



**5000-5010 Main**

## Section I: Applicant Background Information

### Applicant Information - Company Receiving Benefit

**Applicant Name** Iskalo 5000 Main LLC and Iskalo 5010 Main LLC

**Applicant Address** 5166 Main Street, Williamsville, NY 14221

**Phone** 716-633-2096

**Fax** 716-633-5776

**E-mail** msroland@iskalo.com

**Website** www.iskalo.com

**Federal ID#** 45-3183786 | 46-4405456

**NAICS Code**

**Will a Real Estate Holding Company be utilized to own the Project property/facility** No

**What is the name of the Real Estate Holding Company**

**Federal ID#**

**State and Year of Incorporation/Organization**

**List of stockholders, members, or partners of Real Estate Holding Company**

### Individual Completing Application

**Name** Matthew Roland

**Title** Development Project Manager for Iskalo Development Corp.

**Address** 5166 Main Street, Williamsville, NY 14221

**Phone** 716-633-2096

**Fax** 716-633-5776

**E-Mail** msroland@iskalo.com

Company Contact (if different from individual completing application)

**Name** David Chiazza  
**Title** Executive Vice President of Iskalo Development Corp.  
**Address** 5166 Main Street, Williamsville, NY 14221  
**Phone** 716-633-2096  
**Fax** 716-633-5776  
**E-Mail** dchiazza@iskalo.com

Company Counsel

**Name of Attorney** Terry Gilbride & Chris Fattey  
**Firm Name** Hodgson Russ LLP  
**Address** 140 Pearl Street, Buffalo, NY 14202  
**Phone** 716-848-1236 | 716-848-1757  
**Fax** 716-849-0349  
**E-Mail** tgilbrid@hodgsonruss.com | cfattey@hodgsonruss.com

Identify the assistance being requested of the Agency

**Exemption from Sales Tax** Yes  
**Exemption from Mortgage Tax** Yes  
**Exemption from Real Property Tax** Yes  
**Tax Exempt Financing\*** No

Note: There is an existing inducement for the project providing sales and mortgage tax abatement as well as a PILOT.

\* (typically for not-for-profits & small qualified manufacturers)

Business Organization

**Type of Business** Limited Liability Company  
**Type of Ownership**  
**Year Established** 2011  
**State of Organization** New York

List all stockholders, members, or partners with % of ownership greater than 20%

**Please include name and % of ownership.**

Iskalo Hospitality Campus Trust - Member with >50% ownership.

Applicant Business Description

**Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility**

Iskalo Development Corp. ("Iskalo") is a full service, commercial real estate development company headquartered on Main Street in Williamsville, NY and active throughout Western New York. Iskalo, through its various ownership entities (LLCs), undertakes both ground-up as well as adaptive re-use real estate projects for its own portfolio. Iskalo serves as its own developer, architect, construction manager and property manager. Principal project uses include office, medical office, light industrial, village retail and mixed-use.

<b>Estimated % of sales within Erie County</b>	95
<b>Estimated % of sales outside Erie County but within New York State</b>	5
<b>Estimated % of sales outside New York State but within the U.S.</b>	0
<b>Estimated % of sales outside the U.S.</b>	0

(\*Percentage to equal 100%)

**What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County? Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation of the estimated percentage of local purchases**

We estimate that 80% +/- of the materials, labor and services required to complete real estate projects undertaken by Iskalo Development are typically sourced in Erie County.

## Section II: Eligibility Questionnaire - Project Description & Details

### Project Location

#### **Municipality or Municipalities of current operations**

Town of Amherst

#### **Will the Proposed Project be located within the Municipality, or within a Municipality, identified above?**

Yes

#### **In which Municipality will the proposed project be located**

Town of Amherst

#### **Address**

5000-5010 Main Street

#### **If the Proposed Project is located in a different Municipality than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?**

No

(If Yes, you will need to complete Section V of this Application)

#### **SBL Number for Property upon which proposed Project will be located**

80.06-7-36.1; 80.06-7-36.2

#### **What are the current real estate taxes on the proposed Project Site**

86,881.15 (2015-2016 School and 2016 Town/County Taxes)

#### **Assessed value of land**

5000 Main: \$1,524,100; 5010 Main: \$241,600 (Figures represent an allocation of Pre-Project Assessment as per current PILOT for 5000 and 5010 Main)

#### **Assessed value of building(s)**

5000 Main: \$475,900; 5010 Main: 258,400 (Figures represent an allocation of Pre-Project Assessment as per current PILOT for 5000 and 5010 Main)

#### **Are Real Property Taxes current?**

Yes

#### **If no please explain**

#### **Town/City/Village of Project Site**

Town of Amherst

#### **School District of Project Site**

Amherst Central School District

#### **Does the Applicant or any related entity currently hold fee title to the Project site?**

N/A

#### **If No, indicate name of present owner of the Project Site**

#### **Does Applicant or related entity have an option/contract to purchase the Project site?**

Yes

#### **Describe the present use of the Proposed Project site**

Vacant former hotel and restaurant

#### **Please provide narrative of project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)**

Project involves a comprehensive interior and exterior renovation of the former Lord Amherst hotel and hotel restaurant as well as the site. The scope of the renovation to the hotel and hotel restaurant includes: (a) extensive asbestos abatement and a complete gutting of the interiors; (b) construction and installation of all new interior walls, ceilings, finishes, fixtures, furniture and equipment; (c) demolition and reconstruction of the existing "pillared" entrance/lobby section of hotel; (d) installation of new mechanical (HVAC), plumbing and electric systems and fixtures; (e) replacement of roof and soffits, and construction of ventilation dormers; (f) replacement of all windows; (g) excavation of new lower level in hotel for construction of hotel "back-of-the-house" operations, hotel amenity areas, and additional guest rooms; (h) installation of three elevators; (i) reconstruction of the majority of the parking lot, walks and landscape areas (including related storm water infrastructure) to enhance aesthetic appeal of property and improve handicap accessibility; (j) construction of a "pocket park" amenity in location of former hotel pool; (k) installation of site lighting and exterior architectural lighting; (l) construction of additions to restaurant; (m) replacement of restaurant kitchen hood and grease trap; and (n) installation of new electric service. Upon completion of the improvements, the Project will be operated as the Town of Amherst's only full-service, upscale, independent boutique hotel. The hotel will include 92 guest rooms and related support space, public space, restaurant and other hotel amenities.

**Describe the reasons why the Agency's Financial Assistance is necessary and how the Financial Assistance enables the company to undertake the Project to facilitate investment, job creation and/or job retention. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)**

The applicant's decision to acquire the property at 5000-5020 Main Street and pursue its redevelopment was reliant upon its inclusion in a Neighborhood Enhancement Area established by the Town of Amherst and the IDA benefits (sales/mortgage tax and PILOT) that would accrue therefrom that would serve to partially offset the considerable redevelopment costs that would be involved. In addition to the development of a new hotel (the Hyatt Place), the redevelopment plan for the property included the retention and renovation of the existing Lord Amherst hotel/restaurant due to its longstanding, familiar presence and context on this section of Main Street. As with most renovation projects, the amount of investment required for renovation of the hotel/restaurant, as described in this application, is substantially greater than what it would cost to replace it with an entirely new hotel. For reference, the estimated cost of the renovation will exceed the cost of the Hyatt Place by \$50,000 per guest room. Consistent with the intent of the Neighborhood Enhancement Zone policy which is to encourage redevelopment of targeted properties in the Town, the benefits approved via the prior inducement of this project by the Amherst IDA and this request for an amended sales/mortgage tax exemption and PILOT are being counted on to partially offset the substantial cost premium of the Project and otherwise aide in making it economically viable.

**Will project include leasing any equipment?**

No

**If yes, please describe equipment and lease terms.**

#### Site Characteristics

**Will the Project meet zoning/land use requirements at the proposed location?**

Yes

**Describe the present zoning/land use**

General Business ("GB")

**Describe required zoning/land use, if different**

**If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements**

**Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?**

No

**If yes, please explain**

Please see Phase I Environmental Site Assessment dated 2011 that was previously provided to the AIDA with the original application, which report indicated no presence of contaminants or recognized environmental conditions that would complicate the development/use of the property.

**Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?**

Yes

If yes, please provide a copy.

Phase I Environmental Site Assessment was provided in 2012 and indicated no presence of contaminants or recognized environmental concerns that would complicate the development/use of the property.

**Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?**

No

If yes, please provide copies of the study.

**If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?**

The equipment being purchased for the Project is non-manufacturing equipment and consists of typical hotel/restaurant furnishings & equipment.

You may also attach additional information about the machinery and equipment at the end of the application.

**Does or will the company or project occupant perform research and development activities on new products/services at the project location?**

No

If yes, please explain.

**What percentage of annual operating expenses are attributed to the above referenced research and development activities?**

N/A

Select Project Type for all end users at project site (you may check more than one)

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Determination contained in Section IV of the Application.

Please check any and all end uses as identified below.

**Retail Sales**      No                                      **Services**      Yes

For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4) (i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

**No Manufacturing**

**No Multi-Tenant**

**No Mixed Use**

**Yes Acquisition of Existing Facility**

**Yes Commercial**

**No Facility for the Aging**

**No Housing**

**No Back Office**

**No Civic Facility (not for profit)**

**Yes Equipment Purchase**

**No Retail**

**No Other**

Project Information**Estimated costs in connection with project****Land and/or Building Acquisition**

\$ 1,950,000	53,900+/- square feet	2.91+/- acres
--------------	-----------------------	---------------

**New Building Construction**

\$ 0	square feet
------	-------------

**New Building addition(s)**

\$ 500,000	2000+/- square feet
------------	---------------------

**Infrastructure Work**

\$ 0
------

**Renovation**

\$ 12,500,000	53,900+/- square feet
---------------	-----------------------

**Manufacturing Equipment**

\$ 0
------

**Non-Manufacturing Equipment: (furniture, fixtures, etc.)**

\$ 3,750,000
--------------

**Soft Costs: (professional services, etc.)**

\$ 1,225,000
--------------

**Other Cost**

\$ 0
------

**Explain Other Costs****Total Cost**

\$ 19,925,000
---------------

**Project Refinancing; estimated amount (for refinancing of existing debt only)**

\$ 16,000,000
---------------

Sources of Funds for Project Costs:**Estimated Mortgage Amount (Sum total of all financing – construction and bridge)**

\$ 16,000,000
---------------

**Lender Name, if Known**

Bank of Castile (\$13MM); Lender To Be Determined (\$3MM)
---

**Equity**

3,925,000
-----------

**Have any of the above costs been paid or incurred as of the date of this Application?**

Yes
-----

**If Yes, describe particulars:**

Expenditures already incurred are for the purchase of the property, abatement & demolition costs, a portion of the renovation, and soft costs related to the prior financing of the project...all covered under the existing inducement.

Construction Cost Breakdown:**Total Cost of Construction**

\$ 13,000,000	(sum of 2,3,4,5, and/or 7 in Question K, above)
---------------	---

**LORD AMHERST HOSPITALITY PROJECT**

	<b>Project</b> 55,900 +/- sf	<b>Hotel</b> 45,900 +/- sf	<b>Hotel Restaurant</b> 10,000 +/- sf
<b>Property Acquisition</b>	\$ 1,950,000	\$ 1,462,500	\$ 487,500
<b>Building Renovations</b>	\$ 12,500,000	\$ 10,000,000	\$ 2,500,000
<b>Building Additions (2,000 +/-sf)</b>	\$ 500,000	\$ -	\$ 500,000
<b>Furniture, Fixtures &amp; Equipment</b>	\$ 3,750,000	\$ 3,000,000	\$ 750,000
<b>Soft Costs</b>	\$ 1,225,000	\$ 918,750	\$ 306,250
<b>Project Cost</b>	\$ 19,925,000	\$ 15,381,250	\$ 4,543,750
<b>Loan Amounts</b>	\$ 16,000,000	\$ 13,000,000	\$ 3,000,000

Note: SF Areas exclude lower level (basement) areas



**Cost for materials**

\$ 6,500,000

**% sourced in Erie County**

80%

**% sourced in State**

100% (including Erie County)

**Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit**

\$ 10,250,000

**Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):**

\$ 896,875

**Note: This figure includes the estimated Sales Tax Benefit from the prior inducement.**

For proposed facility please include # of sq ft for each of the uses outlined below

		<b>Cost</b>	<b>% of Total Cost</b>
<b>Manufacturing/Processing</b>	square feet	\$ 0	0
<b>Warehouse</b>	square feet	\$ 0	0
<b>Research &amp; Development</b>	square feet	\$ 0	0
<b>Commercial</b>	55,900 square feet	\$ 13,000,000	100
<b>Retail</b>	square feet	\$ 0	0
<b>Office</b>	square feet	\$ 0	0
<b>Specify Other</b>	square feet	\$ 0	0

**If you are undertaking new construction or renovations, are you seeking LEED certification from the US Green Building Council?**

No

**If you answered yes to question above, what level of LEED certification do you anticipate receiving? (Check applicable box)**

<BLANK>

**Provide estimate of additional construction cost as a result of LEED certification you are seeking**

**Will project result in significant utility infrastructure cost or uses**

No

What is your project timetable (Provide dates)

**Start date : acquisition of equipment or construction of facilities**

1/1/2016

**End date : Estimated completion date of project**

1/1/2017

**Project occupancy : estimated starting date of operations**

2/1/2017

**Have construction contracts been signed?**

Yes

**Have site plans been submitted to the appropriate planning department for approval?**

Yes

**Has the Project received site plan approval from the appropriate planning department?**

Yes

**Is project necessary to expand project employment?**

Yes

**Is project necessary to retain existing employment?**

No

Employment Plan (Specific to the proposed project location):

	<b>Current # of jobs at proposed project location or to be relocated at project location</b>	<b>If project is to retain jobs, number of jobs to be retained</b>	<b>Total # of jobs 2 years after project completion</b>	<b>Net total new jobs</b>
<b>Full time</b>	0	0	11	11
<b>Part time</b>	0	0	75	75
<b>Total</b>	0	0	86	

**If you estimated new job growth over the next 2 years, please provide a short description of how those estimates were calculated (i.e. jobs per square foot, new contracts/increased revenues, etc.)**

Job projections were provided based upon industry averages for a hotel of similar size and service level. Actual jobs will fluctuate during the year due to the seasonal nature of the hotel/restaurant business. Annual Payroll figure below is the total of projected wages for both salaried and hourly employees. The projected salary range below is for salaried employees only.

Employment at other locations in Erie County: (provide address and number of employees at each location):

<b>Address</b>			
<b>Full time</b>	0	0	0
<b>Part time</b>	0	0	0
<b>Total</b>	0	0	0

**Will any of the facilities described above be closed or subject to reduced activity?**

No

Payroll Information

**Annual Payroll at Proposed Project Site**

\$ 1,493,480

**Estimated average annual salary of jobs to be retained**

\$ 0

**Estimated average annual salary of jobs to be created**

\$ 44,800

**Estimated salary range of jobs to be created**

**From** \$ 23,000 **To** \$ 90,000

**Is the project reasonably necessary to prevent the project occupant from moving out of New York State?**

N/A

**If yes, please explain and identify out-of-state locations investigated**

**What competitive factors led you to inquire about sites outside of New York State?**

**Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?**

N/A

**If yes, please indicate the Agency and nature of inquiry below**

**Do you anticipate applying for any other assistance for this project?**

Yes

**If yes, what type of assistance (Historic Tax Credits, 485(a), Grants, Utility Loans, Energy Assistance, Workforce Training)**

NYSERDA benefit for energy efficient equipment and lighting

### Section III: Adaptive Reuse Projects

Are you applying for tax incentives under the Adaptive Reuse Program? No

What is the age of the structure (in years)? 0

Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure being utilized for a use for which the structure was not designed or intended) **N/A**

If yes, number of years vacant? 0

Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class) **N/A**

If yes, please provide dollar amount of income being generated, if any \$ **N/A**

Does the site have historical significance? **N/A**

Are you applying for either State/Federal Historical Tax Credit Programs? **N/A**

If yes, provide estimated value of tax credits \$

Briefly summarize the financial obstacles to development that this project faces without Amherst IDA or other public assistance. Please provide the Amherst IDA with documentation to support the financial obstacles to development (you will be asked to provide cash flow projections documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages)

Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide ECIDA with documentation of this support in the form of signed letters from these entities

Please indicate other factors that you would like ECIDA to consider such as: structure or site presents significant public safety hazard and or environmental remediation costs, site or structure is located in a distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, site or structure is presently delinquent in property tax payments

### Section IV: Retail Determination

**Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?** Yes

If yes, complete the Retail Questionnaire Supplement below.

**What percentage of the cost of the project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project?** 100 %

If the answer to this is **less than 33%** do not complete the remainder of the page and proceed to the next section (Section V: Inter-Municipal Move Determination).

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

**Will the project be operated by a not-for-profit corporation?** No

**Is the project location or facility likely to attract a significant number of visitors from outside the economic development region (Erie, Niagara, Allegheny, Chautauqua and Cattaraugus counties) in which the project will be located?** Yes

If yes, please provide a third party market analysis or other documentation supporting your response.

Please see Tourism Economics study enclosed herewith as well as the guest origination data referenced in the Cover Letter to this application.

**Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality? Are services provided at the proposed project site needed because of a lack of reasonably accessible retail trade facilities offering such goods or services?** Yes

If yes, please provide a market analysis supporting your response.

**Will the project preserve permanent, private sector jobs or increase the overall number of permanent private sector jobs in the State of New York?** Yes

**If yes, explain**  
As a new hotel/restaurant, project will create private sector jobs.

**Is the project located in a Highly Distressed Area?** No

## Section V: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

**Will the project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state?** No

**Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?** No

**If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:**

**Does this project involve relocation or consolidation of a project occupant from another municipality or abandonment of an existing facility?**

**Within New York State** No

**Within Erie County** No

**If Yes to either question, please, explain**

**Will the project result in a relocation of an existing business operation from the City of Buffalo?**

No

**If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)**

**What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)**

**If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?**

No

**What factors have lead the project occupant to consider remaining or locating in Erie County?**

**If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?**

**Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.**

## Section VI: Facility Type - Single or Multi Tenant

**Is this a Single Use Facility or a Multi-Tenant Facility?**

Single Use Facility

For Single Use Facility

<b>Occupant Name</b>	Iskalo 5000 Main LLC & Iskalo 5010 Main LLC
<b>Address</b>	5166 Main Street, Williamsville, NY 14221
<b>Contact Person</b>	David Chiazza, Executive Vice President
<b>Phone</b>	716-633-2096
<b>Fax</b>	716-633-5776
<b>E-Mail</b>	dchiazza@iskalo.com
<b>Federal ID #</b>	453183786
<b>SIC/NAICS Code</b>	

Multi-Tenant Facility

**Please explain what market conditions support the construction of this multi-tenant facility**

**Have any tenant leases been entered into for this project?**

<BLANK>

**If yes, please fill out a tenant form in section VII, for each tenant.**

Tenant Name	Current Address (city, state, zip)	# of sq ft and % of total to be occupied at new project site	SIC or NAICS-also briefly describe type of business, products services, % of sales in Erie Co.
-------------	------------------------------------	--	--

Note: Hotel restaurant component may be leased to a third party operator. No lease has been executed at the time of this application.

## Section VII: Environmental Questionnaire

### General Background Information

#### Address of Premises

#### Name and Address of Owner of Premises

Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)

Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises

Describe all known former uses of the Premises

Does any person, firm or corporation other than the owner occupy the Premises or any part of it?

<BLANK>

If yes, please identify them and describe their use of the property

Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?

<BLANK>

If yes, describe and attach any incident reports and the results of any investigations

Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?

<BLANK>

If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances

Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?

<BLANK>

If yes, describe in full detail

### Solid And Hazardous Wastes And Hazardous Substances

Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum, petroleum-related products, solid and hazardous wastes or hazardous substances?

<BLANK>

If yes, provide the Premises' applicable EPA (or State) identification number

Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?

<BLANK>

If yes, please provide copies of the permits.

Identify the transporter of any hazardous and/or solid wastes to or from the Premises

Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years

Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?

<BLANK>

If yes, please identify the substance, the quantity and describe how it is stored



Discharge Into Waterbodies

**Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges**

**Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site**

**Is any waste discharged into or near surface water or groundwaters?**

<BLANK>

**If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste**

Air Pollution

**Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?**

<BLANK>

**If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source**

**Are any of the air emission sources permitted?**

<BLANK>

**If yes, attach a copy of each permit.**

Storage Tanks

**List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the tanks**

**Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?**

<BLANK>

**If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved**

Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos

**Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.**

**Have there been any PCB spills, discharges or other accidents at the Premises?**

<BLANK>

**If yes, relate all the circumstances**

**Do the Premises have any asbestos containing materials?**

<BLANK>

**If yes, please identify the materials**