.	cd	63	-	1326	196	3-7-73		1971 LAND 15600 BUILDINGS 25610 TOTAL 41210
								1972 LAND 15600 BUILDINGS 25610 TOTAL 41210
								1973 LAND 15600 BUILDINGS 25610 TOTAL 41210
								1974 LAND 15600 BUILDINGS 25610 TOTAL 41210
								1975 LAND 15600 BUILDINGS 25610 TOTAL 41210
								1976 LAND 15600 BUILDINGS 25610 TOTAL 41210
								1977 LAND 15600 BUILDINGS 25610 TOTAL 41210
								1978 LAND 15600 BUILDINGS 25610 TOTAL 41210
								1979 LAND 15600 BUILDINGS 25610 TOTAL 41210
								1980 LAND 15600 BUILDINGS 25610 TOTAL 41210

19705
DUPLICATED
CARD

INTERIOR INSPECTED
DATE

RENTAL CAPITALIZATION
RENT EXPENSE ITEMS
LAND
VACANCY
HEATING
WATER
ELECTRICITY
JANITOR
MANAGEMENT

1-5 OCCUPANCY DETAIL AND INCOME

MISCELLANEOUS DETAIL
X B.M. W.S.T.C. + Fire Dept.
File 2/14/81 covered same fire damage
J.F.

10
22,510

T. C. 344-10-38

TOTAL 22,510

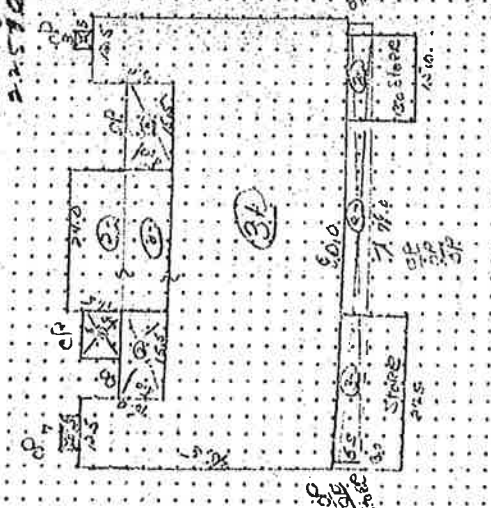
REAL ESTATE RECORD

STAMFORD, CONNECTICUT

DISTRICT	LOT	T. MAP	ZONE	BLOCK	SURVEY
A	34	1-5	M-G	80	
DEPL.	SOUND VALUE	EXPLANATION			
	4080				
DEPL.	SOUND VALUE	EXPLANATION			
	18135	LAND 4080			
DEPL.	SOUND VALUE	EXPLANATION			
		BUILDINGS 18135			
DEPL.	SOUND VALUE	EXPLANATION			
		TOTAL LAND AND BUILDINGS 22510			

STREET #	CARD	OWNER	FIGURE	UNIT PRICE	DEPTH %	PRICE	TOTAL	INFL	DEPL.	SOUND VALUE	EXPLANATION
496-497 PACIFIC STREET	33	Steingger, John F.			98					4080	LAND 4080
				8470	0.50					18135	BUILDINGS 18135

MAIN BUILDING CONSTRUCTION			CONSTRUCTION DETAIL		
ADJ.	STY.	DIMENSIONS	BASE PRICE PER SQUARE FOOT	SQ. FT.	REPLACEMENT
	3 F	81'30" x 22'15" x 2	27.00	1671	46170
	2 -	24' x 19'	4.80	456	2270
	1 -	27' x 13'	2.81	351	980
	2 P	15' x 2' + 2' x 2'	1.80	440	790
	2 P	15' x 2'	1.20	400	480
	2 P	7'0" x 3'2"	3.00	600	1800
	2 P	7'0" x 5'	2.90	580	1670
	2 P	15' x 3'	1.95	525	1020
	IMPROV.				
		Mobile Home	14.00	7	
		PH. 3.5' x 6'			
		2 P 14'3'2"			7190



3.166 Centerville, Pa. Property - Bldg.
 22510 - 1729.00
 18135
 22510
 1729

BUILDINGS		TYPE	YEAR BUILT	CONDITION	REPL. COST	DEPR.	SOUND VALUE
3-B	2.5 stories, 2nd floor	3		P			18135

REPLACEMENT COST		REPLACEMENT COST	DEPRECIATION	TOTAL	UNFINISHED % OF REPLACEMENT COST	SOUND VALUE
		22510	2000	24510	30%	7470

FLOORS		B	I	2	3
CEMENT					
EARTH					
PIRE					
HARDWOOD SINGLE					
ATTIC FL & STRS.					

PROPERTY OWNERSHIP RECORD

RECORD OF OWNER	CLERK	REVENUE STAMPS	VOLUME	PAGE	DATE	EXPLANATION	LAND	BUILDINGS	TOTAL
VASELAKOS, George Est. (Incap) by Conservator Leonidas D. Vasilakos	fs	--	833	532	5/16/58		4210	14830	19040
VASELAKOS, George Est. (Incap) by Conservator (James L. Basil form. known as James L. Vaselakos)	od	1028	1028	175	10/9/64	Judgment of 1257 11/27/61	4080	17430	21510
VASELAKOS, George Est.	od	Death Notife Strfd. Adv.	66.00	1098	6-11-66		4080	17430	21510
STEINNEGGER, John F.	k	Ex. Deed	66.00	1098	7-2-67	stipulation	4080	17430	21510
	hm	* QC	1101	675	4-13-67		4080	17430	21510
STEINNEGGER, John F.	Imm Name	Chg Name	1103	18	4-28-67		4080	17430	21510
						best added	4080	18430	22510
							4080	18430	22510
							4080	18430	22510
							4080	18430	22510
							4080	18430	22510
							4080	18430	22510
							4080	18430	22510
							4080	18430	22510
							4080	18430	22510

MISCELLANEOUS DETAIL

*Mtg. \$8248.20 Bal.
" 4579.81 "
" \$27000. Follows
3/8/67

Phoned Atty. Plotnick in regard to spelling of name should be Steinegger.
QC Est. George Vaselakos all int. to James L. Basil.

1960s
OUTDATED
CARD

1970
4080
18430
22510

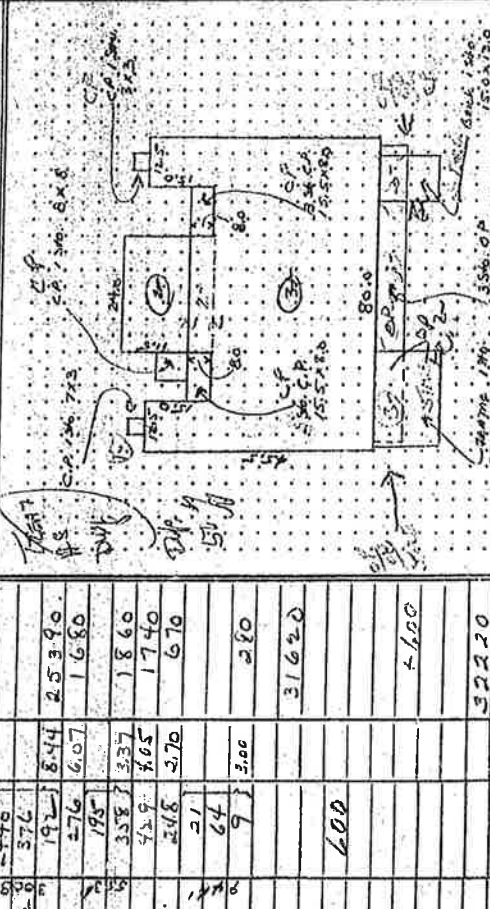
REAL ESTATE RECORD

STAMFORD, CONNECTICUT

STREET: 485-497 PACIFIC STREET	LOT: 34	T. MAP: 185	ZONE: M-G	BLOCK: 80	SURVEY:
CARD: 38	DIST: A				
OWNER: VASELAKOS, GEORGE EST (INCOMP)	DEPT: 17390	SOUND VALUE: 14830	REPL COST: 31620	AGE: 150	CONDITION: F.P.
AV. DEPTH: 95	UNIT PRICE: 5000	DEPTH: 93	PRICE: 4900	TOTAL: 4210	INFL: 4210
REAR: 3005	FIGURE: 95	TYPE: 3005	FIGURE: 3005		
FRONT: 80					
BUILDINGS					
2 FRONT 1700 BR 3-5 SHEETS TO 600-710 9112					
LAND 4210					
BUILDINGS 14830					

STY.	DIMENSIONS	SQ. FT.	UNIT	REPLACEMENT	TOTAL LAND AND BUILDINGS
3	80.0 x 20.5	1640			19040
3	12.5 x 15.0 x 2.0	375			
3	24.0 x 8.0	192	8.44	25390	
2	24.0 x 11.5	276	6.07	1680	
1	BR 15.0 x 3.0	45			
1	FR 27.5 x 2.0	55			
370P	78 x 5.5	429	337	1860	
260P	15.5 x 8.2 x 2	246	405	1740	
180P	7 x 3	21	370	670	
180P	8 x 8	64			
180P	3 x 3	9			
IMPROVEMENTS					
	line escape	600		31620	
TOTAL				32220	
DEPR				17390	
SOUND VALUE				14830	

MAIN BUILDING CONSTRUCTION		EX. GOOD FAIR POOR	
TYPE	ROOF SHAPE	FLOORS	1 2 3
ONE FAMILY	GABLE	CEMENT	1 1 1
2 FAMILY	HIP	BATH	1 1 1
NO. OF ROOMS	FLAT	FRY	1 1 1
ESMT. 1 2ND 2 3	GAMBREL	HARDWOOD	1 1 1
1ST 1 2 3 4	MANARD	SINGLE	1 1 1
APARTMENT	DOBBER	ATTC FL & STES.	
STORE		HEATING	
THEATRE		RADIANT	
KITEL	CLAMBOLIS	HOT AIR FURNACE	
OFFICES	WIDE SIDING	FORCED AIR FURNACE	
WAREHOUSE	DROP SIDING	HOT WATER OR VAPOR	
CORRAL GARAGE	NO SHEATHING	STEAM	
GAS STATION	WOOD SHINGLES	GAS	
FOUNDATION	ASBES. SHINGLES	AIR COND.	
CONCRETE BLOCK	STUCCO ON FRAME	OIL	
CONCRETE STONE	STUCCO ON BL.	NO HEAT	
PIERS	BRICK VENER	PLUMBING	
CEGLAR AREA FULL	BRICK ON T. OR BL.	BATH 3 FIX.	
NO CELLAR	STONE ON T. OR BL.	TOIL 2 FIX.	
NOORING	CONC. OR CHD. BL.	W. C.	
ASPH. SHINGLES	INSUL.	SINKS	
WOOD SHINGLES	INTERIOR FINISH	SHOWER	
ASBES. SHINGLES	B 1 2 3	URINALS	
SLATE	PLASTER	TILING	
TILE	HARDWOOD	BATH FL & WAINS.	
METAL	PINE	BATH FL. ONLY	
COMP.	UNFINISHED	T. & F. & WAINS.	
INSUL.	WALLBOARD	T. & F. & WAINS.	
BMSY. ROOM	METAL CIG.	T. & F. & WAINS.	
FIREPLACE	FINISHED ATTC	T. & F. & WAINS.	
PANEL	BSMT. ROOM	T. & F. & WAINS.	
		DATE	5-28-50
		INSPECTOR	123



CHAIN OF TITLE

501 Pacific Street

Grantor:	John F. Steinegger	
Grantee:	495 – 519 Pacific Street, LLC	
Date:	July 15, 2010	(Vol. 9917 pg.118)
Grantor:	Ludlow Place LLC	
Grantee:	John F. Steinegger	
Date:	November 9, 2006	(Vol. 8775 pg.114)
Grantor:	New Neighborhoods Inc.	
Grantee:	Ludlow Place LLC	
Date:	November 9, 2006	(Vol.8775 pg.113)
Grantor:	Stam Affordable Homes Inc.	
Grantee:	New Neighborhoods Inc.	
Date:	August 28, 2006	(Vol.8685 pg.293)
Grantor:	AEE Realty Associates LLC	
Grantee:	Stam Affordable Homes Inc.	
Date:	October 2, 2002	(Vol.6437 pg.79)
Grantor:	Ernest J. Bello Jr. et al	
Grantee:	AEE Realty Associates LLC	
Date:	March 12, 2002	(Vol. 6156 pg. 68)
Grantor:	Ernest J. Bello	
Grantee:	Ernest J. Bello Jr. et al	
Date:	February 22, 1996	(Vol.4534 pg.977)
Grantor:	Alexander R. Koproski et al (Patricia A. Koproski)	
Grantee:	Ernest J. Bello	
Date:	October 5, 1976	(Vol.1584 pg.257)
Grantor:	Narumra Investments (A Conn. Partnership)	
Grantee:	Alexander R. Koproski et al (Patricia A. Koproski)	
Date:	July 9, 1975	(Vol.1482 pg.27)
Grantor:	Alexander R. Koproski et al (Patricia A. Koproski)	
Grantee:	Narumra Investments (A Conn. Partnership)	
Date:	November 21, 1973	(Vol.1380 pg.132)

CHAIN OF TITLE

501 Pacific Street Cont.

Grantor:	George Vaselakos est. (Incap.) by Conservator Leonidas D. Vaselakos	
Grantee:	Alexander R. Koproski et al (Patricia A. Koproski)	
Date:	July 16, 1964	(Vol.1018 pg.620)
Grantor:	George Vaselakos	
Grantee:	George Vaselakos est. (Incap.) by Conservator Leonidas D. Vaselakos	
Date:	May 16, 1958	(Vol.833 pg.588)
Grantor:	n/a	
Grantee:	George Vaselakos	
Date:	August 16, 1946	(n/a)

Note: The above represents the major change in ownership of the above-mentioned properties for purposes of a Phase I ESA, and does not certify title.

CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION	
STEINEGGER JOHN F		3 Public Sewer 1 All Public 4 Gas		2 Semi-Improve 1 Paved		COM VLAND	
88 INDIAN HARBOR DRIVE		SUPPLEMENTAL DATA		Alt Prcl ID 127 80 35		Code Appraised Value Assessed Value	
GREENWICH CT 06830-7148		DSSD Agent Nam Roll Common Neighborhood SOUTH: Assoc Pid#		127 80 35		5-2 219,250 153,480	
		Survey1 Survey2 Census Tr 222 Census BI 2000 Sewer Acct		W 007 6470		6135 STAMFORD, CT	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	VC
STEINEGGER JOHN F	8775	0114	11-09-2006	U	I	0	25
LUDLOW PLACE LLC	8775	0113	11-09-2006	U	I	0	25
NEW NEIGHBORHOODS INC	8685	0293	08-28-2006	U	I	0	25
STAMFORD AFFORDABLE HOMES INC	6437	0079	10-02-2002	Q	I	340,000	00
A E E REALTY ASSOCIATES LLC	6156	0068	03-12-2002	U	I	119,000	27
Total		153480		153480		153480	

EXEMPTIONS
 Description Amount Code Description Number Amount Comm Int

OTHER ASSESSMENTS
 Description Amount Code Description Number Amount Comm Int

ASSESSING NEIGHBORHOOD
 Nbhnd Name B Tracing Batch

NOTES
 VACANT LOT 4/12

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 219,250
 Special Land Value 0
 Total Appraised Parcel Value 219,250
 Valuation Method C

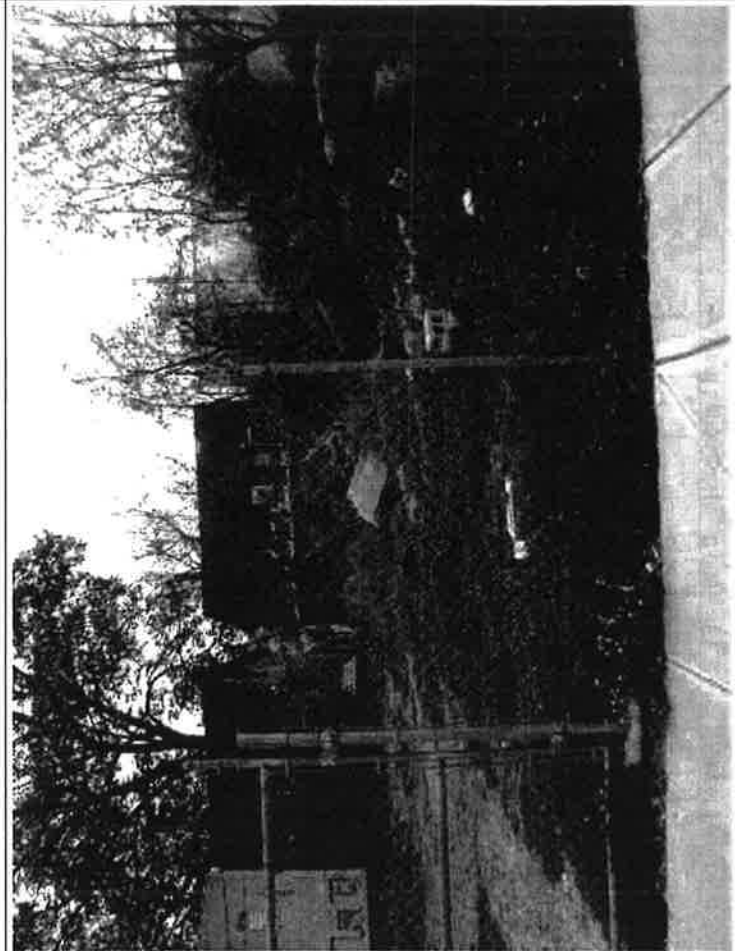
APPRaised VALUE SUMMARY
 Total Appraised Parcel Value 219,250

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date	Description	Amount	Insp Date	% Comp	Date Comp

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
04-01-2013	GS	GS	84	EZ and DM Zone			
01-17-2013	JW	40	No change				
04-18-2012	TH	00	Measur+Listed				
04-15-2011	GS	55	GIS				
03-06-2008	GS	72	Energy District				
04-02-2006	SEG	29	Data Mailer				

LAND LINE VALUATION SECTION		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustme	Adj Uni	Land Value			
B Use Code	Description	District Desc.	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			
1 200V	Commercial MD	MG 1	3,737 SF	53.34	1.10000	C	1.00	0250	1.000	1.0000	58.67			
Total Card Land Units										0.086	SF	Parcel Total Land Area 0.0858	Total Land Value	219,250

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)																					
Element	Cd	Element	Cd																				
Style: 99 Model: 00 Grade: Vacant Lot Stories: Vacant																							
Occupancy: Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms. Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style: Fireplace Misnry Fpl. Gas/Prefab Fpl. Outdoor Fpl. Adnl. Ope Bsmt. Garage		<p>CONDO DATA</p> <table border="1"> <tr> <th>Parcel Id</th> <th>C</th> <th>Description</th> <th>Ownr</th> <th>S</th> </tr> <tr> <td>Adjust Type</td> <td>Code</td> <td>Description</td> <td>Factor%</td> <td></td> </tr> <tr> <td>Condo Fir</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Condo Unit</td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>COST / MARKET VALUATION</p> <p>Building Value New: 0</p> <p>Year Built: 0</p> <p>Effective Year Built: 0</p> <p>Depreciation Code: 0</p> <p>Remodel Rating: 0</p> <p>Year Remodeled: 0</p> <p>Depreciation %: 0</p> <p>Functional Obsol: 0</p> <p>External Obsol: 0</p> <p>Trend Factor: 1</p> <p>Condition: 100</p> <p>Percent Good: 0</p> <p>RCNLD: 0</p> <p>Dep % Ovr: 0</p> <p>Dep Ovr Comment: 0</p> <p>Misc Imp Ovr: 0</p> <p>Misc Imp Ovr Comment: 0</p> <p>Cost to Cure Ovr: 0</p> <p>Cost to Cure Ovr Comment: 0</p>	Parcel Id	C	Description	Ownr	S	Adjust Type	Code	Description	Factor%		Condo Fir					Condo Unit					
Parcel Id	C	Description	Ownr	S																			
Adjust Type	Code	Description	Factor%																				
Condo Fir																							
Condo Unit																							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)																							
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value												
BUILDING SUB-AREA SUMMARY SECTION																							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value																	
Ttl Gross Liv / Lease Area		0	0	0		0																	



No Sketch

CITY OF STAMFORD REAL PROPERTY DATA

PROPERTY LOCATION	PARCEL ID	CENSUS	ZONE	MAP	NBHD	SITE	PROP CLASS	SURVEY MAP	DIST.	DIR/CARD	BLK/ST/LOT	SIDE 1
501 PACIFIC STREET	001-2055	222	MG	133	02002	01 OF 01	2-3	1	W 007	0080-6470-35		
ASSESSMENT INFORMATION												
NAME 1 - A E E REALTY ASSOCIATES LLC	YEAR	CLASS	UNITS	FULL VALUE	ASSESSED							
NAME 2 - 223 JONATHAN DRIVE	1999	2-1	1.00	56100	39270							
ADDRESS - STAMFORD CT		2-3	1.00	50000	35000							
ADDRESS -		TOTAL		106100	74270							
ZIP - 06905	1993	2-1	1.00	53800	37660							
OWNER HISTORY												
NAME	VOL	PAGE	DATE	SALE PRICE	VALID	DEED TYP						
A E E REALTY ASSOCIATES LLC	6156	068	03/12/2002	119000	Y	W						
BELLO ERNEST J JR ET AL	4534	097	02/22/1996	130000	N	Q						
BELLO ERNEST J	1584	257	10/05/1976									
LAND DESCRIPTION DATA												
LAND TYPE	MEASURE 1	INFL CODE	INFL FACT	USE CODE	UNIT PRICE	FULL VALUE	ASSESSED					
PRIME SITE	3737.00	LOCATION	.50	2-1	30.00	56055	39238					
COST CALCULATIONS												
BLDG SECT	YRBLT	EXCOND	GRADE/MOD	EXFUNC	USE AS							
01 01	1942	AVERAGE	C	1.00	NORMAL	305	- CONVERTED AP					
FROM TO	INCOND	FUNC USED AS	AREA RENT/SQF	ADJ FAC	CAP RTE							
B B	AVERAGE	0.80	305B-CONVERT	1188	0.00	1.00	.1254					
01 02	AVERAGE	0.80	305 -CONVERT	2376	7.00	0.80	.1254					
BLDG/SECT TOTAL AREA:	3,564		BLDG/SECT NET INCOME:	\$106,108								
BLDG TOTAL AREA:	3,564		BLDG NET INCOME:	\$106,108								
SITE TOTAL AREA:	3,564		SITE NET INCOME:	\$106,108								
			SITE TOTAL VALUE(ROUNDED):	\$106,100								
NOTES												
TOTAL 56055 39270												
1990's DATED CARD												
ROAD	LOCAL											
TRAFFIC	MEDIUM											
VIEW												
WATERFRONT												
SEWER	YES											
WATER	PUBLIC											
UTILITIES	GAS/ELEC											
COMPARED	TYPICAL											
DESIRABILITY												

SFLA:
20FT/IN

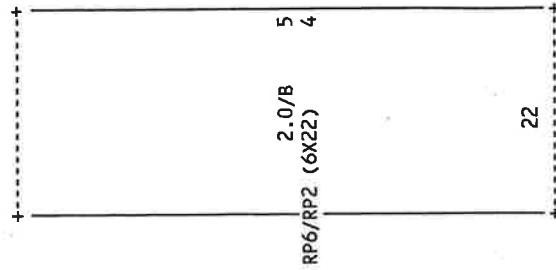
001-2055

BUILDING DESCRIPTION DATA

STYLE -
 USE CODE -
 # OF FAMILIES -
 STORIES -
 YR BUILT -
 EFF YR BUILT -
 PART CON % -
 EXTERIOR COND -
 EXTERNAL MAT -
 HEAT TYPE -
 FUEL TYPE -
 KITCHENS -
 BATHS -
 BEDROOMS -
 ROOMS -
 FIRPLCS -
 TYP FIREPLC -
 INTERIOR COND -
 BASMT TYPE -
 REMODEL YEAR -
 BASMT GAR OPEN -
 INSULATION -
 CLASS -
 CLASS MODIFIER -
 FIRST STORY -
 FIN HALF -
 FIN TOR -
 SEC STORY -
 ADD STORY -
 FIN OVGAR -
 FIN ATTIC -
 BASMT AREA -
 FIN BASMT -
 REC ROOM -
 UNFN HALF -
 UNFN TOR -
 UNFN FULL -
 SELA -
 PCNT GD -
 RCN -
 RCNLD -

IMPROVEMENT CODES

FB# - BARN
 FC# - SHEDS
 GH# - GREENHOUSES
 LP# - PATIOS
 LS# - POOLS
 PH# - POOL HOUSES
 RC# - CARPORTS
 RG# - GARAGES
 RP# - PORCHES
 TC# - TENNIS COURT
 WD# - WOOD DECKS



IMPROVEMENT DATA

DESCRIPTION	MEASURE	DIM 1	DIM 2	QTY	CLASS	COND	YR BLT	USE CD	RCM	PCT GD	COST MOD	RCNLD
PORCH, UP COV	SQUARE FEET	132		1	C	FAIR	1958	2-3	945	25		236
PORCH, COVER	SQUARE FEET	132		1	C	FAIR	1958	2-3	945	25		236

TOTAL

4.72

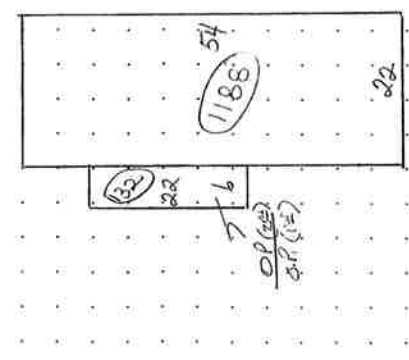
COMMERCIAL-INDUSTRIAL RECORD 00 12055

STAMFORD CONNECTICUT

STREET: 501 PACIFIC STREET
 DISTRICT: A LOT: 35 ZONE: M-G BLOCK: 80
 T. MAP: 105
 SIDE: 7
 OWNER: Belle Benst
 OCCUPANCY: 75
 CONSTRUCTION: 3 R
 SIZE: 37
 AREA: 37377
 CLASS: III
 AGE: 7
 REMOD.: 4
 COND.: B
 REPL. VAL.: 23400
 PHY. VAL.: 56040
 COR. INF.: -35
 VALUE: 24375
 ASSESSMENT: 7960
 ACTUAL VAL.: 28020
 PHYS. VAL.: 56040
 COR. INF.: -35
 VALUE: 24375
 ASSESSMENT: 7960

FOUNDATION		FLOORS					HEATING					BUILDING COMPUTATION							
		B	1	2	3	4	5	Steam	Hot Water	H. F.	Hot Air	Gas	Oil Burner	Solar	Air Cond.	Elect	1188	7680	9240
Concrete		4															130	1640	2160
Cement Block																			
Earth																			
BASEMENT AREA																			
No.	1/2	3/4	Full																
EXTERIOR WALLS																			
Solid Com. Brick																			
Com. Br. on Tile or C.B.																			
Face Br. on Com. Br.																			
Face Br. on Tile or C.B.																			
Face Br. Ven.																			
Com. Br. Ven.																			
Cement or Cinder Blk.																			
Rein. Concrete																			
Cut Stone Facing																			
Stucco On																			
Sliding or Shuttered																			
Party Walls																			
Metal																			
Plate Glass Front																			
ROOFING																			
Comp. Slate/Tile																			
Metal Shingle																			
FLAT Deck																			
TILE																			
CEILINGS																			
Lath & Plaster																			
Dry Wall																			
Acoustical																			
None																			
WIRING																			
BX.																			
Pipe Conduit																			
Power																			
MISCELLANEOUS																			
Sprinkler Syst.																			
Passenger Elev.																			
Freight Elev.																			
Sash																			
Eff. Perimeter L/F																			
Perim. Area Ratio																			
No. of Units																			
Avg. Unit Size																			
REPL. VALVE																			
Unfinished																			
Fin Op. (St.)																			
Fin Op. (Ofc)																			
Fin Div. (Ofc)																			
Apartment																			
Warehouse																			
USE																			
As Laidout																			
Abandoned																			
Date 1/19/77																			
Reviewer																			
Date 1/19/77																			

1982
OUTDATED
CARD



COMMERCIAL INDUSTRIAL PROPERTY **PROPERTY OWNERSHIP RECORD** STAMFORD

RECORD OF OWNER			SURV.	OC	CLERK	CONN STAMPS	MORTGAGE	VOLUME	PAGE	DATE	CODE	NO. CODE	SUMMARY
KOPROSKI, ALEXANDER R. ET AL (PATRICIA A. KOPROSKI)					OD		1482	27	7-9-75		LAND		6730
BELLO, ERNEST J.			WTY		CHS	27.50	19847	1584	257	10-5-76	BUILDINGS	1-1	
											BUILDINGS	1-3	9490
											YARD ITEMS		
											TOTAL		16240
											LAND	2-1	22070
											BUILDINGS	2-3	19610
											YARD ITEMS		
											TOTAL		41680
											LAND		
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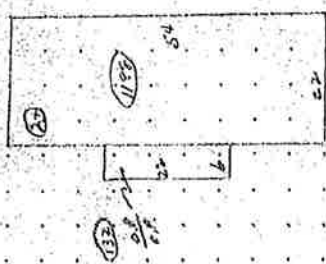
COMMERCIAL INDUSTRIAL RECORD

STAMFORD CONNECTICUT

SIDE	CARD	STREET	#	501	PACIFIC STREET	DISTRICT	A	LOT	35	T. MAP	105	ZONE	M-G	BLOCK	80	SURVEY
OCCUPANCY	CONSTRUCTION	OWNER	DATE	FR	REAR	REAR	REAR	REAR	REAR	REAR	REAR	REAR	REAR	REAR	REAR	REAR
37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37

FRONT	REAR	FIGURE	DEPTH	AREA	CLASS	AGE	REMOD.	COND.	REF. VAL.	PH. DEP.	PHYS. VALUR	FUNCT. DEPT.	ACTUAL VAL.	EQ. FACT.	ASSESS. WENT.
37	37	37	101	30-1100	1			P	35164	58	17532	101	15834	60	9-90
<p>LAND COMPUTATIONS</p> <p>TOTAL LAND AND BUILDINGS 16220</p> <p>PRK AS CLD-ID DWG HENR. 16220</p>															

FOUNDATION	FLOORS	PLUMBING	ROOFING	HEATING	WIRING	REPLACEMENT VALUE	DATE	IN. INSPECTOR
Concrete Wall	8 1 2 3 4 5	Bath Rooms	Asph. Flt. & Waint.	Steam	Flaxlme	31967		
Cement Hill Walls		Toilet Rooms	Steel Joist	Hot Water	Pipe Conduits	35164	3/15/71	
Brick Walls		Water Closet Extra	Wood Joist	Hot Air				
Stone Walls		Lavatory Extra	Steel Joist	Gas				
BASINEMENT AREA		Sink Extra	Wood Joist	Oil Burner				
1/4		Urinals	Wood Joist	No Heat				
1/2		No Plumbing	Wood Joist	Air Cond.				
3/4			Wood Joist					
EXTERIOR WALLS			Wood Joist					
Solid Com. Brick			Wood Joist					
Com. Br. on Tile or C. B.			Wood Joist					
Face Br. on Com. Br.			Wood Joist					
Face Br. on Tile or C. B.			Wood Joist					
Face Br. Ven.			Wood Joist					
Com. Br. Ven.			Wood Joist					
Cement of Concr. Blk.			Wood Joist					
Rein. Concrete			Wood Joist					
Cut Stone Facing			Wood Joist					
Terra Cotta Facing			Wood Joist					
Stone or T. C. Trim			Wood Joist					
Stucco On			Wood Joist					
Siding or Shingles			Wood Joist					
Perry Walls			Wood Joist					
Plate Glass Front			Wood Joist					
ROOFING			Wood Joist					
Composition or T. & G.			Wood Joist					
Metal A-S-F. S. or F.			Wood Joist					
Wood Deck			Wood Joist					
Metal Deck			Wood Joist					
HEATING			Wood Joist					
Steam			Wood Joist					
Hot Water			Wood Joist					
Hot Air			Wood Joist					
Gas			Wood Joist					
Oil Burner			Wood Joist					
No Heat			Wood Joist					
Air Cond.			Wood Joist					
WIRING			Wood Joist					
Flaxlme			Wood Joist					
Pipe Conduits			Wood Joist					
Metal Frame Sash			Wood Joist					
Wood Frame Sash			Wood Joist					



156

COMMERCIAL INDUSTRIAL PROPERTY

PROPERTY OWNERSHIP RECORD

RECORD OF OWNER		CLERK	COMP. TAC. STAMPS	MORTGAGE	VOLUME	PAGE	DATE	EXPLANATION	SUMMARY
KOPROSKI, Alexander R. et al (Patricia A. Koproski)		70.40	1018	620	7/16/64			LAND 1670 BUILDINGS 8730 TOTAL 10400	
MORTGAGE \$17500 1st and 2nd Cons. Deed 1st			1380	132	11-21-73			LAND 6730 BUILDINGS 9490 TOTAL 16220	
KARTMAR INVESTMENTS (A CONN. PARTNERSHIP) by od		60.50	26090	27	7-9-75			LAND 6730 BUILDINGS 9490 TOTAL 16220	
KOPROSKI, Alexander R. et al (Patricia A. Koproski)		Sup 01 20 06	1482	257	10-5-76			LAND 6730 BUILDINGS 9490 TOTAL 16220	
BELLIC, Ernest J.		27.50	1584					LAND 6730 BUILDINGS 9490 TOTAL 16220	
INTERIOR INSPECTED									
DATE:									
RENTAL CAPITALIZATION		OCCUPANCY DETAIL AND INCOME							
PLAT EXPENSE ITEMS									
LAND									
VACANCY									
HEATING									
WATER									
ELECTRICITY									
JANITOR									
MANAGEMENT									
TOTAL PLAT EXPENSES									
GROSS ANNUAL INCOME									
LESS PLAT EXPENSES									
BALANCE FOR CAP.									
CAP. RATE									
REFLECTED CAP. VALUE									

19705
MISCELLANEOUS DETAIL
OUTDATED
CARD

710

F. C. 3484-10-39

STAMFORD, CONNECTICUT

REAL ESTATE RECORD

CARD # 39
 STREET # 501 PACIFIC STREET
 OWNER: *H. H. H. H. H.*

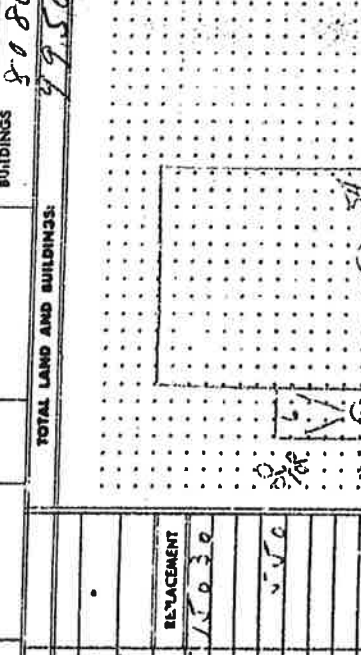
FRONT	REAR	AV. DEPTH	FIGURE	UNIT PRICE	DEPTH %	PRICE	TOTAL	INFL	DEPR.	SOUND VALUE	ZONE	BLOCK	SURVEY
37		101			100						M-G	80	
				3737	0.50					8080			

REAR 37
 AV. DEPTH 101
 FIGURE
 UNIT PRICE
 DEPTH %
 PRICE
 TOTAL
 INFL
 DEPR.
 SOUND VALUE
 ZONE
 BLOCK
 SURVEY

DEPR. 1870
 SOUND VAL. 8080
 BUILDINGS 1870

LAND 1870
 BUILDINGS 8080
 TOTAL LAND AND BUILDINGS 9950

TYPE	YEAR BUILT	TYPE	REPL. COST	DEPR.	SOUND VALUE
1 - Main building construction	1988	B	1188	12.5%	1030
2 - Multi Farm	1150				



CONSTRUCTION DETAIL	UNIT	REPLACEMENT COST	DEPRECIATION	UNFINISHED % OF REPLACEMENT COST	SOUND VALUE
ADJ. DIRT FL	764				
STY. DIMENSIONS	32 x 54	1188	12.5%		1030
MULTI FARM	1150				
REPLACEMENT COST TOTAL		1188	12.5%		1030
UNFINISHED % OF REPLACEMENT COST					
SOUND VALUE					8080

CONSTRUCTION DETAIL UNIT
 BASE PRICE PER SQUARE FOOT
 YEAR BUILT
 TYPE
 REPL. COST
 DEPR.
 SOUND VALUE
 BUILDINGS

MISC. STEEL SASH ALUMINUM SASH
 REAR 37
 AV. DEPTH 101
 FIGURE
 UNIT PRICE
 DEPTH %
 PRICE
 TOTAL
 INFL
 DEPR.
 SOUND VALUE
 ZONE
 BLOCK
 SURVEY

REAR 37
 AV. DEPTH 101
 FIGURE
 UNIT PRICE
 DEPTH %
 PRICE
 TOTAL
 INFL
 DEPR.
 SOUND VALUE
 ZONE
 BLOCK
 SURVEY

PROPERTY OWNERSHIP RECORD

RECORD OF OWNER	CLERK	REVENUE STAMPS	VOLUME	PAGE	DATE	EXPLANATION
VASKIAROS, George Est. (Incap) by Conservator	fs	--	833	588	5/19/58	
LADONIS D. VERILAGE						
Cons. Deed						
KOPROSKI, Alexander R. et al (Patricia A. Koproski)			1018	620	7-16-64	1959
						LAND 1850
						BUILDINGS 4210
						TOTAL 6060
						1960
						LAND 1870
						BUILDINGS 7080
						TOTAL 8950
						1961
						LAND 1870
						BUILDINGS 7080
						TOTAL 8950
						1962
						LAND 1870
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						1967
						LAND 1870
						BUILDINGS 7080
						TOTAL 8950
						1968
						LAND 1870
						BUILDINGS 7080
						TOTAL 8950
						1969
						LAND 1870
						BUILDINGS 8080
						TOTAL 9950

19605
 OUTDATED
 CARD

1970
 1870
 8080
 9950

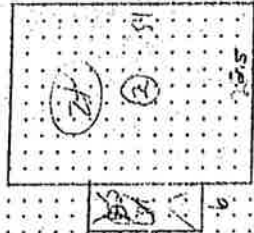
REAL ESTATE RECORD

STAMFORD, CONNECTICUT

STREET: 501 PACIFIC STREET	ZONE: M-G	LOT: 35	T. MAP: 185	BLOCK: 80	SURVEY:
OWNER: VASELAKOS, GEORGE EST (INCAR)					
AV. DEPTH: 101	PRICE: V 0.0	DEPTH %: 100	PRICE: V 0.0	TOTAL: 1850	EXPLANATION:
FRONT: 37					
BUILDINGS					
TENEMENT FR 2-B					
LAND 1850					

STY.	DIMENSIONS	SQ. FT.	UNIT	REPLACEMENT	ALTERATION		DATE	INSPECTOR
					ADDITION	DESTRUCTION		
2	22.5 X 54	1215	5.04	6120				
BSP	6 X 22.5	135	2.70	360				
				6480				
IMPROVEMENTS								
TOTAL					6480			
DEPR					2270			
SOUND VALUE					4210			

MAIN BUILDING CONSTRUCTION		EX. GOOD FAIR POOR	
TYPE	ROOF SHAPE	FLOORS	EX. GOOD FAIR POOR
ONE FAMILY	GABLE	1 1 1 1 2 3	
FAMILY	HIP		
NO. OF ROOMS	CEMENT		
1ST.	BATH		
2ND.	TRINE		
3RD.	HARDWOOD		
	SINGLE		
APARTMENT	ATTIC FL. & STRS.		
STORE	HEATING		
THEATRE	RADIANT		
HOTEL	POT AIR FURNACE		
OFFICES	FORCED AIR FURNACE		
WAREHOUSE	POT WATER OR VAPOR		
CONVA. GARAGE	STEAM		
GAS STATION	GAS		
	OIL		
	NO HEAT		
FOUNDATION	FLUMING		
CONCRETE	BATH # PIC		
CONCRETE BLOCK	TOIL 2 FL.		
BRICK	W. C.		
PIERS	SINKS		
CELLAR AREA FULL	SHOWER		
1/4	COMB.		
NO CELLAR	URINALS		
	INTERIOR FINISH		
ROOFING	PLASTER		
ASPH. SHINGLES	WOODWORK		
WOOD SHINGLES	PINE		
ASBES. SHINGLES	UNFINISHED		
	WALLORED		
SLATE	METAL CLG.		
TILE	FINISHED ATTIC		
MFL	SMK. ROOM		
MFL	FINISH		
COMP.	FIREPLACE		
INSUL.	PANEL		



1960	BUILDINGS	
	TOTAL	

PROPERTY OWNERSHIP RECORD

RECORD OF OWNER	CLERK	REVENUE STAMPS	VOLUME	PAGE	DATE	EXPLANATION	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960
Vaselakos, George	mb	16.65			8/16/4		LAND 1180										
Vaselakos, George Est. (Incap) By Conservator Leonidas D. Vasilakos	fs	--	833	588	5-16-58		BUILDINGS 3850										
							TOTAL 5030										
							LAND 1850										
							BUILDINGS 4210										
							TOTAL 6060										
							LAND 1850										
							BUILDINGS 4210										
							TOTAL 6060										
							LAND 1850										
							BUILDINGS 4210										
							TOTAL 6060										
							LAND 1850										
							BUILDINGS 4210										
							TOTAL 6060										

1953

OUTDATED CARD

MISCELLANEOUS DETAIL

This certifies that a representative of THE VALUATION ASSOCIATES, INC. inspected these premises on JUN 6 1960

Signed [Signature]
OWNER OR OCCUPANT

Inspector [Signature]

CHAIN OF TITLE

511 Pacific Street

Grantor:	John F. Steinegger	
Grantee:	495 – 519 Pacific Street, LLC	
Date:	July 15, 2010	(Vol. 9917 pg.118)
Grantor:	Ludlow Place LLC	
Grantee:	John F. Steinegger	
Date:	November 9, 2006	(Vol.8775 pg.114)
Grantor:	New Neighborhoods Inc.	
Grantee:	Ludlow Place LLC	
Date:	November 9, 2006	(Vol.8775 pg.113)
Grantor:	First County Bank	
Grantee:	New Neighborhoods Inc.	
Date:	August 28, 2006	(Vol.8685 pg.291)
Grantor:	Graybar Seven LTD Partnership	
Grantee:	First County Bank	
Date:	October 31, 1996	(Vol.4661 pg.276)
Grantor:	August Lenhart	
Grantee:	Graybar Seven LTD Partnership	
Date:	October 7, 1983	(Vol.2300 pg.216)
Grantor:	Stamford Savings Bank (Cert. Forcl.)	
Grantee:	August Lenhart	
Date:	May 15, 1981	(Vol.2035 pg.30)
Grantor:	Foreclosure Stamford Savings Bank	
Grantee:	Stamford Savings Bank (Cert. Forcl.)	
Date:	March 25, 1981	(Vol. 2019 pg. 108)
Grantor:	William E. Whitley	
Grantee:	Foreclosure Stamford Savings Bank	
Date:	February 13, 1981	(Vol.2010 pg.224)
Grantor:	Alexander R. Koproski et al (Patricia A. Koproski)	
Grantee:	William E. Whitley	
Date:	August 11, 1975	(Vol.1488 pg.257)

CHAIN OF TITLE

511 Pacific Street Cont.

Grantor:	Narumra Investments (A Conn. Partnership)	
Grantee:	Alexander R. Koproski et al (Patricia A. Koproski)	
Date:	July 9, 1975	(Vol.1482 pg.27)
Grantor:	Alexander R. Koproski et al (Patricia A. Koproski)	
Grantee:	Narumra Investments (A Conn. Partnership)	
Date:	November 21, 1973	(Vol.1380 pg.132)
Grantor:	George Vaselakos est. (Incap.) by Conservator Leonidas D. Vaselakos	
Grantee:	Alexander R. Koproski et al (Patricia A. Koproski)	
Date:	July 16, 1964	(Vol.1018 pg.620)
Grantor:	George Vaselakos	
Grantee:	George Vaselakos est. (Incap.) by Conservator Leonidas D. Vaselakos	
Date:	May 16, 1958	(Vol.833 pg.588)
Grantor:	n/a	
Grantee:	George Vaselakos	
Date:	August 16, 1946	(n/a)

Note: The above represents the major change in ownership of the above-mentioned properties for purposes of a Phase I ESA, and does not certify title.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION	
STEINEGGER JOHN F		3 Public Sewer		2 Semi-Improve					
88 INDIAN HARBOR DRIVE		1 All Public		1 Paved					
GREENWICH CT 06830		4 Gas							
		SUPPLEMENTAL DATA							
All Prcd ID 127 80 36		DSSD							
Survey1		Agent Nam							
Survey2		Roll		1					
Census Tr 222		Common		4 FAMILY					
Census Bl 2000		Neighborhood		SOUTH:					
Sewer Acct		Assoc Pld#							
GIS ID W 008 6470									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
STEINEGGER JOHN F	8775	0114	11-09-2006	U	I	0	25
LUDLOW PLACE LLC	8775	0113	11-09-2006	U	I	0	25
NEW NEIGHBORHOODS INC	8685	0291	08-28-2006	U	I	0	29
FIRST COUNTY BANK	4661	0276	10-31-1996	U	I	0	0
GRAYBAR SEVEN LTD PARTNERSHIP	2300	0216	10-07-1983	U	I	0	25
Total							

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					

ASSESSING NEIGHBORHOOD		Amount	Code	Description	Number	Amount	Comm Int
Nbhd	Nbhd Name						
3050	B			Tracing			

VACANT LOT 4/12

NOTES

Appraised Bldg. Value (Card) 0

Appraised Xf (B) Value (Bldg) 0

Appraised Ob (B) Value (Bldg) 0

Appraised Land Value (Bldg) 174,650

Special Land Value 0

Total Appraised Parcel Value 174,650

Valuation Method C

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Description	-20,055	09-20-2007	100		DEMO 100% 10/1/2007 NO P
99999999	Demolish					

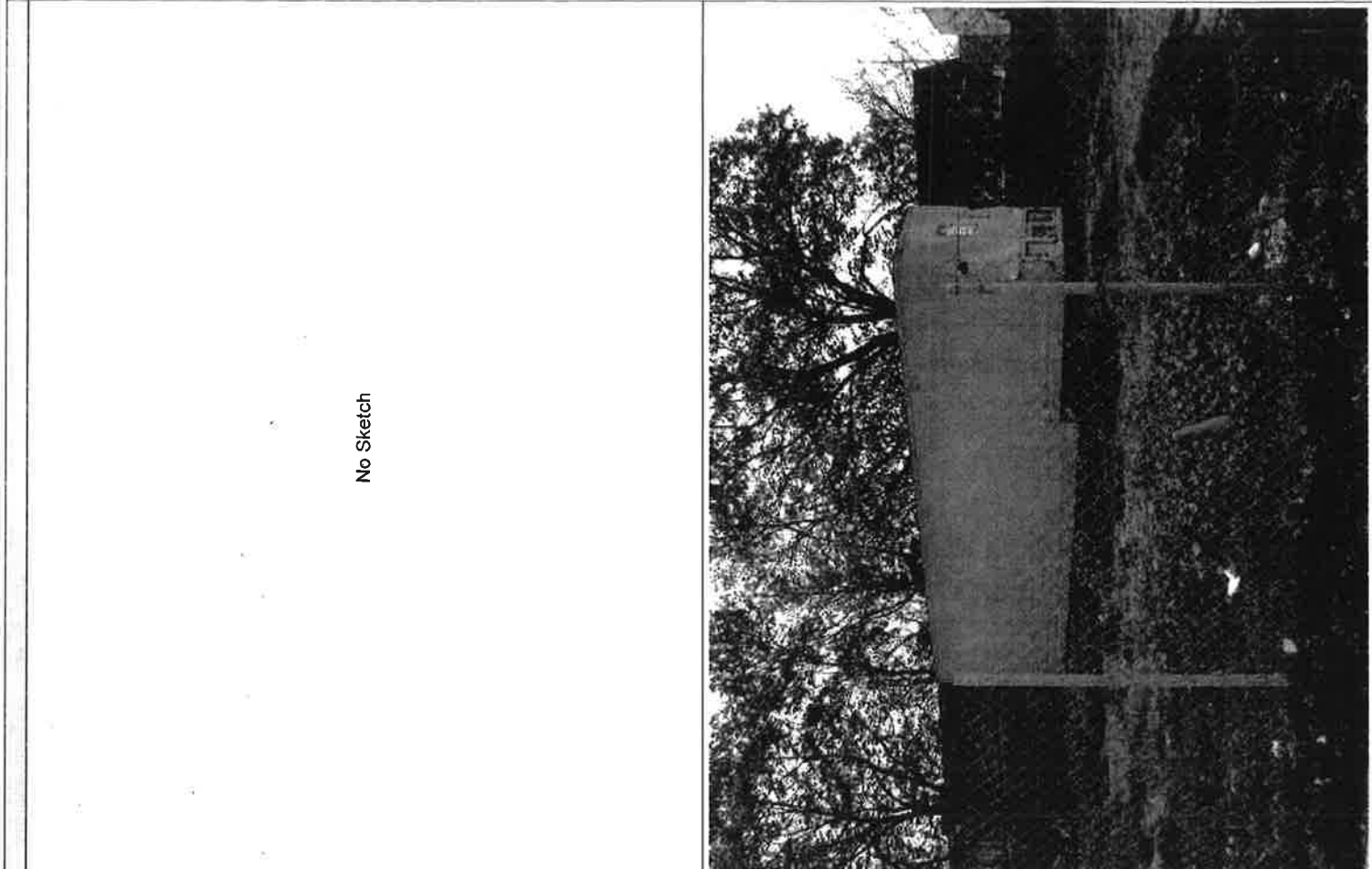
LAND LINE VALUATION SECTION		Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustme	Adj Uni	Land Value			
B Use Code	Description															
1	Commercial MD	3,090 SF	1	51.38	1.10000	5	1.00	0250	1.000		1.00000	56.52	174,650			
Total Card Land Units												Parcel Total Land Area	0.071 SF	0.0709	Total Land Value	174,650

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
04-01-2013	GS			84	EZ and DM Zone
01-17-2013	JW			40	No change
04-18-2012	TH			00	Measur+Listed
04-15-2011	GS			55	GIS
03-06-2008	GS			72	Energy District
09-20-2007	RGB			50	Demo
09-12-2007	SEG			29	Data Mailer



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Description	Element	Description							
99 00	Vacant Lot Vacant									
CONDO DATA										
Parcel Id	C	Ownr	S							
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
COST / MARKET VALUATION										
Building Value New		0								
Year Built		0								
Effective Year Built										
Depreciation Code										
Remodel Rating										
Year Remodeled		0								
Depreciation %		0								
Functional Obsol		0								
External Obsol		0								
Trend Factor		1								
Condition										
Condition %		100								
Percent Good										
RCNLD		0								
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value				
Ttl Gross Liv / Lease Area		0	0	0	0	0				

No Sketch

CITY OF STAMFORD REAL PROPERTY DATA

PROPERTY LOCATION: 511 PACIFIC STREET
 PARCEL ID: 001-2056
 CENSUS: 222
 ZONE: MG
 MAP: 133
 NBHD: 02002
 SITE: 01 OF 01
 2-2
 DIR/CARD: 0080-6470-036
 W 008
 DJST: 1
 BLK/ST/LOT: SIDE 1

CURRENT OWNER: FIRST COUNTY BANK
 NAME 1: FIRST COUNTY BANK
 NAME 2:
 ADDRESS: 117 PROSPECT ST
 ADDRESS: STAMFORD CT
 ADDRESS:
 ZIP: 06901

OWNER HISTORY

NAME	YOL	PAGE	DATE	SALE PRICE	VALID	DEED TYP
FIRST COUNTY BANK	4661	276	10/31/1996		N	Q
GRAYBAR SEVEN LTD PARTNERSHIP	2300	216	10/07/1983			

LAND DESCRIPTION DATA

LAND TYPE	MEASURE 1	INFL CODE	INFL FACT	USE CODE	UNIT PRICE	FULL VALUE	ASSESSED
PRIME SITE	3090.00	LOCATION	1.00	2-1	30.00	92700	64890

ASSESSMENT INFORMATION

YEAR	CLASS	UNITS	FULL VALUE	ASSESSED
1999	2-1 2-2	1.00 1.00	92700 6000	64890 4200
TOTAL				
1993	2-1 2-2	1.00 1.00	48200 29000	33740 20300
TOTAL				
1991	2-1 2-2	1.00 1.00	77200 21629 16686	54040 15140 11680
TOTAL				

COST CALCULATIONS

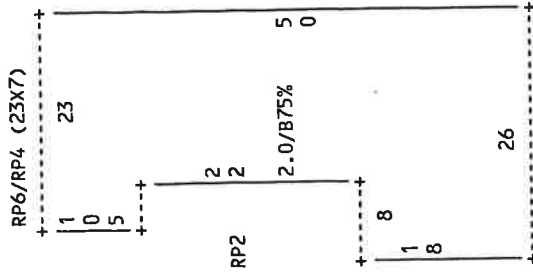
BLDG SECT	YRBLT	EXCOND	GRADE/MOD	EXFUNC	USE AS	*	
01	01	1942	FAIR	C	0.95	NORMAL	
FROM	TO	INCOND	FUNC	USED AS	AREA RENT/SQF	ADJ FAC	CONVERTED AP
B	B	AVERAGE	0.80	305B-CONVERT	821	0.00	1.00
01	01	AVERAGE	0.80	305 -CONVERT	1094	5.60	1.00
02	02	AVERAGE	0.80	305 -CONVERT	1204	5.60	1.00
BLDG/SECT TOTAL AREA:					3,119	BLDG/SECT NET INCOME:	\$98,681
BLDG TOTAL AREA:					3,119	BLDG NET INCOME:	\$98,681
SITE TOTAL AREA:					3,119	SITE NET INCOME:	\$98,681
						SITE TOTAL VALUE(ROUNDED):	\$98,700

ROAD: LOCAL
 TRAFFIC: MEDIUM
 VIEW:
 WATERFRONT:
 SEWER: YES
 WATER: PUBLIC
 UTILITIES: GAS/ELEC
 COMPARED: TYPICAL
 DESIRABILITY:

TOTAL: 92700
 ASSESSED: 64890

1990s
OUTDATED
CARD

SFLA:
20FT/IN



BUILDING DESCRIPTION DATA

- STYLE -
- USE CODE -
- # OF FAMILIES -
- STORIES -
- YR BUILT -
- EFF YR BUILT -
- PART CON % -
- EXTERIOR COND -
- EXTWAL MAT -
- HEAT TYPE -
- FUEL TYPE -
- KITCHENS -
- BATHS -
- BEDROOMS -
- ROOMS -
- FIRPLCS -
- TYP FIREPLC -
- INTERIOR COND -
- BASMT TYPE -
- REMODEL YEAR -
- BASMT GAR OPEN -
- INSULATION -
- CLASS -
- CLASS MODIFIER -
- FRST STORY -
- FIN HALF -
- FIN TOR -
- SEC STORY -
- ADD STORY -
- FIN OVGAR -
- FIN ATTIC -
- BASMT AREA -
- FIN BASMT -
- REC ROOM -
- UNFN HALF -
- UNFN TOR -
- UNFN FULL -
- SFLA -
- PCNT GD -
- RCN -
- RCNLD -

IMPROVEMENT CODES

- FB# - BARN
- FC# - SHEDS
- GH# - GREENHOUSES
- LP# - PATIOS
- LS# - POOLS
- PH# - POOL HOUSES
- RC# - CARPORTS
- RG# - GARAGES
- RP# - PORCHES
- TC# - TENNIS COURT
- WD# - WOOD DECKS

IMPROVEMENT DATA

DESCRIPTION	MEASURE	DIM 1	DIM 2	QTY	CLSS	COND	YR BLT	USE CD	RCN	PCT GD	COST MOD	RCNLD
PORCH, COVERD	SQUARE FEET	110		1	C	AVERAGE	1910	2-2	788	25		197
PORCH, ENCLSD	SQUARE FEET	161		1	C	AVERAGE	1910	2-2	2851	25		713
PORCH, UP COV	SQUARE FEET	161		1	C	AVERAGE	1910	2-2	1153	25		288

TOTAL

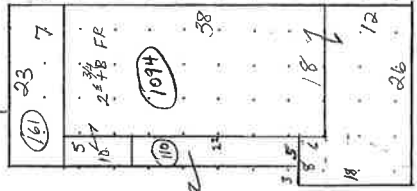
1198

SIDE CARD		STREET: 511 PACIFIC STREET		DISTRICT: A		LOT: 36		T. MAP: 105		ZONE: M-G		BLOCK: 80		SURVEY	
OWNER: GRAYBAR SEVEN LIMITED PARTNERSHIP		CONSTRUCTION: FR		CLASS: D		AGE: ?		REPL. VAL.: 79430		PHYS. VAL.: 23830		PHYS. VAL.: 23830		ED. FACT. ASSESSMENT: 70	
OCCUPANCY: 2-THR		SIZE: 3A		AREA: 3020#		ADJUSTMENT: 7.00		UNIT PRICE: 21630		TOTAL BUILDINGS: 12680		TOTAL BUILDINGS: 12680		ED. FACT. ASSESSMENT: 70	
FRONT: 30		DEPTH: 103		AREA: 3020#		ADJUSTMENT: 7.00		UNIT PRICE: 21630		TOTAL BUILDINGS: 12680		TOTAL BUILDINGS: 12680		ED. FACT. ASSESSMENT: 70	

LAND COMPUTATIONS

FRONT	DEPTH	AREA	ADJUSTMENT	UNIT PRICE	TOTAL	CDR. INF.	VALUE	ED. FACT. ASSESSMENT
30	103	3020#	7.00	21630	21630	-	21630	70
Total Land & Buildings					21630		21630	70
Total Land & Buildings					38310		38310	70

FOUNDATION	FLOORS					HEATING					BUILDING COMPUTATION																	
	B	1	2	3	4	5	Steam	Hot Water	Hot Air	Gas	Oil Burner	Solar	Air Cond.	Elect	Plumbing	Bath Rooms	Toilet Rooms	Water Closet Extra	Sink Extra	Urinals	No Plumbing	Total Fixtures	Repl. Val.	S.F.	Val.	Ed. Fact.	Assessment	
Concrete	✓																							1092	161	110	79430	71110
Cement Block																								161	2500	4030		
BASEMENT AREA																								110	3400	4290		
No 1/2 Full																												
EXTERIOR WALLS																												
Solid Com. Brick																												
Com. Br. on Tile or C.B.																												
Face Br. on Com. Br.																												
Face Br. on Tile or C.B.																												
Face Br. Ven.																												
Com. Br. Ven.																												
Cement or Cinder Blk.																												
Rain. Concrete																												
Cut Stone Facing																												
Stucco On																												
Shingle or Shingles																												
Party Walls																												
Metal																												
Plate Glass Front																												
ROOFING																												
Comp. Slate/Tile																												
Metal																												
Deck																												
Lath & Plaster																												
Dry Wall																												
Acoustical																												
None																												



1580s
OUTDATED
CARD

COMMERCIAL INDUSTRIAL PROPERTY

PROPERTY OWNERSHIP RECORD

STAMFORD

RECORD OF OWNER	CLERK	CONN. TAX STAMPS	MORTGAGE	VOLUME	PAGE	DATE	CODE	NO. CODE	SUMMARY																																																																																																																																																						
SURV. OC KOPROSKI, ALEXANDER R. ET AL (PATRICIA A. KOPROSKI)	OD			1482	27	7-9-75	LAND	2-1	6460																																																																																																																																																						
WTY REF.	OD	33.00	21500	1488	257	8-11-75	BUILDINGS	2-2	2250																																																																																																																																																						
				2010	224	2-13-81	YARD ITEMS																																																																																																																																																								
AMFORD SAVINGS BANK	BE			2019	108	3-25-81	TOTAL		14650																																																																																																																																																						
CERT. FORCL.	LL	25.30	170000	2035	30	5-15-81	LAND	2-1	15140																																																																																																																																																						
ENHART, AUGUST	WTY			2300	216	10-7-83	BUILDINGS	2-2	11680																																																																																																																																																						
WTY	jk	225.00	40000				OUTBLDGS.																																																																																																																																																								
AYBAR SEVEN LIMITED PARTNERSHIP		49.30					YARD ITEMS																																																																																																																																																								
							TOTAL		26920																																																																																																																																																						
OCCUPANCY DETAIL																																																																																																																																																															
RESTAURANT - EX. O/SEC (NEW OWNER)																																																																																																																																																															
2 APIS																																																																																																																																																															
INSPECTED: <i>William S. Schilling</i> DATE: 9-29-81																																																																																																																																																															
<table border="0"> <tr> <td>1 RESIDENTIAL</td> <td>2 COMMERCIAL</td> <td>3 INDUSTRIAL</td> </tr> <tr> <td>1.1 Dwelling Lot</td> <td>2.1 Landings</td> <td>3.1 Land</td> </tr> <tr> <td>1.2 Dwellings</td> <td>2.2 Apartments</td> <td>3.2 Improvements</td> </tr> <tr> <td>1.3 Dwellings - Units</td> <td>2.3 Apartments - Units</td> <td>3.3 Improvements (Yard & Items)</td> </tr> <tr> <td>1.4 Condominiums</td> <td>2.4 Yard Items</td> <td></td> </tr> <tr> <td>1.5 Condominiums</td> <td></td> <td></td> </tr> <tr> <td>4 PUBLIC UTILITY</td> <td>5 VACANT LAND</td> <td></td> </tr> <tr> <td>4.1 Land</td> <td>5.1 Residential</td> <td></td> </tr> <tr> <td>4.2 Buildings</td> <td>5.2 Commercial</td> <td></td> </tr> <tr> <td>4.3 Other Buildings</td> <td>5.3 Industrial</td> <td></td> </tr> </table>										1 RESIDENTIAL	2 COMMERCIAL	3 INDUSTRIAL	1.1 Dwelling Lot	2.1 Landings	3.1 Land	1.2 Dwellings	2.2 Apartments	3.2 Improvements	1.3 Dwellings - Units	2.3 Apartments - Units	3.3 Improvements (Yard & Items)	1.4 Condominiums	2.4 Yard Items		1.5 Condominiums			4 PUBLIC UTILITY	5 VACANT LAND		4.1 Land	5.1 Residential		4.2 Buildings	5.2 Commercial		4.3 Other Buildings	5.3 Industrial																																																																																																																									
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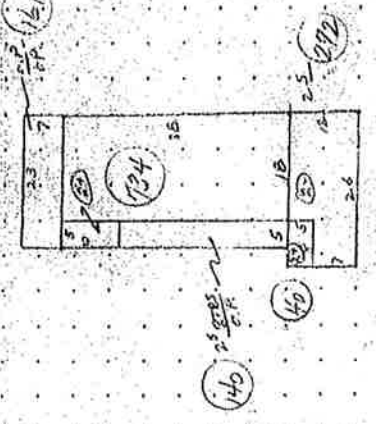
11/2/80 JBR K.C.

COMMERCIAL INDUSTRIAL RECORD

STAMFORD CONNECTICUT

SIDE		CARD	STREET	#	DISTRICT		LOT	ZONE	BLOCK	SURVEY
V		4210	511 PACIFIC STREET		A		36	M-8	105	80
OCCUPANCY		CONSTRUCTION	OWNER							
WAREHOUSE		ASB. E.C.	Richard August							
AREA		CLASS	REMOVAL	COND	REPAIR	PHYS. VALUE	FUNCT. DEP.	ED. ADJUST.		
1500		20		P	35437	551	16172	151	13746	60
DEPT.		DEPTH	UNIT PRICE	DEPTH	TOTAL	COR. INF.	DEPR.	VALUE		
30		123	3000		9270		151	10650	1400	
30 90									14250	

FOUNDATION		FLOORS					PLUMBING		BUILDING COMPUTATION		TOTAL LAND AND BUILDINGS	
Concrete Walls		B	1	2	3	4	5	Bath Rooms	724 S.F.	16810	TOTAL LAND	
Cement Blk. Walls								Toilet Rooms	161 S.F.	8100	TOTAL BUILDINGS	
Brick Walls								Water Closet Extra	272 S.F.	2120	14250	
Stone Walls								Lavatory Extra	40 S.F.	3290		
BASMENT AREA								Sink Extra	140 S.F.	1910		
1/2	1/2	Full						Urinals				
EXTERIOR WALLS								No Plumbing				
Solid Com. Brick												
Com. Br. on Tile or C. B.												
Face Br. on Com. Br.												
Face Br. on Tile or C. B.												
Com. Br. Ven.												
Cement or Cinder Blk.												
Rain. Concrete												
Gal. Stone Facing												
Terra Cotta Facing												
Stone or T. C. Trim												
Shingles On												
S.C. 1/2 or Shingles												
Party Walls												
Plate Glass front												
ROOFING												
Composition or T. & G.												
M.E. 1												
Wood Deck												
Metal Deck												
HEATING												
Steam												
Hot Water												
Hot Air												
Gas												
Oil Burner												
No Heat												
Freight Elev.												
Air Cond.												
WIRING												
Fluorine												
Pipe Conduit												
Metal Frame Sank												
Wood Frame Sank												
LOCATION												
Good												
Fair												
Pool												
DATE												
5/15/71												
REPLACEMENT VALUE												
710												
DATE												
3-17-61												
3-17-61												
35937												



PRICE ASC. II. 110 DWS. 4 PAM.

COMMERCIAL INDUSTRIAL PROPERTY

PROPERTY OWNERSHIP RECORD

RECORD OF OWNER	CLERK	CORN TAX STREETS	MORTGAGE	VOLUME	PAGE	DATE	EXPLANATION	SUBSIDIARY	
ZOPROSKI, Alexander R. et al (Patricia A. Koproski)	Deed	1018	620	7/16/64			1970	LAND 1500 BUILDINGS 7410 TOTAL 8910	
NARUMAR INVESTMENTS (A Conn. Partnership)	Wty od Pacific St.	1380	132	11-21-73			1971	LAND 500 BUILDINGS 500 TOTAL 1000	
ZOPROSKI, Alexander R. et al (Patricia A. Koproski)	od OC	1482	27	7-9-75			1972	LAND 600 BUILDINGS 200 TOTAL 800	
WITLEY, William E.	Wty od 25.00 27500	1488	257	8-11-75			1973	LAND 640 BUILDINGS 2250 TOTAL 2890	
STAMFORD SAVINGS BANK	Ref.	2010	224	2-15-81			1974	LAND 640 BUILDINGS 2250 TOTAL 2890	
LEBHART, AUGUST	be	2019	108	3-25-81			1975	LAND 640 BUILDINGS 2250 TOTAL 2890	
INTERIOR INSPECTED DATE:	Wty 11 25.30 17000	2035	30	5-15-81			1976	LAND 640 BUILDINGS 2250 TOTAL 2890	
RENTAL CAPITALIZATION	IES	OCCUPANCY DETAIL AND INCOME						1977	LAND 640 BUILDINGS 2250 TOTAL 2890
FLAT EXPENSE ITEMS	1970s	MISCELLANEOUS DETAIL						1978	LAND 640 BUILDINGS 2250 TOTAL 2890
LAND	1970s							1979	LAND 640 BUILDINGS 2250 TOTAL 2890
VACANCY	1970s							1980	LAND 640 BUILDINGS 2250 TOTAL 2890
HEATING	1970s								
WATER	1970s								
ELECTRICITY	1970s								
SANITON	1970s								
MANAGEMENT	1970s								
TOTAL FLAT EXPENSES	1970s								
GROSS ANNUAL INCOME	1970s								
LESS FLAT EXPENSES	1970s								
BALANCE FOR CAP.	1970s								
CAP. RATE	1970s								
DEFERRED CAP. VALUE	1970s								

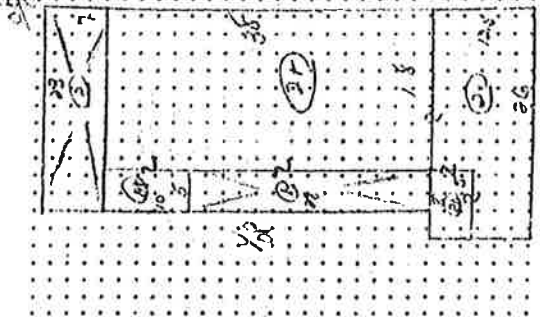
REAL ESTATE RECORD

STAMFORD, CONNECTICUT

STREET #	511 PACIFIC STREET
OWNER	Hofmann, Alexander R. et al
FRONT	40
REAR	10.8
AV. DEPTH	101.5
DEPT. %	3090 @ 20
UNIT PRICE	
FIGURE	
DISTRICT	A
LOT	36
T. MAP	105
ZONE	X-G
BLOCK	80
SURVEY	
DEPR.	
SOUND VALUE	
EXPLANATION	
LAND	1540
BUILDINGS	7413
TOTAL LAND AND BUILDINGS	8953

TYPE	YEAR BUILT	CONDITION E-G-A-P	INF.	TOTAL	PRICE	DEPTH %	UNIT PRICE	FIGURE
3		P				101.5		3090 @ 20

CONSTRUCTION DETAIL	UNIT	REPLACEMENT
BASE PRICE PER SQUARE FOOT	14.7	
ADJ.	Paint Rem.	-20
ST. DIMENSIONS	50. FT.	
21 28'0" x 5'0"	734	
26'0" x 12'	312	
10'0" x 14'	140	1450
1'0" x 28'0"	280	1070
23'0" x 7'	161	670
IMPROV.		
13'5"		
15'0"		210
REPLACEMENT COST		11,450
DEPRECIATION	55%	6,300
TOTAL		7,410
UNFINISHED % OF REPLACEMENT COST		
SOUND VALUE		



MISC. BUILDING CONSTRUCTION	DATE	THSP.
ONE FAMILY		
FAMILY		
NO HEAT		
PIPELINES		
RADIANT		
HOT AIR FURNACE		
FORCED AIR FURNACE		
HOT WATER OR GAS		
ELECTRIC		
STEAM		
OIL		
UNIT HEATERS		
AIR CONDITIONING		
PAVEMENT		
TOILET, 2 FIX.		
BATH, 1 FIX.		
W.C.		
SINKS		
SHOWER STALL		
CORNICE		
URINALS		
TRIMS		
BATH F.L. & WALLS		
BATH F.L. ONLY		
KITCHEN		
SHOWER STALL		
T. E. F.L. & WALLS		
T. E. F.L. ONLY		
PLASTER		
HARDWOOD		
PINE		
UNFINISHED		
WALLBOARD		
METAL CLG.		
FINISHED ATTIC		
BATH ROOM		
FIREPLACE		
PAPER		
FLOORS		
CONCRETE		
EARTH		
PINE		
HARDWOOD		
SINKS		
ATTIC F.L. & STEEL		

960
BUILDINGS
TOTAL

REAL ESTATE RECORD

STAMFORD, CONNECTICUT

CARD	511 PACIFIC STREET					DIST.	LOT	T. MAP	ZONE	BLOCK	SURVEY
40	VASELAKOS GEORGE EST (7 neas)					A	36	185	M-G	80	
FRONT	REAR	DEPTH	FIGURE	UNIT PRICE	DEPTH %	PRICE	TOTAL	INFL	DEPR	SOUND VALUE	EXPLANATION
		103		50.00	101.5	50.75	1520.0			1520	
BUILDINGS											
						2.09					LAND
BUILDINGS											
						3.10		72.10	5720	4690	
BUILDINGS											
TOTAL LAND AND BUILDINGS:											
										BUILDINGS	4690
										TOTAL LAND AND BUILDINGS:	6210
7210 23 18 19 18.5 2.6											

TYPE	MAIN BUILDING CONSTRUCTION			EX. GOOD FAIR POOR			FLOORS	DIMENSIONS	SQ. FT.	UNIT	REPLACEMENT	AGE	CONDITION	E-C-R-P	REFL COST	DEPR.	SOUND VALUE	
	ROOF SHAPE	CEMENT	FL. FIN.	1	2	3												CONC. OR CIND. BL.
ONE FAMILY	GABLE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2	26 x 12.5	325			1925						
FLAT	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2	26 x 12.5	325									
NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	2	12 x 12	144	574	6310							
NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	2	5 x 19	95	337	470							
NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	2	5 x 28	140	470	430							
NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	2	3 x 17	51	270	7210							
IMPROVEMENTS																		
NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	2											
TOTAL																		
TOTAL 321 210 4690																		
ALTERATION																		
DATE INSPECTOR ADDITION																		

PLAN

Handwritten notes on plan: 45/90, 23, 18, 18.5, 2.6

PROPERTY OWNERSHIP RECORD

RECORD OF OWNER	CLERK	REVENUE STAMPS	VOLUME	PAGE	DATE	EXPLANATION
Vaselakos, George					8/16/46	1950 LAND 950 BUILDINGS 4270 TOTAL 5220
Vaselakos, George Est. (Incap) By Conservator Leonidas D. Vasilakos	fs	--	833	588	5-16-58	1951 LAND 1520 BUILDINGS 4690 TOTAL 6210
						1952 LAND 1520 BUILDINGS 4690 TOTAL 6210
						1953 LAND 1520 BUILDINGS 4690 TOTAL 6210
						1954 LAND 1520 BUILDINGS 4690 TOTAL 6210
						1955 LAND 1520 BUILDINGS 4690 TOTAL 6210
						1956 LAND 1520 BUILDINGS 4690 TOTAL 6210
						1957 LAND 1520 BUILDINGS 4690 TOTAL 6210
						1958 LAND 1520 BUILDINGS 4690 TOTAL 6210
						1959 LAND BUILDINGS TOTAL
						1960 LAND BUILDINGS TOTAL

1950s

OUTDATED
CARD

MISCELLANEOUS DETAIL

This certifies that a representative of THE VALUATION ASSOCIATES, INC. inspected these premises on JUN 6 1960

Signed [Signature]
owner of occupant

Inspector [Signature]

CHAIN OF TITLE

519 Pacific Street

Grantor:	John F. Steinegger	
Grantee:	495 – 519 Pacific Street, LLC	
Date:	July 15, 2010	(Vol. 9917 pg.118)
Grantor:	Ludlow Place LLC	
Grantee:	John F. Steinegger	
Date:	November 9, 2006	(Vol.8775 pg.114)
Grantor:	New Neighborhoods Inc.	
Grantee:	Ludlow Place LLC	
Date:	November 9, 2006	(Vol.8775 pg.113)
Grantor:	First County Bank	
Grantee:	New Neighborhoods Inc.	
Date:	August 28, 2006	(Vol.8685 pg.291)
Grantor:	Graybar Seven LTD Partnership	
Grantee:	First County Bank	
Date:	October 31, 1996	(Vol.4661 pg.276)
Grantor:	August Lenhart	
Grantee:	Graybar Seven LTD Partnership	
Date:	October 7, 1983	(Vol.2300 pg.216)
Grantor:	James Pearson Jr.	
Grantee:	August Lenhart	
Date:	September 25, 1979	(Vol.1884 pg.61)
Grantor:	Sonja Rafoss	
Grantee:	James Pearson Jr.	
Date:	November 7, 1977	(Vol. 1691 pg. 306)
Grantor:	Alexander R. Koproski, et al (Patricia A. Koproski)	
Grantee:	Sonja Rafoss	
Date:	June 29, 1970	(Vol.1185 pg.196)

CHAIN OF TITLE

519 Pacific Street Cont.

Grantor:	George Vaselakos est. (Incap.) by Conservator Leonidas D. Vaselakos	
Grantee:	Alexander R. Koproski et al (Patricia A. Koproski)	
Date:	July 16, 1961	(Vol.1018 pg.620)
Grantor:	George Vaselakos	
Grantee:	George Vaselakos est. (Incap.) by Conservator Leonidas D. Vaselakos	
Date:	May 16, 1958	(Vol.833 pg.588)
Grantor:	n/a	
Grantee:	George Vaselakos	
Date:	May 10, 1944	(Vol. 534 pg. 128)

Note: The above represents the major change in ownership of the above-mentioned properties for purposes of a Phase I ESA, and does not certify title.

CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION	
STEINEGGER JOHN F		3 Public Sewer	2 Semi-Improve				
88 INDIAN HARBOR DRIVE		1 All Public	1 Paved				
GREENWICH CT 06830		4 Gas					
SUPPLEMENTAL DATA							
Alt Prcl ID 127 80 37		DSSD					
Survey1		Agent Nam					
Survey2		Roll					
Census Tr 222		Common		1		VACANT LOT, BUI	
Census Bl 2000		Neighborhood		SOUTH:			
Sewer Acct		Assoc Pld#					
GIS ID W 009 6470							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
STEINEGGER JOHN F	8775	0114	11-09-2006	U	V	0	25
LUDLOW PLACE LLC	8775	0113	11-09-2006	U	V	0	25
NEW NEIGHBORHOODS INC	8685	0291	08-28-2006	U	V	0	29
FIRST COUNTY BANK	4681	0276	10-31-1996	U	V	0	0
GRAYBAR SEVEN LTD PARTNERSHIP	2300	0232	10-07-1983	U	V	0	25
Total							

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Total		0.00				

ASSESSING NEIGHBORHOOD		Tracing	Batch
Nbhd	B		
3050			

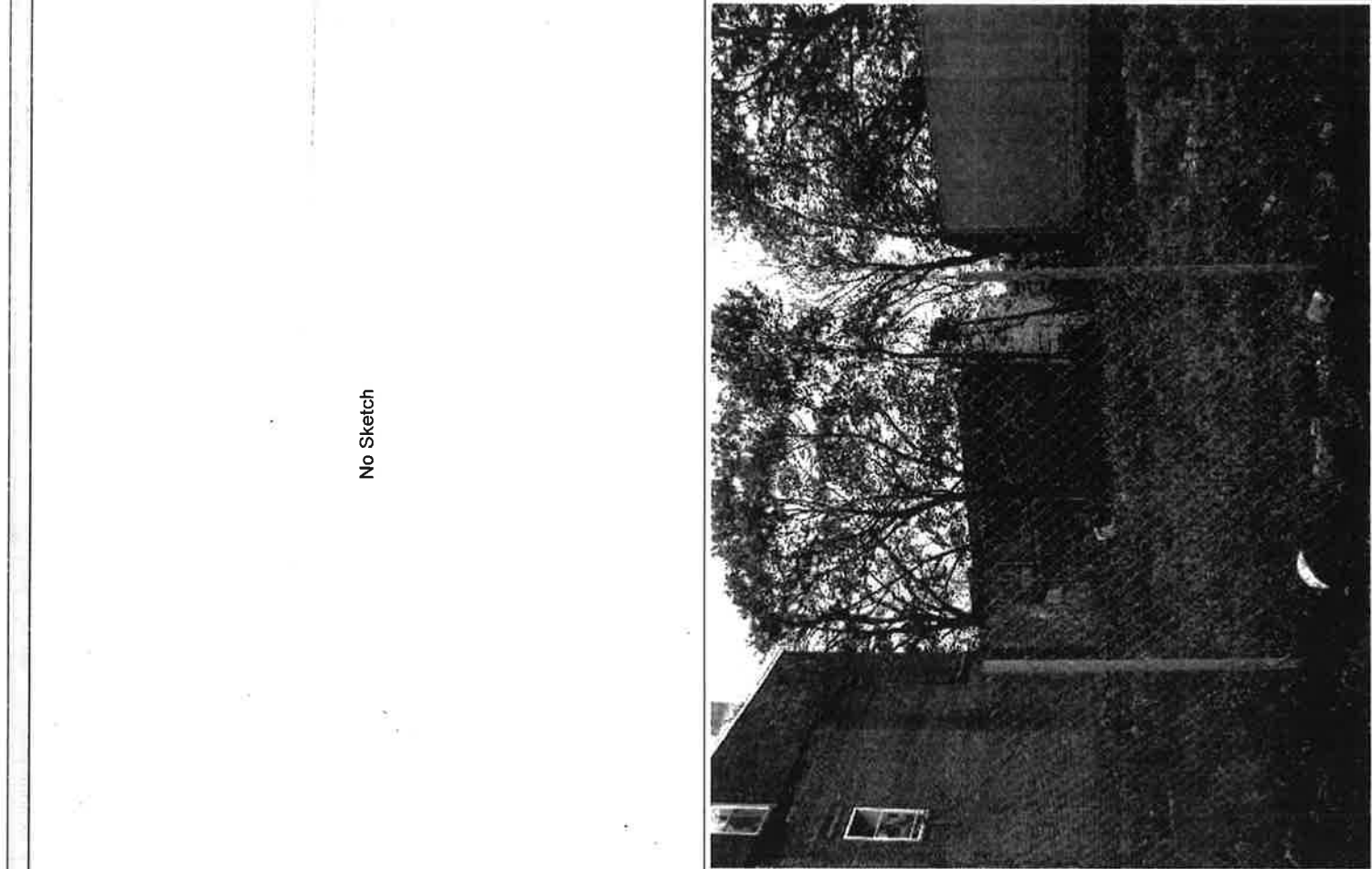
VACANT LOT 4/12

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	233,670
Special Land Value	0
Total Appraised Parcel Value	233,670
Valuation Method	C

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	77971	3,675	09-08-1997			NO C/O ISSUED. BUIDLIN

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Distri	District Desc.	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustme	Adj Uni	Land Value
1	200V	Commercial MD	MG	1		4,208 SF	4.208	50.48	1.10000	C	1.00	0250	1.000		1.0000	55.53	233,670
Total Card Land Units 0.097 SF																	
Parcel Total Land Area 0.0966																	
Total Land Value 233,670																	



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Element	Cd								
Style: 99	Vacant Lot		Description								
Model: 00	Vacant										
Grade:											
Stories:											
Occupancy											
Exterior Wall 1											
Exterior Wall 2											
Roof Structure:											
Roof Cover											
Interior Wall 1											
Interior Wall 2											
Interior Flr 1											
Interior Flr 2											
Heat Fuel											
Heat Type:											
AC Type:											
Total Bedrooms											
Total Bthrms:											
Total Half Baths											
Total Xtra Fixtrs											
Total Rooms:											
Bath Style:											
Kitchen Style:											
Fireplace Misnry											
Fpl. Gas/Prefab											
Fpl. Outdoor											
Fpl. Addnl. Ope											
Bsmt. Garage											
CONDO DATA											
Parcel Id	C	Owne	S								
Adjust Type	Code	Description	Factor%								
Condo Flr											
Condo Unit											
COST / MARKET VALUATION											
Building Value New		0									
Year Built		0									
Effective Year Built											
Depreciation Code											
Remodel Rating											
Year Remodeled											
Depreciation %		0									
Functional Obsol		0									
External Obsol		1									
Trend Factor											
Condition											
Condition %											
Percent Good											
RCNLD		0									
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
		Ttl Gross Liv / Lease Area	0	0		0					

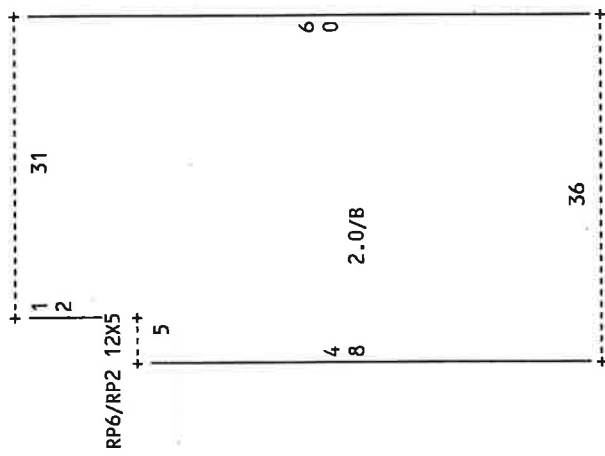
No Sketch

CITY OF STAMFORD REAL PROPERTY DATA

PROPERTY LOCATION	PARCEL ID	CENSUS	ZONE	MAP	127	02002	01 OF 01	2-3	1	W 009	0080-6470-00000037	SIDE 1																																	
ASSESSMENT INFORMATION																																													
YEAR	CLASS	UNITS	FULL VALUE	ASSESSED																																									
1999	2-1	1.00	44200	30940																																									
	TOTAL		44200	30940																																									
1997	2-1	1.00	65600	45920																																									
	TOTAL		65600	45920																																									
1993	2-1 2-3	1.00 1.00	65600 52500	45920 36750																																									
	TOTAL		118100	82670																																									
1991	2-1 2-3	1.00 4.00	24257 59028	16980 41320																																									
	TOTAL		83285	58300																																									
COST CALCULATIONS																																													
<table border="1"> <thead> <tr> <th>LAND TYPE</th> <th>MEASURE 1</th> <th>INFL CODE</th> <th>INFL FACT</th> <th>USE CODE</th> <th>UNIT PRICE</th> <th>FULL VALUE</th> <th>ASSESSED</th> </tr> </thead> <tbody> <tr> <td>PRIME SITE</td> <td>4208.00</td> <td>LOCATION</td> <td>.35</td> <td>2-1</td> <td>30.00</td> <td>44184</td> <td>30928</td> </tr> <tr> <td colspan="6">TOTAL</td> <td>44184</td> <td>30940</td> </tr> </tbody> </table>													LAND TYPE	MEASURE 1	INFL CODE	INFL FACT	USE CODE	UNIT PRICE	FULL VALUE	ASSESSED	PRIME SITE	4208.00	LOCATION	.35	2-1	30.00	44184	30928	TOTAL						44184	30940									
LAND TYPE	MEASURE 1	INFL CODE	INFL FACT	USE CODE	UNIT PRICE	FULL VALUE	ASSESSED																																						
PRIME SITE	4208.00	LOCATION	.35	2-1	30.00	44184	30928																																						
TOTAL						44184	30940																																						
OWNER HISTORY																																													
NAME	VOL	PAGE	DATE	SALE PRICE	VALID	DEED TYP																																							
FIRST COUNTY BANK	4661	276	10/31/1996		N	Q																																							
GRAYBAR SEVEN LTD PARTNERSHIP	2300	232	10/07/1983																																										
LAND DESCRIPTION DATA																																													
<table border="1"> <thead> <tr> <th>ROAD</th> <th>TRAFFIC</th> <th>VIEW</th> <th>WATERFRONT</th> <th>SEWER</th> <th>WATER</th> <th>UTILITIES COMPARED</th> <th>DESIRABILITY</th> <th>SITE</th> <th>TOTAL</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>LOCAL</td> <td>-</td> <td>MEDIUM</td> <td>-</td> <td>YES</td> <td>-</td> <td>PUBLIC GAS/ELEC</td> <td>-</td> <td>TYPICAL</td> <td></td> </tr> <tr> <td colspan="10"></td> <td>1990s OUTDATED CARD</td> </tr> </tbody> </table>													ROAD	TRAFFIC	VIEW	WATERFRONT	SEWER	WATER	UTILITIES COMPARED	DESIRABILITY	SITE	TOTAL	NOTES	-	LOCAL	-	MEDIUM	-	YES	-	PUBLIC GAS/ELEC	-	TYPICAL												1990s OUTDATED CARD
ROAD	TRAFFIC	VIEW	WATERFRONT	SEWER	WATER	UTILITIES COMPARED	DESIRABILITY	SITE	TOTAL	NOTES																																			
-	LOCAL	-	MEDIUM	-	YES	-	PUBLIC GAS/ELEC	-	TYPICAL																																				
										1990s OUTDATED CARD																																			

SFLA:
20FT/IN

RP6/RP2 36X6



BUILDING DESCRIPTION DATA

STYLE	-
USE CODE	-
# OF FAMILIES	-
STORIES	-
YR BUILT	-
EFF YR BUILT	-
PART CON %	-
EXTERIOR COND	-
EXTWAL MAT	-
HEAT TYPE	-
FUEL TYPE	-
KITCHENS	-
BATHS	-
BEDROOMS	-
ROOMS	-
FIRPLCS	-
TYP FIREPLC	-
INTERIOR COND	-
BASMT TYPE	-
REMODEL YEAR	-
BASMT GAR OPEN	-
INSULATION	-
CLASS	-
CLASS MODIFIER	-
FRST STORY	-
FIN HALF	-
FIN TOR	-
FIN TOR	-
SEC STORY	-
ADD STORY	-
FIN OVGR	-
FIN ATTIC	-
BASMT AREA	-
FIN BASMT	-
REC ROOM	-
UNFN HALF	-
UNFN TOR	-
UNFN FULL	-
SFLA	-
PCNT GD	-
RCN	-
RCNLD	-

IMPROVEMENT CODES

- FB# - BARN
- FC# - SHEDS
- GH# - GREENHOUSES
- LP# - PATIOS
- LS# - POOLS
- PH# - POOL HOUSES
- RC# - CARPORTS
- RG# - GARAGES
- RP# - PORCHES
- TC# - TENNIS COURT
- WD# - WOOD DECKS

IMPROVEMENT DATA

DESCRIPTION	MEASURE	DIM 1	DIM 2	QTY	CLASS	COND	YR BLT	USE CD	RCN	PCT GD	COST MOD	RCNLD
TOTAL												

PROPERTY OWNERSHIP RECORD

STAMFORD

RECORD OF OWNER		CLERK	CONN. TAX STAMPS	MORTGAGE	VOLUME	PAGE	DATE	CODE	NO. CODE	SUMMARY
ARGON, JAME JR.		PM	26.40	4598	1691	306	11-7-77	LAND	1-1	5370
NEART, AUGUST J.		JK	30.25	20000	1884	61	9-25-79	BUILDINGS	1-3	11750
AYBAR SEVEN LIMITED PARTNERSHIP		Jk	300.00	42400	2300	232	10-7-83	YARD ITEMS		
			86.00					TOTAL		19250
								LAND	2-1	12980
								BUILDINGS	2-3	19860
								YARD ITEMS		
								TOTAL		36940
								LAND		
								BUILDINGS		
								YARD ITEMS		
								TOTAL		
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								LAND		
								BUILDINGS		
								YARD ITEMS		
								TOTAL		

INSPECTED: DATE: _____

RESIDENTIAL 1.1 Dwelling Lot, 1.2 Access, 1.3 Out Buildings, 1.4 Condominiums, 1.5 Yard Items

COMMERCIAL 2.1 Land, 2.2 Buildings, 2.3 Condominiums, 2.5 Yard Items

INDUSTRIAL 3.1 Land, 3.2 Buildings, 3.3 Out Buildings (Yard & Items)

PUBLIC UTILITY 4.1 Land, 4.2 Buildings, 4.3 Out Buildings

VACANT LAND 5.1 Residential, 5.2 Industrial

PERMIT # 67390 (554) 7-25-88
REPAIR FIRE DAMAGE 2.5 LEFT
P.A. 788-1971 GA

C.O. NO. 3238 DATE 1-19-89

PRORATED INCREMENT, COMPLETED

CONSTRUCTION, \$ 3250

88 LIST NO. 00505 73
5300 X 699.8
155 DAYS

MISCELLANEOUS DETAIL 5300 X 65.87
240 DAYS

PERMIT # 67390 (554) 7-25-88
REPAIR FIRE DAMAGE
P.A. 788-1971 GA

C.O. NO. 3250 DATE 2-3-89

PRORATED INCREMENT, COMPLETED

CONSTRUCTION, \$ 3530

88 LIST NO. 00505 75
5300 X 65.87
240 DAYS

PERMIT # 67390 (554) 7-25-88
REPAIR FIRE DAMAGE
P.A. 788-1971 GA

C.O. NO. 1890 DATE 5-15-89

PRORATED INCREMENT, COMPLETED

CONSTRUCTION, \$ 2050

19 88 LIST NO. 00505 76
5380 X 381.7
159 DAYS

PERMIT # 67390 (554) 7-25-88
REPAIR FIRE DAMAGE
P.A. 788-1971 GA

C.O. NO. 1890 DATE 5-15-89

PRORATED INCREMENT, COMPLETED

CONSTRUCTION, \$ 2050

19 88 LIST NO. 00505 76
5380 X 381.7
159 DAYS

PERMIT # 67390 (554) 7-25-88
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CONSTRUCTION, \$ 2050

19 88 LIST NO. 00505 76
5380 X 381.7
159 DAYS

11/2/82 NLC

COMMERCIAL INDUSTRIAL RECORD

STAMFORD CONNECTICUT

CARD # 4911 STREET # 519 PACIFIC STREET

LOT	BLK	ZONE	BLK	SURVY
37	105	M-0	80	
DISTRICT	ACTUAL VAL	FUNC'T	ASSESSMENT	
1	1983	15	1190	1983
PRY. VAL	DEPR.	COR. INF.	TOTAL	
2300	1558		11780	
REPL. VAL	COND.	DEPTH	UNIT PRICE	
51312	F	106	35 X 10 SF	
100 SF				

LAND COMPUTATIONS

FRONT	REAR	DEPTH	AREA	CLASS	REMOD.	COND.	REPL. VAL	PRY. VAL	DEPR.	COR. INF.	TOTAL	ASSESSMENT
40	39.8	106	35 X 10 SF	II-10	1-00	F	51312	2300	1558		11780	11780
42.8	39.8										12624	11780

TOTAL LAND AND BUILDINGS

FOUNDATION	FLOORS	PLUMBING	MISCELLANEOUS	REPLACEMENT VALUE	DATE	NO. SPECIMEN
Concrete Walls	1	Bath Rooms	Fireproof Constr.	51312	5-6-75	35
Cement Blk. Walls	1	Toilet Rooms	Mill Construction			
Brick Walls	1	Water Closet Extra	Fire Retarding			
Stone Walls	1	Lavatory Extra	Steel Beams & Colls.			
	1	Sink Extra	Timber Beams & Colls.			
	1	Urinals	Steel Trusses			
	1	No Plumbing	Concrete Frame			
	1		Sprinkler Syst.			
	1		Passenger Elev.			
	1		Freight Elev.			
	1		Incinerator			
	1		Chimneys			
	1		Metal Frame Sash			
	1		Wood Frame Sash			



60 SF
2100 SF
21
27
26
31
33
36

48 1/2' x 44' 1/2' 25' x 25'

42.8' 39.8'

106'

35' x 10' SF

11780

12624

11780

11780

11780

11780

11780

11780

11780

11780

COMMERCIAL INDUSTRIAL PROPERTY

PROPERTY OWNERSHIP RECORD

RECORD OF OWNER

KOPROSKI, Alexander R. et al (Patricia A. Koproski)

RAFOSS, Sonja

PEARSON, James Jr

LEHART, August J.

CLERK: JIM COBBS
 MORTGAGE: Deed
 VOLUME: 1018
 PAGE: 620
 DATE: 7/16/64
 COAST TAX STAMP: Follows
 25.85 \$ 23,500
 1185
 196
 6-29-70
 26.40 4595.24
 1591
 306
 11-7-77
 30.25 20000
 1894
 61
 9-25-79

EXPLANATION	DATE	PAGE	VOLUME	YEAR	SUMMARY
				1970	LAND 21.3 BUILDINGS 1.0 TOTAL 7.3
				1971	LAND 7570 BUILDINGS 7250 TOTAL 15420
				1972	LAND 7570 BUILDINGS 7250 TOTAL 15420
				1973	LAND 7570 BUILDINGS 7250 TOTAL 15420
				1974	LAND 7570 BUILDINGS 7250 TOTAL 15420
				1975	LAND 7570 BUILDINGS 7250 TOTAL 15420
				1976	LAND 7570 BUILDINGS 7250 TOTAL 15420
				1977	LAND 7570 BUILDINGS 7250 TOTAL 15420
				1978	LAND 7570 BUILDINGS 7250 TOTAL 15420
				1979	LAND 7570 BUILDINGS 7250 TOTAL 15420
				1980	LAND 7570 BUILDINGS 7250 TOTAL 15420

INTERIOR INSPECTED DATE:

RENTAL CAPITALIZATION

FLAT EXPENSE ITEMS	
LAND	
VACANCY	
HEATING	
WATER	
ELECTRICITY	
JANITOR	
MANAGEMENT	
TOTAL FLAT EXPENSES	
GROSS ANNUAL INCOME	
LESS FLAT EXPENSES	
BALANCE FOR CAP.	
CAP. RATE	
REFLECTED CAP. VALUE	

175

OCCUPANCY DETAIL AND INCOME

1970s

OUTDATED

MISCELLANEOUS DETAIL
CAHAD

LOCAL REGULATORY RECORDS



On-line Permit Center City of Stamford, CT

888 Washington Boulevard · Stamford, CT · (203) 977-5700



colleen.adams@outlook.com (Business)



Project #: B-D-2006-0005 **Location:** 501 PACIFIC STREET **Status:** Issued **Balance Due:** \$0.00

- PERMIT INFORMATION

Occupancy Type Commercial	Building Type Multi Family House	Date Submitted 2/2/2006	Date Issued 2/2/2006	Permit For 645 Demolition
Project Cost 17800.00	Permit Fee \$288.00	Additional Fee \$0.00	Total Fee \$288.00	Total Paid \$288.00
Work Description DEMO EXISTING RESIDENCE				

OWNER

STAMFORD AFFORDABLE HOMES
40 STILLWATER AVENUE
Stamford CT 06902

APPLICANT

Katchko Const.
315 Pepper Ridge Rd.
STA MFORD CT 06905

CONTRACTOR

Katchko Const. 315 Pepper Ridge Rd. STA MFORD (203) 968-0597 1290B

- APPLICATION REVIEW STATUS

No Review Data Available

- INSPECTIONS

No Inspection Data Available

- CERTIFICATE OF OCCUPANCY REVIEW STATUS

No C.O. Review Data Available



On-line Permit Center City of Stamford, CT

888 Washington Boulevard Stamford, CT (203) 977-5700



colleen.adams@outlook.com (Business)



Project #: OB-16-163 **Location:** 311 PACIFIC STREET **Status:** Issued **Balance Due:** \$0

- PERMIT INFORMATION

Occupancy Type	Building Type	Date Submitted	Date Issued	Permit For
Both (Roadway and Sidewalk)		9/15/2016	9/21/2016	Street Use
Project Cost	Permit Fee	Additional Fee	Total Fee	Total Paid
0.00	\$100.00	\$0.00	\$100.00	\$100.00
Work Description				
Partial Lane Closure for Rain Gutter Cleaning, Inspection & Caulk Windows.				

OWNER

APPLICANT

Connecticut Gutter LLC/ Heather Zito
PO Box 83
Fairfield CT 06824

CONTRACTOR

CONNECTICUT GUTTER LLC PO BOX 83 FAIRFIELD CONNECTICUT GUTTER LLC HIC.0583261 11/30/2016

LOCATIONS

Street	CrossStreet	HouseNo	SecondaryStreet	SecondaryHouseNo	TrenchType	Description	BlocksNo	width	length	area
PACIFIC STREET			MARKET STREET		Other*	Partial Lane Closure for Rain Gutter Cleaning, Inspection & Caulk Windows	0	0.00	0.00	0.00

- APPLICATION REVIEW STATUS

Eng - Associate **Department** **Approved** **Sep 21, 2016**

Comments

- Sep 21, 2016 Any damage to Private or City property ROW is the Contractor's responsibility
- Sep 21, 2016 Traffic must maintained at all times
- Sep 21, 2016 Applicant Indemnifies & Hold Harmless COS for any or all Claims Arising from Operation (1) Police Officer Required for Traffic Control & Pedestrian Safety During Operation if roadway Blocked or Obstructed. Proper Signage Must be Posted at Least 250 Ft in Advance of Operation.

- INSPECTIONS

No Inspection Data Available

+ CERTIFICATE OF OCCUPANCY REVIEW STATUS

EXCERPTS OF PREVIOUS ENVIRONMENTAL REPORT(S)



8233.doc
CT02-048-2

Phase I Environmental Site Assessment

**Residential Property
501 Pacific Street
Waterbury, Connecticut**

Prepared for:

**New Neighborhoods, Inc.
40 Stillwater Avenue
Stamford, Connecticut**

July 24, 2002, revised August 2, 2002

TABLE OF CONTENTS

JOHN F. STEINEGGER

from

NEW NEIGHBORHOOD, INC. (LUDLOW PLACE, LLC)

**501 PACIFIC ST. & 511 & 519 PACIFIC ST.
STAMFORD, CT**

Closed: NOVEMBER 9, 2006

- 1. Closing Statement (re: sale of Ludlow properties showing Pacific St. properties as part of consideration from sale to New Neighborhood, Inc.)**
- 2. Original First American Title Insurance Policy**
- 3. Original Quit Claim Deed & conveyance tax form**
- 4. Original Warranty Deed & conveyance tax form**
- 5. Owner's Affidavit**
- 6. Form 1099**
- 7. Certificate of Legal Existence (Ludlow Place, LLC & New Neighborhoods, Inc.)**
- 8. Releases**
- 9. Non Foreign Affidavit**

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Executive Summary

SMC Environmental (SMC) was retained by New Neighborhoods, Inc, prospective purchaser of the property, to conduct a Phase I Environmental Site Assessment of the residential parcel located at 501 Pacific Street in Stamford, Connecticut (Figure 1). This Phase I Assessment was conducted to identify any environmental concerns at the property prior to remodeling, and includes a search and compilation of environmental data pertinent to site conditions and historical uses, identification of potential on-site and off-site environmental threats, and an assessment of the environmental quality of the site.

The site consists of one parcel consisting of approximately 0.1 acres of land with a single four-unit residential building (Figure 2). The site has been owned by A E E Realty Associates LLC since March 12, 2002. Former owners have included two individuals. Based on the age of the site building, there is a moderate to high potential for asbestos containing building materials (ACBMs) and lead-based paint (LBP) at the property.

The site is currently operated as a rental housing property, and no indication of industrial or commercial use of the property was found in the conduct of this assessment. Chemicals and petroleum products currently stored at the site are limited to #2 heating oil, stored in a 275-gallon aboveground storage tank present in the basement at the property. This tank is not connected to a furnace. Also, small volume cans of a petroleum distillate based wood preserver were observed in the rear yard at the property, one can of which was observed open and on its side.

SMC conducted a search of 31 Federal and State databases to identify potential sources of pollution located within American Society for Testing and Materials (ASTM) defined distances from the site (Appendix A). The subject site did not appear on any of the searched databases. Based on Connecticut Department of Environmental Protection (CT DEP) and City of Stamford files reviewed, the site does not appear to qualify as an "establishment" as defined by C.G.S. 22a-134a, the "Transfer Act", due to current or past operations and hazardous waste generation.

Eleven nearby sites appeared on the database search, and one adjacent property was found during a CT DEP file review. Based on the inferred groundwater flow direction, the types of sites, and their locations relative to the subject site, five of these sites are expected to present an environmental threat to the subject site.

Six potential areas of environmental concern (AECs) were identified.

- ☑ A 275-gallon aboveground storage tank (AST) is present in the basement at the subject site. This AST is no longer in use and contains an unknown quantity of oil. The AST is currently connected to fill and vent lines originating on the west face of the subject building. Fuel lines, which formerly ran to the furnace, were buried under the concrete floor of the basement, and cracked pavement is present

in this area. Light staining of soil was observed at the exterior vent / fill pipes, no staining was observed in the basement.

- ☑ Two abandoned and partially disassembled automobiles were present west of the site building, and four additional abandoned automobiles were observed in the vacant lot immediately south of the site. Staining of soils was observed in the area occupied by all of these cars.
- ☑ Four 5-gallon cans of "wood preserver" were present in the yard to the west of the site building. Two cans were open, and one can was observed to be open and on its side. Staining of soils was observed in the area of these cans.
- ☑ Properties in the immediate vicinity of the subject site have documented releases of oil, gasoline and chlorinated VOCs to the subsurface. Additionally, a property located 550 feet north of the site is a major electric transformer substation, and was formerly the site of a coal gasification plant.
- ☑ A property immediately north of the site was occupied by a large soil pile and extensive mixed metal waste. No information regarding the source or composition of this soil pile is known.
- ☑ An Emergency Incident Report on file with the CT DEP indicated a release of fuel oil to groundwater from an abandoned tank at the Pacific Plumbing Supply Company in 1986. This site is immediately adjacent to the subject site to the northeast.

A Phase II Environmental Site Investigation (ESI) should be performed for the subject site. A Phase II ESI will determine if a past release has occurred from the AST present, or from the abandoned automobiles. Also, due to the generally industrial setting of the property, samples should be taken to determine if any hazardous materials are present in the surficial soils or in the subsurface at the site.

In addition, the building at the site should be inspected for ACBMs and LBP prior to any renovation or demolition activities that might disturb such materials. If these materials are present, measures must be taken to protect workers, building occupants, and the environment.

Introduction

Purpose

SMC Environmental (SMC) was retained by New Neighborhoods, Inc., potential purchaser of the site, to conduct a Phase I Environmental Site Assessment of the residential property located at 501 Pacific Street in Stamford, Connecticut.

The purpose of the Phase I Environmental Site Assessment (ESA) is to provide a preliminary evaluation of the potential for soil and groundwater contamination as a result of present and past site operations. This Phase I ESA included a search and compilation of environmental data pertinent to site conditions and historical uses, identification of potential on-site and off-site environmental threats, and an assessment of the environmental quality of the site.

This Phase I ESA is designed to evaluate site contamination potential for the purposes of real property management in consideration of the Connecticut "Super Lien" (Connecticut General Statutes (C.G.S.) Section 22a-452a) and the Connecticut "Transfer Act" (C.G.S. Section 22a-134). This Phase I ESA is not an environmental regulatory audit.

Standards

This Phase I Assessment was performed in accordance with the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E 1527-00* published by the American Society for Testing and Materials (ASTM), and the *Transfer Act Site Assessment Guidance Document* published by the State of Connecticut, Department of Environmental Protection (DEP).

Disclaimer

This report has been prepared for the exclusive use of New Neighborhoods, Inc, prospective purchaser of the site. Portions of this report are based on documents and/or oral information supplied by Mr. Robert Owens of the Mutual Housing Association of Southwestern Connecticut, and also by Mr. Ross Burkhardt of New Neighborhoods. Additional information was obtained from State and local files and officials. SMC has not independently verified this information. While this report is accurate to the best of SMC's knowledge and belief, SMC cannot guarantee the completeness or accuracy of any description or conclusions based on the supplied information. A chain of title to the property is presented herein to ascertain historical ownership and/or use of the site, and should not be relied upon as a formal title search.

The inferred groundwater flow directions and associated references to upgradient, downgradient and crossgradient locations relative to the subject site were estimated based on local topography, surface hydrology, and/or other available data. The actual groundwater flow direction may vary. This Phase I ESA did not include a survey of private water wells located within the site area. Although this Phase I ESA does include an evaluation of the potential for asbestos containing building materials (ACBMs) and lead-based paint (LBP), the assessment does not constitute an ACBM or LBP inspection.

Background

The property located at 501 Pacific Street in Stamford, Connecticut is currently owned by A E E Realty Associates, LLC, owner since March 12, 2002. The property contains a single four-unit residential building with a small adjoining yard (Figure 2). No previous environmental investigations or audits are known to have been performed on this property.

Site Overview

Site Information

The subject property is located at 501 Pacific Street in Stamford, Connecticut (Figure 1). The property is recorded in the city of Stamford Clerk's office as Parcel 001-2055 on Map 133. The property consists of a 0.1-acre rectangular parcel, containing a single four-unit residential structure and a small adjoining yard. Access to the property is through a frontage onto Pacific Street (Figure 2).

Zoning for the subject site is R-MF, which is a designation for multi-family residential lots. Residential properties are present to the immediate north, south, and west of the subject site. Industrial properties are present to the immediate east, and northeast. Southeast of the property is a large commercial greenhouse. Within a mile of the site zoning includes various residential, commercial, and industrial zoning. Other properties near the subject site include other multi-family residential units, small commercial properties, and large industrial facilities.

Potential Receptors and Environmentally Sensitive Aspects

The subject site and properties immediately to the west and south are currently occupied by residential tenants or are vacant lots.

The closest public water supply wells are located approximately one mile north and upgradient of the site. The site and surrounding area have been serviced by public water and municipal sewer since the 1920's, according to City of Stamford officials interviewed. The aquifer beneath the site is not listed as a protected aquifer by the DEP, and the site is located within an area where the groundwater quality has been classified GB by DEP (Appendix B).

Based on local topography, surface hydrology, and other available data, the inferred groundwater flow direction is generally south towards Long Island Sound. Long Island Sound (Class SD) is located approximately ½-mile southeast and downgradient of the site. The nearest flood zone is 1,200-feet northeast of the site along the East Branch of the Rippowam River.

The nearest wildlife area is located greater than one mile from the subject site of the site. The nearest endangered species area is greater than one mile from the subject site.

No other environmentally sensitive areas were located during the assessment.

Physiographic, Geologic, and Hydrogeologic Setting

The regional elevations range from 50 feet above mean sea level north of the site to mean sea level at the shore of Long Island Sound, 2,600-feet south of the site. Regional drainage is toward the Long Island Sound, located south of the site. Regional ground cover consists of heavily developed urban land for at least a one-mile radius from the site.

The surficial geology at the site is mapped as sand and gravel, expected to be as much as 90 feet thick, overlying bedrock. The bedrock at the site is mapped as the Pumpkin Ground Member of the Harrison Gneiss, a gray to spotted, medium to coarse grained, foliated gneiss.

Site History

The site is currently owned by A E E Realty Associates LLC, and is used as a multi-unit residential rental property. The site building is currently heated with natural gas. Formerly the site was heated with fuel oil. No other petroleum products are used at the site.

There have been four transfers of the site ownership since 1975, as follow:

<u>Vol./Page</u>	<u>Transfer Parties</u>	<u>Date</u>
6156/068	Ernest J Bello Jr. et al. to A E E Realty Associates LLC	3/12/2002
4534/097	Ernest J Bello to Ernest J Bello Jr. et al.	2/22/1996
1584/257	Alexander Koproski to Ernest J Bello	10/05/1976
1482/27	Narumar Investments to Alexander Koproski	7/9/75

Note: Narumar-owned-numerous-properties-in-the-area, further-historical-titles-holders-were-not-distinguishable.

The residential structure at the site was constructed in the early 1900s, and has been a residence since initial construction. The property has had residential use since at least the 1890s, according to historical maps reviewed. No commercial or industrial activities are known to have taken place at the subject site. No hazardous wastes are known to have been, generated at the site, and no hazardous materials are used at the site. Waste streams include solid waste streams and sanitary wastes. No spills are on record at the property.

Historic aerial photographs reviewed indicate the building at the site has been present as configured since at least 1934.

1934: photograph not retrieved, historical topographic map indicates area heavily developed

1951: photograph indicates the site building present. Properties to the north, south and west are densely developed residential properties. Property to east is developed industrial property. Large industrial complex present to the immediate southeast of subject site, state highway present to north.

1965: Photograph indicates conditions similar to 1951. Electrical substation present at Manhattan St. / Pacific St. intersection, north of subject site.

1970: Photograph indicates conditions similar to 1965. Industrial complex to southeast has fewer buildings than in 1965 photo.

1975: Photograph indicates conditions similar to 1970

1980: Photograph indicates conditions similar to 1975

1986: Photograph indicates conditions similar to 1980

1990: Photograph indicates conditions similar to 1986. Industrial complex to southeast has fewer buildings than in 1986 photo.

1995: Photograph indicates conditions similar to 1990.

Historic Sanborn Fire Insurance maps (Appendix D) were reviewed for the area from 1901 to 1970. A Sanborn map from 1892 indicates a residential building present at the subject site and sites to the north, west, and south. The site address at that time was 136 Pacific Street. The 1892 Sanborn map also indicates a coal-gasification plant, operated by the Stamford Gas Light Company, present immediately northeast of the intersection of Manhattan Street and Pacific Street, on land now partially occupied by Interstate 95. A Sanborn map from 1923 indicates the current site building present at the property.

Site Features

A site inspection was conducted by Andrew Shea of SMC on July 2, 2002. Mr. Bob Owens, who has been familiar with the site for two years, was interviewed and assisted in the inspection of the site. Photographs taken during the site inspection are located in Appendix C.

The site contains a 3,500-square foot wooden building constructed in the early 1900's. The building is constructed on a fieldstone foundation, and interior areas include four residential units and an unfinished basement. Based on the age of the site building and observations made by SMC there is a moderate to high potential for asbestos containing building materials (ACBM) and lead based paint (LBP). The site is serviced by city water from the Bridgeport Hydraulic Company and also by the City of Stamford municipal sewer system. The municipal sewer line under Pacific Street was installed in 1920, but no specific connection date for the property to the line was available. Natural gas and electricity are also supplied to the site by utility connection.

At the time of the site inspection, the site appeared to be under relatively normal operations. No floor drains, sumps, or engineered drainage was observed at the site, although cracked concrete flooring and some areas of dirt floor were noted in the basement. A single 275-gallon steel AST is present in the basement of the building. This AST was formerly connected to a furnace, which is no longer present. Fuel lines to the furnace were apparently removed, and a narrow trench is present in the basement originating at the base of the AST and running toward the current locations of natural gas furnaces. Fill and vent pipes, currently connected to the AST, are present on the western side of the site building, and light staining was observed in soils at the vent and fill pipes.

A small yard present west of the site building contained two partially disassembled automobiles, four 5-gallon cans of wood stripper, and assorted litter. Soils in this area were stained under the automobiles and near one can of wood stripper, observed open and on its side.

The site is level and is located at approximately ten feet above mean sea level. Stormwater for the site drains from west to east onto Pacific Street and into municipal storm basins. Ground cover at the site is approximately 60% building footprint and 40% unpaved parking and vacant yard. No areas of the site appeared to be raised above local grade.

SMC conducted a search of 31 Federal and State databases to identify potential sources of pollution located within American Society for Testing and Materials (ASTM) defined distances from the site (Appendix A).

Regulatory Status

The subject site did not appear on any of the databases searched, including: the National Priority List (NPL); Proposed National Priority List Sites (Proposed NPL); Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS); Resource Conservation and Recovery Information System (RCRIS) Treatment, Storage and Disposal Facilities (RCRIS-TSD), RCRIS Large Quantity Hazardous Waste Generators (RCRIS-LQG); RCRIS Small Quantity Hazardous Waste Generators (RCRIS-SQG); Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); CERCLIS No Further Remedial Action Planned (CERC-NFRAP); Emergency Response Notification System (ERNS); State Hazardous Waste Sites (SHWS); List of Landfills/Transfer Stations (SWF/LF); Leaking Underground Storage Tank List (LUST); Underground Storage Tank Data (UST).

The site is not a listed RCRA hazardous waste generator. SMC found no evidence that dry cleaning, vehicle body repair, furniture stripping, or hazardous waste generation activities have been conducted at the subject site. Based on this information, the site does not appear to qualify as an "establishment" as defined by C.G.S. 22a-134a, the "Transfer Act", due to current or past operations and hazardous waste generation activities.

Chemical Materials and Wastes

Household chemicals are used at the site in a residential setting, no environmental hazards is associated with this use. An open 1-gallon can of 'wood preserver', a petroleum distillate, was observed on its side behind the building. Three additional 1-gallon cans were adjacent to the open can. Staining of soil was observed adjacent to these cans.

Petroleum Storage Tanks

A single 275-gallon steel AST is present in the basement of the building. This AST was formerly connected to a furnace, which is no longer present. Fuel lines to the furnace were apparently removed, and a narrow trench is present in the basement originating at the base of the AST and running toward the current locations of natural gas furnaces.

Vent and fill pipes are present along the western wall of the building exterior, and light staining of soil was observed near the vent and fill pipes.

Polychlorinated Biphenyls

There were no indications of any illegal use of polychlorinated biphenyls (PCBs) at the site. No transformers were observed at the subject site.

PCBs may be present in the electrical ballasts of any fluorescent lights located in the site building. Provided there is no release of oil, fluorescent light ballasts containing PCBs may be used for the remainder of their useful lives without restrictions. Upon disposal, fluorescent light ballasts should be disposed of as hazardous waste, unless a determination is made that they do not contain PCBs at concentrations greater than 50 parts per million.

Asbestos Containing Building Materials and Lead-Based Paint

Asbestos and lead-based paint surveys were not performed as part of this Phase I ESA. However, based on the age of the site building, there is a high potential for asbestos containing building materials (ACBMs) and lead-based paint (LBP).

Other Environmental Issues

The site does not appear to currently make regulated air or water discharges and does not possess discharge permits. No previous environmental inspections, violations, orders, or enforcement actions are on file with the CT DEP or the City of Stamford Fire Marshall's Office. Mr. Bob Owens indicated that no petroleum or chemical spills or releases have occurred at the site to his knowledge.

Adjacent and Nearby Sites

Ninety-four nearby sites and forty-one unmapped sites (exact locations could not be identified or mapped) appeared on the database search. Due to their location relative to the subject site, the inferred groundwater flow direction, or the type of contamination at the database site, eight nearby sites were researched further in CT DEP records to assess any potential environmental hazard to the subject property.

- Private residence located at 531 Pacific Street, 140 feet south and slightly downgradient of subject site. A leaking underground storage tank (LUST) and 30 yards of contaminated soil was removed from the property.

- Stamford Industrial Park located at 13 Market Street, 160 feet south and slightly downgradient of subject site. A 25,000-gallon underground storage tank (UST) was removed from this property at an unreported date. No documentation regarding the condition of this UST was available.
- Hartford Provision Company located at 26 Market Street, 170 feet south-southeast and slightly downgradient of subject site. A 4,000-gallon gasoline UST and a 4,000-gallon diesel UST, both installed in 1978, are reported in use at this property.
- Tri-Chem formerly located at 114 Manhattan Street, 295 feet north and upgradient of subject site. Tri-Chem is listed on the CT site discovery and assessment database (SDADB), the CT Spills database, and also the state hazardous waste site list (SHWS) list. The property is on the CT leachate and wastewater discharge sources list (LWDS). The CT DEP ordered remediation of documented releases of solvents, acids and waste explosives at the property in 1982. Tri-Chem was cited and prosecuted numerous times by the State of Connecticut, and the property owners jailed for failure to comply with hazardous materials regulations.
- Stamford Gas and Electric property at 392 Pacific Street, 550 feet north and upgradient of the subject site. This property was previously a coal gas plant, a utility refinery in the 19th century at which coal was converted into natural gas for municipal and industrial use. This process generated significant hazardous wastes, and coal gas sites are commonly contaminated with polyaromatic hydrocarbons (PAHs). Coal gas sites are considered to be an environmental hazard to properties in their immediate vicinity if adequate remediation of the site has not been completed. No indication of any remediation conducted at this site was available on files reviewed.
- Pitney Bowes properties located at 624 Atlantic Street and 650 Atlantic Street. 350-600 feet northwest and upgradient of the subject site. Pitney Bowes is listed as a small quantity generator (SQG) of hazardous wastes at 624 Atlantic Street. A 100-gallon fuel oil spill is reported in connection with the removal of a 3,000-gallon fuel oil UST in April 2000. A LUST report is also on file for this address and the property is listed on the CT SDADB and the SHWS. A 10,000-gallon fuel oil UST is currently in service at 624 Atlantic Street. At 650 Atlantic Street a 3,000-gallon fuel oil UST is listed as having been abandoned in place.
- Infanti Property located at 613 Atlantic Street, 660 feet northwest and upgradient of the subject site. Five gasoline USTs and two waste oil USTs were previously present at this property installed between 1950 and 1988, all have been removed from the ground or were closed in place between 1968 and 1988. Contaminated soil is reported as having been removed from this property in connection with tank removals in 1988.
- Atlantic Street Site located at 599 Atlantic Street, 665 feet northwest and upgradient of the subject site. This property is listed on the SDADB as being a location of known subsurface chlorinated volatile organic compounds (VOCs) and hydrocarbon contamination, from a release of these materials from USTs.

- o An Emergency Incident Report filed March 17, 1986 with the CT DEP indicated that free oil was discovered during excavation at 137 Manhattan Street. The release of oil to groundwater was attributed to an abandoned 550-gallon UST at the Pacific Plumbing Supply Company.

Findings, Conclusions and Recommendations

Findings

SMC Environmental (SMC) conducted a Phase I Environmental Site Contamination Assessment of the residential property at 501 Pacific Street in Stamford, Connecticut. The following site information was obtained.

The property is an occupied four-unit residential property, currently heated by gas furnaces. An oil furnace was previously present at the property, and the 275-gallon aboveground storage tank (AST) which supplied oil to the previous furnace is still present in the basement of the building.

SMC conducted a search of 31 Federal and State databases to identify potential sources of pollution located within American Society for Testing and Materials (ASTM) defined distances from the site (Appendix A). The subject site did not appear on any of the searched databases. One hundred and thirty eight nearby sites appeared on the database search. Four of these sites and one additional site are considered potential environmental threats to the subject site due to their locations relative to the subject site.

Trichem, formerly at 114 Manhattan Street. Trichem was a hauler of hazardous materials, and was cited for improper storage of hazardous wastes. Remedial activities at Trichem were mandated by the State of Connecticut in 1982 for removal and remediation of solvents, acids, and waste explosives.

Infanti Property located at 613 Atlantic Street. Numerous leaking waste oil and leaking gasoline USTs are documented at the property.

Stamford Gas and Electric property located at 392 Pacific Street. This property was formerly a manufactured gas plant, a utility refinery that formerly produced extremely hazardous materials prior to hazardous waste regulations.

Pitney Bowes properties located at 624 and 650 Atlantic Street. A leaking UST is on file at 624 Atlantic Street, these properties were also RCRA registered hazardous waste generators.

The Pacific Plumbing Company, located immediately northeast of the subject site. CT DEP files reviewed indicated a leaking abandoned UST at the property and free oil found on the groundwater table discovered during a utility excavation.

The subject site is not a listed RCRA hazardous waste generator, and is not expected to be an "establishment" as defined by the "Transfer Act", C.G.S. 22a-134. No CT DEP or environmental inspections were found on file for the property.

The surficial aquifer beneath the site is not listed as a protected aquifer by the DEP, and the site is located within a GB groundwater area. The site and surrounding area are

serviced by public water. The closest public water supply wells are located approximately one mile north and upgradient of the site, and the nearest residential areas include the subject site and properties to the immediate south and west.

Conclusions and Recommendations

Six potential areas of environmental concern (AECs) were identified.

- ☑ A 275-gallon aboveground storage tank (AST) is present in the basement at the subject site. This AST is no longer in use and contains an unknown quantity of oil. The AST is currently connected to fill and vent lines originating on the west face of the subject building. Fuel lines, which formerly ran to the furnace, were buried under the concrete floor of the basement, and cracked pavement is present in this area. Light staining of soil was observed at the exterior vent / fill pipes, no staining was observed in the basement.
- ☑ Two abandoned and partially disassembled automobiles were present west of the site building, and four additional abandoned automobiles were observed in the vacant lot immediately south of the site. Staining of soils was observed in the area occupied by all of these cars.
- ☑ Four 5-gallon cans of "wood preserver" were present in the yard to the west of the site building. Two cans were open, and one can was observed to be open and on its side. Staining of soils was observed in the area of these cans.
- ☑ Properties in the immediate vicinity of the subject site have documented releases of oil, gasoline and chlorinated VOCs to the subsurface. Additionally, a property located 550 feet north of the site is a major electric transformer substation, and was formerly the site of a coal gasification plant.
- ☑ A property immediately north of the site was occupied by a large soil pile and extensive mixed metal waste. No information regarding the source or composition of this soil pile is known.
- ☑ An Emergency Incident Report on file with the CT DEP indicated a release of fuel oil to groundwater from an abandoned tank at the Pacific Plumbing Supply Company in 1986. This site is immediately adjacent to the subject site to the northeast.

A Phase II Environmental Site Investigation (ESI) should be conducted at the subject property. The Phase II ESI should include soil and groundwater sampling in areas adjacent to an AST in the basement, near a soil pile on an adjacent property, as well as in the vicinity of abandoned automobiles at the property.

In addition, the building at the site should be inspected for ACBMs and LBP prior to any renovation or demolition activities, which might disturb such materials. If these materials are present, measures must be taken to protect workers, building occupants, and the environment.

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

DIRECTOR OF ENVIRONMENTAL SERVICES

ARTHUR MORRIS, MS, LEP

Education:

1974 BA - Environmental Science - Southampton College of Long Island University
1980 MS - Biology - Southern Connecticut State College

Special Training & Certifications:

Licensed Environmental Professional (License # 257)
40 hour OSHA Training-Hazardous Waste Operations & Emergency Response
8 hour training updates for Hazardous Waste
US Test Tightness Testing Certification (Volumetric Ultrasonic Testing) USTest 2001/P System
8 hour course *Connecticut Remediation Standard Regulations*
8 hour course *Quantitative Hydrogeology: Design of Groundwater Extraction Systems*
8 hour course *Site Characterization and Remediation Techniques for DNAPLs & Associated Dissolved Phase Contamination*
16 hour course *Health & Safety During Underground Storage Tank Remediation*
16 hour course *Conceptual Site Modeling for Effective Site Characterization*
11 hour course *In-situ Reactive Permeable Barriers*
8 hour course *Principals & Field Techniques for Characterizing Contaminants in Fractured Bedrock*
19 hour course *DNAPLs Fractured Geologic Media, Remediation & Natural Attenuation*
4 hour course *Innovative Technologies for Remediation of Groundwater and Soil*
32 hour course *Complete Ground-water Monitoring Field Course; Low Flow Sampling Techniques*
8 hour course *Short Course in Advanced Statistics for Environmental Professionals*
16 hour course *The Complete Surface Water & Sediment Sampling Course*
4 hour course *Environmental Land Use Restrictions-Advanced Case Studies*
4 hour course *Advanced Technologies for Contaminated Site Remediation and Gas Vapor Intrusion Management*

Work Experience:

1974-75 Texas Instruments
Environmental Technician
Performed environmental sampling and laboratory analyses

1975-87 Greenwich Department of Health
Laboratory Supervisor/Environmental Chemist
Conducted laboratory analysis of air, water, food, and clinical samples

1987-88 Greenwich Department of Health
Director of Environmental Health & Laboratory
Administered municipal department, responsible for air/water pollution, solid waste management, food sanitation, sewage disposal and health screening programs

1988-present HYGENIX, Inc.
Secretary/Treasurer; Director of Environmental Services,
Direct and oversee staff (geologists, hydrogeologists, technicians) performing Phase I, II, III Assessments, Remedial Action Plans, Site Remediation, DEEP Property Transfer Act Filings/ECAF Preparations, EPA Brownfield (Completed 1st EPA Brownfield-Revolving Loan Fund), RCRA Corrective Action, UST Petroleum Clean-up Fund, UST Closures, DECD Dry Cleaning Remediation Fund, Co-ordinate Disposal of Soils and Waste Materials

ENVIRONMENTAL DATA RESOURCES INC.

EDR Database – Regulatory Record Review