

# USER QUESTIONNAIRE for PHASE ONES

AS REQUIRED by new ASTM Standard E1527-05 (published November, 2005)

To: \_\_\_\_\_ From: \_\_\_\_\_

At: \_\_\_\_\_ At: \_\_\_\_\_

Fax: \_\_\_\_\_ Pages: \_\_\_\_\_

Phone: \_\_\_\_\_ Date: \_\_\_\_\_

Site Name: \_\_\_\_\_

Address: \_\_\_\_\_

The person who will use the Phase One should provide the following information. Please fill in this form to the best of your ability, explaining any Yes answers on a separate sheet of paper. Without these answers, our report would have to note that the Phase One is incomplete, and your Landowner Liability Protections could be at risk. We need these answers before we conduct the site visit.

1. **Environmental Cleanup Liens.** ASTM requires the User to check for environmental liens that may be filed or recorded against the subject property under federal, tribal, state or local law. In Colorado, such liens might be listed in the "exceptions to coverage" in the property's title insurance commitment or policy. Failure to check for these liens could put your Landowner Liability Protections at risk.

Have you checked for these environmental cleanup liens?  Yes  No  
Are you aware of any such liens against the subject property?  Yes  No

2. **Activity and Use Limitations (AULs).** These include engineering controls (e.g., slurry walls, caps) and land use restrictions or institutional controls (e.g., deed restrictions, covenants) that may be in place at the site or filed under federal, tribal, state or local law. In Colorado, the title commitment or policy might also list AULs.

Are you aware of any possible AULs involving the subject site?  Yes  No

3. **Specialized Knowledge.** This involves personal knowledge or experience related to the subject property or nearby properties. For example, if you are involved in the same line of business as the current or former occupants of the property or an adjoining property, you would probably know of any chemicals, oil, degreasers, gasoline, or other hazardous substances commonly used in that type of business.

Do you have any specialized knowledge that might indicate the past or present use of such substances on the subject or nearby properties?  Yes  No

4. **Fair Market Value (FMV).** A purchase price significantly below FMV may indicate an environmental problem. Please note that this question does not require an appraisal of the property. If the price is significantly below FMV, the User should consider whether it might be because contamination may be present at the property.

Is the purchase price significantly below fair market value?  Yes  No

5. **Obvious Indicators.** This involves past or present spills, stains, releases, cleanups, etc. on or near the site.

Do you know of any obvious indicators of possible contamination on or near the site?  Yes  No

6. **Common Knowledge.** Please use a separate sheet if necessary.

a. Describe the past uses of the property: \_\_\_\_\_

\_\_\_\_\_

b. Describe any specific chemicals that may have been present at the property: \_\_\_\_\_

\_\_\_\_\_

c. Describe any other information that may help us identify possible contamination: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Your Signature

\_\_\_\_\_  
Date

# of separate sheets attached: \_\_\_\_\_  
Explain Yes answers on a separate sheet.

\_\_\_\_\_  
Please Print Name