

Based on a review of historical records dating back to 1889, the Subject Property was visible to be vacant land and by at least 1934, a portion of the Subject Property was agricultural farmland. At some point in the 1970s, the Subject Property was transformed into a golf course, which it operates today as.

Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 and CTDEEP SCGD for a portion of 994 & 1010 Racebrook Road, Woodbridge, Connecticut, the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 8.1 of this report. This assessment has revealed the following Recognized Environmental Condition and Area of Concern in connection with the Subject Property:

REC / AOC#1 – Current and Historical Land Use

Recommendations

Based on the findings of this Phase I ESA, the Subject Property was formerly used for agriculture purposes. Recent sampling analytical results identified the pesticide 4,4'-DDD in shallow soils at the Subject Property. Additionally, pesticides are currently used on the greenways of the golf course. It is our understanding that the Client intends to lease the Subject Property for development of a solar array. VHB recommends that a Soil Management Plan be developed and implemented for the project to promote worker protection and proper management of excavated or disturbed soils during construction activities. Furthermore, if excess soils are generated during the project that are slated for off-site disposal, VHB recommends sampling to determine proper disposal requirements.