

**Windsor Companies** is actively involved in acquiring property that through remediation can be brought back to productive use. The Windsor Company works with leading consultants to responsibly and expeditiously create work plans for approval by the appropriate agencies. Once approval is given Windsor will be ready to execute the plans immediately.

**Brownfield Properties** are defined as real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.

**Below are a list of these properties we have under agreement:**

**“Elkton Fire Hole”, Triumph Explosives Company, Cecil County, Maryland –**

“The Villages at Herron Lake” – 1,468 units, 70,000 square feet of commercial, new regional sewer and water plant to service a 5 square mile area, and a 200 acre regional park to be donated to the county.

With the help of our consultants, ERM and ADVENT we are proceeding with cleanup and redevelopment of the property. The site previously munitions manufacturer during World War II, was also used as a testing ground for rocket engines. In cooperation with the EPA, ACOE and MDE we are proceeding with removing unexploded ordinances, volatiles, and organics. Listed as an EPA superfund site, falling into CERCLA because of TCE, TNT, Perchlorate, explosive compounds. The clean-up plan is currently being implemented and expected to take 18 months to complete.

**“Dwyer Property” - Triumph Explosives Co., Cecil County, Maryland, –**

To be redeveloped into a 550,000 sq.ft. “Power Center” to be known as Centre Pointe Marketplace. The site will be remediated of hazards from the fireworks and munitions manufacturing facility also an investigation to locate the numerous UST’s is underway. The site shows remnants of trinitrotoluene based explosives, volatile organics, chlorinated solvents, inorganic contaminates and chlorinated solvents in the surrounding ground water.

**Tri-State Trucking, Charlestown, Cecil County, Maryland –**

“Charlestown Crossing” – This site was designed as a master planned community with the help of EDAW and world wide landscape design firm. We have obtained approvals for 592 homes and 200,000 square feet of commercial space. With nearly 50% of the site preserved as open space which will become a park for all county residents. The site was purchased “AS IS” after the purchase we have removed 6 UST’s, and soil contaminated with petroleum hydrocarbons. Since then the site has received a “NFA” no further action letter from the State of Maryland.

**Shell Oil Property, Logan Township, Gloucester County, New Jersey –**

“Port Royale” - Currently in for a General Development Plan for 1,326 units and 140,000 square feet of commercial and mini-storage. The site was used during the 1960’s to early 1970’s as a dredge site for the deepening of the Delaware River. We closed title to the property and are proceeding through the approval and remediation process. Elevated levels of Arsenic are present, which will be corrected during construction. Building and developing the site involves dealing with the stability of the dredged soils which will require additional construction techniques. Additionally, we will raise the waterfront approximately 3 feet by bringing in 900,000 cubic yards of fill.

**Curtis Paper Manufacturing Facility, Milford, Hunterdon County, New Jersey –**

Revitalization of a former paper manufacturer, proposed redevelopment of 507 units, 35,000 square feet of commercial space, a new municipal building, town green and 30 acres of park land. There are 21 UST’s on site that have contained TCE, Benzene, Toluene, TPHC. Additionally, there are areas of PCB’s PHCS. The existing structures containing Asbestos, totaling 1,000,000 square feet have to be raised.

**Woolwich Town Center, Gloucester County, New Jersey –**

740 acres – To be developed into 1050 residential units 1,600,000 square feet of retail and hotel, 1,200,000 office and flex space. The site contains levels of arsenic and dieldrin that are above State of New Jersey Residential Standards and will be remediated as part of our work plan.