

JACOBI & CASE, P.C.

ATTORNEYS AT LAW

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Paul Jacobi*
Max S. Case
Louis J. Bonsangue*
David Speranzini

* Also Admitted in New York

May 15, 2012

DEPARTMENT OF ENVIRONMENTAL PROTECTION
CENTRAL PERMIT PROCESSING UNIT

MAY 15 2012

RECEIVED BY B.C.

Central Permit Processing Unit, 1st Floor
Department of Energy and Environmental Protection
79 Elm Street
Hartford, Connecticut 06106-5127

HAND-DELIVERED

Re: One Celebration Way (Parcel A), New Britain, Connecticut

Dear Sir/Madam:

Enclosed please find the Property Transfer Fee Payment Form, Transfer Act Form IV, Environmental Condition Assessment Form; and the \$3,000 filing fee for the transfer of the above-referenced property.

Should you have any questions concerning the enclosed submissions, please do not hesitate to contact me.

Sincerely,



David Speranzini

DS:ln

Encs.

cc: Heath Esterak, Esq. (w/encl.)



Property Transfer Fee Payment Form

Fees are payable pursuant to Section 22a-134e of the Connecticut General Statutes (CGS) for the Transfer of Establishment CGS Section 22a-134a, Forms I-IV.

Only bank checks or money orders made payable to the Department of Environmental Protection will be accepted

DEP USE ONLY

Date Payment Received: _____

Received by: _____

Date Notice for Transfer of Establishment received: _____

DEPARTMENT OF ENVIRONMENTAL PROTECTION
CENTRAL PERMIT PROCESSING UNIT
MAY 15 2012
B.C.

RECEIVED BY _____

1. **Transferor: Cakemaker, LLC**

Mailing Address: **10 Main Street, Suite B**

City/Town: **Middletown**

State: **CT**

Zip Code: **06457**

2. **Transferee: NL Ventures IX Celebration, L.L.C.**

Mailing Address: **301 Congress avenue, Suite 320**

City/Town: **Austin**

State: **TX**

Zip Code: **78701**

3. **Establishment: Former Torrington Company - Fafnir Bearing Plant**

Mailing Address: **Formerly 37 Booth St. (currently 1 Celebration Way - Parcel A)**

City/Town: **New Britain**

State: **CT**

Zip Code: **06053**

4. **Date of Transfer: 04/18/2012**

5. **Certifying Party** (as referenced in Forms III & IV): **City of New Britain**

6. **Payor: NL Ventures IX Celebration, L.L.C.**

Mailing Address: **301 Congress Avenue, Suite 320**

City/Town: **Austin**

State: **TX**

Zip Code: **78701**

Phone: **512-476-5009**

7. **Filing Fee** (Please check the appropriate fee paid).

☐ Form I \$375.00

☐ Form II \$1,300.00 (Higher fees may be applicable; refer to CGS Section 22a-134e for fee.)

☐ Form III Initial Fee \$3,000.00

☒ Form IV Initial Fee \$3,000.00



Transfer of Establishment - Form IV (REAL ESTATE)

DEPARTMENT OF ENVIRONMENTAL PROTECTION
CENTRAL PERMIT PROCESSING UNIT
MAY 15 2012
RECEIVED BY B.C.

Complete all sections. Submit two copies of Form IV. Use this form when transferring any real estate that meets the definition of an Establishment, as defined in CGS Section 22a-134(3). This form can also be used when transferring both real estate and business **simultaneously** from "A" to "B." This form is appropriate when there has been an investigation in accordance with prevailing standards and guidelines of the parcel and all actions to remediate any pollution caused by any release at the parcel have been taken in accordance with the remediation standards except post-remediation monitoring, natural attenuation monitoring, or the recording of an Environmental Land Use Restriction. **AN ENVIRONMENTAL CONDITION ASSESSMENT FORM (ECAf) AND A SCHEDULE FOR GROUNDWATER MONITORING AND RECORDING OF AN ENVIRONMENTAL LAND USE RESTRICTION, AS APPROPRIATE, MUST BE SUBMITTED SIMULTANEOUSLY WITH FORM IV.**

Section A: General Establishment Information

1. EPA (RCRA) ID No.: CT 043039528
2. Type of Transfer (be specific): Real Estate
3. Identification of Establishment (give name of business which exists/existed on-site)
Establishment Name: **Former Torrington Company - Fafnir Bearing Plant**
Location: **Formerly 37 Booth Street (currently 1 Celebration Way – Parcel A)**
City/Town: **New Britain** State: **CT** Zip Code: **06053-**
Phone: **860-398-5390** ext. Fax: **860-398-5423**
Contact Person: **Robert A. Landino** Title: **Manager**
Date of Transfer: 04/18/2012
From Transferor: Cakemaker LLC
To Transferee: NL Ventures IX Celebration, L.L.C.
4. Transferor
Name: **Cakemaker LLC**
Legal Mailing Address: **10 Main Street (Suite B)**
City/Town: **Middletown** State: **CT** Zip Code: **06457-**
Phone: **860-398-5390** ext. Fax: **860-398-5423**
Contact Person: **Robert A. Landino** Title: **Manager**
5. Property Owner (as it appears in land records):
Name: **Cakemaker LLC**
Legal Mailing Address: **10 Main Street (Suite B)**
City/Town: **Middletown** State: **CT** Zip Code: **06457-**
Phone: **860-398-5390** ext. Fax: **860-398-5423**
Contact Person: **Robert A. Landino** Title: **Manager**
6. **A map of the property location must be submitted with this form.**

Section B: Documentation of Remediation

Documentation: A Commissioner's approval or a licensed environmental professional verification must be submitted with this form. In addition, documentation that demonstrates that there has been no release of hazardous waste or a hazardous substance at the parcel since the date of the approval or verification must be attached.

CHECK ONE THAT APPLIES.

- ☒ DEP written approval that the investigation of the parcel had been performed in accordance with prevailing standards and guidelines and (A) there has been a discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste or a hazardous substance at the parcel, and (B) all actions to remediate any pollution caused by any release at the parcel have been taken in accordance with the Remediation Standard Regulations except post-remediation monitoring, natural attenuation monitoring, or the recording of an Environmental Land Use Restriction pursuant to the remediation standards.

Claire Foster
(DEP Project Lead Name)

Remediation Division
(Division)

860-424-3709
(Phone Number)

- ☐ An LEP has verified that an investigation has been performed at the parcel in accordance with prevailing standards and guidelines and that all actions to remediate any pollution caused by any release at the parcel have been taken in accordance with the Remediation Standard Regulations, Section 22a-133k-1 through Section 22a-133k-3 of the Regulations of Connecticut State Agencies, *except* post-remediation monitoring, natural attenuation monitoring, or the recording of an Environmental Land Use Restriction pursuant to the remediation standards.

Section C: Post-remediation Monitoring or Natural Attenuation Monitoring Certification

Description in Property Deed:

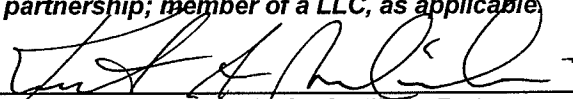
Recorded on page **453** of volume **1707**, of the Town of **New Britain**
land records, as lot **500**, block --- on map **D6A** in the Tax Assessor's Office.

"I hereby certify that an investigation has been performed in accordance with prevailing standards and guidelines, and any discharge, spillage, uncontrolled loss, seepage, or filtration of hazardous waste or hazardous substance on the parcel has been remediated in accordance with procedures approved by the Commissioner of Environmental Protection or verified by a Licensed Environmental Professional to have been performed in accordance with the remediation standards. I further certify that all actions to remediate any pollution caused by any release at the parcel have been taken in accordance with the remediation standards except post-remediation monitoring, natural attenuation monitoring or the recording of an environmental land use restriction. I hereby agree, in accordance with the representations made therein, to conduct post-remediation monitoring or natural attenuation monitoring in accordance with the Remediation Standard Regulations."

"I have personally examined and am familiar with the information submitted in this document, and all attachments thereto, including inquiry of those individuals immediately responsible for obtaining such information, and certify that the submitted information is true, accurate and complete, to the best of my knowledge and belief. I am aware that if I knowingly submit false information or fail to comply with the provisions of CGS Sections 22a-134 to 22a-134e, I may be subject to damages and penalties pursuant to CGS Sections 22a-134(b and d) and an enforcement action pursuant to CGS Section 22a-134a(j)."

"This Form IV is complete and accurate as prescribed by the Commissioner without alteration of the text."

This must be signed by an individual(s), if in such capacity; a responsible corporate officer; partner in a partnership; member of a LLC, as applicable



Authorized Signature(s) for Certifying Party

Kenneth Malinowski

Name of Person Signing (print or type)

Director of Municipal Development

Title (if applicable)

Certifying Party: **City of New Britain**

(Company name, LLC, as applicable)

Legal Mailing Address: **27 West Main Street**

City/Town: **New Britain**

State: **CT**

Zip Code: **06051-**

Phone: **860-826-3374**

ext.

Fax: **860-826-3353**

STATE OF **Connecticut**

}

SS. **New Britain**

COUNTY OF **Hartford**

}

(Town)

The foregoing was subscribed to and sworn to before me this

17th day of **April**, 20**12**

by

(Name of Signatory, Title and Company, if applicable)

who personally appeared, and that person, as such, satisfactorily proven to be authorized to do so, as certifying party, executed the foregoing instrument for the purposes therein contained.



Signature of Notary/Commissioner of Superior Court

Seth Feigenbaum
Name of Notary/Commissioner of Superior Court
(print or type)

My commission expires **1 / 1**.

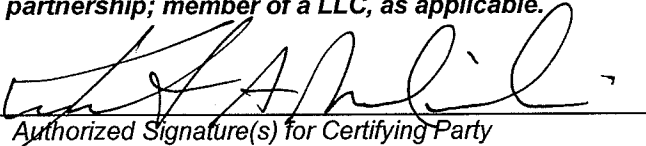
Section D: Remediation Certification

"I hereby certify, if further investigation and remediation are necessary, to take further action to investigate the parcel in accordance with prevailing standards and guidelines and to remediate the parcel in accordance with the remediation standards."

"I have personally examined and am familiar with the information submitted in this document, and all attachments thereto, including inquiry of those individuals immediately responsible for obtaining such information, and certify that the submitted information is true, accurate and complete, to the best of my knowledge and belief. I am aware that if I knowingly submit false information or fail to comply with the provisions of CGS Sections 22a-134 to 22a-134e, I may be subject to damages and penalties pursuant to CGS Sections 22a-134(b and d) and an enforcement action pursuant to CGS Section 22a-134a(j)."

"This Form IV is complete and accurate as prescribed by the Commissioner without alteration of the text."

This must be signed by an individual(s), if in such capacity; a responsible corporate officer; partner in a partnership; member of a LLC, as applicable.



Authorized Signature(s) for Certifying Party

Kenneth Malinowski

Name of Person Signing (print or type)

Director of Municipal Development

Title (if applicable)

Certifying Party: **City of New Britain**

(Company name, LLC, as applicable)

Legal Mailing Address: **27 West Main Street**

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Phone: **860-826-3374**

ext.

Fax: **860-826-3353**

STATE OF **Connecticut**

}

SS. **New Britain**

COUNTY OF **Hartford**

}

(Town)

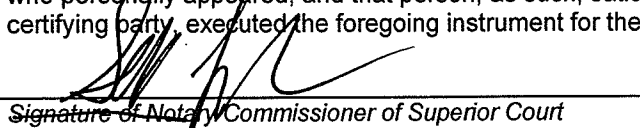
The foregoing was subscribed to and sworn to before me this

17th day of **April**, 20**12**

by

(Name of Signatory, Title and Company, if applicable)

who personally appeared, and that person, as such, satisfactorily proven to be authorized to do so, as certifying party, executed the foregoing instrument for the purposes therein contained.



Signature of Notary/Commissioner of Superior Court

Seth Feigenbaum
Name of Notary/Commissioner of Superior Court
(print or type)

My commission expires **1 / 1**

Section E: Transferee Information (This pertains to transferee, must be completed, signed and notarized)

This document was received by me on 4/19/12 as the Transferee.

This must be signed by an individual(s), if in such capacity; a responsible corporate officer; partner in a partnership; member of a LLC, as applicable.


Authorized Signature(s) for Transferee

Name of Person Signing (print or type) Peter S. Carlsen Title (if applicable) President

Transferee: **NL Ventures IX Celebration, L.L.C.**
(Company name, LLC, as applicable)

Legal Mailing Address: **301 Congress Avenue, Suite 320**

City/Town: **Austin**

State: **TX**

Zip Code: **78701 -**

Phone: **512-476-5009**

ext.

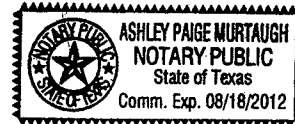
Fax: **512-476-7779**

STATE OF Texas
COUNTY OF Dallas

}
}
}


SS.

(Town)



The foregoing was subscribed to and sworn to before me this 19th day of April, 2012,
by Peter S. Carlsen, President of NL Ventures IX Celebration, L.L.C.
(Name of Authorized Signatory for Transferee, Title and Company, if applicable)

who personally appeared, and that person, as such, satisfactorily proven to be authorized to do so, as Transferee, executed the foregoing instrument for the purposes therein contained.



Signature of Notary/Commissioner of Superior Court

Ashley Murtaugh
Name of Notary/Commissioner of Superior Court
(print or type)

My commission expires 08/18/12

Section F: Transferor Information (This pertains to transferor, must be completed, signed and notarized)

This must be signed by an individual(s), if in such capacity; a responsible corporate officer; partner in a partnership; member of a LLC, as applicable, and must be completed regardless of whether the Transferor is also the certifying party.


Authorized Signature(s) for Transferor

Robert A. Landino
Name of Person Signing (print or type)

Manager
Title (if applicable)

Transferor: **Cakemaker LLC**
(Company name, LLC, as applicable)

Legal Mailing Address: **10 Main Street (Suite B)**

City/Town: **Middletown**

State: **CT**

Zip Code: **06457-**

Phone: **860-398-5390**

ext.

Fax: **860-398-5423**

Forwarding Address After the Transfer, if different from above:

Address:

City/Town:

State:

Zip Code: -

Phone: - -

ext.

Fax: - -

STATE OF **Connecticut**

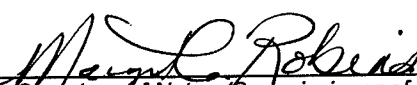
COUNTY OF **Hartford**

}
} SS. **New Britain**
(Town)

The foregoing was subscribed to and sworn to before me this **18th** day of **April**, 20 **12**,

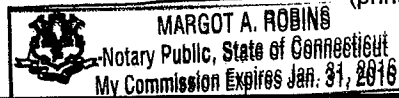
by **Robert A. Landino, Manager; Cakemaker LLC**
(Name of Authorized Signatory for Transferor, Title and Company, if applicable)

who personally appeared, and that person, as such, satisfactorily proven to be authorized to do so, as Transferor, executed the foregoing instrument for the purposes therein contained.


Signature of Notary/Commissioner of Superior Court

Name of Notary/Commissioner of Superior Court
(print or type)

My commission expires /



This form is prescribed and provided by the DEP.

The DEP does not certify that the information submitted in this form is correct.

All Forms I (with ECAF), II, III (with ECAF), or IV (with ECAF), any supporting documents as applicable, and fee payment should be mailed or hand delivered to: (this is for fee processing)

CENTRAL PERMIT PROCESSING UNIT, 1st FLOOR
DEPT. OF ENVIRONMENTAL PROTECTION
79 ELM STREET
HARTFORD, CT 06106-5127

Subsequent correspondence or subsequent reports should be mailed to:

REMEDIATION DIVISION
BUREAU OF WATER PROTECTION AND LAND REUSE,
2nd FLOOR
DEPARTMENT OF ENVIRONMENTAL
PROTECTION
79 ELM STREET
HARTFORD, CT 06106-5127



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER PROTECTION AND LAND REUSE
REMEDIAL DIVISION
79 ELM STREET, HARTFORD, CT 06106-5127
(860) 424-3705 www.ct.gov/dep/remediation

DEPARTMENT OF ENVIRONMENTAL PROTECTION
CENTRAL PERMIT PROCESSING UNIT

MAY 15 2012
B.C.
RECEIVED BY _____

ENVIRONMENTAL CONDITION ASSESSMENT FORM (ECAF)

This form must be certified by the responsible party, owner, or certifying party, as applicable. This certification attests that the information contained in the ECAF is correct and accurate to the best of such party's knowledge. For detailed directions on completing each part of the ECAF, refer to the instructions. The ECAF is to be a stand-alone document; do not reference attachments, with the exceptions of maps and receptor surveys.

Check the box to indicate the program for which this form is being submitted:

- ☒ Connecticut General Statutes (CGS) section 22a-134a(a)-(e),
Property Transfer filing
- ☐ CGS section 22a-133x, Voluntary Remediation
- ☐ Other (specify)

ECAF submitted for ☒ Entire Property or ☐ Release Area

DEP USE ONLY
Date and File Room Stamp

RemID#:

Part I: Site Identification

1. Name of Site: **Former Torrington Company - Fafnir Bearing Plant**

Street Address: **Formerly 37 Booth Street (currently 1 Celebration Way – Parcel A)**

City/Town: **New Britain**

State: **CT**

Zip Code: **06053-**

2. Description in Property Deed:

Recorded on page **453** in volume **1707** of the Town of **New Britain** land records, as lot **500**,
block **N/A**, on map **D6A** in the Tax Assessor's Office.

3. Site Details: Total Acreage: **8.36**

Latitude & Longitude (Decimal Degrees):

41.670336/ -72.791241

Acres Undeveloped: **~3.09**

Building Footprint Square Footage: **138,097**

4. Provide a location map that is based on a USGS quadrangle and shows the location of the site.

5. Include a site plan(s) with current and historical structures and boundaries, hazardous waste and solid waste management areas, areas of operation, areas of concern, release areas, UST and AST locations, septic systems, water supply wells, monitoring wells, groundwater flow direction, limits of groundwater plume, sampling locations, and extent of remediation, if known.

Site Address: **Formerly 37 Booth Street (currently 1 Celebration Way – Parcel A), New Britain, CT**

Part II: Contact Information

1. Business/person submitting this form:

Business Name: **Cakemaker, LLC**

Authorized Representative: **Robert A. Landino**

Title: **Manager**

E-mail Address: ---

Mailing Address: **10 Main Street (Suite B)**

City/Town: **Middletown**

State: **CT**

Zip Code: **06457-**

Business Phone: **860-398-5390**

Ext.

Fax: **860-398-5423**

2. Person who will serve as primary technical contact:

Primary Contact: **Scot Kuhn, LEP**

Firm Name: **HRP Associates, Inc.**

E-mail Address: **Scot.Kuhn@hrpassociates.com**

Mailing Address: **197 Scott Swamp Road**

City/Town: **Farmington**

State: **CT**

Zip Code: **06032-**

Business Phone: **860-674-9570**

Ext. **146**

Fax: **860-674-9624**

3. Owner of the parcel:

Name: **Cakemaker LLC**

E-mail Address: ---

Mailing Address: **10 Main Street (Suite B)**

City/Town: **Middletown**

State: **CT**

Zip Code: **06457-**

Business Phone: **860-398-5390**

Ext.

Fax: **860-398-5423**

Site Address: Formerly 37 Booth Street (currently 1 Celebration Way – Parcel A), New Britain, CT

Part III: Documentation

List the documentation on which the information submitted on this form is based. Do not reference attached documentation in lieu of completing this form.

Title	Date	Consultant	On File / Provided
Phase I Preliminary; Environmental Site Assessment	12/1988	Maguire Group	-
Groundwater Quality Assessment	7/1989	Maguire Group	-
Report on Soil Investigation	9/12/1997	HRP Associates, Inc.	On File
Revised Report on Soils & GW Investigation and Remedial Action Plan (Eastern Portion)	2/19/1998	HRP Associates, Inc.	On File
Final Revised Remedial Action Report (Easter Portion)	7/21/1998	HRP Associates, Inc.	On File
Revised Report on Soils and GW Investigation and Remedial Action Plan	4/8/1999	HRP Associates, Inc.	On File
Remedial Action Report (Western Portion) & Site-Wide GW Monitoring Program	11/27/2001	HRP Associates, Inc.	On File
October 2001 Quarterly GW Monitoring Report	1/2/2002	HRP Associates, Inc.	On File
January 2002 Quarterly GW Monitoring Report	9/3/2002	HRP Associates, Inc.	On File
April 2002 Quarterly GW Monitoring Report	9/3/2002	HRP Associates, Inc.	On File
August 2002 Quarterly GW Monitoring Report	11/19/2002	HRP Associates, Inc.	On File
January 2003 GW Monitoring Report	4/22/2003	HRP Associates, Inc.	On File
July 2003 GW Monitoring Report	11/11/2003	HRP Associates, Inc.	On File
January 2004 GW Monitoring Report	6/2/2004	HRP Associates, Inc.	On File
July 2004 GW Monitoring Report	10/7/2004	HRP Associates, Inc.	On File
Revised Scope of Work for Additional Investigations	3/1/2005	HRP Associates, Inc.	On File
Revised Scope of Work for Additional Subsurface Investigations	3/22/2005	HRP Associates, Inc.	On File
Revised Scope of Work for Additional Subsurface Investigations	3/30/2005	HRP Associates, Inc.	On File
Semi-Annual GW Monitoring Report	11/29/2005	HRP Associates, Inc.	On File
Request for Alteration to Post-Remediation GW Monitoring Plan	12/7/2005	HRP Associates, Inc.	On File
September 2006 Semi-Annual GW Monitoring Report	2/15/2007	HRP Associates, Inc.	On File
March 2007 Semi-Annual GW Monitoring Report	4/25/2007	HRP Associates, Inc.	On File
Soil Management Plan	5/22/2007	HRP Associates, Inc.	On File
Semi-Annual GW Monitoring	6/12/2007	HRP Associates, Inc.	On File
General Permit for Discharge of GW Remediation Wastewater to Sanitary	7/19/2007	HRP Associates, Inc.	On File
Request for Alteration to Post-Remediation GW Monitoring Plan	2/5/2008	HRP Associates, Inc.	On File
Installation of Groundwater Monitoring Wells	2/26/2008	HRP Associates, Inc.	On File
March 2008 GW Quality Monitoring Report	5/16/2008	HRP Associates, Inc.	On File

June 2008 GW Quality Monitoring Report	8/15/2008	HRP Associates, Inc.	On File
Vapor Intrusion Mitigation Plan	9/26/2008	HRP Associates, Inc.	On File
September 2008 GW Quality Monitoring Report	10/27/2008	HRP Associates, Inc.	On File
First Event Soil Gas Results	11/20/2008	HRP Associates, Inc.	On File
Second Event Soil Gas Results	11/24/2008	HRP Associates, Inc.	On File
December 2008 GW Quality Monitoring Report	1/30/2009	HRP Associates, Inc.	On File
Third Event Soil Gas Results	3/31/2009	HRP Associates, Inc.	On File
March 2009 GW Quality Monitoring Report	5/4/2009	HRP Associates, Inc.	On File
Fourth Event Soil Gas Results	6/18/2009	HRP Associates, Inc.	On File
June 2009 GW Quality Monitoring Report	8/14/2009	HRP Associates, Inc.	On File
September 2009 GW Quality Monitoring Report	10/13/2009	HRP Associates, Inc.	On File
December 2009 GW Quality Monitoring Report	2/2/2010	HRP Associates, Inc.	On File
Soil Management Closure Report	4/7/2010	HRP Associates, Inc.	On File
March 2010 GW Quality Monitoring Report	5/4/2010	HRP Associates, Inc.	On File
June 2010 GW Quality Monitoring Report	7/29/2010	HRP Associates, Inc.	On File
September 2010 GW Quality Monitoring Report	11/8/2010	HRP Associates, Inc.	On File
December 2010 GW Quality Monitoring Report	12/29/2010	HRP Associates, Inc.	On File
March 2011 Semi-Annual GW Quality Monitoring Report	6/2/2011	HRP Associates, Inc.	On File
Request for Use of Alternative Volatilization Criteria	8/17/2011	HRP Associates, Inc.	On File
September 2011 Semi-Annual GW Quality Monitoring Report & Proposed Changes to GW Monitoring Plan	11/18/2011	HRP Associates, Inc.	On File
Project Oversight Fee Payment Letter & Form	2/6/2012	HRP Associates, Inc.	On File
Request for Approval of Recommendations & Site Closure	3/14/2012	HRP Associates, Inc.	On File

Site Address: Formerly 37 Booth Street (currently 1 Celebration Way – Parcel A), New Britain, CT

Part IV: Site History

1. DEP Program Involvement:

Previous Filings

Type	Date	LEP / DEP Oversight
Form I	4/25/1986	DEP
Form III	12/19/1995	DEP
Form III	6/25/2007	DEP
ECAF	6/19/2007	DEP

Verifications

Type	Date	Status
None		

Significant Environmental Hazard (SEH) Notification

Notification Date	Resolution Date
None	

Enforcement Action by EPA: ☐ Yes ☒ No / Enforcement Action by DEP: ☒ Yes ☐ No

[List Action(s) issued by EPA/DEP in table.]

Number	Type	Date	Responsible Party	Status
835	Water Resources	3/16/1970	Fafnir Bearing Company	ND
2163	Order	2/10/1977	Fafnir Bearing Company	Closed
NV 139	Notice of Violation	6/29/1984	Fafnir/Torrington Company	Revoked

Other DEP involvement: ☒ Yes ☐ No. [Briefly describe, including timeframes (limit 300 characters)]:

The site is DEEP lead and the DEEP has reviewed and commented on any changes to site activities (incl. groundwater monitoring, remedial options, etc.)

2. Current and historical RCRA notifier status:

Notifier Status	Time Period	Permit Status
Large Quantity Generator	Prior to 1995	Closed
Non-Generator	1995 to Present	---

Site Address: Formerly 37 Booth Street (currently 1 Celebration Way – Parcel A), New Britain, CT

Part IV: Site History (continued)

3. Releases of petroleum or chemicals reported to CTDEP: ☒ Yes (list details below) ☐ No

Location	Date Reported	Materials and Quantity Released
(See Part VIII)		

4. Briefly summarize the current and historical industrial and/or commercial use(s) of the site, including dates (limit 1,200 characters):

The site is the western portion of the former Fafnir Bearing Company facility. Manufacturing operations occurred at the facility from approx. 1880 to the late 1980's. Fafnir Bearing established a ball bearing manufacturing plant at the site in 1911. The facility expanded with approximately 30 buildings constructed at the site with the last being constructed in 1966. Former operations at the facility included the creation of machinery-ball & roller bearings, grinding honing, tumbling, heat-treating, plating, cleaning, pickling, etching and forgoing operations conducted by former owners Textron and the Torrington Company. The site was donated to the City of New Britain in 1995 and was later sold to Cakemaker LLC (the current owner) in 2007. The former buildings were demolished between 1998 and 2000 and the entire site was redeveloped in 2007 with a large commercial building. The site is currently utilized to make a variety of ice cream products and cakes.

5. Briefly summarize the hazardous substances and petroleum products presently or formerly handled at the site, including materials, volumes / quantities, and management methods (limit 1,200 characters):

Former hazardous substances and petroleum products historically used at the site included the following: heating oil (#4 and #6), hydraulic oil, Stoddard solvent, fuel oil #2, mineral oil, rust oil, paraffin oil and kerosene. These substances were stored in underground or bulk storage tanks of varying sizes. All storage tanks were removed during the demolition of the buildings and remediation of the site between 1998 and 2000.

Part V: Environmental Assessment

1. Phases of environmental investigation / remediation completed to date (provide dates):
Investigation conducted: Phase 1: **1988** Phase 2: **1989** Phase 3: **1999**
Remedial design (RAP): **1999** Public Notice: ---
Remediation initiated (first unit): **1998** Remediation completed (last unit): **1999**
Post-remedial monitoring initiated: **2001** Natural attenuation monitoring initiated: ---
2. Soil Investigation: How many soil samples were analyzed versus the number of samples where pollution was detected? Shallow soil: **93/93** Soil >2 feet deep: **169/169**
3. Soil Vapor Investigation: How many soil vapor samples were analyzed versus the number of samples where pollution was detected? Soil vapor **28/0**
4. Sediment Investigation: ☒ Completed ☒ Impact ☐ No impact
☐ Pending ☐ Unknown if needed ☐ None
5. Groundwater Investigation:
How many sampling points/monitoring wells were used to investigate the groundwater? **39**
Number of overburden wells: **28** Number of bedrock wells: **11**
Is there a plume on-site? ☒ Yes ☐ No
Is the three-dimensional extent of each ground-water plume resulting from releases at the site fully delineated? ☒ Yes ☐ No
Extent of plume distribution:
Overburden: ☒ On-site ☐ Off-site ☒ NAPL ☐ unknown
Bedrock: ☒ On-site ☐ Off-site ☐ NAPL ☐ unknown
Potential: ☐ On-site ☐ Off-site ☐ NAPL ☒ unknown
How many rounds of sampling have been conducted? **33**
6. Surface Water Investigation: ☐ Completed ☐ Impact ☐ No impact
☐ Pending ☐ Unknown if needed ☒ None
7. Data gap evaluation: ☒ Completed ☐ Pending
Data gaps remaining: ☐ Significant ☐ Insignificant ☒ None
Briefly describe work remaining to be conducted (limit 500 characters).
A final compliance monitoring event for a select monitoring well before RSR compliance is demonstrated in all site groundwater.

Site Address: Formerly 37 Booth Street (currently 1 Celebration Way – Parcel A), New Britain, CT

Part VI: Environmental Setting – Physical

1. Geologic and Hydrogeologic Summary:

Overburden Material: **Sand & silt**

Depth to Water Table: **5-25 feet**

Bedrock Type: **Siltstone**

Depth to Bedrock: **1-15 feet**

Is the seasonal low water table below the elevation of the bedrock surface? ☐ Yes ☒ No

Horizontal Groundwater Flow Direction: **Southeast**

Vertical Groundwater Flow Direction: **Unk**

Groundwater Flow Rate: **Unk**

Hydraulic Conductivity: **Unk**

2. Surface Water:

Identify the nearest downgradient surface water body: **Piper Brook**

Distance to surface water: **~200 feet**

Wetland permit ID number: ---

Surface water classification: **A**

3. Ecological Considerations (check all that apply):

Further Assessment Needed: ☐ Yes ☒ No

Ecological Risk Assessment Completed: ☐ Yes (Date) ☒ No

Site Address: **Formerly 37 Booth Street (currently 1 Celebration Way – Parcel A), New Britain, CT**

Part VII: Environmental Setting – Cultural

1.a. Surrounding Land Uses (check all that apply):

☒ Industrial ☒ Commercial ☒ Residential ☐ Agricultural

b. Sensitive Surrounding Land Uses (check all that apply):

☒ Residential ☐ Healthcare Facility ☒ School ☐ Childcare Facility
☐ NDDB site ☐ Sensitive Water Resources ☒ Recreational

2. Sensitive On-site Land Uses (check all that apply):

☐ Residential ☐ Healthcare Facility ☐ School ☐ Childcare Facility
☐ NDDB site ☐ Sensitive Water Resources ☐ Recreational

3. Groundwater:

Groundwater classification: ☐ GAA ☐ GA ☒ GB

On-site groundwater use: ☐ drinking water ☐ agricultural ☐ industrial

Distance from the site to the nearest off-site water supply well and the address of the property on which that well is located: **Approximately 3 miles west**

Is the on-site water supply well a public water supply regulated by DPH? ☐ Yes ☒ No

Is the site within the zone of contribution to a public water supply well? ☐ Yes ☒ No

Is the site within an Aquifer Protection Area? ☐ Level A ☐ Level B ☒ No

4. Public Utilities:

Is public water provided to the site? ☒ Yes ☐ No

Is public water available to all developed areas surrounding the site? ☒ Yes ☐ No

Are or have on-site drinking water wells been used at the site? ☐ Yes ☒ No

If yes, dates in use:

Is the site connected to municipal sewers? ☒ Yes ☐ No

Have on-site septic systems been used at the site? ☐ Yes ☒ No

If yes, dates in use:

5. Potential Exposure Pathways:

Receptor Type	Yes	No	Unknown	Date SEH Ab ted
Public Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Private Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aquifer Protection Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Direct Exposure (soil)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vapor Intrusion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sediment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surface Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Site Address: **Formerly 37 Booth Street (currently 1 Celebration Way – Parcel A), New Britain, CT**

Part VII: Environmental Setting – Cultural (continued)

6. Receptor Surveys (attach copy of survey):

- ☐ Potable well receptor survey (radius in feet: ☐ 500 ☐ 1,000 ☐ >1,000)
- ☐ Vapor intrusion pathway survey (location: ☐ on-site ☐ off-site)
- ☐ Surface water receptor survey (proximity to water body in feet: ☐ <500 ☐ <1,000 ☐ >1,000)

Note:

If information in Part VII.1. through 5. (description of environmental setting) is not complete at the time of this ECAF, the DEP is more likely to maintain oversight because of the potential for risk to receptors.

If information in Part VII.1. through 5. is complete and there is a conceptual site model that indicates the potential for off-site migration of contaminants, a comprehensive receptor survey(s) is also warranted. Attach a copy of the receptor survey(s) to the ECAF. If a receptor survey(s) has not been completed at the time of this ECAF, the DEP is more likely to maintain oversight because of the potential for risk to receptors.

Site Address: Formerly 37 Booth Street (currently 1 Celebration Way – Parcel A), New Britain, CT

Part VIII: Contaminants in the Environment

List all AOCs and number of releases detected, including the material and quantities released. For the soil category, list the maximum concentrations of contaminants that reflect **current** site conditions (e.g., concentrations of contaminants in soil remaining after remediation). For groundwater, list **both** the maximum historic and maximum current contaminant concentrations. Refer to the examples below and the instructions. See Table 1 in the instructions for contaminant codes. Use the space provided, following the example below. If the space provided on one line is not sufficient, use the line below it to provide additional information.

Example Table:

AOC	Number of Releases Detected	Material and Quantity Released	Date of Release	Phases of Investigation Completed	Current Max COCs in Soil [Sediment] (Soil Vapor)	Historic Max COCs in Overburden / Bedrock Groundwater	Current Max COCs in Overburden / Bedrock Groundwater	COCs in Surface Water	Remediation Status and Date
Example - Tank Farm	2	No. 2 Fuel Oil (500gal) and dichromate wastewater (200gal)	10/4/97 & 7/15/85	I - 10/5/98; II - 7/9/00 III - 6/1/01	ETPH 1,000*ppm (5-6') and Cr 56ppm (5-7')	ETPH 150*ppb (O=5-15')	ETPH <100ppb (O=5-15')	ND	soil removed 9/1/01
Example - Dry Cleaning Machine	1	PCE	Prior to 11/13/98	I - 10/5/98; II - 7/9/00	PCE 500*ppm (0-2')	PCE 50*ppb (B=20-25')	PCE 40*ppb (B=20-25') 11DCE 15*ppb	Unknown	further investigation planned
Example - Dumpster	0	---	---	I - 10/5/98; II - 7/9/00	ND	ND	ND	ND	no further action

Key:

*	concentrations in excess of the RSR criteria
ND	not detected
NT	not tested
UNK	unknown
O	overburden
B	bedrock

AOC	Number of Releases Detected	Material and Quantity Released	Date of Release	Phases of Investigation Completed	Current Max COCs in Soil [Sediment] (Soil Vapor)	Historic Max COCs in Overburden/Bedrock Groundwater	Current Max COCs in Overburden/Bedrock Groundwater	COCs in Surface Water	Remediation Status and Date
RA-1	UNK (UST releases)	Petroleum; UNK quantity	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	PCE – 1,700 ug/kg; As – 12 mg/kg; TPH – 18,900 mg/kg	ETPH ≥ 66mg/l; As ≥ 0.16mg/l; 11DCA ≥ 20ug/l; Pb≥1.02mg/l	ETPH – 0.89 mg/l	NA	Soil removal occurred in 1999; ELUR in place – no further action
RA-2	UNK (UST releases)	#2 fuel Oil; UNK quantity	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	TPH – 66,500 mg/kg	ETPH ≥ 21mg/l; 11DCA ≥ 3ug/l; As ≥ 0.17mg/l; Pb≥1.49 mg/l	ETPH – 0.53 mg/l	NA	Soil removal occurred in 1999; ELUR in place – no further action
RA-3	UNK (UST releases)	Petroleum; UNK quantity	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	TPH – 3,500 mg/kg	ETPH ≥ 21mg/l; 11DCA ≥ 3ug/l; As ≥ 0.17mg/l; Pb≥1.49 mg/l	ETPH – 0.53 mg/l	NA	Soil removal occurred in 1999; ELUR in place – no further action
RA-4	UNK	Fuel Oil; UNK quantity	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	TCLP Lead – 215 ug/l; TPH – 6,260 mg/kg	11TCA≥2955ug/l; 11DCA≥599ug/l; VC≥159ug/l; PCE≥34ug/l	Lead – ND; ETPH – 1.8 mg/l	NA	Soil removal occurred in 1999; ELUR in place – no further action
RA-5	UNK (floor drain releases)	VOCs & petroleum; UNK quantity	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	PCE – 12,000 ug/kg; TPH – 6,440 mg/kg	ETPH≥15mg/l; PCE≥3183ug/l; TCE≥1772ug/l; 11TCA≥243,755ug/l; 11DCA ≥1,111ug/l; 11DCE≥29654 ug/l; Pb≥0.139mg/l	Lead – ND; ETPH – 1.8 mg/l	NA	Soil removal occurred in 1999; ELUR in place – no further action
RA-6	UNK (UST releases)	Petroleum; UNK quantity	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	TPH – 29,200 mg/kg	ETPH≥0.3mg/l; 11DCA≥160ug/l; 11DCA≥340ug/l; 11DCE≥73ug/l; TCE≥37333ug/l; 11TCA≥294ug/l; As≥0.07mg/l; Pb≥0.1mg/l	ETPH – 0.67 mg/l	NA	Soil removal occurred in 1999; ELUR in place – no further action

RA-8	UNK (transformer release)	Transformer oil; UNK quantity	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	PCBs – 2,270 ug/kg	ETPH ≥ 21mg/l; 11DCA ≥ 3ug/l; As ≥ 0.17mg/l; Pb ≥ 1.49 mg/l	ND	NA	Soil removal occurred in 1999; ELUR in place – no further action
RA-9/12	UNK (subsurface piping – oil release)	Petroleum; UNK quantity	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	As – 45 mg/kg; Pb – 800 mg/kg; TPH – 4,200 mg/kg	ETPH ≥ 1mg/l; 11TCA ≥ 257ug/l; 11DCA ≥ 190ug/l; 11DCE ≥ 23ug/l; Pb ≥ 0.08mg/l	ETPH – 0.67 mg/l	NA	Soil removal occurred in 1999; ELUR in place – no further action
RA-10	UNK (AST & transformer release)	Petroleum; UNK quantity	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	TPH – 15,900 mg/kg; PCBs – 2,200 mg/kg	11TCA ≥ 2ug/l; 11DCA ≥ 20ug/l; 11DCE ≥ 3ug/l; Pb ≥ 0.018mg/l	ETPH – 0.34 mg/l; PCBs – ND	NA	Soil removal occurred in 1999; ELUR in place – no further action
RA-11	UNK (plating room release)	UNK	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	As – 53 mg/kg	11TCA ≥ 2ug/l; 11DCA ≥ 20ug/l; 11DCE ≥ 3ug/l; Pb ≥ 0.018mg/l	Arsenic – ND	NA	Soil removal occurred in 1999; ELUR in place – no further action
RA-13	UNK (transformer release)	Transformer oil; UNK quantity	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	PCBs – 1,200 mg/kg	PCE ≥ 34ug/l; 11TCA ≥ 955ug/l; 11DCA ≥ 599ug/l; 11DCE ≥ 81ug/l; VC ≥ 152ug/l	PCBs – ND	NA	Soil removal occurred in 1999; ELUR in place – no further action
RA-15	UNK	UNK	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	TPH – 240,000 mg/kg	ETPH ≥ 0.3mg/l; CA ≥ 10ug/l; Pb ≥ 0.1mg/l	Lead – ND; ETPH – 1.8 mg/l	NA	Soil removal occurred in 1999; ELUR in place – no further action
Bldg. No. 28	UNK (pipe chases release)	Petroleum; UNK quantity	Historical	I – 1988; II – 1989; III – 1999; Remediation: 1998-1999	TPH – 19,000 mg/kg	ETPH ≥ 4.9mg/l; 11DCE ≥ 916ug/l; VC ≥ 132ug/l; 11TCA ≥ 4723ug/l; C12DCE ≥ 1287ug/l; As ≥ 0.05mg/l; Pb ≥ 0.08mg/l	Arsenic – ND; ETPH – 0.67 mg/l	NA	Soil removal occurred in 1999; ELUR in place – no further action
Hot Spot	1	Petroleum; UNK quantity	UNK	Remediation 2007	Pb – 203 mg/kg; TPH – 2,750 mg/kg; PCBs – 900 ug/kg	NA	NA	NA	Soil removal occurred in 2007 – no further action

Site Address: **Formerly 37 Booth Street (currently 1 Celebration Way – Parcel A), New Britain, CT**

Part IX: LEP Information

Licensed Environmental Professional (LEP):

"This form was prepared under my supervision, as a LEP, pursuant to CGS Section 22a-134(17) for Property Transfer and Voluntary Remediation Program sites. My professional services have been rendered in accordance with the 'Rules of Professional Conduct' (Section 22a-133v-6 of the Regulations of Connecticut State Agencies)."



Signature of LEP

402
LEP #

04/17/2012
Date

Print or type LEP Name: **Scot Kuhn**

Firm Name: **HRP Associates, Inc.**

E-mail Address: **Scot.Kuhn@hrpassociates.com**

Mailing Address: **197 Scott Swamp Road**

City/Town: **Farmington**

Business Phone: **860-674-9570**

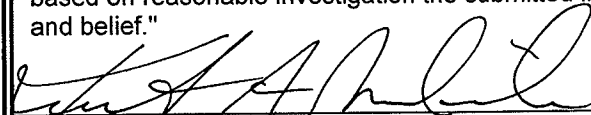
State: **CT** Zip Code: **06032-**

Ext. **146** Fax: **860-674-9624**

Part X: Certification

Certifying Party (for purposes of the Property Transfer Act, CGS Section 22a-134a) or Other Party (for purposes of CGS Section 22a-133x or other law):

"I have personally examined and am familiar with the information submitted in this document, and certify that based on reasonable investigation the submitted information is true and accurate to the best of my knowledge and belief."



Authorized Signature (as specified in instructions)

4/17/12
Date

Kenneth Malinowski

Name of Authorized Representative (print or type)

Director of Municipal Development
Title (if applicable)

Represented Party: **City of New Britain**

Mailing Address: **27 West Main Street**

City/Town: **New Britain**

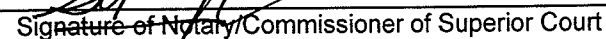
State: **CT** Zip Code: **06051-**

Phone: **860-826-3374**

STATE OF **Connecticut**
COUNTY OF **Hartford**

SS **New Britain**
Town

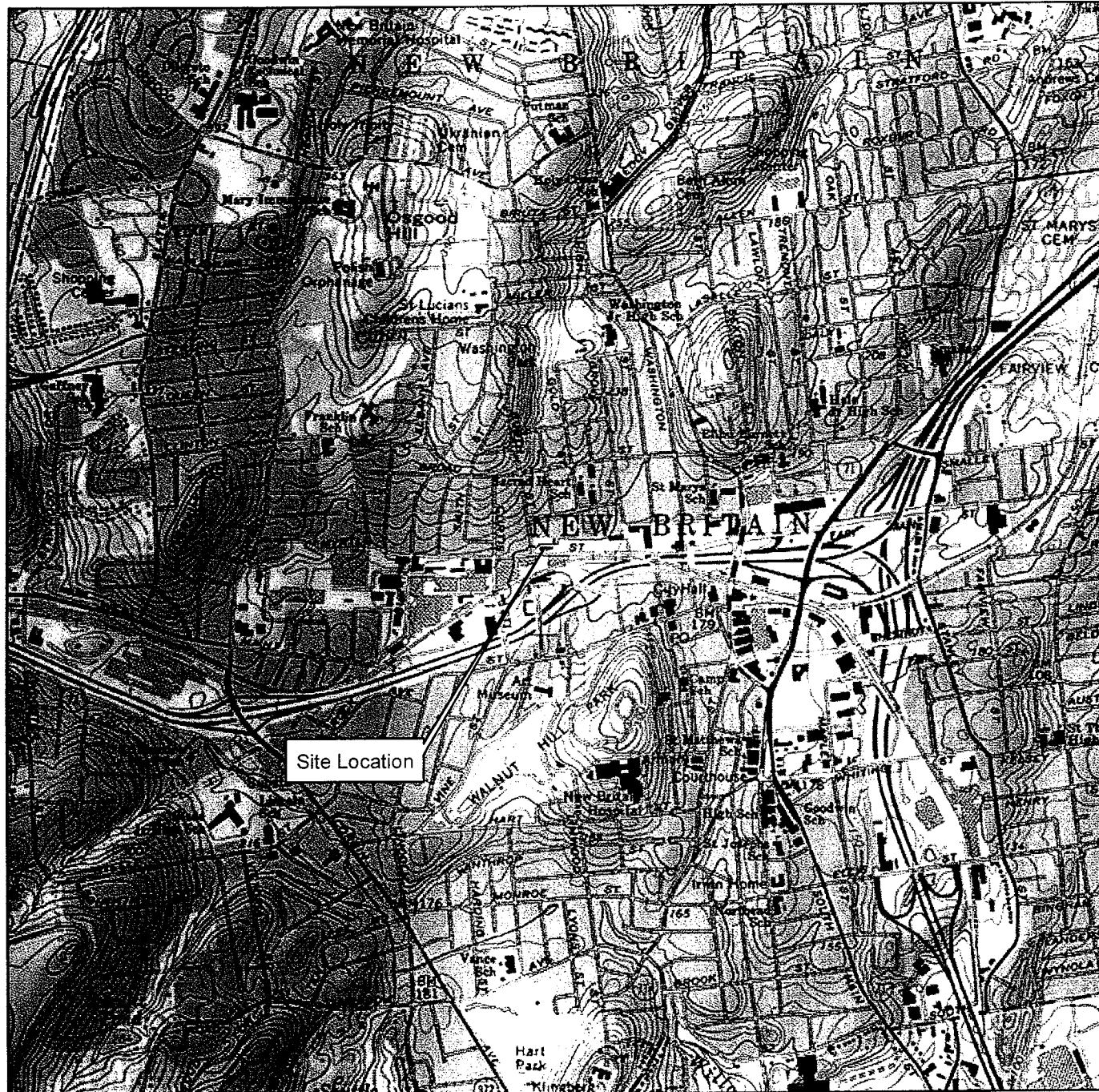
The foregoing was subscribed to and sworn to before me this **17th** day of **April**, 201**2**, by **Ken Malinowski** (Name of Signatory, Title and Company, if applicable), who personally appeared, and that person, as such, satisfactorily proven to be authorized to do so, executed the foregoing instrument for the purposes therein contained.



Signature of Notary/Commissioner of Superior Court

My commission expires **1 / 1**

Seth Fegenbar
Name of Notary/Commissioner of Superior Court (print or type)



Site Location

0 1,000 2,000 4,000 6,000 8,000 Feet

1 inch = 2,000 feet

Figure 1
Site Location
Former Torrington Company-
Fafnir Bearing Plant
1 Celebration Way
(formerly 37 Booth Street)
New Britain, Connecticut
HRP # CAK0003.RA
Scale 1"=2,000'

USGS Quadrangle ID 410723-F7
 Name: New Britain, Connecticut
 Date Revised: 1982
 Date Published: 1985

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