

May 1, 2021

AnyBank

9000 Main Street

US City, US State 60532

RE: Transaction Screen Assessment

Commercial Property

1234 Main Street

Anytown, IL 60532

A3E Project No.: 2021_0001

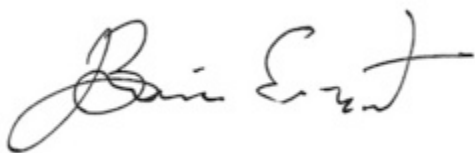
Dear Ms. Smith:

A3 Environmental, PLLC ("A3E") has completed a Transaction Screen Assessment (TSA) of the above referenced property. The work was conducted in accordance with A3E's letter of engagement and generally accepted industry standards. This report was prepared solely for the use of AnyBank (hereinafter "Client" or "User") and any party specifically referenced in Section 6.6 User Reliance. No other party shall use or rely on this report or the findings herein, without the prior written consent of A3E.

Thank you for the opportunity to provide our services. If you have any questions or need any additional information, please contact the undersigned at 630-507-9002.

Sincerely,

Senior Reviewer:



Brian Englert
Due Diligence Manager



Alisa Allen, M.S., P.G.
Owner/Manager



TRANSACTION SCREEN ASSESSMENT

COMMERCIAL PROPERTY

**1234 MAIN STREET
ANYTOWN, IL 60532**

PREPARED FOR

**ANYBANK
9000 MAIN STREET
US CITY, US STATE 60532**

PREPARED BY

**A3 ENVIRONMENTAL, PLLC
3030 WARRENVILLE ROAD, SUITE 418
LISLE, ILLINOIS 60532
T: 888-405-1742**

**PROJECT NUMBER: 2021_0001
DATE: MAY 1, 2021**

A3E[®]
**ENVIRONMENTAL
CONSULTANTS**

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1.0 EXECUTIVE SUMMARY

A3 Environmental, PLLC (A3E) performed this *Transaction Screen Assessment (TSA)* for the Commercial Property located at 1234 Main Street in Anytown, Anycounty County, IL (hereinafter referred to as the Subject Property).

Site Description	
Property Name	Commercial Property
Property Address	1234 Main Street
Historical/Additional Addresses	None Identified
City, County, State, Zip	Anytown, Anycounty County, IL 60532
Location	The Subject Property is located on the south side of Main Street, approximately 375 feet west of the intersection of Main Street and First Street.
Property Use	Commercial
Parcel Number(s)	123456789
Size/Acres	4.5, Alta/Survey
Number of Buildings	One
Current Use/ Hazardous Material Use	Subject Property sells automotive batteries and retail sized automotive fluids. Drums of automotive fluids are kept in the storage building.
Vicinity Characteristics	The Subject Property is located within a commercial area bordered to the north by Acme Complete Auto Repair & Paint and Body and Family Medical; to the east by vacant land; to the south by vacant land; and to the west by Electric Supply Company.

Building Information	
Number of Buildings	One , a main building and a storage building.
Date of Construction	1985, Tax Assessor
Building Occupant	ABC Company

Historical & Regulatory Summary	
Regulatory Listings	The Subject Property was not listed on any databases.

Adjoining Properties

Direction	Occupant/Address	Regulatory Listings
North	Acme Complete Auto Repair, Paint and Body Family Medical	Not listed on any databases
East	Vacant land / A Drive	Not listed on any databases

Direction	Occupant/Address	Regulatory Listings
South	Vacant land / A Avenue	Not listed on any databases
West	Electric Supply Co.	Not listed on any databases

1.1 Findings, Opinions, & Conclusions

No evidence of Potential Environmental Conditions were identified during the course of this assessment.

Potential Environmental Condition (PEC) is defined by ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a *property*: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat or a future release to the environment.

- A3E did not identify evidence of PECs during this assessment.

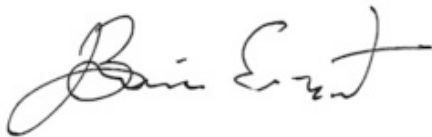
1.2 Recommendations

Based on the findings of this TSA, no additional investigation or inquiry is recommended by A3E.

1.3 Signatures and Environmental Professional Statement

Site Assessor:

Senior Reviewer:

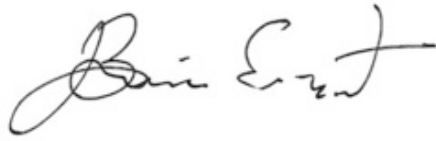


Brian Englert
Site Assessor



Alisa Allen, M.S., P.G.
Owner/Manager

The following personnel contributed to the preparation of this Phase I ESA under the direct charge of the environmental professional(s) signed below:



Brian Englert
Due Diligence Manager

1.4 Environmental Professional Statement/AAI Certification

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the *property*. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.



Alisa Allen, M.S., P.G.
Owner/Manager

2.0 INTRODUCTION

2.1 Purpose

The purpose of the TSA is to identify *potential environmental concerns*, as defined by the ASTM International *Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process – E 1528-14* (ASTM-14).

This practice will ***not*** satisfy the requirement to conduct all appropriate inquiry into the previous ownership and uses of the property consistent with "generally accepted good commercial and customary standards and practices" to qualify for one of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Landowner Liability Protections (LLPS).

2.2 Property Location and Legal Description

AnyBank of 9000 Main Street, US City, US State retained A3 Environmental, LLC (A3E) to conduct a Transaction Screen Assessment of the following Subject Property:

General Property Information	
Address	1234 Main Street, Anytown, IL
Permanent Tax Number(s)	123456789
Legal Description/Source	Not ascertained
Landowner	ABC Company(per the Assessor)

The Subject Property's location is depicted on [Figure 1](#). The land use of the Subject Property and land use of the adjoining properties is depicted on [Figure 2](#). The Subject Property layout and details are depicted on [Figure 3](#). Photographs of the Subject Property and surrounding properties are included in the [Site Photographs Appendix](#).

This Transaction Screen Assessment was performed by or under the supervision of an Environmental Professional. An Environmental Professional is defined as "a person who possess sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding the presences of release or threatened releases to the surface or subsurface of a property." See the [Appendix](#) for a copy of A3E's resumes and Environmental Professionals.

3.0 ENVIRONMENTAL QUESTIONNAIRE

The Transaction Screen Assessment process consists of asking questions contained within a questionnaire to owners and occupants of the property, observing site conditions at the property with direction provided by the questionnaire, and, to the extent reasonably ascertainable, conducting limited research regarding certain government records and certain standard historical sources. The questions asked of owners are the same questions as those asked of occupants.

A3E identified the owner as ABC Company and the occupant as ABC Company.

The results of the questionnaire are detailed in the following table.

3.1 Questionnaire Details

	Owner	Occupant	Site Visit	If yes, please explain:
Did you observe evidence or do you have any prior knowledge that the <i>Subject Property</i> is currently or has been used for an industrial use?	Unk	Unk	No	
Did you observe evidence or do you have any prior knowledge that the <i>adjoining property</i> is currently or has been used for an industrial use?	Unk	Unk	No	
Did you observe evidence or do you have any knowledge that the <i>Subject Property</i> is currently or has previously been used for any of the following: gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Unk	Unk	No	
Did you observe evidence or do you have any knowledge that the <i>adjoining property</i> is currently or has previously been used for any of the following: gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Unk	Unk	No	

	Owner	Occupant	Site Visit	If yes, please explain:
Did you observe evidence or do you have any knowledge that there are currently or have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>Subject Property</i> ?	Unk	Unk	Yes	Used batteries are wrapped and stored in the storage building until a third party comes to retrieve them.
Did you observe evidence or do you have any knowledge that there are currently or have been previously any industrial drums (typically 55 gal) or sacks of chemicals located on the <i>Subject Property</i> ?	Unk	Unk	Yes	The drums in the storage building include 6 drums of heavy duty antifreeze & coolant (black drums, red label), 2 drums of diesel exhaust fluid (white plastic drums), 4 drums of windshield wash & deicer (blue plastic drums) and 3 drums of antifreeze & coolant (black drums, green label)
Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the <i>Subject Property</i> that originated from a contaminated source or is of an unknown origin ?	Unk	Unk	No	
Did you observe evidence or do you have any prior knowledge that there is currently or has been previously any pits, ponds, or lagoons located on the <i>Subject Property</i> in connection with waste treatment or waste disposal?	Unk	Unk	No	
Did you observe evidence or do you have any prior knowledge that there is currently or has been previously any stained soil on the <i>Subject Property</i> ?	Unk	Unk	Yes	Minimal staining was observed in parking areas.
Did you observe evidence or do you have any prior knowledge that there is currently or has been previously any registered or unregistered storage tanks (above or underground) located on the <i>Subject Property</i> ?	Unk	Unk	No	

	Owner	Occupant	Site Visit	If yes, please explain:
Did you observe evidence or do you have any prior knowledge that there is currently or has been previously any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure on the <i>Subject Property</i> ?	Unk	Unk	No	
Is there currently evidence of leaks, spills, or staining by substances other than water, or foul odors associated, associated with flooring, drains, walls, ceilings, or exposed grounds on the <i>Subject Property</i> ?	Unk	Unk	No	
If the <i>Subject Property</i> is served by a private well or non-public water system , is there evidence or do you have any knowledge that contaminants have been identified in the well or system, or that the well has been designated as contaminated by any government environmental/health agency?	Unk	Unk	No	
Do you have any knowledge of environmental liens or government notification relating to past or recurrent violations of environmental laws with respect to the <i>Subject Property</i> ?	Unk	Unk	No	
Have you been informed of the current or past existence of hazardous substances or petroleum products with respect to the <i>Subject Property</i> ?	Unk	Unk	Yes	Retail automotive fluids are on display and drums of oil and hydraulic fluid are on site.
Do you have any knowledge of any environmental site assessment of the <i>Subject Property</i> or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the <i>Subject Property</i> , or recommended further assessment of the <i>Subject Property</i> ?	Unk	Unk	No	

	Owner	Occupant	Site Visit	If yes, please explain:
Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the <i>Target Property</i> by any owner or occupant of the <i>Subject Property</i> ?	Unk	Unk	No	
Does the <i>Subject Property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	Unk	Unk	No	
Do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>Subject Property</i> ?	Unk	Unk	No	
Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs on the <i>Subject Property</i> ?	Unk	Unk	Yes	Two (2) pole mounted transformers were observed along the east boundary near the storage building.

3.2 Additional Information from Questionnaire

A3E obtained a completed online property questionnaire from the user, Ms. Mary Smith. Ms. Smith indicated that she is purchasing the Subject Property and that the purchase price being paid for this property reasonably reflects the fair market value. Ms. Smith was not aware of any current or pending environmental liens, former use of any USTs or ASTs, and based knowledge of any former spills or hazardous release. A copy of this questionnaire is included in the Appendix of this report for further review.

4.0 RECORDS REVIEW

The records review was performed to obtain and review reasonably ascertainable government records from standard sources to assist in identifying potential environmental concerns in connection with the Subject Property.

4.1 Standard Environmental Records Review

A3E contracted Environmental Risk Information Services (ERIS) to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Unmapped" sites. Poor or inadequate address information, prohibits the ability of the site to be geocoded/mapped by ERIS, thus, information is provided based upon vicinity zip codes, city name, and state.

A3E cannot warrant the accuracy of the information but has made reasonable efforts to identify mistakes or errors in the information reviewed. A3E reviewed the data to identify sites that store, use, generate or dispose of hazardous substances and/or petroleum products. A3E also reviewed the data to identify sites that have had a release of hazardous substances and/or petroleum products and evaluated the potential of contaminant migration on the Subject Property or from offsite sources onto the Subject Property via soil, groundwater or vapor pathways.

A copy of the regulatory database report is included in the Appendix.

4.2 Federal & State Standard Database Review

Regulatory Report Summary

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
IODI	0.5	0	0	0	0	-	0
LAST	0.5	0	0	0	1	-	1
LUCIS	0.5	0	0	0	0	-	0
LUST	0.5	0	1	0	1	-	2
NPL	1.0	0	0	0	0	0	0
ODI	0.5	0	0	0	0	-	0
PROPOSED NPL	1.0	0	0	0	0	0	0
RCRA CORRACTS	1.0	0	0	0	0	0	0
RCRA LQG	0.25	0	0	0	-	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
RCRA NON GEN	0.25	0	0	0	-	-	0
RCRA SQG	0.25	0	0	0	-	-	0
RCRA TSD	0.5	0	0	0	0	-	0
RCRA VSQG	0.25	0	0	0	-	-	0
REFN	0.25	0	0	0	-	-	0
SEMS	0.5	0	0	0	0	-	0
SEMS ARCHIVE	0.5	0	0	0	0	-	0
SEMS LIEN	0.02	0	-	-	-	-	0
SHWS	1.0	0	0	0	0	0	0
SUPERFUND ROD	1.0	0	0	0	0	0	0
SWF/LF	0.5	0	0	0	0	-	0
UST	0.25	0	3	0	-	-	3
VCP	0.5	0	0	0	0	-	0
AST	0.25	0	0	0	-	-	0
AUL	0.5	0	0	0	0	-	0
BROWNFIELDS	0.5	0	0	0	0	-	0
BULK TERMINAL	0.25	0	0	0	-	-	0
CERCLIS	0.5	0	0	0	0	-	0
CERCLIS LIENS	0.02	0	-	-	-	-	0
CERCLIS NFRAP	0.5	0	0	0	0	-	0
DELETED NPL	0.5	0	0	0	0	-	0
DELISTED LST	0.5	0	0	0	0	-	0
DELISTED SHWS	1.0	0	0	0	0	0	0
DOE FUSRAP	1.0	0	0	0	0	0	0
DTNK	0.25	0	1	0	-	-	1
ERNS	0.02	0	-	-	-	-	0
ERNS 1982 TO 1986	0.02	0	-	-	-	-	0
ERNS 1987 TO 1989	0.02	0	-	-	-	-	0
FED BROWNFIELDS	0.5	0	0	0	0	-	0
FED ENG	0.5	0	0	0	0	-	0
FED INST	0.5	0	0	0	0	-	0
FEMA UST	0.25	0	0	0	-	-	0
FRP	0.25	0	0	0	-	-	0
HIST GAS STATIONS	0.25	0	0	0	-	-	0

4.2.1 Federal/State - Subject Property

The Subject Property was not identified in the Federal and State databases reviewed.

4.2.2 Federal/State - Adjoining & Surrounding Properties

Surrounding Properties Summary

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
UST	MAPCO MART #5148		0.03/E	-20.0	Not considered a PEC.
SPILLS	MAPCO #5148		0.03/E	-20.0	Not considered a PEC.
LUST	MAPCO MART #5148 (DFM #148)		0.03/E	-20.0	Not considered a PEC.
UST	HANNAH SUPPLY CO INC		0.06/E	-14.0	Not considered a PEC.
DTNK	NAVEED'S CONOCO #185		0.12/NW	-21.0	Not considered a PEC.
UST	AL0111		0.12/NW	-21.0	Not considered a PEC.
LAST	MARSHALL COUNTY OIL CO BULK PLANT		0.46/ESE	2.0	Not considered a PEC.
LUST	MARSHALL COUNTY OIL CO BULK PLANT		0.46/ESE	2.0	Not considered a PEC.

In determining if a listed site is a potential environmental concern to the Subject Property, A3E generally applies the following criteria to classify the site as a lower potential environmental concern:

- The site only holds an operating permit (which does not imply a release)

- The database is a cross-reference database and does not contain information that would identify or have knowledge of a release.
- The site has recently been granted "No Further Action" by the appropriate regulatory agency.
- The site's distance from the Target Property,
- The site's topographic position, with respect to presumed groundwater flow relative (i.e. cross-gradient or down-gradient). A3E assumes the direction of groundwater flow is consistent with topographic contours depicted on the most current USGS Topographic Map depicting the Target Property and surrounding area. Accurate groundwater flow may be determined from actual well data or from A3E's experience and knowledge of the area.
 - That anticipated groundwater flow direction: East

The east surrounding property, under the name MAPCO MART #5148, was identified in the UST, SPILLS, and LUST federal/state databases.

- **UST:** This database shows two (2) tanks that appear to still be in use.
 - Tank #1 is listed with the unique tank number 46866. The capacity is listed at 10,000 gallons of unleaded gasoline. The install date was listed as November 20th, 1996. The most recent test date is listed as being performed on October 17th, 2018.
 - Tank #2 is listed with the unique tank number 46867. The capacity is listed at 10,000 gallons of premium gasoline. The install date was listed as November 20th, 1996. The most recent test date is listed as being performed on October 17th, 2018.
- Under the 'Map Detail' section the database displays the 'in use tanks in compliance' as two (2). Based on the note that both tanks are in compliance and the presumed groundwater gradient, it is A3E's opinion that the UST listing is not a PEC.
- **SPILLS/LUST:** According to the database listing, the facility reported a release of 944-gallons of gasoline in January 2016. The incident is remains active. A3E reviewed available documents online at the Department of Environmental Management online eFile website. A3E reviewed the most recent documentation available which included the following:
 - **Vapor Monitoring and Free Product Recovery Report:** Based on the report, a customer ran into the 1/2 fuel pump on the evening of January 22nd, 2016. The shear valve engaged to shut off the flow of product and the following morning a maintenance

technician reported to the clerk that the issue was fixed. Later that same day, fuel was noted to continue leaking from the 1/2 pump and the emergency shutoff was used. The estimated net loss of product is listed at 500 gallons. Dye was used to flush out exposure paths and it was found to have impacted the sanitary sewer line indicating a possible pathway from the release point to the sewer system. This report does state that the vapors and/or contaminated groundwater posed a threat to the public, also stating that underground utilities were impacted by the release. This document states there was free product present in the wells. In the additional comments section it is noted that 'Although the UST Release Fact Sheet indicates that vapors have been present and underground utilities (sanitary sewer) were impacted, these impacts have been mitigated and are not believed to be a threat at this time. Free Product was not directly measured in any wells during this quarter; however, free product absorbent socks had to be changed several times indicating the presence of free product. Therefore, the site ranking remains C.2'.

- **Groundwater Monitoring Report with Air Sparge MEME Events, dated January 2021;** The most recent event occurred in December 2020. Free product was identified in monitoring well MW-8. It was noted that based on well gauging, groundwater flow is generally to the west. Analytical results indicate that monitoring wells MW-5 and MW-8 remain impacted. These wells are located on the property itself. No offsite wells were identified as being impacted.

Based on the most recent report submitted to Agenc with no known offsite impacts, the current regulatory and active oversight of the LUST incident and it's distance from the Subject Property, it is A3E's opinion that this listing is not considered a PEC.

Several surrounding sites were identified on various Federal/State regulatory databases. However, based on a variety of factors including site closure, intervening distance, and/or presumed hydraulic gradient flows, it is A3E's opinion that these sites do not represent a PEC.

4.3 Additional Federal, State, Tribal and Local Record Sources

ERIS also provided a search of additional federal and state databases. The list of records that were searched by ERIS can be reviewed in the Appendix.

Additional database information is summarized in previous sections.

4.4 Unmapped Site Summary

Unmapped Sites are properties for which a geographic location cannot be pinpointed because of insufficient information on the address.

Twelve (12) unmapped sites were identified in the database search. It does not appear that the unmapped sites listed in the database report represent a PEC based on review of limited descriptions provided in the report.

5.0 SITE RECONNAISSANCE

The Subject Property's location is depicted on [Figure 1](#). The land use of the Subject Property and land use of the adjoining properties is depicted on [Figure 2](#) and [Figure 3](#). Photographs of the Subject Property and surrounding properties are included in the [Site Photographs Appendix](#).

5.1 Methodologies and Limiting Conditions

The site inspection included visual observation of the Subject Property, Subject Property boundaries, and adjoining properties to document and/or identify evidence of Recognized Environmental Conditions.

Adjoining properties were viewed from locations on the Subject Property or public right-of-ways.

Site Reconnaissance Date	April 20, 2021
Site Assessor(s)	Brian Englert
Escort/Relationship to Target Property	Jennifer Larson
Areas Observed	All areas were observed
Areas Not Observed/ Reason	All areas were observed
Weather	Clear and 65F

There were no significant limiting conditions encountered during the site visit.

5.2 General Site Setting

5.2.1 Current Use(s) of the Subject Property

The Subject Property is located at 1234 Main Street in Anytown, Anycounty County, IL.

Site Information & Utilities	
Acres	4.5
Property Type	Commercial
Access/Egress	North from Main Street
Parking	Asphalt surface
General Vicinity	Commercial
Sewage Disposal	Municipal

Potable Water	Municipal
Heating/ Cooling Systems System	Both systems are electric
Emergency Power	None observed

Building Information	
Number of Buildings	One
Year of Construction	1985
Building Square Footage	12,000 per assessor
Number of Stories	Main building - 1.5
Basement or Subgrade Area(s)	Slab on grade
Construction	Steel frame warehouse
Exterior Finishes	Metal siding and roof
Interior Finishes	Wood paneling, drop ceiling tiles, vinyl flooring, concrete flooring. 2nd floor is a wood/metal floor.
Building Occupant	ABC Company
Vertical Transporation	Stairs
Amenities	None observed

5.2.2 Current Uses of the Adjoining Properties and Surrounding Areas

The ASTM Standard Practice defines adjoining properties as "any real property or properties, the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them."

During the site inspection, A3E observed the following land use on adjoining properties.

Direction	Occupant/Address	Land Use	PEC
North	Acme Complete Auto Repair, Paint and Body Family Medical	Commercial	None identified.

Direction	Occupant/Address	Land Use	PEC
South	Vacant land	Forested	None identified.
East	Vacant lot	Vegetated	None identified.
West	Electric Supply Co.	Commercial	None identified.

No visual evidence of adverse environmental conditions were observed during the site reconnaissance of the adjoining properties.

5.3 Interior and Exterior Observations

During the site investigation, A3E observed the interior and exterior features of the Subject Property for environmental conditions (past or present) that may be indicative of Potential Environmental Conditions. If a condition was observed, a detailed explanation of the condition and possible impact to the Subject Property is discussed. The following table summarizes the findings from the site visit.

Not Observed	Interior	Exterior	Environmental Condition	PEC
	✓		Hazardous substances and petroleum products	No
✓			Storage Tanks	No
✓			Odors	No
✓			Pools of Liquid	No
	✓		Drums	No
		✓	Polychlorinated biphenyls (PCBs)	No
✓			Pits, ponds, or lagoons	No
		✓	Stained soil or pavement	No
✓			Stressed vegetation	No
✓			Solid Waste Disposal/Evidence of Fill Materials	No
✓			Wastewater	No
✓			Wells	No
✓			Septic Systems	No
✓			Drains or Sumps	No
✓			Other Environmental Conditions	No

5.3.1 Hazardous Substances and Petroleum Products

A3E's observed the following chemicals listed below:

- At least 20 5-gallon plastic containers of transmission fluid, hydraulic fluid and automotive oil stored within the warehouse storage area of the facility.
- Various retail sized chemicals and cleaning solvents, sold, stored and used throughout the entire facility.
- At least 10 5-gallon plastic containers of transmission fluid, hydraulic fluid and automotive oil stored within the retail area of the facility.
- At least 100 new and used batteries stored within the separate storage warehouse area of the facility..
- The plastic and metal drums in the separate storage building include at least 6 drums of heavy duty antifreeze & coolant (black drums, red label), 2 drums of diesel exhaust fluid (white plastic drums), 4 drums of windshield wash & deicer (blue plastic drums) and 3 drums of antifreeze & coolant (black drums, green label).

Evidence of staining associated with leakage from the containers was observed. Based on the relatively small size and the fact that the staining was located on a concrete area, it appears that the staining is surficial in nature and it is A3E's opinion that the staining is not considered a PEC.

5.3.2 Drums

A3E observed 6 drums of heavy duty antifreeze & coolant (black drums, red label), 2 drums of diesel exhaust fluid (white plastic drums), 4 drums of windshield wash & deicer (blue plastic drums) and 3 drums of antifreeze & coolant (black drums, green label). The integrity of the drums were in good condition and as such, it is A3E's opinion that the drums are not considered a PEC.

5.3.3 Polychlorinated Biphenyls (PCBs)

Common sources of PCBs are transformers, electrical equipment and lifts that use PCB-containing dielectric fluids, hydraulic fluids, transfer fluids and lubricants.

5.3.3.1 Transformers

Transformers installed prior to 1977 may be PCB containing while transformers installed after 1977 are unlikely to be PCB containing.

Federal Regulations (40 CFR 761 Subpart G) require any release of material containing >50 ppm PCB and occurring after May 4, 1987, be cleaned up by the transformer owner following the United States EPA's PCB spill cleanup policy.

Two pole-mounted transformers were observed on the Subject Property. The transformers did not have any 'Non-PCB' labels visible. The management of potential PCB-containing transformers is the responsibility of the local utility or the transformers owner. A3E did not observe evidence of spills, staining, or leaks on or around the transformers. Based on observations, it is A3E's opinion that the transformers do not represent a PEC.

5.3.4 Stained Soil or Pavement

Areas of oil staining from vehicles were observed on the north and east sides of the surface parking lot. Based on the superficial nature, extent of staining and good condition of the asphalt parking lot, it is A3E's opinion that this is not considered a PEC.

6.0 REPORT INFORMATION

6.1 Definitions

ASTM defines the following related terms utilized throughout the Transaction Screen Assessment.

- *Hazardous substances* – a substance defined as hazardous pursuant to CERCLA 42 USC § 9601 (14), and as interpreted by USEPA regulations and the courts.
- *Petroleum product* – those substances included within the meaning of the petroleum exclusion to CERCLA 42 USC § 9601 (14), as interpreted by the courts and USEPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of CERCLA 42 USC § 9601 (14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas useable for fuel (or mixtures of natural gas and such synthetic gas).
- *Potential Environmental Concern* – the possible presence of any hazardous substances or petroleum products on a *property* under conditions that indicate the possibility of an existing release, a past release, or a threat of a future release of any hazardous substances or petroleum products into structures on the *target property* or into the ground, ground water, or surface water of the *property*.

6.2 Scope of Services

The assessment is designed to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the *Subject Property*.

- *Records Review* – Review of standard federal, state, tribal and local record sources.
- *Site Reconnaissance* – Conduct a site visit of the *target property* to visually and/or physically observe exterior and interior conditions and physical characteristics. Identify current conditions and operations of the *target property* and surrounding properties.
- *Report* – Prepare an ETS report documenting the findings, opinions and conclusions.

6.3 Assumptions

In performing this TSA, the following assumptions are noted:

- Information obtained from interviews, record reviews, and government records are complete and accurate. “An environmental professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional,” in accordance with Section 7.5.2.1 of ASTM E1527-13.
- Geologic and hydrogeologic conditions at the *property* are assumed to be consistent with maps and other information from federal, state, and local agencies.

6.4 Project-Specific Limitations

Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for PECs in connection with the Subject Property. This assessment was prepared in a manner consistent with generally accepted industry practices and standards. All information is true and correct to the best of A3E’s knowledge and reflects our best professional opinion and judgment.

In performing this TSA, the following limitations exist:

- A TSA does not include the testing or sampling of the surface and subsurface soil, water, groundwater, air, or building materials located on the *target property*.
- A TSA is not intended to address environmental issues that are considered beyond the scope of a Phase I ESA, (*e.g.*, asbestos-containing materials, radon, lead-based paint, wetland investigations).
- A TSA does not address whether requirements in addition to *all appropriate inquiries* have been met in order to qualify for the *landowner liability protections*.
- This report contains information and opinions that are limited to the date the report was issued. No additional site reconnaissance activities, data review or other investigation of the *subject property* have been performed by A3E since the date of this report. A3E makes no representation with respect to, nor expresses any opinion about, the *subject property* after the date of the report. A3E does not assume any obligation to update this report for any purpose whatsoever.
- Performance of this TSA is intended to reduce, but not eliminate, uncertainty of environmental conditions associated with the *subject property*. A3E is unable to represent that the *subject property* or adjoining properties contain no hazardous waste, petroleum products, or other conditions beyond that detected or observed by A3E during TSA activities. The possibility for contaminants to migrate through

surface and subsurface soil, water, groundwater or air always exists. The scope of this PES cannot completely address the environmental risks associated with migration in these media.

- Site reconnaissance activities were performed with the intention to review areas that may present potential environmental conditions. A3E cannot assert that all areas of the *subject property* presenting these conditions were reviewed during on-site activities.

6.5 Limiting Conditions/Deviations and Exceptions

No limiting conditions/deviations or exceptions were identified during this assessment.

6.6 User Reliance

This assessment and report was prepared on behalf and for the exclusive use of AnyBank (*user*), and its agents, and attorneys. The report and its findings shall not, in whole or in part, be disseminated or conveyed to another party, nor used by another party in whole or in part, without prior written consent by A3 Environmental, PLLC, except as permitted by the ASTM standard.

7.0 REFERENCES

Resources	Agency/Provider/Contact Information	Date
Guidelines	ASTM International, Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (ASTM 1528-14)	June, 2021
Environmental Records	ERIS Database Report	June, 2021
Property Tax Files	Anycounty County website	June, 2021
Land Title Records	Anycounty County GIS	June, 2021

Appendix A

Figures

Appendix B

Site Photographs

Appendix C

Qualifications of Environmental Professional(s)

Appendix D

Radius Map Report

Appendix E

User Provided Documents

Appendix F

Records of Communication