

ENVIRONMENTAL ASSESSMENT

EUROHYPO AG

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PHASE I ENVIRONMENTAL SITE ASSESSMENT of 303 WEST 10TH STREET New York, New York 10014

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Date of Report: October 25, 2004
On site Date: October 19, 2004

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PROJECT SUMMARY

303 West 10th Street
New York, New York 10014

Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost §	Reference Section	Page
Historical Review	✓				5	10
Operational Activities	✓				6.1	14
Hazardous Materials	✓				6.2	14
Waste Generation	✓				6.3	15
PCBs	✓				6.4	15
Asbestos	✓				6.5	15
Lead in Drinking Water	✓				6.6	16
Tanks/Pipelines			(1)	\$7,000 - \$9000	6.7	16
Surface Areas	✓				6.8	17
Mold	✓				6.9	17
Regulatory Database Review			(1)	\$7,000 - \$9000	7	18
Adjacent Properties	✓				8	22

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand alone document.

§ Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of the activities.

(1) EMG recommends a Phase II subsurface investigation be conducted in the accessible areas in the vicinity of the UST at the Project.

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1. CERTIFICATION

EMG has completed a Phase I Environmental Site Assessment of the 303 West 10th Street (the "Project"), located at 303 West 10th Street in New York, New York 10014. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

Eurohypo AG, New York Branch, its employees, agents, successors and assigns may rely upon this report in evaluating a request for an extension of credit (the "Mortgage Loan") to be secured by the property. This information may also be relied upon by an actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan or a portion thereof, any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan, any rating agency actually or prospectively rating any such securities, any indenture, trustee, and any institutional provider(s) from time to time of any liquidity facility or credit support for such financing. In addition, this report or a reference to this report may be included or quoted in any offering circular, private placement memorandum, registration statement, or prospectus and EMG agrees to cooperate in answering questions by any of the above parties in connection with a securitization or transaction (with express consent of client) involving the Mortgage Loan and/or such securities. This report has no other purpose and should not be relied upon by any other person or entity.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on site visit.

If you have any questions regarding this report, please contact the Technical Relationship Manager listed below at 800.733.0660, Ext. 7626.

Researched by: Michael Brandt, Project Manager

Surveyed by: Michael Brandt, Project Manager

Written by: Michael Brandt, Project Manager

Reviewed by:

Jay Grenfell for

Jennifer Upchurch,
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2. EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment, that included on site observations of the accessible areas of the 303 West 10th Street (the "Project"), on October 19, 2004. The Project is located at 303 West 10th Street in, New York New York 10014 and consists of approximately 294,038 square feet of land.

The Project, originally constructed in 1938, was renovated multiple times throughout its history, and is currently a multi-use commercial facility with multiple tenants. Current facility operations include a storage facility, UPS shipping and storage, offices, commercial event lighting company, commercial refrigerant sales company and an art studio/gallery. Prior to construction of the current improvements, the Project was used as a brewery. Properties in the general vicinity of the Project include commercial, commercial retail and residential land uses.

The following summarizes the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative have been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

2.1. FINDINGS/CONCLUSIONS

Historical Review (Section 5)

- The review of the historical data available for the Project and surrounding area revealed no evidence that may have lead to an environmental impact to the Project. No further action or investigation is recommended regarding historical uses.

Operational Activities (Section 6.1)

- EMG observed no circumstances of environmental concern associated with the operational activities at the Project. No further action or investigation is recommended regarding operational activities at the Project.

Hazardous Materials/Petroleum Products (Section 6.2)

- The Project is involved in the use of hazardous materials and petroleum products in the form of routine janitorial and maintenance supplies, diesel fuel, and refrigerants. The identified materials appear to be properly stored. The materials observed do not appear to pose a hazard to the Project, provided they continue to be used as designed, are properly handled, and all regulations regarding their use are followed. No further action or investigation is recommended regarding the use of hazardous materials or petroleum products at the Project.

Wastes (Section 6.3)

- The Project does not generate, treat, store, or dispose of hazardous, medical, or regulated wastes. Furthermore, the non-hazardous solid and liquid wastes generated at the Project appear to be stored and disposed of properly. No further action or investigation is recommended regarding wastes at the Project.

Polychlorinated Biphenyls (PCBs) (Section 6.4)

- The Project contains a hydraulic freight elevator that uses hydraulic fluid potentially containing PCBs. No indication of leakage was observed in the elevator pit or area of elevator operating equipment. The hydraulic elevator unit at the Project should be periodically inspected for leakage. If leakage is identified, the unit should be repaired and any fluid or fluid-soaked waste disposed of in accordance with applicable federal, state, and local regulations. No further action or investigation is recommended regarding this equipment.
- The fluorescent light fixture ballasts at the Project were inaccessible for observation. Because the Project was constructed prior to 1978 (the USEPA banned the manufacturing of PCB-containing fluid in 1976, and the manufacture of PCBs ceased in 1977), EMG is of the opinion that these unlabeled ballasts utilize fluids potentially containing PCBs. Therefore, light ballasts at the Project should be periodically inspected for leakage. If a leaking ballast is identified, it should be disposed of in accordance with applicable federal, state, and local regulations.

Asbestos-Containing Materials (ACM) (Section 6.5)

- Suspect ACM in the form of resilient floor tile/mastic, ceiling tiles, and roofing materials were not sampled as part of the assessment. These materials are in good condition and should be sampled prior to repair, renovation, or demolition activities.

Lead in Drinking Water (Section 6.6)

- Based on information published by the local water utility, the water at the Project is not expected to contain elevated levels of lead. No further action or investigation is recommended regarding lead in drinking water at the Project.

Storage Tanks/Pipelines (Section 6.7)

- No evidence of aboveground storage tanks (ASTs), were identified; however, an underground storage tank (UST) is located in the basement of the Project. Review of available information indicates that the 5,000-gallon UST is registered with the State of New York and is used for storage of heating oil for the Project boiler. The age of the UST is unknown. There have been no reported releases from the UST. The UST was located inside a vault and was half buried.

Surface Areas (Section 6.8)

- No issues associated with surface areas were identified. No further action or investigation is recommended regarding surface areas at the Project.
- Visual observation of the storm water system did not identify any abnormal accumulation of petroleum run-off or foreign material. No unusual blockages of the storm water control system were observed. No unusual ponding of storm waters was observed. No further action or investigation is recommended regarding storm water systems at the Project.

Mold (Section 6.9)

- EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the Project. No further action or investigation is recommended regarding mold at the Project.

Regulatory Review (Section 7)

- Based on review of the regulatory database report, the Project is listed on the UST database. On site evaluation and review of available information identified that the UST is registered with the State of New York and is in good condition with no evidence of a release. Additional information is provided in the *Storage Tanks/Pipelines* summary above.
- Based on review of the regulatory database report, none of the listed off site facilities are anticipated to adversely impact the Project. No further action or investigation is recommended regarding the off site regulatory review.

Adjacent Properties (Section 8)

- EMG identified no current adjacent property uses that are anticipated to have a negative impact on the environmental integrity of the Project. No further action or investigation is recommended regarding the adjacent properties.

2.2. RECOMMENDATIONS

A Phase II Environmental Site Assessment is recommended. Activities required to more completely assess the environmental conditions of the Project, including their associated cost estimates, are as follows:

- Based on the age of the UST at the Project and the absence of any tank tightness testing or any form of leak detection, a subsurface investigation in the vicinity of the heating oil UST is recommended. Based on the location of the UST within the basement vault and associated access issues, it appears that the adjacent areas would need to be investigated, which include the public sidewalk and the basement storage room. Soil and/or groundwater samples collected as part of the subsurface investigation should be analyzed for BTEX (benzene, toluene, ethylbenzene, and xylenes) constituents and polynuclear aromatic hydrocarbons (PNAs). The estimated time to complete the Phase II subsurface investigation could range up to 4 to 6 weeks based on the potential permitting process associated with drilling on the public right-of-way. The associated cost estimate to perform this work is \$7,000 - \$9,000.

Sidewalk permits for this work

3. SURVEY APPROACH/PURPOSE

EMG conducted an on site Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives. On site activities and/or interviews were conducted by Mr. Michael Brandt, EMG Project Manager, with:

- Mr. Scott Alper, On site Point of Contact (POC) and Vice President of The Winkoff Group
- Mr. Cecil Stevens, Building Superintendent

A Pre-Survey Questionnaire was completed as a part of this assessment which is included in the Appendices (Section 9). The Questionnaire was completed by a representative of the current owner, George Comfort and Sons, Inc. Information obtained from the Questionnaire has been used in the preparation of this report.

Areas accessed included all tenant units; all common areas; all exterior areas; and the Project boundaries.

Visual observation above the drop ceiling tiles was performed in various areas throughout the Project as a part of this assessment.

Visual observation of pipe chases and behind walls was not performed as a part of this assessment. No evidence of pipe chases was identified during this assessment.

Weather conditions at the time of the Project assessment were rainy, with temperatures in the mid 50s (°F) and moderate winds.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 and the Eurohypo Scope of Work. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and groundwater data.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
 - Facility storage tanks, drums, containers (above or below ground), etc.
 - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
 - The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes

- A screening approach for the potential existence of:
 - Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior) and the collection and analysis of three bulk samples from each homogeneous area of friable and damaged non-friable suspect ACM. The remaining materials are considered suspect until tested and proven otherwise. Friable materials are those which can be easily crumbled or pulverized by hand pressure.

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for “suspect” determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place* (the “Green Book”). Therefore, all materials listed in the Green Book which were installed prior to 1980 are considered suspect, with the exception of resilient floor tile, asbestos-cement board (transite), gaskets, and roofing felt, which are considered suspect regardless of installation date (these materials continue to be manufactured and installed in the United States).

- Lead in water, based on information provided by the municipal water provider.
- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the Project.

The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the Project and neighboring sites that may impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard E 1527-00 and the Eurohypo Scope of Work. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

4. PROJECT LOCATION/DESCRIPTION

The Project is located at 303 West 10th Street in New York, New York County, New York 10014.

4.1. PROJECT DESCRIPTION

The Project lands consist of approximately 294,038 square feet.

The Project is currently a four-story commercial facility which contains nine tenants. The Project was originally constructed in 1938 with on-going renovations throughout its history. Renovations reportedly consisted of construction, renovations and arrangement of interior tenant spaces to meet the needs of the individual commercial tenants. Project improvements consist of one four-story structure, surface-level asphalt paved parking/drive areas, and a loading dock.

The Project is serviced by public water and sanitary sewer systems. The Project is supplied with water from New York City Water Authority. According to a 2003 Annual Water Quality Report, the drinking water supplied to the Project is within federal, state, and local drinking water quality standards.

Hot water is generated during boiler shutdown (warm weather months) by a natural gas-fired water heater. The associated piping was observed to be insulated with foam. The exhaust flue associated with the natural gas-fired water heater was observed to be uninsulated.

HVAC systems observed consisted of the following:

- Air-conditioning is supplied to the Project from electrically operated units. Conditioned air is distributed via thermostatically controlled, ducted supply and return systems. Where observed, duct work associated with the HVAC systems was insulated with fiberglass.
- Heat is supplied to the Project via a recirculating hot water/steam system. Water is heated by heating oil-fired boiler, and is steam is distributed via piping to radiators and blower units throughout the Project. Where observed, piping associated with the heating system was insulated with fiberglass. The exhaust flue associated with the boiler was observed to be uninsulated.

4.2. MISCELLANEOUS SYSTEMS

- Elevators — The Project is serviced by three manually operated freight elevators, one hydraulically-operated freight elevator, and one overhead traction passenger elevator (see Section 6.4. for a further discussion).

4.3. ENVIRONMENTAL SETTING

4.3.1. Topography

Review of the Jersey City, New York, New Jersey Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1976, indicated the following:

- The Project has an average elevation of approximately 10 feet above mean sea level. Elevations do not vary significantly across the Project lands. Slope in the general area of the Project is to the west.

- The Project area is shaded to represent a high-density developed area and the exact site improvements are not shown.
 - The slope of the Project is estimated between approximately zero and two percent in a westerly direction. The nearest surface water feature, the Hudson River, is located approximately 600 feet west of the Project.
- A copy of the topographic map is appended (Section 9).

4.3.2. Wetlands

Review of the National Wetlands Inventory (NWI) Map, published by the United States Fish and Wildlife Service and dated 2004, indicated the following:

- No wetland areas are indicated at the Project or adjacent properties. However, wetlands are located approximately 600 feet west of the Project.

A copy of the wetlands map was not available for reproduction.

4.3.3. Floodplain

Review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated 1983, indicated the following:

- The Project is located in Zone C, areas outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

A copy of the FEMA flood plain map was not available for reproduction.

4.3.4. Soils/Geology

Review of the Soil Survey of New York County, New York published by the United States Department of Agriculture, indicated the following:

- The Project is located in an area comprised of one soil types known as Urban Land (Ub) with estimated slopes between zero and five percent.
- The urban land complex indicates that 100 percent of the predominant soil type has been disturbed and covered with an impervious layer consisting of buildings, sidewalks, streets, and other structures.

Review of the Geologic Map of New York, published by the New York Geological Survey dated 1989, indicated the following:

- The Project is located within the Southeastern physiographic province of New York, which consists of sedimentary materials. The Project is further located over a Cenozoic-aged formation with an unknown thickness.

4.3.5. Groundwater Hydrology

Review of the Water Resources Data Report for Groundwater Climate Response Network, published by the USGS and dated 2004, indicated the following:

- The Project is located within the Upper Pleistocene Glacial aquifer formation with estimated groundwater levels between 40 and 45 feet below ground surface (bgs).

Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward the west-southwest.

Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

5. HISTORICAL REVIEW

Review of information available from the New York City Planning Office indicated that the Project is shown as lot 70, tax map block 636. A copy of the tax map was not available for reproduction.

5.1. CHAIN OF TITLE

Review of the available deed records indicates that the Project has been owned by Tenth Reality Associates, Inc. since 1986. Deed records were researched back to 1966.

Review of available deed records did not identify any previous environmentally suspect ownership, easements, right of ways, or other environmental entries/restrictions associated with the Project.

Deeds and titles identified are listed in the table below.

Owner	Year Purchased
Tenth Reality Associates	1986
George Comfort and Sons, Inc.	1977
CCMP Corporation	1977
George Comfort	1968
CCMP	1968
George Comfort	1966
Mary Gilbert	1966
George Comfort	1966

5.2. PRIOR USE INTERVIEWS

EMG met with Mr. Scott Alper, On site Point of Contact (POC) and Vice President of The Witkoff Group, who was cooperative and provided information which appeared to be accurate based upon our subsequent site observations. It is EMG's opinion that Mr. Alper was somewhat knowledgeable about the Project and questions EMG posed during the interview process. According to Mr. Alper, the Project was developed in early 1940's into the current use. Mr. Alper was unaware of any prior uses of the Project. Mr. Alper indicated that he has been associated with the Project for approximately six months.

In addition, EMG met with Mr. Cecil Stevens, Building Superintendent for George Comfort and Sons Inc., who was cooperative and provided information which appeared to be accurate based upon our subsequent site observations. It is EMG's opinion that Mr. Stevens was somewhat knowledgeable about the Project and the questions EMG posed during the interview process. According to Mr. Stevens the Project was developed in early 1940's into commercial office facility. Mr. Stevens stated that historically the Project uses have been various commercial facilities including commercial offices and commercial operations including sales and storage. Mr. Stevens was unaware of any environmental concerns regarding the historical use of the Project and indicated that no leaks or releases have been reported in association with the UST during his tenure at the Project. Mr. Stevens indicated that he has been associated with Project since 1976.

5.3. LOCAL GOVERNMENT AGENCY RECORD REVIEW

EMG reviewed file information for the Project kept by the New York City Department of Buildings. Records for the Project dating back to 1909 are maintained by this department. According to the electronic database file for the Project, alterations and/or permits were recorded for the following years; 2004, 2003, 2002, 2001, 1999, 1998, 1996, 1995, 1994 and 1993. However information as to the nature of the permits and/or alterations was not reasonably ascertainable.

EMG contacted the New York City Fire Department regarding the Project. The Fire Department's records were not reasonably ascertainable.

EMG contacted The New York City Department of Planning regarding the Project. According to a representative of the Department (name withheld) general information for the Project was on file, but did not reveal any information or condition that could impact the environmental integrity of the Project. No environmentally significant information was identified.

Review of the available zoning records from the New York City Department of Zoning indicates that the Project is currently zoned C6-2, local commercial retail activity. The Project has maintained the local commercial zoning designation since at least 1980. According to the records, no additional zoning changes were listed for the Project.

Based on information from the USEPA Sole Source Aquifer program, contact with local regulatory officials and, observations made during the course of this assessment, the Project does not appear to be located within a Sole Source Aquifer (SSA) area, or designated aquifer recharge area, and no nearby environmentally sensitive areas such as drinking water wells or surface waters were identified; however, the Project lands are within an area designated as being part of the Coastal Zone.

5.4. HISTORICAL MAPS

EMG reviewed available Sanborn maps at the as provided by EDR. Historical maps are detailed scale drawings that show the location and use of buildings and structures that occupied a given area. EMG's map search revealed the following:

Review of the 1895 historical map, indicated the following:

- Project: The Project is improved with multiple attached structures and surface-level parking. Notations on the map indicate that the Project is used as Empire Ale and Lager Company. Specifically, the buildings are labeled Office, Store House, Malt Houses and Ice Machine. Vehicular access is available from north and south.
- Off site: The area north of the Project is shown as stores and dwellings. The area east of the Project is shown as a brewery and cooling house. The area south of the Project is shown as West 10th Street. The area west of the Project is shown as stores and dwellings.
- The 1904 historical map does not differ significantly from the previous historical map.

The 1921 historical map differs from the previous historical map in that:

- Project: The Project is improved with multiple attached structures and surface-level parking, however approximately 50% of the Project lands have been blacked out and are illegible with the exception of indications of offices, malt house and cooperage.
- Off site: The area west of the Project is shown as stores and dwellings with buildings specifically labeled public storage warehouse and a hotel.

The 1950 historical map differs from the previous historical maps in that:

- Project: The Project is improved with two attached structures and surface-level parking. Notations on the map indicate that the Project is used as a warehouse. Specifically, the buildings are labeled to include S and W Food Warehouse and Whitehead Sheet Metal Production Company. Vehicular access is available from north and south.
- Off site: The area north of the Project is shown as a marine repair and supplies, private garage, metal works and a motor repair facility. The area east of the Project is shown as New York Central Lines Right of Way followed by Washington Street. The area south of the Project is shown as apartments and a private garage. The area west of the Project is shown as the Hotel Holland, Auto Tire Storage and a motor repair station.

The 1969 historical map differs from the previous historical maps in that:

- Project: Notations on the map indicate that the Project was partially constructed in 1938 with the fourth floor addition constructed in 1956.
- Off site: The area west of the Project is shown as the Hotel Holland, Auto Tire Storage, an auto repair facility, and an iron works facility.

The 1975 historical map differs from the previous historical maps in that:

- Off site: The area east of the Project is shown as west village houses.
- The 1979, 1980, 1983, 1985, 1987, 1988, 1991, 1992, 1993, 1994, 1995 and 1996 historical maps do not differ significantly from the previous historical maps.

No other historical maps were identified.

Copies of the historical maps are appended (Section 9).

5.5. HISTORICAL CITY DIRECTORIES

EMG attempted to review city directories at the Midtown Manhattan City Library. According to the reference desk clerk (name withheld), city directories are available on micro-film for the City of New York from 1910 through 1975; however, these directories were not indexed by street address making further research impractical. In addition the library maintains copies of the New York City Phone Directories from 1976 to the present; however, these directories were not indexed by street address making further research impractical.

No other historical city directories were identified.

5.6. AERIAL PHOTOGRAPHY

Review of the 1994 aerial photograph, available from Terraserver.com, indicated the following:

- Project: The Project is improved with one structure. The building footprint encompasses the entire area of the Project, and the structure appears to correspond to the current on site improvements. Vehicular access is available from the west.
- Off site: The areas north, east, south, and west of the Project are shown as multi-story buildings in a densely urbanized setting

A copy of the 1994 aerial photograph is appended (Section 9).

5.7. PREVIOUS INVESTIGATIONS/ASSESSMENTS

EMG was not provided with any previously conducted environmental assessment reports for the Project.

5.8. PLANS AND SPECIFICATIONS

As-built/renovation site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.

5.9. HISTORICAL SUMMARY

Based upon interviews and a review local agency records, historical maps, and aerial photographs, the previous Project uses include brewery from at least 1895 through 1921 prior to the construction of the first three-stories of current Project improvements in 1938 with the addition of the fourth-story in 1956.

As indicated above, the Project was occupied by a brewery, as well as a food warehouse and as a sheet metal production company, prior to the development of the existing improvements. Given this historical use of the Project, the possibility for the former operations to have impacted the Project cannot be completely dismissed; however, no specific areas of concern associated with the historic tenant operations (i.e. USTs, septic systems, hazardous material/waste storage areas) have been identified and the Project was not identified on any databases which reports spills or releases. Therefore, no further action or investigation is practical or warranted at this time.

6. PROJECT RECONNAISSANCE

6.1. OPERATIONAL ACTIVITIES/NOTEWORTHY TENANTS

The Project is a commercial facility and is occupied by the tenants listed in the Project Tenants Table below.

Project Tenants	
Name of Tenant	Description of Operations
United Refrigeration	Commercial sales of refrigeration products
Digital Plus (tenant space currently under construction)	Graphic Design and production
Borvis Galley	Sales office for apartments currently under construction to the north of the Project across Charles Street
Major Event Lighting	Commercial event lighting company storage and offices
Uncommon Goods	Commercial specialty mail order gift company display, offices and storage
Corporate Express	Offices
Whitehall Storage	Commercial document and personal self storage facility and offices
Hunt Slonem Art Gallery	Art gallery and studio
UPS	Specialty shipping and storage

Considering the operations assessed at the Project, no environmental permits, registrations or notifications appear to be required.

6.2. HAZARDOUS MATERIALS/PETROLEUM PRODUCTS STORAGE AND HANDLING

Visual observation for the use and/or storage of hazardous materials and petroleum products was performed. The following products listed in the Observed Materials Table below were identified.

Observed Materials			
Type of Material	Quantity	Name of Tenant - Storage Location	Use
Routine janitorial and maintenance supplies	Retail-sized containers	Basement mechanical room	Project maintenance and upkeep
Heating oil	5,000-gallon UST	Basement	Project heating system
Refrigerants	Commercial-sized containers	United Refrigerants	Commercial sales
Battery	One industrial fork lift battery	United Refrigerants	Fork lift

No material safety data sheets (MSDSs) for the above-referenced materials were observed at the Project.

The identified chemicals, materials, and products were observed in their sealed, original containers and in designated storage areas. Materials appeared to be properly stored.

No evidence of spills or staining was observed in the area of product storage/usage. In addition, the concrete floors and asphalt surfaces appeared intact and no cracks were observed in the areas of product storage/usage.

6.3. WASTE GENERATION, TREATMENT, STORAGE, AND DISPOSAL

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. The Project is not involved in the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes. EMG identified the following waste generation listed in the Waste Generation Table below.

Waste Generation			
Type of Waste	Generation Process	Name of Tenant - Pre-Disposal Storage	Disposal Method
+ Non-Hazardous Solid			
Municipal trash	N/A	Dumpster	Municipal trash collection service
+ Non-Hazardous Liquid			
Sewage	N/A	N/A	Municipal sanitary system

No evidence of spills or staining was observed in the area of waste generation or pre-disposal storage. In addition, the concrete floors and asphalt surfaces appeared intact and no cracks were observed in the areas of waste generation or pre-disposal storage.

No excessive odors or overflowing/excessive ground trash were noted in the vicinity of the dumpsters.

6.4. POLYCHLORINATED BIPHENYLS (PCBs)

The Project is supplied with underground secondary electrical service from off site transformers.

One hydraulic freight elevator is located at the Project. Because the unit was installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), EMG is of the opinion that the elevator hydraulic fluid potentially contains PCBs. No visual indication of leakage was observed in the elevator pit or area of the elevator operating equipment. The hydraulic elevator unit at the Project should be periodically inspected for leakage. If leakage is identified, the unit should be repaired and any fluid or fluid-soaked waste disposed of in accordance with applicable federal, state, and local regulations.

The fluorescent light fixture ballasts at the Project were inaccessible for observation. Because the Project was constructed prior to 1978 (the USEPA banned the manufacturing of PCB-containing fluid in 1976, and the manufacture of PCBs ceased in 1977), EMG is of the opinion that these unlabeled ballasts utilize fluids potentially containing PCBs. Therefore, light ballasts at the Project should be periodically inspected for leakage. If a leaking ballast is identified, it should be disposed of in accordance with applicable federal, state, and local regulations.

No additional equipment with the potential to utilize dielectric or hydraulic fluid was observed during the site assessment.



6.5. ASBESTOS-CONTAINING MATERIALS (ACM)

As-built/renovation site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.

Suspect ACM in the form of resilient floor tile/mastic, ceiling tile, and roofing materials were identified during the on site assessment.

These materials were observed to be in good condition, therefore no samples were collected.

6.6. LEAD IN DRINKING WATER

According to a 2003 Annual Water Quality Report published by the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards.

6.7. FACILITY STORAGE TANKS AND PIPELINES (ABOVE OR BELOW GROUND)

No aboveground storage tanks (ASTs) were observed at the Project.

The Storage Tank Table below describes the underground storage tank (UST) that was identified at the Project:

Storage Tank Table	
Storage Tank Table	Tank Number 1
Type: AST/UST	UST
Location	Vaulted in basement
Construction Material	Steel with painted asphalt coating
Year Installed	Unknown
Tank Size/Capacity	5,000 gallons
Contents	Heating oil
Use of Contents	Boiler
Tank Status (Active, Inactive, Removed, Abandoned)	Active
Registered (Yes/No)	Yes
LUST List (Yes/No)	No

N/R = Tank is not required to be registered.

N/A = Not Applicable

According to the regulatory database report, the UST is registered as PBS Number 2-192481. The owner of the UST is listed as 202 W. Tenth Realty Company The UST is constructed of steel with a painted asphalt coating with galvanized steel piping. The UST is listed as having spill/overflow protection in the form of a product level gauge. No additional information regarding leak detection or tank tightness testing was provided. According to Mr. Stevens, there have been no releases reported since at least 1976. Based on the age of the UST at the Project and the absence of any tank tightness testing or any form of leak detection, a subsurface investigation in the accessible areas in the vicinity of the heating oil UST is recommended.

The remaining manways and surface caps observed at the Project were for site services (i.e., domestic water, storm water, and sanitary sewer system).

Based on the review of the state list of registered USTs, one UST is registered for the Project.

Interviews with persons knowledgeable of the Project did not identify any evidence of additional current or historic storage tanks (above or below ground) at the Project.

Visual observations did not identify any surface markings indicating the existence of subsurface product pipelines at the Project.

6.8. SURFACE AREAS

Observations during EMG's assessment identified that the Project lands are graded to provide slope and swale to direct storm water away from the Project building. The land surface of the Project slopes moderately to the south. Surface water flow is in a southerly direction.

Visual observation of the Project and adjacent properties did not identify any evidence of staining or surface migration of petroleum releases or hazardous materials onto or off the Project.

Visual observations did not identify any evidence of on site surface impoundment facilities, pits, dry wells, or dumping of apparent hazardous substances at the Project.

Visual observations did not identify any surface water features including lagoons, ponds or other bodies of water at the Project.

Floor drains at the Project reportedly discharge to the sanitary sewer system.

No major power transmission lines, electrical substations, microwave towers, or radio/television transmitters were observed in close proximity to the Project.

Parking facilities consist of surface level asphalt pavement and concrete areas on public roadways and sidewalks.

Storm water from the roof is directed to the municipal storm water management system via downspouts. Storm water from drive and parking surfaces is directed to the municipal storm water management system via surface flow.

6.9. MOLD

EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the Project.

This assessment does not constitute a comprehensive mold survey of the Project. The reported observations and conclusions are based solely on interviews with Project personnel and conditions as observed in readily accessible interior areas of the Project on the assessment date.

7. REGULATORY DATABASE REVIEW

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is listed on the UST database. Furthermore, the area search of the Project for sites listed in these databases identified various sites outlined in the Regulatory Agency Data Report Findings included in the Appendices, Section 9. Information about the listed sites is included below.

EMG also reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. Any identified unmappable site within the specified search radii is included below.

The following databases were reviewed for this assessment:

- **NPL Listing:** The National Priorities (Superfund) List is United States Environmental Protection Agency (USEPA's) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.
- **Delisted NPL**
- **NPL Liens**
- **Records of Decision (RODS)**
- **Toxic Substances Control Act (TSCA):** The TSCA database identifies manufacturers and importers of controlled substances included on the TSCA Chemical Substance Inventory List.
- **RCRA-TSD Facilities Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA-TSD database is a compilation by the USEPA of reporting facilities that transport, treat, store or dispose of hazardous waste.
- **RCRA-Corrective Action Sites Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Corrective Action Sites Listing contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSD) which have conducted, or are currently conducting, a corrective action(s) as regulated under RCRA.
- **RCRA Administration Action Tracking System (RAATS):** The RAATS database contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA.
- **SHWS Listing:** This database is a comprehensive listing of sites which are considered to be a threat to the public health and welfare by the New York City Department of Environmental Protection. Further, this is the ASTM equivalent of a State Hazardous Waste Sites List.
- **CERCLIS Listing:** This database is a compilation of sites which the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances.
- **NFRAP Listing:** This database contains information regarding sites which have been removed from the USEPA CERCLIS database.
- **SWF Listing:** This database is a comprehensive listing of all State Permitted Solid Waste Landfills.
- **Leaking Underground Storage Tanks (LTANKS)**
- **Underground Storage Tanks (UST)**

- **RCRIS-Generator Listing:** The USEPA identifies and tracks hazardous waste from the point of generation to the point of disposal through the Resource Conservation and Recovery Information System (RCRIS). The RCRIS-Generators database is a compilation by the USEPA of facilities that report hazardous waste generation.
- **Emergency Response Notification System (ERNS):** The ERNS is a national database used to collect information on reported releases of oil or hazardous substances.
- **TRIS (SARA Title III) Listing:** The TRIS database contains information on the industrial release and/or transfer of toxic chemicals as reportable under Title III of the Superfund Amendments and Reauthorization Act of 1986. This database also includes any facilities with violations for water discharge or air emissions.
- **FINDS Listing:** The FINDS report is an inventory of all facilities that are regulated or tracked by the USEPA. These facilities are cross-referenced in the other databases searched.

The following table indicates the number of sites identified for each regulatory database within the specified search radii:

Database	On site	Adjacent	Remaining within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile
NPL	0	0	0	0	0	0
Delisted NPL	0	N/A	N/A	N/A	N/A	N/A
NPL Liens	0	N/A	N/A	N/A	N/A	N/A
RODS	0	N/A	N/A	N/A	N/A	N/A
TSCA	0	0	0	0	0	2
RCRA-TSD	0	0	0	0	0	N/A
RCRA-CORRACTS	0	0	0	0	0	0
RAATS	0	N/A	N/A	N/A	N/A	N/A
CERCLIS	0	0	0	0	0	N/A
NFRAP	0	N/A	N/A	N/A	N/A	N/A
SHWS	0	0	0	0	0	0
SWF	0	0	0	0	1	N/A
LTANKS	0	0	1	11	34	N/A
UST	1	0	3	8	34	N/A
RCRIS-Generators	0	0	1	21	53	N/A
ERNS	0	N/A	N/A	N/A	N/A	N/A
TRIS	0	0	0	0	1	N/A
FINDS	0	N/A	N/A	N/A	N/A	N/A

303 WEST 10TH STREET**303 WEST 10TH STREET****Distance: N/A (The Project)****Direction: N/A (The Project)****Database listed on: UST**

The above site is the Project. Information in the UST database indicates the Project has an active 5,000-gallon registered UST with an unknown installation date. According to the regulatory database report, the UST is registered as PBS Number 2-192481. The owner of the UST is listed as 202 W. Tenth Realty Company The UST is constructed of steel with a painted asphalt coating with galvanized steel piping. The UST is listed as having spill/overflow protection in the form of a product level gauge. Based on the age of the UST at the Project and the absence of any tank tightness testing or any form of leak detection, a subsurface investigation in the accessible areas in the vicinity of the heating oil UST is recommended.

MEMPHIS CLEANERS INCORPORATED**679 Washington Street****Distance: Approximately 235 feet****Direction: East-northeast****Database listed on: RCRIS-SQG**

Based on review of the USGS Topographic Map, this site is located topographically cross-gradient from the Project and estimated groundwater flow in the area of the site is to the west, parallel to and away from the Project. The RCRIS-Generator database is a listing of all facilities that, due to the amount of hazardous waste generated, are required to register with the USEPA for tracking purposes and are not necessarily sites with reported release incidents. This site is not reported as being non-compliant with the requirements of the RCRA regulations. Furthermore, this site is not identified on any database which reports spills or releases such as the NPL, SHWS, or CERCLIS databases. Considering the distance, current regulatory status and the absence of a reported release, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

WEST PERRY LLC**176 Perry Street****Distance: Approximately 345 feet****Direction: North-northwest****Database listed on: UST**

Based on review of the USGS Topographic Map, this site is located topographically cross-gradient from the Project and estimated groundwater flow in the area of the site is to the west, parallel to and away from the Project. Information in the UST database indicates that four USTs with a capacity of 550 gallons each were removed from this site and have a status of Closed-Removed with the New York Department of Environmental Conservation. Furthermore, this site was not identified on the any database which reports releases or spills such as the LTANKS database. Based on distance from the Project, topographic relations, estimated groundwater flow, regulatory status, and the absence of a reported release, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

VACANT PROPERTY**176 Perry Street****Distance: Approximately 345 feet****Direction: North-northwest****Database listed on: NY Spills**

Based on review of the USGS Topographic Map, this site is located topographically cross-gradient from the Project and estimated groundwater flow in the area of the site is to the west, parallel to and away from the Project. Information in the NY Spills database indicates that tanks and contaminated soil were found during excavation at this site. The tanks were registered, pumped clean, and removed. The current status is listed as a known release that creates potential for fire or hazard, willing responsible party, corrective action taken dated October 11, 2000. Based on distance from the Project, topographic relations, estimated groundwater flow, and regulatory status, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

CONSTRUCTION SITE**Perry Street and West 10th Street****Distance: Approximately 358 feet****Direction: West-northwest****Database listed on: NY Spills**

Based on review of the USGS Topographic Map, this site is located topographically downgradient from the Project and estimated groundwater flow in the area of the site is to the west, away from the Project. Information in the NY Spills database indicates the site is a former gasoline station with seven tanks that are being removed, contaminated soil is being removed, and excavation is being dewatered and pumped down the storm drain. The status is listed as a known release that creates a potential for fire or hazard, willing responsible party, corrective action taken dated October 12, 2000. Based on distance from the Project, topographic relations, estimated groundwater flow, and regulatory status, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

APARTMENT BUILDING**654 Washington Street****Distance: Approximately 366 feet****Direction: South-southeast****Database listed on: NY Spills**

Based on review of the USGS Topographic Map, this site is located topographically cross-gradient from the Project and estimated groundwater flow in the area of the site is to the west, parallel to and away from the Project. Information in the NT Spills database indicates 20 gallons of heating oil was spilled at the site on May 23, 1997. The status is listed as a known release with minimal potential for fire or hazard, willing responsible party, corrective action taken. Based on distance from the Project, topographic relations, estimated groundwater flow, the nature of the incident, and the regulatory status, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

An additional 134 NT Spills, 75 RCRIS-Generators, one State Landfill, 46 LTANKS and 44 UST sites were identified within one-half mile of the Project in the regulatory database report. These facilities are located greater than 440 feet from the Project. Based on a combination of distance, topographic relations, estimated groundwater flow, regulatory status, and regulatory database report information, it does not appear that any of the remaining facilities listed in the regulatory database report have the potential to impact the Project. In addition, there does not appear to be an immediate health risk to the occupants of the Project from any potential releases from off site sources since the Project is serviced by public water and sewer systems and the entire site is covered with relatively impermeable surfaces including the building, sidewalks, and asphalt drive/parking surfaces. No further action or investigation is recommended regarding the regulatory database review.

8. ADJACENT PROPERTIES

The general vicinity of the Project consists of residential and commercial land uses. The following adjacent properties were observed:

- North** — The Project is bordered to the north by Charles Street. Further north are residential properties.
- East** — The Project is bordered to the east by residential and commercial properties. Further east is Washington Street.
- South** — The Project is bordered to the south by West 10th Street. Further south are residential and commercial properties.
- West** — The Project is bordered to the west by residential and commercial properties.

No surface water features or drainage patterns were observed at the adjacent properties during EMG's area reconnaissance. Based on observations and available regulatory information, the adjacent property uses are not anticipated to adversely impact the environmental integrity of the Project.

9. APPENDICES

APPENDIX A: Photographic Documentation

APPENDIX B: Field Sketch

APPENDIX C: Maps and Aerial Photographs

APPENDIX D: Records of Communication

APPENDIX E: Pre-Survey Questionnaire

APPENDIX F: Regulatory Database Report

APPENDIX G: Supporting Documentation

**APPENDIX A:
PHOTOGRAPHIC DOCUMENTATION**

**APPENDIX B:
FIELD SKETCH**



**APPENDIX C:
MAPS AND AERIAL PHOTOGRAPHS**



APPENDIX D:
RECORDS OF COMMUNICATION

RECORD OF COMMUNICATION

Date: 10-19-04 Time: 11:30 am
Project Number: 122623 Recorded by: Michael Brandt
Project Name: 303 West 10th Street

Communication with: Representative
of: New York City Planning Department
Phone: _____

Communication via:
Telephone Conversation
Discussions During Site Assessment
 Office Visitation/Meeting at: The New York City Planning Department
Other:

Re:
Records review

Summary of Communication:
According to a representative of the Department (name withheld) general information for the Project was on file, but did not reveal any information or condition that could impact the environmental integrity of the Project. No environmentally significant information was identified.



RECORD OF COMMUNICATION

Date: 10-19-04 Time: 4:00 pm
Project Number: 122623 Recorded by: Michael Brandt
Project Name: 303 West 10th Street

Communication with: Representative
of: Fire Department
Phone: _____

Communication via:
 Telephone Recorded Information
Discussions During Site Assessment
Office Visitation/Meeting at:
 Other: Research via FDNY web page

Re:
Record review

Summary of Communication:
The Fire Department's records were not reasonably ascertainable



RECORD OF COMMUNICATION

Date: 10-20-04 Time: 4:30 pm
Project Number: 122623 Recorded by: Michael Brandt
Project Name: 303 West 10th Street

Communication with: New York City Building and Zoning Department web pages
of: _____
Phone: _____

Communication via:
Telephone Conversation
Discussions During Site Assessment
Office Visitation/Meeting at:
 Other:

Re: _____
Project information

Summary of Communication:
Collected building permit and zoning information



**APPENDIX E:
PRE-SURVEY QUESTIONNAIRE**



PRE-SURVEY QUESTIONNAIRE

Person completing form: Representative of George Comfort and Sons, Inc. Date: 10-19-04

Association with Project: Owner Phone Number: _____

Project Name: 303 West 10th Street Project Number: 122623

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Note: *U-NR* indicated "Unknown" or "No Response".

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
1A.	Is the Project used for an industrial use?		X		
1B.	Are any Adjoining Properties used for an industrial use?			X	
2A.	To the best of your knowledge, has the Project been used for an industrial use in the past?			X	
2B.	To the best of your knowledge, has any Adjoining Properties been used for an industrial use in the past?			X	
3A.	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	X			
3B.	Is any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?			X	
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?			X	
4B.	To the best of your knowledge, has any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?			X	



QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?	X			
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?			X	
6A.	Are there currently any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?			X	
6B.	To the best of your knowledge, have there been previously any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?			X	
7A.	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?			X	
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?			X	
8A.	Has Fill Dirt been brought onto the Project which originated from a contaminated site?			X	
8B.	Has Fill Dirt been brought onto the Project which is of an unknown origin?			X	
9A.	Are there currently any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?			X	
9B.	To the best of your knowledge, have there been previously any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?			X	
10A.	Is there currently, any stained soil on the Project?			X	
10B.	To the best of your knowledge, has there been previously any stained soil on the Project?			X	
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?	X			
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?			X	



	QUESTION	OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?	X			
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?			X	
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?			X	
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?				N/A
14B.	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?				N/A
15.	Are there any Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?		X		
16A.	Has the owner or occupant of the Project been informed of the past existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?			X	
16B.	Has the owner or occupant of the Project been informed of the current existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?			X	
16C.	Has the owner or occupant of the Project been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?			X	
17.	Have there been any Environmental Site Assessments of the Project that indicated the presence of Hazardous Substances or Petroleum Products on, or contamination of, the Project or recommended further assessment of the Project?			X	



QUESTION	OWNER/OCCUPANT			COMMENTS
	Yes	No	U-NR	
18. Are there any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substance or Petroleum Products involving the Project?			X	
19A. Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?			X	
19B. Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?			X	
20. Have any Hazardous Substances or Petroleum Products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?		X		
21. Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X		
22. Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?			X	
23. Has there ever been any ACM testing conducted on the Project?			X	
24. Is there an Asbestos Operations and Maintenance (O&M) Program in place at the Project?			X	
25. Is there now or has there ever been any lead-based paint (LBP) applications on the Project?			X	
26. Has there ever been LBP testing conducted on the Project?			X	
27. Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?			X	
28. Has the water at the Project ever been tested for lead?			X	
29. Has Radon testing ever been conducted at the Project?			X	
30. Are there any other Operations and Maintenance (O&M) Programs in place that we should be made aware of?			X	
31. Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?		X		



QUESTION	OWNER/OCCUPANT			COMMENTS
	Yes	No	U-NR	
32. Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question # 33. - If "No", skip question # 33 and proceed to question # 34.			X	
33. Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?			X	
34. Is there a Mold Operations and Maintenance (O&M) Program in place at the Project?			X	
35. Is the HVAC system inspected at least annually?			X	
36. Have identified HVAC problems been corrected in a timely manner?			X	
37. Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?			X	
38. Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?			X	
39. Has there ever been any sort of Indoor Air Quality or Mold Testing conducted in the building(s)?			X	
40. Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)			X	



APPENDIX F:
REGULATORY DATABASE REPORT



**APPENDIX G:
SUPPORTING DOCUMENTATION**
