ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT
SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

1. PROPERTY INFORMATION:

Property Name: 1100 Southwestern Blvd., LLC		
Property Address: 1100 Southwestern Blvd.		
City: West Seneca	State: NY	Zip: 14224
Appraisal District Parcel Number: SBL 144.19-7-75		

2. COMPLETED BY

Signature: [signature]	Date: 5/22/2017
Printed Name: Bryan A. Young	Title: Manager

3. ASTM-REQUIRED INQUIRIES

Property Owner: The Bryan Young 2014 Irrevocable Trust	Phone: (716) 675-8000	Fax: (716) 675-1942
Key Site Manager (Site contact): Bob Gretzler	Phone: (716) 481-5972	Fax: N/A
If not residential Property, please provide list of tenants, including contact names and phone numbers.		
Can you provide a Current Title Abstract for the Property, including a chain of Title? If so, please send documents along with completed questionnaire to BBG		☑ Yes ☐ No Attorney is computing
Do you have knowledge of any environmental liens recorded against the Property, or environmentally related Activity and Use Limitations of the Property?		☐ Yes ☑ No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?		☐ Yes ☑ No
Are you aware of a reduction in the property value due to environmental issues?		☐ Yes ☑ No
Please attach explanation of all affirmative answers.		

8) Please state reason for procuring this Phase 1 ESA:

☐ Qualify for Innocent Landowner defense to CERCLA Liability.

☑ Other: (state below)

Refinancing Property

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4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available (please send if "yes")	Attorney working on ☑ Yes ☐ No
Total Property Size: 2.3 acres	
Total number of buildings: One	
Total square footage of buildings: 16,978	
Date of construction: Unknown -	
Dates of significant renovation: Major buildouts/ reno - 2008 & 2009	
Waste water discharge (& grease traps) ☑ Municipal Sanitary Sewer ☐ On-site septic system ☐ Other	
Potable water source ☑ Community Water Supplier ☐ On-site well ☐ Other	
Please describe prior use of property, if known: Same	

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site? ☐ Yes ☑ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Phase 1 ESA	
☐ Phase 2 ESA	
☐ Tank Tightness Testing	
☐ Asbestos Survey/ O&M	
☐ Radon	
☐ Lead-based Paint	
☐ Lead in Water	
☐ Operations & Maintenance Plan(s)	
☐ Other	

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6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
1. Stored Chemicals	☐ Yes ☑ No	
2. Underground Storage Tanks	☑ Yes ☐ No	Fuel Tank
3. Aboveground Storage Tanks	☐ Yes ☑ No	
4. Spills or Releases	☐ Yes ☑ No	
5. Dump Areas/ Landfills	☐ Yes ☑ No	
6. Waste Treatment Systems	☐ Yes ☑ No	
7. Clarifies/ Separators	☐ Yes ☑ No	
8. Air stacks/ Vents/ Odors	☐ Yes ☑ No	
9. Floor Drains/Sumps	☐ Yes ☑ No	
10. Stained Soil/ Impacted Vegetation	☐ Yes ☑ No	
11. On-site OWNED Electrical Transformers	☐ Yes ☑ No	
12. Hydraulic lifts/ Elevators	☐ Yes ☑ No	
13. Dry Cleaning Operations	☐ Yes ☑ No	
14. Wetlands/ Flooding	☐ Yes ☑ No	
15. Oil/ Gas/ Water/ Monitoring Wells	☐ Yes ☑ No	
16. Environmental Cleanups	☐ Yes ☑ No	
17. Environmental Permits	☐ Yes ☑ No	If yes, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	☐ Yes ☑ No	
b) POTW (NPDES)	☐ Yes ☑ No	
c) Hazardous Waste Generator	☐ Yes ☑ No	
d) Air Quality	☐ Yes ☑ No	
e) Flammable Materials	☐ Yes ☑ No	
f) AST/UST	☐ Yes ☑ No	
g) Waste Manifest(s)	☐ Yes ☑ No	
h) Other	☐ Yes ☑ No	

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	**Response**	**If yes, please describe**
Gasoline Stations	☑ Yes ☐ No	7-11
Dry Cleaners	☐ Yes ☑ No	
Industrial Uses	☐ Yes ☑ No	
Other	☐ Yes ☑ No	