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MOSKOWITZ CAPITAL MANAGEMENT
Environmental Questionnaire

To be completed by owner of property

Property Location: _____

	Yes	No	N/A
Are there any signs of environmental pollution i.e., drums, chemicals, asbestos, PCBs, etc, improperly stored/maintained?			
Is there any evidence of oil spills, leaks, discharges, stains, dead vegetation, etc.?			
Does the nature of the business generate/require hazardous waste material?			
If so are appropriate permits in place and are wastes disposed of properly?			
Are there any pits, ponds, lagoons, or other dumping areas on site?			
Is there an evidence of low-level radiation?			
Has the business ever received a notice of violation regarding hazardous material?			
If so, has the issue been resolved?			
Is the facility free of any legal action (current or pending) ie. waste materials?			
Does the facility appear to be free of emissions, fumes, chemical odours, etc.?			
Have there been any claims filed by employees with the Workers Compensation Board?			
Is the water supply within acceptable standards?			
Is the property free of underground storage tanks (UST)?			
If not, have appropriate forms been submitted to the government bodies?			
Is there any evidence of leakage from UST?			
Have petroleum products-related businesses maintained an inventory log?			
If petroleum products-related, has a regulatory inspection been conducted?			
Has the site ever been declared contaminated, and if so, has this been corrected?			
Do adjacent properties appear to be free of improper storage or dumping of hazardous materials?			
Is there any evidence of landfills, dumps, or other waste disposal areas adjacent to the property?			
Is the property adjacent to a gas station, chemical plant, bulk storage, manufacturing plant, etc.?			

We certify that we have answered the above questions based on our intimate knowledge of the property in question and that we have taken the necessary steps to learn, collect, and assess the information required to answer these questions accurately.

We confirm to the best of our knowledge that no conditions exist at, on or under the property, with the passage of time or the giving of notice or both, we would give rise to liability under any environmental law.

Dated at: _____

Per: _____

Date: _____

Print Name: _____