GRANITE PEAK ENVIRONMENTAL

PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

The following questionnaire is required by the ASTM Standard E 1527-21, which adheres to the All Appropriate Inquiries (AAI) Rule (United States Environmental Protection Agency) (40 CFR 312).

As defined by ASTM, the User of the report is the *"party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice."*

Property Name:	
Property Address:	
Property City, State Zip:	

1. Please describe the history of the property to the best of your knowledge? Including, but not limited to; past owners, dates of ownership, former property uses, differing addresses as above, and any property boundary changes or annexations.

2. Environmental liens that are filed or recorded against the property (40 CFR 312.25)

Are you aware of or have you conducted a search of recorded land title records (or judicial records) to identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

☐Yes ☐No

If Yes, please explain:

3. Activity and use limitations (AULs) that are in place on the property or that have been filed or records against the property (40 CFR 312.26(a)(1)(v) and (vi))

Are you aware of or have you conducted a search of recorded land title records (or judicial records) to identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

☐Yes ☐No

If Yes, please explain:

4. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

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 as 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?

☐Yes ☐No

If Yes, please explain: _____

_____

_____

5. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably 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?

☐Yes ☐No

If Yes, please explain: _____

_____

_____

6. Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

☐Yes ☐No

If Yes, please explain: _____

_____

_____

a. Do you know the past uses of the property?

☐Yes ☐No

If Yes, please explain: _____

_____

_____

b. Do you know of specific chemicals that are present or once were present at the property?

☐Yes ☐No

If Yes, please explain: _____

_____

_____

c. Do you know of spills or other chemical releases that have taken place at the property?

☐Yes ☐No

If Yes, please explain: _____

d. Do you know of any environmental cleanups that have taken place at the property?

☐Yes ☐No

If Yes, please explain: _____

e. Do you have any prior knowledge that the property was utilized as a gas station, dry cleaner, manufacturing/industrial facility in the past?

☐Yes ☐No

If Yes, please explain: _____

f. Are you aware of historical use of hazardous materials or petroleum products used or present on the property?

☐Yes ☐No

If Yes, please explain: _____

g. Do you know if the property is currently or was formerly equipped with underground storage tanks (USTs) or septic tanks?

☐Yes ☐No

If Yes, please explain: _____

h. Do you know of any sumps or floor drains in/on the property and their discharge locations?

☐Yes ☐No

If Yes, please explain: _____

i. Do you know of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

☐Yes ☐No

If Yes, please explain: _____

7. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property?

☐Yes ☐No

If Yes, please explain: _____

8. Please include any other information that you are aware of that pertains to the property that may be relevant to this investigation?

Name of User / Person Interviewed:	
Title / Relationship to the Property:	
Phone Number:	
Email Address:	
Date:	
Signature:	X_____