

# ENVIRONMENTAL QUESTIONNAIRE

LOAN AND PROPERTY INFORMATION			
Borrower Name	Principal(s) Name		
Property Name	Legal Description		
Address	City	State	Zip

Answer each question presented with either a yes, no or don't know. For each question answered "yes," please explain and expand on your response and attach your expanded response to this questionnaire.

- 1) To the best of your knowledge, has the Property been used for an industrial use in the past?  
 Yes       No       Don't Know
  
- 2) To the best of your knowledge, has any **adjoining property** been used for an industrial use in the past?  
 Yes       No       Don't Know
  
- 3) Is the Property currently used as a gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility? If yes, please circle which use(s).  
 Yes       No       Don't Know
  
- 4) Is any **adjoining property** currently used as a gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility? If yes, please circle which use(s).  
 Yes       No       Don't Know
  
- 5) To the best of your knowledge, is or has the Property historically been used as a gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility? If yes, please circle which use(s).  
 Yes       No       Don't Know
  
- 6) To the best of your knowledge, has any **adjoining property** historically been used as a gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility? If yes, please circle which use(s).  
 Yes       No       Don't Know
  
- 7) Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gallons (19L) in volume or 50 gallons (190L) in the aggregate stored on or used at the Property or at the facility?  
 Yes       No       Don't Know
  
- 8) Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gallon/208L) or sacks of chemicals located on the Property or at the facility?  
 Yes       No       Don't Know

- 9) To the best of your knowledge, has fill material been brought onto the Property that is of unknown origin or that originated from a contaminated site?  
Yes  No  Don't Know
- 10) Are there currently, or to the best of your knowledge have there been previously, any pits, ponds or lagoons located on the Property in connection with waste treatment or waste disposal?  
Yes  No  Don't Know
- 11) Are there currently, or to the best of your knowledge have there been previously, any stained soil on the Property?  
Yes  No  Don't Know
- 12) Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above ground or underground) located on the Property?  
Yes  No  Don't Know
- 13) Are there currently, or to the best of your knowledge have there been previously, any vent pipes, or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?  
Yes  No  Don't Know
- 14) Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water, or are emitting a foul odor?  
Yes  No  Don't Know
- 15) If the Property is served by a private well or non public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?  
Yes  No  Don't Know
- 16) Are you aware of any environmental liens or government notification relating to past or recurrent violations of environmental laws with respect to the Property or any facility located on the Property?  
Yes  No  Don't Know
- 17) Has the owner or the occupant of the Property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the Property or any facility located on the Property?  
Yes  No  Don't Know
- 18) Do you have any knowledge of any environmental site assessment of the Property that indicated the presence of hazardous substances or petroleum products on, or contamination of the Property, or recommended further assessment of the Property?  
Yes  No  Don't Know
- 19) Do you have any knowledge of any past, present, 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  Don't Know
- 20) Does the Property discharge waste water on or adjacent to the Property other than storm water into a sanitary sewer system?  
Yes  No  Don't Know
- 21) To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Property?  
Yes  No  Don't Know

- 22) Is there a transformer, capacitor, light ballasts, or any hydraulic equipment found in machinery and/or elevators?  
 Yes  No  Don't Know
- 23) Do you have any knowledge of insulation or fire retardant materials used, such as pipe wrap/insulation and ceiling tiles, within the buildings on the Property?  
 Yes  No  Don't Know
- 24) Do you have any knowledge of asbestos containing materials (ACM) in or on the Property, or knowledge of any environmental site assessment indicating the presence of ACM in or on the Property?  
 Yes  No  Don't Know
- 25) Do you have any knowledge of, or knowledge of any environmental site assessment, that indicate the presence of radon gas located on or in the Property in concentration levels higher than 4 pico-curies per liter?  
 Yes  No  Don't Know
- 26) Is the Property's drinking water supplied by a non municipal source (such as a privately owned on site well)?  
 Yes  No  Don't Know
- 27) Do you have any knowledge, or knowledge of an environmental site assessment, that indicates the presence of lead contained in drinking water located upon the Property at levels higher than EPA concentration levels for lead in drinking water?  
 Yes  No  Don't Know
- 28) Do you have any knowledge, or knowledge of an environmental site assessment, that indicates the presence of lead based paint located in or on the Property in violation of any federal state or local statute or ordinance?  
 Yes  No  Don't Know
- 29) Do you have any knowledge, or knowledge of an environmental site assessment, that indicates the presence of any "wetlands" (as such term is defined by the entity governing such wetlands) located wholly or partially on the Property?  
 Yes  No  Don't Know
- 30) Do you have any knowledge that any of the occupants/tenants now, or in the past, stored, utilized, or generated any types or form of radioactive materials on the Property?  
 Yes  No  Don't Know
- 31) If the Property is utilized as multifamily residential, are there any children under the age of seven (7) years residing at the Property, or is the Property listed or expected to be listed as a HUD property?  
 Yes  No  Don't Know

This Environmental Questionnaire and Helpful Environmental Documents on the following page are a part of the Loan Application given by the Borrower to A10 Capital (Lender). The Borrower and Principal(s) named above acknowledge that the answers to these questions form a material part of the due diligence of the Lender and that the Lender is relying on the accuracy of the information provided therein. The Borrower and Principal(s) represent to the Lender that the answers given above are true and correct and that no material facts have been suppressed, misstated or omitted.

\_\_\_\_\_  
 Borrower Date

\_\_\_\_\_  
 Principal Date

\_\_\_\_\_  
 Principal Date

\_\_\_\_\_  
 Principal Date

\_\_\_\_\_  
 Principal Date

## HELPFUL ENVIRONMENTAL DOCUMENTS

Below please find a comprehensive list of helpful environmental documents that will allow us to analyze your application in the fastest way possible. If you have any of the following documents, please provide them along with the Environmental Questionnaire. Helpful environmental documents include:

### **Prior Transaction Screen Reports**

### **Prior Phase I ESA Reports**

### **Phase II ESA reports, including subsurface investigations**

### **Phase III Cleanup or Remediation Documentation**

#### Spill/Release Reports

Underground/Above ground Storage Tank (UST/AST) registrations, installation dates, construction type, and capacity and location information, including any other underground equipment associated with the UST/AST.

#### Environmental Liens

#### Recorded Activity and Use Limitations (AULs)

#### Risk Assessment reports

#### Geotechnical Investigation reports

#### Environmental Compliance Audit reports

#### Maps showing property boundary, assessor's parcel number, survey

#### Aerial photographs and fire insurance maps

#### Agency inspection records and violation history

Notices from any local, state or federal regulators relating to any past or present violations of environmental laws

#### SARA 313 (Form R) reports

#### Hazardous Waste generator notices

#### Hazardous waste manifests

#### Environmental permits and registrations

#### Safety, preparedness, and prevention plans

#### Community right to know plans

#### Other environmental investigation/remediation reports, including:

- Lead containing/based paints(LCP/LBP)
- Asbestos containing materials(ACM)
- Polychlorinated biphenyls(PCBs)
- Radon Gas
- Indoor Air Quality
- Mold