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Property Inquiry Form

EXHIBIT A

1. Ownership: (full names and addresses of all owners; use additional pages, if necessary)

Name: _____

Address: _____

Telephone: [Business] _____ [Home] _____

Type of ownership: Sole & Separate Joint General Partnership

Limited Partnership Community Property

Other _____

Does ownership include mineral rights, water rights, any restrictive easements, covenants, rights of way, etc.? _____

2. Location:

Is there an address? _____

City _____ County _____ State _____

3. Financial and title information:

How did you acquire this property? _____

How long have you owned this property? _____

What did you pay for property? _____

Is there an unpaid mortgage? Yes No

Amount of unpaid mortgage \$ _____

Please describe any liens or encumbrances: _____

Is there any pending litigation with regard to the property? If so, please describe:

Are there tenants on the property? Yes No

Annual rental income \$ _____

Do you have a recent appraisal? Yes No

Appraisal date: _____

Appraised (approximate) market value \$ _____

(Please provide a copy of appraisal.)

Amount of annual taxes: \$ _____ When are taxes due? _____

Zoning: _____



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Has the property been the subject of any regulatory designations (such as wetlands)? If so, please list type of designation and regulatory agency:

Do you have title insurance? Yes No

Name of title insurance company: _____

What is the policy number? _____

(Please provide a copy of the policy, if applicable)

Have any insurance claims been made with regard to the use of this property?

If so, please describe: _____

4. Description:

- Residence Vacant Land Condominium
- Rental Commercial Other _____

Number of acres: _____ Approximate dimensions: _____

Boundaries (roads, water, development, etc.) _____

Natural features (vegetation, water, geological formations, etc.) _____

Usage: Please give a brief history of how property was used before and during your ownership.

Do any rights of way or easements benefit the property? Please describe:

Describe uses on adjacent parcels: _____

5. Supporting Information:

Please attached any information that will help the property, such as:

- Topo map Tax map Aerial photo
- Soil survey Survey Latest tax notice



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EXHIBIT B

Field checklist for initial determination of possible presence of hazardous waste on property to be acquired.

1. On-site Conditions:

- a. Present or past industrial use of property
- b. Proximity to industrial facilities likely to generate waste
- c. Road access (to facilitate dumping)
- d. Presence of barrels, drums, fragments, paint cans, etc.
- e. Presence of other debris from past or present waste dumping
- f. Presence of oil ponds or other liquids or oil slicks on puddles
- g. Presence of stressed vegetation (different coloration, stunted growth, bare spots, etc.)
- h. Examine both sides of all roads and paths (for their full lengths) for signs of waste disposal.
- i. Presence of mounding or unusual soil disturbances
- j. Presence of surface or underground storage tanks
- k. Presence of asbestos insulation in buildings or utility installations
- l. Automobile parking, truck storage, railroad storage or other possible sources of spilled oil or gasoline
- m. Is groundwater in proximity of property potable?
- n. Presence of high-voltage electric lines

2. Other Investigations:

- a. From owner, neighbors, or "old-timers," obtain history of use of property.
- b. Check title history for industrial ownership.
- c. Check regional office of U.S. Environmental Protection Agency, state and local environmental agencies, and local health departments for record of problems and complaints.
- d. Talk to local police to see if there have been problems or complaints.
- e. Obtain aerial photograph from local tax assessor, U.S. Geological Survey or local flying club.
- f. Talk to local planning and/or zoning officials regarding current and projected plans for the area.
- g. Have site check for levels of PCBs and other environmental hazards.



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EXHIBIT C

REAL ESTATE BUDGET ANALYSIS

Property Name and Location: _____

ACQUISITION COSTS

Appraisal: \$ _____

Survey: _____

Title closure: _____

Legal fees: _____

Closing cost: _____

Taxes: _____

Travel: _____

Lien or mortgage: _____

Other: _____

Total: \$ _____

ONGOING

Taxes: _____

Insurance: _____

Other: _____

Total: \$ _____

SELLING COSTS

Transfer taxes: _____

Advertising: _____

Travel: _____

Legal fees: _____

Realtor fees: _____

Other: _____

Total: \$ _____