

*CT-999-0099-
Woodbridge*

1 Deerfield Lane
Ansonia, Connecticut

Prepared for **Optasite Towers, LLC**
One Research Drive, Suite 200C
Westborough, Massachusetts 01581

Prepared by **VHB**/Vanasse Hangen Brustlin, Inc.
54 Tuttle Place
Middletown, Connecticut

May 2007

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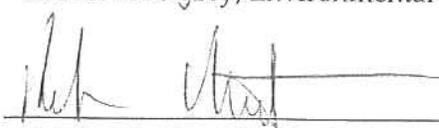
Prepared by **VHB/Vanasse Hangen Brustlin, Inc.**
Transportation, Land Development, Environmental Services
54 Tuttle Place
Middletown, Connecticut 06457

Site
Investigator



Daniel McGinley, Environmental Scientist

Technical
Review



Rob McCarthy, LEP, Senior Project Manager

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1

Executive Summary

At the request of Optasite Towers LLC (Optasite) Vanasse Hangen Brustlin, Inc. (VHB) conducted a Phase I Environmental Site Assessment (PESA) of a proposed wireless telecommunications Facility (identified herein as the "Site") at 1 Deerfield Lane in Ansonia, Connecticut (identified herein as the "host property").

The PESA was conducted to identify potential areas of environmental concern at and within the vicinity of the Site based on a review of available environmental information and observations of the Site/host property for overt evidence of a release or threat of a release of oil or hazardous materials (OHM). The scope of services for this PESA included a historical review, federal and state environmental database search, state and municipal regulatory file reviews, and a perimeter Site reconnaissance.

The PESA was conducted in conformance with the ASTM E 1527-00 Standard Practice for Environmental Site Assessments. This PESA is subject to the terms of the Agreement between VHB and Optasite, as well as the Limitations included in Appendix A. VHB understands that Optasite may enter into a lease agreement with the current owner to construct a telecommunications Facility on the host property. VHB was not granted access to the Site or host property.

Site Characteristics and Vicinity

The host property is currently occupied by two active horse corrals, with four outbuildings and one residential structure located near Osborne Lane in the eastern portion of the property. The Site is located within the northwest portion of the host property, situated approximately 889 feet west of Osborne Lane. The Site, and subject of this assessment, includes a proposed ± 45 -foot by ± 75 -foot ground lease utility compound area and its associated access/utilities easement. Optasite is proposing to install a ± 180 -foot tall monopole within the utility compound area to be developed for future use by service providers. Future transmission/reception antenna will be attached to the monopole and associated ground equipment will be installed at the base of the monopole. Access to the Site will be provided via a proposed gravel access driveway originating from the end of Osborne Lane that will extend in a westerly direction. (See Figure 2 for a Site Schematic). The Site currently exists as an active horse corral.

Surrounding land use in the vicinity of the host property is primarily residential with forested areas. Residential properties are located to the north along Rimmon Road (Route 313), to the east along Osborne Lane and Ford Road, and to the south along Derby Lane and Milan Street. The

Ansonia Nature and Recreation Center is located to the west on Deerfield Lane, followed by a residential area further west, in the Kimberly Lane area.

Site History

VHB personnel reviewed available historical topographic maps dated 1953 and 1964; Historic USGS Maps of New England and New York, University of New Hampshire Library Government Documents Department website, historic aerial photographs (dated 1934, 1949, 1970, 1972, 1986 and 2004, Heritage Consultants, LLC.), and available Sanborn Fire Insurance Maps (Boyden Library's online digital Sanborn Map database; <http://www.boydenlibrary.org/>) for information regarding the host property/Site. No Sanborn coverage exists for the area of the host property.

According to municipal and historic information reviewed, the host property appears to have been occupied by residents since at least 1983, when the United States of America sold the host property to Marjorie Lisa Ferguson. The host property was used as a Nike missile site from the late 1950s to 1971, when the missile site was deactivated and turned over to the U.S. Army Reserve. Marjorie Lisa Ferguson acquired the property from the United States of America on December 16, 1982.

Environmental Regulatory Review

VHB reviewed federal and state environmental databases in accordance with the ASTM E 1527-00 Standard Practice for Environmental Site Assessments using the *FirstSearch Technology Corporation's* Environmental FirstSearch™ Report. VHB also reviewed available files at the CTDEP and select Connecticut municipal offices regarding the Site/host property.

The Site/host property is not listed on any of the environmental databases queried by FirstSearch™.

A UST failure involving #2 fuel oil occurred 0.18 mile southwest of the Site on June 5, 2006, at 95 Benz Street. The UST and surrounding soil was removed, and the case listed as closed. A LUST was reported involving #2 fuel oil 0.26 mile southwest of the Site on October 6, 2000. The UST and surrounding soil was removed, and the case listed as closed.

VHB personnel reviewed the listings identified within the specified search radii, and none of these listings are expected to have any direct effect on environmental conditions at the Site/host property due to the relative location and nature of the listing.

Site Observations

The ±16.20-acre host property currently consists of four outbuildings and one residential structure, with extensive corral fencing throughout. All of the outbuildings are located on the east end of the host property, and the residential structure is located just north of Osborne Lane, where it ends at the main gate. One small open booth is located at the gate to the western corral, where the proposed Site will be located. VHB was not allowed access to the western corral, as it was occupied by several horses during the Site visit. VHB was not allowed access to any of the Site structures and therefore was not able to review former military installation features. A majority of the Site/host property is utilized for horse boarding and training, while remaining portions appear forested and undeveloped.

Deerfield Lane abuts the west side of the host property, where the Ansonia Nature and Recreation Center is located.

VHB was not provided with interior access to the building structures. No overt evidence of OHM was observed at or within the vicinity of the Site.

Conclusion and Recommendations

The results of this PESA did not identify the presence of significant environmental concerns at the Site, however, based on historical information, the Site was utilized as a Nike missile site with a possibility of nuclear warheads formerly being present. Therefore, there is a potential for hazardous materials to have been utilized at the Site and potentially to have been released to the environment. Based on this information, VHB recommends that during re-development activities, no soils should be removed from the Site without proper waste characterization to determine disposal requirements. It is VHB's opinion that no further investigations are warranted at this time. If geotechnical or other intrusive investigatory work does take place at the Site, VHB would recommend collecting representative soil samples at that time for characterization purposes.

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Introduction

At the request of Optasite Towers, LLC (Optasite) Vanasse Hangen Brustlin, Inc. (VHB) conducted a Phase I Environmental Site Assessment (PESA) of a proposed wireless telecommunications Facility (identified herein as the "Site") at 1 Deerfield Lane in Ansonia, Connecticut (identified herein as the "host property").

The PESA was conducted to identify potential areas of environmental concern at and within the vicinity of the Site based on a review of available environmental information and observations of the Site/host property for overt evidence of a release or threat of a release of oil or hazardous materials (OHM). The scope of services for this PESA included a historical review, federal and state environmental database search, state and municipal regulatory file reviews, and a perimeter Site reconnaissance.

The PESA was conducted in conformance with the ASTM E 1527-00 Standard Practice for Environmental Site Assessments. This PESA is subject to the terms of the Agreement between VHB and Optasite, as well as the Limitations included in Appendix A. VHB understands that Optasite may enter into a lease agreement with the current owner to construct a telecommunications Facility on the host property.

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Site Description

Location Description

The ±16.20-acre host property is currently improved with two horse corrals, four outbuildings, and a residential structure. The Site is located within the northwest portion of the host property, situated approximately 889 feet west of Osborne Lane. The host property is identified by the City of Ansonia Assessor's Office on Map No. 100, Block 2. Based on information provided by Optasite, the coordinates for the Site are 41° 21' 02.7" latitude and 73° 02' 57.30" longitude.

Site and Vicinity Characteristics

The Site, and subject of this assessment, includes a proposed ±45-foot by ±75-foot ground lease utility compound area and its associated access/utilities easement. Optasite is proposing to install a ±180-foot tall monopole within the utility compound area to be developed for future use by service providers. Future transmission/reception antenna will be attached to the monopole and associated ground equipment will be installed at the base of the monopole. Access to the Site will be provided via the existing asphalt-paved driveway extending from Osborne Lane to a proposed 20-foot wide gravel access drive extending to the proposed utility compound, approximately 889 feet east of Osborne Lane. (See Figure 2 for a Site Schematic). The Site area is currently utilized as an active horse corral.

Surrounding land use in the vicinity of the host property is primarily residential with forested areas. Residential properties are located to the north along Rimmon Road (Route 313), to the east along Osborne Lane and Ford Road, and to the south along Derby Lane and Milan Street. The Ansonia Nature and Recreation Center is located to the west on Deerfield Lane, followed by a residential area further west, in the Kimberly Lane area.

Physical Setting

The USGS 7.5-Minute 1964 Ansonia Quadrangle topographic map was used to characterize the general topography of the Site (see Figure 1). The Site is located approximately 481 feet above mean sea level. Groundwater flow in the vicinity of the Site is presumed to be in an easterly direction, toward a wetland area along the south side of Osborne Lane.

Soils in the vicinity of the Site are classified as Thin till (Surficial Materials Map of Connecticut, 1992).

Bedrock geology underlying the Site is identified as part of the Paleozoic Basin, Goshin formation of Massachusetts, with a possible intrusion of granitic gneiss.. (Bedrock Geological Map of Connecticut, John Rogers, 1985).

The Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Flood Zone Mapping Community Panel (FZMCP) #090071 0001 C, dated May 18, 1992 for the Town of Ansonia, Connecticut indicates that the Site is located within Zone X (areas determined to be outside 500-year floodplain).

Based on the City of Ansonia Wetlands Map, the Site is not located within a mapped wetland area.

Description of Structures

The ±16.20-acre host property currently consists of four outbuildings, with extensive corral fencing throughout. The structures are located on the east end of the host property, near Osborne Lane. One small shed is located at the gate to the western corral, where the proposed Site is located. A single-story residential structure is located approximately 100 feet northeast of the main gate from Osborne Lane. According to City of Ansonia Assessor's information, the structure was built in 1958 and consists of twelve rooms, with five bathrooms and four bedrooms.

Current and Past Uses of Site and Adjoining Properties

VHB personnel reviewed available historical topographic maps dated 1953 and 1964; Historic USGS Maps of New England and New York, University of New Hampshire Library Government Documents Department website, historic aerial photographs (dated 1934, 1949, 1970, 1972, 1986 and 2004, Heritage Consultants, LLC.), and available Sanborn Fire Insurance Maps (Boyden Library's online digital Sanborn Map database; <http://www.boydenlibrary.org/>) for information regarding the host property/Site. No Sanborn coverage exists for the area of the host property. According to municipal and historic information reviewed, the host property appears to have been occupied by residents since at least 1983. The host property was used as a Nike missile site from the late 1950s to 1971, when the missile site was deactivated and turned over to the U.S. Army Reserve. Marjorie Lisa Ferguson acquired the property from the United States of America on December 16, 1982.

Historic Topographic Maps

The USGS topographic map dated 1953 does not show any structures on the site/host property. A wetland system is depicted along the south side of Osborne Lane, near the existing main gate. The wetland system is not visible on the USGS topographic map dated 1964, which shows Osborne Lane and depicts the host property as a U.S. Military Reservation.

Historic Aerial Photographs

The aerial photograph dated 2004 depicts the host property as similar to its current configuration. A horse corral exists where the three large structures were apparent from 1970 to 1986. Three buildings are visible where horse barns now exist in the eastern region of the host property. The residential structure is visible in the northeast region, near the end of Osborne Lane. Surrounding land is heavily forested, with some residential structures depicted to the east along Osborne Lane, and to the south, on Derby Lane.

The 1970, 1972, and 1986 aerial photographs depict the Site/host property with structures present that appear to be associated with the Nike missile site. There are three large structures near the proposed Site area and several buildings visible in the northeast region. A building similar to the existing residential structure is visible near the end of Osborne Lane, where the entrance gate now exists. The surrounding area appears mostly forested and undeveloped, with several agricultural fields visible to the east. The 1972 and 1986 aerial photographs depict a residential area southwest of the host property, in the Benz Street area, and east of the host property, along Ford Road.

The 1949 aerial photograph shows the Site/host property as forested, undeveloped land. Due to heavy tree cover, Osborne Lane is not visible; Route 114 (Northrup Road) with connecting streets are visible approximately 0.25 mile east of the Site/host property, with agricultural areas apparent in that area.

The 1934 aerial photograph shows the Site/host property as forested, undeveloped land. Osborne Lane is visible where it presently exists, with agricultural areas evident to the north, east, and south of the road. Osborne Lane appears to split northwest and southwest as it approaches the Site/host property, appearing as a secondary road or trail.

City Directories

According to available City of Ansonia directories dated 1965 through 2005, the host property at 1 Deerfield Lane does not appear until 2000, when J. Gelertner is listed as the occupant. There was no listing for the 2005 City of Ansonia directory.

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Records Review

VHB conducted regulatory file reviews to help identify properties in the vicinity of the Site/host property that have had a release or pose a threat of release of OHM, and which may potentially impact the environmental quality of the Site. VHB reviewed federal and state environmental databases using the *FirstSearch Technology Corporation's* Environmental FirstSearch™ Report. VHB also reviewed select files at the CTDEP Bureaus of Water and Waste Management and select Wallingford municipal offices. Pertinent file information discussed herein is provided in Appendix C.

Environmental Database Search

VHB reviewed the following FirstSearch™ environmental databases, including: National Priorities List (NPL); Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS); Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) facilities list; RCRA Corrective Actions (COR); RCRA generators (GEN); RCRA no longer registered (NLR) generators; Emergency Response Notification System (ERNS); state hazardous waste sites; state list of spills sites; Active Solid Waste Landfill (SWL) facilities; registered underground storage tanks (USTs); and Leaking USTs (LUSTs). The FirstSearch™ report is attached in Appendix B. Database search radii were chosen generally in accordance with the ASTM E 1527-00 Standard Practice for Environmental Site Assessments, as outlined below.

DATABASE	ASTM SEARCH RADIUS	NUMBER OF SITES WITHIN SEARCH RADIUS
NPL sites	1 mile	0
CERCLIS sites	0.5 mile	0
RCRA TSD	0.5 mile	0
RCRA COR	1 mile	0
RCRA Generators	0.25 mile	0
RCRA NLR	0.25 mile	0
ERNS	0.25 mile	0
State Hazardous Waste Sites	1 mile	2
State Spills	0.5 mile	1
SWL facilities	0.5 mile	0
Registered UST's	0.25 mile	0
LUSTs	0.5 mile	1

The Site/host property is not listed on any of the above referenced environmental databases queried by FirstSearch™.

A UST failure involving #2 fuel oil occurred 0.18 mile southwest of the Site on June 5, 2006, at 95 Benz Street. The UST and surrounding soil was removed, and the case listed as closed. A LUST was reported involving #2 fuel oil 0.26 mile southwest of the Site on October 6, 2000. The UST and surrounding soil was removed, and the case listed as closed.

VHB personnel reviewed the listings identified within the specified search radii, and none of these listings are expected to have any direct effect on environmental conditions at the Site/host property due to the relative location and nature of the listing.

VHB reviewed non-geocoded listings (properties with minimal or no address information) identified by FirstSearch™ within the specified search radii. None of these listings appear to be associated with the host property or the adjoining properties.

State Record Sources

VHB searched the CTDEP's records and database of spills and State-listed properties to supplement information provided in the database review. No information was found regarding known environmental conditions at the Site/host property.

Municipal Record Sources

Select municipal offices were visited to obtain information regarding Site/host property history and use, zoning, and oil or hazardous materials use, storage, release, and/or disposal practices that may have occurred at the Site/host property.

Assessor's Office

Based on the Town of Ansonia Assessor Office records, the host property consists of ±16.20-acres of land identified on Assessor's Map No. 100, Block 2. The host property is currently owned by Macabee Properties, LLC. A building on Osborne Lane is described as a "four-unit apartment building" and a "32 x 62 area were stables -- just storage". 14.20 acres are valued as "perm past(ure)", 1.00 acre is valued as "4 family", and 1.00 acre is valued as "swamp". Outbuildings listed are a stable (built 1958), shed (built 1958, garage poor (built 2002), and barn (built 2003).

Town Clerk's Office

Deeds for the host property located at the Ansonia City Clerk's Office include the following:

- Volume 435, page 195. According to the deed, Macabee Properties, LLC acquired the property from Joel and Cheryl Gelertner as recorded on December 23, 2005.
- Volume 316, page 863. According to the deed, Joel and Cheryl Gelertner acquired the property from Marjorie Lisa Ferguson as recorded on December 1, 1998.
- Volume 188, page 568. According to the deed, Marjorie Lisa Ferguson acquired the property from the United States of America as recorded on December 16, 1982.

There were no environmental liens identified for the host property during the municipal file review. A certified title search where environmental liens would be definitively identified is not within the scope of services for this investigation. A title company is capable of completing a full title and environmental lien search.

Building Department

VHB conducted a file review of the Town of Ansonia's Building Department records. No building files exist for the host property.

Planning and Zoning Department

VHB conducted a file review of the Town of Ansonia's Planning and Zoning Department. The Site is situated within the AA (single-family) Zone. No files were identified related to the Site/host property.

Department of Public Health

VHB conducted a file review of the City of Ansonia's Health Department records for the host property. According to Kathy Veillette of the Ansonia Health Department, no files exist for the host property.

Fire Marshal's Office

VHB personnel contacted the Town of Ansonia Fire Department for any information regarding the Site/host property. According to Fire Marshal Ralph Tingley, no files exist for the Site/host property.

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Perimeter Site Reconnaissance

VHB performed a Site reconnaissance on February 16, 2007 that included observations of exterior portions of the host property for overt evidence of OHM. VHB was not provided with interior access to the buildings located on the Site/host property; observations were limited to the surrounding vicinity of the Site. A Site Schematic is provided in Figure 2 and photographs taken during the Site reconnaissance are provided in Appendix D.

General Observations

The ±16.20-acre host property currently consists of four outbuildings and one residential structure, with extensive corral fencing throughout. The four outbuildings are located on the east end of the host property, near Osborne Lane. One small open booth is located at the gate to the western corral, where the proposed Site will be located. VHB was not allowed access to the western corral, as it was occupied by several horses during the Site visit. Approximately ninety percent of the Site/host property is cleared for horses, while remaining portions appear forested and undeveloped.

Osborne Lane in the town of Woodbridge leads to an entrance gate on the host property's east side. A residential structure described by the city of Ansonia's Assessor's field card as a "family flat" is located approximately 100 feet northeast of the entrance gate. Deerfield Lane in the City of Ansonia abuts the west side of the host property, where the Ansonia Nature and Recreation Center is located.

VHB was not provided with interior access to the building structures. No overt evidence of OHM was observed at or within the vicinity of the Site.

Storage Tanks

According to Cheryl Gelertner of Macabee Farm, there is an oil storage tank at ground level in a utility room of the apartment building, and three propane tanks situated outside for cooking. The septic tank and leaching fields are located in a pasture area east of the corral fence and driveway near the main gate on Osborne Lane. Based on municipal information reviewed and interviews with municipal personnel, no other ASTs or other USTs have been reported for the host property. During the Site reconnaissance, no ASTs or evidence of USTs (i.e. vent/fill pipes) were observed at the Site and/or host property.

Utilities

The host property is serviced via aboveground utilities. Based on information provided by Optasite, the Site will be serviced via underground utilities from utility pole #2638, that will follow the proposed utilities easement.

According to Cheryl Gelertner of Macabee Farm, water for the host property is serviced via two wells and. One well is located behind the residential structure north of Osborne Lane, and another is located near the barns, to supply livestock. Sewer services are supplied via the aforementioned septic system. The residential structure is heated with oil, supplied by an oil tank located in a utility room at ground level.

Indications of Polychlorinated Biphenyls

No overt evidence of polychlorinated biphenyl (PCB) containing equipment (i.e. pad or pole mounted transformers) were observed at or within close proximity to the Site.

References

- Assessor's Office, City of Ansonia, file review, February 2007.
- Town Clerk's Office, City of Ansonia, file review, February 2007.
- Building Department, City of Ansonia, file review, February 2007.
- Planning and Zoning, City of Ansonia, file review, February 2007.
- Fire Marshal's Office, City of Ansonia, March 2007.
- City of Ansonia Health Department, file review, March 2007.
- CTDEP, Division of Waste Management, file review, February 2007.
- CTDEP, Division of Water Management, file review, February 2007.
- Heritage Consultants, LLC, Aerial Photographs dated 1934, 1949, 1970, 1972, 1986, and 2004.
- Connecticut State Library Archives, Sanborn Fire Insurance Maps (Site/host property not covered on existing Town of Ansonia Sanborn Maps), February 2007.
- Maptech Topographic Maps <http://historical.maptech.com> dated 1953.
- USGS 7.5-Minute Ansonia, CT Quadrangle topographic map, 1964.
- Environmental FirstSearch™ Report, FirstSearch Technology Corporation, February 2007.
- Surficial Materials Map of Connecticut, USGS, 1992.
- Bedrock Geological Map of Connecticut, USGS, 1985.
- Water Quality Classification Map of Connecticut, CTDEP, 1997.

Figures

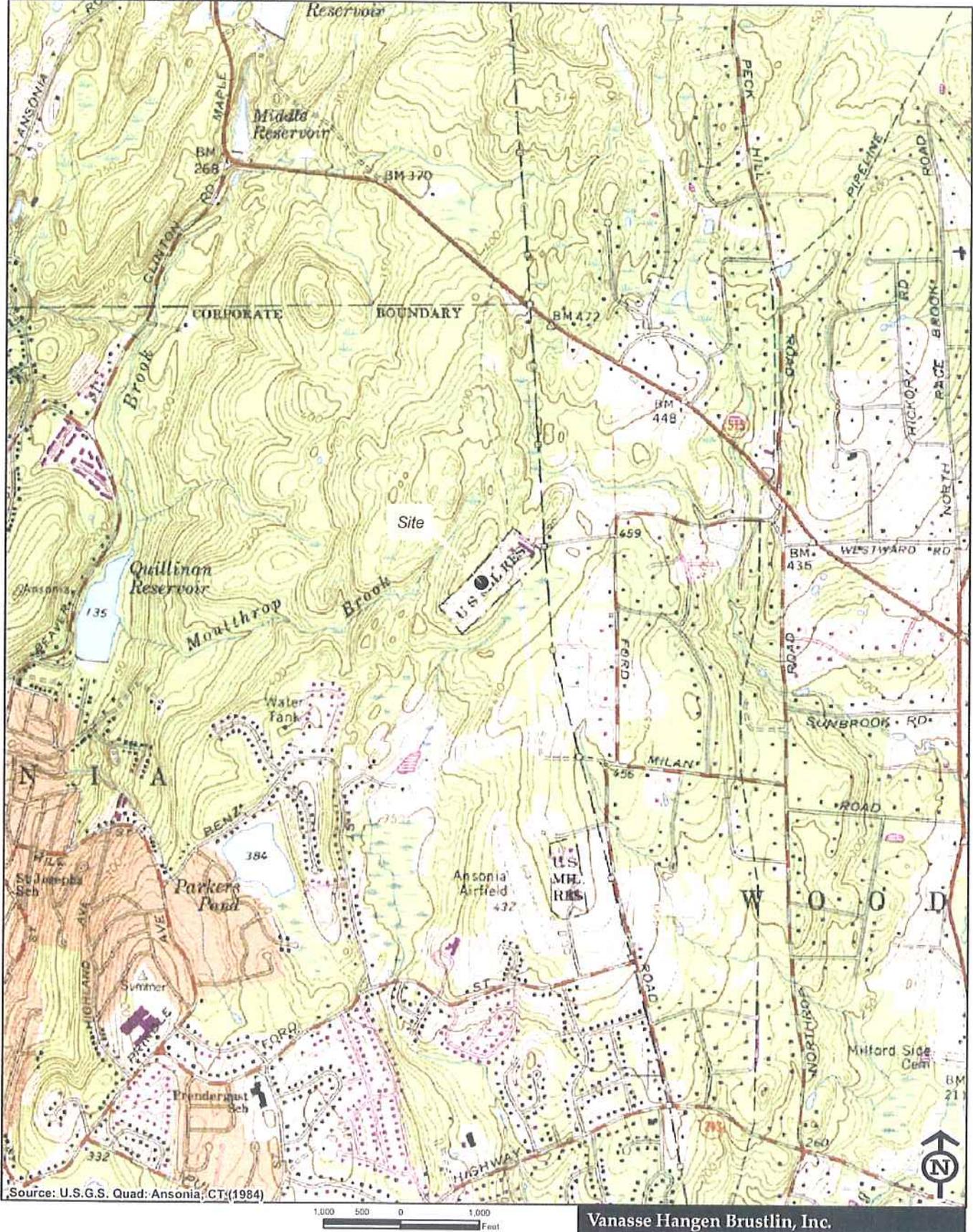
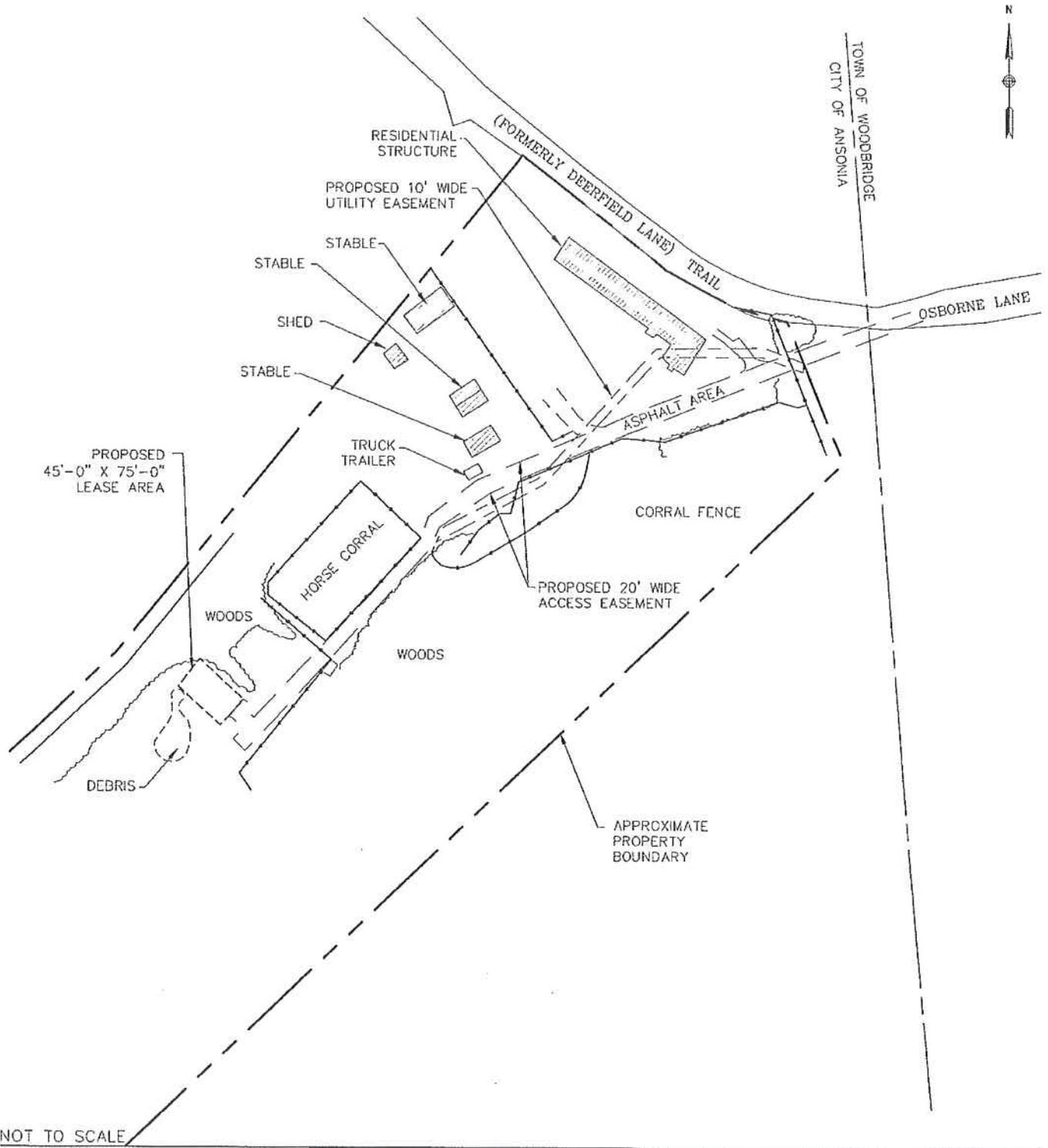


Figure 1
Site Location Map
Proposed Optasite Facility
CT-999-0099 - Woodbridge
1 Deerfield Lane
Ansonia, Connecticut





NOT TO SCALE

SOURCE(S):
ABUTTERS MAP AND
FIELD OBSERVATION
BY VHB, INC.

Site Schematic
1 Deerfield Lane
Ansonia, Connecticut

Vanasse Hangen Brustlin, Inc.

Figure 2
March 2007

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- CORRAL FENCE



CLOUGH HARBOUR & ASSOCIATES LLP

Site Number: CT-999-0099

Site Name: Woodbridge

Site Address: 1 Deerfield Lane, Ansonia, CT 06401

Access distances:

Distance of access over existing asphalt driveway: 514'

Distance of access over new gravel driveway: 375'

Total distance of site access: 889'

Distance to Nearest Wetlands:

226' from the nearest wetland to the nearest proposed access road

435' from the nearest wetland to the nearest compound corner

Distance to Property Lines:

788' to the northeast property boundary

150' to the northwest property boundary

614' to the southwest property boundary

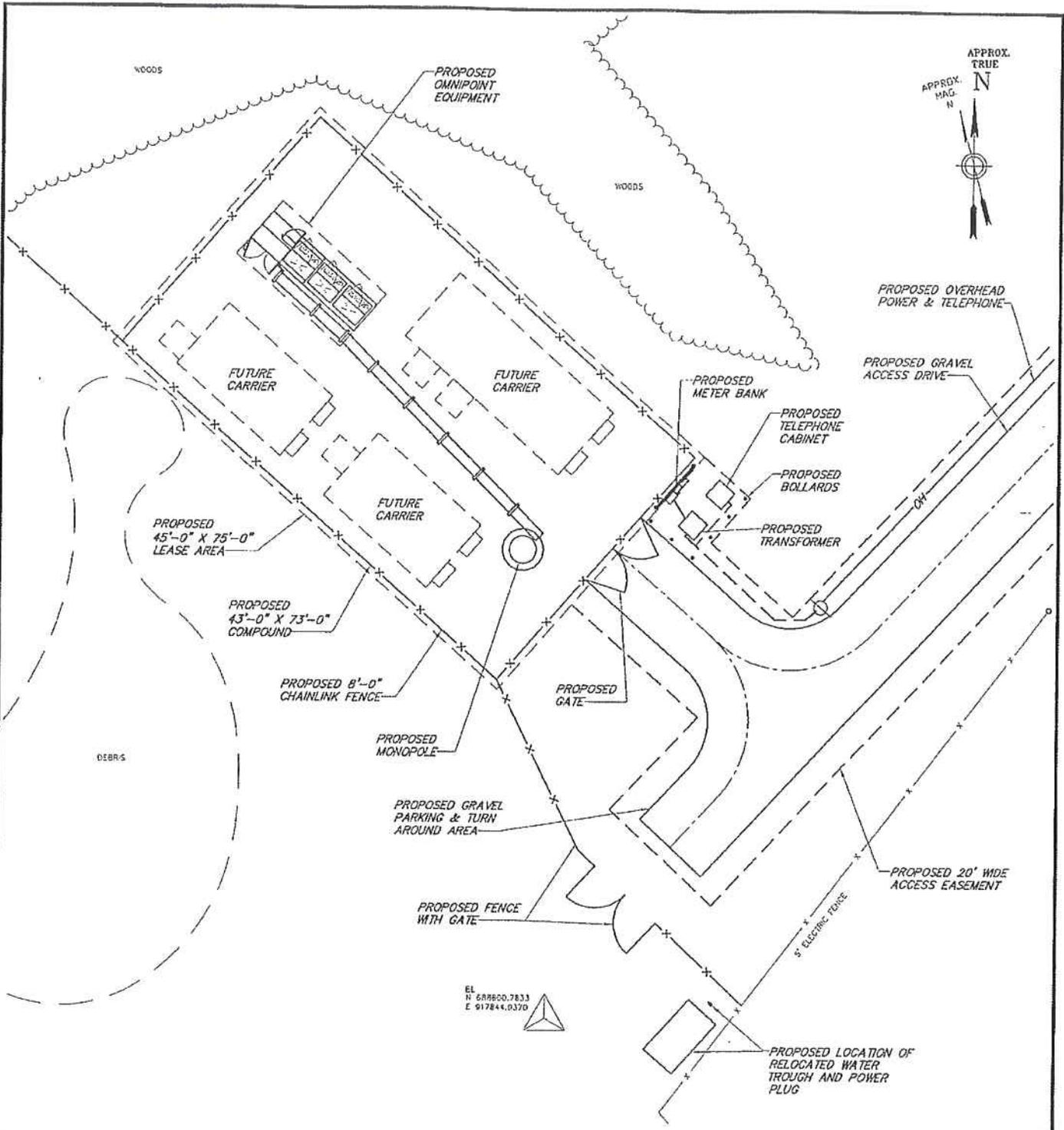
315' to the southeast property boundary

Residence Information:

There are 0 residences within 1,000' feet of the tower. The closest residence is 1,075' to the northeast.

Tree Removal Count:

No trees need to be removed to construct the road and compound.



1 COMPOUND PLAN
SCALE: 1" = 20'
0 10 20
SCALE IN FEET

BASEMAP NOTES:
1. BASEMAP INFORMATION OBTAINED FROM A SURVEY PERFORMED BY CLOUGH HARBOUR & ASSOCIATES LLP IN JANUARY 2007.

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CHA
CLOUGH HARBOUR & ASSOCIATES LLP
21320 The Deane Highway, Suite 212 • Rocky Hill, CT 06067-2326
Main: (860) 237-4337 • www.cloughha.com

CHA PROJ. NO. - 10283-1016

Optasite
OPTASITE, INC.
1 RESEARCH DRIVE, SUITE 200C
WESTBOROUGH, MA 01581

SITE ID:
CT-999-0099
SITE NAME:
WOODBIDGE
SITE ADDRESS:
1 DEERFIELD LANE
ANSONIA, CT 06401
NEW HAVEN COUNTY

SHEET TITLE:
COMPOUND PLAN

DATE:
03/13/07

REVISION:
1

