

**BORROWER'S ENVIRONMENTAL QUESTIONNAIRE**

FACILITY INFORMATION				
Facility Address:	109 N Falkenburg Rd.		Lot #:	Block #:
CURRENT USE DETAILS				
Facility Owner:	Denise Sutton		Phone #:	813 917 1005
Describe current use of the facility:	office / warehouse Storage			
Year current operations began:	1990	SIC code of all current uses:	4860	
Date current owner took title:	1995	Employees on site (#):	25	
Buildings on property (#):	1	Age of Buildings	38	Total Acreage: .94 mol
PRIOR USE DETAILS				
Prior Owner:			Phone #:	
Prior Owner's address, if known:				
Describe prior use of the facility:				

Answer each question with a Yes or No. When an explanation is needed, write in a number as part of the answer and attach a written numbered comment.

**History of the Property**

- Has the Property ever been used for agriculture, an industrial manufacturing operation, a gas station, motor repair facility, automotive repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junk yard, landfill, dump site, oil refinery, or a waste storage, treatment, disposal, processing or recycling facility, or any other purpose where hazardous substances may have been used or stored? Yes  No
- Has the Property ever been the subject of an ECRA or ISRA case? Yes  No
- If yes to question #2, was a No Further Action Letter issued? Yes  No  Date of NFA Letter: \_\_\_\_\_
- If yes to question #2, was a Negative Declaration issued? Yes  No  Date of Negative Declaration: \_\_\_\_\_
- Has there been any known spill case or contamination found on the Property? Yes  No
- Has there ever been a fire on the property? Yes  No
- Has fill dirt been brought onto the Property? Yes  No
- Are there any easements on the property for underground pipelines or high-tension wires? Yes  No
- Have there ever been any pits on the property? Yes  No
- Have there ever been any ponds/lagoons for hazardous waste disposal on the property? Yes  No
- Have there ever been any unidentified waste materials on the property? Yes  No

**Current Operations**

- Do you employ an in-house environmental manager? Yes  No
- Do you keep Material Safety Data Sheets available? Yes  No
- Please **attach a list** of any environmental permits you have (e.g. water discharge, air discharge, generation/transport/ storage of hazardous waste, etc.).
- Have you recently been inspected by the State? Yes  No  Inspected by OSHA? Yes  No   
Inspected by EPA? Yes  No  Inspected by Local Health Department? Yes  No
- If yes to question 15, were you cited for any violations? Yes  No
- Please **attach a description** of how hazardous substances are stored. *N/A*

**Hazardous Materials, Storage, and Disposal**

18. Are drums of chemicals, pesticides, solvents, cleaning fluids, or potentially hazardous materials stored on site? Yes  No
19. If so, is there any evidence of spills, leaks, or discharges into the ground from the drums? Yes  No
20. Is there any area on site where the ground is stained or there is dead or stressed vegetation? Yes  No
21. Does the facility generate hazardous waste as part of its operations? Yes  No
22. If yes, does the facility have an EPA ID number? Yes  No  If so, what is the number? \_\_\_\_\_
23. How are hazardous waste/byproducts disposed of? \_\_\_\_\_ Please include the name of the hauler: \_\_\_\_\_
24. Does there appear to be any radioactive material on-site? Yes  No
25. Has the facility ever received a notice of violation or other similar claim from a regulatory agency for improper hazardous materials storage or disposal on the site? Yes  No
26. If the facility received such a notice, have all related issues been satisfactorily corrected? Yes  No
27. Has the facility ever received a notification letter from the EPA or a state agency about involvement, or potential involvement, in a Superfund site cleanup on this site or at an off-site location? Yes  No
28. Is the facility free of current or pending legal action of any kind related to hazardous materials, waste, storage, or disposal? Yes  No

**Asbestos**

29. Were the facilities on site constructed prior to 1979, year asbestos use as insulation was banned? Yes  No
30. Has an asbestos survey of the facility been conducted? Yes  No
31. If yes, did the survey find the buildings to be free of asbestos-containing materials? Yes  No
32. Does a walk-through of the property reveal any evidence of insulation, fireproofing, or building materials that may contain asbestos including on or around boilers, pipes, ducts, ceilings, walls, stucco, plaster and roofing materials? Yes  No
33. If yes, does the suspicious material appear to be crumbling, flaking, damaged, or broken? Yes  No

**Radon**

34. Have radon tests ever been performed at the property? Yes  No
35. If yes, were they EPA-approved tests? Yes  No
36. If no to 34, is there evidence that this or surrounding properties might have elevated radon levels? Yes  No
37. If yes to 34, were the results below the 4 picocuries per liter limit established by the EPA? Yes  No
38. If no to 37, have ventilation systems (or other remedial measures) been installed? Yes  No
- Explain how fixed: \_\_\_\_\_

**Indoor Pollution**

39. Does the facility appear to be free of air emission sources having chemical odors, fumes, or mists? Yes  No
40. Is there any lead based paint on the premises? Yes  No
41. Have workers at the property filed any complaints or claims for environmental health reasons? Yes  No
42. Where does the water supply come from? CITY OF TAMPA  
Has the drinking water at the property been tested? Yes  No
- If yes, is it within acceptable EPA standards? Yes  No
43. Have there been previous problems with below-standard drinking water at the facility? Yes  No
44. Have there been problems with below-standard drinking water at locations adjacent to the facility? Yes  No

**Underground Storage Tanks**

45. Does the property contain underground storage tanks? Yes  No
46. Please **attach a list** of the materials that are stored in these tanks.
47. Have the tanks been tested for tightness? Yes  No
48. Are any tanks known to be leaking? Yes  No
49. Have there been any incidences of leaks, spills, or discharges in the past? Yes  No
50. Have registration forms been properly submitted to the appropriate state regulatory agencies for any tanks that exist on the property? Yes  No
51. Are leak detection equipment or secondary containment systems installed on any tanks on the site? Yes  No
52. Is there a program in place to upgrade any tanks that exist on the property to meet EPA standards? Yes  No

**Polychlorinated Biphenyl's (PCBs)**

53. Does the facility contain equipment, such as transformers or capacitors, which may contain PCBs? Yes  No
54. If PCB-containing electrical equipment is present at site, is it marked with yellow PCB labels? Yes  No
55. If PCB-containing electrical equipment is present at site, is there evidence of leaks or spills on the ground adjacent to the equipment? Yes  No

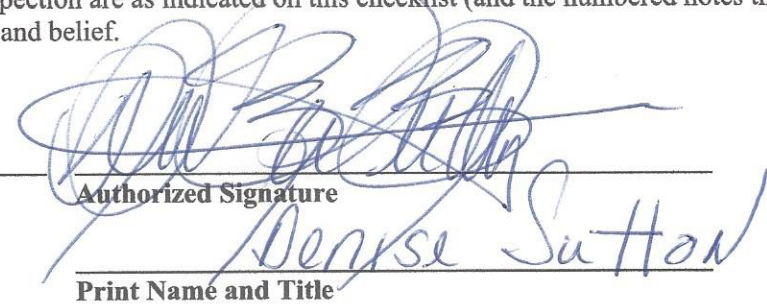
**Environmental Hazards on Adjacent Properties**

56. Do adjacent properties appear to be free of any improper storage or dumping of hazardous waste, drums, or other containers that could affect this property? Yes  No
57. Are there any landfills, dumps, or other waste disposal facilities located on adjacent properties? Yes  No
58. Are any of the following located on adjacent properties: gas stations, chemical plants, bulk storage tanks, or manufacturing plants? Yes  No

**CHECKLIST CERTIFICATION**

This is to certify that the undersigned, on the date indicated below, did an environmental inspection of the above-named facility and that the results of the inspection are as indicated on this checklist (and the numbered notes that accompany it) to the best of my knowledge and belief.

11 June 2021  
Date

  
Authorized Signature  
Denise Sutton  
Print Name and Title

\_\_\_\_\_  
Name of Firm