

Site: 150 Windsor St. / Hartford, CT

Date Provided: 12/29/15

Phase I Questionnaire

Per the ASTM E1527-13 Standard for Phase I Environmental Site Assessments, the following questionnaire is being provided to you because you are the Owner, are the User, or may have specialized knowledge about the site listed above. Please answer the questions to the best of your knowledge. If needed, please attach additional pages or information.

Please fill out the following information about yourself:

Name: Glenn E. Gauthers
 Company: City of Hartford, Development Svcs
 Years employed with the company: 15
 Job title: Neighborhood Project Mgr.

General Information

Site Name: 150 Windsor St. / Hartford, CT, 06103
 Address: SEE ABOVE
 General use of property: VACANT Former Jaha Center
 Site Contact: JASON RUDNICK / CENTRAL PLAN DEVELOPMENT CO.
 Title: President
 Phone No: 203 - 641-4410
 Duration of time that site contact has been in this position: APPROX 20 YRS

Please provide additional site contacts knowledgeable on site activities

Name	Title	Phone	E-mail
<u>Michael Looney</u>	<u>Dir. Projects</u>	<u>860-58-3559</u>	<u>michael.looney@hartford.gov</u>
<u>Glenn Gauthers</u>	<u>Neigh. Proj. Mgr.</u>	<u>860-372-2592</u>	<u>ggauthers@hartford.gov</u>

Site Information

Are you the current owner or tenant of this site? YES

Are you aware of any previous environmental site assessments or remediation conducted at the site? If yes, please list activities conducted and dates.

NO

What is the age of the building(s) on the site?

47 years. Built in 1968.



Please list all of the business(s) operated on the site.

CBT Bank, Fleet Bank, Bank of America JTA Center

Please provide specifics about site utilities. Provide specifics about the type of utility and how long the service has been active. If there was a septic tank and leach field, please describe location.

All utilities still active on site

Are you aware of the current or historic use of underground storage tanks (USTs) on the site? If so, please describe. *NO*

Size of UST (gallons)	Contents of UST	Year Installed	Year Removed

Are you aware of the current or historic use of aboveground storage tanks (ASTs) on the site? If so, please describe. *NO*

Size of AST (gallons)	Contents of AST	Year Installed	Year Removed

Are you aware of the current or historic use of 55-gallon drums or any other storage media on the site? If so, please describe. *NO*

Location of Drums	Contents of Drums	Location Stored	Number at location

Are you aware of any chemical or oil spills on the site? This includes, but is not limited to, gasoline, heating oil, diesel, and paint. If so please provide specifics in the table below. *NO*

Date of Spill	Contents of Spill	Spill Location

Regulatory Information

What Regulatory Permits pertain to the site?

UNKNOWN

Frequency of inspections by regulators (if any)?

UNKNOWN

Is the key site contact aware of any environmental violations recorded at local, state or federal agencies? If yes, describe. Post & Pre-Construction?

NO

Is documentation of violations available for site from key site contact?

NO

Process Information

Has any of the following occurred at the property? (Circle Yes or No)-

- 1) On or after November 19, 1980, there was generated, except as the result of remediation of polluted soil, groundwater or sediment, more than one hundred kilograms of hazardous waste in any one month. **Yes No** UNKNOWN
- 2) Hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported or disposed of. **Yes No** UNKNOWN
- 3) The process of dry cleaning was conducted on or after May 1, 1967. **Yes No** ~~UNKNOWN~~
- 4) Furniture stripping was conducted on or after May 1, 1967. **Yes No**
- 5) A vehicle body repair facility was located on or after May 1, 1967. **Yes No**

Hazardous Waste Generation

Are there any manufacturing processes or activities involving hazardous materials conducted at the site? During Construction or Post-Construction? If so describe.

NO

Are there any incoming raw materials delivered to the site that may be classified as hazardous? During Construction or Post-Construction? If so describe. (Name, use, approximate quantity used yearly and provide applicable documentation with questionnaire)

UNKNOWN

Are MSDS sheets available for review at the site? Y/N. If so where are they located and please provide copies with questionnaire)

Are there any hazardous wastes generated and approximate quantity generated yearly. During Construction or Post-Construction? (Name, Approximate Quantity Generated Annually, Disposal Contractor and please provide applicable documentation with questionnaire)

Unknown

Is there anyone else at the site that would have relevant information pertaining to any generation of hazardous wastes at the site? Who? Where located?

NO

Additional Questions

Are there any environmental liens that are filed or recorded against the site?

Unknown

Are there any activity and/or use limitations that are placed on the site or that have been filed or recorded against the site?

Unknown

Do you have any specialized knowledge or experience related to the property?

NO

Does the purchase price being paid for this site reasonably reflect the fair market value of the site? If you conclude that there is a difference, have you considered whether the lower purchase/offer prices is because contamination is known or believed to be present at the site?

Unknown

Are you aware of commonly known or reasonable ascertainable information about the site that would help Tighe & Bond identify conditions indicative of releases or threatened releases?

NO

Do you know specific chemicals that are present or once were present at the site?

NO

Do you know of spills or other chemical releases that have taken place at the site?

NO


Do you know of any environmental cleanups that have taken place at the site?

NO

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the site?

UNKNOWN

(Please note: Any supporting documents such as MSDS, waste manifests, or site maps will be needed for completion of Phase I report)

	
Site Contact: Print / Signature <i>Shawn E. Genthens</i>	Date <i>10/29/15</i>

Card 1 of 1

Location **0150 WINDSOR ST HARTFORD** Parcel ID **267-292-011**

Current Property Mailing Address

Owner CITY OF HARTFORD	City HARTFORD
Address 550 MAIN ST	State CT
	Zip 06103-2913
	Zoning B1

Current Property Sales Information

Sale Date 3/12/2015	Legal Reference 06915-0030
Sale Price 0	Grantor(Seller) DONO PARCEL G LLC,

Two Year Prior Assessment History

Fiscal Year 2012	Fiscal Year 2013
Property Use 252	Property Use 252
Total Value 3,793,930	Total Value 3,793,930

Current Property Assessment

Fiscal Year 2014	Building Value 1,500,030
Land Area 2.950 acres	Land Value 2,266,810
	Total Value 3,793,930

2011 Grand List Revaluation Fair Market Value

5,419,900

Narrative Description

This property contains **2.950 acres** of land mainly classified as **CITY-OTHER** with a(n) **OFFICE HI RI** style building, built about **1968**, having **Concrete** exterior and **Membrane** roof cover, with **0** unit(s), **0** total room(s), **0** total bedroom(s), **0** total bath(s), **0** total half bath(s), **0** total 3/4 bath(s).

Legal Description

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