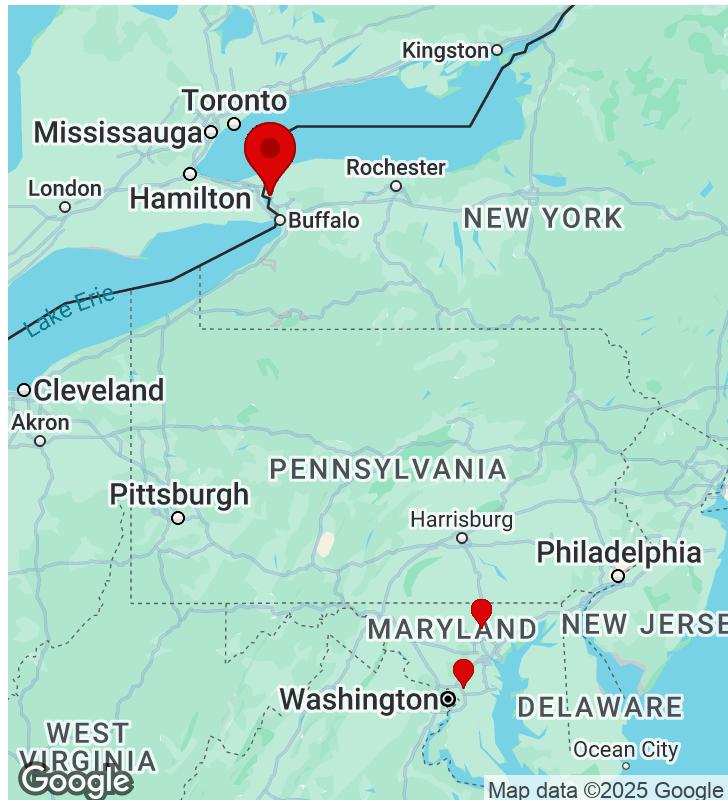


Field Visit Form

NEPA/Phase I

**761332**

4/21/2025, 3:05:58 PM UTC

**CREATED**

⌚ 4/17/2025, 3:47:20 PM UTC
👤 by Baltimore Environmental 2

UPDATED

⌚ 4/21/2025, 3:05:58 PM UTC
👤 by Baltimore Environmental 2

STATUS

🟩 Complete

LOCATION

📍 43.075630, -78.988970



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1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Date	April 17, 2025
Project #	761332
Branch Name (Folder)	Texas
Site Visitor	Manfred Ntowen
Attachments - Aerial Map	1 Attachment
Attachments - CDs	



Site Plan

Photos - Site Plan

Preparation Notes



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General

Current Use	Hotel/Motel
Previous Use	Nursing home
Limiting Conditions / Access Limitations	None
Site Topography / Drainage	Flat/Drainage to the south
Is an escort present?	Yes
Is the escort also the owner?	Yes



Owner Questionnaire

"Subject Property" refers directly to the lease or purchase area only

Owner Name	Anil Dholakiya
Owner Contact Information	917-514-2131, anil@rudramanagement.com
How long have you or your company owned the Subject Property?	Since 2011
Approximately when was the tower or building(s) constructed?	2012
Is there a Subject Property manager associated with the Subject Property? (ask for contact number)	Self managed 917-514-2131
What is the acreage of the proposed purchase (or lease) parcel?	0.77
Is the building/tower compound connected to sanitary sewer and/or municipal water supply?	Yes
What is the Subject Property used for?	Hotel/Motel
What was the Subject Property used for prior to your purchase?	Nursing home
What are the adjacent properties used for?	Residential and vacant land
Has the Subject Property or adjoining properties ever been used for industrial purposes or manufacturing processes?	No
Are there any companies that you contract with, or used to contract with, to remove wastes from the property?	No
Have there been any gas stations, repair shops, dry cleaning, printing companies, dumps, or recycling centers in the area or on the Subject Property?	No
Have there been any automotive or industrial batteries, pesticides, or paints stored on the Subject Property?	No
Have there been any 55-gallon drums stored on the Subject Property?	No
Has there been any fill dirt brought to the Subject Property?	No
Have there been any pits, ponds or waste treatment lagoons on the Subject Property?	No
Has there been any stained soil on the Subject Property?	No



Have there been any storage tanks on the Subject Property (aboveground or underground)?	Yes
How many gallon/contents of each?	Two 100gal water heater AST, one 115gal water heater AST
Have you ever noticed any vent pipes or fill pipes sticking out of the ground on or near the Subject Property?	No
Have/Has there been water-containing contaminant(s) ever reported?	No
Have you (owner) ever been informed of any hazardous substances, petroleum products, or environmental violations with respect to the Subject Property or any facilities located on the Subject Property?	No
Are there any previous environmental site assessments (E.g. Phase I ESA, etc.), environmental audit reports, or environmental permits on the Subject Property (tower compound/lease area)?	Yes
Are you (owner) aware of any past, threatened, or pending lawsuits or administrative proceedings regarding hazardous substances or petroleum products involving the Subject Property?	No
Is there any discharge water (other than sanitary waste or normal storm water) coming to or from the Subject Property?	No
Is the Subject Property connected to sanitary sewer and/or municipal water supply?	Yes
Has there been any waste material dumped, buried, or burned on the Subject Property?	No
Are there any transformers, capacitors, or hydraulic equipment located on the Subject Property?	Yes
Are there any records indicating the presence of polychlorinated biphenyls, also known as PCBs?	No
Are there any fire suppression systems in use on-site, or have any firefighting fluids or foams ever been stored on-site?	Yes
What type and where are they stored?	Fire Extinguishers, they are on the walls along hallways.



Are you aware of the use of any materials sourced from a wastewater treatment facility that have been applied to the soil of the Subject Property as fertilizer's or organic amendments (i.e. biosolids or biosolid based-fertilizers)?

No

Is this a Telecom Site Evaluation?

No

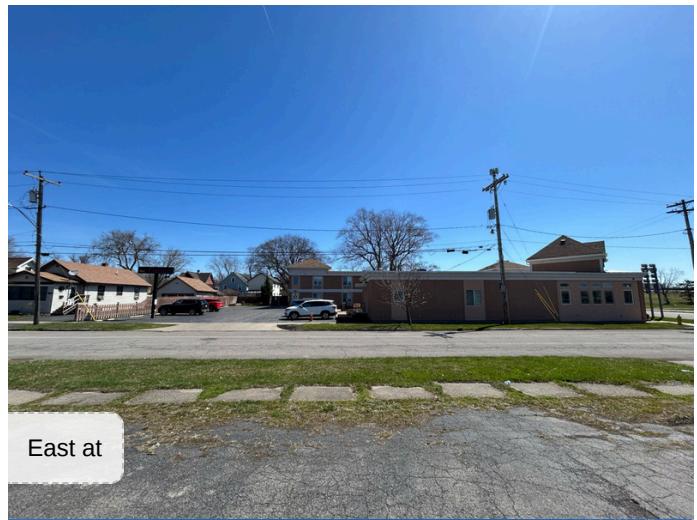
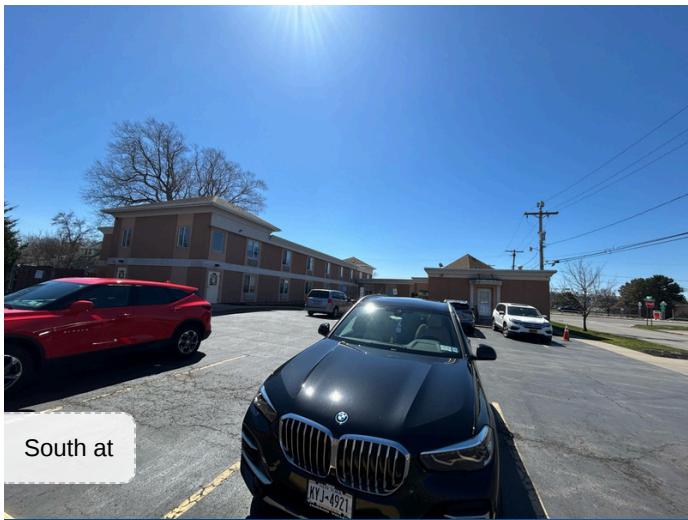


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Commercial Sidewalk Photos

Exterior Subject Property

Photos at - Subject Property



Photos Away - Subject Property



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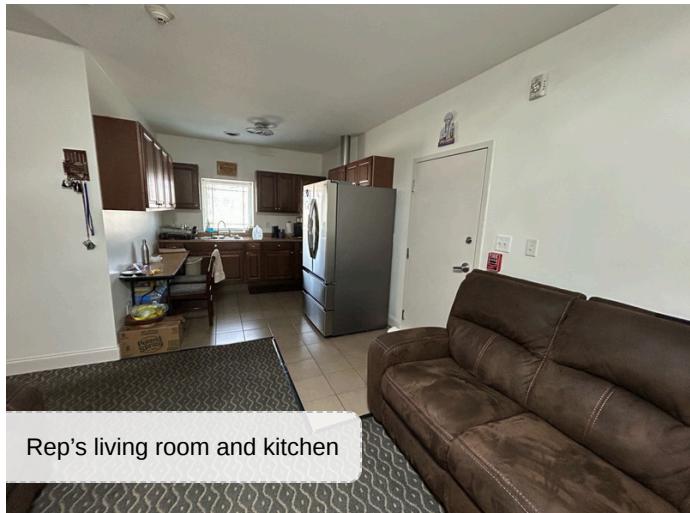


Interior Subject Property

Photos Interior - Subject Property



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Rep's living room and kitchen



Rep's bathroom



Rep's boiler room 2



Rep's living room



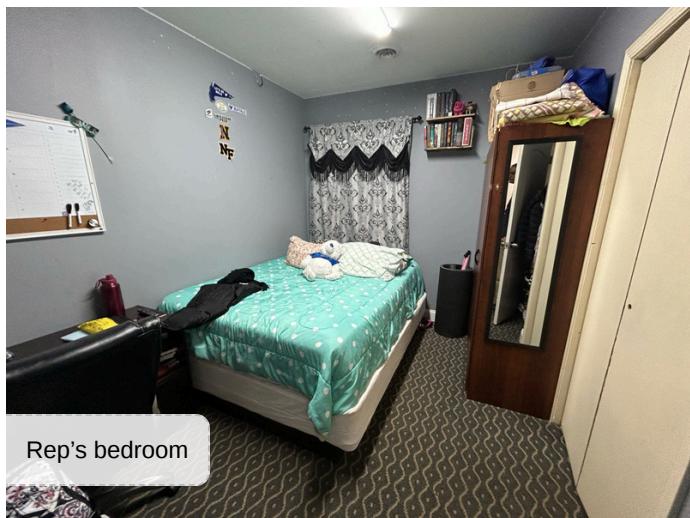
Rep's boiler room



Rep's boiler room door



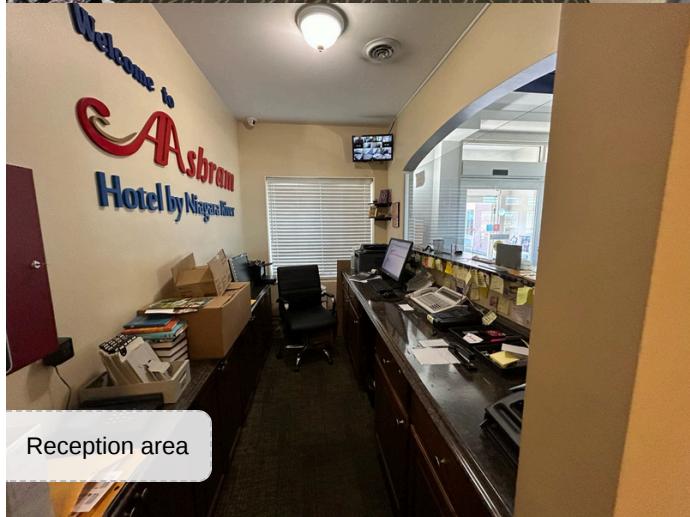
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Rep's bedroom



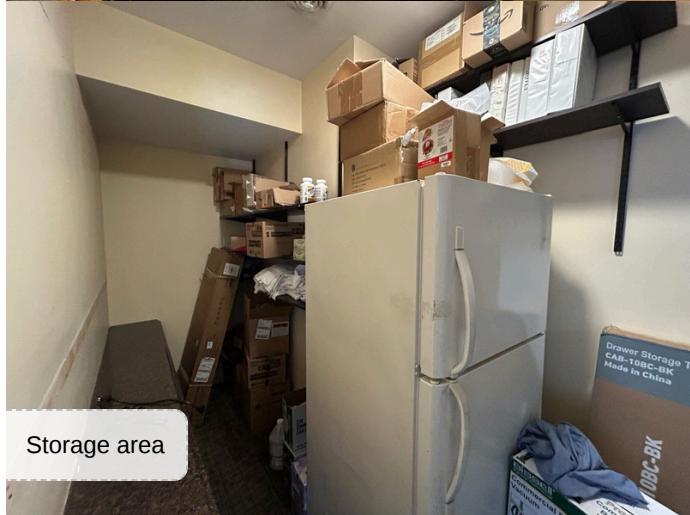
Rep's pantry



Reception area



Hallway in Rep's apartment



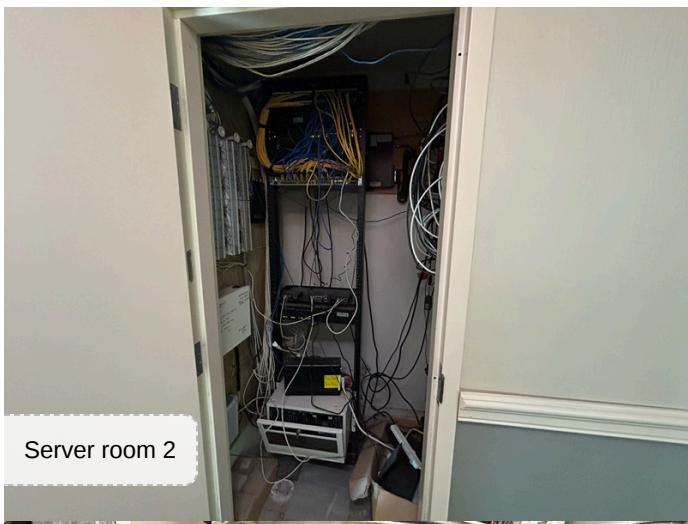
Storage area



Server room



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Server room 2



Paint 3



Paint 2



Paint 1



Basement-Laundry area



Paint 4



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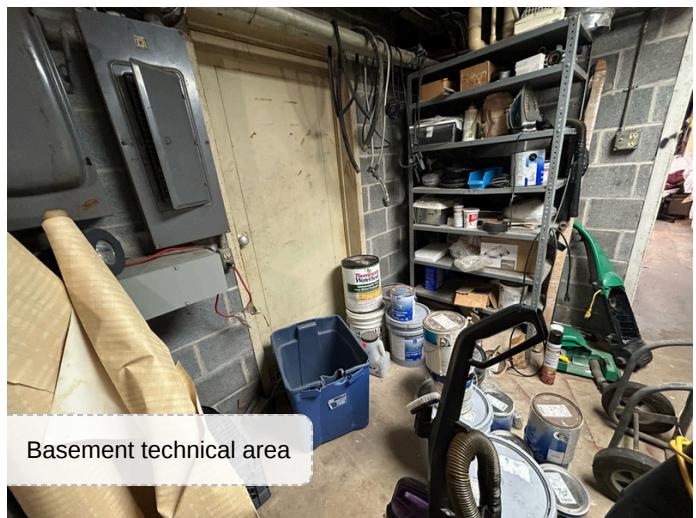
Paint 5



Basement technical area 3



Basement technical area 6



Basement technical area



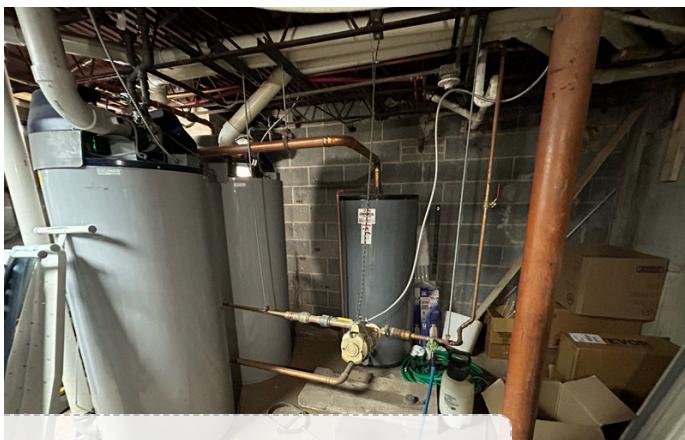
Basement Technical area 4



Basement Technical area 7



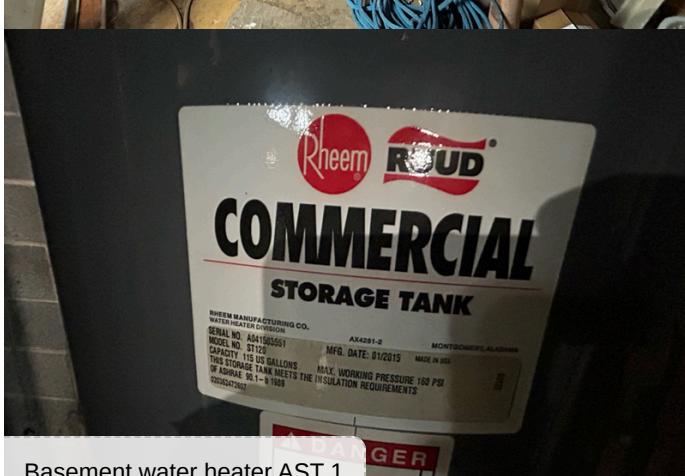
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Basement technical area water heater ASTs



Basement floor drain



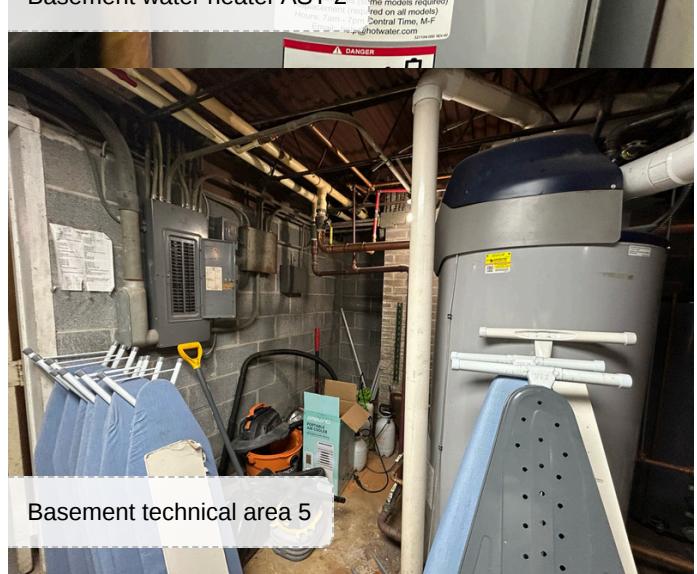
Basement water heater AST 1



Basement water heater AST 2



Basement water heater AST 2(b)

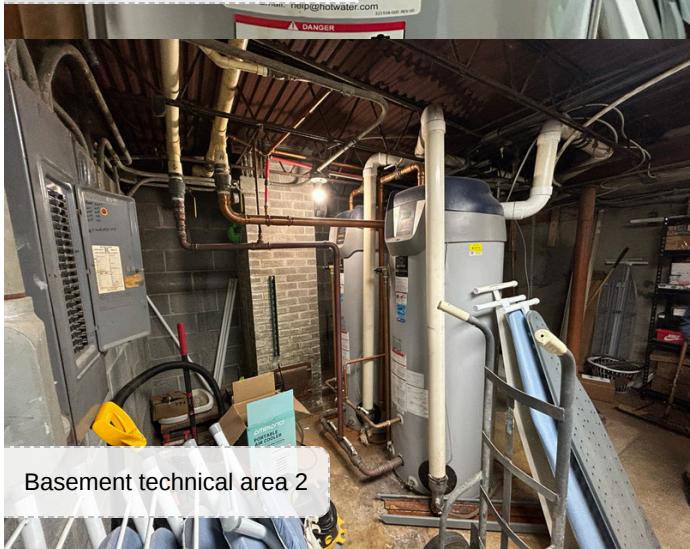


Basement technical area 5





Basement water heater AST 3



Basement technical area 2



Basement water heater AST 3(b)



Basement Laundry washers



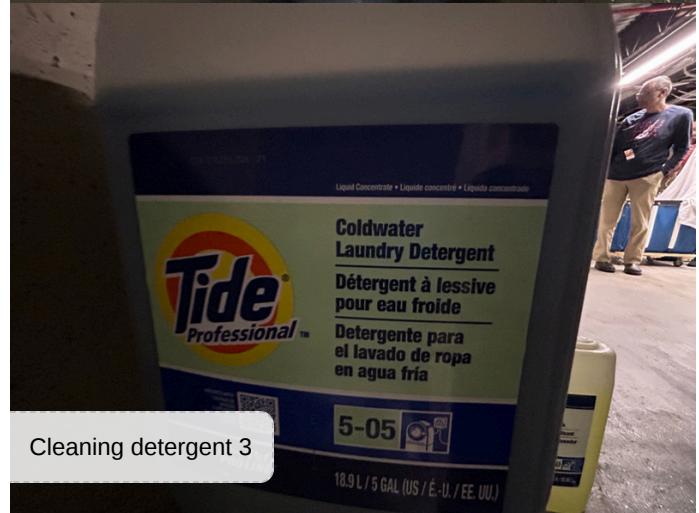
Basement Laundry Dryers



Cleaning detergents



Cleaning detergents 2



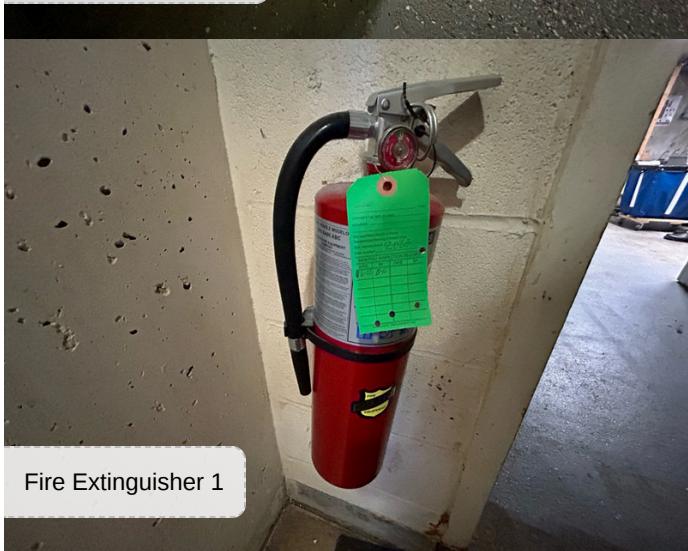
Cleaning detergent 3



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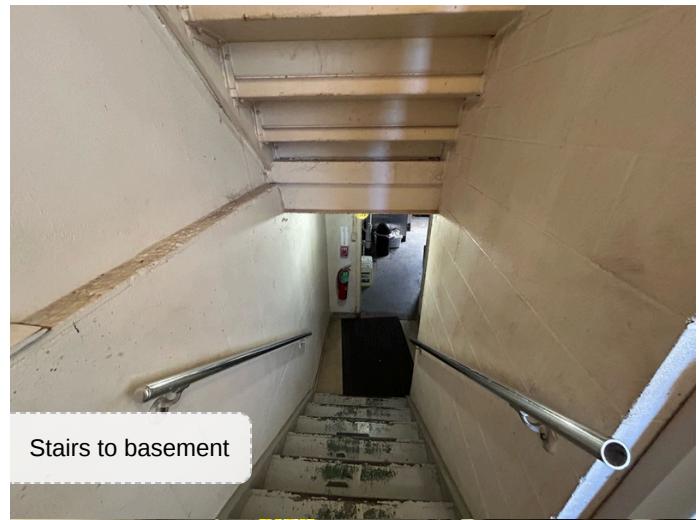
Cleaning detergent 4



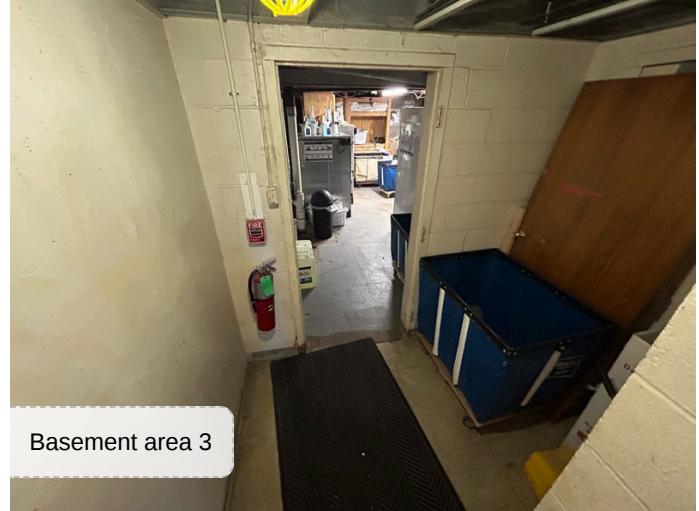
Fire Extinguisher 1



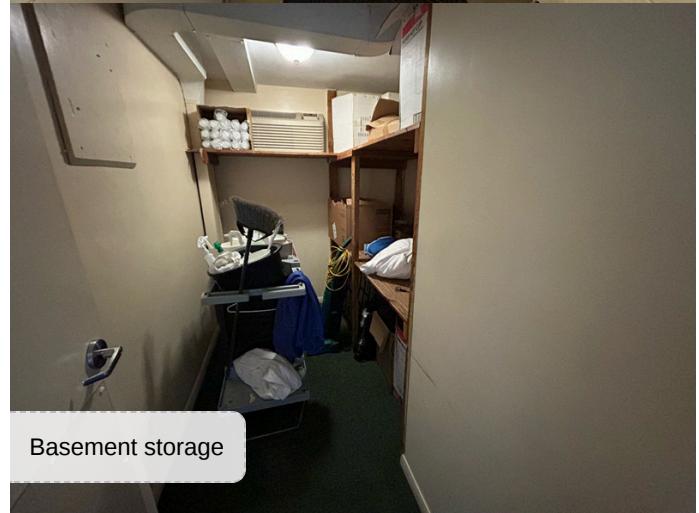
Stairs to basement 2



Stairs to basement



Basement area 3



Basement storage



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Wall AC unit 2



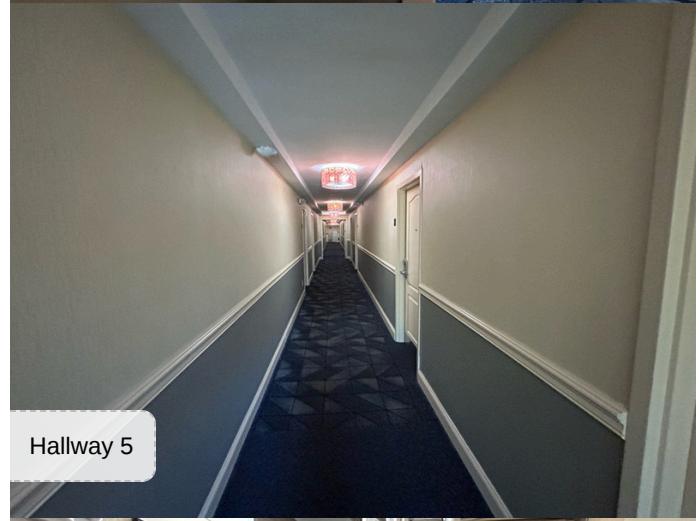
Wall mounted AC unit



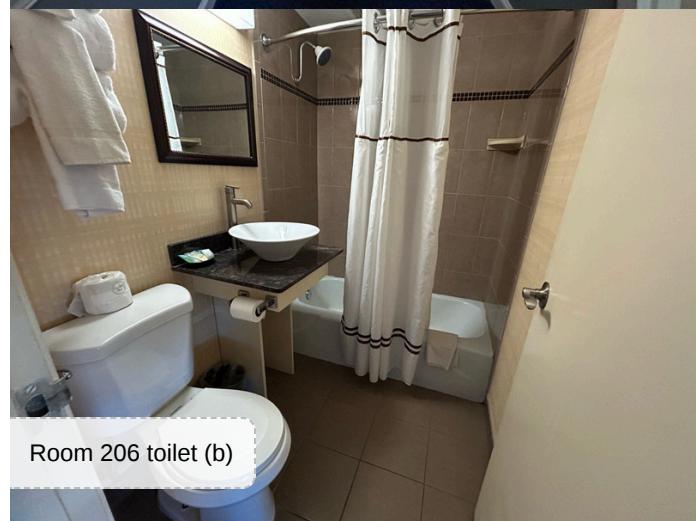
Room 206 (f)



Fire extinguisher 6



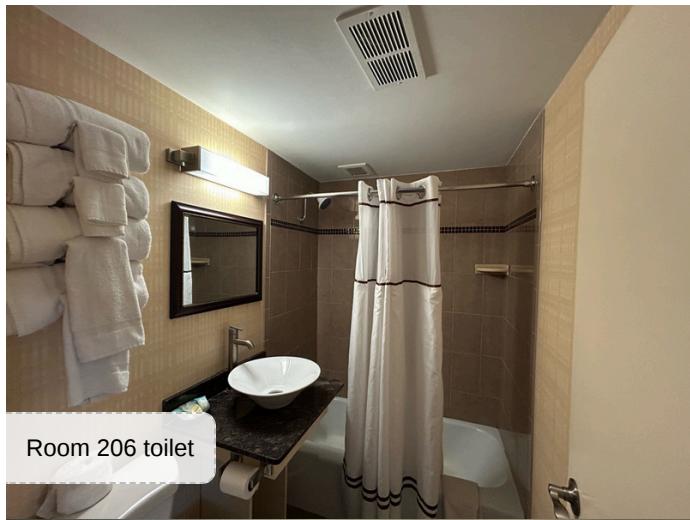
Hallway 5



Room 206 toilet (b)



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Room 206 toilet



Room 206(b)



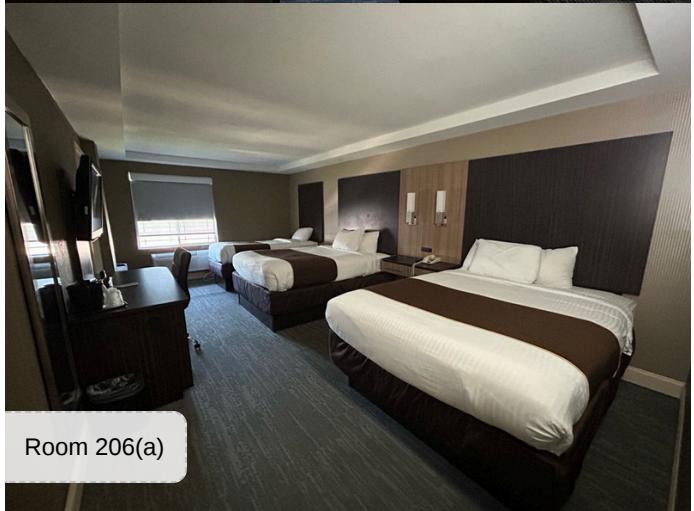
Room 206



Room 206 AC



Room 206(d)



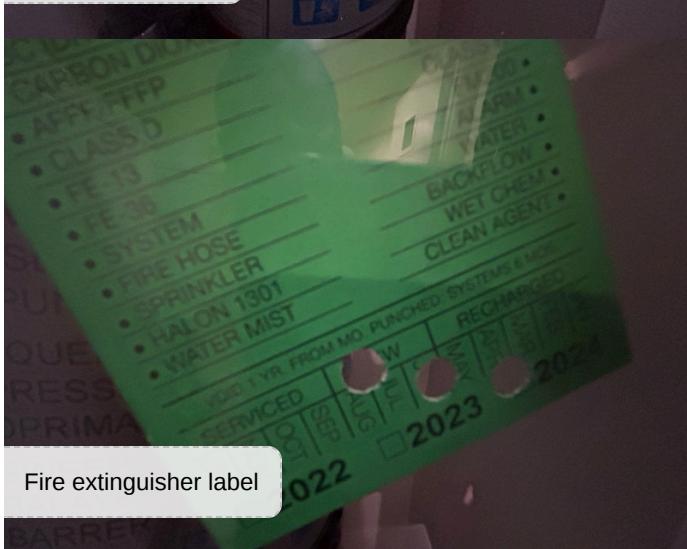
Room 206(a)



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Fire extinguisher 4



Fire extinguisher label



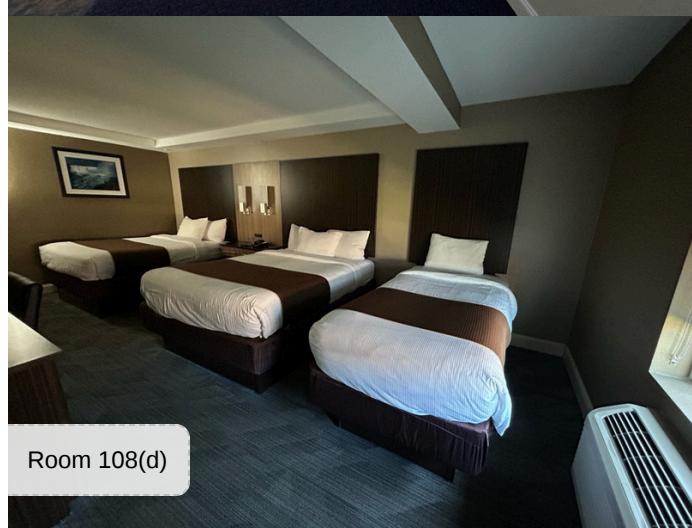
Stairs to level 2



Fire alarm



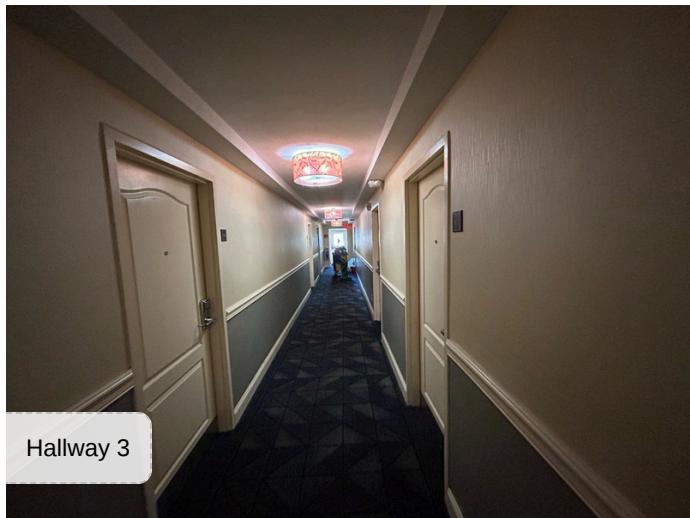
Guest laundry area



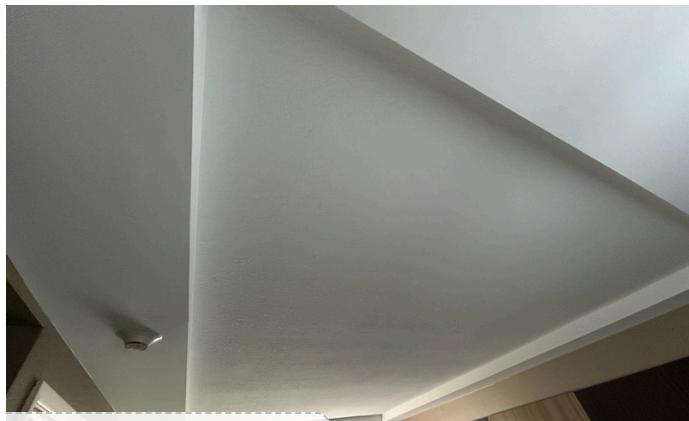
Room 108(d)



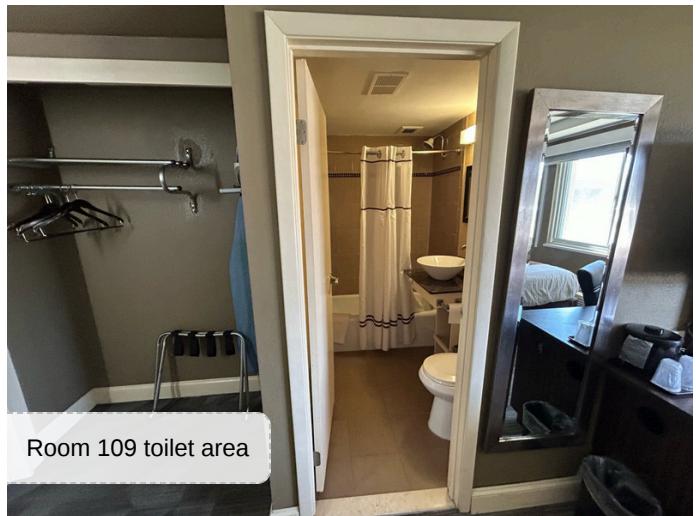
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Room 109 smoke detector



Room 109 toilet area



Room 109 AC



Room 109(b)



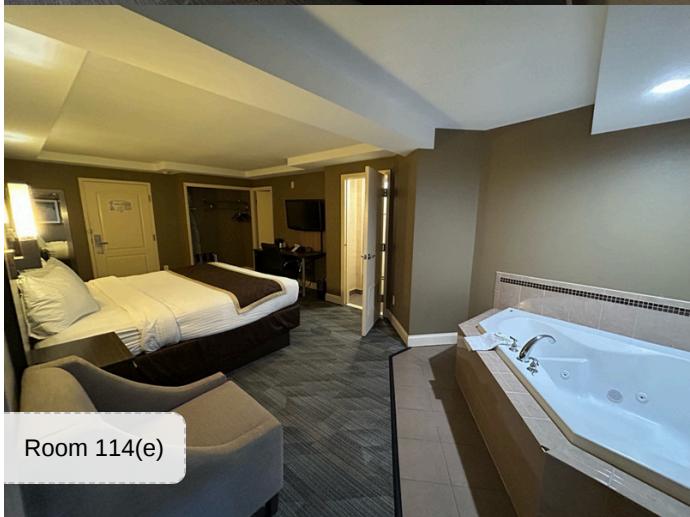
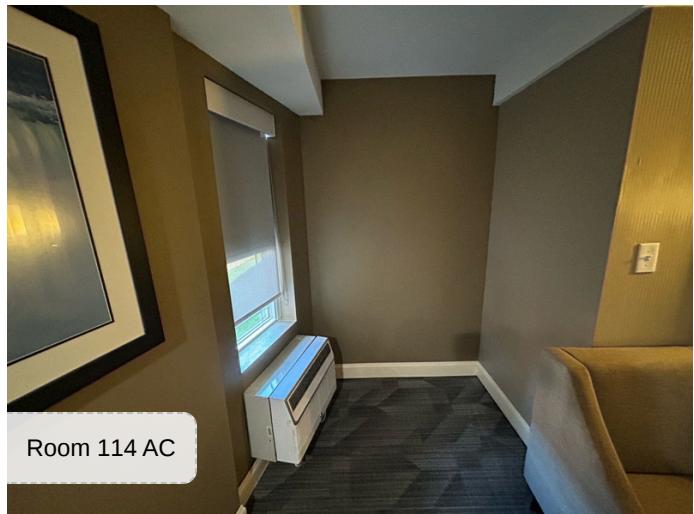
Room 109 toilet

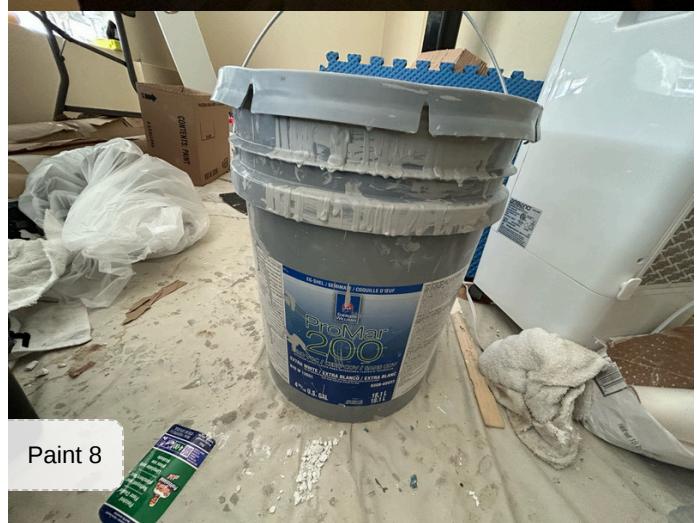
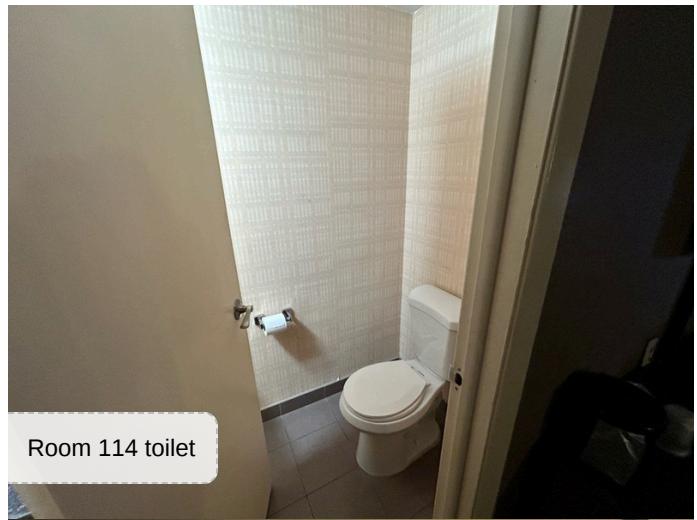
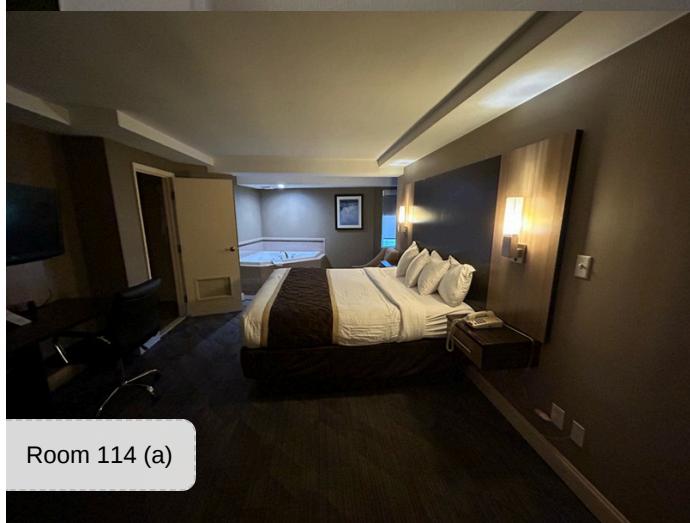
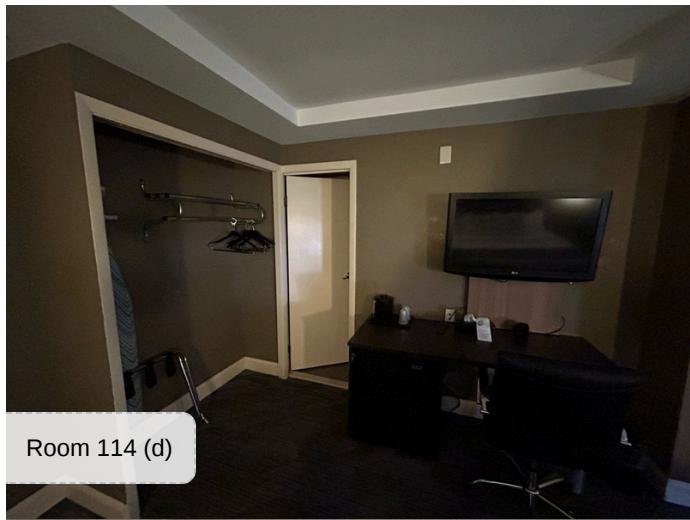


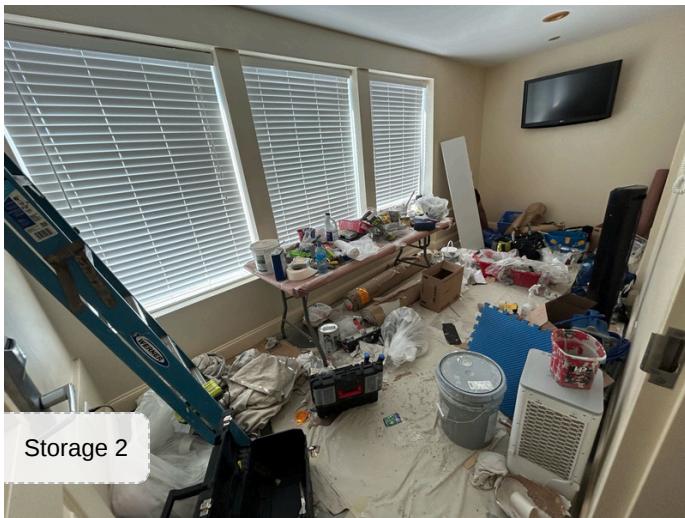
Room 109



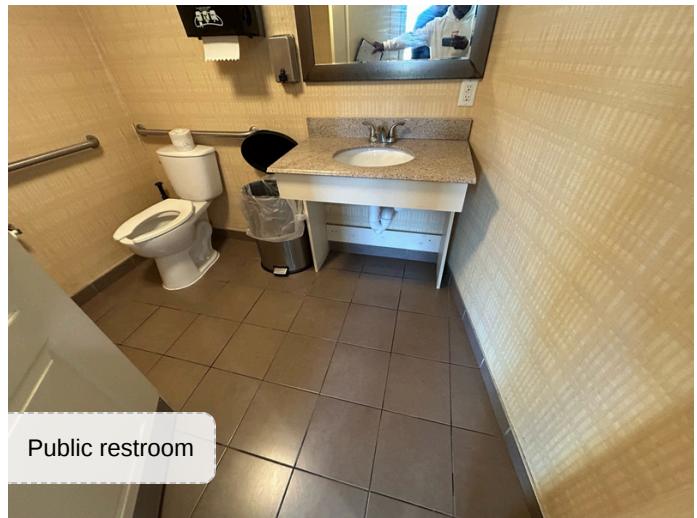
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Storage 2



Public restroom



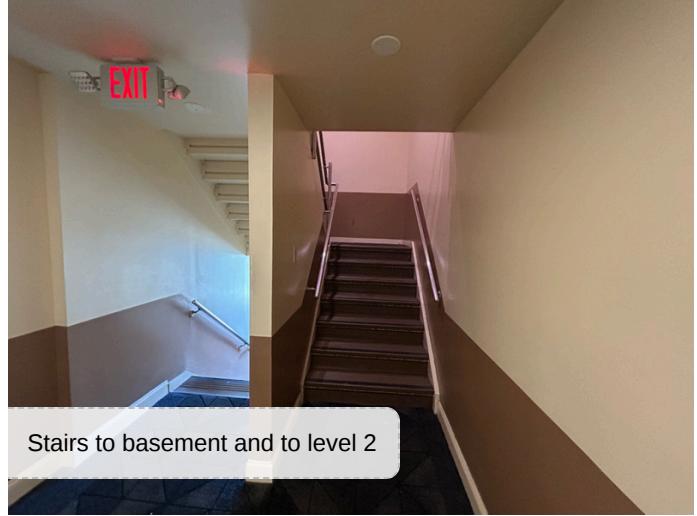
Public restroom 2



Roof decking of lobby area



Smoke detector in hallway



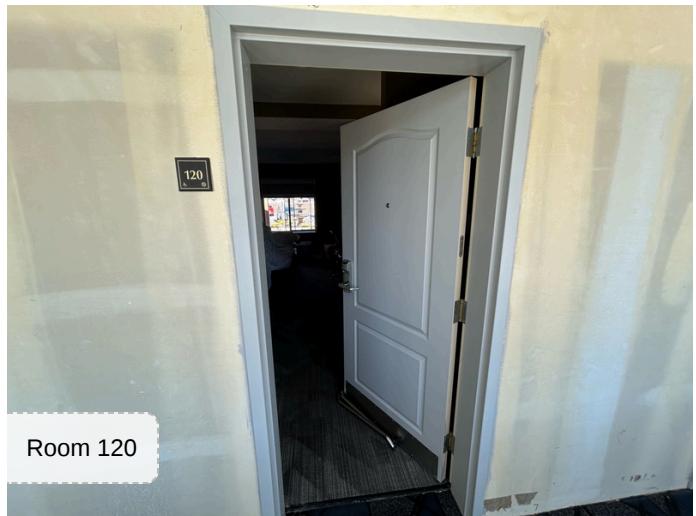
Stairs to basement and to level 2



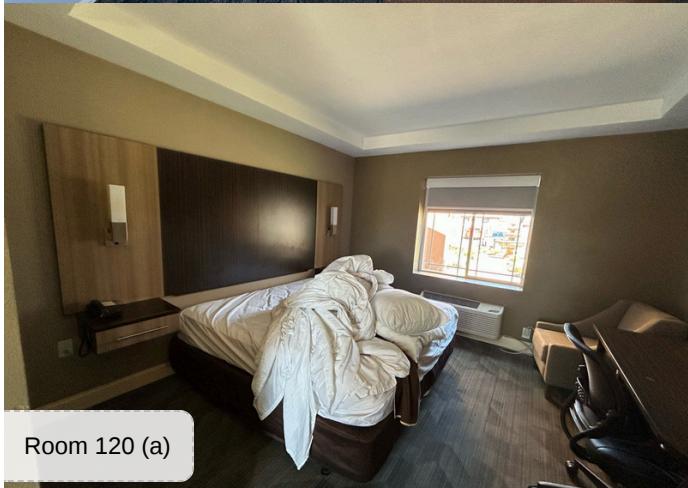
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Ice machine area



Room 120



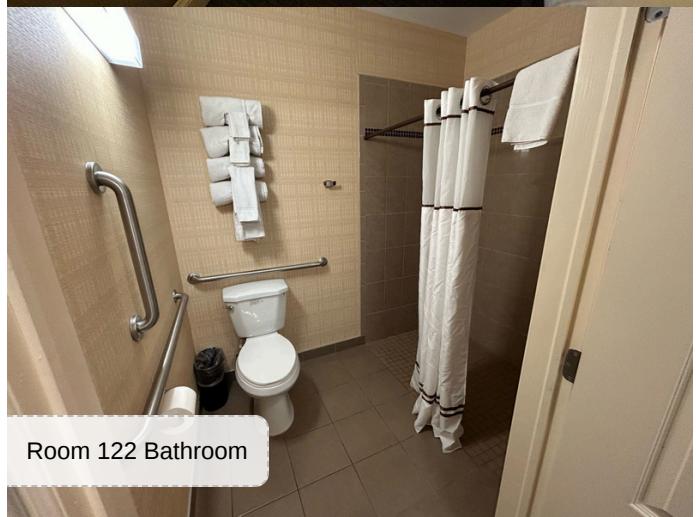
Room 120 (a)



Room 122 wall mounted AC



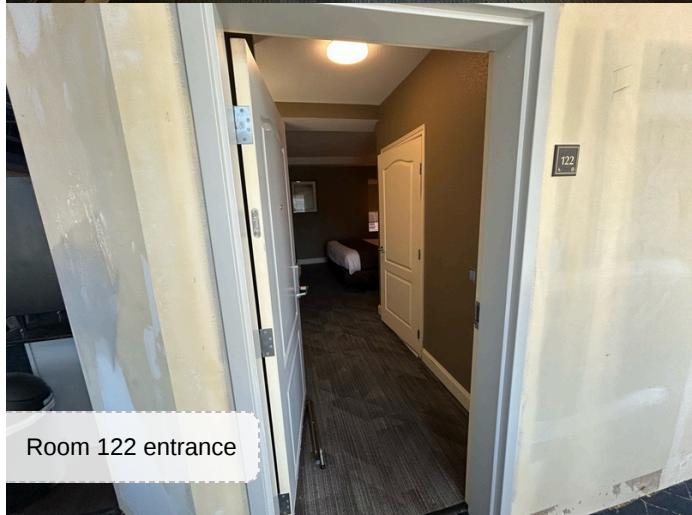
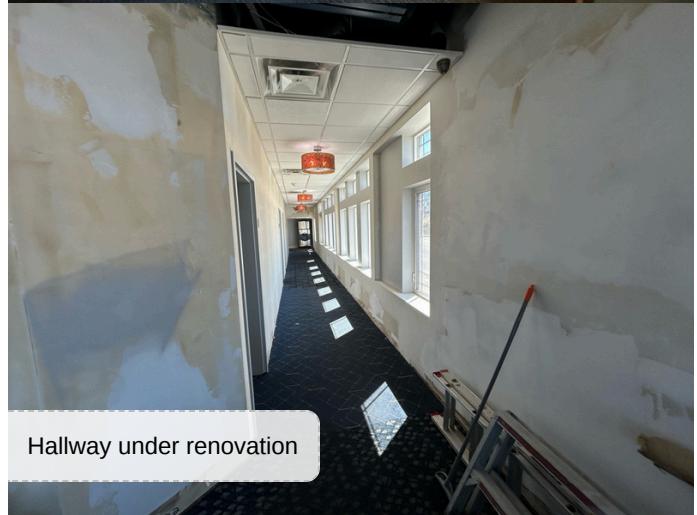
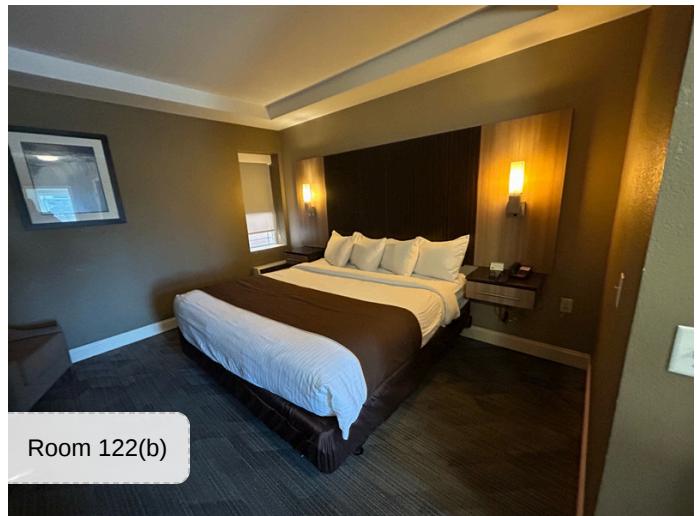
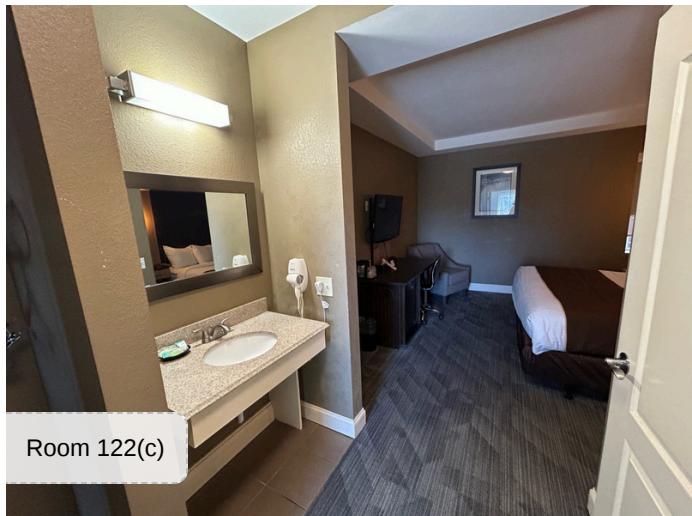
Room 122 sink area



Room 122 Bathroom

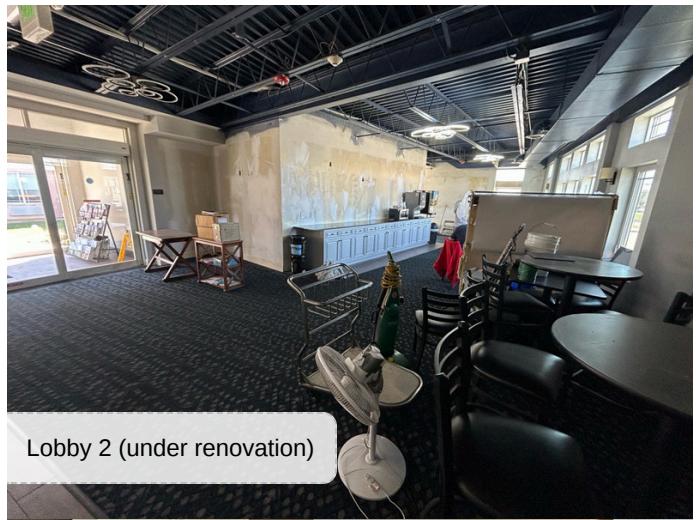


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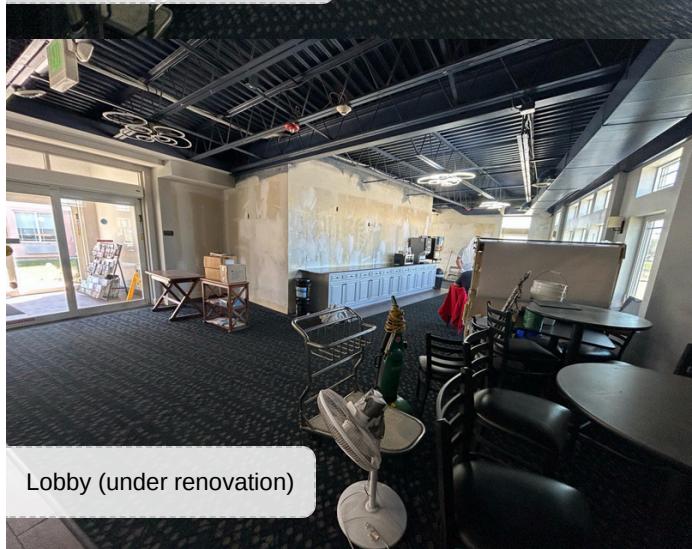




Lobby 1 (under renovation)



Lobby 2 (under renovation)



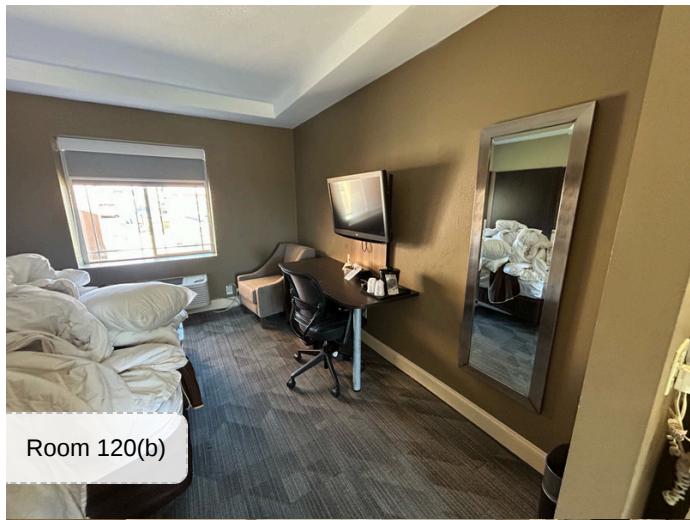
Lobby (under renovation)



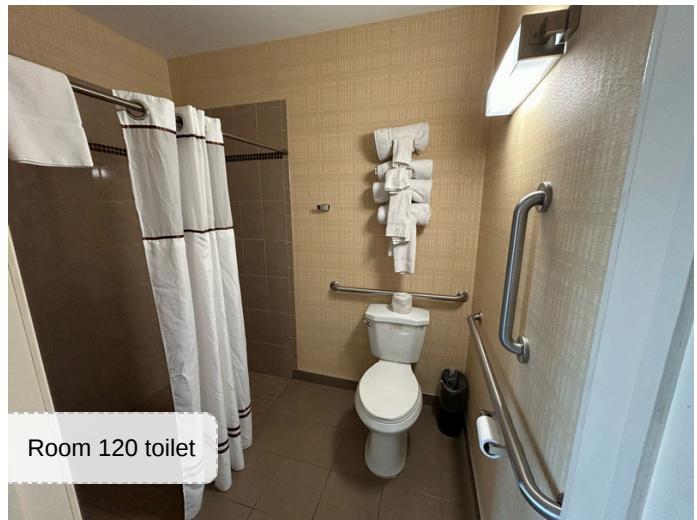
Room 120 entrance



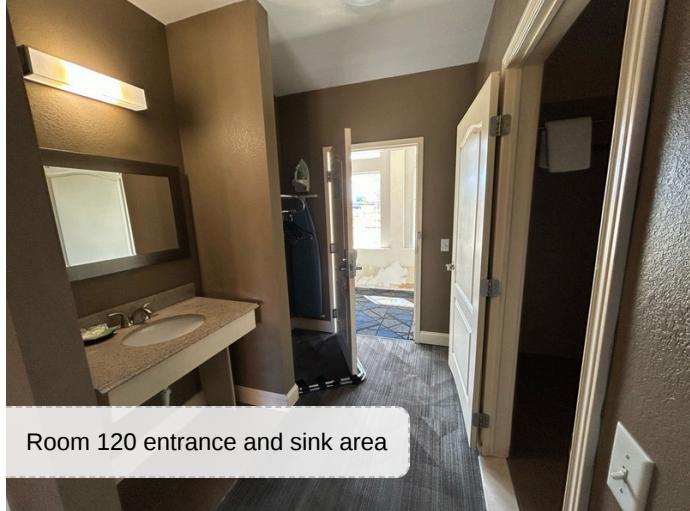
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Room 120(b)



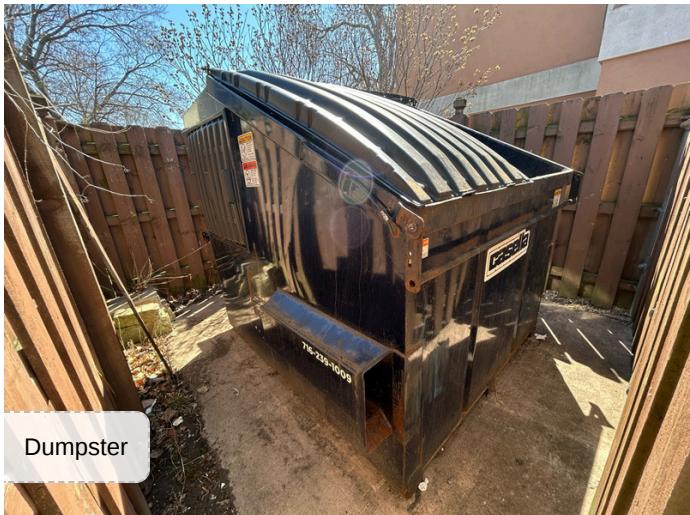
Room 120 toilet



Room 120 entrance and sink area

Photos Other - Subject Property**Photos Other - Subject Property**

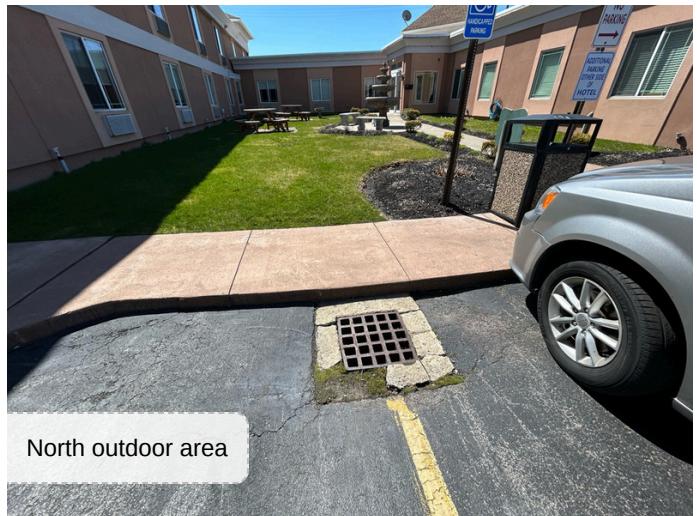
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Gas meter



North outdoor area



North parking lot

Additional Properties

Additional Property Photos



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Site Reconnaissance Summary

Debris and/or Evidence of Dumping | No

Controlled Substances Production | No

Drains | Yes

Drains (1 Item)



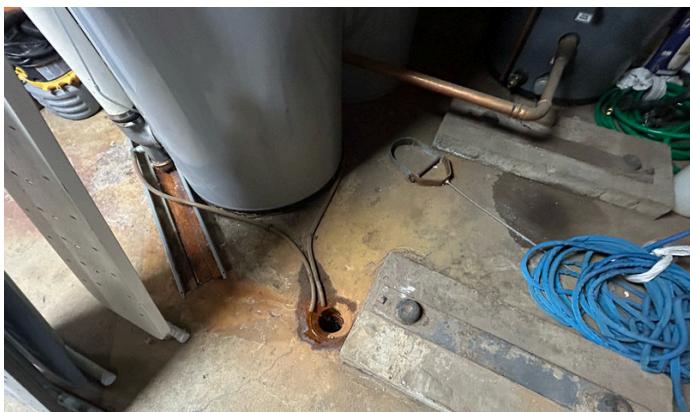
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Drains - 1. Floor drain

Notes

Floor drain

Photos



Floor drain in basement technical area



Drums & Chemical Containers

Yes

Drums and Chemicals (1 Item)



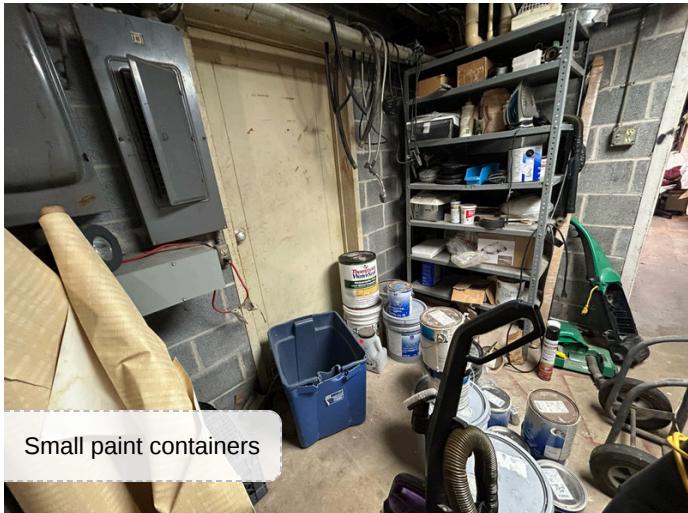
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Drums and Chemicals - 1. 8-5gal of detergents and bleach for laundry. 4-5gal of paints and some other smaller paint containers

Notes

8-5gal of detergents and bleach for laundry. 4-5gal of paints and some other smaller paint containers

Photos



Drainage and Stormwater Features

Yes

Drainage and Stormwater (1 Item)



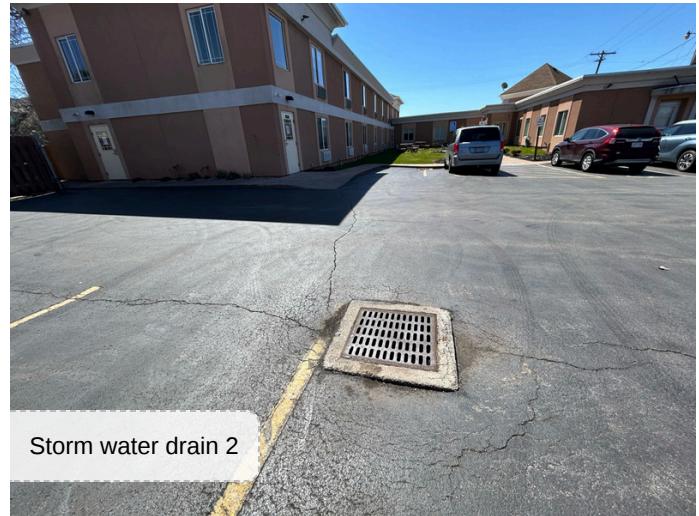
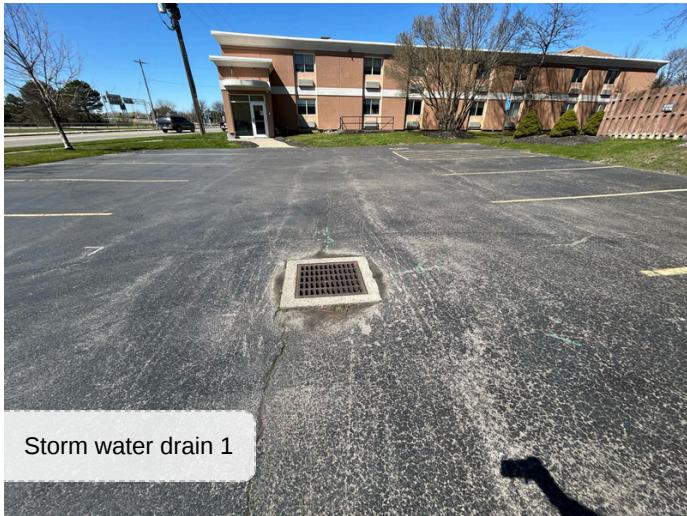
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Drainage and Stormwater - 1. Two storm water drains within parking lots

Notes

Two storm water drains within parking lots

Photos



Fill Material

No

Generation, Storage, Disposal of Haz Waste

No

Generators

No

Heating and Cooling Systems

Yes

Heating and Cooling (1 Item)



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Heating and Cooling - 1. Wall mounted individual AC units and central HVAC unit

Notes - Heating and Cooling Wall mounted individual AC units and central HVAC unit

Photos - Heating and Cooling

High-Voltage Transmission Lines	No
Interceptors and/or Separators	No
Odors	No
On-Site Records	No
Pits, Ponds, and/or Lagoons	N/A
Pooled Liquids	No
Railroads / Airports	No
Rivers / Washes	No
Septic Systems	No
Stained Surfaces	No
Soil Stockpiles	No
Sources of PCBs	Yes

PCBs (1 Item)



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PCBs - 1. PMTs on south, west and NW corners

Notes

PMTs on south, west and NW corners

Photos



South corner PMT



West corner PMT



Rusted PMT on NW corner



NW corner PMT rusted

Storage Tanks

Yes

Storage Tanks (1 Item)



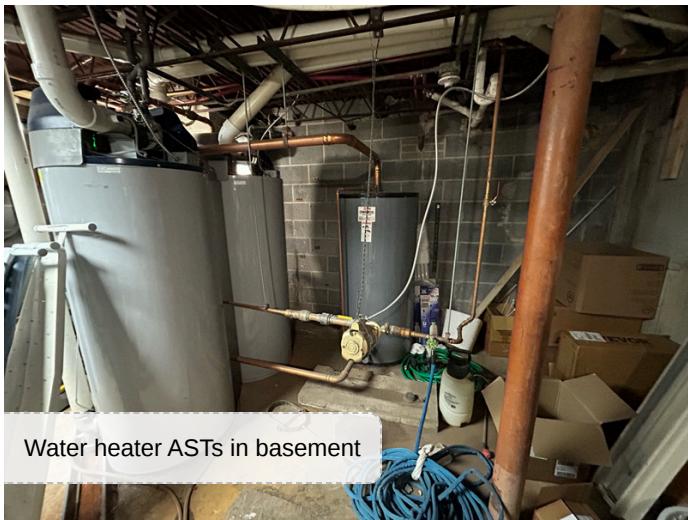
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Storage Tanks - 1. Water heater ASTs in basement technical room

Notes

Water heater ASTs in basement technical room

Photos



Water heater ASTs in basement

Stressed Vegetation	No
Sumps and/or Vaults	No
Other Environmental Concerns/Conditions	No
Use/Storage of Petroleum & Haz Substances	No
Wastewater	No
Water Wells	No
Other Improvements / Features	No



Water Features

Is there evidence of potential wetlands?	No
Is there hydrophytic vegetation?	No
Creeks and Streams?	No
Drainage Ditches?	No
Standing Water?	No
Evidence of floodplain?	No

Floodplain (1 Item)

Floodplain - 1. None

Notes - Floodplain | None

Photos - Floodplain

Detention or Retention Basins | No

Detention and/or Retention (1 Item)



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Detention and/or Retention - 1. None**Notes - Detention/Retention** | None**Photos - Detention/Retention**

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Chemical Storage/Waste Generation

Details on Chemical Storage

Small Quantity Chemicals (<5 gallons)

Small Quantity Chemicals

Bulk Storage Chemicals (> or equal to 5 gallons)

Bulk Storage Chemicals

Waste Generation

Waste Generation Details

Chemical Storage/Waste Generation Chemical Details

Special/Hazardous Waste Removal Vendor

Frequency of Special/Hazardous Waste Removal



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ACM/LBP

Is this Non-Scope Item Assessment Required? No



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Mold

Is this Non-Scope Item for Mold Assessment Required? No

Is the Subject Property a Dry Cleaners? No

Is the Subject Property a Gas Station? No



Subject Property Utilities

Select All Subject Property Utilities | Municipal Water, Municipal Sewer, Electric, Natural Gas, Floor Drains, HVAC



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SAINT LOUIS, MO 63131-1959

Adjoining Sites Use Summary

Sites Summary for All Directions (1 Item)



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Sites Summary for All Directions - 1. North, East, South, West

Direction of Adjoining Site	North, East, South, West
Address of Adjoining Site	West- 6422 Buffalo Ave, Niagara Falls NY 14304, South- Buffalo Ave road and vacant land, North- 117 65th Street Niagara Falls NY 14304, East- 66th Street road and vacant area
Current Occupant/Use	North- residential, west- unknown structure use, south and east- vacant
List Environmental Concerns	
Additional Notes - Adjoining Site Summary	

Photos - Adjoining Site



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Additional Notes

Notes - Additional Details

Photos - Additional Photos



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