

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT



Dear Applicant,

Toxic and hazardous waste are issues of great concern. The exorbitant costs of remedying environmental problems are well publicized. The cost of cleaning up a contaminated site can often exceed the value of the property itself.

You are proposing to secure a loan with commercial real estate. It is in both of our best interests to be sure that your investment is free of known contamination and your future is free of the potentially significant financial impact of a cleanup project.

Enclosed is an environmental questionnaire and disclosure statement. Please fill it out as completely as possible. A questionnaire such as this is an important part of your application. If a current Phase 1 and/or Phase II survey is being provided, please skip Section 1. If this is a purchase, you should ask your seller to fill out Section 1. If you complete this section yourself, please request the information you don't know. An answer of "unknown" is only acceptable if, after reasonable inquiry, that is truly the appropriate response to the question, and it may trigger an environmental assessment.

Please contact your Commercial Loan Officer with any questions or other concerns that you may have with this form. Thank you very much for your cooperation in this matter.

Sincerely,

AmeriCU Credit Union Member Business Services

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT



Applicant: _____

Address or location of property: _____

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. If applicant conducts business at multiple locations, a separate disclosure statement should be supplied for each location.

I. HISTORY OF PROPERTY

1. The present and previous owner(s)/occupant(s) (if different than owner), and the time period of each owner or occupant of the property (start with present and include a twenty year history if possible):

Owner	Period	Occupant (if different)	Use of Property
A.			
B.			
C.			
D.			
E.			
F.			

2. Date of last transfer of ownership: _____

A. Was a per-acquisition site assessment or environmental survey performed? *If yes, include copy of the report.* Yes No

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):

Present	Prior (indicate dates)	Location
A.		
B.		
C.		
D.		

4. Were any of the uses of adjacent properties a disposal facility, a dump site, storage for, or involving use of chemicals, hazardous waste or toxic materials?: Yes No
If yes, please identify and explain. _____

5. State the year in which buildings or improvements on the premises were constructed.: _____

Do any buildings have asbestos?: Yes No

A. Have any asbestos tests or surveys been performed on the site?: Yes No

B. If yes, attach test/survey reports. If not available, describe results.: _____

6. Are there electrical transformers, switches, capacitors, or other comparable devices on or adjacent to the premises?: Yes No

A. If yes, have they been inspected for the presence of PCBs or other hazardous toxic substances?: Yes No

B. If yes, attach inspection reports. If report is unavailable, describe results. _____

C. Have there been any leaks, spills, or fires on site involving PCB electrical equipment?: Yes No
If yes, please identify and explain. _____

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7. Are there now or have there ever been, underground storage tanks located on the property or the properties adjacent to the site?
Yes No

A. If yes, indicate the number of tanks, the contents and age or date of removal of each tank. _____

B. Have any of the following been provided for the underground tanks and their associated piping? *(Please check all that apply):*

- _____ integrity testing _____ inventory reconciliation
_____ leak detection system _____ overfill spill protection
_____ secondary containment _____ other (please describe) cathodic protection

Please attach any supporting documents.

C. Has leak or potential leak ever been detected in these tanks?: Yes No

D. If yes, describe the remediation efforts and attach all supporting documents. _____

8. Are there any above or below ground pipelines on site now which are used to transfer chemicals? Yes No

A. If yes, please describe. _____

B. Have the pipelines been inspected or tested for leaks?: Yes If No

yes, please indicate the results, and attach all supporting documents. _____

9. Are there chemicals, hazardous waste or toxic materials currently stored, or have they been stored, on site in the past?
Yes No

A. If yes, check all applicable categories of storage methods:

- _____ drums _____ containers _____ waste piles
_____ pits _____ sumps _____ above-ground tanks
_____ surface impoundments/ponds/lagoons

10. Has there been, or is there now, any physical evidence of spills, leaks, or other release of chemicals, hazardous wastes or toxic materials on the property or the adjacent property? Yes No

A. If yes, please describe. _____

11. Are there any past, current or pending regulatory actions, lawsuits or administrative proceedings involving the present business or the subject property alleging non-compliance with environmental regulations or environmental damages? Yes No

A. If yes, please describe, and attach all relevant documents. _____

12.. Has the subject property or any nearby property ever been listed, proposed or investigated as a federal or state Superfund sit?
Yes No

A. If yes, please describe, and attach all relevant documents. _____

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

The above information provided by: _____

Address or location of property: _____

SMALL BUSINESS CONCERN:	INDIVIDUALS:
By: _____	_____
_____	_____
(Title)	_____
By: _____	Date: _____
_____	_____
(Title)	_____
Date: _____	_____

II. PROPOSED USE OF PROPERTY *(To be completed by buyer/applicant)*

13. The proposed use(s) of the property: _____

14. Does your business use chemicals or substances which require permits or licenses to own, use, or remove from the property?:
 Yes No

A. If yes, please attach copies, or describe the permits/licenses being used. _____

B. Are any inspections required prior to the issuance or renewal of such licenses or permits? Yes No

C. If yes, please attach copies of the inspection report(s).

D. Are you presently in compliance with all regulations for continued utilization of such permits or licenses? Yes No

I/We are familiar with the property/business described in Section II of this questionnaire. By signing below, I/we represent and warrant to AmeriCU Credit Union that the answers to the above questions are complete and accurate to the best of my/our knowledge. I/we also understand that AmeriCU Credit Union will rely on the completeness and accuracy of the information provided in assessing any environmental risks associated with the property. By signing below, I/we acknowledge that if I/we did not complete Section I above, I/we have received and read the information provided.

SMALL BUSINESS CONCERN:	INDIVIDUALS:
By: _____	_____
_____	_____
(Title)	_____
By: _____	Date: _____
_____	_____
(Title)	_____
Date: _____	_____