

Real Estate & Environmental Due Diligence/Environmental Questionnaire

Operating Company:		Date:
Completed By:	Street Address:	
City:	County:	State/Prov:

☐ No ☐ Yes	Is the proposed site replacing another location? <i>If "Yes", provide information for the location(s) being replaced including the address, city and state.</i>
☐ No ☐ Yes	Is the proposed site currently occupied by the operating company? <i>If "Yes", provide details below.</i>
☐ No ☐ Yes	Has the proposed site been occupied by the operating company in the past? <i>If "Yes", provide details below.</i>
☐ No ☐ Yes	Is the proposed site a portion of a larger property? <i>If "Yes", provide details below.</i>
☐ No ☐ Yes	If the proposed site is a portion of a property, are the other portions of the property occupied? <i>If "Yes", provide details below.</i>
☐ No ☐ Yes	Does the proposed site have any repair, safety or access issues? <i>If "Yes", provide details below.</i>
☐ No ☐ Yes	Is there direct access from the site to a public road? <i>If "No", provide details below.</i>
☐ No ☐ Yes	Are there zoning, deed or other restrictions for the site or use of the site or required permits? <i>If "Yes", provide details below.</i>
☐ No ☐ Yes	Are the commercial terms of the written agreement correct (rent, term, site plan and use)? <i>If "No", provide details below.</i>
☐ No ☐ Yes	Was anything else specifically agreed to between the parties that is not in the written LOI/Lease/Sublease/Amendment/License Agreement? <i>If "Yes", provide details below.</i>
☐ No ☐ Yes	Are there structures on the site? <i>If "Yes", provide the type of structures, details and square footages below.</i>
☐ No ☐ Yes	Will the site be fenced?

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☐ No ☐ Yes	Will you have a requirement for signage?
☐ No ☐ Yes	Will there or would there ever be an agreement for the Operating Company to purchase this site?
☐ No ☐ Yes	Is a Broker representing the Operating Company in the transaction? <i>If "YES", please provide the following: contact name, company, address, email address and phone number.</i>
☐ No ☐ Yes	Is a Broker representing the Landlord/Sublessor? <i>If "Yes" and not provided on the FTR, please provide the following: contact name, company, address, email address and phone number.</i>
☐ No ☐ Yes	Is this a Related Party transaction? <i>If "Yes", provide details below.</i>
☐ No ☐ Yes	Will you be constructing anything or completing any improvements to the site, including any land-disturbing activities? <i>If "Yes", provide details below.</i>
☐ No ☐ Yes	Will there be any other current or future uses for the site other than what is referenced in the LOI/Lease/Sublease/Amendment/License Agreement (e.g. storage of vehicles, refueling, office use, etc.)? <i>If "Yes", provide details below.</i>
☐ No ☐ Yes	Has environmental documentation for the proposed site been requested? <i>If "Yes", please provide details for the person to whom the request was made.</i>
☐ No ☐ Yes	Has environmental documentation for the proposed site been provided? <i>If "Yes", please provide the documents.</i>
☐ No ☐ Yes	Are there any visible, suspected or potential environmental issues at the proposed site ? <i>If "Yes", provide details below.</i>
☐ No ☐ Yes	Are there any visible, suspected or potential environmental issues on neighboring properties surrounding the site ? <i>If "Yes", provide details below.</i>
☐ No ☐ Yes	Are any of the following items present at the site: floor drains, sumps, underground storage tanks, above ground storage tanks, or stormwater drains? <i>If "Yes", provide details below.</i>