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Phase I Environmental Site Assessment (ESA)

ASTM E1527-21 - Standard Practice for Environmental Site Assessments

The KOW Hub Sample Project

123 Main Street, New York, NY 10023

KOW Job Number:

2026-SAMPLE

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Transmittal Letter

KOW Building Consultants
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Original Issue Date: May 18, 2026

Project Name: Sample Project

Prepared For:

Jane Doe
ABC Bank
123 Bank Street
New York, NY 10023

Reliant Parties:

Thank you for the opportunity to perform a Phase I Environmental Site Assessment (ESA) for the above-referenced property. The attached report has been prepared in general conformance with ASTM E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312). Should you have any questions regarding the findings, opinions, or recommendations contained herein, please contact us.

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This report is for the exclusive use of the client and the reliant parties listed above. No other use or third-party is intended, either by the client or KOW Building Consultants.

Executive Summary

Executive Summary

At the request of **Jane Doe** of **ABC Bank** (User), KOW Building Consultants, Inc. (KOW) performed a Phase I Environmental Site Assessment (ESA) of the property located at **123 Main Street** (Subject Property) (Figure 1). The Phase I ESA is intended to define the historical uses of the Subject Property and identify any potential Recognized Environmental Conditions (RECs) that could warrant further consideration, in accordance with ASTM International Standard Practice E1527-21 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

Building Information

Field	Value
Site Address(es)	123 Main Street
County	New York County
City	New York
State	NY
Zip Code	10023
Property Identifier	Sample Parcel ID
Total Area	14,050 square feet
Number of Buildings	1
Total Residential Units	100
Total Commercial Units	3
Stories	14
Year Built	1927
Residential Area	150,827 square feet
Commercial Area	4,000 square feet
Owner	Sample Property Owner LLC
Parking Spaces	0
Flood Zone	X
Flood Zone Panel	Sample FEMA Panel
Program	Freddie Mac
Deal Identifier	Sample
Loan Number	Sample Number
Seller / Servicer	Example Seller
Assessor's Parcel Identifier	Sample Parcel ID
Property Name	123 Main Street
Report Prepared For	ABC Bank
Minimum Units Required	5
Units Inspected	11 / 11%

Executive Summary

Agency / Lender Requirements

Field	Value
AAI / ASTM Basis	Chapter 61 overlay; AAI compliant: Yes
EP Declaration Included	Yes
Historical Review Completed	Yes
Regulatory Review Completed	Yes
Drinking Water Source	Public
Drinking Water Quality	No concern identified
Drinking Water Notes	Drinking water is supplied by a municipal system
Hazardous Materials	Managed with O&M / controls
Storage Tanks	No concern identified
PCB	No concern identified
Asbestos	No concern identified
Lead-Based Paint	Managed with O&M / controls
Radon	No concern identified
Mold	No concern identified
Superlien	No concern identified
Neighborhood Hazardous Activity	No neighborhood hazardous waste or activity was found that could have adversely impacted the Subject Property.
Prior Use Concern	No concern from prior use was found that could have adversely impacted the Subject Property.
Owner Liability	No concern identified
Health / Safety Concern	No concern identified
Marketability Concern	No concern identified
Additional Study Recommended	No
Recommendation / Remedy Summary	No recommendation or remedy is suggested at this time.
Estimated Remedy Cost	0
Reviewer Resume Included	Yes

Assessment Checklist

Assessment Component	No Further Action	Recognized Environmental Conditions	Non-ASTM Environmental Concerns	Additional Work Warranted
2.5 Property Use	✓			No Further Action
2.6 Adjacent Properties	✓			No Further Action
3.0 User Information	✓			No Further Action
4.1 Regulatory Review	✓			No Further Action
4.2 Historical Review	✓			No Further Action
5.1 USTs/ASTs	✓			No Further Action

Executive Summary

Assessment Component	No Further Action	Recognized Environmental Conditions	Non-ASTM Environmental Concerns	Additional Work Warranted
5.2 Chemical Storage and Usage	✓			No Further Action
5.3 Chemical Spills	✓			No Further Action
5.4 Odors	✓			No Further Action
5.5 PCBs	✓			No Further Action
5.6 Waste Disposal	✓			No Further Action
5.7 Wells, Sumps, & Floor Drains	✓			No Further Action
5.8 PFAS	✓			No Further Action
6.1 Asbestos	✓			No Further Action
6.2 Lead in Paint			✓	Adoption of O&M plan.
6.3 Wetlands	✓			No Further Action

Property Summary

The Subject Property is located at **123 Main Street in New York, NY** (Sample Parcel ID). The Subject Property is situated on an approximately **14,050** square foot lot and is improved with a **14-story elevator co-op building** constructed around **1927**. The building contains approximately **150,827** square feet of residential area encompassing **100** residential units and approximately **4,000** square feet of commercial area encompassing **3** commercial units. The Subject Property is located within Flood Zone **X** per FEMA Panel **Sample FEMA Panel**. The building has a basement containing its electric meters, water main, gas meters, and boilers. The building has a multilayered roof, with a water tower and tenant maintained elevator bulkhead.

Findings & Recommendations Summary

Based on information gathered as a result of the Phase I ESA process in conformance with ASTM Standard Practice E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), KOW Building Consultants has identified the following in association with the Property:

Relevant Findings

Relevant findings identified at the Property during this assessment are summarized below:

- The Subject Property is depicted as developed since at least 1896, when it was improved by multiple dwellings. The Property was redeveloped in 1927 with the building currently present at the Property today. The Subject Property has primarily seen occupancy from residential tenants, with some commercial and medical tenants historically listed as well.*
- Heat for the Subject Property is generated by an Armstrong shell and tube heat exchanger. Old, out of service steam hot water storage tanks were observed in the cellar. Cooling is provided by tenant maintained units.*
- There are records of a 9,500-gallon capacity #6 fuel oil AST at the Subject Property. Records indicate this tank was converted for non-regulated use in 1996, but this tank was not observed onsite. This listing indicates that Mr. John Sample is the affiliated contact, and in an interview with Mr. Sample he indicated that he has no knowledge of any current or previous oil storage tanks on site and that the building has always used a utility steam system. There*

Executive Summary

have been no recorded releases related to any tanks at the Property.

- *The Subject Property was listed on the EDR Hist Cleaner database. Our office does not believe onsite dry cleaning took place at the Subject Property due to the nature of the building, conditions observed during out inspection, and interviews with property management.*
- *The surrounding area has seen consistent residential, commercial, and institutional use since at least 1896, with little changing structurally in the area since 1939.*

Recognized Environmental Conditions (RECs)

ASTM Standard Practice E1527-21 defines RECs as: the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

No RECs were identified at the Subject Property.

Historical Recognized Environmental Conditions (HRECs)

An HREC, as defined in the ASTM Standard, is a past release of hazardous substances or petroleum products that has occurred in connection with the Subject Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the Subject Property to any required controls.

No HRECs were identified at the Subject Property.

Controlled Recognized Environmental Conditions (CRECs)

A CREC, as defined in the ASTM Standard, is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

No CRECs were identified at the Subject Property.

De minimis Conditions

A de minimis condition, as defined in the ASTM Standard, is a condition that generally does not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs or CRECs.

No de minimis conditions were identified at the Subject Property.

Business Environmental Risk

Business Environmental Risk (BER) is defined by the ASTM Standard Practice E1527-21 as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

Executive Summary

Based on the age of the building, it should be presumed that lead-based paint (LBP) is present. Our office recommends that O&M Plans should be implemented, or testing should be done on affected materials to ensure there is no undue disturbance of hazardous materials.

The provided ACM survey conducted by XYZ testing was intended to survey friable and non-friable ACMs that were determined to be impacted during the planned renovations. Based on the Scope of Work provided, this testing appears sufficient. Our office recommends additional testing if the scope of the renovation is altered or expanded to impact additional suspected ACMs, or prior to any future renovations. No additional friable suspected ACMs were identified during the inspection.

A detailed summary of these locations and testing results has been attached in Appendix J of this report.

Vapor Encroachment Condition (VEC)

A VEC, as defined in the ASTM Standard, is the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property.

No VECs were identified at the Property during this assessment.

1.0 Introduction

Introduction & Scope

At the request of the User, KOW performed a Phase I Environmental Site Assessment of the Subject Property (Figure 1). The Phase I ESA is intended to define the historical uses of the Site and identify any potential Recognized Environmental Conditions (RECs) that could warrant further consideration, in accordance with ASTM International Standard Practice E1527-21 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

The Phase I ESA was conducted in accordance with the scope of work presented in the contract between KOW Building Consultants and the User, and in general accordance with the ASTM International Standard Practice E1527-21 (Standard Practice for Environmental Site Assessments), consistent with the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) Rule (40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule).

The purpose of the Phase I ESA was to identify, to the extent feasible, RECs in connection with the Site. ASTM Standard Practice E1527-21 defines RECs as: the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

ASTM Standard Practice E1527-21 provides that identified RECs can be evaluated and classified into Controlled Recognized Environmental Conditions (CRECs) or Historical Recognized Environmental Conditions (HRECs) based on the following definitions:

ASTM Standard Practice E1527-21 defines a CREC as: a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

ASTM Standard Practice E1527-21 defines a HREC as: a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Additionally, this Phase I ESA report included review of the regulatory database discussed therein in relation to Section 8.3 of the ASTM E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. If soil or groundwater is contaminated with a volatile compound (that is, something that can escape from water or soil to air, such as gasoline and solvents), that contaminant can migrate through the soil and end up in the air inside of buildings, especially within basement areas. The ASTM standard named this a vapor encroachment condition (VEC).

1.0 Introduction

Introduction & Scope Continued

In order to assess the potential for RECs associated with the Site, KOW utilized a variety of information sources to perform the Phase I ESA, including a radial information search from federal, state, and local regulatory agency databases; Freedom of Information Law (FOIL)/public records responses from federal, state, and local regulatory agencies; and readily available information from the following sources: historical aerial photographs, historical topographic maps, Certified Sanborn Fire Insurance maps, and a City Directory Abstract. The historical research and interviews were conducted in order to develop an understanding of the following:

- Current and past uses of the Site;
- Current and past uses of hazardous substances and/or petroleum at the Site, if any;
- Waste management and disposal practices that might have potentially caused releases or threatened releases of hazardous substances and/or petroleum products at the Site;
- Current and past corrective actions and response activities undertaken to address past and ongoing releases of hazardous substances and/or petroleum products at the Site, if any;
- The existence of any engineering and/or institutional controls recorded for the Site; and
- Current and past uses of adjoining properties that could have resulted in releases or threatened releases of hazardous substances and/or petroleum products to the Site.

As outlined in ASTM E1527-21 Standard Practice, this Phase I Environmental Site Assessment does not include any testing or sampling of materials such as soil, water, air, or building materials.

Other environmental considerations such as asbestos-containing materials (ACMs), lead-based paint (LBP), lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-21. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

Liam Harrison; Matt Murphy served as the Environmental Professional(s) who conducted this Phase I ESA, review, and issuance. Professional profiles are provided in Appendix H. Please contact our office for references if desired.

2.0 Methods of Investigation

2.1 General

The methods of investigation used to conduct this Phase I ESA are outlined in the following sections.

The activities performed in conjunction with the Phase I ESA of the Site include:

- Review of federal, state, and local environmental regulatory agency databases provided by Environmental Data Resources (EDR), Inc., indicating locations of environmental concern within specified radii from the Site (Appendix B);
- Submission of government records requests and inquiries to federal, state, and local regulatory agencies (Appendix C);
- Review of historical information for the Site and surrounding areas;
- Reconnaissance of the Site and surrounding area; and
- Interviews with Site representatives and other knowledgeable parties, as available.

2.2 Review of Readily Available Information

Resource	Description / Notes
Radius Map(s)	EDR Radius Map with GeoCheck (EDR report) (Appendix B)
Certified Sanborn Fire Insurance Map(s)	Maps for intermittent years (Appendix D)
Historical Aerial Photograph(s)	Aerial photographs for intermittent years (Appendix E)
United States Geological Survey Topographic Map(s)	Topographic maps for intermittent years (Appendix F)
City Directory	EDR City Directory Abstract (Appendix G)
Interviews Conducted	On-site personnel (see Section 10.0 for details)

2.3 Site and Surrounding Area Reconnaissance

Pursuant to ASTM Standard Practice E1527-21, KOW Building Consultants conducted a reconnaissance of the Site and surrounding area to identify, investigate, and assess potential RECs and other environmental concerns. The reconnaissance included observation of the Site, including all structures, buildings, and surrounding area to determine the current use and condition of the Site, indications of past uses of the Site, and current uses of adjoining properties and the surrounding area. During the Site reconnaissance, KOW Building Consultants placed particular emphasis on identifying the following features, if present, in accordance with ASTM E1527-21:

- Hazardous substances and petroleum products in connection with identified uses;
- Storage tanks;
- Odors;
- Pools of liquid;
- Drums;
- Hazardous substances and petroleum products containers;
- Unidentified substance containers;
- Polychlorinated biphenyls (PCBs);
- Heating and cooling systems;
- Stains or corrosion;
- Drains and sumps;

2.0 Methods of Investigation

- Pits, ponds, or lagoons;
- Stained soil or pavement;
- Stressed vegetation;
- Solid waste;
- Wastewater;
- Wells; and
- Septic systems.

In addition, observation of the general topographic setting of the Site was made, and inquiry was made into the source of potable water for the Site and other utilities, as presented in Section 6.0. Photographs from the Site Reconnaissance are presented in Appendix A.

3.0 Site Description

Property Description

The Subject Property is located at **123 Main Street** in **New York, NY** (Sample Parcel ID). The Subject Property is situated on an approximately **14,050** square foot lot and is improved with a **14-story elevator co-op building** constructed around **1927**. The building contains approximately **150,827** square feet of residential area encompassing **100** residential units and approximately **4,000** square feet of commercial area encompassing **3** commercial units. The Subject Property is located within Flood Zone **X** per FEMA Panel **Sample FEMA Panel**. The building has a basement containing its electric meters, water main, gas meters, and boilers. The building has a multilayered roof, with a water tower and tenant maintained elevator bulkhead.

Surrounding Properties

Direction	Use
North	<u>127 Main Street</u> : 13-story residential building.
East	<u>125 Main Street</u> : 14-story residential building.
South	<u>121 Main Street</u> : 14-story residential building.
West	<u>130 Cross Street</u> : Five-story residential building.

Topography & Hydrology

Category	Description
Maps	7.5 Minute Topographic Maps, 24000 scale for the regional quadrangle for 2023
Direction of Slope / Hydrology	Subject Property appears to be on relatively flat land with a slight slope downhill towards the east. Groundwater is assumed to flow in the same direction as the declining elevation, towards the east.
Elevation	Approximately 64 feet above sea level.
Surface Water	The nearest body of surface water is the a municipal water feature located in a nearby park, approximately 1,200 feet to the west of the Subject Property.

4.0 Site History

4.1 Historical Site and Surrounding Property Usage

Based on a review of historical sources including Certified Sanborn Fire Insurance maps, historical aerial photographs, topographic maps, and the City Directory Abstract, the following historical use summary has been developed for the Subject Property located at **123 Main Street**, New York, NY and the surrounding area. The Subject Property is depicted as developed since at least 1896, when it was improved by multiple dwellings. The Property was redeveloped in 1927 to be developed by the building currently present at the Property today. The Subject Property has primarily seen occupancy from residential tenants, with some commercial and medical tenants historically listed as well. The surrounding area has seen consistent residential, commercial, and institutional use since at least 1896, with little changing structurally in the area since 1939.

4.2 Certified Sanborn Fire Insurance Maps

Date	Summary
1896	Subject Property The Property is depicted as improved with multiple dwellings. North The adjoining sites are depicted as improved with multiple dwellings. South The adjoining sites are depicted as largely vacant. East The area is depicted as improved with some vacancies and some dwellings. West The adjoining sites are depicted as improved with multiple dwellings.
1911	Subject Property No change from previous map. North No change from previous map. South The adjoining sites are depicted as improved with multiple dwellings. East The adjoining sites are depicted as improved with multiple dwellings and mixed use buildings along Main Street. West No change from previous map.
1939 through 2005	Subject Property The Property is depicted as improved with the building standing there today. North The adjoining sites are depicted as improved with multiple dwellings and a mixed use building along Main Street. South The adjoining site along Main Street has been redeveloped to be a mixed use apartment building. East Adjoining sites across Main Street have been redeveloped into larger multifamily apartment buildings. Some mixed use buildings are still present. West No change from previous map.

4.3 Historical Aerial Photographs

Year	Summary
1924 through 2024	The historical aerial photographs reviewed generally corroborated reviewed historical Certified Sanborn Fire Insurance maps. Review of aerial photographs did not reveal environmentally significant information not already reviewed or revealed in the review of historical Certified Sanborn Fire Insurance maps.

4.0 Site History

4.4 Historical Topographical Maps

Maps	Comments
15 Minute Topographic Maps, 62500 scale for the regional quadrangle for 1897, 1898, and 1900 7.5 Minute Topographic Maps, 24000 scale for the regional quadrangle for intermittent years between 1947 and 2023	The maps did not indicate any environmentally significant uses such as landfills on or adjacent to the subject properties, nor did they suggest any significant elevation changes consistent with cut-and-fill operations. The Subject Property appears to be on relatively flat land with a slight slope downhill towards the east.

Recorded land title records and Activity Use Limitations may include explicit recognition by a federal, tribal, state, or local regulatory agency that residual levels of hazardous substances or petroleum products may be present on a property, and that unrestricted use of the property may not be accepted. KOW was not provided with land title records or made aware of any AULs on the Site.

4.5 Lien Search and Activity Use Limitations

Subject	Comments
Environmental Liens	No recorded environmental liens were noted. Our office did not complete an independent search for liens as this is outside the scope of a standard ASTM Phase I ESA.
Activity Use Limitations	No recorded AULs were reported to our office. Our office did not complete an independent search for liens as this is outside the scope of a standard ASTM Phase I ESA.

4.6 City Directory Abstract

Subject	Comments
Time Period	1920-2024
Sources Utilized	Standard city directory and telephone directory sources
Subject Property Tenants	The Subject Property is listed as primarily having had residential tenants, with some commercial and medical tenants listed as well. None of the tenants listed are likely to have engaged in environmentally sensitive activities at the Subject Property.
Adjoining and Surrounding Tenants	The surrounding area is largely occupied by residential, commercial, and medical tenants. The following tenants are of some note environmentally: • Nearby Parcel: A parking garage (1963-2022) None of the listed tenants have any evidence of contributing to environmental conditions at the Subject Property.

5.0 Historical Records Review

5.1 Environmental Database Review

This section summarizes the information regarding the Subject Property and adjacent or nearby properties that is contained in the standard and additional environmental record sources reviewed by KOW Building Consultants in accordance with ASTM Standard Practice E1527-21.

Environmental Database Review

KOW Building Consultants used a computerized environmental database and radius map report prepared by Environmental Data Resources, Inc. (EDR) to conduct a government records database search of properties of potential environmental concern. Additionally, facilities located immediately adjacent to the Site and topographically or hydraulically upgradient to the Site are examined due to their close proximity to the Site and the potential for surface water discharges (e.g., stormwater runoff, surface water effluent discharges) to enter the Site or through the migration of groundwater or soil vapor. Appendix B contains a complete copy of the EDR Radius Map Report with GeoCheck.

A database search was performed that identified sites listed on state and federal databases within the ASTM-required search distances. Non-ASTM-required databases were reviewed at the discretion of KOW personnel and are described at length in Appendix B. ASTM-required databases and their corresponding search distances are as follows:

1.0-Mile Search Radius

- Federal National Priority List (NPL)
- Federal RCRA CORRACTS Facilities List
- State- and Tribal-Equivalent NPL

0.5-Mile Search Radius

- Federal Delisted NPL
- Federal CERCLIS/SEMS
- Federal CERCLIS NFRAP List/SEMS-Archive
- Federal RCRA non-CORRACTS TSD Facilities List
- State- and Tribal-Equivalent CERCLIS
- State and Tribal Landfill and/or Solid Waste Disposal Site Lists
- State and Tribal Leaking Underground Storage Tanks (LUSTs)
- State and Tribal Voluntary Cleanup Sites
- State and Tribal Brownfields Sites

Subject Property and Adjacent Properties Only

- Federal RCRA Generators List
- State and Tribal Registered Storage Tanks

Subject Property Only

- Federal ERNS List
- Federal Institutional Controls/Engineering Controls Registries
- State and Tribal Institutional Controls/Engineering Controls Registries

Subject Property Listings

Field	Details
Facility Name	SAMPLE FACILITY NAME
Address	123 MAIN STREET

5.0 Historical Records Review

Field	Details
Regulator Status	AST, CITY LAND USE, EDR Hist Cleaner
Comments	The Property is listed as having had an aboveground storage tank with a steel/carbon steel/iron construction and a capacity of 9500 gallons. The Facility ID for the Property is listed as a Sample Facility ID and the Tank ID is listed as a Sample Tank ID. The tank is listed as having been for the storage of #6 fuel oil and the tank as having its bottom rest on soil, not allowing for visual inspection. An installation date is not reported, but the tank is listed as having been closed and converted to non-regulated use on 09/01/1996. Onsite interviews revealed no knowledge of an oil tank having previously been at the Subject Property. In addition, old, out of service steam boilers were observed, potentially dating back to the development of the building currently at the Subject Property. If this were the case, there would have been no need for a storage tank containing #6 fuel oil at the Property. Regardless, there is no evidence a release occurred at the Subject Property. The Property is also listed on the EDR Hist Cleaner database for having had a dry cleaner, a dry cleaner in 1995 and 1996, present at the Property at 123 Main Street. However, the nature of the surrounding area suggests that no onsite dry cleaning equipment would have been present at the site. Additionally, the building currently present at the Property, which would have been the development present in 1995 and 1996 as well, does not have a suitable ground level retail space for such activity to take place in. Finally, on all Certified Historical Sanborn Fire Insurance Maps reviewed, the Property is never labeled with the address 123 Main Street. The Property extends to the southwest corner of the intersection between Cross Street and Main Street, and the highest address labeled at the Subject Property along Cross Street is 129 Cross Street. It is likely that the presence of this cleaner is mislabeled in some way as to falsely present it at the Subject Property. The above mentioned dry cleaning businesses are not listed in the reviewed City Directory information discussed in Section 4.6 of this Assessment as well.
Conclusion	Due to the current regulatory status of these listings, it can be concluded that these listings do not constitute an REC for the Subject Property at this time.

Nearby Site Listing

Detail	Value
Facility Name	NEARBY RESIDENTIAL FACILITY
Address	136 CROSS STREET
Elevation	Higher, crossgradient
Distance	89 feet
Databases	NY Spills
Comments	A spill is recorded as occurring at this site on 01/28/2002 with the Spill Number Sample Spill ID and closing on 02/03/2011. The spill occurred due to a tank failure regarding a storage tank containing #2 fuel oil, with the spill releasing an unknown amount of oil. The spill took over nine years to close due to either a lack of cleanup or a lack of documentation of cleanup from 2002. Soil borings taken on 01/18/2011 revealed the soil was below TAGM 4046 VOC standards with the exception of some samples having benzo series having results above the TAGM limit. However, it was concluded that

5.0 Historical Records Review

Detail	Value
	these results were likely due to historical fill contamination and not the oil spill. It was determined that the site posed no threat to the environment or the public.
Conclusion	Based on the current regulatory status of this site and crossgradient position relative to the Subject Property, our office does not believe this site has impacted conditions at the Subject Property.

Nearby Site Listing

Detail	Value
Facility Name	A NEARBY SCHOOL
Address	140 CROSS STREET
Elevation	Higher, crossgradient
Distance	113 feet
Databases	RCRA NonGen / NLR, FINDS, ECHO
Comments	A nearby school is listed on the RCRA database with the EPA ID Sample EPA ID. It is currently registered as a verified non-generator. It has maintained this status since at least 01/01/2006. It once handled multiple kinds of hazardous waste, including ignitable waste, corrosive waste, reactive waste, lead, carcinogens, and heavy metals. The school once was reported as a Very Small Quantity Generator dated 09/02/1997. Its listings on the FINDS and ECHO databases reveal no violations identified within at least the last five years, and there is no evidence of a release at the site.
Conclusion	Based on the current regulatory status of this site, our office does not believe this site has impacted conditions at the Subject Property.

Nearby Site Listing

Detail	Value
Facility Name	A NEARBY PROPERTY OWNER
Address	150 SECOND CROSS STREET
Elevation	Higher, crossgradient
Distance	326 feet
Databases	AST
Comments	An actively used aboveground storage tank is present on the site. The site is recorded as having a a Sample Site ID with one tank, a Sample Tank ID, being present. This tank stores #2 fuel oil with a capacity of 1850 gallons. The tank is of steel/carbon steel construction while resting directly on the soil, not allowing for inspection. The tank was reportedly installed on 10/19/2001.
Conclusion	Based on the current regulatory status of the site, our office does not believe this site has impacted conditions at the Subject Property.

Nearby Site Listing

Detail	Value
Facility Name	A NEARBY MANHOLE

5.0 Historical Records Review

Detail	Value
Address	CROSS STREET & MAIN STREET
Elevation	Lower, downgradient
Distance	38 feet
Databases	NY Spills
Comments	A spill is recorded as occurring at a manhole at the intersection between Cross Street and Main Street on 03/27/2003 with the Spill Number Sample Spill ID and the spill being closed on 11/16/2004. Reportedly, approximately 5 gallons of an unknown oil were found in a transformer vault atop 800 gallons of water. No visual movement or evidence of the oils entry into the sewer or water was observed. The vault was pumped out into a tanker and cleanup was marked as completed.
Conclusion	Based on the current regulatory status of the site, our office does not believe this site has impacted conditions at the Subject Property.

5.2 Vapor Encroachment

Vapor Encroachment

A Tier 1 Vapor Encroachment Screening for the Subject Property was performed, in accordance with ASTM International Practice E2600-22. Environmental Data Resources, Inc. (EDR) was used to conduct the appropriate searches of federal and state sites identified within the area of concern (AOC) specified by ASTM E2600-22. A Vapor Encroachment Condition (VEC) is defined by ASTM E2600-22 as the presence or likely presence of chemicals of concern (COC) vapors in the sub-surface of the target property caused by the release of vapors from contaminated soil or groundwater either on or near the target property. The appropriate minimum search distances surrounding the Subject Property are as follows:

5.2 Minimum Search Distances

Up-Gradient	Cross-Gradient	Down-Gradient
1/3 mile for chemicals of concern sources 1/10 mile for petroleum hydrocarbon sources	100 feet for chemicals of concern sources/petroleum hydrocarbon Light Non-Aqueous Phase Liquid (LNAPL) sources plus plume width consideration. 30 feet for dissolved petroleum hydrocarbon sources plus plume width consideration.	100 feet for chemicals of concern sources/petroleum hydrocarbon LNAPL sources. 30 feet for dissolved petroleum hydrocarbon sources.

Vapor Encroachment Conclusion

Conclusion: No listings that could not be ruled out as a possible VEC have been identified at this time.

5.3 FOIL / Public Records Responses

Agency	Summary
United States Environmental Protection Agency	Status: Pending Online access, request filed for additional documents, response pending.
State Department of Environmental Conservation	Status: Pending Records evaluated online using the DECinfo Locator. FOIL request submitted but is pending a response at this time.

5.0 Historical Records Review

Agency	Summary
City Fire Department	Status: Pending Request filed and response is pending.
City Department of Environmental Protection	Status: Pending Response pending.
City Department of Buildings	Status: Pending Online access, request filed for additional documents.
City Department of Health	Status: Not Applicable No records found online.

6.0 Site Reconnaissance

6.1 Property Use

Subject	Comments
Current Use of Property	The Property currently sees use as an elevator co-op building, primarily serving residential tenants.

Adjoining Property Uses

Direction	Tenant / Use(s)
North	<u>127 Main Street</u> : 13-story residential building.
East	<u>125 Main Street</u> : 14-story residential building.
South	<u>121 Main Street</u> : 14-story residential building.
West	<u>130 Cross Street</u> : Five-story residential building.

6.2 Geologic / Hydrogeologic / Hydrologic / Topographic

Subject	Comments
Topographical Conditions	The Subject Property appears to be on relatively flat land with a slight slope downhill towards the east.
Wetlands	According to the National Wetlands Inventory's Wetland Mapper, there are no bodies of surface water or wetlands present at the Subject Property.
Soils / Geology	According to the NRCS Web Soil Survey, the Subject Property are mapped as the "Urban land-Greenbelt complex." with 0 to 3 percent slopes. This soil is recorded as 78 percent urban land, til substratum, 12 percent greenbelt and similar soils, and 10 percent other minor components. Generally, this designation reflects soils that have been disturbed and covered with impervious surfaces such as buildings, sidewalks, and paved streets.

6.3 Roads

Subject	Comments
Roadways	The Subject Property is located at the southwest corner of the intersection between Main Street and Cross Street, and it is accessible by both of these roadways.
Comments	None.

6.4 Utilities

Subject	Comments
Electric	Local Utility Provider.
Natural Gas	Local Utility Provider.
Propane	N/A
Water	Municipality.
Sewage Treatment	Municipality.
Comments	None.

6.0 Site Reconnaissance

6.5 Site Inspection

Feature	Observed	Comments
Stressed Vegetation	No	Not observed during site visit.
Stained Soils or Pavement	No	Not observed during site visit.
Monitoring Wells	No	Not observed during site visit.
Transformers	No	Not observed during site visit.
Soil Piles with Unknown Origin	No	Not observed during site visit.
Trash, Debris, and/or Other Waste Materials	Yes	Standard waste and recycling with standard disposal methods.
Uncontrolled Dumping or Disposal Areas	No	Not observed during site visit.
Surface Water Discoloration, Sheen, or Free Product	No	Not observed during site visit.
Strong, Pungent or Noxious Odors	No	Not observed during site visit.
Pits, Ponds, or Lagoons	No	Not observed during site visit.
Other	No	Not observed during site visit.

Building Interior

Feature	Observed	Comments
Elevators	Yes	The building at the Subject Property has two service elevators, two passenger elevators, and one tenant owned and privately operated elevator.
Heating and Cooling	Yes	An Armstrong shell & tube heat exchanger is used to provide heat to the building, while cooling is provided by tenant owned and maintained units. Heat at the Subject Property has reportedly always been utility-provided steam or natural gas.
Air Compressors	No	Not observed during site visit.
Hydraulic Lifts	No	Not observed during site visit.
Incinerators	No	Not observed during site visit.
Paint Booths	No	Not observed during site visit.
Plating Tanks	No	Not observed during site visit.
Dry Cleaning Equipment	No	Not observed during site visit.
Other	No	Not observed during site visit.

6.0 Site Reconnaissance

Substances & Storage Containers

Feature	Observed	Comments
Bulk Storage Tanks	Yes	Out of commission hot water storage tanks have been left in place in the basement.
On Site Oil Tanks	No	Not observed during site visit.
Oil-Water Separator	No	Not observed during site visit.
Floor Drain	Yes	Standard floor drains were observed.
Containerized Substances	Yes	Typical site maintenance supplies were observed in appropriate areas. No evidence of improper storage or disposal was observed on site.
Dry Wells	No	Not observed during site visit.
Other	Yes	There is an approximately 10,000-gal water tank on the roof of the building that supports the sprinkler system.

7.0 Interviews and User Provided Responses

KOW Building Consultants utilized interviews and a completed questionnaire provided by the Key Site Representative to complete this Phase I Environmental Site Assessment. Pertinent information from these sources was detailed and utilized throughout this report. We have also included in Appendix I a copy of the completed User Questionnaire.

7.1 Interviews

Interview	Details
Interview 1	05/12/2026 and 05/18/2026 John Sample, Resident Manager, (000) 000-0000 Mr. Sample provided our office with information about the site history and operations. Specifically, he was able to provide information regarding: • Dry Cleaning Listing: Mr. Sample stated that there has never been a commercial dry cleaner operating at the Subject Property to his knowledge. • Fuel Oil Tanks: Mr. Sample stated that to his knowledge there have never been petroleum storage tanks at Subject Property. System has been utility-supplied steam and natural gas as far as he is aware.

No government officials were available for interview during this assessment. Relevant information will instead be gathered through public records requests sent to relevant agencies by our office.

KOW Building Consultants provided a Questionnaire to the User regarding information for the Site. The completed Questionnaire is available in Appendix I and in general did not indicate knowledge of environmental conditions at the Subject Property.

8.0 Non-ASTM Services

As outlined in ASTM E1527-21 Standard Practice, this Phase 1 Environmental Site Assessment does not include any testing or sampling of materials such as soil, water, air, or building materials. Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I ESA as defined by ASTM E1527-21. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

8.1 Asbestos-Containing Building Materials

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin, and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific, and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards, and commercial buildings in the United States. Commercial use of ACM began in the early 1900's and peaked in the period between 1940 and into the 1970's. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transit board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects. The potential for ACM was evaluated based the USEPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state, or local regulations in regards to ACM.

Asbestos-Containing Building Materials Conclusion

The provided ACM survey conducted by XYZ testing was intended to survey friable and non-friable ACMs that were determined to be impacted during the planned renovations. Based on the Scope of Work provided, this testing appears sufficient. Our office recommends additional testing if the scope of the renovation is altered or expanded to impact additional suspected ACMs, or prior to any future renovations. No additional friable suspected ACMs were identified during the inspection.

A detailed summary of these locations and testing results has been attached in Appendix J of this report.

8.2 Lead-Based Paint

LBP is defined as any paint, varnish, stain, or other applied coating that has ≥ 1 mg/cm² (5,000 µg/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Additionally, Under OSHA, LCP is defined as any paint with any detectable amount of lead present in it. Therefore, all LBP is considered LCP. Conversely, LCP may not meet the criteria to be considered LBP in accordance with HUD guidelines or some states' definition of LBP. The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regard to LBP.

Lead-Based Paint Conclusion

Based on the age of the building on the Subject Property it is assumed that there is LBP present. If renovation,

8.0 Non-ASTM Services

demolition, or other disturbance of suspect materials is planned, proper abatement and disposal in accordance with applicable federal, state, and local regulations should be performed. If the buildings are to remain in use without renovation, the current Operations and Maintenance (O&M) plans should remain implemented to manage any identified ACM in place.

8.3 Radon

Radon is a naturally occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings. The United States EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three radon zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. Radon sampling was not requested as part of this assessment.

Radon Conclusion

The Subject Property is within Radon Zone 3, which is estimated to have an average radon concentration of less than 2.0 pCi/L. Due to the low average indoor radon concentration, no testing at the Property is necessary.

8.4 Mold

With only moisture, oxygen and a food source, mold can grow on wood, paper, carpet, foods, and insulation. According to the Environmental Protection Agency (EPA), molds can produce allergens that can trigger allergic reactions or even asthma attacks in people allergic to mold. People with asthma, allergies, or other breathing conditions may be more sensitive to mold. People with immune suppression (such as people with HIV infection, cancer patients taking chemotherapy, and people who have received an organ transplant) are more susceptible to mold infections. The American College of Occupational and Environmental Medicine cited that approximately 10% of the population has allergic antibodies to fungal allergens and about 5% exhibit symptoms that may be mild but also include allergic asthma or allergic rhinitis (hay fever) and that a rare, but much more serious condition, hypersensitivity pneumonitis, may follow unusually high exposures to mold spores and dusts. What is alarming is that mold can go from microscopic spore to substantial microbial growth in a matter of days when conditions are right. Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor KOW has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection. This activity was not designed to discover all areas which may be affected by mold growth on the Subject Property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the Subject Property. Potential areas of mold growth, such as in pipe chases, HVAC systems, and behind enclosed walls and ceilings, were not observed as part of this limited assessment. KOW observed interior areas of the Subject Property building to identify the potential presence of mold.

Mold Conclusion

No evidence of mold or significant water intrusion was observed within the building located at the Subject Property.

8.5 Polychlorinated Biphenyls (PCBs) and Mercury

Polychlorinated biphenyls (PCBs) and mercury are considered potential environmental concerns due to their historical use and persistence in the environment. PCBs were commonly used as dielectric fluids in electrical equipment such as transformers, capacitors, and fluorescent light ballasts manufactured prior to 1979, when their production was banned under the Toxic Substances Control Act. Mercury may be present in older fluorescent light tubes, thermostats, pressure gauges, and certain industrial equipment. Both substances can pose significant risks to human health and the environment if released.

8.0 Non-ASTM Services

PCB and Mercury Conclusion

PCBs: No suspected PCB-containing equipment was observed at the Subject Property.

Mercury: No suspected mercury-containing equipment was observed during the assessment.

8.6 Per- and Polyfluoroalkyl Substances (PFAS)

PFAS are man-made chemicals that do not break down, causing concern for environmental persistence in soil, groundwater, and organisms. These compounds are typically used in industrial settings for their grease- and water-resistant properties. Some of the most widely known PFAS-contributing industries include commercial printing, electronics, plating, fabric and textiles, cosmetics manufacturers, fire protection, food packaging, mining, airports, and potentially carwashes, drycleaners, and laundries. Potential impacts of PFAS at a property are based on the historic or current PFAS-generating usage of the site and whether exposure pathways are present, such as drains, sumps, pits, or other surface and subsurface pathways through which PFAS can enter the environment.

PFAS Conclusion

Conclusion: The Subject Property is in an area serviced by public drinking water and no wells are present. Our office did not observe evidence of activities linked to PFAS contamination at the Subject Property.

8.7 Drinking Water

The source of drinking water serving the Subject Property is a consideration for certain lenders, including Freddie Mac, due to the potential for water quality concerns such as elevated lead, nitrates, or other contaminants. Properties served by public municipal water systems are generally subject to routine monitoring and treatment under the Safe Drinking Water Act, whereas properties served by private wells are not subject to the same regulatory oversight and may warrant water quality testing. Lead in drinking water may also result from lead service lines or lead-containing plumbing components, particularly in buildings constructed prior to 1986.

Conclusion: The Subject Property is serviced by a public municipal drinking water supply. No private drinking water wells were observed or reported at the Subject Property. Based on the information reviewed, drinking water quality is not considered a recognized environmental concern at this time.

8.8 Superlien Law Status

Certain states have enacted environmental "superlien" statutes that grant a state agency a lien on a contaminated property to recover costs incurred for the investigation or remediation of a release of hazardous substances. Where applicable, such a lien may take priority over a previously recorded mortgage or other security interest, which can adversely affect a lender's collateral position. The applicability and priority of any environmental lien is a legal determination; the discussion below is provided for informational purposes only and does not constitute legal advice.

Conclusion: Based on a review of readily available regulatory records, no environmental liens or activity and use limitations (AULs) were identified that encumber the Subject Property. The State in which the Subject Property is located is not known to have a superlien statute that would grant an environmental lien priority over the lender's security interest. Legal counsel should be consulted for a definitive determination of environmental lien status.

9.0 Findings and Recommendations

Findings & Opinions Overview

Based on information gathered as a result of the Phase I ESA process in conformance with ASTM Standard Practice E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), KOW Building Consultants has identified the following in association with the Property:

Relevant Findings

Relevant findings identified at the Property during this assessment are summarized below:

- The Subject Property is depicted as developed since at least 1896, when it was improved by multiple dwellings. The Property was redeveloped in 1927 with the building currently present at the Property today. The Subject Property has primarily seen occupancy from residential tenants, with some commercial and medical tenants historically listed as well.*
- Heat for the Subject Property is generated by an Armstrong shell and tube heat exchanger. Old, out of service steam hot water storage tanks were observed in the cellar. Cooling is provided by tenant maintained units.*
- There are records of a 9,500-gallon capacity #6 fuel oil AST at the Subject Property. Records indicate this tank was converted for non-regulated use in 1996, but this tank was not observed onsite. This listing indicates that Mr. John Sample is the affiliated contact, and in an interview with Mr. Sample he indicated that he has no knowledge of any current or previous oil storage tanks on site and that the building has always used a utility steam system. There have been no recorded releases related to any tanks at the Property.*
- The Subject Property was listed on the EDR Hist Cleaner database. Our office does not believe onsite dry cleaning took place at the Subject Property due to the nature of the building, conditions observed during out inspection, and interviews with property management.*
- The surrounding area has seen consistent residential, commercial, and institutional use since at least 1896, with little changing structurally in the area since 1939.*

Recognized Environmental Conditions

ASTM Standard Practice E1527-21 defines RECs as: the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

No RECs were identified at the Subject Property.

Historical Recognized Environmental Conditions

An HREC, as defined in the ASTM Standard, is a past release of hazardous substances or petroleum products that has occurred in connection with the Subject Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the Subject Property to any required controls.

9.0 Findings and Recommendations

No HRECs were identified at the Subject Property.

Controlled Recognized Environmental Conditions

A CREC, as defined in the ASTM Standard, is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

No CRECs were identified at the Subject Property.

De minimis Conditions

A de minimis condition, as defined in the ASTM Standard, is a condition that generally does not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs or CRECs.

No de minimis conditions were identified at the Subject Property.

Business Environmental Risk

Business Environmental Risk (BER) is defined by the ASTM Standard Practice E1527-21 as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

Based on the age of the building, it should be presumed that lead-based paint (LBP) is present. Our office recommends that O&M Plans should be implemented, or testing should be done on affected materials to ensure there is no undue disturbance of hazardous materials.

The provided ACM survey conducted by XYZ testing was intended to survey friable and non-friable ACMs that were determined to be impacted during the planned renovations. Based on the Scope of Work provided, this testing appears sufficient. Our office recommends additional testing if the scope of the renovation is altered or expanded to impact additional suspected ACMs, or prior to any future renovations. No additional friable suspected ACMs were identified during the inspection.

A detailed summary of these locations and testing results has been attached in Appendix J of this report.

Vapor Encroachment Condition (VEC)

A VEC, as defined in the ASTM Standard, is the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property.

No VECs were identified at the Property during this assessment.

10.0 Data Gaps

Data Gaps

Defined as a lack of or inability to obtain information required by this practice despite good faith efforts by KOW to gather information. Data gaps may result from incompleteness in any of the activities required by the Phase I ESA, including Site Reconnaissance and interviews.

- Pending FOIL letter responses.

In general, we do not believe these data gaps will impact the results of this assessment.

11.0 Report Assumptions and Limitations

Report Assumptions & Limitations

In expressing the opinions stated in this report, KOW has exercised the degree of skill and care ordinarily exercised by an 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 and Property Owner or their designated representatives, or obtained from 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 KOW assumes no responsibility or liability for their accuracy. This Phase I ESA report has been prepared for the Client and authorized parties only. Environmental conditions and regulations are continually evolving and subject to change and interpretation. Furthermore, because data within this Phase I ESA report are subject to professional interpretation, other professionals may reach differing conclusions.

KOW Building Consultants have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-21 for the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 1 of this report.

Environmental Professional Statement: As required by 40 CFR § 312.21(c), this report includes the statements of the environmental professional(s) responsible for conducting the Phase I Environmental Site Assessment and preparation of the report. KOW Building Consultants declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR § 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Freddie Mac Reliance

This report is for the use and benefit of, and may be relied upon by: a. the Seller/servicer, Freddie Mac and any successors and assigns ("Lender") b. independent auditors, accountants, attorneys and other professionals acting on behalf of the Lender; c. governmental agencies having regulatory authority over Lender; d. designated persons pursuant to an order or legal process of any court of governmental agency; e. prospective purchasers of the Mortgage; and f. with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties and their respective successors and assigns: o any placement agent or broker/dealer and any other respective affiliates, agents and advisors; o any initial purchaser or subsequent holder of such debt and/or securities; o any Servicer or other agent acting on behalf of the holders of such debt and/or securities; o any indenture trustee; o any rating agency; and o any institutional provider from time to time of any liquidity facility or credit support for such financings. In addition, this report, or a reference to this report, may be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

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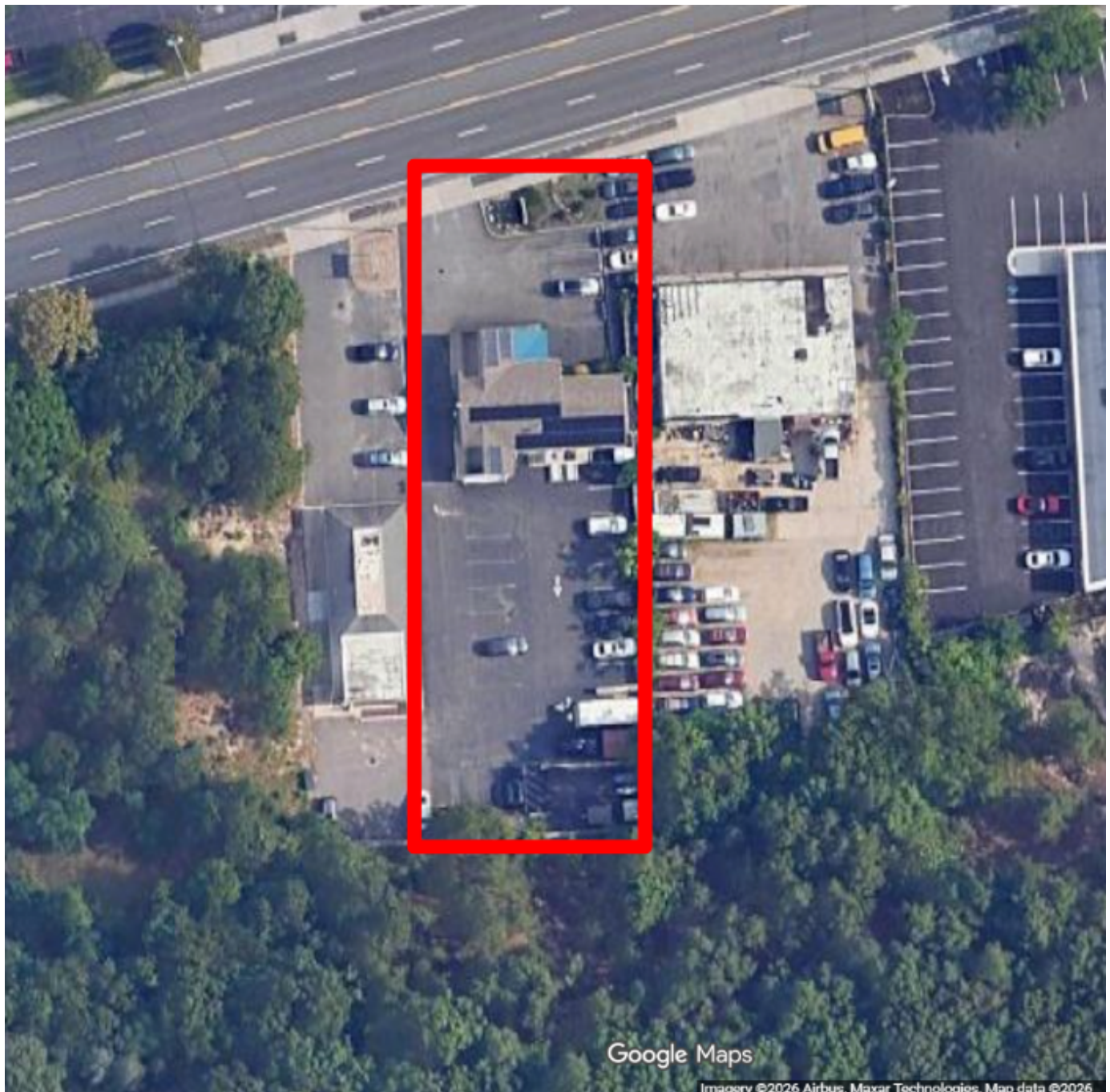
Figures

Figure 1: Site Location Map



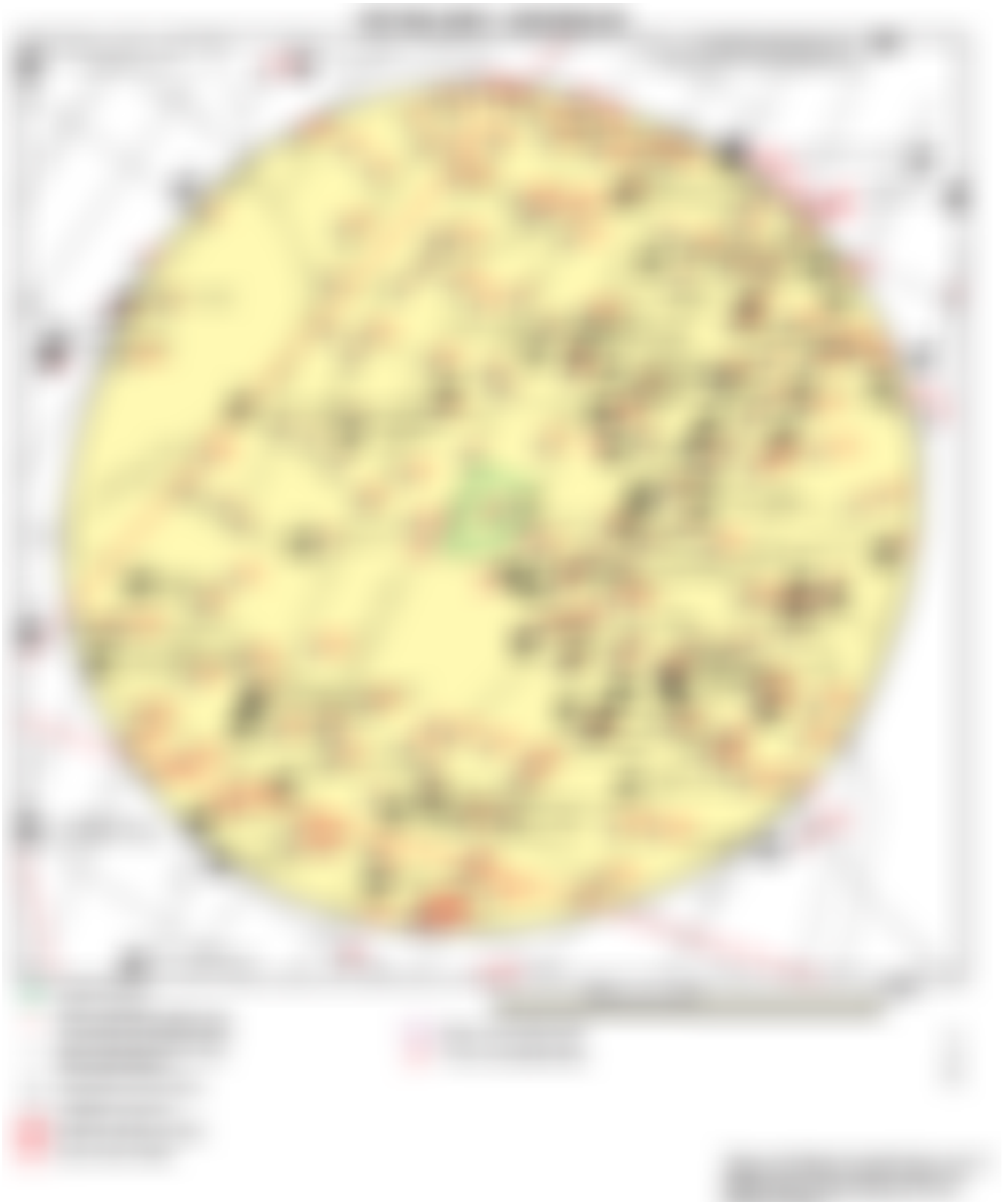
Figures

Figure 2: Site Plan and Property Boundary



Figures

Figure 3: Radius Map Summary



Figures

Figure 4: FEMA Flood Map



Appendices

- A. [Photo Log from our Inspection](#)
- B. [Federal and State Environmental Databases](#)
- C. [Freedom of Information Law Letters and Responses](#)
- D. [Certified Sanborn Fire Insurance Maps](#)
- E. [Historical Aerial Photographs](#)
- F. [Historical Topographic Maps](#)
- G. [City Directory Abstract](#)
- H. [Professional Profiles](#)
- I. [User Questionnaire](#)
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