

# ASTM Practice E1527-21 User Questionnaire

To be completed by the User



the science you build on

**Site:** Site Name: Grand Rapids Cannabis (Park State Bank Property)  
Site Address: 355 4th Street NW  
Site City, State: Grand Rapids, Minnesota

**User Name:** City of Grand Rapids **Date:** 7/1/2026

**Company:** Grand Rapids Municipal Dispensary

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the “Brownfields Amendment”), the User must conduct the following inquiries. The User should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that “all appropriate inquiries” is not complete.

**1. Environmental cleanup liens that are filed or recorded against the property.**

The types of title reports that may disclose environmental liens include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose environmental liens. Did a search of recorded land title records (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the property under federal, tribal, state or local law? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. Activity and use limitations (AULs) that are in place on the property or that have been filed or recorded against the property.**

The types of title reports that may disclose AULs include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose AULs. Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. Specialized knowledge or experience of the person seeking to qualify for the LLP.**

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**4. Relationship of the purchase price to the fair market value of the property if it were not contaminated.**

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

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**5. Commonly known or reasonably ascertainable information about the property.**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

a. Do you know the past uses of the property? If so, please explain. \_\_\_\_\_

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b. Do you know of specific chemicals that are present or once were present at the property? If so, please explain. \_\_\_\_\_

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c. Do you know of spills or other chemical releases that have taken place at the property? If so, please explain. \_\_\_\_\_

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d. Do you know of any environmental cleanups that have taken place at the property? If so, please explain. \_\_\_\_\_

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**6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation.**

Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? If so, please explain.

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# Client Information Request Form for Phase I Environmental Site Assessments

Project/Site Name: \_\_\_\_\_

So that we may serve you better, please answer the following questions concerning the project Site. If a question does not apply to the Site, write "NA." If you do not know the answer, write "Unknown." Please return the completed form along with one copy of the signed authorization letter.

## Client Objectives

A. What is your interest in the Site? Check all that apply.

- Buying property
- Refinancing
- Selling property
- Development
- Redevelopment
- Other: \_\_\_\_\_

B. In addition to the User, are there any additional entities you would like included on the report for reliance purposes?

\_\_\_\_\_  
\_\_\_\_\_

C. A final PDF of the report will be provided. If hard copies are needed, how many? \_\_\_\_\_

D. What is the desired completion date for this project?

Date: \_\_\_\_\_

E. Do you wish to receive a verbal report before the written report is received?

- Yes     No

F. Is confidentiality requested?

- Yes     No

If so, to whom is it limited? \_\_\_\_\_



## Site-Specific Information

A. Where is the Site located?

Address: \_\_\_\_\_  
\_\_\_\_\_

Legal Description, County ID Number, or attach Survey/Plat Map:

\_\_\_\_\_  
\_\_\_\_\_

B. Is a current Site plan available? If yes, please provide.

Yes     No     Unknown

C. How large is the property (total acreage)?

\_\_\_\_\_ Acres

D. What is the proposed use of the property?

\_\_\_\_\_

E. Who is the current property owner?

Name: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

F. Who will provide access to the property and/or who is the Site contact?

Name: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

G. Has any previous environmental work been performed on the Site? Check all that apply.

No previous environmental work has been performed

Unknown

Geotechnical/Soil borings

Phase I Environmental Site Assessment

Phase II Environmental Site Assessment

Soil Vapor/Sub-slab Soil Vapor Investigation

Radon Investigation

Asbestos/Lead-based Paint Inspections

Hazardous Materials Testing

Other: \_\_\_\_\_

If previous environmental work has been performed...

When was it performed? \_\_\_\_\_

By whom?

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

What were the results?

Are copies of the report(s) available?

Yes     No     Unknown



H. How is the property currently used? Check all that apply.

- |                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> Undeveloped  | <input type="checkbox"/> Light industrial |
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Retail           |
| <input type="checkbox"/> Residential  | <input type="checkbox"/> Office Building  |
| <input type="checkbox"/> Parking Lot  | <input type="checkbox"/> Warehouse        |
| <input type="checkbox"/> Commercial   | <input type="checkbox"/> Other: _____     |

I. Are there existing buildings on the property?

- Yes     No     Unknown

If yes:

How many buildings? \_\_\_\_\_

What year was each building originally built? \_\_\_\_\_

What year(s) was/were any subsequent addition(s) completed for each building?  
\_\_\_\_\_

What is the total square footage of each building and/or additions? \_\_\_\_\_

Are you aware of any asbestos-containing building materials in any building? \_\_\_\_\_

Provide a brief description and use of each building.  
\_\_\_\_\_

J. What was the property used for in the past?  
\_\_\_\_\_

K. Are there currently or previously any aboveground or underground storage tanks located on the property?

Aboveground storage tanks:     Yes     No     Unknown

Underground storage tanks:     Yes     No     Unknown

If yes:

Where are they located?  
\_\_\_\_\_

What are the sizes and contents of the tanks (e.g., 500-gallon diesel)?  
\_\_\_\_\_

When were the tanks installed?  
\_\_\_\_\_

Are there any maintenance records available for the tanks?  
\_\_\_\_\_

Are the tanks currently being used?

- Yes     No     Unknown

If no:

When were the tank(s) closed? \_\_\_\_\_

Was the MPCA notified? \_\_\_\_\_

L. Have hazardous chemicals or petroleum products ever been stored at the Site?

Hazardous chemicals:     Yes     No     Unknown

Petroleum products:     Yes     No     Unknown

If yes, which ones? \_\_\_\_\_



M. Has the property ever been used or is the property currently used for dumping or landfilling?

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N. Utilities:

Are there any wells or septic systems formerly or currently located at the Site?

Wells:  Yes  No  Unknown

Septic systems:  Yes  No  Unknown

Is the Site connected to city sewer and water?

Sewer:  Yes  No  Unknown

Water:  Yes  No  Unknown

What types of utilities service the Site? Check all that apply.

Unknown

Gas

Electric

Propane

Other: \_\_\_\_\_

O. Are there any environmental concerns regarding the property or adjoining properties?

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P. How are the adjacent properties used?

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