

**SHORT FORM ENVIRONMENTAL CHECKLIST:  
FOR BUSINESS OWNERS AND REAL ESTATE INVESTORS**

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In order to determine if an individual or entity has likely environmental cleanup liability exposure, certain questions must be asked and certain issues must be explored. The following is a good “Short Form” Checklist to assist in making these determinations:

**For Retail/Shopping Centers and Industrial Sites**

	<b><u>Yes</u></b>	<b><u>No</u></b>
Was the site ever a <b>gasoline service station</b> ?	_____	_____
Did the site ever house “fleet” operations on it or a U-Haul operation, for example, which utilized on-site refueling or vehicle maintenance assistance?	_____	_____
Has a “Phase I” site assessment report ever been prepared for this property?	_____	_____
Do you have access to a copy of this report?	_____	_____
Did the site ever contain a <b>car wash</b> or other car or truck washing facility?	_____	_____
Has there ever been an environmental Phase II testing assessment performed for the property?	_____	_____
If so, when and what were the results?		
Do you have access to a copy of the report?	_____	_____
Are you aware of any accidents or incidents which may have resulted in a spill or release of pollutants or contaminants?	_____	_____
Are you aware of any contamination or activity which could have caused the release of contaminants taking place on the property prior to your acquisition, leasing or the start of operation of your business on the property?	_____	_____

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	<u>Yes</u>	<u>No</u>
Was the site ever an <b>auto repair</b> , <b>car lube</b> facility or <b>tire</b> shop?	_____	_____
Do you know what kind/kinds of business or industrial operations took place on the property prior to your involvement?	_____	_____
If so, what were they?		
Was the site ever used for the pumping or generation of oil or natural gas?	_____	_____
Did the site ever contain <b>sumps</b> , <b>drainage pits</b> or <b>clarifiers</b> ?	_____	_____
Are chemicals stored anywhere on the property?	_____	_____
To your knowledge, were chemicals stored on site in the past?	_____	_____
Was there ever a gasoline or diesel fueling operation or storage of liquid gasoline or petroleum products on the property?	_____	_____
Were there ever any <b>underground</b> or above-ground <b>tanks</b> , containing petroleum, waste oil or any other substance?	_____	_____
Was the site ever a site for disposal of waste materials or debris, whether formally as a landfill or otherwise?	_____	_____
Did the site, or the business operations at the site, ever generate "waste" materials that were transported to a landfill or recycling facility?	_____	_____
Was there ever an operating <b>dry cleaners</b> or laundry facility on the property?	_____	_____
Did any on-site business operation use or store any chemicals or hazardous substances?	_____	_____
What are the land uses, and business or industrial operations, on land which <b>abuts</b> the property?	_____	_____
Was the site ever involved in <b>plating</b> , <b>machining</b> or <b>degreasing</b>	_____	_____

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	<u>Yes</u>	<u>No</u>
activities?		
Did any on-site business or industrial operation ever get cited by a government environmental or safety agency alleging violation of any government regulation?	_____	_____
Did any business at the site operate any equipment regulated by a government environmental agency and permitted by that agency?	_____	_____
If so, what equipment?		
Are there any other issues you are aware of that might have caused contamination at the site?	_____	_____

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