

**ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT**

PROPERTY OWNER: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

BORROWER: \_\_\_\_\_  
(If not property owner)

**A. CURRENT/FORMER USES OF THE PROPERTY:**

1. Name all former owners:
  
2. Describe current use of the property (if other than office use exclusively). Please provide name(s) of current occupant(s) and date(s) of occupancy:
  
3. Date of completion of original construction and any substantial renovations (including tenant improvements):
  
4. Name(s) of previous tenants, operators or other occupants:
  
5. Description of previous use(s) of the property by prior owners, tenants or others:
  
6. Description of uses of adjacent properties:

EAST: \_\_\_\_\_

WEST: \_\_\_\_\_

NORTH: \_\_\_\_\_

SOUTH: \_\_\_\_\_

**B. ASBESTOS:**

1. For buildings constructed prior to 1980, are there any of the following building materials?:
  - a. Acoustic spray on material.
  - b. Wallboard walls.
  - c. 9" x 9" floor tiles.
  - d. 12" x 12" floor tiles.
  - e. Sheet flooring.

2. If any of these materials are present, has there been a building material sampling performed for asbestos-containing building materials? If so, please attach a copy of the survey report.
3. If there is asbestos identified, were any air samples taken? If so, what were the results?
4. If asbestos-containing materials were identified, was there an Operations and Management Program put into effect? If so, please describe or attach a copy of the same.

C. POLYCHLORINATED BIPHENYLS (PCB'S)

1. Have Polychlorinated Biphenyls (PCB's) been used in electrical transformers, capacitors or other equipment at the property?
2. If so, please describe the use and quantity of the PCB's used on the property, and if it is contained and/or enclosed, and where such PCB's are located in relation to air conditioning and/or other ventilation devices and vents.

D. FUEL/CHEMICAL STORAGE TANKS, DRUMS AND PIPELINES

1. Are there any above ground tanks or vessels on the property which contain or have contained gasoline, diesel, fuel oil or any other chemical storage?
2. What are the capacities of any above ground tanks?
3. How old are any ground tanks and are they presently in use?
4. Are there any underground storage tanks on the subject property?
5. How old are any underground storage tanks on the subject property?
6. Are these underground tanks double wall or single wall? What material are they made of?
7. Have any of these underground tanks been inspected or tested for leakage? If so, please attach a copy of any such report. When was the most recent test?
8. How are the fluid levels in these underground tanks monitored? Manual dipstick or automatic tank level monitoring device?
9. Are there any other regulated or non-regulated chemicals or substances stored on, under or about the property in drums, containers or otherwise? If so, please describe the substances, quantities stored, location on the subject property and types of containers.

10. Where are regulated hazardous materials or corrosive materials stored? Is this a separate enclosure? Is this a bermed area? Are there legal hazardous warning signs on the containers and/or approaching area?
11. Have there been any significant spills, leaks or other releases of chemical on, under or about the property? If so, was the release or spill reported to any agency? If there was a spill or release, what was the type of material, and what clean-up measures were taken? Was it necessary to take soil and groundwater samples? If soil and groundwater samples were taken, please include a copy of the report.
12. Have there been any governmental or regulatory enforcement actions or clean-up orders on, or adjacent to, the property?
13. Are there any hydraulic lift units on the subject property? Are these above ground or underground hydraulic reservoir units? If so, how old are they? Are these units currently operable?
14. Please attach a copy of any permits or licenses pertaining to the use, storage, handling or disposal of chemicals on the property. This includes, City Fire or Health Department, County Fire or Health Departments, State OSHA, CAL-EPA, and Federal EPA Notifications or Permits.

E. AIR EMISSIONS

1. Describe air emissions from any sources of air pollutants including fuel burning equipment, dust collectors, spray paint booths, solvent wash units or any other emission reduction equipment used on, or as a result of, operations on the property. If fuel is burned, what type?
2. Describe any air pollution control equipment used to reduce emissions on the property, i.e., scrubbers, air filtration. How is this equipment maintained?
3. Are air emissions monitored? If so, indicate frequency of monitoring.
4. Please attach copies of any air pollution control district permits or licenses pertaining to operations on the property.
5. Please attach any City or County Health Permits or Hazardous Waste, Hazardous Waste Transport or Handling permits for the property.

F. WATER DISCHARGES

1. List all sources of waste water discharges to surface waters, septic systems or holding ponds.

2. List all sources of waste water discharges to the public sewer system.
3. Is there a clarifier on the property? If so, how old is it? What type of waste water has been discharged through this clarifier in the public sewer system? Was this clarifier signed off when installed?
4. Describe the type and nature of any effluent waste or process water discharged through any clarifier or drain system on the subject property.
5. Describe the daily flow of any effluent or waste water from the subject property.
6. If this is a permitted flow, please include a copy of the permit(s) and any recent monitoring results.
7. Is the property subject to Storm Water Runoff Act? If so, how are the requirements of this Act being met? Please include permit.

G. WASTE DISPOSAL

1. Describe the types of liquid or solid waste which are generated and packaged for transport from the subject property. Are these wastes regulated? If so, how are they disposed of? Please attach verification of transport and legal disposal.
2. Have pesticides, herbicides or other agricultural chemicals been mixed, formulated, rinsed or disposed of on the property or any adjacent property? If so, please describe the locations where such pesticides, herbicides or chemicals were mixed, formulated, rinsed, or disposed of at each location, and the results of soil or groundwater analyses performed to detect pesticides, herbicides or chemicals mixed, formulated, rinsed or disposed at the site.

As the present owner of the property, an officer or general partner of the present owner of the property, or duly authorized representative of such owner, I am familiar with all of the operations presently conducted on the property, have made a diligent inquiry into the former uses of the property and hereby certify to, and for the benefit of, any purchases of the property and/or any prospective mortgagee of the property, that the information disclosed above is true, accurate, and correct.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_