

ENVIRONMENTAL QUESTIONNAIRE

The following may be used as a guide to determine if any additional environmental investigation is needed (i.e. Transactional Screening Analysis (TSA), Phase I or Phase II audit). The questionnaire was completed during an on-site inspection of the real estate located at:

Business Name

Property Address

City, State, County, Zip Code

1. Determine the prior and planned uses for the subject property. If any of these operations involve the use of prior use of toxic chemicals, conduct a Phase I audit. (Discussion with current/prospective owners can help identify uses.)

Prior Use: _____

Toxic Chemicals: Yes No

Current Use: _____

Toxic Chemicals: Yes No

Planned Use: _____

Toxic Chemicals: Yes No

2. To the extent possible, determine the prior, current, and planned uses of **ALL** adjoining properties. If any of these operations involve the use or prior use of toxic chemicals environmental testing may be required, (Discussions with current/prospective owners, as well as a visual check can help identify uses.)

North of Site

Prior Use: _____

Toxic Chemicals: Yes No

Current Use: _____

Toxic Chemicals: Yes No

Planned Use: _____

Toxic Chemicals: Yes No

South of Site

Prior Use: _____

Toxic Chemicals: Yes No

Current Use: _____

Toxic Chemicals: Yes No

Planned Use: _____

Toxic Chemicals: Yes No

East of Site

Prior Use: _____

Toxic Chemicals: Yes No

Current Use: _____

Toxic Chemicals: Yes No

Planned Use: _____

Toxic Chemicals: Yes No

West of Site

Prior Use: _____

Toxic Chemicals: Yes No

Current Use: _____

Toxic Chemicals: Yes No

Planned Use: _____

Toxic Chemicals: Yes No

3. Conduct a visual inspection of the facility, preferably accompanied by current owners. The following observations may trigger the need for additional investigations. (i.e. a Phase I audit)

Is there any evidence that chemicals are used in the operation of the facility? Yes No

Are there any discarded chemical containers present? Yes No

Are there any waste piles of any type (ask about buried waste and the presence of underground storage tanks)? Yes No

Is there any evidence of distressed vegetation or non-vegetative areas? Yes No

Any oily films on standing water? Yes No

Is there any discolored soil? Yes No

Are there any unusual odors? Yes No

4. Are all relevant environmental permits and/or notifications in place? If not, conduct a Phase I audit. Local regulatory authorities could be consulted for assistance on requirements. Yes No
If **YES** attach copied of permits.

5. Has the facility or location ever been involved in:
Any citations, claims, or complaints regarding environmental problems? Yes No

Any notices of violations? Yes No

Any environmental clean up actions? Yes No

Discussion with the applicant, as well as the local regulatory authorities can identify facility abuse. If yes on any point additional environmental investigation many be needed.

6. Has the real property or an adjacent property ever been used for industrial, manufacturing, refining, processing or agricultural purposes? Yes No

7. What was the date of last transfer of ownership? _____

8. Was a pre-acquisition site assessment or environmental audit required? Yes No
If **Yes**, please describe and attach copies of previous audits, inspections and any other relevant information.

9. Was asbestos used for insulation of buildings or any other purpose? Yes No

10. Are electrical transformers, switches, capacitors, or other comparable devices on premises? Yes No

Have they been inspected for the presence of P.C.B of other hazardous toxic Substances? Yes No

If inspections reports have been made, include copies.

Lender's Report in Issues Covered by this Questionnaire:

(Attach additional sheets as needed. Attach copies of previous audits and inspections and any other relevant information.)

LENDER RECOMMENDATION:

Please recommend whether or not further environmental review is needed.

If there is a "Reasonable and prudent belief that there in no risk of contamination" no further environmental review is needed. If there is a reasonable and prudent belief that there is contamination further testing is required.

Lender Signature: _____ **Date:** _____

Acknowledgement by the Borrower:

I acknowledge that I have read this questionnaire and have responded to the issues and questions to the best of my knowledge. I have prepared the answers to this questionnaire jointly with the bank and its representatives and I have made a full disclosure of my knowledge of suspected or actual environmental concerns regarding this property.

By: _____ **Date:** _____