



**MOSKOWITZ CAPITAL MANAGEMENT**  
**Environmental Questionnaire**

To be completed by owner of property

Property Location: \_\_\_\_\_

	Yes	No	Unknown
Is the facility free of any legal action (current or pending) i.e., waste materials?			
Does the facility appear to be free of emissions, fumes, chemical odours, etc.?			
Is the water supply within acceptable standards?			
Do adjacent properties appear to be free of improper storage or dumping of hazardous materials?			
Are there any signs of environmental pollution i.e., drums, chemicals, asbestos, PCBs, etc., improperly stored/maintained?			
Was there any asbestos used in the construction of any buildings on the property?			
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 yes, 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 any evidence of low-level radiation?			
Has the business ever received a notice of violation regarding hazardous material?			
If yes, has the issue been resolved?			
Have there been any claims filed by employees with the Workers Compensation Board?			
Has the site ever been declared contaminated?			
If yes, has this been corrected?			
Is the property currently used, or previously been used, for an industrial or manufacturing operation, such as a gasoline station, chemical plant, a motor repair facility, a commercial printing facility, a dry cleaner, a photo developing laboratory, a junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?			
Is any adjoining property currently used, or previously been used, for any of the activities described above?			
Is there any evidence of landfills, dumps, or other waste disposal areas adjacent to the property?			
Are there currently, or have there been previously, any discarded or damaged automotive or industrial batteries, paints, chemicals, herbicides, or pesticides in individual containers of more than 18 liters in volume or 190 liters in the aggregate, used or stored on the property?			
Are there currently, or have there been previously, any underground or aboveground storage tanks on the property?			
If yes, have appropriate forms been submitted to the government bodies?			
Is there any evidence of leakage from the underground and/or aboveground storage tanks on the property?			
Was mold ever discovered in any buildings on the property? Are there any indications of water leaks from the roof or plumbing of the building or areas of excess moisture?			

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Has a Phase 1 or Phase 2 Environmental Site Assessment been completed in the last 10 years?			
If yes, has the site been remediated?			
Have petroleum products-related businesses maintained an inventory log?			
If petroleum products-related, has a regulatory inspection been conducted?			
Please describe any other environmental issues related to the property not covered by the previous questions.			

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: \_\_\_\_\_

Date: \_\_\_\_\_

Per: \_\_\_\_\_

Print Name: \_\_\_\_\_