

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APPENDIX D – SITE PHOTOGRAPHS



Site Photograph 1 – Site’s southwestern boundary looking southeast from Seymour Street



Site Photograph 2 – Northwestern Site boundary looking northeast.



Site Photograph 3 – Northeastern Site boundary looking southeast.



Site Photograph 4 – Southeastern face of SSA Building looking southwest.



Site Photograph 5 – Parking surface on southeastern portion of Site looking southwest.



Site Photograph 6 – Northwestern portion of Site looking northeast.



Site Photograph 7 – Rear entrance of SSA Building.



Site Photograph 8 – Front entrance of SSA Building along Bloomfield Avenue.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APPENDIX E – USER QUESTIONNAIRE

**QUESTIONNAIRE for PHASE I ENVIRONMENTAL SITE ASSESSMENT  
ASTM STANDARD PRACTICE EIS27-0S**

*Note:* In order to qualify for one of the *Landowner Liability Protections* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 the *User* (as defined in EIS27-0S) should provide the information requested below, to the extent available, to ensure the completion of "all appropriate inquiry" with respect to the subject Property. The *environmental professional* preparing the Phase I Environmental Site Assessment ("ESA") report needs this information to complete the report. Please see the attached "Common Elements Guide."

Property Information:

*SSA Trust Fund Building, 396 Bloomfield Avenue, Montclair, New Jersey 07042*

User:

*General Services Administration (GSA, owner) & Social Security Administration (SSA, occupant)*

Reason for ESA: *GSA is the owner of the property and the Environmental Site Assessment is to be done prior to our disposal of property and to facilitate the GSA's CERCLA certification for the property*

Questionnaire Respondent:

***Thomas Burke***

Signature:



Date: **11-28-12**

**1. Environmental cleanup liens that are filed or recorded against the Property (40 CFR 312.25).**

Are you aware of any environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state or local law?

*No*

**2. Activity and land use limitations that are in place on the Property or that have been filed or recorded in a registry (40 CFR 312.26).**

Are you aware of any *activity and use limitations*, such as engineering controls, land use restrictions or *institutional controls* that are in place at the Property and/or have been filed or recorded in a registry under federal, tribal, state or local law?

*No*

**3. Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (40 CFR 312.28).**

As the User of this ESA, do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

*GSA is the owner of the property. The building was used as an office building for the Social Security Administration (SSA).*

**4. Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this Property reasonably reflect the fair market value of the Property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?

*We are not purchasing the property. GSA is the owner of the property and is looking to dispose of the property.*

**5. Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30).**

Are you aware of commonly known or reasonably ascertainable information about the Property that would help the environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum to the environment? For example, as user,

(a.) Do you know the past uses of the Property?

*Former uses of the property are unknown.*

(b.) Do you know of specific chemicals that are present or once were present at the Property?

*None known*

(c.) Do you know of spills or other chemical releases that have taken place at the Property?

*None*

(d.) Do you know of any environmental cleanups that have taken place at the Property?

*No*

**6. The degree of obviousness of the presence or likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

As the User of this ESA, based on your knowledge and experience related to the Property, are there any obvious indicators that point to the presence or likely presence of contamination at the Property?

*No*