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

1. PROPERTY INFORMATION:

Property Name: Lymstone Lofts		
Property Address: 5933 Main St		
City: Williamsville	State: NY	Zip: 14221
Appraisal District Parcel Number:		

2. COMPLETED BY

Signature	Date: CEO
Printed Name: Jonathan Benlacqua	Title: 10/3/17

3. ASTM-REQUIRED INQUIRIES

Property Owner: 5933 Main Street LLC Name: Phone: 716-691-7444 Fax: 716-691-7557	
Key Site Manager (Site contact): Name: Lois Rosenbloom Phone: 716-691-7444 Fax: 716-691-7557	
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 (Bill Mahney)	☒ Yes ☐ No
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) Mortgage/ financing

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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")	☒ Yes ☐ No
Total Property Size ~ 2 acres	
Total number of buildings 2 (Main structure + Garage)	
Total square footage of buildings ~56,000 Main Building + ~4,000 Garage	
Date of construction 2017	
Dates of significant renovation N/A	
Waste water discharge ☒ 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: Retial Plaza with Dry Cleaner	

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	See attached
☒ 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	See attached Phase 1 + Phase 2
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	See attached Phase 1 + Phase 2
11. On-site OWNED Electrical Transformers	☐ Yes ☒ No	
12. Hydraulic lifts/ Elevators	☐ Yes ☒ No	
13. Dry Cleaning Operations	☒ Yes ☐ No	See attache Phase 1 + Phase 2
14. Wetlands/ Flooding	☐ Yes ☒ No	
15. Oil/ Gas/ Water/ Monitoring Wells	☐ Yes ☒ No	
16. Environmental Cleanups	☒ Yes ☐ No	See attached Phase 1 + Phase 2
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	
Dry Cleaners	☒ Yes ☐ No	See attached Phase 1 + Phase 2
Industrial Uses	☐ Yes ☒ No	
Other	☐ Yes ☒ No	