GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

OWNER QUESTIONNAIRE & DISCLOSURE STATEMENT

1. This questionnaire *must* be completed and signed by the *current* property owner, notarized in the spaces indicated and submitted with the application. The Owner must supply and attach evidence of ownership of the property, i.e. a deed.

2. In preparing this document, the property owner must make a good-faith effort to correctly answer all questions.

3. Care must be taken to check the answers against records in the owner's possession.

4. If any questions are answered in the affirmative, or if answers are unknown and/or qualified, the Environmental Professional must determine whether further inquiry is warranted.

5. If any questions are answered with "unknown", the Owner must explain what efforts were made and provide names and present employers of people who may be able to provide additional information.

6. Any gap in the Owner's knowledge about any item on the questionnaire below does not relieve the Environmental Professional from the requirement that the item be fully addressed in the Phase I Report.

7. The property owner must fully document the reason for any affirmative answer and provide the Environmental Professional with all appropriate supporting information.

Purchaser _____

(Phone) _____

Owner/Seller _____

(Phone) _____

Subject Property _____

City/County _____

OWNER QUESTIONNAIRE

PART A

1. Is the property, or any adjacent property, currently used for commercial, industrial, or manufacturing purposes including, but not limited to, dry cleaners and gas stations? (Adjacent properties include those that border the site and properties across the street from the site.)

   Yes_____ No_____ Unknown_____

   Name and describe the type of business operating **at** the property:

   _____

   Name and type of business operating adjacently **north** of the subject property:

   _____

   Name and type of business operating adjacently **south** of the subject property:

   _____

   Name and type of business operating adjacently **east** of the subject property:

   _____

   Name and type of business operating adjacently **west** of the subject property:

   _____

2. Has the property, or any adjacent property, been used in the past for commercial, industrial, or manufacturing purposes including, but not limited to, dry cleaners and gasoline stations?

   Yes_____ No_____ Unknown_____ (If yes, please describe its specific use including the dates)

   Owner: _____ Date(s): _____

   Current Use of Property: _____

Previous use of the property to the **north:**

_____

Previous use of the property to the **south:**

_____

Previous use of the property to the **east:**

_____

Previous use of the property to the **west:**

_____

3. Are there any pesticides, automotive or industrial batteries, paints, or other chemicals stored on the property or at the facility?
   Yes_____ No_____ Unknown_____ (If yes, please describe.)

4. Are there currently any plastic or metal industrial drums (ranging from 5 to 55 gallons) located on the property or at the facility or were there in the past?
   Yes_____ No_____ Unknown_____ (If yes, please describe.)

5. How and where were items identified in Questions #3 & #4 disposed of? (If any of the specifics are unknown, provide names and present employers of people who may be able to provide additional information.)
   _____

6. Has fill dirt ever been brought onto the site?
   Yes_____ No_____ Unknown_____ (If yes, please describe.)

7. Have any substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials, including construction debris, been dumped above grade, buried, and/or burned on the site?
   Yes_____ No_____ Unknown_____ (If yes, please describe and include where and what disposal took place.)

8. Is there any obvious stained soil, or other evidence of past waste disposal on the property?
   Yes_____ No_____ Unknown_____ (If yes, please describe including the location on the property.)

9. (a) Are there any **above or underground** storage tanks currently located on the property?
   Yes_____ No_____ Unknown_____ (If yes, please describe including the location on the property. If no, skip to question #10.)

   (b) Are the existing storage tanks empty, out of service, or closed?
   Yes_____ No_____ Unknown_____ (If yes, please describe including the date and name of the contractor used, and provide a copy of any report generated.)

   (c) Have any tanks been removed?
   Yes_____ No_____ Unknown_____ (If yes, please describe including the date removed, the name of the contractor used, and provide a copy of any report generated).

10. Are there any prospective buyer(s) in the past that may have conducted an environmental assessment of the subject property?
    Yes_____ No_____ Unknown_____ (If yes, please provide names, addresses, and telephone numbers. Also, provide the name, address, and telephone number of **your** Lender on this property.)
    Attach any past environmental reports you have or provide information on how to obtain a copy of the report(s) if you do not have them.

11. Does the property discharge wastewater (other than stormwater) directly to a ditch or stream on or adjacent to the property?
    Yes_____ No_____ Unknown_____ (If yes, please describe.)

12. Is the property located near or in an area where conventional fuels (e.g. petroleum products), hazardous gases, (e.g. propane), and/or chemicals (e.g. benzene or hexane) of a flammable nature are stored?
    Yes_____ No_____ Unknown_____ (If yes, please describe.)

13. Has there been any health complaints related to the indoor or outdoor air on the grounds of the property or at any building located on the property?
    Yes_____ No_____ Unknown_____ (If yes, please describe.)

14. Does the owner of the property or operator of the facility? Have any knowledge of environmental liens or governmental notification (including information requests) relating to violations or potential violations of environmental laws with respect to the property or any facility located on the property?
    Yes_____ No_____ Unknown_____ (If yes, please describe.)

15. Has the owner of the property or operator of the facility been informed of the presence of hazardous substances or environmental violations with respect to the property or any facility located on the property?
    Yes_____ No_____ Unknown_____ (If yes, please describe.)

16. Are you aware of any environmental assessment of the property that indicated the presence of hazardous substances or petroleum products on, in, at, or under the property site?
    Yes_____ No_____ Unknown_____ (If yes, please describe.)

17. Are you aware of any environmental assessment of the subject property that has recommended further assessment or testing of the property?
    Yes_____ No_____ Unknown_____ (If yes, please describe.)

18. Are there any past, current, or pending lawsuits or administrative proceedings for alleged damage related to environmental issues or problems involving the property or any owner or tenant of the property?
    Yes_____ No_____ Unknown_____ (If yes, please describe.)

19. Have pesticides, herbicides, or other agricultural chemicals ever been stored on, mixed on, or applied to the property?
    Yes_____ No_____ Unknown_____ (If yes, please describe.)

OWNER QUESTIONAIRE

PART B

1. Are there any structures on the property site more than fifty (50) years old, or (is the property) located in a designated historic district?

   Yes_____ No_____ Unknown_____ (If yes, please describe & submit photographs of all interior rooms and exterior facades, and include a copy of the proposed rehabilitation work scope and a location map.)

2. Is the property site located in a 100-year floodplain?

   Copy the portion of the floodplain map indicating the site location. Attach a copy of the Flood Plain Map and include the panel number on the copy.

   Yes_____ No_____ Unknown_____(If yes, please describe below.)

3. Does the site have the potential to affect or be affected by?

	Yes	No
a. Coastal Areas Protection and Management	___	___
b. Runway Clear Zones & Accident Potential Zones	___	___
c. Endangered Species	___	___
d. Farmland Protection	___	___
e. Compatibility with Local Codes, Plans, and Zoning	___	___
f. Wetlands Designated Land	___	___
g. Thermal & Explosive Hazards	___	___
h. Toxic Chemicals & Radioactive Materials	___	___
i. Solid Waste Management	___	___
j. Local Zoning Plans Compatibility	___	___

   (If yes to any, please describe.)

4. Is the site within 1,000 feet of a major road/highway/freeway (i.e. a roadway which experiences an average daily traffic count of 10,000 or greater)?

   Yes_____ No_____ Unknown_____ (If yes, the following must be completed.)

   ➢What is the name of the major road/highway/freeway? _____

   ➢List the distance of any stop sign (not a traffic signal) that is less than 600 feet from the site _____

- What is the average speed of travel on this major road/highway/freeway? _____
- List the average number of automobiles for both directions during a 24-hour day _____
- List the average number of trucks for both directions during a 24-hour day _____

Generally, much of this information can be obtained through the City/County Highway or Transportation Department

5. Is the site within 3,000 feet of a railroad?

   Yes_____ No_____ Unknown_____ (If yes, the following must be completed.)

   - What is the name of the railway operating on this line? _____
   - List the average number of trains for both directions during a 24-hour day _____
   - List the average number of diesel locomotives per train _____
   - List the average number of railway cars per train _____
   - List the average train speed _____
   - Is the track welded or bolted? _____
   - Is the site near a grade crossing that requires prolonged use of the train's horn? Yes_____ No____ (If no, skip to question #6.)
   - How far from the grade crossing are the whistle posts located? _____

   Generally, much of this information can be obtained by contacting the Supervisor of Customer Relations and/or the Engineering Department for the railway

6. Is the site within 15 miles of a military airport?

   Yes_____ No_____ Unknown_____ (If yes, please attach a copy of the airport's current noise contour information.)

   This information is available for most military airports and can be generally obtained by contacting the Military Agency in Charge of Airport Operations. If noise contours are not available, please obtain the following:

   - List the average number of nighttime jet operations (10 p.m.-7 a.m.) _____
   - List the average number of daytime jet operations (7 a.m. – 10 p.m.) _____
   - List the flight paths of the major runways _____

7. Is the site within 5 miles of a private/commercial airport or airfield?

   Yes_____ No_____ Unknown_____ (If yes, please attach a copy of the airport's current noise contour information. This information is available for most private/commercial airports and can be obtained by contacting the FAA Control Tower or Airport Operations. If noise contours are not available, please obtain the following information.)

- List the average number of nighttime jet operations (10 p.m. - 7 a.m.) _____
- List the average number of daytime jet operations (7 a.m. – 10 p.m.) _____
- List the flight paths of the major runways _____

OWNER QUESTIONNAIRE

PART C

Valuation Reduction: Relationship of the purchase price to the fair market value of the property if it were not contaminated.

1. Have you identified the type of property transaction (for example -- sale, purchase, ground lease, etc.) to the Environmental Professional?
   Yes_____ No_____ Unknown_____ (If yes, please describe.)

2. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?
   Yes_____ No_____ Unknown_____ (If no, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?)

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

CERTIFICATION

This questionnaire above was completed by:

Owner/Developer Name: _____

Relationship to Site: _____

Address 1: _____

Address 2 (if applicable): _____

E-mail Address: _____

Phone Number: _____

Date of Completion: _____

I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate, and complete.

Signed, sealed and delivered this ___day of _____, 2026, in the

Presence of:

_____
Witness

_____
Notary Public

My commission Expires on:

_____

[Provide Notarial Seal]

By:

_____
Property Owner

_____
Name

_____
Title