

Environmental Questionnaire and Inspection Report

This document is to be completed by the BORROWER/APPLICANT and the South State Bank LOAN OFFICER upon inspection of the property.

Applicant/Borrower Name <i>(Full legal name of the business entity)</i>		Current Landowner/Operator Name <i>(Full legal name of the individual)</i>		
FLINT CROSSING OUTDOORS LLC		Roger Matthew Hillis		
Property Address / Street 12883 Hwy 231/431 N	City Hazel Green	State AI	Zip Code 35750	Primary Phone 256-828-8664
Property Size (acres) .460+	Year Built 2003	Number of Buildings 1	Building Size (SF) 4,600	
Heat Source City	Water Source City	Waste Water Disposal City		
Current Property Use Retail/ Warehouse	Proposed Property Use Same	Historic Property Use Vacant		
Current Adjacent Property Use Unknown	Historic Adjacent Property Use Unknown			


QUESTIONS	LANDOWNER / OPERATOR / BORROWER	LOAN OFFICER
1	Has the property now, or ever been used as a dry cleaner, gasoline station, motor repair facility, auto body shop, commercial printing facility, photo developing laboratory, junkyard, auto salvage, machine shop or landfill, or as a waste treatment, storage, disposal, incineration, processing or recycling facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2	Are there (or have there ever been) any damaged or discarded automotive or industrial batteries or pesticides, paints, or other chemicals in aggregate volumes greater than 25 gallons?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3	Has the property ever been used for industrial and/or manufacturing purposes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4	Have any floor drains, sumps, oil/water separators or clarifiers ever been located on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5	Are there any documents that address the environmental condition of the subject property (IE: Phase I or Phase II Assessments, regulatory actions, violation notices, underground storage tank registration, state or federal permits, etc.)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6	Is the purchase price being paid for the property less than the fair market value of the property? If yes, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
7	Are there (or have there ever been) any drums, totes or sacks of chemicals or petroleum products located onsite?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8	Are there (or have there ever been) any Underground Storage Tanks (USTs) or Aboveground Storage Tanks (ASTs) located on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9	Are you aware of any spills or releases of petroleum or hazardous substances on the subject property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10	Has soil or groundwater contamination ever been identified on the subject property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
11	Are you aware of any Activity Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
12	Are you aware of any environmental releases or cleanup actions at adjacent properties?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
13	Is there any polychlorinated biphenyl (PCB) equipment such as a transformer, capacitor, or hydraulic equipment installed prior to the 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
14	Has fill dirt from an unknown origin or from a contaminated site been used at the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
15	Are there any unusual odors, stained soils, stressed or dead vegetation, or unusual mounds, depressions, or other signs of soil excavation or deposits on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
16	Are there any known asbestos containing materials or lead paint incorporated into any structure on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

QUESTIONS		LANDOWNER / OPERATOR / BORROWER	LOAN OFFICER
17	Has mold and/or significant moisture intrusion been identified in any structure on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18	Are you aware of any peeling paint or damaged building materials in any structure on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
19	Are there any concrete or soil pads that could indicate a former drum or tank pit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
20	Are there any pipes whose purpose is unknown protruding from the building or ground?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
21	Are there any lagoons, ponds or empty diked areas?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
22	Are there any water supply wells, irrigation wells, monitoring wells or drywells onsite?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
23	Is the property located near a landfill or waste site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
24	Are there any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release at the subject property or adjoining properties?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If Affirmative responses were provided, please discuss additional information below.


CURRENT LANDOWNER/OPERATOR or APPLICANT/BORROWER (required prior to closing)

Acknowledgement for CURRENT LANDOWNER/OPERATOR or APPLICANT/BORROWER: I have read this questionnaire and responded to the questions to the best of my knowledge.

	Roger Matthew Hillis		Select all that apply: <input type="checkbox"/> Current Landowner <input type="checkbox"/> Current Operator <input type="checkbox"/> Borrower/Applicant
Signature	Printed Name	Date	Relationship to the Property

LOAN OFFICER (required)

I accept the CURRENT LANDOWNER/OPERATOR or APPLICANT/BORROWER responses as true and correct.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Based on my knowledge, the environmental risks associated with the subject property appear to be low.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Questionnaire contains affirmative responses that indicate the Bank's Consultant be contacted or Environmental Due Diligence be elevated?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Based on my knowledge, I defer to a secondary internal reviewer to opine below.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Acknowledgment for LOAN OFFICER: I have responded to the best of my ability, completed a site inspection, and reviewed all questionnaire responses to determine if environmental risks are present.	

	Matt Davis	
Signature	Printed Name	Date

SECONDARY REVIEWER (optional)

I accept the CURRENT LANDOWNER/OPERATOR or APPLICANT/BORROWER responses as true and correct.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Based on my knowledge, the environmental risks associated with the subject property appear to be low.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Questionnaire contains affirmative responses that indicate the Bank's Consultant be contacted or Environmental Due Diligence be elevated?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Acknowledgment for SECONDARY REVIEWER: I have reviewed all questionnaire responses to determine if environmental risks are present.	

	Roger Matthew Hillis	
Signature	Printed Name	Date