

REGULATORY COMPLIANCE SERVICES, INC.
Environmental Site Assessment

User Questionnaire

USER NAME: _____ **DATE:** _____

PROJECT NUMBER & NAME: _____

ADDRESS OF PROPERTY: _____

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any activity use limitations, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the *user* of this *Environmental Site Assessment* do you have a 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.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this *property* reasonably 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.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). 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? For example, as *user*

A. Do you know the past uses of the *property*?

B. Do you know the specific chemicals that are present or once were present at the *property*?

C. Do you know of spills or other 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.) The degree of obviousness of the presence of likely presence of contamination of the property, and the ability to detect that contamination by appropriate investigation (40 CFR 312.31). As the *user* of this *Environmental Site Assessment*, 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*?

For Regulatory Compliance Services, Inc. use only.

Date sent: _____ How sent: email fax mail other _____
Date received: _____ Received by: _____