

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

The purpose of this questionnaire is to provide information about the past and present ownership and uses of the real property upon which lender will rely for security in deciding whether to extend credit. Please respond fully to all questions, including attaching supporting documentary evidence where appropriate. If unable to answer after diligent inquiry, respond “unknown” and explain why the information is unavailable. If space is inadequate to answer, please attach additional pages as needed.

Property Address: _____
(Street name, number and APN if available)

(City, State, Zip Code)

Applicant: _____
(Small Business Name)

Contact: _____
(Name and phone number)

Name of Owner/Seller of the property:

Contact for property access:

Phone and name if different than Owner/Seller

1. The present and previous owner(s) and the time period each owner held the property (start with present and include a twenty year history if possible):

	<u>Owner</u>	<u>Period</u>
A.		
B.		
C.		

2. The present and previous occupant(s) and the time period of each (start with present and include a twenty year history if possible):

	<u>Occupant</u>	<u>Period</u>	<u>Use of Property</u>
A.			
B.			
C.			

3. Describe present and previous use(s) of the adjacent (bordering) properties (describe the location of the adjacent properties in the last column – e.g., property to the East or Northeast).

Location / Present and Prior Uses

A. North of building:

B. South of building:

C. East of building:

D. West of building:

4. Date of last transfer of ownership: _____

A. Was a pre-acquisition site assessment or environmental survey performed? YES NO

If yes, include a copy of the report- or any reports available.

5. Property Description:

Building square footage: _____ Lot size (dimensions or acreage) _____

Number of rooms and stories _____

6. Are there any environmental hazards or contamination present on surrounding properties (e.g., underground tanks, heavy industry, landfills/waste disposal, waste treatment, ground water contamination)?

Yes No (If yes, please describe)

7. Have any of the following environmental permits, registrations, or agreements been issued for the property? Yes No (If yes, please describe or attach copies of reports)

National Pollutant Discharge Elimination System Permit

Air Emissions Permit

Wastewater Discharge Permit

Underground Storage Tank Permit

Hazardous Materials Monitoring Program Permit

Other (please describe) _____

8. Has the property owner or facility operator been informed of the presence of hazardous substances or environmental violations in regards to the property or the facility located on the property?

Yes No (If yes, please describe)

9. Are you aware of any environmental assessment of the property that indicated the presence of hazardous substances on the site or recommended further assessment of the property?

Yes No (If yes, please describe)

10. Has there been any past pollution problems, investigations, or cleanup activities on the property, including investigations of potential Superfund actions?

Yes No (If yes, please describe)

11. Are there any past, current, or pending regulatory actions by federal, state, or local environmental agencies alleging noncompliance with the regulations?
Yes No (If yes, please describe)
12. Are there any past, current, or pending lawsuits or administrative proceedings for alleged environmental damages involving the property, you or any owner or tenant of the property?
Yes No (If yes, please describe)
13. Does the owner of the property or operator of the facility have any knowledge of environmental liens or governmental notification relating to violations of environmental laws in regards to the property on any facility located on the property?
Yes No (If yes, please describe)
14. Have there been any worker complaints or regulatory investigations regarding illness resulting from hazardous material exposure at the facility?
Yes No (If yes, please describe)
15. Has the facility applied for or been issued a permit as a Hazardous Waste Generation, Hazardous Waste Treatment, Storage or Disposal Facility, or a Hazardous Waste Hauler?
Yes No (If yes, please describe)
16. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility other than undamaged containers of consumer products of more than five gallons in total volume?
Yes No (If yes, please describe)
17. Have there ever been any spills, leaks, or accidental release of pesticides, fertilizers, fuels, oils, or other chemicals into the environment?
Yes No (If yes, please describe)
18. Are any plastic or metal industrial drums (typically 55-gallon) located on the property or at the facility?
Yes No (If yes, please describe)
19. Have any construction debris, substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries, fill dirt that could have been contaminated, or any other waste material been dumped above grade, buried and/or burned on the site?
Yes No (If yes, please describe)
20. Are there any pits, ponds or lagoons located on the property in connection with waste treatment or waste disposal?
Yes No (If yes, please describe)
21. Are there any vent pipes protruding from the ground at the property or adjacent to any structure located on the property?
Yes No (If yes, please describe)
22. Are there now, or have there ever been storage tanks above or underground located on the site?
Yes No (If yes, please describe)

23. Are there any above or below ground pipelines on site used to transfer chemicals or waste?
Yes No (If yes, please describe)
24. Does the property discharge waste water (other than from storm water) directly to a ditch or stream on or adjacent to the property?
Yes No (If yes, please describe)
25. Are there any on-site sewage disposal systems (e.g., septic tank, wastewater treatment plant)?
Yes No (If yes, please describe)
26. If the property is served by a private well or non-public water system, has the well or system been designated as contaminated by any government environmental or health agency?
Yes No (If yes, please describe)
27. **Asbestos:** Does the property or any buildings located on the property contain any asbestos-containing materials in the building on site?
Yes No (If yes, please indicate which building, and if an asbestos test or survey has been done, attach the results)
28. **Polychlorinated Biphenyl (PCBs):** Have polychlorinated biphenyls been used in electrical transformers, capacitors or other equipment at the property?
Yes No (If yes:
Are there maintenance and emergency response procedures for the PCB equipment in the event of a leak, spill, or fire?)
Yes No
Have there been any leaks, spills, or fires on site involving PCB equipment?
Yes No
Is there a transformer that is not owned by a public or private utility or group and for which there are not records indicating the absence of PCBs?
Yes No
29. **Radon:** Has the property or any buildings located on the property been tested for Radon?
Yes No (If yes, provide copy of report)
30. **Urea Formaldehyde:** Does the property or any buildings located on the property contain any urea-formaldehyde?
Yes No (If yes, please describe)
31. **Lead:** Does the property or any buildings located on the property contain any lead-based paint or lead plumbing?
Yes No (If yes, please describe)
32. **Agricultural Land:** Have pesticides, herbicides or other agricultural chemical been stored, mixed on or applied to the property?
Yes No (If yes, please describe)
33. Have there been any citizen complaints from the surrounding community regarding the activities conducted on the property?
Yes No (If yes, please describe)

34. Are you aware of any environmental cleanup liens against the property that are filed or recorded under the federal, tribal, state or local law?
 Yes No (If yes, please describe)
35. Are you aware of any Activity and Use Limitations (AUL's), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have ever been filed or recorded under federal, tribal, state or local law?
 Yes No (If yes, please describe)
36. As the user of this Environmental Questionnaire do you have any specialized knowledge or experience related to the property or nearby properties?
 Yes No (If yes, please describe)
37. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?
 Yes No
 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?
 Yes No (If yes, please explain)
38. 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?
 Yes No (If yes, please describe)

I/We are familiar with the real property described in this questionnaire. By signing below, I/We represent and warrant to the Greater Sacramento Certified Development Corporation that the answers to the above questions are complete and accurate to the best of my/our knowledge and that reasonable inquiry has been made to complete these answers. I/We also understand that Greater Sacramento Certified Development Corporation will rely on the completeness and accuracy of the answers in assessing any environmental risks associated with the property.

THE ABOVE INFORMATION PROVIDED BY SELLER OR OCCUPANT:

 (printed name)

 (Relationship to site)

 By: _____

 Date