



ALL APPROPRIATE INQUIRIES [AAI] QUESTIONNAIRE

The 2002 Brownfields Amendments to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, a.k.a. Superfund) revised the requirements for asserting environmental liability protections for bona fide prospective purchasers, contiguous property owners, and innocent landowners of certain real property. As part of the Brownfields Amendments, the U.S. Environmental Protection Agency (EPA) was tasked with developing regulations establishing federal standards and practices for conducting all appropriate inquiries into prior ownership and uses of the property. This purpose of this form is to provide supplemental information to the "Environmental Professional" conducting a due diligence Phase I Environmental Site Assessment in compliance with the ASTM 1527-21 Standard for Phase I Environmental Site Assessments and the EPA All Appropriate Inquiries (AAI) Rule. The questionnaire is designed to obtain additional information regarding the current and historical environmental conditions of the property which may not be reasonably ascertainable from other sources. The Current Owner should complete this form to the best of their knowledge, and information provided should not be limited by the contents of this form. This form is designed to be completed in conjunction with a Phase I Environmental Site Assessment of the property and does not on its own satisfy the requirements of environmental due diligence. Anyone with questions regarding this form, the AAI Rule, or CERCLA environmental liability protections should consult legal counsel.

Owner/Potential Purchaser: _____ Date: _____

Property Description or Address: _____

Additional Addresses: _____

1. Background Information

- a. Is the Owner/Purchaser familiar with conducting environmental due diligence? Yes No
b. Has the Owner/Purchaser owned any environmentally contaminated properties in the past? Yes No
c. Has the Owner/Purchaser participated in remediation programs [voluntary or otherwise] for contaminated properties? Yes No
If YES, which programs? _____

2. Current Property Uses:

- a. What is the current use of the property? _____
If the site is occupied, please provide any available contact information for a facility or site manager, or someone knowledgeable of the property.
b. Are there any structures on the property? Yes No
If YES, describe briefly including number of buildings and type:
c. Are any of the following currently located or performed on the property? (Check all that apply.)
Aboveground Storage Tanks Underground Storage Tanks
Gasoline Stations Auto Repair
Dry Cleaning Industrial/Manufacturing Processes
Landfills Junk/Scrap Yard
Printing Orchards
Asphalt/Cement Plant Metal Fabrication/Plating
Wood Preservation/Finishing Hazardous Waste Storage
Herbicide/Pesticide Storage or Manufacturing
d. Are there any use or operating permits which exist for the property? If YES, please attach to the completed form.
Yes No Unknown



e. Are there any use restrictions or engineering controls (e.g., residential use restriction or groundwater use restriction) in connection with the property?

Yes No Unknown

If YES, describe: _____

f. Is there any know environmental contamination on the property?

Yes No Unknown

If YES, describe: _____

3. Environmental History:

a. When was the property purchased? _____

b. Who was the previous owner of the property? _____

c. What was the past use(s) of the site? _____

d. Were any of the following historically located on the property? (Check all that apply.)

- | | |
|--|------------------------------------|
| Aboveground Storage Tanks | Underground Storage Tanks |
| Gasoline Stations | Auto Repair |
| Dry Cleaning | Industrial/Manufacturing Processes |
| Landfills | Junk/Scrap Yard |
| Printing | Orchards |
| Asphalt/Cement Plant | Metal Fabrication/Plating |
| Wood Preservation/Finishing | Hazardous Waste Storage |
| Herbicide/Pesticide Storage or Manufacturing | |

e. Were there any previous environmental investigations conducted on the property? (Check all that apply and attach copies of all reports checked.)

- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Environmental Transaction Screen/Environmental Screening Inspection
- Asbestos Survey/Inspection/Abatement
- Lead-Based Pain Survey/Inspection/Abatement
- Mold/Moisture Survey
- Asbestos Operation and Maintenance Plan
- Lead-Based Paint Operation and Maintenance Plan
- Property Condition Assessments
- Geotechnical Investigation

f. Was there a discount to the purchase due to environmental concerns?

Yes No

By signing below, I signify that this form has been completed to the best of my knowledge.

Signature: _____ Date: _____

Printed Name: _____

Company: _____

Title: _____