



## Fire Tower Site

### Section I: Applicant Background Information

#### Applicant Information - Company Receiving Benefit

<b>Applicant Name</b>	Unifrax 1 LLC
<b>Applicant Address</b>	600 Riverwalk Parkway, Suite 120, Tonawanda NY 14150
<b>Phone</b>	716-696-3004
<b>Fax</b>	716-696-3080
<b>E-mail</b>	mtravers@unifrax.com
<b>Website</b>	Unifrax.com
<b>Federal ID#</b>	-----
<b>NAICS Code</b>	327993
<b>Will a Real Estate Holding Company be utilized to own the Project property/facility</b>	Yes
<b>What is the name of the Real Estate Holding Company</b>	See note below
<b>Federal ID#</b>	
<b>State and Year of Incorporation/Organization</b>	
<b>List of stockholders, members, or partners of Real Estate Holding Company</b>	It is the intention of Unifrax to re-valuate the option of pursuing a third party developer for a sale/leaseback of the Fire Tower campus within a 12 month period after the completion of the proposed connecting building between 330 & 333 Fire Tower Drive buildings.

#### Individual Completing Application

<b>Name</b>	David Ricketts
<b>Title</b>	Project Manager
<b>Address</b>	330 Fire Tower Dr. Tonawanda NY 14150
<b>Phone</b>	716-696-3049
<b>Fax</b>	716-696-3080
<b>E-Mail</b>	dricketts@unifrax.com

#### Company Contact (if different from individual completing application)

<b>Name</b>	Mark Travers
<b>Title</b>	Director Engineering- Americas
<b>Address</b>	360 Fire Tower Drive, Tonawanda NY 14150
<b>Phone</b>	716-696-3004
<b>Fax</b>	716-696-3080
<b>E-Mail</b>	mtravers@unifrax.com

Company Counsel

**Name of Attorney** Terrence M. Gilbride  
**Firm Name** Hodgson Russ LLP  
**Address** The Guaranty Building 140 Pearl Street, Suite 100 Buffalo, NY 14202  
**Phone** 716-848-1236  
**Fax** 716-819-4625  
**E-Mail** terry\_gilbride@hodgsonruss.com

Identify the assistance being requested of the Agency

**Exemption from Sales Tax** Yes  
**Tax Exempt Financing\*** No  
 \* (typically for not-for-profits & small qualified manufacturers)  
**Exemption from Mortgage Tax** Yes  
**Exemption from Real Property Tax** Yes  
**Tax Exempt Financing\*** No

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

Business Organization

**Type of Business** Limited Liability Company  
**Year Established** 1996  
**State of Organization** Delaware

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

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

Unifrax 1 LLC is a 100% owned subsidiary of Unifrax Holding Co. There are no shareholders.

Applicant Business Description

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

Unifrax is a leading producer of high temperature insulation products for a wide variety of industrial applications. Since 1942, Unifrax high temperature insulation products have been providing heat management solutions in a wide range of markets. Our commitment to the high temperature insulation market is evident, with over 50 product forms, including bulk fiber, blankets, boards, modules, papers and felts, woven textiles, ropes and braids, coatings and mixes, and accessory products. Unifrax fiber products are used to solve application problems in the ferrous and non-ferrous metals, industrial chemicals, petroleum products, power generation, ceramic, glass, automotive, fire protection, aerospace, appliance and other industries. With corporate headquarters located in Tonawanda, New York, Unifrax has three U.S. manufacturing facilities - located in Tonawanda and Sanborn, New York; and New Carlisle, Indiana. The Tonawanda, New York manufacturing facility is ISO/TS-16949:2002 certified for the design and manufacture of ceramic fiber high temperature insulation products such as non-woven papers, felts and boards for use in automotive applications. TS-16949 is the automotive industry's adaption of ISO 9000, an international quality system standard for suppliers designed to promote common quality standards worldwide. The other facilities, including Tonawanda have achieved ISO 9001:2000 certification for the manufacture of ceramic fiber high temperature insulation products used in industrial applications. The New Carlisle, Indiana manufacturing facility produces bulk fiber, blanket, modules, vacuum cast boards and specialty products, woven and spun textiles, and fabricated products. Additionally, Sanborn, New York produces Fibermax® high temperature fiber. Unifrax acquired three leading North American vacuum forming businesses in 2011, with manufacturing facilities in Ohio and specializing in the development, manufacture and sale of fiber-based value add shapes. Unifrax European Headquarters is located in Lorette, France. Manufacturing facilities are located in France, UK, Germany, India, Brazil, Australia, China, South Africa, Austria, and Czech Republic. All Unifrax manufacturing facilities have achieved current ISO certifications and comply with all appropriate quality standards expected for production of high temperature insulation. Unifrax employs more than 1,600 people worldwide with 28 manufacturing facilities and various regional and sales locations in the United States, Europe, Asia, South

Africa and Latin America. Together they provide customers with accessibility to high temperature insulation products, service and technical support from an experienced and knowledgeable team of application specialists. Unifrax's commitment to customer satisfaction continues the tradition of supplying quality products which meet our customers' high temperature insulation application, while maintaining the strong spirit of innovation that has always been a hallmark of our business. This focus on providing innovative products and services continues to position us as a leader in our industry. Outstanding customer service and knowledgeable technical support continue to be the cornerstones our success. The Unifrax culture is one that places a high value on quality and integrity in every aspect of the business operation. This is apparent in the roles that Unifrax has as an active and responsible corporate citizen within the communities in which it operates, helping to create stable work environments, supporting local businesses, and contributing financial and volunteer support to community based organizations and events. Unifrax produces the very highest quality high temperature insulation products available, and excels in customer support and service.

<b>Estimated % of sales within Erie County</b>	<b>.05%</b>
<b>%Estimated % of sales outside Erie County but within New York State</b>	<b>3%</b>
<b>Estimated % of sales outside New York State but within the U.S.</b>	<b>42%</b>
<b>Estimated % of sales outside the U.S.</b>	<b>55%</b>

(\*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**

Approximately 18%

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

### Project Location

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

Town of Tonawanda & Sanborn, NY

#### **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 Tonawanda

#### **Address**

360 Fire Tower Drive, Tonawanda NY 14150

#### **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**

52.18-2-29.1, 52.18-2-28.211, 52.18-2-26, 52.18-2-30 & Fire Tower Drive Municipality Circle abatement property

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

\$257,240

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

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

300 Fire Tower \$307,000 - 333 Fire Tower \$758,000 - 360 Fire Tower \$2,053,300 - 330 Fire Tower \$ 855,300

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

Yes

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

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

Town of Tonawanda

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

Ken-Ton

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

No

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

300 Fire Tower Dr 52.18-2-26 Ruth State 541 Woodland Drive Buffalo, NY 14223 (716)866-3770 & 360 Fire Tower Dr 52.18-2-28.211 Cabot Cabot & Forbes Tonawanda Inv co. 125 Summer St Ste 1800 Boston, MA 02110 & 333 Fire Tower Dr 52.18-2-29.1 Cabot Cabot & Forbes Tonawanda Inv co. 125 Summer St Ste 1800 Boston, MA 02110 & 330 Fire Tower Dr 52.18-2-30 Unifrax LLC 1 & Fire Tower Road Circle - Town of Tonawanda Municipality Road.

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

Yes

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

300 Office/Warehouse 333 Warehouse 360 Manufacturing/Warehouse/Office 330 Warehouse/Offices Fire Tower Abatement Property - Municipal Road - Proposed Addition -40K sq ft manufacturing

#### **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)**

Unifrax currently leases the current manufacturing/warehouse/office facilities at 300/333/360 Fire Tower Dr., and owns the adjacent warehouse building at 330 Fire Tower Dr. We are under contract to purchase 300 Fire Tower Drive and in negotiations to purchase 333/360 Fire Tower Drive. We are seeking to unify title to all Fire Tower Drive parcels in a single owner to meet the Town of Tonawanda planning board requirements. The current plan calls for the construction of a connecting building between 333 and 330 Fire Tower Drive, adding an additional 40,230 sq. ft. of manufacturing space. Current off-line manufacturing equipment will be relocated to the new addition, thus the new L3 wet forming production equipment will be installed in the 360 Fire Tower Drive building. This addition will connect the current manufacturing facility with the warehouse across the street. In order to accommodate this expansion, the current municipally-owned traffic circle at the entrance to 360 Fire Tower Drive will need to be moved and reconstructed. We have entered into a contingent purchase contract to purchase the traffic circle property from the Town of Tonawanda. Placing this new manufacturing line here in Tonawanda will retain 95 employees and create 25 new high paying advanced manufacturing jobs. The project consists of: New wet-line, radio frequency dryers \$17.00 M Electric infrastructure: transformers, transmission line \$ 1.7 M Water/sewer upgrades \$ 0.75 M Construction / Site development \$ 4.00 M Building Acquisitions \$9.55 M

**Describe the reasons why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)**

Unifrax has undertaken the development of new product lines as well as experienced increased demand for existing products. We are now forced into expanding our production capacity in order to meet the current demands. Without expanding production in Tonawanda, we will lose significant market share putting the existing workforce in jeopardy. The Tonawanda facility receives its raw material from the Unifrax plant in New Carlisle Indiana. The product is shipped from New Carlisle to Tonawanda where it is processed and finished to manufacturers' specifications. We are proposing to add an additional new "wet-line" that does the finishing of the product produced in Indiana. Unifrax currently owns approximately 40 acres of land adjacent to the manufacturing plant in New Carlisle Indiana. We are currently weighing the options of adding the new wet-line to the Indiana facility as that would significantly reduce logistical issues and costs with shipping intermediate products over 450 miles. The Tonawanda site does not have adequate electric infrastructure and will involve reconfiguration of the main access road (Fire Tower Drive). The local management team would prefer the project move forward here in Tonawanda. However, placing the expansion equipment in Indiana makes logistical and economic sense.

**If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County? Would the Applicant proceed with the Project without Agency Financial Assistance? Describe.**

In the event that Unifrax's request for financial assistance is rejected, management will continue to move forward with expanding operations to meet customer demands. The expansion will be awarded to the best logistical and economic options, which is currently the Indiana plant. The expansion will create 25 jobs which will be created in award plant location. In addition, the wet line equipment will also require 95 current Tonawanda employment positions to be relocated to our Indiana plant to support the new equipment & off-line finished product production requirements. Erie County would, therefore, lose 95 jobs in the Tonawanda plant by virtue of relocation to the New Carlisle Indiana plant.

**Will project include leasing any equipment?**

No

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



**No**  
**No Equipment Purchase**

**No**  
**No Retail**

**No**  
**No Other**

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

\$ 9,550,000	201,000 square feet	16 acres
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**New Building Construction**

\$ 0	0 square feet
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**New Building addition(s)**

\$ 3,200,000	40,230 square feet
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**Infrastructure Work**

\$ 2,450,000
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**Renovation**

\$ 0	0 square feet
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**Manufacturing Equipment**

\$ 17,000,000
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**Non-Manufacturing Equipment: (furniture, fixtures, etc.)**

\$ 500,000
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**Soft Costs: (professional services, etc.)**

\$ 300,000
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**Other Cost**

\$ 0
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**Explain Other Costs****Total Cost**

\$ 33,000,000
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**Project Refinancing; estimated amount (for refinancing of existing debt only)**

\$ 0
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**Sources of Funds for Project Costs:****Estimated Mortgage Amount**

\$ 13,000,000
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**Lender Name, if Known**

Not known at this time
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**Equity**

800,000
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**Have any of the above costs been paid or incurred as of the date of this Application?**

No
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**If Yes, describe particulars:****Construction Cost Breakdown:****Total Cost of Construction**

\$ 3,945,000	(sum of 2,3,4,5, and/or 7 in Question K, above)
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**Cost for materials**

1,940,000
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**% sourced in Erie County**

15%%

**% sourced in State**

75%% (including Erie County)

**Cost for labor**

\$ 2,005,000

**% sourced in Local Labor Area**

90%% (see Attachment 2)

**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**

\$ 4,550,000

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

\$ 398,125

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

		Cost	% of Total Cost
<b>Manufacturing/Processing</b>	40,230 square feet	\$ 3,200,000	100
<b>Warehouse</b>	0 square feet	\$ 0	0
<b>Research &amp; Development</b>	0 square feet	\$ 0	0
<b>Commercial</b>	0 square feet	\$ 0	0
<b>Retail</b>	0 square feet	\$ 0	0
<b>Office</b>	0 square feet	\$ 0	0
<b>Specify Other</b>	0 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

Yes

What is your project timetable (Provide dates)

Start date : acquisition of equipment or construction of facilities

8/21/2014

End date : Estimated completion date of project

10/1/2015

Project occupancy : estimated starting date of operations

3/1/2015

Have construction contracts been signed?

No

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?

Yes

Employment Plan (Specific to the proposed project location):

	Current # of jobs at proposed project location or to be relocated at project location	If project is to retain jobs, number of jobs to be retained	Total # of jobs 2 years after project completion
<b>Full time</b>	268	95	318
<b>Part time</b>	0	0	0

<b>Total</b>	268	95	318
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Employment at other locations in Erie County: (provide address and number of employees at each location):

<b>Address</b>	600 Riverwalk Parkway, Suite 120, Tonawanda NY 14150		
<b>Full time</b>	94	0	0
<b>Part time</b>	0	0	0
<b>Total</b>	94	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**

\$ 12,878,718

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

\$ 47,447

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

\$ 42,667

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

From \$ 36,500 To \$ 80,000

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

No

**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?**

Transportation cost, power infrastructure availability, skilled labor force & real estate.

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

Yes

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

Empire State Development assistance TBD.

**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)**

NYPA Low Cost Power allotment, Empire State Development & National Grid Rebates

### Section III: Adaptive Reuse Projects

<b>Are you applying for tax incentives under the Adaptive Reuse Program?</b>	No
<b>What is the age of the structure (in years)?</b>	0
<b>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)</b>	<BLANK>
<b>If yes, number of years vacant?</b>	0
<b>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)</b>	<BLANK>
<b>If yes, please provide dollar amount of income being generated, if any</b>	\$
<b>Does the site have historical significance?</b>	<BLANK>
<b>Are you applying for either State/Federal Historical Tax Credit Programs?</b>	No
<b>If yes, provide estimated value of tax credits</b>	\$

Briefly summarize the financial obstacles to development that this project faces without ECIDA or other public assistance. Please provide the ECIDA 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? No

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? 0%

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? <BLANK>

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? <BLANK>

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

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? <BLANK>

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? <BLANK>

If yes, explain

Is the project located in a Highly Distressed Area? <BLANK>

## 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?**

1. Expansion of current operations. 2. NYPA Low Cost Power Availability 3. Tax incentive packages. 4. Existing work force knowledge of equipment. 5. Power Grants 6. Financial Incentives

**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

**Occupant Name** Unifrax 1 LLC  
**Address** 360 Fire Tower Drive  
**Contact Person** Mark Travers  
**Phone** 716-696-3004  
**Fax** 716-696-3080  
**E-Mail** mtravers@unifrax.com  
**Federal ID #** -----  
**SIC/NAICS Code** 327993

### 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.
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## Section VII: Environmental Questionnaire

### General Background Information

**Address of Premises** 360 Fire Tower Drive 330 Fire Tower Drive 333 Fire Tower Drive 300 Fire Tower Drive  
**Name and Address of Owner of Premises** 300 Fire Tower Dr. 52.18-2-26 Ruth State 541 Woodland Drive Buffalo, NY 14223 (716)866-3770 360 Fire Tower Dr. 52.18-2-28.211 Cabot, Cabot & Forbes Tonawanda Inv. co. 125 Summer St Ste1800 Boston, MA 02110 333 Fire Tower Dr. 52.18-2-29.1 Cabot, Cabot & Forbes Tonawanda Inv. co. 125 Summer St 1800 Boston, MA 02110 330 Fire Tower Dr. 52.18-2-30 Unifrax LLC 1 Fire Tower Road Circle - Town of Tonawanda Municipality Road \*\*It is the intent of Unifrax to create a purchase plan for all properties to being them under one ownership as identified in Application Background section.

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

The proposed expansion project is located in an existing industrial park. Fire Tower Drive is a dead end road with no wetlands and is not adjacent to coastlines. The property has a level ground layout with access to all major utilities. All structures are or will be metal pre-engineered buildings with some masonry to complement existing buildings. The Fire Tower Drive site contains 3 unattached structures on 17 acres with the addition of 40,000 sq. ft. building that will connect two of the buildings together. The current buildings were constructed on "green field" property.

**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**

360 Fire Tower Drive - 1987 construction ( manufacturing/warehouse/office) 330 Fire Tower Drive - 2009 construction (warehouse/office)  
 333 Fire Tower Drive - 2000 construction (warehouse) 300 Fire Tower Drive - 1987 construction (warehouse/office)

**Describe all known former uses of the Premises**

300 Fire Tower Drive - Formally Vastola/MJ Mechanical - Vendor was a home heating an cooling system service provider. 330, 333 & 360 Fire Tower Properties were constructed on green field property by Unifrax.

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

No

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?**

No

**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?**

No

**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?**

No

**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?**

Yes

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

EPA ID# NYD 982719700 Solid wastes are handled by Modern Corp, Lewiston NY. Very minimal petroleum products used in the maintenance department are handled by SafetyKleen Corp.

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

No

**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**

Modern Corp, Lewiston, NY Tonawanda Environmental Corp, 1138 Military Rd. Tonawanda, NY 14150 SafetyKleen Corporation.

**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?**

No

**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**

Town of Tonawanda: Industrial Sewer Permit 375. All process water discharges are sent through the Town of Tonawanda sewer system, a single discharge point. Approximate annual volume is 314,000,000 gallons

**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**

All process discharges are sent through the Town of Tonawanda sewer system, a single discharge point. Approximate annual volume is 314,000,000 gallons, permit 375 Industrial sewer permit is attached.

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

No

**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?**

Yes

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

Process source exhaust stacks. See attached NYSDC stack reports & PTE registration renewal. All stacks are registered, but do not require permitting.

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

No

**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**

Fiberglass storage tanks for the items listed below. Alum Tank 6,000 gallon Colloidal Silica Tank 7,000 gallon

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

No

**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?**

No

**If yes, relate all the circumstances**

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

No

**If yes, please identify the materials**

