

AAI Questionnaire

In accordance with ASTM 1527-05 and in order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user (client or client representative) must provide the following information (if available) to the *environmental professional* (Herbert, Rowland & Grubic, Inc.). Failure to provide this information could result in a determination that “*all appropriate inquiry*” (AAI) is not complete.

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

2. Are you aware of any area use limitations (AULs), such as engineering controls, land use restriction or institutional controls that are in place at the property and/or have been filed or recorded in a registry under federal, trial, state or local law?

3. As the *user* of this ESA 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?

4. Does the purchase price being paid for this property reasonable 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?

5. 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?
 - a. Do you know the past uses of the property?

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

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

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

6. As the *user* of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

In addition to the above questions, certain information should be collected, if available, and provided to the *environmental professional*. This information is intended to assist the *environmental professional*, but is not necessarily required to qualify for one of the LLPs.

7. The reason why the ESA is required (i.e. sale, purchase, exchange, etc.).
8. The complete name, correct address and/or parcel number for the property (a map or other documentation showing property location and boundaries is helpful).
9. A description of the property (i.e. acreage, square footage, number of buildings, other structures, age of buildings, above/underground storage tanks, etc.)
10. Knowledge or previous owners and/or previous uses of the property?
11. The site contact name and number.
12. Previous reports available? Any other available documentation, correspondence, etc. concerning the environmental condition of the property?

Completed By: _____ Date: _____
Name and Title