

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

- (ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- (b) Records and reports available to the lessor (check (i) or (ii) below):

- (i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Esplanade Apartments summary of lead based paint

- (ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

- (c) Lessee has received copies of all information listed above.
- (d) Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

- (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

John Bishop

_____ Lessor	_____ Date	_____ Lessor	_____ Date
_____ Lessee	_____ Date	_____ Lessee	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

January 28, 2016

SUMMARY OF LEAD-BASED PAINT INFORMATION

Dear Sir or Madam:

Federal law requires that owners of housing constructed prior to 1978 provide to prospective tenants a copy of the pamphlet "Protect your Family from Lead in Your Home" and a copy of any reports or records pertaining to the presence of lead-based paint or lead-based paint hazards that have been identified in the housing. Please be advised that limited testing of certain building components at the Esplanade Apts in 1994, 2001, 2004, & 2005 identified lead-based paint on the following surfaces:

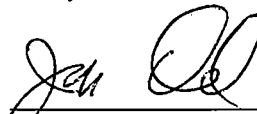
1994- Interior stair stringer C-3,
2001-exterior door surfaces, window surrounds A-1 exterior door surfaces,
window surrounds B-6, eaves overhangs.

All windows have been replaced and other exterior surfaces been painted with a protective encasement material during a recent exterior renovation project. A copy of the limited lead-based paint testing data can be reviewed at the Graduate Housing Office, located at Helen Hadley Hall, or may be obtained through Yale's Office of Environmental Health and Safety at 737-4453 (Attn: Steve Murdzia).

Lead based paint that is in good condition does not pose a hazard. However, to be safe, please be sure to follow the guidelines in the pamphlet, which include preventing your children from the dangers of lead paint dust.

If you notice that any painted surfaces in the building are deteriorating (chipping, peeling, etc.), please notify the Graduate Housing Office initially at 432-8270 or Steven Murdzia of Yale's Office of Environmental Health and Safety at 737-4453. In addition, please contact Mr. Murdzia if you have any questions or if you would like a copy of the limited lead-based paint testing data.

Sincerely,



Jeff Ormrod
CT Licensed Lead Inspector

Exhibit A- January 28 2016

Esplanade Apartments

Year of limited testing	Unit	Results
7/1994	D-6	No LBP some inconclusive results
7/1994	E-2	No LBP some inconclusive results
8/1994	B-4	No LBP
7/1994	B-3	No LBP
7/1994	A-5	No LBP some inconclusive results
7/94	C-3	LBP interior stair stringer
5/2001	A-1	LBP exterior surfaces
9/2001	E-2	No interior LBP
10/2001	B-8	NHHD Order delead exterior
1/2003	B-8	NHHD Release order
7/2003	C-1	No interior LBP

LBP- lead based paint by definition Connecticut Department of Public Health