

San Diego Lending, Inc.

Commercial Lending Services

ASTM E-1527-05 PHASE I ENVIRONMENTAL SITE ASSESSMENT PRE-SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

Borrower: Please complete this questionnaire before the Consultant's site visit. For those questions that are not applicable to the subject, please respond with an "N/A". This document must be signed by the Owner of his/her representative (Item No. 2). If you have any questions about not to answer any of the questions, please contact the Consultant. If additional pages for response are necessary, please attached them to this form. Clearly mark all references to the appropriate question number(s). This document and your written response to same will be an exhibit in the Phase I ESA report.

1. Property Information

Property Name:		
Property Address:		
City:	State:	Zip:
	VA	
Assessor's Parcel Number(s):		

2. Completed by

Signature:	Date:
Printed Name:	Title:

3. ASTM Required Inquiries

Property Owner:	
Name:	Phone: Fax:
Key Site Manager (Site contact):	
Name:	Phone: Fax:
If not residential property, please provide list of tenant, including contact names and phone numbers.	
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? If so, please send documentation, along with the completed questionnaire, to Business Partners.	<input type="checkbox"/> YES <input type="checkbox"/> NO
Are you aware of any Activity Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? If so, please send documentation, along with the completed questionnaire to Business Partners.	<input type="checkbox"/> YES <input type="checkbox"/> NO
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 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?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Does the purchase price being paid for this property reasonable 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?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Are you aware if commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: Do you know the past use of the property? Do you know specific chemicals that are present or once were present at the property? Do you know of spills or other chemical releases that have taken place at the Property? Do you know of any environmental cleanups that have taken place at the Property?	<input type="checkbox"/> YES <input type="checkbox"/> NO
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?	<input type="checkbox"/> YES <input type="checkbox"/> NO

Please state the reason for procuring this Phase I ESA:

- Qualify for "innocent landowner, contiguous property owner, or bona fide prospective purchaser" defense to CERCLA liability
- Other (please briefly explain below)

4. Please provide a general site description by completing the following table

Legal description/boundary survey/plat available (please send the Business Partners if "YES")	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Total property size:	
Total number of buildings:	
Total square footage of buildings:	
Date of construction:	
Dates of significant renovation:	
Waste water discharge: <input type="checkbox"/> Municipal Sanitary Sewer <input type="checkbox"/> On-site Septic System <input type="checkbox"/> Other	
Potable water source: <input type="checkbox"/> Community Water Supplier <input type="checkbox"/> On-site Well <input type="checkbox"/> Other	
Please describe prior use of property, if known:	

5. Previous Investigations

Have any previous environmental investigations been performed at the site?		<input type="checkbox"/> YES <input type="checkbox"/> NO
Investigation Type:	If yes, please describe conclusions and attach copy of report(s)	
<input type="checkbox"/> Phase I ESA		
<input type="checkbox"/> Phase II ESA		
Have any previous environmental investigations been performed at the site?		<input type="checkbox"/> YES <input type="checkbox"/> NO
Investigation Type:	If yes, please describe conclusions and attach copy of report(s)	
<input type="checkbox"/> Tank Tightness Testing		
<input type="checkbox"/> Asbestos Survey / O&M		
<input type="checkbox"/> Radon		
<input type="checkbox"/> Lead-based Paint		
<input type="checkbox"/> Lead in Water		
<input type="checkbox"/> Operations & Maintenance Plan(s)		
<input type="checkbox"/> Other		

6. On-Site Operations

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
1. Stored Chemicals	<input type="checkbox"/> YES <input type="checkbox"/> NO	
2. Underground Storage Tanks	<input type="checkbox"/> YES <input type="checkbox"/> NO	
3. Aboveground Storage Tanks	<input type="checkbox"/> YES <input type="checkbox"/> NO	
4. Spills or Releases	<input type="checkbox"/> YES <input type="checkbox"/> NO	
5. Dump Areas / Landfills	<input type="checkbox"/> YES <input type="checkbox"/> NO	
6. Waste Treatment Systems	<input type="checkbox"/> YES <input type="checkbox"/> NO	
7. Clarifiers / Separators	<input type="checkbox"/> YES <input type="checkbox"/> NO	
8. Air Stacks / Vents / Odors	<input type="checkbox"/> YES <input type="checkbox"/> NO	
9. Floor Drains / Sumps	<input type="checkbox"/> YES <input type="checkbox"/> NO	
10. Stained Soil / Impacted Vegetation	<input type="checkbox"/> YES <input type="checkbox"/> NO	
11. On-site OWNED Electrical Transformers	<input type="checkbox"/> YES <input type="checkbox"/> NO	
12. Hydraulic Lifts / Elevators	<input type="checkbox"/> YES <input type="checkbox"/> NO	
13. Dry Cleaning Operations	<input type="checkbox"/> YES <input type="checkbox"/> NO	
14. Wetlands / Flooding	<input type="checkbox"/> YES <input type="checkbox"/> NO	
15. Oil / Gas / Water / Monitoring Wells	<input type="checkbox"/> YES <input type="checkbox"/> NO	
16. Environmental Cleanups	<input type="checkbox"/> YES <input type="checkbox"/> NO	
17. Environmental Permits	<input type="checkbox"/> YES <input type="checkbox"/> NO	If Yes, please describe and ATTACH ALL COPIES of permits. Please attach last 3 waste manifests.
a) Industrial Discharge	<input type="checkbox"/> YES <input type="checkbox"/> NO	
b) POTW (NPDES)	<input type="checkbox"/> YES <input type="checkbox"/> NO	
c) Hazardous Waste Generator	<input type="checkbox"/> YES <input type="checkbox"/> NO	
d) Air Quality	<input type="checkbox"/> YES <input type="checkbox"/> NO	
e) Flammable Materials	<input type="checkbox"/> YES <input type="checkbox"/> NO	
f) AST/UST	<input type="checkbox"/> YES <input type="checkbox"/> NO	
g) Waste Manifest(s)	<input type="checkbox"/> YES <input type="checkbox"/> NO	
h) Other	<input type="checkbox"/> YES <input type="checkbox"/> NO	

7. Off-Site Environmental Concerns

Are you aware of any of the following conditions, either past or present, adjacent to the site?		
Condition	Response	If Yes, please describe
Gasoline Station	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Dry Cleaners	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Industrial Uses	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Other	<input type="checkbox"/> YES <input type="checkbox"/> NO	