



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

ASSET No. 10476001790

1771 Fish Hawk Road
Franklin, North Carolina 28734

July 8, 2013

Partner Project No. 13-104753.10

FDIC Asset No. 10476001790



Prepared for

**THE FDIC AS RECEIVER FOR
DOUGLAS COUNTY BANK (FIN# 10476)**
Douglasville, Georgia

July 8, 2013

The FDIC As Receiver For
Douglas County Bank (FIN# 10476)
Douglasville, Georgia

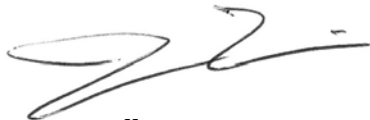
Subject: Phase I Environmental Site Assessment
1771 Fish Hawk Road
Franklin, NC 28734
Partner Project No. 13-104753.10

Partner Engineering North Carolina, PLLC (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the “subject property”). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the Statement of Work: Federal Deposit Insurance Corporation (FDIC) Phase I Environmental Site Assessment.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to Federal Deposit Insurance Corporation as receiver for Douglas County Bank (FIN# 10476). If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 615-4500.

Sincerely,



Jenny Redlin
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering North Carolina, PLLC (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-05, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by and the Statement of Work: FDIC Phase I Environmental Site Assessment for the property located at 1771 Fish Hawk Road in the City of Franklin, Macon County, North Carolina (the “subject property”). The Phase I Environmental Site Assessment is designed to provide Federal Deposit Insurance Corporation with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the west and south sides of Fish Hawk Road within a residential and undeveloped area of Franklin, North Carolina. Please refer to the table below for further description of the subject property:

Address:	1771 Fish Hawk Road
Assessor’s Parcel Number (APN):	7512-00-7859
Nature of Use:	Residential & Undeveloped Land
Number of Buildings:	One
Number of Floors:	One
Type of Construction:	Wood framed with pitched roof
Building Square Footage (SF):	912 SF
Land Acreage (Ac):	99.73 Ac
Date of Construction:	1976
Current Tenants:	None

The subject property is currently occupied by a single-family home and wooded land. The acreage is a rolling gradient which mainly slopes to the northeast. The subject property is mainly wooded with a portion of Fish Hawk Road traversing the site from north to south. A portion of a branch of Peeks Creek traverses the subject property from north to south.

According to available historical sources, the subject property was formerly undeveloped as early as 1946-1976, developed with the single-family home in 1976, and is currently wooded and undeveloped with the single-family home.

The immediately surrounding properties consist of Fish Hawk Road and wooded land to the north; wooded land to the south; wooded land to the east; two single-family homes and wooded

land to the west. A single-family home is located on the adjacent property on the central portion of the subject property. The subject property surrounds this parcel.

According to the topographic map and Web Soil Survey, the depth and direction of groundwater in the vicinity of the subject property is inferred to be present at approximately five feet below ground surface (bgs) and flowing towards the northeast.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. The following was identified during the course of this assessment:

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment or regulatory closure. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

Special Resources are defined by Statement of Work: FDIC Phase I Environmental Site Assessment (ESA), dated February 2006, as resources with natural, cultural, recreational, or scientific value of special significance.

- The subject property is larger than 50 acres and is located adjacent to lands managed by a governmental agency primarily for wildlife refuge, sanctuary, open space, recreational, historical, cultural, or natural resource conservation purposes. Nantahala National Forest is located surrounding the subject property. The agency that manages the forest is the United States Department of Agriculture Forest Service. The regional office is located at 1720 Peachtree Road, NW, Atlanta, GA 30309. The Region 8 USDA Forest Service Southern Region office phone number is 404-347-4095.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, require discussion. The following was identified during the course of this assessment:

- The potential exists that asbestos-containing materials (ACMs) are present on-site. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Partner collected 10 samples of damaged and/or friable materials that are considered suspect ACMs. According to the analytical data, 2 of the 10 samples obtained tested positive for asbestos. Implementation of an O&M Program could safely manage the suspect ACMs and ACMs located at the subject property. The estimated cost for O&M is \$300.
- Due to the age of the subject property building, there is a potential that LBP is present on-site. Overall, all painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Partner collected 9 samples of the damaged areas that are considered suspect LBP. Lead was not detected in any of the samples obtained/analyzed. Implementation of an O&M Program could safely manage the suspect LBP materials located at the subject property. The estimated cost for O&M is \$300.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 and the Statement of Work: FDIC Phase I ESA of 1771 Fish Hawk Road in the City of Franklin, Macon County, North Carolina (the “subject property”). Any exceptions to or deletions from this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property; however, environmental issues were noted. Additional investigation may be warranted to address the above-referenced environmental issues. Additional environmental assessment of this property is at the discretion of the owner of the property.

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1.0 INTRODUCTION

Partner Engineering North Carolina, PLLC has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Standard Practice E1527-05, AAI, and the Statement of Work: FDIC Phase I ESA for the property located at 1771 Fish Hawk Road in the City of Franklin, Macon County, North Carolina (the “subject property”). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property’s overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”). ASTM Standard E-1527-05 constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-05, AAI, and the Statement of Work: FDIC Phase I ESA. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

All reports, both verbal and written, are for the sole use and benefit of Federal Deposit Insurance Corporation as receiver for Douglas County Bank (FIN# 10476). This report has no other purpose and may not be relied upon by any other person or entity.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-05.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to completion of a pre-survey questionnaire from the Report User. This information was not provided at the time of the assessment.
- Partner submitted Freedom of Information Act (FOIA) requests to the Franklin Fire and Rescue Department, and NCDENR Department of Air Quality, for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property. As of this writing, these agencies have not responded to Partner's request. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.
- Based on a review of historical sources and Partner's onsite reconnaissance, the subject property is improved with a Natural Areas one acre or more in size. Partner contacted the State Historic Preservation Office (SHPO) for information regarding whether any archaeological resources or historic sites and structures that are either listed or eligible for listing on the National Register of Historic Places exist on the subject property, including whether the subject property is located within a historic district. Partner also contacted the State Natural Heritage Program (SNHP) to determine if any federally-listed threatened or endangered species, those proposed for listing, or their habitat may exist at the subject property. As of this writing, these agencies have not responded to Partner's request. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property is located on the west and south side of Fish Hawk Road within a residential and undeveloped area of Franklin, North Carolina. Please refer to the table below for further description of the subject property:

Address:	1771 Fish Hawk Road
Assessor's Parcel Number (APN):	7512-00-7859
Nature of Use:	Residential & Undeveloped Land
Number of Buildings:	One
Number of Floors:	One
Type of Construction:	Wood framed with pitched roof
Building Square Footage (SF):	912 SF
Land Acreage (Ac):	99.73 Ac
Date of Construction:	1976
Current Tenants:	None

The subject property is currently occupied by a single-family home and wooded land. The acreage is a rolling gradient which mainly slopes to the northeast. The subject property is mainly wooded with a portion of Fish Hawk Road traversing the site from north to south. A portion of a branch of Peeks Creek traverses the subject property from north to south.

According to the Macon County Assessor, the subject property ownership is currently vested in Douglas County Bank.

Please refer to Figure 1: Site Location Map, Figure 2: Topographic Map, Figure 3: Site Plan, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by one single-family residence and undeveloped wooded land. Onsite operations currently consist of residential dwelling. As mentioned previously, the subject property is predominantly wooded with a portion of Fish Hawk Road traversing the site from north to south and a portion of Peeks Creek also traversing the subject property from north to south.

According to Ms. Jessica Stanley with the Macon County Building Inspections Department, the subject property is outside city limits. In addition, their records date back only six years and since the single-family home onsite was constructed in the 1970s, the department does not have records for the subject property. There is no zoning designation for the subject property.

The subject property was not identified in the regulatory database report of Section 4.2.

2.3 Current Use of Adjoining Properties

The subject property is located within a residential and undeveloped area of Franklin, North Carolina. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately surrounding properties

North:	Fish Hawk Road and wooded land to the north
South:	Wooded land to the south. A single-family home (no address available) is located on the adjacent property on the central portion of the subject property. The subject property surrounds this parcel.
East:	Wooded land to the east
West:	Two single-family homes (addresses not available) and wooded land to the west

No adjacent properties were identified in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS), *Scaly Mountain, North Carolina* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 3,280-4,600 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping moderately to steeply toward the northeast. The subject property is depicted as undeveloped with a single-family home.

Please refer to Figure 2: Topographic Map.

2.4.2 Hydrology

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow toward the northeast. The nearest surface water in the vicinity of the subject property is a branch of Peeks Creek that traverses the subject property from the north to south.

According to available information, a public water system operated by the Macon Water Authority (MWA) serves the subject property vicinity. According to a MWA representative, shallow groundwater directly beneath the subject property is not utilized for domestic purposes. Reportedly, the source of public water for Macon County is treated surface water from Javors J. Lucas Lake and Ocmulgee River.

According to information from the Web Soil Survey, the depth of groundwater in the vicinity of the subject property is inferred to be present at approximately five feet below ground surface (bgs).

2.4.3 Geology/Soils

The subject property is situated within the Blue Ridge Belt of the State of North Carolina. North Carolina's oldest rocks are the metamorphic rocks of the Blue Ridge belt in the west (tan and olive), cut off abruptly at the Brevard Fault Zone. They are strongly altered by several episodes of folding and disruption. This region yields some industrial minerals.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Chandler gravelly fine sandy loam with 50 to 95 percent slopes (CdF). This soil is somewhat excessively drained with moderate available water capacity. The parent material is affected by soil creep in the upper solum over residuum weathered from mica schist and/or micaceous gneiss and/or other micaceous metamorphic rock.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA). According to Community Panel Number 3700751200J, dated May 4, 2009, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information

Period/Date	Source	Description/Use
1939-1975	Aerial Photographs, Historical Topographic Maps, Tax Records	Undeveloped Land
1976-Present	Aerial Photographs, Chain of Title, Historical Topographic Maps, Tax Records, Onsite Observations	Undeveloped Land & Residential

No potential environmental concerns were identified in association with the current or historic use of the subject property.

3.1 Aerial Photograph Review

On June 17, 2013, Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR). The aerial photographs were reviewed for indications of previous uses, as discussed below:

Date: 1983 **Scale:** 1"=1,000'

The subject property appears to be undeveloped with the single-family home.

The adjacent properties appear to be undeveloped with a single-family home located on the central portion of the subject property. This parcel is not included as the subject property.

Date: 1995 **Scale:** 1"=500'

The subject property appears to be undeveloped with the single-family home.

The adjacent properties appear to be undeveloped with a single-family home to the west and a single-family home located on the central portion of the subject property. This parcel is not included as the subject property.

Date: 1998 **Scale:** 1"=750'

The subject property appears to be undeveloped with the single-family home.

The adjacent properties appear to be undeveloped with two single-family homes to the west and a single-family home located on the central portion of the subject property. This parcel is not included as the subject property.

Date: 2005 **Scale:** 1"=500'

The subject property appears to be undeveloped with the single-family home.

The adjacent properties appear to be undeveloped with two single-family homes to the west and a single-family home located on the central portion of the subject property. This parcel is not included as the subject property.

Date: 2006 **Scale:** 1"=500'

The subject property appears to be undeveloped with the single-family home.

The adjacent properties appear to be undeveloped with two single-family homes to the west and a single-family home located on the central portion of the subject property. This parcel is not included as the subject property.

Date: 2008 **Scale:** 1"=500'

The subject property appears to be undeveloped with the single-family home.

The adjacent properties appear to be undeveloped with two single-family homes to the west and a single-family home located on the central portion of the subject property. This parcel is not included as the subject property.

Date: 2009 **Scale:** 1"=500'

The subject property appears to be undeveloped with the single-family home.

The adjacent properties appear to be undeveloped with two single-family homes to the west and a single-family home located on the central portion of the subject property. This parcel is not included as the subject property.

Date: 2010 **Scale:** 1"=500'

The subject property appears to be undeveloped with the single-family home.

The adjacent properties appear to be undeveloped with two single-family homes to the west and a single-family home located on the central portion of the subject property. This parcel is not included as the subject property.

Date: 2012 **Scale:** 1"=500'

The subject property appears to be undeveloped with the single-family home.

The adjacent properties appear to be undeveloped with two single-family homes to the west and a single-family home located on the central portion of the subject property. This parcel is not included as the subject property.

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Sanborn Fire Insurance Maps

Sanborn maps were originally created in the late 1800s and early 1900s for assessing fire insurance liability in urbanized areas of the United States. These maps include detailed town and building information.

Partner reviewed Sanborn Fire insurance maps obtained from EDR's collection on June 14, 2013. Sanborn map coverage was not available for the subject property.

3.3 City Directories

City directories have been produced for most urban and some rural areas since the late 1800s. The directories are generally not comprehensive and may contain gaps in time periods.

Partner attempted to review city directories for past names and businesses that were listed for the subject property and adjacent properties. However, no historical city directory coverage was available for the subject property vicinity.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from USGS Store website collection on June 27, 2013. Topographic maps were available and reviewed for the years 1947, 2011 and 2013, as discussed below:

Date: 1946

The subject property is depicted as wooded and undeveloped. The area of the subject property is labeled as Wolf Rock, Fork Ridge and Rocky Knob.

The adjacent properties are depicted as wooded and undeveloped. Small cleared wooded areas and a structure are shown to the northwest, north and east of the subject property.

Date: 2011

The subject property is depicted as wooded and undeveloped with one single-family home on the northern portion.

The adjacent properties appear to be undeveloped with two single-family homes to the west and a single-family home located on the central portion of the subject property. This parcel is not included as the subject property.

Date: 2013

The subject property is depicted as wooded and undeveloped with one single-family home on the northern portion.

The adjacent properties appear to be undeveloped with two single-family homes to the west and a single-family home located on the central portion of the subject property. This parcel is not included as the subject property.

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or historic hazardous materials usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-05, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

4.1.1 State Department

Partner requested records from the North Carolina Department of Environment and Natural Resources (NCDENR) on June 26, 2013 for the subject property. These records may contain evidence indicating current and/or historical hazardous materials usage, storage or releases, as well as the presence of underground storage tanks (USTs).

Partner requested information from Ms. Jan Anderson, Regional Supervisor with the Waste Management, Underground Storage Tank Section, and the Corrective Action Branch. According to Ms. Anderson, there are no records for the subject property.

4.1.2 Health Department

Partner requested records from the Macon Environmental Health Department (MEHD) on June 26, 2013 for the subject property. These records may contain evidence indicating current and/or historical hazardous materials usage, storage or releases, as well as the presence of USTs.

According to the MEHD (Mr. Barry Patterson), the agency has a record pertaining to a septic tank system at the subject property. Based on review of a Certificate of Completion (dated August 29, 1979) issued to the previous property owner (Mr. Wilbur Bates), a 1,000-gallon precast septic tank is located on the north side of the single-family residence. Additional information pertaining to the septic tank system is provided in Section 6.1.7 of this report. A copy of the certificate is included in the appendices of the report.

4.1.3 Fire Department

Partner requested records from the Franklin Fire and Rescue Department (FFRD) on June 26, 2013 for the subject property. These records may contain evidence indicating current and/or historical hazardous materials usage, storage or releases, as well as the presence of USTs.

According to the FFRD (Ms. Renee Grimes), the agency maintains no records for the subject property.

4.1.4 Building Department

Partner contacted the Macon County Building Inspections Department (MCBID) on June 26, 2013 for information regarding historical tenants and property use of the subject property

According to the MCBID (Ms. Jessica Stanley), the subject property is outside city limits. In addition, their records date back only six years and since the single-family home onsite was constructed in the 1970s, they do not have records for the subject property.

4.1.5 Planning Department

Partner contacted the Macon County Planning Department (MCPD) on June 26, 2013 for information on the subject property in order to identify AULs associated with the subject property as well as identify the historical use of the subject property.

According to the MCPD, there is no zoning designation for the subject property. Reportedly, the subject property is not located within or directly adjacent to an historic district. Additionally, no AULs were identified for the subject property at the MCPD.

4.1.6 Oil & Gas Exploration

The State of North Carolina does not maintain records of oil and gas exploration. Partner did not identify any oil or gas wells on or adjacent to the subject property during the course of this assessment.

4.1.7 NCDENR Department of Air Quality

The State of North Carolina maintains Air Quality Records. These records are maintained by the NCDENR, Asheville Office. Partner requested information from Mr. Keith Bamberger, Information and Communication Specialist, of the NCDENR.

According to Mr. Bamberger, the NCDENR-Air Quality Section maintains no records for the subject property.

4.1.8 NCDENR Water Quality Department

The State of North Carolina maintains Water Quality Records. These records are maintained by the NCDENR, Asheville Office. Partner requested information from Mr. Kevin Barnett, Environmental Specialist, of the NCDENR.

According to Mr. Barnett, the NCDENR-Water Quality Section maintains no records for the subject property.

4.1.9 Macon County Geographic Information Systems (GIS)

According to records reviewed, the subject property is currently owned by Douglas County Bank. The total acreage for the subject property is 99.73 acres. The parcel ID is 7512-00-7859.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet. Please refer to the radius map for a complete listing (Appendix C).

The subject property was not identified in the regulatory database report.

The adjacent properties were not identified in the regulatory database report.

Federal NPL

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

No NPL sites are located within 1-mile of the subject property.

Federal CERCLIS List

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

No CERCLIS sites are listed within ½-mile of the subject property.

Federal CERCLIS-NFRAP Sites List

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.

No CERCLIS-NFRAP sites are listed within 1/2-mile of the subject property.

Federal RCRA Generator List

The EPA Resource Conservation and Recovery Act (RCRA) Program RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

No RCRA Generator facilities are listed within 1/4-mile of the subject property.

Federal RCRA CORRACTS Facilities List

The RCRA CORRACTS database is the EPA's list of TSD facilities subject to corrective action under RCRA.

No RCRA CORRACTS facilities are listed within 1-mile of the subject property.

Federal Resource Conservation and Recovery Act (RCRA) TSD Facilities List

The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

No RCRA TSD sites are listed within 1/2-mile of the subject property.

Federal Institutional Controls/Engineering Controls (IC/EC)

The Federal IC/EC database is designed to assist the EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant programs. The IC/EC sites are superfund sites that have either engineering or an institutional control in place. The data includes the control and the media contaminated.

No Federal IC/EC sites are listed within 1/2-mile of the subject property.

Federal Emergency Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information or reported release of oil or hazardous substances.

No ERNS sites are listed on or adjacent to the subject property.

State/Tribal Sites (SPL)

The NCDENR maintains a State Priority List (SPL) of sites considered to be actually or potentially contaminated and a State CERCLIS-equivalent list (SCL) of sites under investigation that could be actually or potentially contaminated and presenting a possible threat to human health and the environment.

No SPL sites are listed within 1-mile of the subject property.

State/Tribal Equivalent CERCLIS (SHWS) Sites

The NCDENR compiles a list of state hazardous waste sites equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list.

No SHWS sites are listed within 1-mile of the subject property.

Solid Waste/Landfill Facilities (SWLF)

A database of SWLF is prepared by the NCDENR.

No SWLF facilities are listed within ½-mile of the subject property.

State Leaking Underground Storage Tank List (LUST)

The NCDENR compiles lists of all leaks of hazardous substances from underground storage tanks.

No LUST sites are listed within ½-mile of the subject property.

State Underground Storage Tank/Aboveground Storage Tank List (UST/AST)

The NCDENR compiles a list of UST and AST locations.

No registered UST/AST facilities are listed within ¼-mile of the subject property.

State/Tribal VCP Sites

The NCDENR compiles a list of Voluntary Cleanup Program (VCP) sites.

No State/Tribal VCP sites are listed within ½-mile of the subject property.

State/Tribal Brownfield Sites

The NCDENR has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems.

No State/Tribal Brownfield sites are listed within ½-mile of the subject property.

US Brownfield Sites

The EPA Brownfield database was reviewed to identify facilities that qualify for federal remediation funding under the Small Business Liability Relief and Brownfield Revitalization Act (the “Brownfield” amendment to CERCLA).

No US Brownfield sites are listed within ½-mile of the subject property.

State Spills Sites (SPILLS)

The NCDENR maintains reports of sites that have records of spills, leaks, investigations and cleanups.

No SPILLS sites are listed on or adjacent to the subject property.

Tribal Records

The EPA maintains a database of Indian administered lands of the United States that total 640 acres or more.

No Tribal sites are listed within 1-mile of the subject property.

MANIFEST Sites

The NCDENR maintains a Manifest database which lists and tracks hazardous waste from the generator through transporters to a TSD facility.

No Manifest sites are listed on or adjacent to the subject property.

Drycleaners

The NCDENR maintains a list of registered dry cleaning facilities.

No Drycleaners are listed on or adjacent to the subject property.

EDR Historical Cleaners

EDR maintains a list of registered dry cleaning facilities.

No EDR Historical Cleaners are listed within ¼-mile of the subject property.

EDR Historical Auto Stations

EDR maintains a list of registered auto stations/gas stations/service stations.

No EDR Historical Auto Stations are listed within ¼-mile of the subject property.

EDR Manufactured Gas Plants

EDR maintains a list of registered coal gas plants (manufactured gas plants).

No EDR Manufactured Gas Plants are listed within ¼-mile of the subject property.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiry* is not complete. The user is asked to provide information or knowledge of the following:

- Environmental cleanup liens that are filed or recorded against the site.
- Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the LLPs.
- Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.
- Commonly known or *reasonably ascertainable* information about the *property*.
- 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.
- The reason for preparation of this Phase I ESA.

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E 1527-05, Partner requested the following site information from the Federal Deposit Insurance Corporation (User of this report).

Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
Environmental Pre-Survey Questionnaire		X		
Title Records			X	
Environmental Liens or Activity and Use Limitation			X	
Specialized Knowledge		X		
Valuation Reduction for Environmental Issues		X		
Identification of Key Site Manager	X		X	
Reason for Performing Phase I ESA	Yes, See Section 1.1			
Prior Environmental Reports		X		
Other		X		

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

A key site manager was not available to be interviewed at the time of the assessment.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-05, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records

At the request of the User, Partner contacted EDR to perform a Chain-of-Title report for the subject property.

According to the Chain-of-Title report provided by EDR, the subject property was acquired by the current property owner, Douglas County Bank, from Joseph E. Collins/L&E Bell Family Partnership, LLC on July 21, 2008. On May 14, 1999, the subject property was acquired by E. Collins/L&E Bell Family Partnership, LLC from Esther D. Bell, wife of Lamar Bell. Various individuals have owned the subject property since March 17, 1939. No owners of potential environmental concern were identified during review of title records.

A copy of the EDR Chain-of-Title report is provided in Appendix B.

5.2.2 Environmental Liens or Activity and Use Limitation

Partner requested information from the User regarding knowledge of environmental liens and activity and use limitations (AULs) for the subject property.

At the request of the User, Partner contacted EDR to perform an environmental lien search for the subject property. According to the lien search report, no environmental liens or AULs were identified for the subject property.

A copy of the EDR lien search report is provided in Appendix B.

5.2.3 Specialized Knowledge

Partner inquired with the User regarding any specialized knowledge of environmental conditions associated with the subject property. No specialized knowledge was provided by the User at the time of the assessment.

5.2.4 Commonly Known or Reasonably Ascertainable Information

Partner inquired with the User regarding any commonly known or *reasonably ascertainable* information within the local community about the subject property that is material to *recognized environmental conditions* in connection with the subject property. Commonly known or *reasonably ascertainable* information associated with the subject property was not provided by the User at the time of the assessment.

5.2.5 Valuation Reduction for Environmental Issues

Partner inquired with the User regarding any knowledge of reductions in property value due to environmental issues. Knowledge of valuation reductions associated with the subject property was not provided by the User at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The subject property was inspected by Ms. Jessica Gustis of Partner on June 24, 2013. The weather at the time of the site visit was rainy and overcast.

Partner was unaccompanied during field reconnaissance activities. All areas of the subject property were accessible at the time of the site inspection.

Based on visual observations, the subject property is currently occupied by a single-family residence and undeveloped wooded land. No potential environmental concerns were identified during the onsite reconnaissance. Non-ASTM issues are discussed in Section 6.3 of this report.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

No solid waste disposal was observed during the site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges are not currently produced; however, would be directed into an onsite septic system associated with the single-family residence.

6.1.3 Surface Water Drainage

Surface water drainage is removed from the subject property primarily by sheet flow action across the undeveloped land and percolation into the ground surface.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Department of Agriculture Fish and Wildlife Wetlands Mapper online; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. A branch of Peeks Creek traverses the subject property from north to south. Additionally, no drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity provided by Duke Energy. No natural gas is provided to the subject property. The mechanical system is provided by electric baseboard heaters and a wood burning fireplace.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater is not currently generated at the subject property; however, would be disposed by means of an onsite septic system. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

According to Mr. Barry Patterson of the Macon County Environmental Health Department, a septic tank system is located at the subject property. As mentioned previously, review of a Certificate of Completion (dated August 29, 1979) issued to the previous property owner (Mr. Wilbur Bates) indicates that the septic system consists of a 1,000-gallon precast septic tank and an associated leachate field that are located on the north side of the onsite single-family residence. Reportedly, the septic tank was installed in 1979 at the time the residence was constructed. At the time of our site visit, no staining, stressed vegetation, odors, or other adverse environmental conditions were noted in association with the septic tank system. Thus, given its use and the lack of evidence of any adverse conditions, the septic system is not considered to be a significant environmental concern.

A copy of the Certificate of Completion is included in the appendices of this report.

6.1.8 Additional Site Observations

No additional general site characteristics were observed.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Materials and Petroleum Products Used or Stored at the Site

No hazardous materials or petroleum products were observed on the subject property.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be

classified: 1) Less than 50 parts per million (ppm) of PCBs – “Non-PCB;” 2) 50 ppm-500 ppm – “PCB-Contaminated;” and, 3) Greater than 500 ppm – “PCB-Containing.” The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. During site reconnaissance, one (1) pole-mounted transformer was observed near the single-family residence at the subject property. Based on visual observations, the transformer was not labeled indicating its PCB content. As part of this assessment, Partner contacted a customer service representative of Duke Energy, who confirmed that the company maintains ownership and operational responsibility for the transformer. At the time of our site visit, the transformer was observed in good condition, with no visible signs of staining and/or leakage noted in the vicinity of the unit. Thus, given its good condition and the lack of evidence of a release/spill, the transformer is not expected to represent a significant environmental concern.

No other potential PCB-containing equipment (e.g. interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed at the subject property during Partner’s reconnaissance.

6.2.5 *Strong, Pungent or Noxious Odors*

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 *Pools of Liquid*

No pools of liquid were observed on the subject property.

6.2.7 *Drains, Sumps and Clarifiers*

No drains, sumps or clarifiers, other than those associated with storm water removal, were observed on the subject property.

6.2.8 *Pits, Ponds and Lagoons*

No pits, ponds or lagoons were observed on the subject property.

6.2.9 *Stressed Vegetation*

No stressed vegetation was observed on the subject property.

6.2.10 *Additional Potential Environmental Hazards*

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. Asbestos is commonly used as an acoustic insulator, thermal insulation, fire proofing and in other building materials. Exposure to airborne friable asbestos may result in a potential health risk because persons breathing the air may breathe in asbestos fibers. Continued exposure can increase the amount of fibers that remain in the lung. Fibers embedded in lung tissue over time may cause serious lung diseases including: asbestosis, lung cancer, or mesothelioma.

The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are “presumed asbestos-containing material” (PACM).

Based on review of available tax records, the onsite residence was constructed in 1976. Thus, at the request of the client, Partner conducted limited asbestos sampling within this structure to evaluate the presence of asbestos containing materials (ACMs). As part of the limited asbestos survey, Partner collected a total of ten (10) samples from on-site building components that are considered suspect ACMs, as further summarized in the following table:

Suspect ACMs

Sample No.	Location	Description	Asbestos %
1	Kitchen	Drywall Systems	Not Detected
2	Kitchen	Drywall Systems	Not Detected
3	Kitchen	Drywall Systems	Not Detected
4	Kitchen	Rolled vinyl flooring (gray)	Not Detected
5	Kitchen	Rolled vinyl flooring (gray)	Not Detected
6	Bathroom	Drywall Systems	Not Detected
7	Bathroom	Drywall Systems	Not Detected
8	Bathroom	Drywall Systems	Not Detected
9	Bathroom	Rolled vinyl flooring, bottom layer (yellow, white, brown)	70% (Mastic)

Sample No.	Location	Description	Asbestos %
10	Bathroom	Rolled vinyl flooring, bottom layer (yellow, white, brown)	70% (Mastic)

Two of the sample materials obtained resulted in analytical results of 1% asbestos or greater. According to the Environmental Protection Agency, materials that are more than 1% asbestos fiber are designated as asbestos-containing material (ACBM) and are subject to special handling and disposal if the material is being removed.

According to the US EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. While adults can suffer from excessive lead exposures, the groups most at risk are fetuses, infants and children under 6. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on lead-based paint (LBP) and LBP hazards before the sale or lease of most housing built before 1978. Sellers, landlords, and their agents are responsible for providing this information to the buyer or renter before sale or lease.

According to Section 1017 of Title X, "LBP hazard is any condition that causes exposure to lead from lead-contaminated dust; bare, lead-contaminated soil; or LBP that is deteriorated or intact LBP present on accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects." Therefore, under Title X intact lead-based paint on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g by weight) or more of lead.

Based on the age of the subject property building (pre-1978), there is a potential that LBP is present at the subject property. Thus, as part of this assessment, a total of nine (9) paint chip samples were collected from the onsite residence, as detailed in the table below:

Lead-Based Paint

Sample No.	Location	Description	Concentration % (wt)
1	Kitchen	White Paint	Not Detected
2	Kitchen	White Paint	Not Detected
3	Kitchen	White Paint	Not Detected
4	Kitchen	White Paint	Not Detected
5	Kitchen	White Paint	Not Detected
6	Bathroom	Blue Paint	Not Detected
7	Bathroom	Blue Paint	Not Detected
8	Bathroom	Blue Paint	Not Detected
9	Bathroom	Blue Paint	Not Detected

Based on the results of analyses, no lead was detected in any of the paint chip samples collected from the onsite residence.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones; Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the US EPA Action Limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L. Thus, based on its zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Macon Water Authority (MWA) serves the subject property vicinity. According to a MWA representative, shallow groundwater directly beneath the subject property is not utilized for domestic purposes. Reportedly, the source of public water for Macon County is treated surface water from Javors J.

Lucas Lake and Ocmulgee River. Based on review of a 2012 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site inspection, including hazardous materials, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 SPECIAL RESOURCES

7.1 *Undeveloped Coastal Zones / Coastal Barrier Units*

The Coastal Zone Management Act (CZMA) encourages states/tribes to preserve, protect, develop, and where possible, restore or enhance valuable natural coastal resources such as wetlands, floodplains, estuaries, beaches, dunes, barrier islands, and coral reefs, as well as the fish and wildlife using those habitats. It includes areas bordering the Atlantic, Pacific, and Arctic Oceans, Gulf of Mexico, Long Island Sound, and Great Lakes.

In the 1970s and 1980s, Congress recognized that certain actions and programs of the Federal Government have historically subsidized and encouraged development on coastal barriers, resulting in the loss of natural resources; threats to human life, health, and property; and the expenditure of millions of tax dollars each year. To remove the Federal incentive to develop these areas, Congress passed the Coastal Barrier Resources Act (CBRA) of 1982 which designated relatively undeveloped coastal barriers along the Atlantic and Gulf coasts as part of the John H. Chafee Coastal Barrier Resources System (CBRS), and made these areas ineligible for most new Federal expenditures and financial assistance.

Partner observed Natural Areas on the subject property during the onsite reconnaissance. However, online mapping systems indicate that the subject property is not located within a coastal barrier as designated by FEMA, the Department of the Interior (DOI) or the State Coastal Area Management Program.

7.2 *Covered Property (Coastal Barrier Improvement Act of 1990)*

The subject property is not located within a unit of the Coastal Barrier Resources System, as previously discussed in Section 7.1 (above).

Based on visual observations, the subject property is larger than 50 acres and is located adjacent to lands managed by a governmental agency primarily for wildlife refuge, sanctuary, open space, recreational, historical, cultural, or natural resource conservation purposes. According to the US DAFS, Nantahala National Forest is located on and surrounding the subject property. The agency that manages the forest is the United States Department of Agriculture Forest Service (US DAFS). The regional office is located at 1720 Peachtree Road, NW, Atlanta, GA 30309. The Region 8 USDA Forest Service Southern Region office phone number is 404-347-4095.

7.3 *Undeveloped Sole Source Aquifers*

An EPA designated sole source aquifer is an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. These areas may have no alternative drinking water source(s) that could physically, legally and economically supply all those who depend on the aquifer for drinking water. These may also be identified as principal source aquifers.

Partner observed Natural Areas on the subject property. However, review of the EPA Region 4 Sole Source Aquifer online mapping systems did not indicate that the subject property is located within the boundaries of a designated or proposed sole-source aquifer under the Safe Drinking Water Act.

7.4 *Archeological Resources/Historic Sites and Structures*

Based on a review of historical sources and Partner's onsite reconnaissance, the subject property is improved with Natural Areas one acre or more. As part of this assessment, Partner contacted the North Carolina State Historic Preservation Office (SHPO) on June 25, 2013 for information regarding whether any archaeological resources or historic sites and structures that are either listed or eligible for listing on the National Register of Historic Places exist on the subject property, including whether the subject property is located within a historic district. At the issuance of this report, Partner has not received a response for inclusion into this assessment.

7.5 *National Natural Landmarks*

Partner observed Natural Areas on the subject property during the onsite reconnaissance. Partner researched the U.S. Department of the Interior National Park Service's National Natural Landmark Sites online database for evidence of National Natural Landmarks on the subject property. The subject property does not possess any National Natural Landmarks, as defined by the National Registry of Natural Landmarks, October, 2011.

7.6 *Wetlands*

Natural Areas or vegetation characteristic of wetlands, such as a branch of Peeks Creek was observed on the subject property. Thus, as part of this assessment, Partner researched the U.S. Fish & Wildlife Service National Wetlands Inventory Mapper which indicated that there are no wetlands or restorable wetlands on the subject property.

7.7 *Endangered or Threatened Species or Habitats*

Natural Areas one acre or more in size were identified on the subject property. Thus, as part of this assessment, Partner contacted the North Carolina State Natural Heritage Program (SNHP) to determine if any federally-listed threatened or endangered species, those proposed for listing, or their habitat may exist at the subject property. At the issuance of this report, Partner has not received a response for inclusion into this assessment.

7.8 *Undeveloped Floodplains/Wild and Scenic Rivers*

Partner observed Natural Areas on the subject property during the onsite reconnaissance. As previously noted in Section 2.4.4, the subject property is not located in an area within the 100-year flood plain. Partner researched the National Wild and Scenic Rivers database and there are no designated or proposed wild and scenic rivers on or adjacent to the subject property.

7.9 *Areas of Scientific Significance*

Based on site observations and review of maps and aerial photographs, the subject property is greater than 50 acres in size and undeveloped. However, the subject property does not appear to possess areas of scientific significance, such as paleontological resources, artifacts, fossils, archaeological resources, or historic properties that are valued for scientific study or research, including areas set aside for scientific research.

7.10 *Wilderness Area*

Partner observed Natural Areas on the subject property during the onsite reconnaissance. Thus, as part of this assessment, Partner researched the National Wilderness Preservation System (NWPS) database and determined that the subject property is not in-holding in, contiguous with, or adjacent to federally-owned lands, or lands legally designated for acquisition by a federal agency, that are designated or proposed for designation as part of the NWPS.

7.11 *Recreational Areas*

Partner observed Natural Areas on the subject property during the onsite reconnaissance. Based on site observations and review of maps and aerial photographs, the subject property is not improved with Recreational Areas, including areas that are of existing or potential public outdoor recreational value, or currently in use as a park or other outdoor recreational activity.

8.0 FINDINGS AND CONCLUSIONS

Findings

A *REC* refers to the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term *REC* includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. The following was identified during the course of this assessment:

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *HREC* refers to an environmental condition which would have been considered a *REC* in the past, but which is no longer considered a *REC* based on subsequent assessment or regulatory closure. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

Special Resources are defined by Statement of Work: FDIC Phase I Environmental Site Assessment (ESA), dated February 2006, as resources with natural, cultural, recreational, or scientific value of special significance.

- The subject property is larger than 50 acres and is located adjacent to lands managed by a governmental agency primarily for wildlife refuge, sanctuary, open space, recreational, historical, cultural, or natural resource conservation purposes. Nantahala National Forest is located surrounding the subject property. The agency that manages the forest is the United States Department of Agriculture Forest Service. The regional office is located at 1720 Peachtree Road, NW, Atlanta, GA 30309. The Region 8 USDA Forest Service Southern Region office phone number is 404-347-4095.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as *RECs*; however, require discussion. The following was identified during the course of this assessment:

- The potential exists that asbestos-containing materials (ACMs) are present on-site. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Partner collected 10 samples of damaged and/or friable materials that are considered suspect ACMs. According to the

analytical data, 2 of the 10 samples obtained tested positive for asbestos. Implementation of an O&M Program could safely manage the suspect ACMs and ACMs located at the subject property. The estimated cost for O&M is \$300.

- Due to the age of the subject property building, there is a potential that LBP is present on-site. Overall, all painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Partner collected 9 samples of the damaged areas that are considered suspect LBP. Lead was not detected in any of the samples obtained/analyzed. Implementation of an O&M Program could safely manage the suspect LBP materials located at the subject property. The estimated cost for O&M is \$300.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05, AAI, and the Statement of Work: FDIC Phase I ESA of 1771 Fish Hawk Road in the City of Franklin, Macon County, North Carolina (the “subject property”). Any exceptions to or deletions from this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property; however, environmental issues were noted. Additional investigation may be warranted to address the above-referenced environmental issues. Additional environmental assessment of this property is at the discretion of the owner of the property.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 1771 Fish Hawk Road in the City of Franklin, Macon County, North Carolina in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, the undersigned meet the definition of an *Environmental Professional* as defined in §312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Jason Bates, LEP
Senior Author

10.0 REFERENCES

Contact List

Duke Energy, Customer Service, (800) 777-9898.

Franklin Fire Department, 49 Maple Street, Franklin, NC 28734, 828-524-2332

Macon County Building Inspections Office, 1834 Lakeside Drive, Franklin, NC 28734, 828-349-2073

Macon County Environmental Health, 1830 Lakeside Drive, Franklin, 28734, NC 828-349-2489

Macon County GIS website, <http://www.maconnc.org/>

Macon County Library, 149 Siler Farm Road, Franklin, North Carolina 28734, 828-524-3600

NCDENR, Asheville Regional Office, 2090 US Highway 70, Swannanoa, NC 28778, 828-296-4500

United States Geological Survey, accessed via the Internet, June 2103 of assessment

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E 1527-05.

EDR, The Aerial Photo Decade Package, Inquiry No. 3636808.1-5, dated July 17, 2013, Aerial Photographs dated 1983, 1995, 1998, 2005, 2006, 2008, 2009, 2010, and 2012.

EDR, The EDR Chain of Title Report, Inquiry No. 3639539.1, dated June 20, 2013

EDR, The EDR Environmental Lien Search Report, Inquiry No. 3639539.2, dated June 19, 2013

EDR, The EDR Radius Map Report, Inquiry No. 3636808.2s, dated June 14, 2013

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, Community Number 3700751200J, dated May 4, 2009.

North Carolina State Historic Preservation Office, Environmental Review Branch, 109 East Jones Street, Raleigh, NC 2761, June 25, 2013

North Carolina Natural Heritage Program, 1601 Mail Service Center, Raleigh, NC 27699, June 25, 2013

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the Internet, June 2013 of assessment

United States Environmental Protection Agency, EPA Map of Radon Zones, accessed via the Internet, June 2013 of assessment

United States Geological Survey Topographic Map 1995, 7.5 minute series, Scaly Mountain, Macon County, North Carolina, scale 1:24,000, U.S. Geological Survey

United States Fish and Wildlife Service (USFWS), Coastal Barrier Resources Act (CBRA), accessed via the Internet, June 2013

USEPA, Designated Sole Source Aquifers National Map, accessed via the Internet, June 2013

USFWS, National Wetlands Inventory, Wetlands Mapper, accessed via the Internet, June 2013

USFWS, National Wild & Scenic Rivers System, Designated National Wild and Scenic Rivers, accessed via the Internet, June 2013

United States National Park Service (USNPS), National Natural Landmarks Map, accessed via the Internet, June 2013

Wilderness.net, United States National Wilderness Preservation System Map, accessed via the Internet, June 2013

FIGURES

1- SITE LOCATION MAP

2- TOPOGRAPHIC MAP

3- SITE PLAN

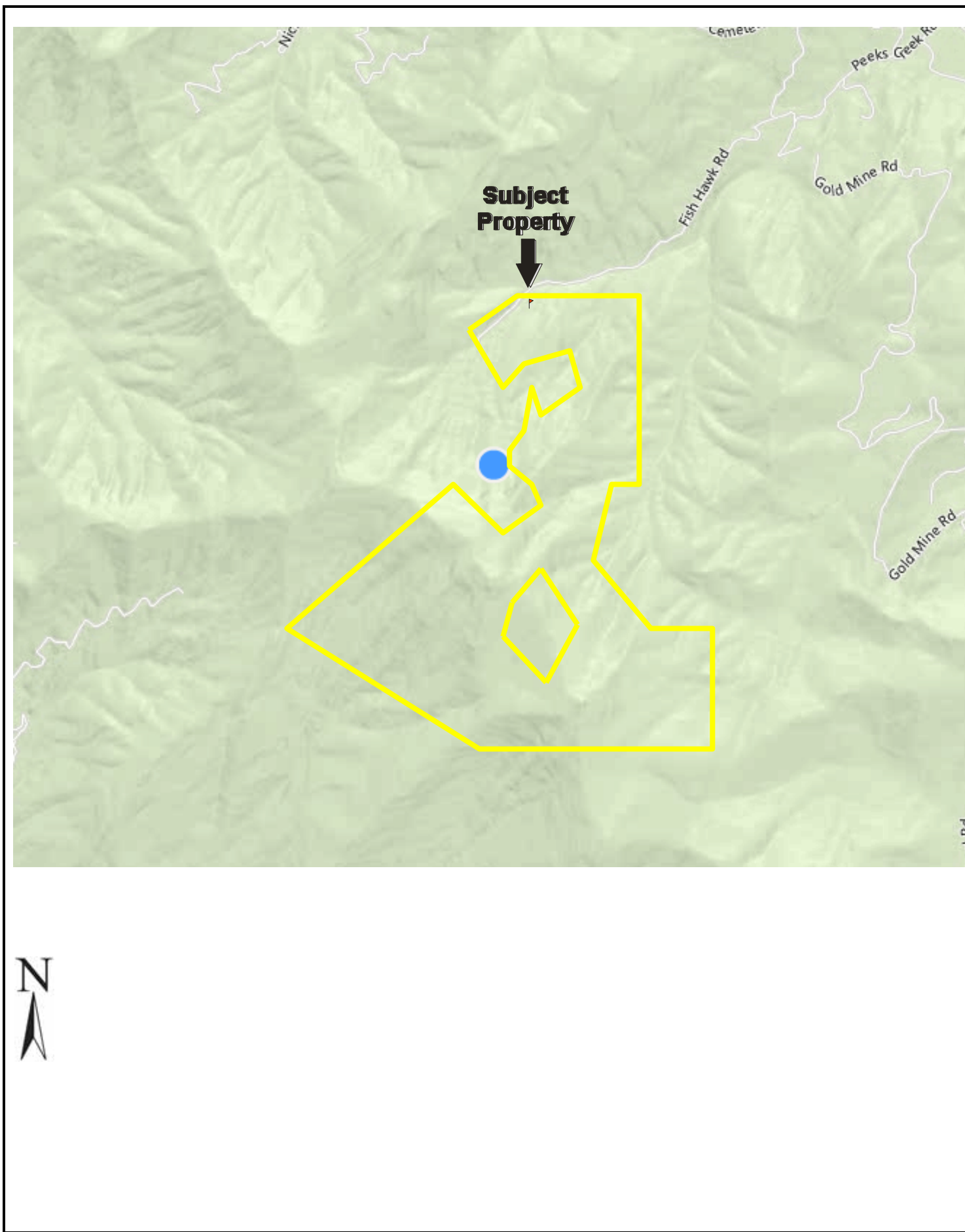
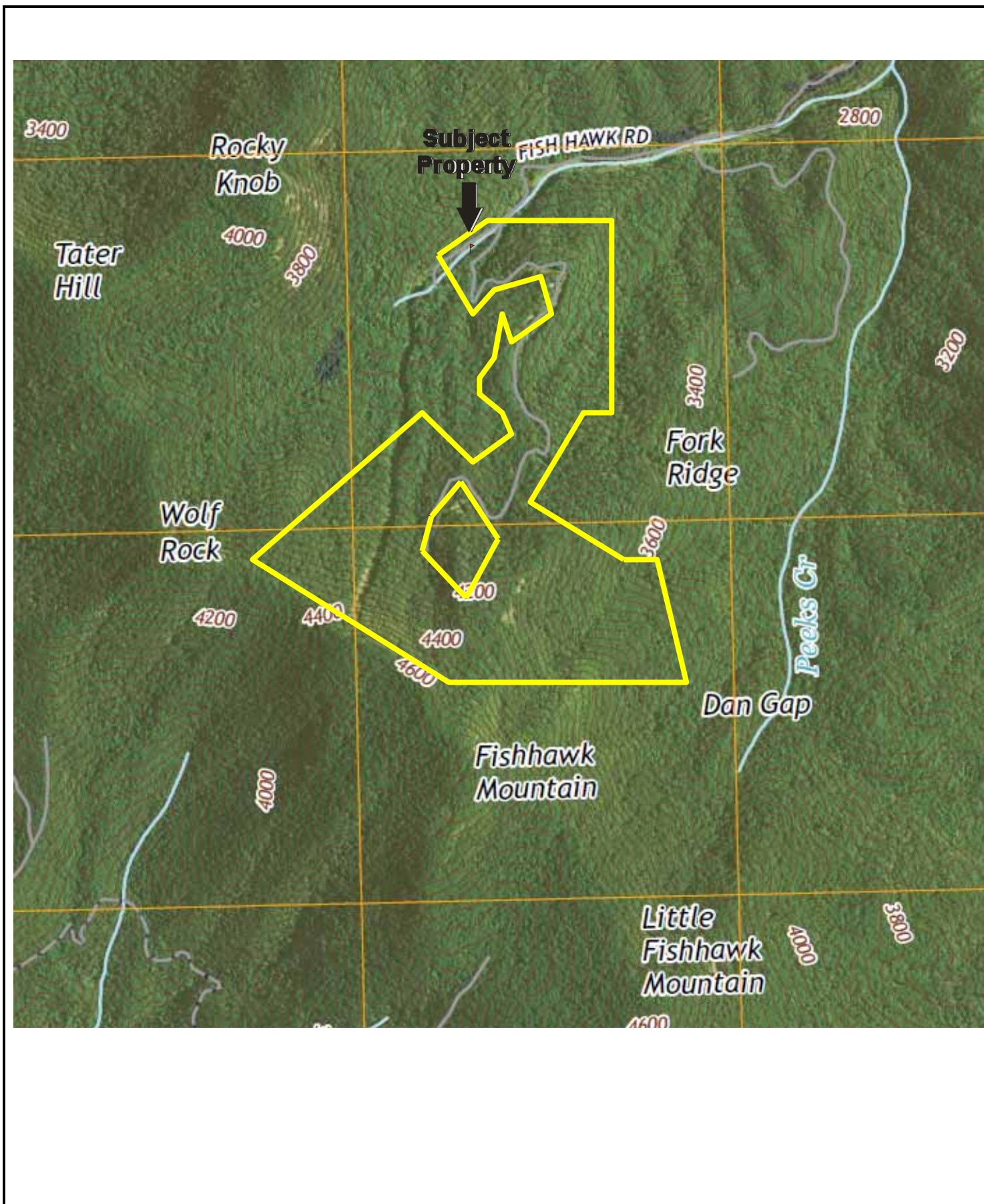


FIGURE 1: SITE LOCATION MAP
Project No. 13-104753.10

Drawing Not To Scale

PARTNER

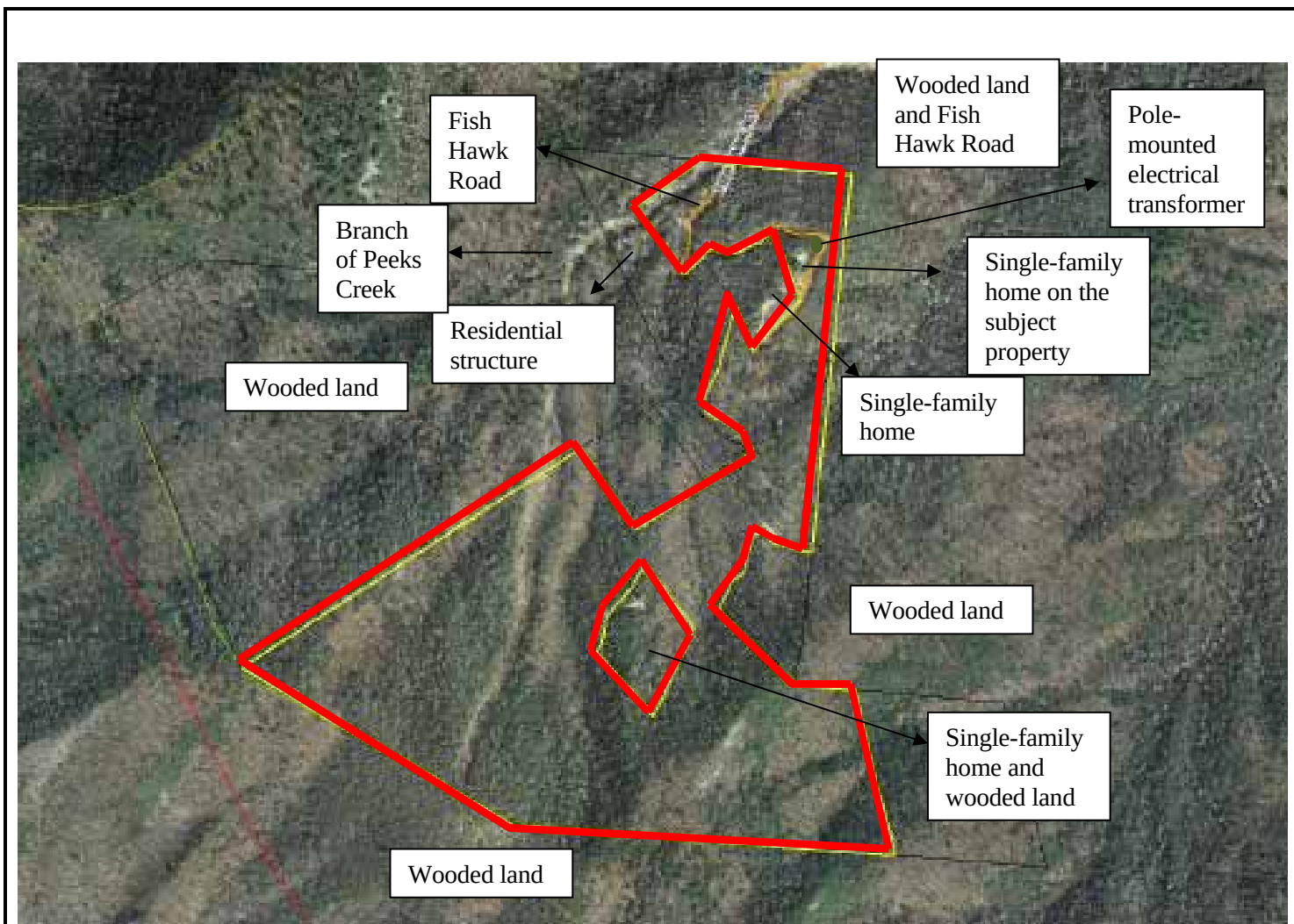


USGS 7.5 Minute *Scaly Mountain, NC*, Quadrangle

Created: 1983, Revised: 2013

FIGURE 2: TOPOGRAPHIC MAP
Project No. 13-104753.10

PARTNER



GROUNDWATER
FLOW



KEY:

Subject Site 

FIGURE 3: SITE PLAN
Project No. 13-104753.10

APPENDIX A: SITE PHOTOGRAPHS



1. View of the north side of the subject property.



2. View of the south side of the subject property.



3. View of the east side of the subject property.



4. View of the west side of the subject property.



5. View of the adjacent property to the north.



6. View of the adjacent property to the south.



7. View of the adjacent property to the east.



8. View of the adjacent property to the west.



9. View of the front of the single-family home onsite.



10. View of the single-family home onsite.



11. View of the water meter.



12. View of the onsite pole-mounted electrical transformer.



13. View of the north side of the home.



14. View of the south side of the home.



15. View of the kitchen.



16. View of the living room.



17. View of the ceiling and walls.



18. View of one of the bedrooms.



19. View of the fireplace.



20. View of the bathroom and flooring.



21. View of the walls in the bathroom.



22. View of the kitchen ceiling and walls.

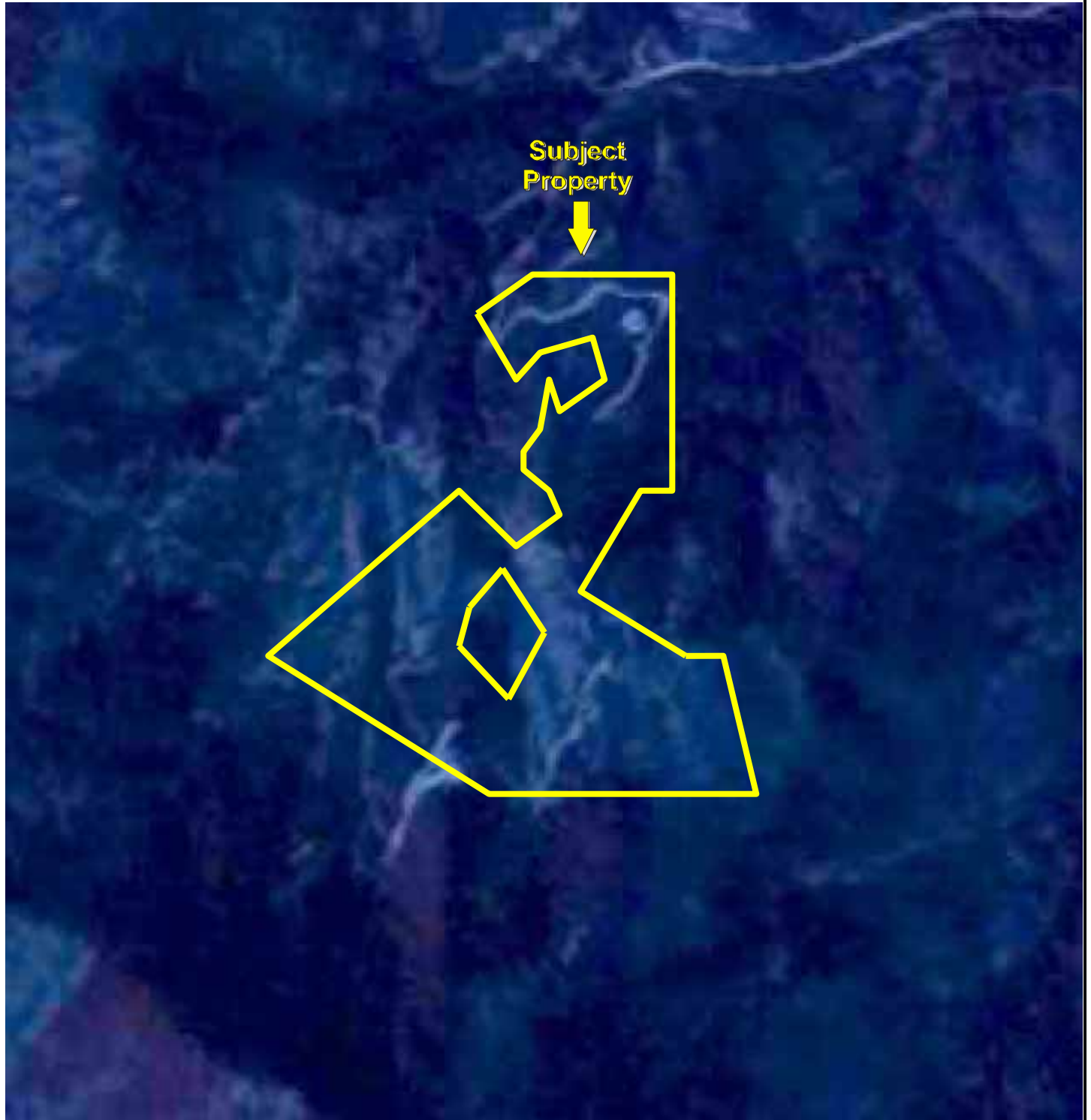


23. View of the floor in the kitchen.



24. View of a heating unit in the home.

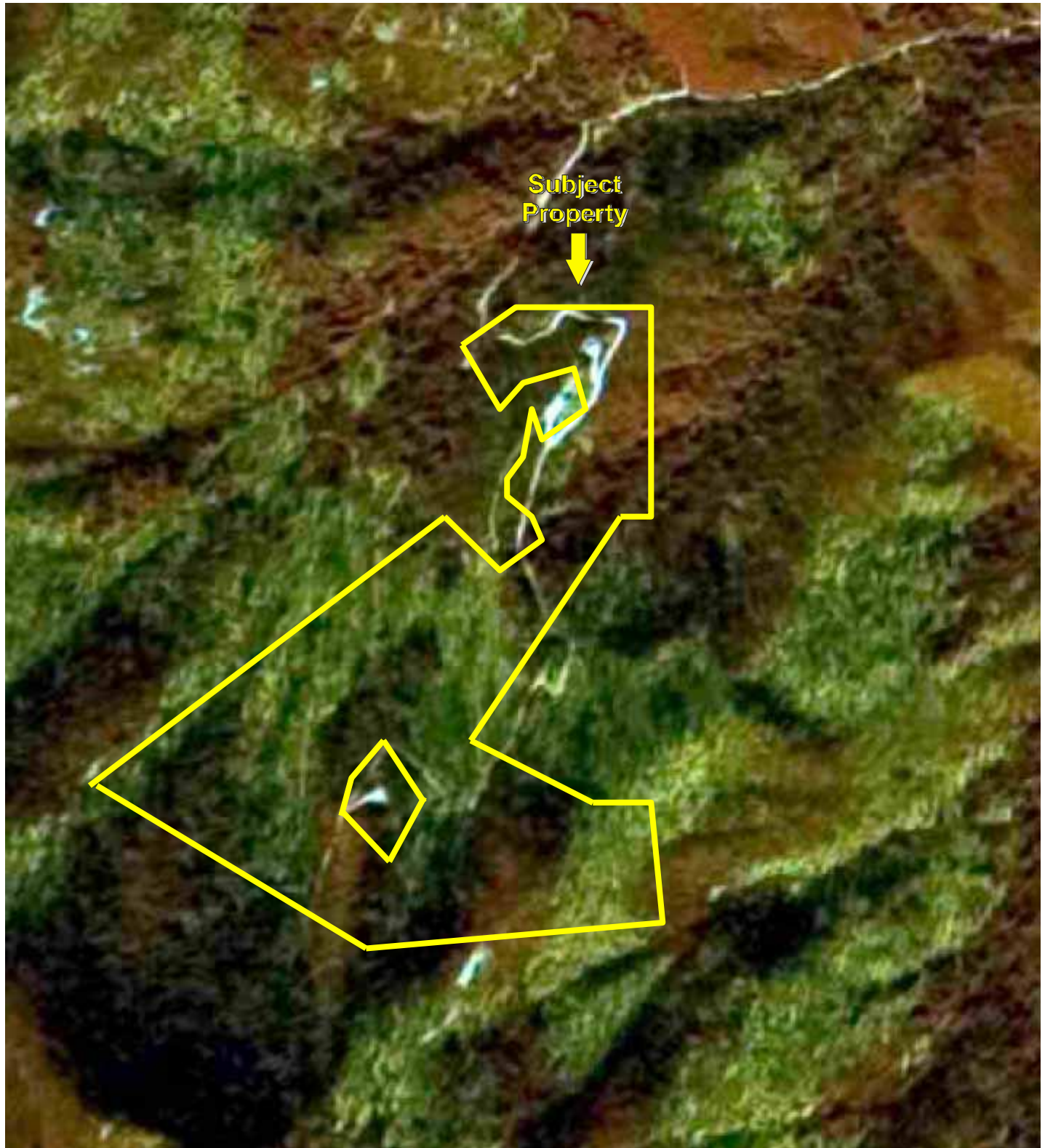
APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION



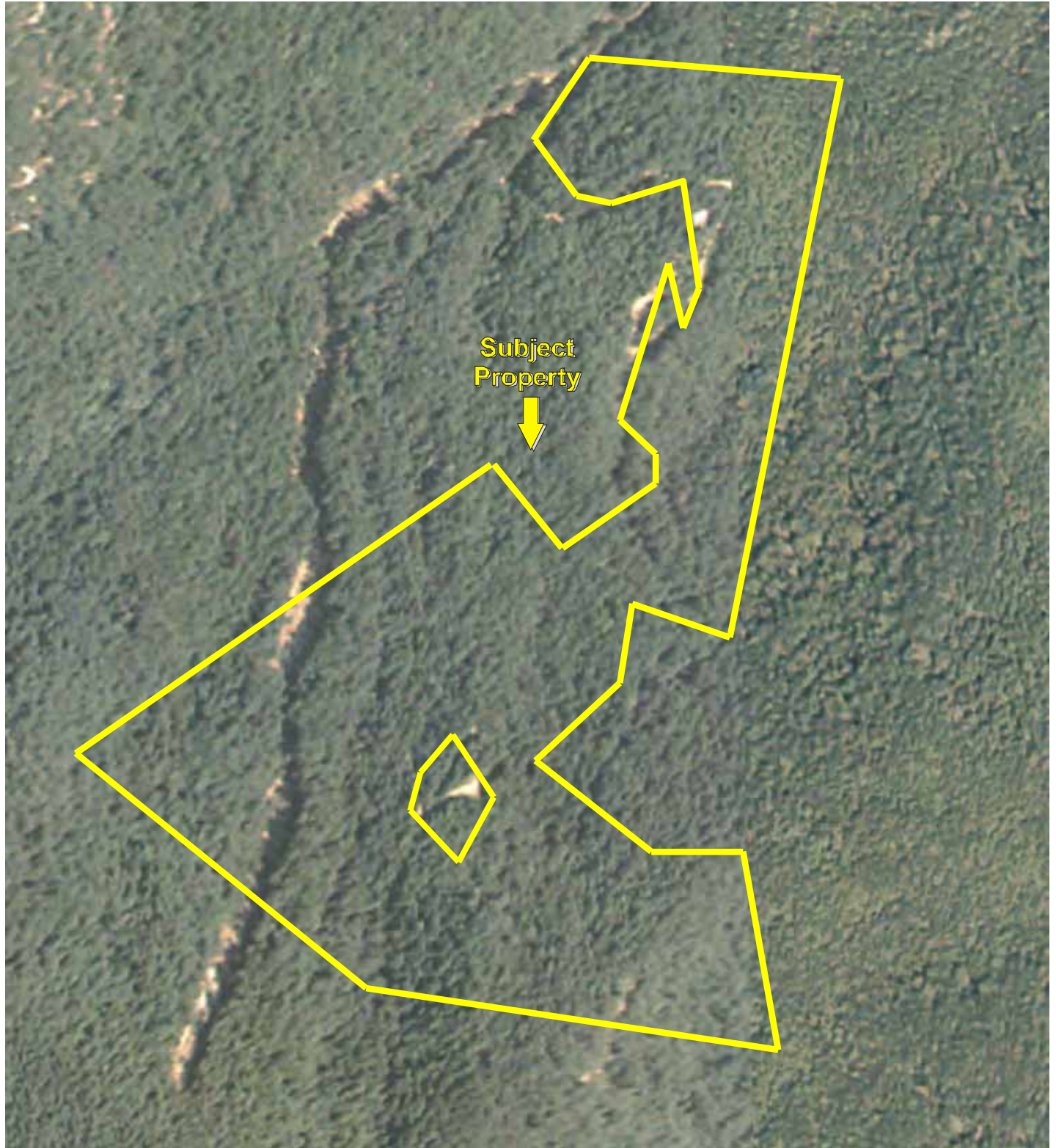
Date of Photograph: 1983



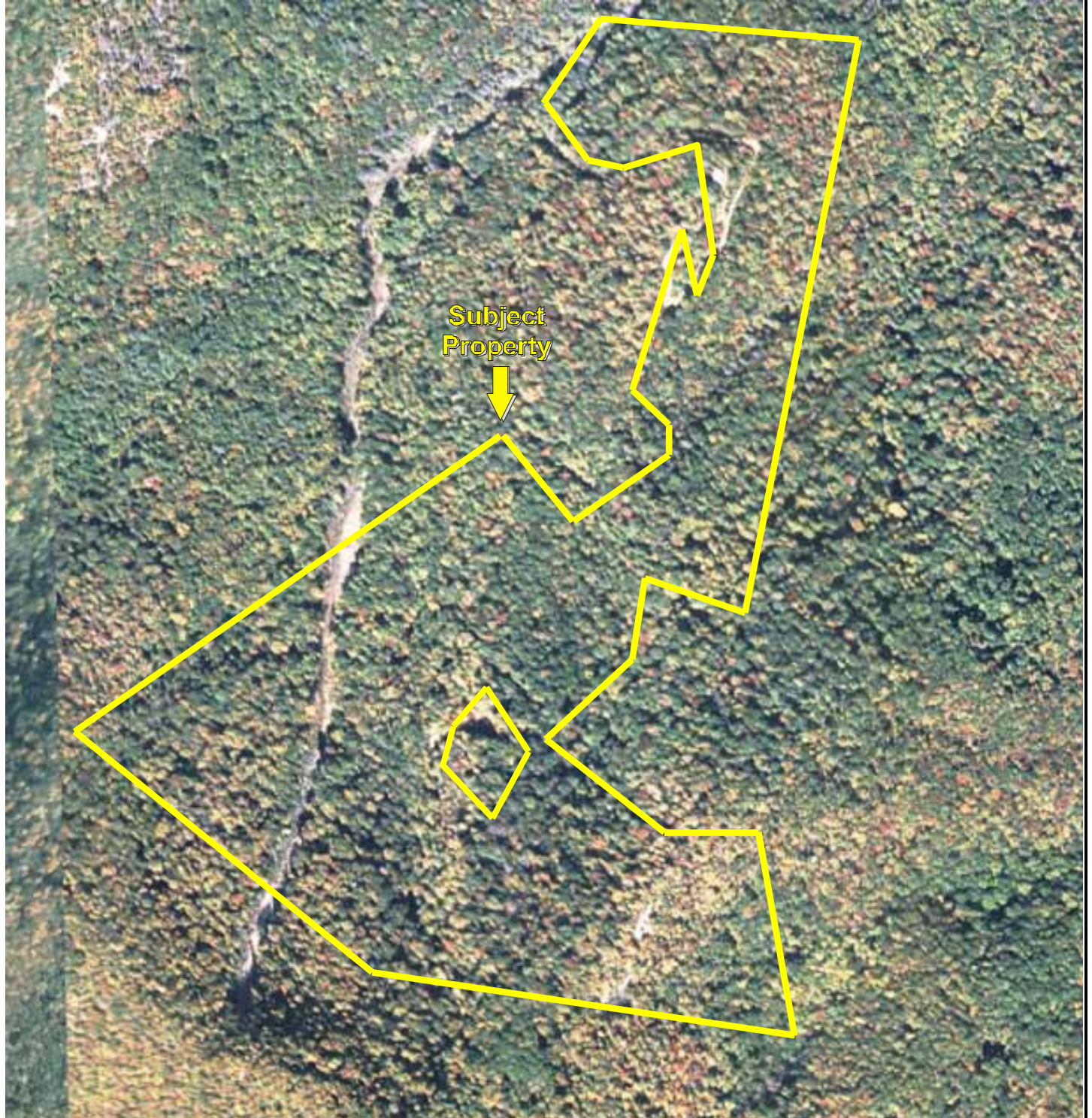
Date of Photograph: 1995



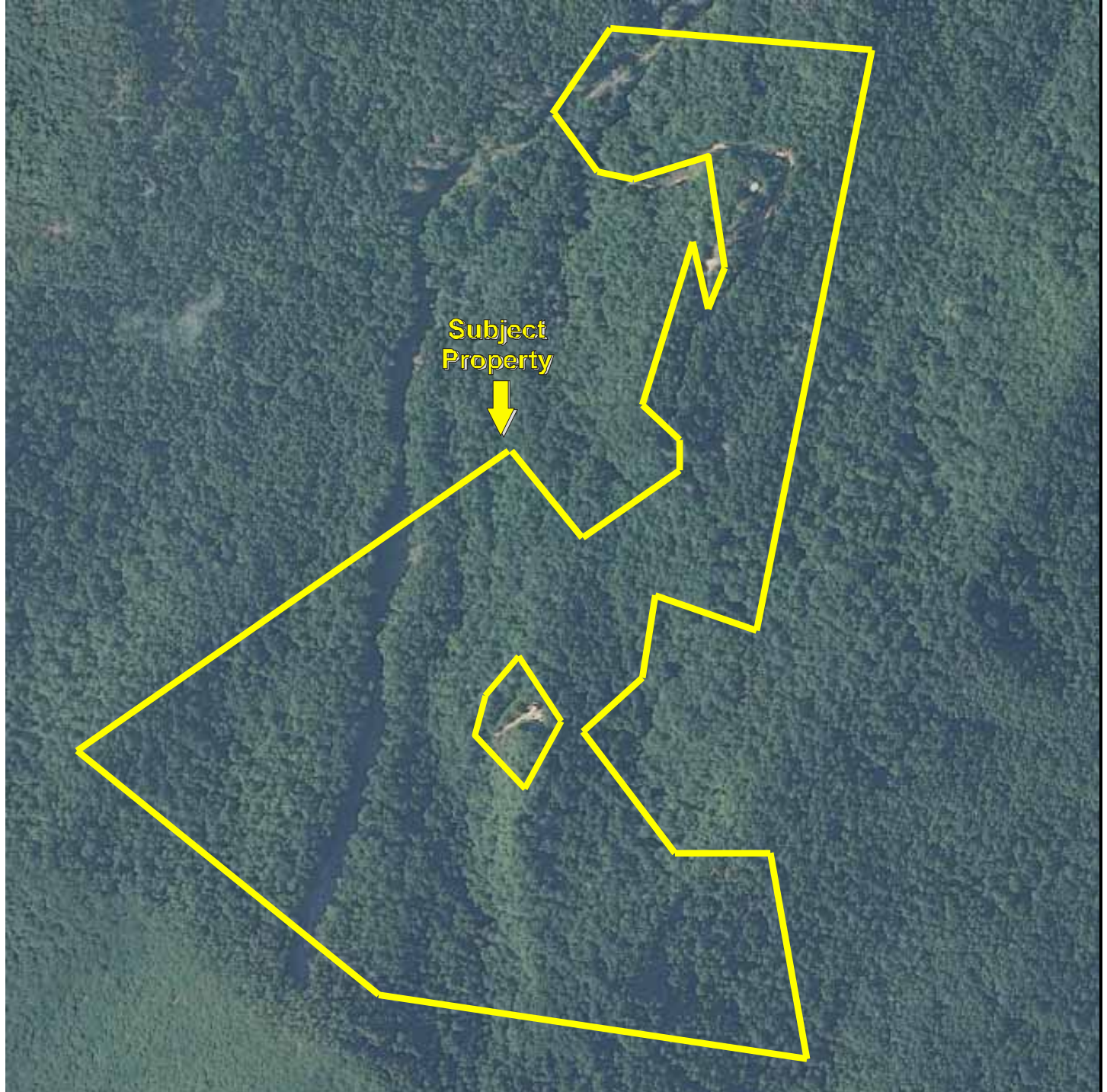
Date of Photograph: 1998



Date of Photograph: 2005



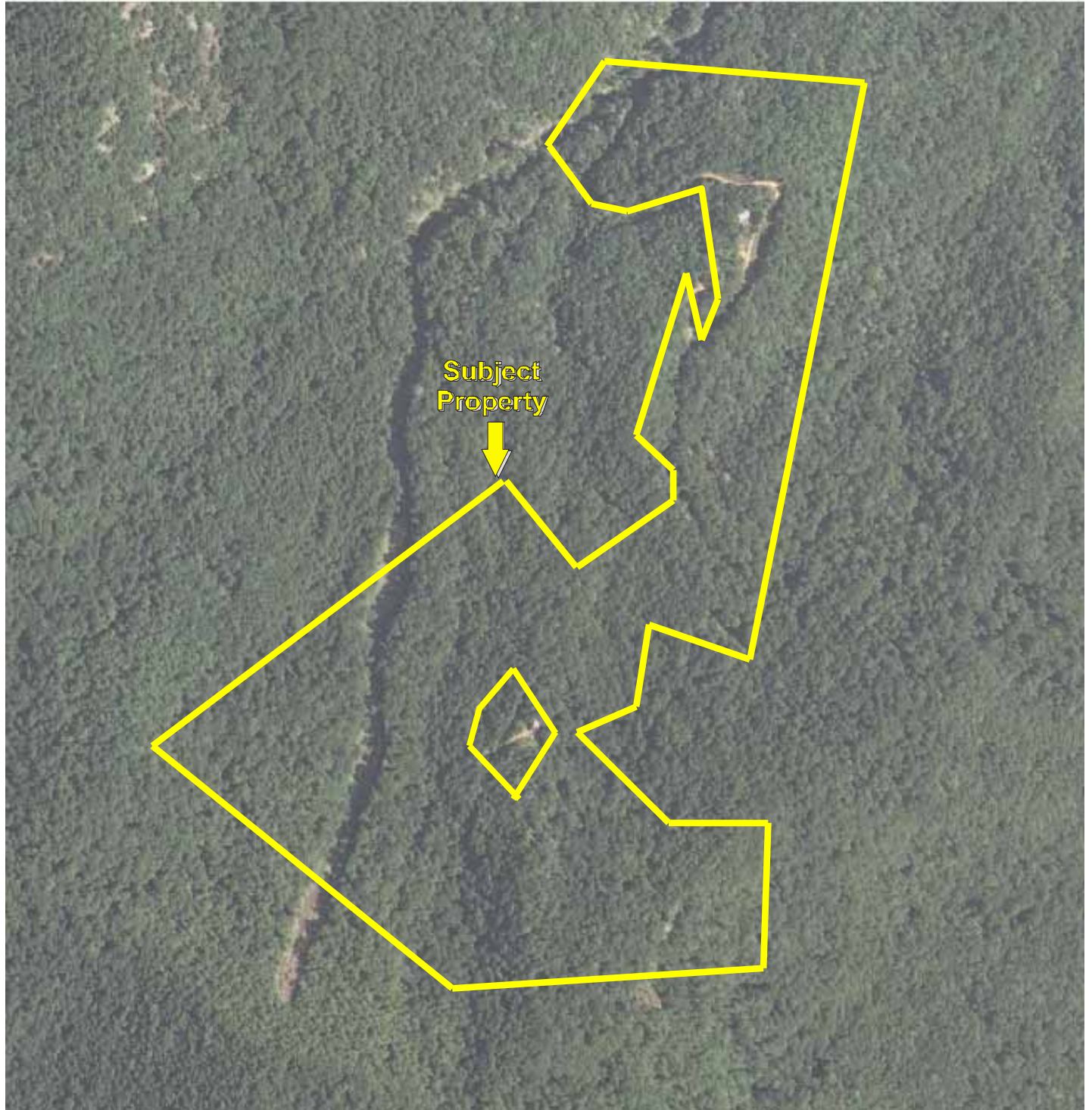
Date of Photograph: 2006



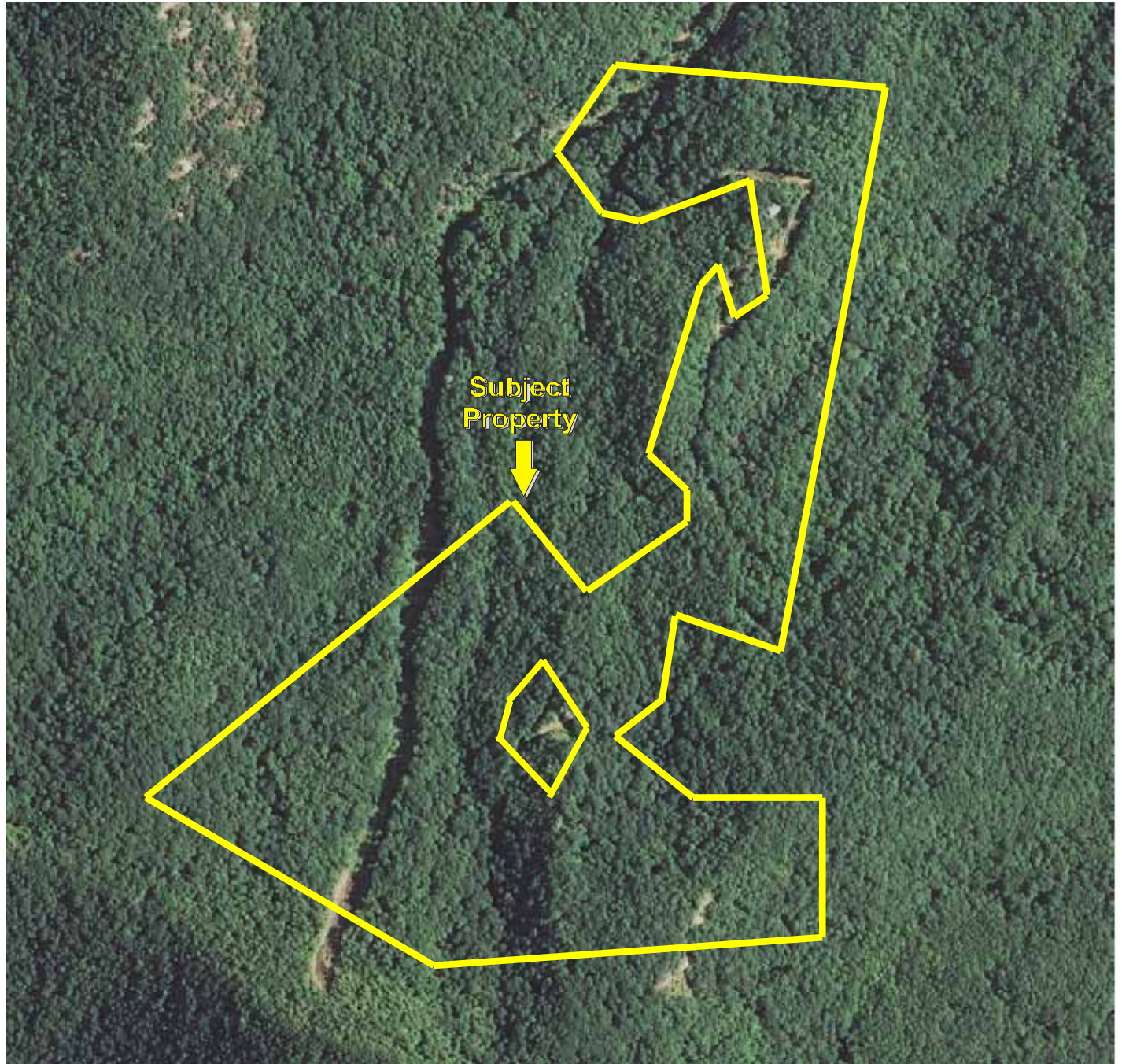
Date of Photograph: 2008



Date of Photograph: 2009



Date of Photograph: 2010



Date of Photograph: 2012

Asset No. 10476001790

1771 FISH HAWK ROAD

Franklin, NC 28734

Inquiry Number: 3636808.3

June 14, 2013

Certified Sanborn® Map Report

Certified Sanborn® Map Report

6/14/13

Site Name:

Asset No. 10476001790
1771 FISH HAWK ROAD
Franklin, NC 28734

Client Name:

Partner Engineering and
2154 Torrance Blvd, Suite 200
Torrance, CA 90501-0000



Environmental Data Resources Inc

EDR Inquiry # 3636808.3

Contact: Angie Lessire

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Partner Engineering and Science, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Asset No. 10476001790
Address: 1771 FISH HAWK ROAD
City, State, Zip: Franklin, NC 28734
Cross Street:
P.O. # NA
Project: 13-104753.10
Certification # 8D05-49A5-B61F



Sanborn® Library search results
Certification # 8D05-49A5-B61F

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

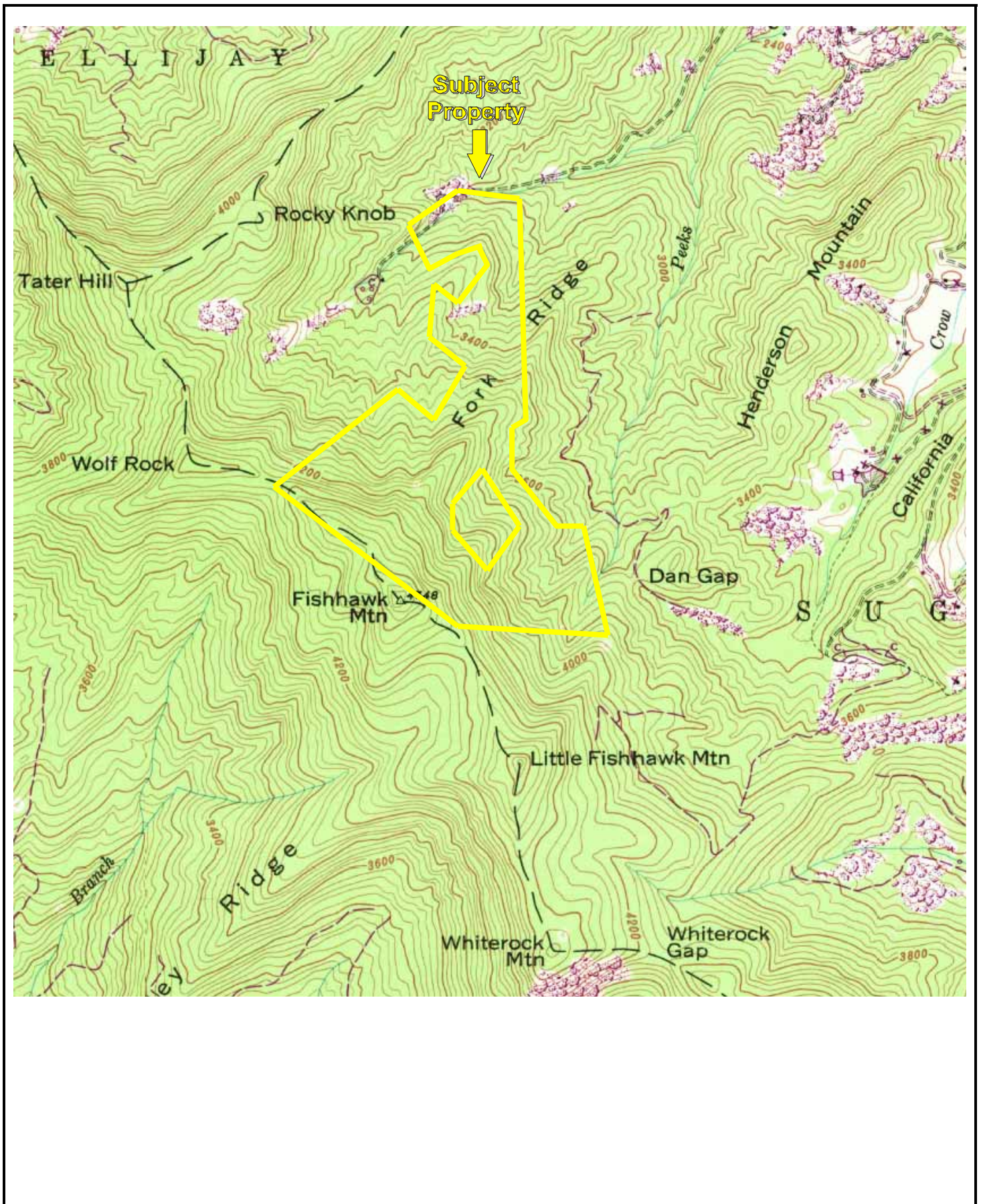
Partner Engineering and Science, Inc. (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

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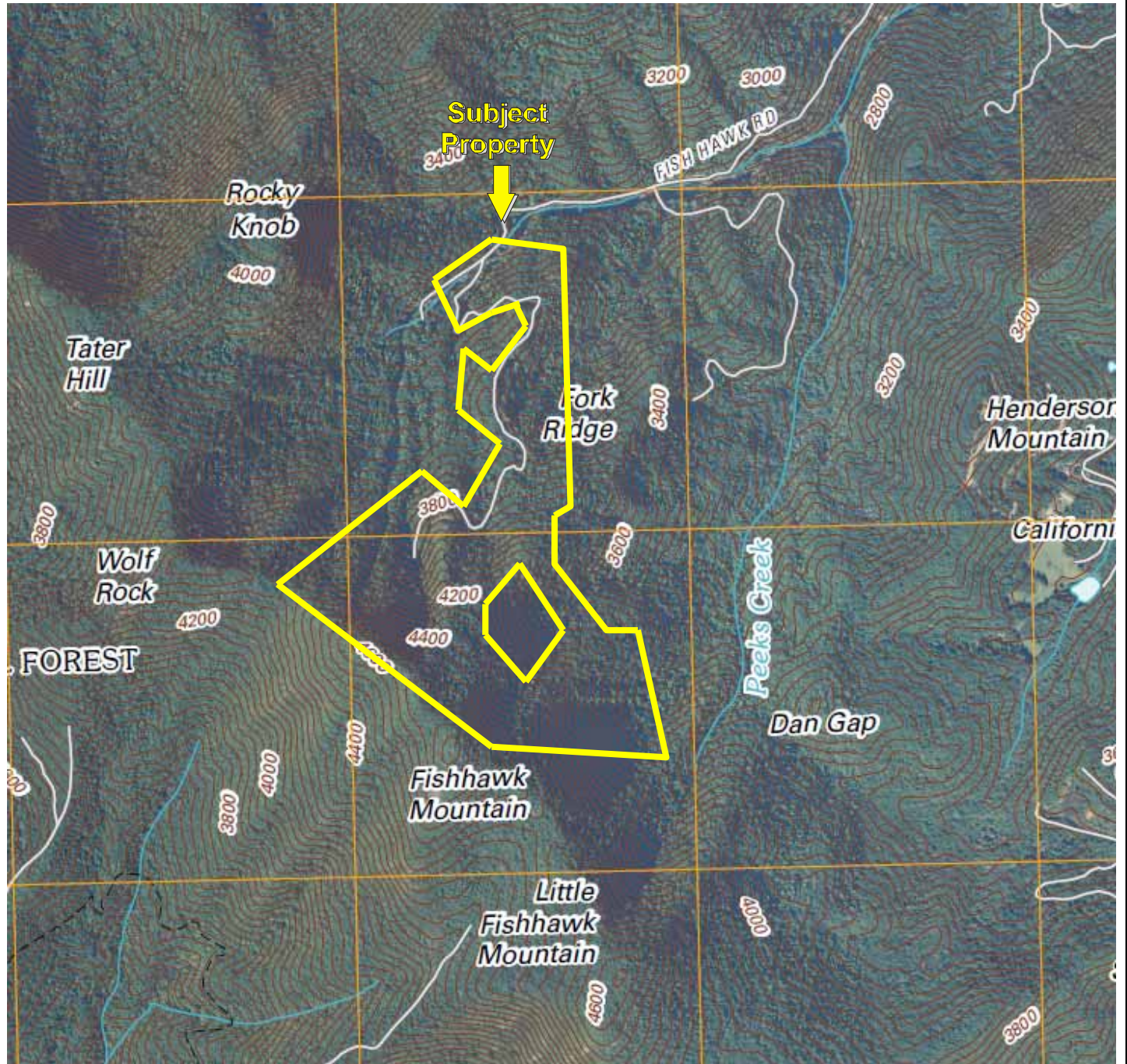
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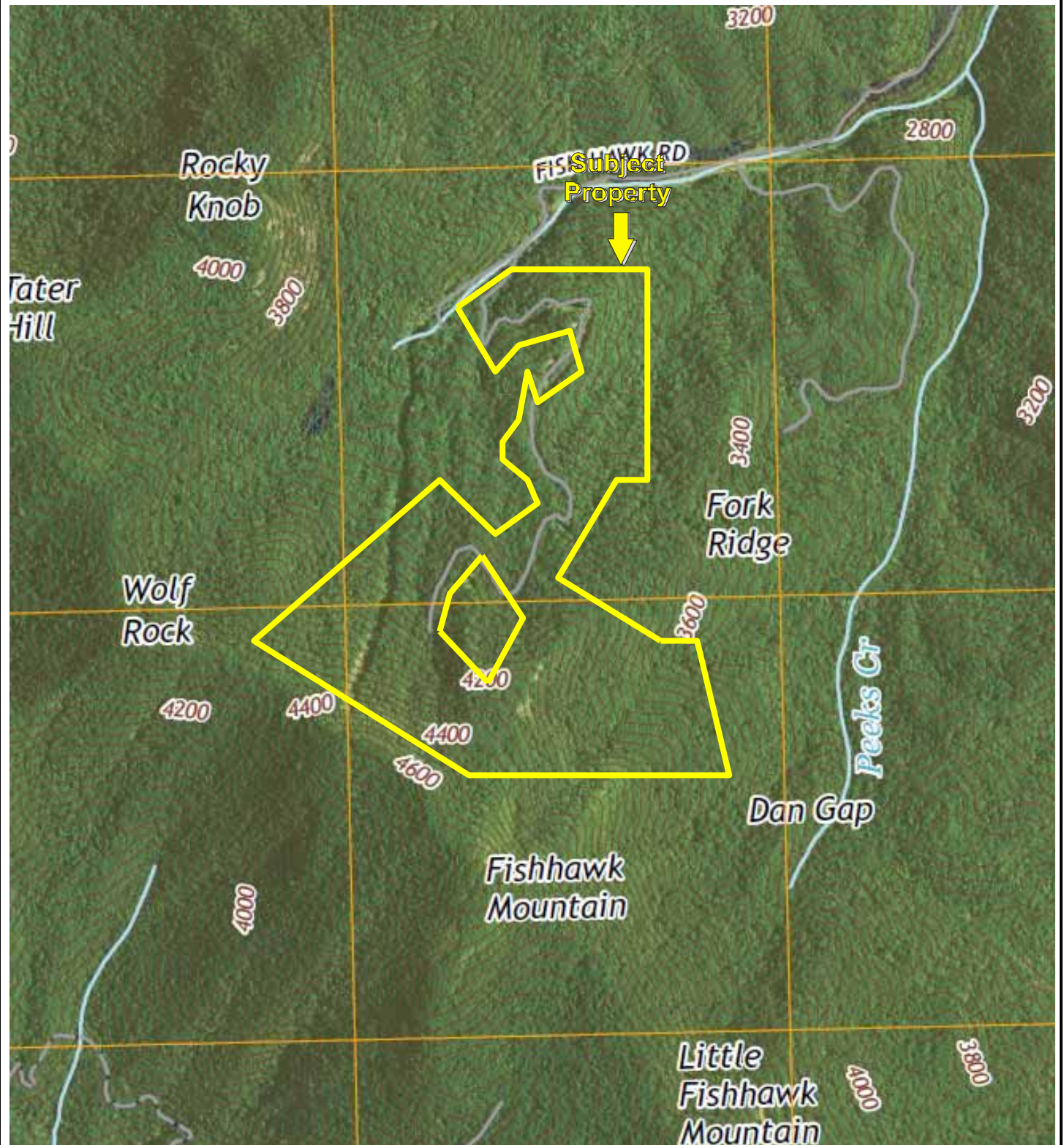
USGS 7.5 Minute *Scaly, Mountain* Quadrangle

Created: 1946



USGS 7.5 Minute *Scaly, Mountain* Quadrangle

Created: 2011



USGS 7.5 Minute *Scaly, Mountain* Quadrangle

Created: 2013

Certificate of Completion

Macon County Health Department

Date 8-29-79

Time Called _____

NAME OF OWNER Wilbur Bater

ADDRESS Peeks Creek (Fishhawk)

NAME OF INSTALLER Wayne Sheffield

PERMIT NUMBER 10

1. Site Permit Issued ☒
2. Septic Tank Properly Located ☒
3. Septic Tank Adequate Size ☒
4. Tank Meets Structural Requirements ☒
5. Tank Level ☒
6. Effluent Lower Than Influent ☒
7. Tank Has 9" Free Board ☒
8. Tank at Proper Depth ☒
9. All Ells 45 deg. or more with Cleanouts ☒
10. Dist. Box properly located and level ☒
11. All Solid Pipe of Approved Material ☒
12. Nitrification Line of Approved Material ☒
13. Lines of Sufficient Length and Width ☒
14. Lines have Approved Grade 1/4" in 10' ☒
15. Minimum of 8" gravel under and 2" over line ☒
16. Lines adequate distance apart ☒

Diagram

Same as
site

A Representative of the Macon County Health Dept. has inspected this Sewage System and finds it
() suitable () unsuitable.

Date inspected 8-29-79

Time inspected 3:45

This conforms the State Guidelines and is not a Guarantee.

Sanitarian

J. W. Hastings

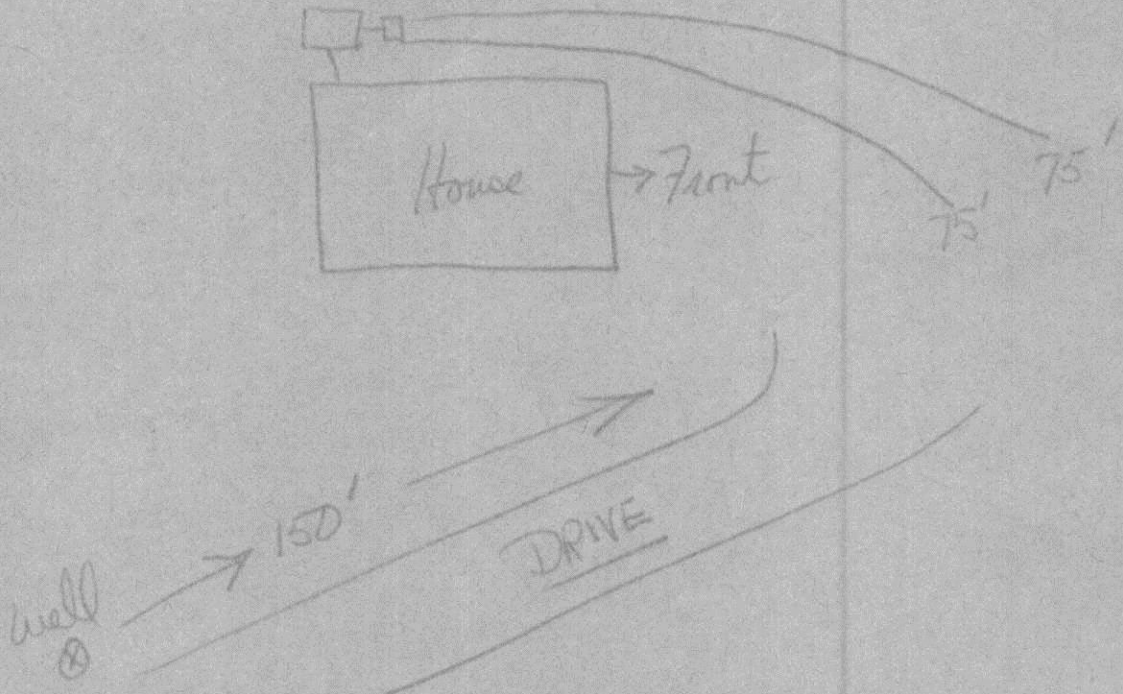
MACON COUNTY HEALTH DEPARTMENT
FRANKLIN, N. C. 28734
524-6421 Ex. 51

IMPROVEMENTS PERMIT

Owner..... *William Bates*
Location..... *Peaks Creek*
Area of Lot.....
Residential ☒
Commercial ☐
Mobile Home ☐ Size.....
Square Footage of House..... *850*
SCS Soil Test..... *no*

Number of Bedrooms..... *2*
Number of Bathrooms..... *1*
Type of Tank [Size]..... *Precast*
Drain Line Length..... *150'*
Drain Line Width..... *36"*
Size Tank [Gal.]..... *1,000*
Stone Under Line..... *8"*
Stone Over Line..... *2"*

DIAGRAM



A representative of the Macon County Health Department has made a field investigation of this property and finds it
☒ suitable ☐ unsuitable for proposed installation.

This conforms to State Guidelines and is not a GUARANTEE.

DATE..... SANITARIAN.....

DATE..... *8-27-79*..... SANITARIAN..... *Chas. D. Shookings*

I..... state that the above information is correct to the best of my knowledge.

MACON COUNTY

Franklin • Highlands • Nantahala • Otto, NORTH CAROLINA

[Home](#) | [Search](#) | [Advanced](#) | [Custom Search](#) | [Map](#) | [GIS Home](#) | [Help](#)

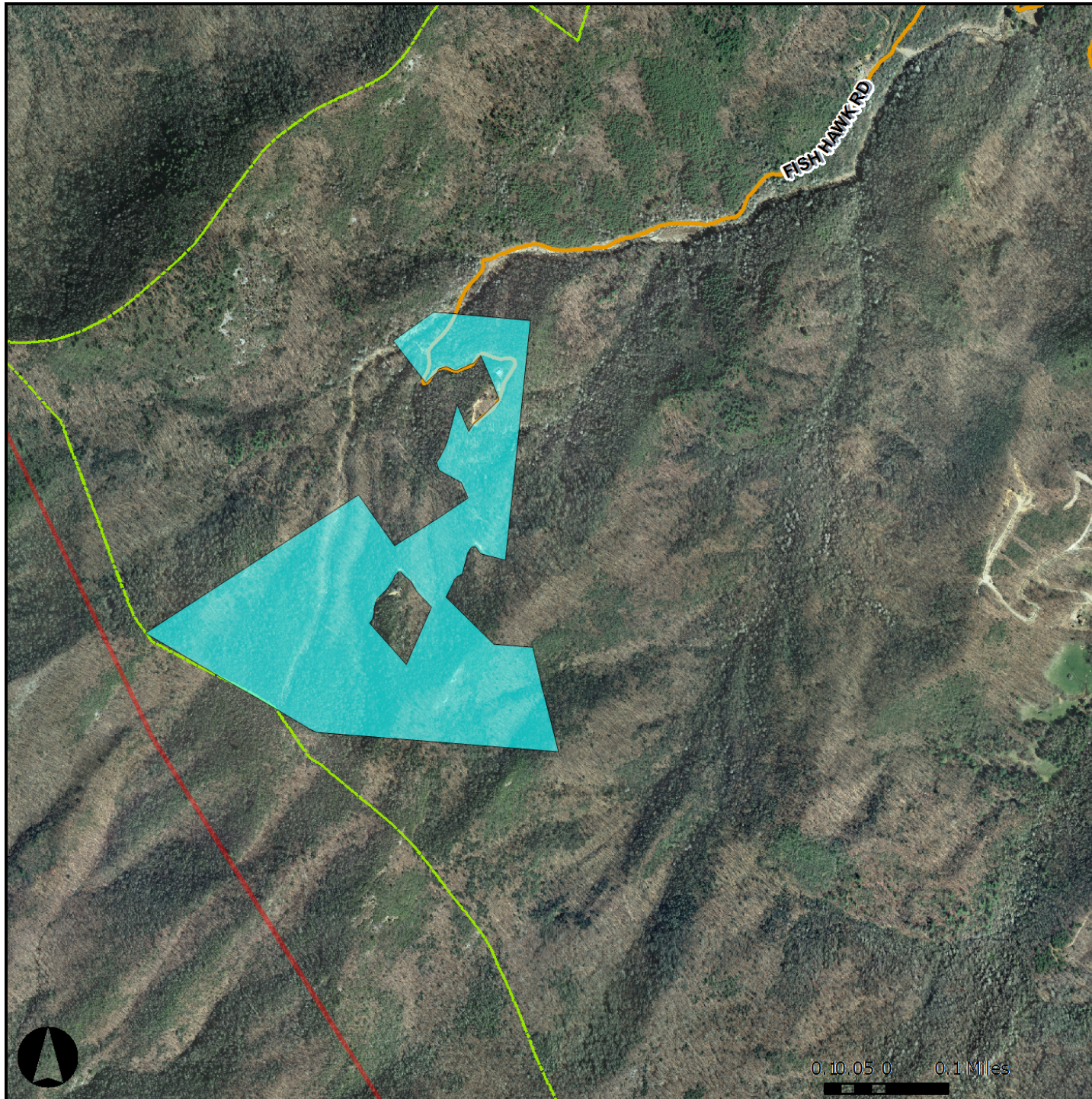
PARCEL 7512007859 **ADDRESS** 1771 FISH HAWK RD **OWNER** DOUGLAS COUNTY BANK

Details	Property Address	1771 FISH HAWK RD	Current Owner	DOUGLAS COUNTY BANK
Structures	Property Description	OFF ROAD 1678	Owner Address	PO BOX 489, DOUGLASVILLE GA 30133
Collections	Township	SUGARFORK	Deed Book/Page	<u>L-32/1977</u>
Map	Zone	RESIDENTIAL	Date Recorded	Monday, July 28, 2008
Property Card	Neighborhood	AVG-AVG VIEW	Sales Price	\$0.00
Images	Subdivision		Valid Sale	
Sketches	Number of Buildings	1	Land Tax Value	\$462,170.00
Search Results	Acreage	99.73	Building Tax Value	\$63,310.00
	Land Square Footage		Land Deferment Amount	\$0.00
	Topography	ROLLING	Exemption Amount	\$0.00
	Utilities	ELECTRIC,WATER,SEPTIC	Approximate Elevation	N/A
	Date Last Appraised	Wednesday, June 21, 2006	Map Sheet	7512.00

Relevant Links : [Text Only Property Card](#), [INSPECTIONS,Property-transfer-form.pdf](#), [2012 Prop Tax notice](#), [2011 Prop Tax notice](#), [2010 Prop Tax notice](#), [Spatial Search From This Parcel](#)

© 2010 Macon County, North Carolina
5 West Main Street • Franklin, NC 28734

Phone: 828-349-2000



6/13/13

Tax Parcels



Street Centerline



Fire District



Copyright

Advanced

USGS Topo: None

Township



Franklin City Limits



Franklin ETJ



Map

Highlands City Limits





AIHA

Laboratory Accreditation
Programs, LLC

AIHA Laboratory Accreditation Programs, LLC

acknowledges that

Forensic Analytical Laboratories, Inc.

3777 Depot Road, Suite 409, Hayward, CA 94545

Laboratory ID: 101762

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC accreditation to the ISO/IEC 17025:2005 international standard, *General Requirements for the Competence of Testing and Calibration Laboratories* in the following:

LABORATORY ACCREDITATION PROGRAMS

- ✓ **INDUSTRIAL HYGIENE**
- ✓ **ENVIRONMENTAL LEAD**
- ✓ **ENVIRONMENTAL MICROBIOLOGY**
- ☐ **FOOD**

Accreditation Expires: 08/01/2014

Accreditation Expires: 08/01/2014

Accreditation Expires: 08/01/2014

Accreditation Expires:

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached **Scope of Accreditation**. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2005 and AIHA-LAP, LLC requirements. This certificate is not valid without the attached **Scope of Accreditation**. Please review the AIHA-LAP, LLC website (www.aihaaccreditedlabs.org) for the most current Scope.

S. D. Allen Iske, PhD, CIH, CSP
Chairperson, Analytical Accreditation Board

Cheryl O. Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

Forensic Analytical Laboratories, Inc.

3777 Depot Road, Suite 409, Hayward, CA 94545

Laboratory ID: **101762**

Issue Date: 06/29/2012

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or revocation. A complete listing of currently accredited Industrial Hygiene laboratories is available on the AIHA-LAP, LLC website at: <http://www.aihaaccreditedlabs.org>

Industrial Hygiene Laboratory Accreditation Program (IHLAP)

Initial Accreditation Date: 03/01/1990

IHLAP Scope Category	Field of Testing (FoT)	Technology sub-type/ Detector	Published Reference Method/Title of In-house Method	Method Description or Analyte (for internal methods only)
Spectrometry Core	UV/VIS (Colorimetric)		NIOSH 7600	
Asbestos/Fiber Microscopy Core	Polarized Light Microscopy (PLM)		EPA/600/R-93/116, July 1993	
	Phase Contrast Microscopy (PCM)		NIOSH 7400	
	Transmission Electron Microscopy (TEM)		EPA 600/R-93/116	SOP TEM 301
			EPA 600/R-93/116	SOP TEM 300
			EPA 600/R-93/116	SOP TEM 302
			EPA 600/R-93/116	SOP TEM 303
			EPA AHERA - 40 CFR Part 763	
			NIOSH 7402	
			Yamate Level 1	
			Yamate Level 2	
Miscellaneous Core	Gravimetric		NIOSH 0500	
			NIOSH 0600	
Beryllium Testing	Optical Fluorescence		NIOSH 7704	
			NIOSH 9110	

Effective: 09/28/2011

Scope_IHLAP_R6

Page 1 of 2



The laboratory participates in the following AIHA-LAP, LLC-approved proficiency testing programs:

- | | |
|--|--|
| ☐ AIHA-PAT Programs, LLC IHPAT Metals | ☐ Pharmaceutical Round Robin |
| ☐ AIHA-PAT Programs, LLC IHPAT Organic Solvents | ☐ Compressed/Breathing Air Round Robin |
| ☐ AIHA-PAT Programs, LLC IHPAT Silica | ☐ National Voluntary Laboratory Accreditation Program (NVLAP - determined at the time of site assessment) |
| ☐ AIHA-PAT Programs, LLC IHPAT Diffusive Sampler (3M) | ☐ New York State Department of Health (NYS DOH – PCM and TEM) |
| ☐ AIHA-PAT Programs, LLC IHPAT Diffusive Sampler (SKC) | ☐ ERA Air and Emissions standards for indoor air quality |
| ☐ AIHA-PAT Programs, LLC IHPAT Diffusive Sampler (AT) | ☐ Institut für Arbeitsschutz der Deutschen Gesetzlichen Unfallversicherung (IFA, formerly BGIA) |
| ☒ AIHA-PAT Programs, LLC IHPAT Asbestos | ☐ Institut de Recherche Robert-Sauvé en Santé et en Sécurité du Travail (IRSST) |
| ☐ AIHA-PAT Programs, LLC Bulk Asbestos (BAPAT) | |
| ☒ AIHA-PAT Programs, LLC Beryllium (BePAT) | |
| ☐ HSE Workplace Analytical Scheme for Proficiency (WASP) (Formaldehyde) | |
| ☐ HSE Workplace Analytical Scheme for Proficiency (WASP) (Thermal Desorption Tubes) | |



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

Forensic Analytical Laboratories, Inc.

3777 Depot Road, Suite 409, Hayward, CA 94545

Laboratory ID: **101762**

Issue Date: 06/29/2012

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or revocation. A complete listing of currently accredited Environmental Lead laboratories is available on the AIHA-LAP, LLC website at: <http://www.aihaaccreditedlabs.org>

The EPA recognizes the AIHA-LAP, LLC ELLAP program as meeting the requirements of the National Lead Laboratory Accreditation Program (NLLAP) established under Title X of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and includes paint, soil and dust wipe analysis. Air analysis is not included as part of the NLLAP.

Environmental Lead Laboratory Accreditation Program (ELLAP)

Initial Accreditation Date: 06/26/1995

Field of Testing (FoT)	Method	Method Description (for internal methods only)
Paint	16 CFR Part 1303 (CPSC-CH-E1003-09)	
	EPA SW-846 3050	
	EPA SW-846 7420	
Soil	EPA SW-846 3050	
	EPA SW-846 7420	
Settled Dust by Wipe	HUD App. 14.2	
	NIOSH 7082	
	NIOSH 9100	
	OSHA ID-105	
Airborne Dust	NIOSH 7082	
	NIOSH 7105	
	NIOSH 7303	

The laboratory participates in the following AIHA-LAP, LLC-approved proficiency testing programs:

- ✓ Paint
- ✓ Soil
- ✓ Settled Dust by Wipe
- ✓ Airborne Dust



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

Forensic Analytical Laboratories, Inc.

3777 Depot Road, Suite 409, Hayward, CA 94545

Laboratory ID: **101762**

Issue Date: 06/29/2012

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or revocation. A complete listing of currently accredited Environmental Microbiology laboratories is available on the AIHA-LAP, LLC website at: <http://www.aihaaccreditedlabs.org>

Environmental Microbiology Laboratory Accreditation Program (EMLAP)

Initial Accreditation Date: 11/01/2003

EMLAP Category	Field of Testing (FoT)	Method	Method Description (for internal methods only)
Fungal	Air - Culturable	SOP IAQ 100	Analysis of Viable Air Samples for Identification of Fungal Mycota
	Bulk - Culturable	SOP IAQ 103	Analysis of Viable Bulk Samples for Identification of Fungal Mycota
	Surface - Culturable	SOP IAQ 103	Analysis of Viable Bulk Samples for Identification of Fungal Mycota
	Air - Direct Examination	SOP IAQ 101	Analysis of Non-Viable Air Samples for Identification of Fungal Mycota
	Bulk - Direct Examination	SOP IAQ 102	Analysis of Non-Viable Bulk Samples for Identification of Fungal Mycota
	Surface - Direct Examination	SOP IAQ 102	Analysis of Non-Viable Bulk Samples for Identification of Fungal Mycota

The laboratory participates in the following AIHA-LAP, LLC-approved proficiency testing programs:

- ✓ Fungal Culturable
- ☐ Bacterial Culturable
- ✓ Fungal Direct Examination



**National Voluntary
Laboratory Accreditation Program**



SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

Forensic Analytical Laboratories, Inc
2959 Pacific Commerce Drive
Rancho Dominguez, CA 90221
Steven Takahashi
Phone: 310-763-2374 Fax: 310-763-8684
E-Mail: Daves@forensica.com
URL: <http://www.forensica.com>

BULK ASBESTOS FIBER ANALYSIS (PLM)

NVLAP LAB CODE 101459-1

NVLAP Code Designation / Description

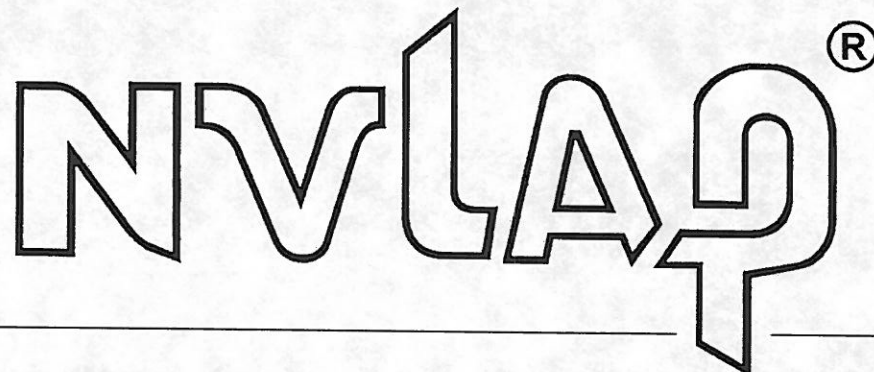
18/A01	EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples
--------	--

2012-07-01 through 2013-06-30

Effective dates

For the National Institute of Standards and Technology

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 101459-1

Forensic Analytical Laboratories, Inc
Rancho Dominguez, CA

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

BULK ASBESTOS FIBER ANALYSIS

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2012-07-01 through 2013-06-30

Effective dates



A handwritten signature in black ink, appearing to read 'Mark R. Mello'.

For the National Institute of Standards and Technology



Jessica S Gustis
8436 Blades Trail
Denver, NC 28037

99591

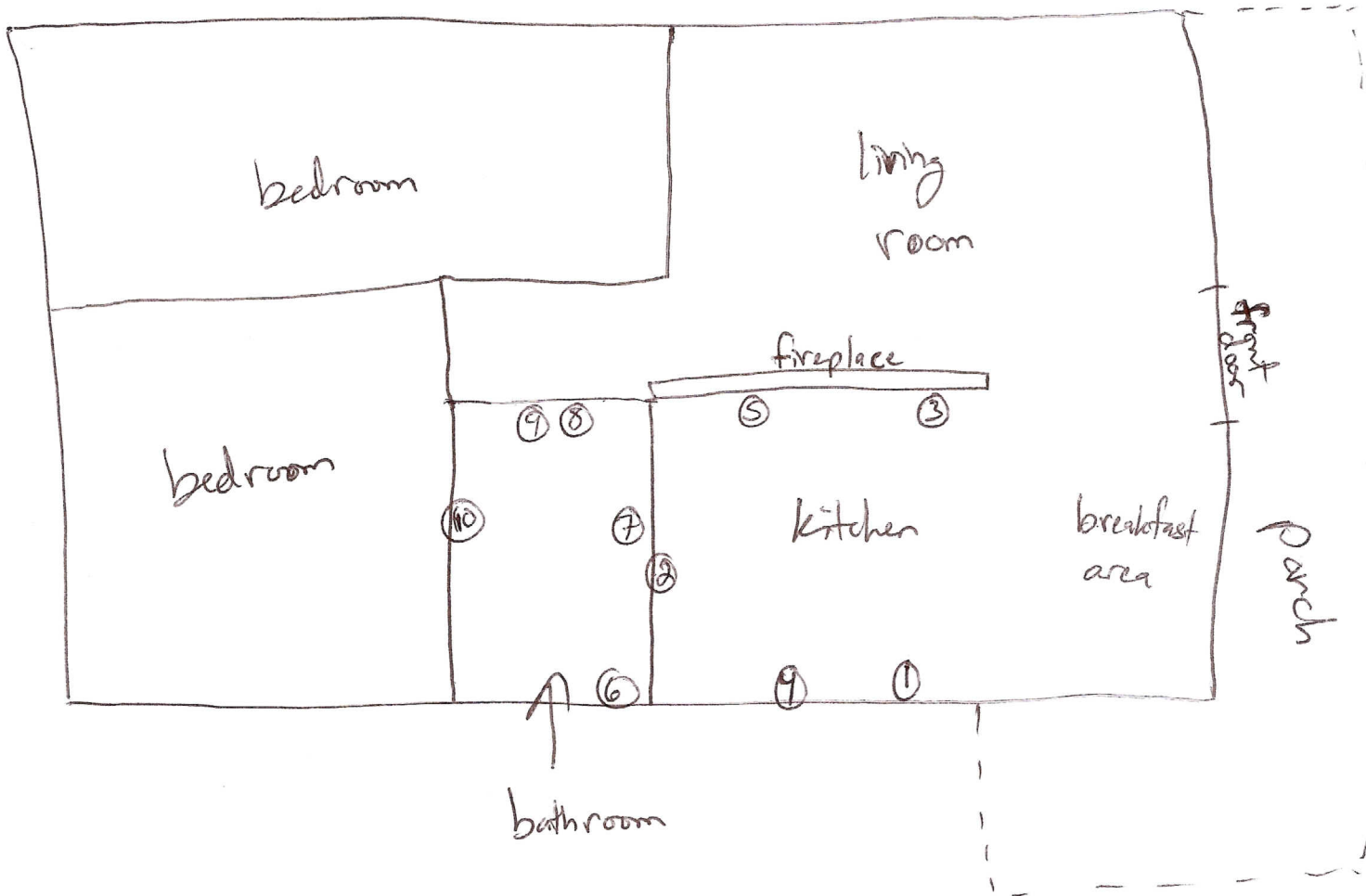
**North Carolina
Asbestos Accreditation**

EXPIRATION			
02-28-2014			
DOB	SEX	HT	WT
01-28-1972	F	5'6"	150
CLASS	#	EXP	
INSPECTOR	12093	02-14	

LBP SAMPLE LOCATION DIAGRAM

Project # - 13-104753.10

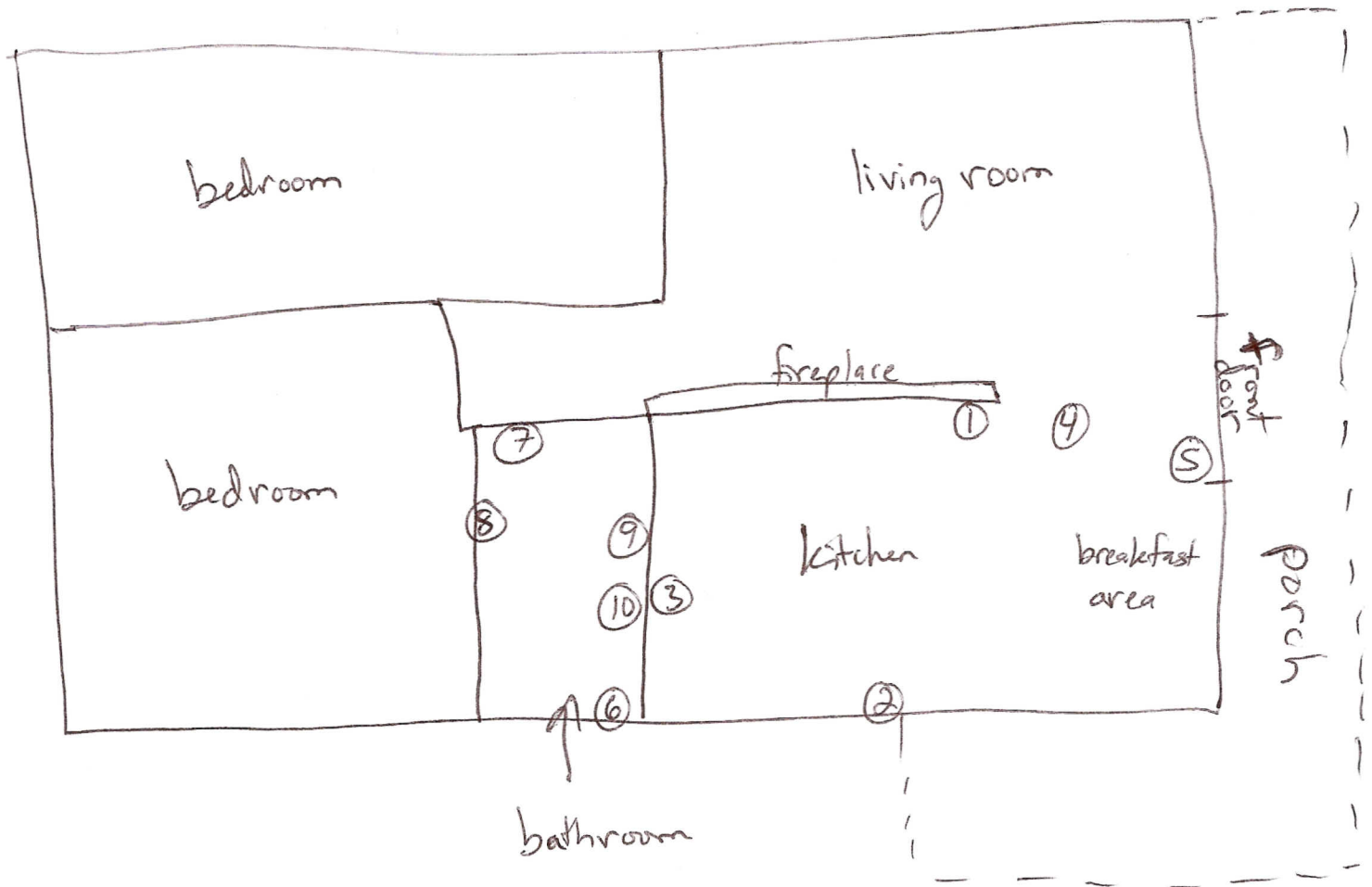
1771 Fish Hawk Road, Franklin, NC



ACM SAMPLE LOCATION DIAGRAM

Project #- 13-104753.10

1771 Fish Hawk Road, Franklin, NC





Bulk Asbestos Analysis

(EPA Method 600/R-93-116, Visual Area Estimation)

Partner Engineering & Science, Inc.
Jason Bates
2154 Torrance Blvd.
Suite 200
Torrance, CA 90501

Client ID: L1353
Report Number: B179085
Date Received: 06/27/13
Date Analyzed: 07/01/13
Date Printed: 07/02/13
First Reported: 07/02/13

Job ID/Site: 13-104753.10; Asset #10476001790, 1771 Fish Hawk Road, Franklin, NC

FALI Job ID: L1353

Date(s) Collected: 06/24/2013

Total Samples Submitted: 10

Total Samples Analyzed: 10

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
1	50807819						
Layer: Light Grey Drywall			ND				
Layer: Drywall Tape			ND				
Layer: White Skimcoat/Joint Compounds			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components: Cellulose (20 %)		Asbestos (ND)					
2	50807820						
Layer: Light Grey Drywall			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components: Cellulose (20 %)		Asbestos (ND)					
3	50807821						
Layer: Drywall Backing			ND				
Layer: White Skimcoat/Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components: Cellulose (35 %)		Asbestos (ND)					
4	50807822						
Layer: Grey Sheet Flooring			ND				
Total Composite Values of Fibrous Components: Cellulose (Trace)		Asbestos (ND)					
5	50807823						
Layer: Grey Sheet Flooring			ND				
Total Composite Values of Fibrous Components: Cellulose (Trace)		Asbestos (ND)					
6	50807824						
Layer: Light Grey Drywall			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components: Cellulose (20 %)		Asbestos (ND)					

Client Name: Partner Engineering & Science, Inc.

Report Number: B179085

Date Printed: 07/02/13

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
7	50807825						
Layer: Tan Drywall			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components: Cellulose (20 %)		Asbestos (ND)					
8	50807826						
Layer: Light Grey Drywall			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components: Cellulose (20 %)		Asbestos (ND)					
9	50807827						
Layer: Tan Sheet Flooring			ND				
Layer: Fibrous Backing/Tan Mastic		Chrysotile	70 %				
Total Composite Values of Fibrous Components: Cellulose (5 %)		Asbestos (25 %)					
10	50807828						
Layer: Tan Sheet Flooring			ND				
Layer: Fibrous Backing/Tan Mastic		Chrysotile	70 %				
Total Composite Values of Fibrous Components: Cellulose (5 %)		Asbestos (25 %)					



Steven Takahashi, Laboratory Supervisor, Rancho Dominguez Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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Metals Analysis of Paints

Partner Engineering & Science, Inc.
Jason Bates
2154 Torrance Blvd.
Suite 200
Torrance, CA 90501

Client ID: L1353
Report Number: M140570
Date Received: 06/28/13
Date Analyzed: 07/01/13
Date Printed: 07/01/13
First Reported: 07/01/13

Job ID / Site: 13-104753-10, 1771 Fish Hawk Road, Franklin, NC
Date(s) Collected: 06/24/13

FALI Job ID: L1353
Total Samples Submitted: 10
Total Samples Analyzed: 9

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
1	30469474	Pb	< 0.08	wt%	0.08	EPA 3050B/7420
Comment:	Insufficient sample size for repeatable analysis.					
2	30469475	Pb	< 0.02	wt%	0.02	EPA 3050B/7420
3	30469476	Pb	< 0.03	wt%	0.03	EPA 3050B/7420
Comment:	Insufficient sample size for repeatable analysis.					
4	30469477	Pb	< 0.03	wt%	0.03	EPA 3050B/7420
Comment:	Insufficient sample size for repeatable analysis.					
5	30469478	Pb	< 0.04	wt%	0.04	EPA 3050B/7420
Comment:	Insufficient sample size for repeatable analysis.					
6	30469479	Pb	< 0.05	wt%	0.05	EPA 3050B/7420
Comment:	Insufficient sample size for repeatable analysis.					
7	30469480	Pb	< 0.05	wt%	0.05	EPA 3050B/7420
Comment:	Insufficient sample size for repeatable analysis.					
8	30469481	Pb	< 0.08	wt%	0.08	EPA 3050B/7420
Comment:	Insufficient sample size for repeatable analysis.					
9	30469482	Pb	< 0.08	wt%	0.08	EPA 3050B/7420
Comment:	Insufficient sample size for repeatable analysis.					

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Daniele Siu, Laboratory Supervisor, Hayward Laboratory

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RECORD OF COMMUNICATION		
Site Name: Asset No. 10476001790		Location: Franklin, North Carolina
Communication with: Ms. Jan Anderson		Of: NCDENR, UST Section
Location: 1771 Fish Hawk Road		Phone: 828-296-4640
Communication via: E-mail	Recorded By: Jessica Gustis	Of: Partner
At: 1:00pm		On: June 26, 2013
Re: Subject Property		
Summary of Communication: No records for the site.		Conclusions/Required: None

RECORD OF COMMUNICATION		
Site Name: Asset No. 10476001790		Location: Franklin, North Carolina
Communication with: Mr. Kevin Barnett		Of: NCDENR, Water Quality
Location: 1771 Fish Hawk Road		Phone: 828-296-4500
Communication via: E-mail	Recorded By: Jessica Gustis	Of: Partner
At: 1:00pm		On: June 26, 2013
Re: Subject Property		
Summary of Communication: No records for the site.		Conclusions/Required: None

RECORD OF COMMUNICATION		
Site Name: Asset No. 10476001790		Location: Franklin, North Carolina
Communication with: Mr. Kevin Bamberger		Of: NCDENR, Air Quality
Location: 1771 Fish Hawk Road		Phone: 828-296-4500
Communication via: Telephone	Recorded By: Wendell K. Johnson	Of: Partner
At: 1:00pm		On: July 5, 2013
Re: Subject Property		
Summary of Communication: No records for the site.		Conclusions/Required: None

RECORD OF COMMUNICATION		
Site Name: Asset No. 10476001790		Location: Franklin, North Carolina
Communication with: Ms. Renee Grimes		Of: Franklin Fire and Rescue
Location: 1771 Fish Hawk Road		Phone: 828-524-2332
Communication via: Telephone	Recorded By: Wendell K. Johnson	Of: Partner
At: 2:30pm		On: July 5, 2013
Re: Subject Property		
Summary of Communication: No records for the site.		Conclusions/Required: None

RECORD OF COMMUNICATION		
Site Name: Asset No. 10476001790		Location: Franklin, North Carolina
Communication with: Mr. Barry Patterson		Of: Macon County Environmental Health
Location: 1771 Fish Hawk Road		Phone: 828-349-2489
Communication via: E-mail	Recorded By: Jessica Gustis	Of: Partner
At: 1:00pm		On: June 26, 2013
Re: Subject Property		
Summary of Communication: Septic permit provided.		Conclusions/Required: None

RECORD OF COMMUNICATION		
Site Name: Asset No. 10476001790		Location: Franklin, North Carolina
Communication with: Ms. Renee Gledhill-Earley		Of: North Carolina State Historic Preservation Office
Location: 1771 Fish Hawk Road		Phone: 919-807-6579
Communication via: E-mail	Recorded By: Jessica Gustis	Of: Partner
At: 1:30pm		On: June 25, 2013
Re: Subject Property		
Summary of Communication: Response pending.		Conclusions/Required: Follow up

PARTNER

RECORD OF COMMUNICATION		
Site Name: Asset No. 10476001790		Location: Franklin, North Carolina
Communication with: Ms. Linda Pearsall		Of: Natural Heritage Program
Location: 1771 Fish Hawk Road		Phone: 828-349-2489
Communication via: E-mail	Recorded By: Jessica Gustis	Communication via: E-mail
At: 1:30pm		On: June 25, 2013
Re: Subject Property		
Summary of Communication: Response pending.		Conclusions/Required: Follow up

RECORD OF COMMUNICATION		
Site Name: Asset No. 10476001790		Location: Franklin, North Carolina
Communication with: Ms. Jessica Stanley		Of: Macon County Building Inspections
Location: 1771 Fish Hawk Road		Phone: 828-349-2073
Communication via: Telephone	Recorded By: Jessica Gustis	Of: Partner
At: 8:30am		On: July 1, 2013
Re: Subject Property		
Summary of Communication: No records for the site. No zoning for the site.		Conclusions/Required: None



**Asset No 10476001790
1771 Fish Hawk Road
Franklin, NC 28734**

**Inquiry Number: 3639539.1
June 20, 2013**

The EDR Chain of Title Report

EDR Chain of Title

The EDR Chain of Title Report tracks a line of successive owners from the present back to 1940 of a particular parcel of property, linked together by recorded transactions which pass title. Available nationwide, this report provides a summary of a property's ownership history and is a valuable source for determining the prior uses of a property

A network of professional abstractors following established procedures, uses client supplied address information to locate:

- Historical Chain of Title research
- Leases and Miscellaneous

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Chain of Title

TARGET PROPERTY INFORMATION

ADDRESS

Asset No 10476001790
1771 Fish Hawk Road
Franklin, NC 28734

Research Source

Source 1: Macon County Recorder of Deeds

Source 2: N/A

Examiner's Note: Public records of Macon County, NC were searched from January 1, 1940 to June 6, 2013, and no other deeds vesting title in the subject property were found of record during the period searched.

PROPERTY DESCRIPTION

Current Owner: Douglas County Bank

Legal Description: See Deed Attached

Property Identifiers: APN: 7512007859

General Comments: N/A

HISTORICAL CHAIN OF TITLE

See Exhibit "A"

LEASES AND MISCELLANEOUS

No liens were found of record searching back during the time period of the attached chain. See attached deed for any restrictions , AUL's, amendments, leases or agreements.

EDR Chain of Title

Chain of Title

Exhibit “A”

EDR Chain of Title

HISTORICAL CHAIN OF TITLE

Chain 1

Type of Deed: Deed
Title is vested in: Douglas County Bank
Title received from: Joseph E Collins/ L & E bell Family Partnership LLC
Date Executed: July 21, 2008
Date Recorded: July 28, 2008
Book:
Page:
Volume:
Instrument #: 2008006983
Docket:

Land Record Comments: N/A

Chain 2

Type of Deed: Deed
Title is vested in: L & E Bell Family Partnership LLC
Title received from: Esther D Bell, wife of Lamar A Bell
Date Executed: May 14, 1999
Date Recorded: May 18, 1999
Book: H-23
Page: 461
Volume:
Instrument #:
Docket:

Land Record Comments: N/A

Chain 3

Type of Deed: Deed
Title is vested in: L & E Bell Family Partnership LLC
Title received from: Lamar A Bell
Date Executed: December 31, 1996
Date Recorded: January 14, 1997
Book: T-21
Page: 1293
Volume:
Instrument #:
Docket:

Land Record Comments: N/A

EDR Chain of Title

Chain 4

Type of Deed: Deed
Title is vested in: Lamar A Bell
Title received from: Wilbur H Bates and Mary Ellen Bates
Date Recorded: May 3, 1996
Date Executed: March 21, 1996

Book: J-21
Page: 683
Volume:
Instrument #:
Docket:

Land Record Comments: N/A

Chain 5

Type of Deed: Deed
Title is vested in: Wilbur H Bates and Mary Ellen Bates
Title received from: Daniel Harden and Emily Harden
Date Executed: June 30, 1989
Date Recorded: July 1, 1989

Book: J-18
Page: 357
Volume:
Instrument #:
Docket:

Land Record Comments: N/A

Chain 6

Type of Deed: Deed
Title is vested in: Daniel Harden and Emily Harden
Title received from: Gene Van Aernam and Mary Ann Van Aernam
Date Executed: February 23, 1983
Date Recorded: February 24, 1983

Book: X-16
Page: 361
Volume:
Instrument #:
Docket:

Land Record Comments: N/A

EDR Chain of Title

Chain 7

Type of Deed: Deed
Title is vested in: Gene Van Aernam and Mary Ann Van Aernam
Title received from: Wayne Sheffield and Mary Sheffield
Date Executed: September 28, 1981
Date Recorded: September 29, 1981
Book: F-14
Page: 3
Volume:
Instrument #:
Docket:

Land Record Comments: N/A

Chain 8

Type of Deed: Deed
Title is vested in: Wayne Sheffield and Mary Sheffield
Title received from: L Stephen Foster and John W Beasley
Date Executed: February 21, 1980
Date Recorded: February 22, 1980
Book: G-13
Page: 63
Volume:
Instrument #:
Docket:

Land Record Comments: N/A

Chain 9

Type of Deed: Deed
Title is vested in: L Stephen Foster and John W Beasley
Title received from: Lenvil H Dicks
Date Executed: May 18, 1980
Date Recorded: May 20, 1980
Book: E-13
Page: 66
Volume:
Instrument #:
Docket:

Land Record Comments: N/A

EDR Chain of Title

Chain 10

Type of Deed: Deed
Title is vested in: Lenvil H Dicks
Title received from: Wilbur H Bates and Mary Ellen Bates
Date Executed: October 16, 1978
Date Recorded: October 17, 1978
Book: C-12
Page: 119
Volume:
Instrument #:
Docket:

Land Record Comments: N/A

Chain 11

Type of Deed: Deed
Title is vested in: Wilbur H Bates and Mary Ellen Bates
Title received from: Evelyn M Glover, Sidney M Hatcher, and Rebecca S Hatcher
Date Executed: September 13, 1977
Date Recorded: November 22, 1977
Book: U-11
Page: 195
Volume:
Instrument #:
Docket:

Land Record Comments: N/A

Chain 12

Type of Deed: Deed
Title is vested in: Evelyn M Glover, Sidney M Hatcher, and Rebecca S Hatcher
Title received from: Roy Hatcher
Date Executed: February 16, 1963
Date Recorded: February 17, 1963
Book: P-12
Page: 289
Volume:
Instrument #:
Docket:

Land Record Comments: N/A

EDR Chain of Title

Chain 13

Type of Deed: Deed
Title is vested in: Roy Hatcher
Title received from: Velma E Roberts
Date Executed: March 17, 1939
Date Recorded: March 19, 1939
Book: L-10
Page: 98
Volume:
Instrument #:
Docket:

Land Record Comments: N/A

EDR Chain of Title

DEED EXHIBIT



2008006983

MACON CO, NC FEE \$20.00
PRESENTED & RECORDED

07-28-2008 03:40:37 PM

TODD RABY
REGISTER OF DEEDS
BY JESSE R BIRCHARD
ASSISTANT

BK: CRP L-32

PG: 1977-1979

DEED IN LIEU OF FORECLOSURE

This instrument prepared by:
Please return to:

Joseph M. Collins
COLLINS & HENSLEY, P.A.
217 Iotla Street
Franklin, North Carolina 28734

Grantees' permanent address:

PO Box 489
Douglasville, GA 30133



Parcel No.

04-35017

STATE OF NORTH CAROLINA
COUNTY OF MACON

This DEED IN LIEU OF FORECLOSURE, made this the 21 day of July, 2008, by and between **L & E BELL FAMILY PARTNERSHIP, L.P., a Georgia Limited Partnership, by LAMAR A. BELL and ESTHER D. BELL, Partners, Grantors, and DOUGLAS COUNTY BANK, a Georgia corporation, Grantee;** whether one or more; the neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa;

WHEREAS, L & E Bell Family Partnership, L.P., is the owner of a certain tract or parcel of land located in Sugarfork Township, Macon County, North Carolina, said property being described in that deed recorded in Deed Book J-21, Pages 683-684, Macon County Land Registry; and

WHEREAS, L & E Bell Family Partnership, L.P., caused to be executed a certain Note and Deed of Trust and conveyed said land to Joseph M. Collins, Trustee for the benefit of the Grantee herein, which Deed of Trust is recorded in Deed Book X-28, Pages 2061-2064, Macon County Land Registry; and

WHEREAS, the Grantors herein have ceased to make payments on the Note and Deed of Trust, and the Grantee has declared the entire amount owing on said Note and Deed of Trust due and payable; and

WHEREAS, the Grantee, in lieu of foreclosure of said Deed of Trust, have agreed to accept a Deed in Lieu of Foreclosure from the Grantors, provided the Grantors can convey good and

marketable title to said property free and clear of encumbrances, and the Grantors agree to execute and deliver said Deed.

NOW THEREFORE, the said Grantors, in consideration of the premises and of Ten Dollars and Other Valuable Consideration (\$10.00 OVC), the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell, and convey unto the Grantee, in fee simple, a certain tract or parcel of land in Sugarfork Township, Macon County, North Carolina, being more particularly described as follows:

Being all of the same lands, easements, privileges and appurtenances as are described in and conveyed by that deed dated 21 March 1996, from Wilbur H. Bates and wife, Mary Ellen Bates, to Lamar A. Bell, as recorded in Deed Book J-21, Pages 683-684, Macon County Land Registry, to which reference is hereby made for a more complete description.

FOR FURTHER REFERENCE see Deed Book T-21, Pages 1293-1294, and Deed Book H-23, Pages 461-462, Macon County Land Registry.

1. This deed is a Deed in Lieu of Foreclosure of the deed of trust recorded in Book X-28, pages 2061-2064, Macon County Land Registry.
2. The Grantors forever release, remise and quitclaim to the Grantee, her heirs and assigns, any right of equity of redemption under the terms of said deed of trust.
3. The Grantors agree that there are no side agreements, oral or written, recorded or unrecorded, which would allow the Grantors to repurchase the property described in said deed of trust from the Grantee, her heirs or assigns.
4. The Grantors surrender possession of the property described in said deed of trust to the Grantee, her heirs and assigns.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereunto appertaining, unto the Grantee, and her heirs, successors, and assigns, to her only use and behoof, in fee simple forever. And the Grantors covenant with Grantee, her heirs, successors, and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantors have set their hands and seals, the day and year first
above written.

L & E BELL FAMILY PARTNERSHIP, L.P.

Lamar A. Bell (SEAL)
By: LAMAR A. BELL, Partner

Esther D. Bell (SEAL)
By: ESTHER D. BELL, Partner

STATE OF Georgia
COUNTY OF Carroll

I, a Notary Public of the County and State aforesaid, certify that LAMAR A. BELL and ESTHER D. BELL, Partners of L & E BELL FAMILY PARTNERSHIP, L.P., personally appeared before me this day, and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21 day of July, 2008.

(SEAL)



Karon Rooks
Notary Public
My Commission Expires: 05/15/2011

Asset No. 10476001790

1771 FISH HAWK ROAD
Franklin, NC 28734

Inquiry Number: 3639539.2
June 19, 2013

EDR Environmental Lien and AUL Search

EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

1771 FISH HAWK ROAD
Asset No. 10476001790
Franklin, NC 28734

RESEARCH SOURCE

Source 1:

Macon Register of Deeds
Macon, NC

PROPERTY INFORMATION

Deed 1:

Type of Deed:	Deed in Lieu of Foreclosure
Title is vested in:	Douglas County Bank
Title received from:	L & E Bell Family Partnership, L.P.
Deed Dated	7/21/2008
Deed Recorded:	7/28/2008
Book:	L-32
Page:	1977
Volume:	NA
Instrument:	NA
Docket:	NA
Land Record Comments:	
Miscellaneous Comments:	

Legal Description: see exhibit

Legal Current Owner: Douglas County Bank

Parcel # / Property Identifier: 7512007859

Comments: see exhibit

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found ☐ Not Found ☒

Deed Exhibit 1



2008006983

MACON CO, NC FEE \$20.00

PRESENTED & RECORDED

07-28-2008 03:40:37 PM

TODD RABY

REGISTER OF DEEDS
BY: JESSE R BIRCHARD
ASSISTANT

BK: CRP L-32

PG: 1977-1979

DEED IN LIEU OF FORECLOSURE

This instrument prepared by: Joseph M. Collins
Please return to: COLLINS & HENSLEY, P.A.
217 Iotla Street
Franklin, North Carolina 28734

Grantees' permanent address: PO Box 489
Douglasville, GA 30133

Parcel No. 04-35017



STATE OF NORTH CAROLINA
COUNTY OF MACON

This DEED IN LIEU OF FORECLOSURE, made this the 21 day of July, 2008, by and between **L & E BELL FAMILY PARTNERSHIP, L.P., a Georgia Limited Partnership, by LAMAR A. BELL and ESTHER D. BELL, Partners, Grantors, and DOUGLAS COUNTY BANK, a Georgia corporation, Grantee;** whether one or more; the neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa;

WHEREAS, L & E Bell Family Partnership, L.P., is the owner of a certain tract or parcel of land located in Sugarfork Township, Macon County, North Carolina, said property being described in that deed recorded in Deed Book J-21, Pages 683-684, Macon County Land Registry; and

WHEREAS, L & E Bell Family Partnership, L.P., caused to be executed a certain Note and Deed of Trust and conveyed said land to Joseph M. Collins, Trustee for the benefit of the Grantee herein, which Deed of Trust is recorded in Deed Book X-28, Pages 2061-2064, Macon County Land Registry; and

WHEREAS, the Grantors herein have ceased to make payments on the Note and Deed of Trust, and the Grantee has declared the entire amount owing on said Note and Deed of Trust due and payable; and

WHEREAS, the Grantee, in lieu of foreclosure of said Deed of Trust, have agreed to accept a Deed in Lieu of Foreclosure from the Grantors, provided the Grantors can convey good and

marketable title to said property free and clear of encumbrances, and the Grantors agree to execute and deliver said Deed.

NOW THEREFORE, the said Grantors, in consideration of the premises and of Ten Dollars and Other Valuable Consideration (\$10.00 OVC), the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell, and convey unto the Grantee, in fee simple, a certain tract or parcel of land in Sugarfork Township, Macon County, North Carolina, being more particularly described as follows:

Being all of the same lands, easements, privileges and appurtenances as are described in and conveyed by that deed dated 21 March 1996, from Wilbur H. Bates and wife, Mary Ellen Bates, to Lamar A. Bell, as recorded in Deed Book J-21, Pages 683-684, Macon County Land Registry, to which reference is hereby made for a more complete description.

FOR FURTHER REFERENCE see Deed Book T-21, Pages 1293-1294, and Deed Book H-23, Pages 461-462, Macon County Land Registry.

1. This deed is a Deed in Lieu of Foreclosure of the deed of trust recorded in Book X-28, pages 2061-2064, Macon County Land Registry.
2. The Grantors forever release, remise and quitclaim to the Grantee, her heirs and assigns, any right of equity of redemption under the terms of said deed of trust.
3. The Grantors agree that there are no side agreements, oral or written, recorded or unrecorded, which would allow the Grantors to repurchase the property described in said deed of trust from the Grantee, her heirs or assigns.
4. The Grantors surrender possession of the property described in said deed of trust to the Grantee, her heirs and assigns.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereunto appertaining, unto the Grantee, and her heirs, successors, and assigns, to her only use and behoof, in fee simple forever. And the Grantors covenant with Grantee, her heirs, successors, and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantors have set their hands and seals, the day and year first
above written.

L & E BELL FAMILY PARTNERSHIP, L.P.

Lamar A. Bell (SEAL)
By: LAMAR A. BELL, Partner

Esther D. Bell (SEAL)
By: ESTHER D. BELL, Partner

STATE OF Georgia
COUNTY OF Carroll

I, a Notary Public of the County and State aforesaid, certify that LAMAR A. BELL and ESTHER D. BELL, Partners of L & E BELL FAMILY PARTNERSHIP, L.P., personally appeared before me this day, and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21 day of July, 2008.

(SEAL)

Karon Rooks
Notary Public
My Commission Expires: 05/15/2011



APPENDIX C: REGULATORY DATABASE REPORT

Asset No. 10476001790

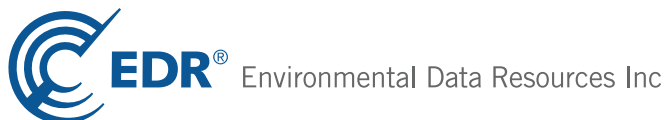
1771 FISH HAWK ROAD

Franklin, NC 28734

Inquiry Number: 3636808.2s

June 14, 2013

The EDR Radius Map™ Report



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1771 FISH HAWK ROAD
FRANKLIN, NC 28734

COORDINATES

Latitude (North):	35.1036000 - 35° 6' 12.96"
Longitude (West):	83.3161000 - 83° 18' 57.96"
Universal Transverse Mercator:	Zone 17
UTM X (Meters):	288894.2
UTM Y (Meters):	3886788.5
Elevation:	3985 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	35083-A3 SCALY MOUNTAIN, NC
Most Recent Revision:	1979

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2012
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
LUCIS..... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

NC HSDS..... Hazardous Substance Disposal Site

State- and tribal - equivalent CERCLIS

SHWS..... Inactive Hazardous Sites Inventory

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... List of Solid Waste Facilities
OLI..... Old Landfill Inventory

State and tribal leaking storage tank lists

LUST..... Regional UST Database

EXECUTIVE SUMMARY

LUST TRUST..... State Trust Fund Database
LAST..... Leaking Aboveground Storage Tanks
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST..... Petroleum Underground Storage Tank Database
AST..... AST Database
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

INST CONTROL..... No Further Action Sites With Land Use Restrictions Monitoring

State and tribal voluntary cleanup sites

VCP..... Responsible Party Voluntary Action Sites
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Projects Inventory

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
HIST LF..... Solid Waste Facility Listing
SWRCY..... Recycling Center Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
IMD..... Incident Management Database
SPILLS 90..... SPILLS 90 data from FirstSearch
SPILLS 80..... SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators

EXECUTIVE SUMMARY

DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
US MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
UIC.....	Underground Injection Wells Listing
DRYCLEANERS.....	Drycleaning Sites
NPDES.....	NPDES Facility Location Listing
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
PRP.....	Potentially Responsible Parties
2020 COR ACTION.....	2020 Corrective Action Program List
EPA WATCH LIST.....	EPA WATCH LIST
US FIN ASSUR.....	Financial Assurance Information
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH.....	Coal Ash Disposal Sites
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
Financial Assurance.....	Financial Assurance Information Listing
LEAD SMELTERS.....	Lead Smelter Sites

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR US Hist Auto Stat.....	EDR Exclusive Historic Gas Stations
EDR US Hist Cleaners.....	EDR Exclusive Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

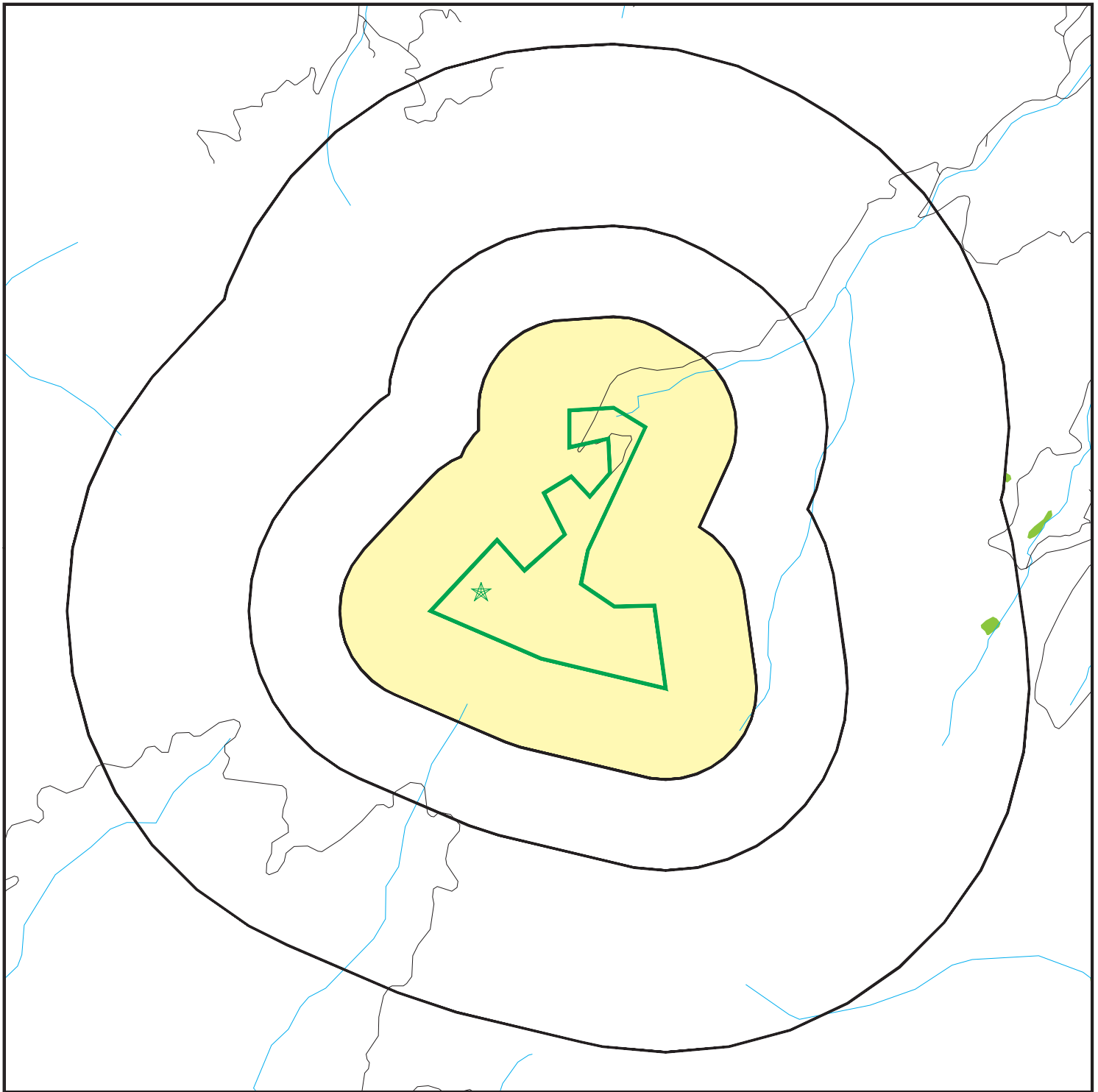
Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 15 records.

<u>Site Name</u>	<u>Database(s)</u>
BASSETT WALKER FRANKLIN	UST, Financial Assurance
MACON COUNTY COMPOST FACILITY	SWF/LF, HIST LF
FRANKLIN QUARRY-NCDOT-SITE #15	SHWS, IMD
FRANKLIN QUARRY	IMD, LUST
NCDOT/SANDERS FLOWER BEDS	IMD, LUST
BREEDLOVE'S 66	UST
MACON COUNTY RECREATION PARK	UST
FRANKLIN WILDLIFE MANAGEMENT	UST
FORMER PINES QUIK STOP	UST
STAMEY'S GROCERY	UST
FORMER LULA S MOORE PROPERTY	UST
SAM HENDERSON'S TEXACO	UST
DON'S TEXACO STATION	UST
MOUNTAIN ENERGY NO.1	FINDS
DONS TEXACO	IMD

OVERVIEW MAP - 3636808.2s



 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants

 National Priority List Sites

 Dept. Defense Sites

 Indian Reservations BIA

 Oil & Gas pipelines from USGS

 100-year flood zone

 500-year flood zone

 National Wetland Inventory

 State Wetlands

 Hazardous Substance Disposal Sites

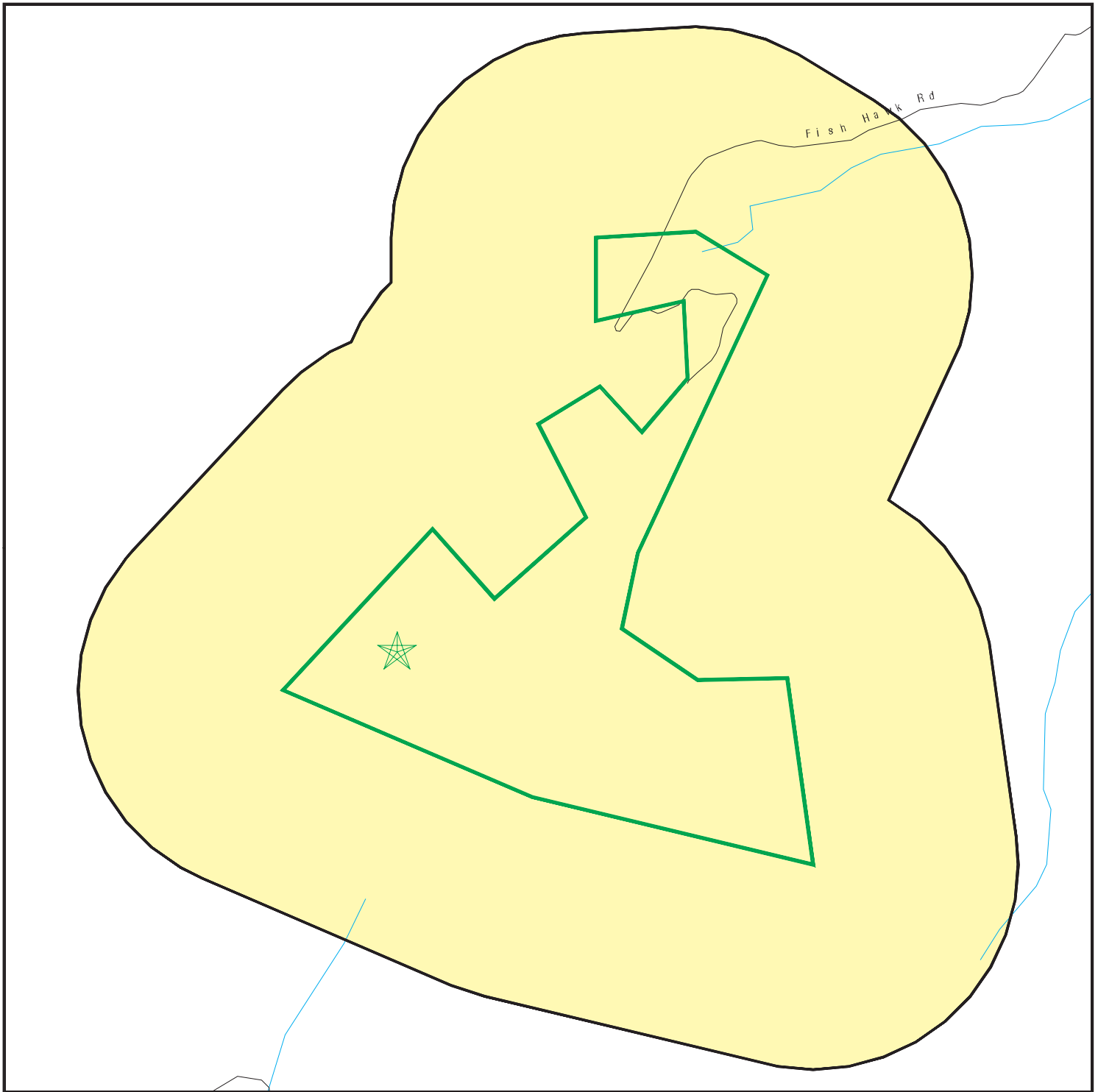


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Asset No. 10476001790
ADDRESS: 1771 FISH HAWK ROAD
Franklin NC 28734
LAT/LONG: 35.1036 / 83.3161

CLIENT: Partner Engineering and Science, Inc.
CONTACT: Angie Lessire
INQUIRY #: 3636808.2s
DATE: June 14, 2013 1:17 pm

DETAIL MAP - 3636808.2s



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

0 1/8 1/4 1/2 Miles

-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone

-  Hazardous Substance Disposal Sites



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Asset No. 10476001790
 ADDRESS: 1771 FISH HAWK ROAD
 Franklin NC 28734
 LAT/LONG: 35.1036 / 83.3161

CLIENT: Partner Engineering and Science, Inc.
 CONTACT: Angie Lessire
 INQUIRY #: 3636808.2s
 DATE: June 14, 2013 1:22 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
NC HSDS	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
OLI	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST TRUST	0.500		0	0	0	NR	NR	0
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
IMD	0.500		0	0	0	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
SPILLS 80	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO SITES FOUND

Count: 15 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
FRANKLIN	U001197007	BREEDLOVE'S 66	HWY 107	28734	UST
FRANKLIN	S106021257	MACON COUNTY COMPOST FACILITY	HC 1324		SWF/LF, HIST LF
FRANKLIN	U001206622	MACON COUNTY RECREATION PARK	HWY 441	28734	UST
FRANKLIN	U003138121	BASSETT WALKER FRANKLIN	HWY 441 S	28734	UST, Financial Assurance
FRANKLIN	S105437504	FRANKLIN QUARRY	HWY 64 WESTATDOGWOOD LN		IMD, LUST
FRANKLIN	S103131388	FRANKLIN QUARRY-NCDOT-SITE #15	HWY 64		SHWS, IMD
FRANKLIN	1012291658	MOUNTAIN ENERGY NO.1	917 GEORGIA RAOD	28734	FINDS
FRANKLIN	U001204979	FRANKLIN WILDLIFE MANAGEMENT	OLD US HWY 64	28734	UST
FRANKLIN	U003295400	FORMER PINES QUIK STOP	USHY 1		UST
FRANKLIN	U003138577	STAMEY'S GROCERY	USHY 441 S	28734	UST
FRANKLIN	U003295398	FORMER LULA S MOORE PROPERTY	USHY 1		UST
FRANKLIN	U001195453	SAM HENDERSON'S TEXACO	USHY 441 S	28734	UST
FRANKLIN	U001195457	DON'S TEXACO STATION	USHY 64 & 441ST	28734	UST
FRANKLIN	S105893149	NCDOT/SANDERS FLOWER BEDS	USHY 441 BYPASSATPALMER & MAI		IMD, LUST
FRANKLIN	S105764129	DONS TEXACO	USHY 64 AND 441		IMD

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 05/09/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 05/09/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 05/09/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/04/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: 703-412-9810
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 05/29/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 09/09/2013
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/09/2012	Telephone: 703-603-8704
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 04/10/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/05/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: 703-412-9810
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 05/29/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 05/09/2013
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/21/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 6

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/02/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 05/02/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 05/02/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 05/02/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 05/02/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/14/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/29/2013	Telephone: 703-603-0695
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 06/10/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 09/23/2013
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/14/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/29/2013	Telephone: 703-603-0695
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 06/10/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 09/23/2013
	Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 05/20/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 09/02/2013
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2012	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/17/2013	Telephone: 202-267-2180
Date Made Active in Reports: 02/15/2013	Last EDR Contact: 04/02/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Annually

State- and tribal - equivalent NPL

HSDS: Hazardous Substance Disposal Site

Locations of uncontrolled and unregulated hazardous waste sites. The file includes sites on the National Priority List as well as those on the state priority list.

Date of Government Version: 08/09/2011	Source: North Carolina Center for Geographic Information and Analysis
Date Data Arrived at EDR: 11/08/2011	Telephone: 919-754-6580
Date Made Active in Reports: 12/05/2011	Last EDR Contact: 05/03/2013
Number of Days to Update: 27	Next Scheduled EDR Contact: 08/19/2013
	Data Release Frequency: Biennially

State- and tribal - equivalent CERCLIS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SHWS: Inactive Hazardous Sites Inventory

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 01/15/2013
Date Data Arrived at EDR: 03/20/2013
Date Made Active in Reports: 03/28/2013
Number of Days to Update: 8

Source: Department of Environment, Health and Natural Resources
Telephone: 919-508-8400
Last EDR Contact: 03/20/2013
Next Scheduled EDR Contact: 07/01/2013
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: List of Solid Waste Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 04/01/2013
Date Data Arrived at EDR: 04/02/2013
Date Made Active in Reports: 05/09/2013
Number of Days to Update: 37

Source: Department of Environment and Natural Resources
Telephone: 919-733-0692
Last EDR Contact: 04/02/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Semi-Annually

OLI: Old Landfill Inventory

Old landfill inventory location information. (Does not include no further action sites and other agency lead sites).

Date of Government Version: 04/05/2013
Date Data Arrived at EDR: 04/18/2013
Date Made Active in Reports: 05/09/2013
Number of Days to Update: 21

Source: Department of Environment & Natural Resources
Telephone: 919-733-4996
Last EDR Contact: 04/16/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: Varies

State and tribal leaking storage tank lists

LUST: Regional UST Database

This database contains information obtained from the Regional Offices. It provides a more detailed explanation of current and historic activity for individual sites, as well as what was previously found in the Incident Management Database. Sites in this database with Incident Numbers are considered LUSTs.

Date of Government Version: 02/08/2013
Date Data Arrived at EDR: 02/13/2013
Date Made Active in Reports: 04/02/2013
Number of Days to Update: 48

Source: Department of Environment and Natural Resources
Telephone: 919-733-1308
Last EDR Contact: 05/16/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Quarterly

LUST TRUST: State Trust Fund Database

This database contains information about claims against the State Trust Funds for reimbursements for expenses incurred while remediating Leaking USTs.

Date of Government Version: 04/03/2013
Date Data Arrived at EDR: 04/17/2013
Date Made Active in Reports: 05/09/2013
Number of Days to Update: 22

Source: Department of Environment and Natural Resources
Telephone: 919-733-1315
Last EDR Contact: 10/17/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LAST: Leaking Aboveground Storage Tanks

A listing of leaking aboveground storage tank site locations.

Date of Government Version: 02/08/2013
Date Data Arrived at EDR: 02/13/2013
Date Made Active in Reports: 03/28/2013
Number of Days to Update: 43

Source: Department of Environment & Natural Resources
Telephone: 877-623-6748
Last EDR Contact: 05/16/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013
Date Data Arrived at EDR: 03/01/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012
Date Data Arrived at EDR: 08/28/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 49

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 02/28/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 43

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 59

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 02/08/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/28/2012
Date Data Arrived at EDR: 11/01/2012
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 162

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/01/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/05/2013	Source: EPA Region 10
Date Data Arrived at EDR: 02/06/2013	Telephone: 206-553-2857
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 65	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Petroleum Underground Storage Tank Database

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/12/2013	Source: Department of Environment and Natural Resources
Date Data Arrived at EDR: 02/13/2013	Telephone: 919-733-1308
Date Made Active in Reports: 04/02/2013	Last EDR Contact: 05/16/2013
Number of Days to Update: 48	Next Scheduled EDR Contact: 08/26/2013
	Data Release Frequency: Quarterly

AST: AST Database

Facilities with aboveground storage tanks that have a capacity greater than 21,000 gallons.

Date of Government Version: 03/25/2013	Source: Department of Environment and Natural Resources
Date Data Arrived at EDR: 03/25/2013	Telephone: 919-715-6183
Date Made Active in Reports: 04/02/2013	Last EDR Contact: 03/25/2013
Number of Days to Update: 8	Next Scheduled EDR Contact: 07/08/2013
	Data Release Frequency: Semi-Annually

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011	Source: EPA Region 6
Date Data Arrived at EDR: 05/11/2011	Telephone: 214-665-7591
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 04/29/2013
Number of Days to Update: 34	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 12/31/2012	Source: EPA Region 7
Date Data Arrived at EDR: 02/28/2013	Telephone: 913-551-7003
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 43	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6137
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 04/29/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 02/21/2013	Source: EPA Region 9
Date Data Arrived at EDR: 02/26/2013	Telephone: 415-972-3368
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/28/2012	Source: EPA, Region 1
Date Data Arrived at EDR: 11/07/2012	Telephone: 617-918-1313
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 156	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 02/06/2013	Source: EPA Region 4
Date Data Arrived at EDR: 02/08/2013	Telephone: 404-562-9424
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 08/02/2012	Source: EPA Region 5
Date Data Arrived at EDR: 08/03/2012	Telephone: 312-886-6136
Date Made Active in Reports: 11/05/2012	Last EDR Contact: 04/29/2013
Number of Days to Update: 94	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/05/2013	Source: EPA Region 10
Date Data Arrived at EDR: 02/06/2013	Telephone: 206-553-2857
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 65	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 04/18/2013
Number of Days to Update: 55	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal institutional control / engineering control registries

INST CONTROL: No Further Action Sites With Land Use Restrictions Monitoring

A land use restricted site is a property where there are limits or requirements on future use of the property due to varying levels of cleanup possible, practical, or necessary at the site.

Date of Government Version: 01/15/2013
Date Data Arrived at EDR: 03/20/2013
Date Made Active in Reports: 03/28/2013
Number of Days to Update: 8

Source: Department of Environment, Health and Natural Resources
Telephone: 919-508-8400
Last EDR Contact: 12/17/2110
Next Scheduled EDR Contact: 07/01/2013
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/28/2012
Date Data Arrived at EDR: 10/02/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 14

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/05/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Responsible Party Voluntary Action Sites

Responsible Party Voluntary Action site locations.

Date of Government Version: 01/15/2013
Date Data Arrived at EDR: 03/20/2013
Date Made Active in Reports: 03/28/2013
Number of Days to Update: 8

Source: Department of Environment and Natural Resources
Telephone: 919-508-8400
Last EDR Contact: 03/20/2013
Next Scheduled EDR Contact: 07/01/2013
Data Release Frequency: Semi-Annually

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Projects Inventory

A brownfield site is an abandoned, idled, or underused property where the threat of environmental contamination has hindered its redevelopment. All of the sites in the inventory are working toward a brownfield agreement for cleanup and liability control.

Date of Government Version: 04/04/2013
Date Data Arrived at EDR: 04/10/2013
Date Made Active in Reports: 05/23/2013
Number of Days to Update: 43

Source: Department of Environment and Natural Resources
Telephone: 919-733-4996
Last EDR Contact: 04/10/2013
Next Scheduled EDR Contact: 07/22/2013
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 12/11/2012
Date Made Active in Reports: 12/20/2012
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/26/2013
Next Scheduled EDR Contact: 07/08/2013
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: No Update Planned

HIST LF: Solid Waste Facility Listing

A listing of solid waste facilities.

Date of Government Version: 11/06/2006
Date Data Arrived at EDR: 02/13/2007
Date Made Active in Reports: 03/02/2007
Number of Days to Update: 17

Source: Department of Environment & Natural Resources
Telephone: 919-733-0692
Last EDR Contact: 01/19/2009
Next Scheduled EDR Contact: 04/19/2009
Data Release Frequency: Quarterly

SWRCY: Recycling Center Listing

A listing of recycling center locations.

Date of Government Version: 08/06/2012
Date Data Arrived at EDR: 08/08/2012
Date Made Active in Reports: 09/13/2012
Number of Days to Update: 36

Source: Department of Environment & Natural Resources
Telephone: 919-707-8137
Last EDR Contact: 06/14/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 05/03/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/04/2013
Date Data Arrived at EDR: 03/12/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 59

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/03/2013
Next Scheduled EDR Contact: 09/16/2013
Data Release Frequency: Quarterly

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 04/25/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 55

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 04/02/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Annually

IMD: Incident Management Database

Groundwater and/or soil contamination incidents

Date of Government Version: 07/21/2006
Date Data Arrived at EDR: 08/01/2006
Date Made Active in Reports: 08/23/2006
Number of Days to Update: 22

Source: Department of Environment and Natural Resources
Telephone: 919-733-3221
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 06/14/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 09/27/2012

Date Data Arrived at EDR: 01/03/2013

Date Made Active in Reports: 03/06/2013

Number of Days to Update: 62

Source: FirstSearch

Telephone: N/A

Last EDR Contact: 01/03/2013

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/12/2013

Date Data Arrived at EDR: 02/15/2013

Date Made Active in Reports: 02/27/2013

Number of Days to Update: 12

Source: Environmental Protection Agency

Telephone: (404) 562-8651

Last EDR Contact: 05/02/2013

Next Scheduled EDR Contact: 07/15/2013

Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012

Date Data Arrived at EDR: 08/07/2012

Date Made Active in Reports: 09/18/2012

Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety

Telephone: 202-366-4595

Last EDR Contact: 05/07/2013

Next Scheduled EDR Contact: 08/19/2013

Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005

Date Data Arrived at EDR: 11/10/2006

Date Made Active in Reports: 01/11/2007

Number of Days to Update: 62

Source: USGS

Telephone: 888-275-8747

Last EDR Contact: 04/19/2013

Next Scheduled EDR Contact: 07/29/2013

Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2011

Date Data Arrived at EDR: 02/26/2013

Date Made Active in Reports: 03/13/2013

Number of Days to Update: 15

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285

Last EDR Contact: 06/10/2013

Next Scheduled EDR Contact: 09/23/2013

Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 01/15/2013
Date Made Active in Reports: 03/13/2013
Number of Days to Update: 57

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/01/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/18/2012
Date Data Arrived at EDR: 03/13/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/11/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/05/2013
Date Data Arrived at EDR: 04/18/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 22

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/04/2013
Next Scheduled EDR Contact: 09/16/2013
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 09/01/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 131

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/29/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/28/2013
Next Scheduled EDR Contact: 07/08/2013
Data Release Frequency: Every 4 Years

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/20/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/10/2011	Telephone: 202-564-5088
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 04/15/2013
Number of Days to Update: 61	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2012	Source: EPA
Date Data Arrived at EDR: 01/16/2013	Telephone: 202-566-0500
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 04/19/2013
Number of Days to Update: 114	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/21/2011	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 07/15/2011	Telephone: 301-415-7169
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 06/10/2013
Number of Days to Update: 60	Next Scheduled EDR Contact: 09/23/2013
	Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/09/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/11/2013	Telephone: 202-343-9775
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 04/11/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/23/2011	Source: EPA
Date Data Arrived at EDR: 12/13/2011	Telephone: (404) 562-9900
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 06/13/2013
Number of Days to Update: 79	Next Scheduled EDR Contact: 09/23/2013
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/08/2012
Date Data Arrived at EDR: 05/25/2012
Date Made Active in Reports: 07/10/2012
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/30/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Biennially

UIC: Underground Injection Wells Listing

A listing of underground injection wells locations.

Date of Government Version: 02/11/2013
Date Data Arrived at EDR: 02/12/2013
Date Made Active in Reports: 03/28/2013
Number of Days to Update: 44

Source: Department of Environment & Natural Resources
Telephone: 919-807-6412
Last EDR Contact: 05/13/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Sites

Potential and known drycleaning sites, active and abandoned, that the Drycleaning Solvent Cleanup Program has knowledge of and entered into this database.

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 03/26/2013
Date Made Active in Reports: 05/09/2013
Number of Days to Update: 44

Source: Department of Environment & Natural Resources
Telephone: 919-508-8400
Last EDR Contact: 03/26/2013
Next Scheduled EDR Contact: 07/08/2013
Data Release Frequency: Varies

NPDES: NPDES Facility Location Listing

General information regarding NPDES(National Pollutant Discharge Elimination System) permits.

Date of Government Version: 02/08/2013
Date Data Arrived at EDR: 04/09/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 10

Source: Department of Environment & Natural Resources
Telephone: 919-733-7015
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/19/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/06/2013
Next Scheduled EDR Contact: 08/05/2013
Data Release Frequency: Varies

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 01/23/2013
Date Data Arrived at EDR: 01/30/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 04/01/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Annually

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 01/23/2013
Date Data Arrived at EDR: 01/30/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 04/01/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Annually

COAL ASH: Coal Ash Disposal Sites

A listing of coal combustion products distribution permits issued by the Division for the treatment, storage, transportation, use and disposal of coal combustion products.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 08/04/2009
Date Made Active in Reports: 08/17/2009
Number of Days to Update: 13

Source: Department of Environment & Natural Resources
Telephone: 919-807-6359
Last EDR Contact: 05/06/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Varies

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/02/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/13/2013
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 04/04/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/18/2012	Telephone: 703-308-4044
Date Made Active in Reports: 05/25/2012	Last EDR Contact: 05/17/2013
Number of Days to Update: 7	Next Scheduled EDR Contact: 08/26/2013
	Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/29/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/14/2013	Telephone: 703-603-8787
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 04/08/2013
Number of Days to Update: 13	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Varies

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 12/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/18/2013	Telephone: 617-520-3000
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 05/10/2013
Number of Days to Update: 81	Next Scheduled EDR Contact: 08/26/2013
	Data Release Frequency: Quarterly

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/04/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/15/2013	Telephone: 202-566-1917
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 05/20/2013
Number of Days to Update: 56	Next Scheduled EDR Contact: 09/02/2013
	Data Release Frequency: Quarterly

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/19/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: N/A

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/03/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 04/18/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

Information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 10/02/2012
Date Data Arrived at EDR: 10/03/2012
Date Made Active in Reports: 10/26/2012
Number of Days to Update: 23

Source: Department of Environmental & Natural Resources
Telephone: 919-508-8496
Last EDR Contact: 04/01/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/14/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 09/23/2011
Date Data Arrived at EDR: 10/06/2011
Date Made Active in Reports: 11/01/2011
Number of Days to Update: 26

Source: Department of Environment & Natural Resources
Telephone: 919-733-1322
Last EDR Contact: 05/16/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Quarterly

Financial Assurance 3: Financial Assurance Information

Hazardous waste financial assurance information.

Date of Government Version: 09/30/2012
Date Data Arrived at EDR: 10/19/2012
Date Made Active in Reports: 11/29/2012
Number of Days to Update: 41

Source: Department of Environment & Natural Resources
Telephone: 919-707-8222
Last EDR Contact: 06/13/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Auto Stat: EDR Proprietary Historic Gas Stations - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR US Hist Cleaners: EDR Proprietary Historic Dry Cleaners - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 02/18/2013
Date Data Arrived at EDR: 02/18/2013
Date Made Active in Reports: 03/21/2013
Number of Days to Update: 31

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/21/2013
Next Scheduled EDR Contact: 09/02/2013
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/19/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 02/07/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 36

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/09/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/23/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 57

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/23/2013
Next Scheduled EDR Contact: 08/05/2013
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 06/22/2012
Date Made Active in Reports: 07/31/2012
Number of Days to Update: 39

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011

Date Data Arrived at EDR: 07/19/2012

Date Made Active in Reports: 09/27/2012

Number of Days to Update: 70

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 03/18/2013

Next Scheduled EDR Contact: 07/01/2013

Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List

Source: Department of Health & Human Services

Telephone: 919-662-4499

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Environment & Natural Resources

Telephone: 919-733-2090

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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APPENDIX D: QUALIFICATIONS/INSURANCE

Jessica Stone Gustis
Partner Associate



Education

University of Vermont, B.S. in Plant and Soil Science

Registrations

Asbestos Inspector's License for North Carolina, #12093

Summary of Professional Experience

Ms. Gustis has 9 years of experience in the environmental service industry. She has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Ms. Gustis has performed Phase I Environmental Site Assessments, Environmental Transaction Screens, Property Condition Assessments (PCAs), Small Loan PCAs, Asbestos Surveys, Lead-based Paint Surveys, Radon Studies, Mold Assessments, and Lead-in-water sampling and analysis.

Ms. Gustis has also been responsible for the technical execution of on-site soil and groundwater sampling and performed delineation of wetland areas according to United States Army Corps of Engineers guidelines including identification of wetlands plant species, soil types, and hydrology.

Finally, Ms. Gustis's diversity across residential, industrial, municipal, and commercial environments is a major contribution to Partner Engineering and Science's Associate team in the Carolinas region of the United States.



Jason Bates
Environmental Scientist



Education

Bachelor of Arts in Geography/Environmental Studies
Political Science and Environmental Systems & Society Minors
University of California – Los Angeles

Summary of Professional Experience

Mr. Bates has four years project experience in the environmental service industry conducting Phase I Environmental Site Assessments (ESAs) and Environmental Transaction Screen reports, Radon Screenings and Lead and Asbestos sampling. Mr. Bates is familiar with all aspects of Due Diligence Property Assessments and the needs and requirements of a varied number of reporting standards, including the new standard ASTM E1527-05, EPA's All Appropriate Inquiry (AAI), Fannie Mae DUS, Freddie Mac, HUD, and customized client formats and scopes.

Project experience for Mr. Bates includes:

- Phase I Environmental Assessments, Environmental Transaction Screens and other related environmental assessments for sites including apartment buildings/complexes, commercial office buildings, shopping centers, multi-tenant commercial complexes, industrial warehouses and manufacturing facilities, gas stations, dry cleaners, auto repair operations.

Mr. Bates has technical experience working for the following financial institutions:

- Bank of the West
- California Bank & Trust
- Citibank
- Wells Fargo Bank
- FDIC
- JP Morgan Chase Bank
- United Commercial Bank

Mr. Bates provides project management ensuring ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments, Limited Environmental Assessments, Environmental Transaction Analyses, Transaction Screens, and Database Reviews and is familiar with all aspects of Due Diligence Property Assessments and the needs and requirements of a varied number of reporting standards.

Jenny Redlin, REA
Principal



Education

B.S. in Biological Sciences, University of California Santa Barbara, Distinction in Major

Registrations

Registered Environmental Assessor (REA)
OSHA 40-Hour Health and Safety Training

Affiliations

Member, Environmental Bankers Association
Member, Mortgage Banker's Association
Member, All Star Group, Income Property Lending

Summary of Professional Experience

Ms. Redlin has more than 11 years of experience in the environmental consulting industry. Her background in environmental science, in addition to her knowledge of current environmental regulations, allows her to offer the most efficient and cost-effective means of regulatory compliance. Ms. Redlin has extensive experience managing all aspects of due diligence, specializing in environmental due diligence, for nationwide and local clients such as:

- Residential Developers
- Commercial Developers
- Mortgage Brokers
- Real Estate Brokers
- Individual Property Owners and Buyers
- Financial Institutions including:
 - Portfolio Lenders
 - SBA Lenders
 - HUD Lenders
 - Fannie Mae Lenders
 - Freddie Mac Lenders
 - Private Equity Funds
 - Insurance Lenders

Ms. Redlin has gained valuable knowledge and know-how from having been personally involved in the details of thousands of real estate transactions for various client types, and therefore understands the specific needs and scopes of work required for all parties involved in a transaction.

Ms. Redlin has served as an environmental scientist, project manager, or executive senior author on over 5,000 real estate transactions. Ms. Redlin's due diligence resume includes experience at all levels, advising lenders and real estate investors through the following product types:

- Phase I Environmental Site Assessments
- Phase II Subsurface Investigations
- Phase III Site Characterizations
- Remedial Cost Estimates
- Remediation Design and Implementation
- Environmental Transaction Screens
- Property Condition Assessments
- Probable Maximum Loss Assessments
- Property Condition Evaluations

Ms. Redlin has extensive experience in testing soil, soil gas, and groundwater in the context of a real estate transaction, as well as under the supervision of state and federal regulators. Among her specialties is guiding landowners and prospective purchasers through the process of selling or acquiring an environmentally challenged site.

Ms. Redlin has participated in the characterization of groundwater and soil contamination; quarterly groundwater monitoring; implementation of various systems such as soil vapor extraction systems, dual phase extraction systems, ozone sparging, air sparging, pump and treat; and soil excavation projects such as tank removals at several clean-up sites in Los Angeles and Orange County.

Real estate investors, redevelopment agencies, financial institutions, insurance lenders, and real estate equity funds have come to rely on her advice and judgment to help them with their real estate business decisions.

Ms. Redlin also has extensive experience in environmental compliance monitoring and biological consulting. She has extensive experience working as an independent contractor for and in conjunction with state and local agencies such as Santa Barbara County Parks, California Department of Fish and Game, California Public Utilities Commission, Los Angeles Water and Sanitation and others. This included monitoring construction activities near sensitive biological receptors; containing, quantifying and reporting any hazardous material spills that occurred; working with construction crews to ensure compliance with environmental permit regulations as well as reporting to interested parties on the progress and compliance of the project.

Ms. Redlin is a dedicated professional who takes pride and pleasure in meeting her client's needs.

Distinctions

Ms. Redlin was named Real Estate Southern California Woman of Influence in 2008 for her role in the area's commercial real estate transactions.

Ms. Redlin has been designated a 2009 California Mortgage Bankers Association (CMBA) Future Leader.

Ms. Redlin was one of only two consultants asked to sit on the Risk Managers Association (RMA) Credit Committee roundtable which discussed the effects of the new Federal All Appropriate Inquiries (AAI) standard on Phase I Environmental Site Assessments.

Distinction in Brownfield Profile

Publications

[Granite Distributor Sponsors Radon Granite Testing Project, Stone World, December 2008](#)

Presenter

Income Property Lending Conferences- Regular Presenter

Statement of Work: FDIC Phase I ESA
FEDERAL DEPOSIT INSURANCE CORPORATION SOW
PHASE I ESA
FOR THE IDENTIFICATION OF
ENVIRONMENTAL HAZARDS AND SPECIAL
RESOURCES
FEBRUARY 2006

Statement of Work: FDIC Phase I ESA, continued

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CREDITS:

Portions of this document are reprinted by permission of ASTM, from standard E1527-05 Practice for ESAs: Phase I ESA Process prepared by ASTM Committee E 50 on ESA. The standard may be obtained from ASTM, 100 Barr Harbor Drive, West Conshohocken, PA 19428-2959, 610-832-9585.

Statement of Work: FDIC Phase I ESA, continued

I. Scope

To conduct a Phase I ESA which identifies an existing or potential Environmental Condition(s) in connection with the Property as well as an existing or potential Special Resource(s) in connection with the Property.

II. Background

The Phase I ESA will address both Environmental Conditions and resources with natural, cultural, recreational, or scientific value of special significance (i.e., Special Resources).

The FDIC will use the information on Environmental Conditions which is presented in the Environmental Professional's Phase I ESA Report (hereinafter, the "Phase I Report") to evaluate its potential legal and financial liabilities associated with the Property, and how these affect foreclosure, purchase, sale, loan workout, or seller financing. The information presented on Special Resources will assist the FDIC in identifying applicable laws that affect the Property's development potential. The information for both Environmental Conditions and Special Resources will assist the FDIC in determining the Property's appraised value, as well as the marketing strategy that yields the highest potential return.

Specifically, the Phase I Report will

1. identify the presence or likely presence of any Environmental Condition or Special Resource that may trigger an environmental liability on, restrict the use of, or affect the marketability or value of the Property.
2. identify any immediate risk to the public health or safety of the environment.
3. identify the need for additional investigation, studies or surveys to confirm and evaluate the location, extent, magnitude, and source of any Environmental Condition or Special Resource and/or for required follow-up actions (e.g., the development of operations and maintenance plans or response actions for asbestos containing materials).

Statement of Work: FDIC Phase I ESA, continued

III. Applicable documents

The FDIC will make its best efforts to provide copies of the following documents, *if in the possession of the FDIC*, to the Environmental Professional:

1. any completed prior environmental studies, including Environmental Checklists or Transaction Screen Questionnaires that may have been conducted under a different Phase I ESA protocol, ESAs, Environmental Audits, or Environmental Database Search Reports;
2. any existing or recommended asbestos or lead-based paint operations and maintenance plan(s) (O&M) and/or response actions recommended or implemented as a result of such plans;
3. copies of notices provided to tenants regarding the existence or possible existence of an Environmental Condition, such as asbestos or lead-based paint on the Property;
4. notices of code or regulatory violations, notices of environmental liens or any specialized knowledge relating to an Environmental Condition or Special Resource on the Property;
5. information identifying the Property, including the legal description (lot, block, subdivision, or other legal description), asset number, street address, municipality, county, state, and zip code;
6. information indicating the type of property (commercial office building, multifamily, industrial facility, undeveloped land), property size (acres), number of building structures on Property, building size (square feet), number of stories in building, building age, and occupancy status;
7. leases;
8. land contracts;
9. chain of title documents;
10. the result of any appraisal reports with respect to property actual value versus fair market value;

11. any information on past or existing renovations or rehabilitations to the Property, including existing building construction or renovation plans/actions taken and specifications and drawings;
12. any commonly known or reasonably ascertainable information about the property regarding specific chemical usage, spills or chemical releases that are present or were once present at the property; and
13. any obvious indicator that point to the presence or likely presence of contamination at the property.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks

A. Overview

Notwithstanding any previous Phase I ESA SOW in any FDIC Basic Ordering Agreement (BOA) or Basic Purchasing Agreement (BPA), or in any RTC Task Order Agreement (TOA), the following requirements are to be used in conducting a Phase I ESA. These requirements are intended to provide consistency in all ESAs prepared for the FDIC and its representative contractors.

The Environmental Professional must employ, at a minimum, the following assessment procedures and methods, and, where professional environmental standards and practice in a given locality dictate the use of the additional procedures and methods, Environmental Professional shall employ such additional procedures and methods.

When an investigation requirement has not been met, the Environmental Professional shall indicate this, and the reason the requirement was not met in the Summary and Recommendations section of the Phase I Report.

B. Method of Inquiry

Methods of inquiry shall include, but are not limited to, the following: (1) records review—site background; (2) records review—governmental agencies; (3) interviews with owner/occupants or other persons knowledgeable about the Property and its uses; (4) interviews with persons knowledgeable about the Adjoining Properties and surrounding area, as well as properties adjacent to or contiguous with the Property, and their uses; and (5) site reconnaissance and investigation.

All attempts should be made, if possible, to conduct the records review of site background and governmental agencies prior to the site visit. Although the Phase I ESA may allow for some sampling, such as in the case of asbestos, invasive procedures or sampling are generally not part of the Phase I ESA SOW. If the Environmental Professional finds that certain investigations or samplings are needed, beyond any authorized at the time of contract award, the FDIC Contracting Officer shall be notified in writing before beginning work. The Environmental Professional shall not proceed with any additional work until written approval from the FDIC Contracting Officer is received.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

1. Review of Site Background (Step One)

Prior to conducting any analysis of the Property, the Environmental Professional shall review all applicable environmental documents, including any completed prior environmental studies, such as Environmental Checklists or Transaction Screen Questionnaires, ESAs, Environmental Audits and Environmental Database Search Reports.¹ The inability to obtain information in this section shall be identified as a data gap if failure to obtain such information affects the ability of the Environmental Professional to adequately assess the conditions of the site.

a. Site Location and Description

- i. Identify Property by legal description (including lot, block, and subdivision or other legal description), asset number, street address, municipality, county, state, and zip code. (FDIC will have already provided this information.)
- ii. Identify type of property (commercial office building, multifamily, industrial facility, undeveloped land, etc.), property size (acres), number of building structures on property, building size (square feet), number of stories in building, building age, and occupancy status. (FDIC will have already provided some of this information.)
- iii. Identify current use of the Property, and whether there are any relevant items, such as oil wells or underground storage tanks (“USTs”) on the Property. Indicate names of owner(s), operator(s), key on-site manager(s), major occupant(s) on the property and any occupants that are using or are likely using, storing, treating, handling or disposing of hazardous substances on the property.

¹ If (as a result of the Phase I Environmental Site Assessment or the actual knowledge of the Environmental Professional) the information from a prior environmental study is inaccurate, the Environmental Professional should not use that information, and should describe, in the contents of the Phase I Report, how the Environmental Professional’s information differs from previously-obtained information.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

- iv. Identify prior uses of the Property, including the nature of businesses or operations which were on the Property since 1940 or back until the time that the property was not yet developed (development including agricultural uses and the placement of fill upon the property) at intervals determined by the Environmental Professional, based on sources that are reasonably ascertainable and that are useful. Such sources include easements, liens, and other encumbrances on the Property.

- b. Adjoining Properties and Surrounding Area

For Environmental Conditions, describe land uses (including present or most recent use[s] and prior use[s]), in the area surrounding the Property. Determine how these uses may adversely impact the Property (e.g., whether there are any activities that may generate, use, store, or dispose of Hazardous Substances or Petroleum Products; whether such activities are on properties topographically up gradient or down gradient to the Property [if reasonably ascertainable]; and whether there is potential for groundwater contamination).

The area surrounding the Property that will be researched will be at a search distance determined by the Environmental Professional.²

² Factors to consider in making this determination include but are not limited to: the extent to which information is reasonably ascertainable; the time and cost involved in reviewing surrounding uses (for example, analyzing aerial photographs is relatively quick, but reviewing property tax files for adjacent properties or reviewing local street directories for more than the few streets that surround the site is typically too time-consuming); the extent to which information is useful, accurate, and complete in light of the purpose of the records review; the likelihood of the information being significant to environmental conditions in connection with the property; the extent to which potential concerns are obvious; known hydrogeologic/geologic conditions that may indicate a high probability of hazardous substances or petroleum products migration to the property; how recently local development has taken place; information obtained from interviews and other sources; and local good commercial or customary practice. (Source: ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, 2005.)

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

c. Properties Adjacent to or Contiguous with the Property

For a review of possible Special Resources on any Property having undeveloped land greater than fifty (50) acres, identify any properties adjacent to or contiguous with the Property, properties that are managed by a governmental agency (federal, state, or local) for wildlife refuge, sanctuary, open space, recreational, historical, cultural, or natural resource conservation purposes. A review of the local land ownership records to determine if any properties adjacent to or contiguous with the Property are tax exempt will assist in identifying areas managed by a governmental agency for the various enumerated conservation purposes.

d. Site History

i. Standard Historical Sources

(a) Title search/title review

If the FDIC has not provided a chain of title, the Environmental Professional shall conduct a chain of title search dating back to at least 1940 (or until such time that Property is undeveloped, whichever is the earliest date) and also obtain a title abstract. As an alternative, the Environmental Professional shall have the title company provide a certificate of title abstract which shows the chain of title.

(b) Environmental Clean Up Liens

If the FDIC has not provided documentation regarding environmental clean up liens, the Environmental Professional shall conduct an environmental clean up lien search for the Property.

(c) Engineering and Institutional Controls

The Environmental Professional shall perform a review of government records and available lists for institutional and engineering controls at the subject property. This may include a search of "restrictions of record on title" documents.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

(d) Aerial photographs

Secure, review, and interpret aerial photographs of the Property and the surrounding area. The Environmental Professional should obtain the oldest available photographs, dating back to at least 1940, (or to a time when the Property was undeveloped, whichever is the earliest date), and at an intervals of five (5) years, unless the use of a Property remains unchanged for more than five years.

(e) Maps and other data

Secure, review, interpret, and summarize documents and maps regarding geologic, hydrologic, and topographic conditions at the Property and in the surrounding area. These shall be obtained for intervals of five (5) years, unless the use of a Property remains unchanged longer than five years.

Maps include archival, fire insurance, topographic, soil survey, surficial geology, bedrock geology, groundwater, floodplain, coastal zone, wetland, and land use. Some of these maps may be obtained from the National Wetlands Inventory through the U.S. Geological Service, Natural Resources Conservation Service, the Federal Emergency Management Agency, State agency responsible for administering the Coastal Zone Management Program, if applicable, and State Geological Bureaus.

Other data including building blueprints, building permits or construction documents, and those records indicated under Section IV.B.2.a., "General Public Records."

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

ii. Lists of Special Resources

Based upon the information provided to the Environmental Professional and the Environmental Professional's knowledge of the Property, the Environmental Professional shall obtain, review, and interpret the most recent lists of Special Resources that may be applicable to the Property, such as the following:

The National Park Service (NPS) list of Wild, Scenic and Recreational rivers, including study rivers; available lists of Wilderness Areas; a map of the National Wilderness Preservation System; the NPS National Registry of Natural Landmarks; the EPA list of designated sole source aquifers, including those proposed for designation; a list of archaeological and historic properties listed or eligible for listing within the applicable state; the United States Fish and Wildlife Service Endangered Species list, including those proposed for listing; the NPS list of National Trails; and areas included in the applicable State Comprehensive Outdoor Recreation Plan.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

2. Review of Governmental Agency Records (Step Two)

Review and interpret federal, state, tribal and local public records to assess the Property, as well as the properties Adjoining the Property and the surrounding area and, as applicable, properties adjacent to or contiguous with the Property. The inability to obtain information in this section shall be identified as a data gap if failure to obtain such information affects the ability of the Environmental Professional to adequately assess the conditions of the Property.

a. General Public Records

The Environmental Professional's review shall include, but not be limited to, the following:

- i. City engineering plans which indicate gas, water, sewer;
- ii. Public utilities for information on product pipelines and ancillary structures (e.g., railroad spurs, electrical tower transmission lines);
- iii. Property tax records, ownership, appraisal or assessment records;
- iv. Local street directories;
- v. Local planning/zoning/land use records, including those pertaining to historic sites or historic districts;
- vi. Building permits and demolition permits; and
- vii. Local and state trial court records for liens affecting the Property.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

b. Review Governmental Agency Records

i. Obtain Regulatory Compliance Records

(a) Environmental Professional shall obtain and review a current Environmental Database Search Report, which reflects searches of federal, state, tribal and local databases and lists that identify Environmental Conditions for real estate properties. If tribal databases are not available and the property is located on or near tribal lands, the Environmental Professional must attempt to review tribal records or obtain required information through other sources. The database search will cover a number of regulatory databases and lists including, but not limited to, the following federal lists: National Priorities List (NPL), the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List, the Resource Conservation and Recovery Act (RCRA) TSD Facilities List, Federal Resource Conservation and Recovery Act Generators List and the Emergency Response Notification System (ERNS) List. State and tribal lists to be searched include, but are not limited to, the following: state and tribal lists of hazardous waste sites identified for investigation or remediation (NPL and CERCLIS equivalents); state and tribal institutional control/engineering control registries, state and tribal voluntary cleanup sites, state and tribal Brownfield sites, state and tribal landfill and/or solid waste disposal site lists; state and tribal leaking storage tank lists; and state and tribal registered storage tank lists.

The Environmental Database Search Report shall cover governmental agency records pertaining not just to the Property, but also pertaining to properties within the "Approximate Minimum Search Distance" (as described in Section IX, "Definitions") in order to help assess the likelihood of problems from migrating Hazardous Substances.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

(b) All regulatory databases shall be the most current ones that are available from the source agency. Government information obtained from nongovernmental sources shall be considered current if the source updates the information at least every ninety (90) days or, for information that is updated less frequently than quarterly by the government agency, within ninety (90) days of the date the government agency makes the information available to the public. The Environmental Database Search Report shall include the date the last update was made to each database by the source agency.

ii. Contact Regulatory Authorities

Environmental Profession shall identify all federal, state, tribal and local agencies with probable jurisdiction over the Property, and shall contact each appropriate regulatory authority, verbally (through telephone or visits) in an effort to determine information on existing and/or suspected Environmental Conditions which was not available from the environmental database search, and on Special Resources. All verbal inquiries will be documented in written record of conversation. Both records of verbal inquiries and written requests and responses will be attached to the Phase I Report as part of the Appendix.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

(a) For Environmental Conditions:

Contact applicable federal, state, tribal and local regulatory agencies to obtain and review information regarding environmental violations or incidents, compliance with the Emergency Planning and Community Right-to-Know Act (EPCRA), and other reporting requirements and/or status of enforcement actions, (e.g., consent decrees) at the Property and at properties within a one-mile radius that may pose an environmental threat to the Property. Contacts include, but are not limited to, the local fire department; local building permit/inspection departments; local and state health authorities; local water and sewer authorities; emergency response agency(ies); water quality control departments or district; local pollution control agency; local, state, and local environmental agencies; and EPA and OSHA federal and regional offices.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

(b) For Special Resources:

Contact applicable federal, state, and local regulatory agencies for information on the presence of Special Resources. Contacts include, but are not limited to, the appropriate U.S. Army Corps of Engineers District Office and the Natural Resources Conservation Service County Office for Wetlands; the U.S. Fish and Wildlife Service if federally-listed Endangered Species (including their habitat) is present, or if the Property is within a Unit of the Coastal Barrier Resources System; the appropriate state Coastal Zone Management Agency if the Property is within a coastal zone; the local municipality if the Property is situated in a 100-year floodplain; the agency responsible for administering the Wild and Scenic River, the nearby Wilderness Area, and adjacent public land, as well as the local governmental authorities; The National Park Service Regional Office for Natural Landmarks; the appropriate Office of Groundwater for the Environmental Protection Agency if the Property is within the boundaries of a sole source aquifer and local governmental authorities; the state Historic Preservation Officer and local governmental authorities if the Property has any archaeological or historic significance; and the applicable state Parks and Recreation Department for Recreational Areas. Indicate in the Summary and Recommendations section of the report what federal, state, and local requirements may be applicable for each Special Resource identified on the Property to include a description of the specific property condition that may cause the Property to fall within the referenced requirement(s).

(c) Information to be obtained through these inquiries will include, but not be limited to, the following:

- i. Status of federal, state, or local environmental permits or orders;

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

- ii. cease and desist order, memorandum of understanding, injunction or the like issued with respect to the Property;
- iii. Whether the Property is presently under investigation for violation of any environmental laws, regulations, or standards;
- iv. Whether the Property is listed on any regulatory databases (e.g., inventory of open dumps, PCB notification records, UST notification records);
- v. Corrective action, restoration, or remediation planned, currently taking place, or completed. Obtain documents describing these plans or actions;
- vi. Hazardous and chemical substances discovered and reported. (Obtain copies of Material Safety Data Sheets [MSDS]);
- vii. Copies of any existing emergency response plans under SARA Title III, or any other safety plans, spill prevention, countermeasure, and control plans; and
- viii. Any other pertinent information relating to the Property or area surrounding the Property in the files of relevant regulatory authorities.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

3. Interviews (Step Three)

The Environmental Professional shall interview the current owner, operator or occupant(s) of the Property to obtain information which may indicate a recognized environmental condition at the site. The inability to obtain information in this section shall be identified as a data gap if failure to obtain such information affects the ability of the Environmental Professional to adequately assess the conditions of the Property.

a. Immediate Site

- b. Interview the current owner, operator or occupant(s) of the Property to determine historical land use activities, and whether possible Hazardous Substances or Petroleum Products were generated, used, treated, released, disposed of, or transported. Additional individuals should be interviewed as necessary to provide sufficient information with regard to previous land use and property condition. These additional individuals may include, but are not limited to, former property owners, operators or occupants, employees, key on-site managers, chief physical plant supervisors, or head maintenance persons. If the current owner, operator or occupant(s) cannot be interviewed, at least one owner or occupant of a neighboring property should be interviewed to obtain information regarding past owners or uses of the subject property. Maintain names, addresses, and telephone numbers of all persons interviewed, and dates interviewed.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

- c. Adjoining Properties and Surrounding Area
 - i. Interview persons at the immediate Property to determine the historical land use activities at the adjoining property(ies) and the area surrounding the Property. Maintain names, addresses, and telephone numbers of all persons interviewed, and dates interviewed.
 - ii. Interview adjoining or hydrologically up gradient property owners (or other persons, such as occupants or key property managers having knowledge of the Property in question) within a surrounding area that may affect the Property to obtain information about historic land use activities and conditions and to determine whether any environmental incidents including, but not limited to, leaking tanks, chemical spills, or authorized and unauthorized disposal of waste or hazardous releases, are known to have affected such Property in the past. Maintain names, addresses, and telephone numbers of all persons interviewed.
 - iii. Interview knowledgeable persons (real estate salespersons and appraisers, county assessor, county land office personnel, and zoning commissioners) to identify historical land use activities and conditions on the properties in the surrounding area to determine whether any environmental incidents including, but not limited to, leaking tanks, chemical spills, authorized or unauthorized disposal, or Hazardous Substance or Petroleum Product releases, are known to have affected such properties. Maintain names, addresses, and telephone numbers of all persons interviewed, and dates interviewed.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

4. Site Reconnaissance and Investigation (Step Four)

A visual and/or physical inspection of the Property shall be performed by the Environmental Professional to the extent not obstructed by bodies of water, adjacent buildings or other obstacles. Any limitations to the inspection (ie. snow, flooding or other obstructions) should be noted in the report.

a. Visual Inspection

i. Immediate Site

(a) Perform a visual inspection and walk-through of the Property, and visually inspect the exteriors of all structures on the Property. At a minimum, Environmental Professional shall walk the perimeter boundary of the Property, each side of all drainage pathways, the boundaries of all on-site bodies of water and a grid pattern for the remaining exterior areas, including overgrown or wooded areas.

For the interior of structures on the Property, Environmental Professional shall, at a minimum, visually inspect accessible common areas expected to be used by occupants or the public (e.g., lobbies and hallways), maintenance and repair areas (e.g., boiler rooms), and a representative sample of occupant spaces.

(b) Note current and past use of the Property as indicated by physical observation of the site. Any current or past uses which likely involve(d) the use, treatment, storage, disposal or generation of Hazardous Substances or Petroleum Products must be identified in the report.

(c) Note distinct boundaries of the Property and improvements on it through representative photographs of the structure, and map directional on representative maps and/or schematics to scale. All photographs should be original or photocopy 35-millimeter color prints or digital prints of business quality or better.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

(d) Note the topographic conditions of the Property and surrounding area such as observable from the periphery of the site. Any information that indicates that hazardous substances or petroleum products on the Property are likely to migrate into the soil or groundwater shall be analyzed and discussed in connection with geologic, hydrogeologic, hydrologic and topographic conditions.

(e) A general description of structures or other improvements should be described in the report, such as number of buildings approximate age, etc.

(f) Public thoroughfares adjoining the Property and any roads, streets or parking facilities located on the Property should be described in the report.

(g) Note the source and location of potable water for the Property and any groundwater monitoring wells. Identify whether there are any active or inactive wells on the Property (including oil or gas wells, injection wells, irrigation wells, groundwater monitoring wells, dry wells, abandoned wells, or other wells).

(h) Note additional observations including, but not limited to, the presence of natural waterways (natural bodies of water—including springs—and possible Wetlands); the presence and condition of surface water discharges; areas of stressed vegetation (from a cause other than insufficient water); stained soil or pavement; indications of liquid or solid waste dumping or disposal; discolored flowing or ponded waters; groundwater wells; abnormal odors (especially strong, pungent, or noxious odors—describe and attempt to identify sources) associated with the Property; the presence of unnatural fill material or soil grading (or mounds and depressions) suggesting solid waste disposal; evidence of farm wastes, such as feed lot spoils or manure stockpiles; evidence of prolonged use or misapplication of pesticides or fertilizers; the existence of drums, whether they are leaking, if they are properly labeled and the suspected content of those drums; construction and trash debris; floor drains and sumps; stains or corrosion on floors, walls or ceilings;

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

current and historical fuel source(s) for heating and cooling; and current and historical sewage disposal systems (e.g., on-site septic systems, cisterns, or cesspools); and the existence of heavy equipment, tankers, or spray rigs.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

ii. Adjoining Properties and Surrounding Area

Conduct visual inspections of the area surrounding the Property. Report in detail whether there are any activities that generate, use, store, transport, or dispose of Hazardous Substances or hazardous wastes at the Property and/or the area surrounding the Property. Note whether these activities are on properties up gradient or down gradient to the Property and discuss the potential for groundwater contamination.

iii. Properties adjacent to or contiguous with the Property

For a Property having Undeveloped land greater than fifty (50) acres, determine whether the Property is adjacent to or contiguous with any lands managed by a governmental agency (federal, state, local) primarily for wildlife refuge, sanctuary, open space, recreational, historical, or natural resource conservation purposes. Contact the agency responsible for administering any adjacent public lands to determine if such lands are managed for conservation purposes and document and present the results in the Summary and Recommendations section of the Phase I Report.

b. Investigation for Environmental Hazards

i. Topography

Report on the range of site elevations, overall site topography or slope, and significant physiographic features, such as ridges, streams, and valleys. In the event that site specific hydrogeologic data are not available, regional topographic data should be used to infer the direction of groundwater flows (and, therefore, the direction of flow of contaminated waters) in near-surface aquifers. The U.S. Geological Survey's (USGS) 7.5-minute Topographic Maps can be used for most areas of the United States.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

ii. Geology

Examine geologic data, to the extent that they are available. If possible, the physiographic province within which the Property is located and the characteristics (e.g., rock types, impermeable layers, bedrock characteristics of local geologic formations) should be described, including seismological changes. These characteristics help determine the susceptibility of groundwater to contamination. For example, aquifers or water-bearing zones located beneath impermeable layers of rock or soil are less susceptible to near-surface contaminant sources, such as leaking USTs. Potential data sources include the USGS and state and local environmental agencies.

iii. Soils

Identify soil types and general characteristics, such as drainage, permeability, soil mantle depth, and depth-to-rock. Soil data assists in determining the ease with which contaminants may migrate laterally and downward, depth to groundwater, and suitability for underground storage tanks (some soils are highly corrosive to metals, and may contribute to the failure of steel tank). The soil data can be obtained from county soil surveys. The surveys are published by the U.S. Department of Agriculture (USDA) Soil Conservation Service and are available for most counties.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

iv. Hydrology

Examine hydrologic data to the extent that it is available. Regarding groundwater, determine approximate depth to groundwater, water quality, direction of flow, aquifer productivity, and its suitability for domestic consumption and current source of drinking water. The nearest producing wells should be identified as to location pumping rate, and type of use. For surface water, describe site drainage both onto, and off of the Property, as well as water quality. Hydrologic data are important in assessing the significance of water contamination. For example, contaminated groundwater within a naturally-poor quality aquifer with no withdrawal for human use or consumption would generally not be considered significant. Potential sources of hydrologic data include the USGS, and state and local environmental or water resource agencies.

v. Chemicals and Raw Materials

Identify and report hazardous or potentially hazardous chemicals or raw materials generated, used, stored, released, transported, or disposed of in connection with the Property or facility(ies). Estimate quantity and type of hazardous chemical substances to the extent such information is reasonably ascertainable and provide Material Safety Data Sheets.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

- vi. Polychlorinated Biphenyl (PCB)
 - (a) Determine whether electrical or other suspected PCB-containing equipment has been brought onto the Property and, if so, provide the following information:
 - i. PCB content of oils or other fluids present in the equipment (as evidenced by the presence of labels indicating non-PCB contents);
 - ii. Name of utility company that owns the electrical or other equipment (if applicable), unit manufacturer, serial numbers and other descriptive markings on the equipment;
 - iii. The date the equipment was manufactured; and
 - iv. The location of equipment. Also identify the location on a real property survey and on facility building plans (on maps or schematics).
 - (b) For all equipment on the Property identify
 - i. Evidence of any spills and releases associated with such equipment;
 - ii. Any conditions associated with the equipment or its contents that may result in, or contribute to, future harm or damages; and
 - iii. The disposal location of such equipment or its contents if such location is on the Property.
- vii. Asbestos-Containing Material (ACM)

The potential for Asbestos-Containing Materials (ACM) shall be evaluated for all buildings constructed prior to 1981 that have any remaining useful life, excluding single-family one-to-four units (unless there is a state or local law requiring an asbestos inspection), and also excluding properties which have been renovated, and in which the asbestos has been removed and/or a current Operations and Maintenance (O&M) Program is in place.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

The Environmental Professional shall perform a Comprehensive Asbestos Inspection to inspect, sample, and analyze all suspected ACMs, including Presumed ACM (PACM). The purpose of this inspection will be to identify the location, quantities, and conditions of the ACM, and to determine if the ACM is damaged and friable.

The tasks required under the Comprehensive Asbestos Inspection shall be conducted in accordance with all applicable or relevant federal, state, and local laws, rules, and regulations relating to asbestos, including the Asbestos Hazard Emergency Response Act (AHERA, as implemented by regulations published at 40 C.F.R., part 763, subparts E and F), the Clean Air Act, and the Occupational Safety and Health Act. These tasks are as follows:

(a) Environmental Professional shall obtain reasonably available building documents, if not provided by the FDIC, and shall review the documents. Environmental Professional shall conduct interviews with individuals (such as building inspectors, contractors, subcontractors, architects, engineers, and building staff) who have direct knowledge of the building, construction techniques, and materials used on the property.

(b) Environmental Professional shall conduct a thorough visual inspection of all interior building areas (including, but not limited to, crawl spaces, basement, shafts, mechanical areas, ceiling plenums, and roofs) to identify the location of all suspected ACM. If the FDIC informs Environmental Professional that demolition or renovation is planned, then Environmental Professional shall conduct a thorough visual inspection of all exterior building areas, including exterior roofs. If the FDIC Oversight Manager approves sampling of exterior roofs, the Environmental Professional shall conduct such sampling.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

(c) Environmental Professional shall assess the condition (friability, as determined by hand pressure) and damage or potential for disturbance of ACM.

(d) Environmental Professional shall identify all homogeneous areas (as defined in 40 C.F.R. 763.83) of friable suspected ACM and all homogeneous areas of non-friable suspected ACM.

(e) Environmental Professional shall collect and submit for analysis bulk samples of all suspected ACM, in accordance with all applicable or relevant federal, state, and local laws, rules, and regulations and professional standards relating to sampling protocols (including AHERA), for each homogeneous area where suspected ACM have been observed during the visual inspection. In order to minimize duplication of bulk sample locations, the selection of sampling locations should incorporate the results of any previous sampling. Sample locations shall be randomly distributed throughout a given homogeneous sampling area. Samples shall not be composite. Environmental Professional shall take color photographs of each sampling location, then label and include those photographs in the survey report.

(f) Environmental Professional shall comply with quality assurance/quality control (QA/QC) procedures established by AHERA and other applicable or relevant federal, state, and local laws, rules and regulations, and professional standards. Samples shall be transported under chain of custody procedures for analysis by a laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) administered by the National Institute of Standards and Technology, and, if applicable, by the jurisdiction in which the services are being performed.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

(g) Samples shall be collected utilizing appropriate health and safety protective measures. Sampled locations shall be repaired so as to prevent potential fiber release to the sampling point. Environmental Professional shall comply with all applicable statutory and regulatory provisions relating to worker protection and hazard communication.

(h) Laboratory testing and analysis shall be done by employing accredited AHERA, NESHAP, and NVLAP methods, including the EPA's "Test Method for the Determination of Asbestos in Bulk Sampling Materials (EPA/600/R-93-116)" or the most recent version thereof. Samples shall be held for possible recertification of the asbestos content. Costs for performing the Comprehensive Asbestos Inspection to be provided on the FDIC Bid Proposal Form in Attachment A. All Environmental Professionals and their subcontractors must state in their bid proposal that they are properly licensed and EPA-certified in the state in which the inspection and sampling is performed, and provide evidence of such licenses and certificates, including all recertification. (See Attachment B, "FDIC Qualifications Requirements for Environmental Professionals.")

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

Upon completion of the Comprehensive Asbestos Inspection, the Environmental Professional must prepare and present a written compilation of data to classify and identify ACM, its condition and potential for disturbance, and hazard ranking. The Environmental Professional should also clearly document on a building blueprint diagram or sketch the locations of confirmed ACM. The total quantity of ACMs shall be included, calculated on a square footage basis for surfacing and miscellaneous materials, and calculated on a linear footage basis for pipe lagging, duct tape, and so on. The Environmental Professional must also present a table which, at a minimum, describes the condition of the ACM, the numerical hazard ranking code and key for the numerical codes, the condition of the material as defined by guidelines under AHERA, and the location and amount of the material. Cost estimate tables for each recommendation should also be presented with the quantities of ACM, as should charts regarding applicable response action options. See Section V, "Contract Deliverables" for guidance on the recommendations.

viii. Radon

If the Property is a residential structure (including mixed-use residential), determine

- (a) Whether the Property is currently included in an area of EPA-determined concentration of radon or
- (b) Whether state or local testing requirements exist for the Property.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

If testing requirements exist, have a test performed which meets the specified protocol associated with the requirement or, if no such protocol exists, meet the EPA requirements for reliability in testing (Radon Measurement Proficiency Program [RMMP]), and/or is state-certified. The Environmental Professional will already have included a cost estimate for such services in the FDIC Bid Proposal Form (see Attachment A: FDIC Bid Proposal Form). All Environmental Professionals and their subcontractors must also state in their bid proposal that they are properly licensed and/or certified to conduct radon tests and provide evidence of such license and/or certifications. The Environmental Professional will provide appropriate recommendations for radon in the Summary and Recommendations section of the Phase I Report and include a copy of the testing requirement in the Appendix to the Report.

ix. Drinking Water

Indicate if the Property is served by a publicly regulated municipal water service or a private on-site system, such as a residential drinking water distribution system, and determine whether there is any indication of contamination that exceeds EPA minimum drinking water standards. Provide references to any documented reports regarding lead in water that are known to the area impacting the Property. Also determine whether there are lead pipes and lead solder, or lead-lined coolers on the Property, which could affect the Property's drinking water distribution system. Provide support for assumptions pertaining to any recommendation to sample drinking water in the Summary and Recommendations section of the Phase I Report.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

x. Lead-Based Paint

If the Property is a residential property constructed prior to 1978 or contains any buildings constructed prior to 1978 that serve as daycare centers, determine whether there are applicable state or local laws, regulations, or ordinances regarding lead-based paint inspection or abatement requirements.

If there is such a state or local requirement, the Environmental Professional will perform all required inspection and testing services in accordance with such requirement(s). (The Environmental Professional will already have included a cost estimate for such services in the FDIC Bid Proposal Form, which is Attachment A.) All Environmental Professionals and subcontractors must certify in their bid proposal that they are properly licensed and/or certified to conduct inspections and testing for lead-based paint. (See Attachment B, "FDIC Qualifications Requirements for Environmental Professionals.")

The Environmental Professional will also identify whether tenant notification forms may be required by state or local law or regulation.

The Environmental Professional will provide appropriate recommendations for lead-based paint in the Summary and Recommendations section of the Phase I Report and include in the Appendix to the Report a copy of the inspection and/or abatement requirements. If required inspections were not performed, the Environmental Professional will address this in the Summary and Recommendations section of the Phase I Report.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

xi. Hazardous Substances

Identify and review all permits, manifests, Material Safety Data Sheets (MSDSs), or other documents. Identify all on-site locations for the disposal of Hazardous Substances and non-Hazardous Substances generated, used, stored, treated, or disposed at the property, and indicate when these substances may have been transported. Observe the areas where such materials are stored to determine whether any adverse Environmental Condition exists as a result of improper storage or other practices. Evaluate the Property to determine if there is any evidence of on-site disposal or treatment of hazardous materials. In the Summary and Recommendations section of the report, include brief comments on whether such disposal and treatment methods meet applicable requirements (if the information supports such a conclusion, state any assumptions used in this conclusion).

xii. Landfills

Identify and report whether there are any known abandoned and/or licensed landfills, or federal or state-permitted hazardous waste disposal sites located within the Approximate Minimum Search Distance (see Section IX, "Definitions"). To the extent possible, identify probable resulting groundwater or soil contamination areas by reviewing federal, state, tribal and local environmental agency records.

xiii. Pits, Sumps, Drywells, or Catch Basins

(a) Note the current condition and contents of all known pits, sumps, and surface impoundments located on the Property and note their locations on a map of the site.

(b) Verify that all pits, sumps, drywells, or catch basins have been registered with the appropriate regulatory authority.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

xiv. On-Site Aboveground and Underground Storage Tanks

Identify possible Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) on the Property and on Adjoining Properties. Note any pumps, vent pipes, fill pipes, access ways, concrete pads, saw cuts in paved areas, or other customary apparatus or indications of storage tanks. For each existing tank, determine its size (capacity), age of UST, construction material, contents, age of material stored, corrosion protection method, containment facilities, and current status (e.g., active or inactive). State whether the tank is empty. Indicate whether the tank has been registered with the appropriate regulatory agency, and when it was registered. Obtain copies of monthly inventory control reports or monthly monitoring reports for leak detection to determine if it was appropriately tested for leakage, as well as any reports showing whether it has been upgraded (e.g., corrosion protection, spill/overfill prevention devices, secondary containment systems). Identify whether routine inspections of the tank system were conducted to determine evidence of spills or leaks and the integrity of the dike (if present). If tanks have been removed or abandoned in place, also include available information describing the removal or abandonment procedure, oil analytical data, and the date of removal or abandonment. Supply information on the disposition of residual sludge prior to removal or abandonment.

If possible, determine through interviews or reviews of regulatory records, the date when any removed or abandoned tanks were last operated, the name of the last owner and operator, and the date removed or otherwise abandoned or made inoperable. Include a map of all known locations of existing and former tanks in the report.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

xv. Off-Site Storage Tanks

Review updated tribal, state and federal lists of registered Underground Storage Tanks (USTs) and Leaking Underground Storage Tanks (LUSTs) within the Approximate Minimum Search Distance (see Section IX, "Definitions"). These lists would have been obtained through the current Environmental Database Search Report described in Section IV or by contacting the appropriate source agency. The Summary and Recommendations section shall include an assessment of the potential environmental degradation at the site due to the LUSTs.

xvi. Storm Water Drainage/Waste Water Discharge

Identify applicable federal, state, and local requirements regarding storm water drainage or waste water discharge. Address in the Summary and Recommendations section whether the Property drainage system, its device, its design, and its operation comply with any of the aforementioned requirements pertaining to storm water drainage or waste water permits.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

c. Investigation for Special Resources

i. Endangered Species

Based upon maps, aerial photographs, site reconnaissance, and other information on the Property, determine if there are any Natural Areas on the Property one (1) acre or more in size. If so, the Environmental Professional shall contact the state Natural Heritage Program for the state in which the Property is located (refer to Attachment E: List of the Network of Natural Heritage Programs) and provide the state Natural Heritage Program with information on the Property so that the Heritage Program can provide the Environmental Professional with information for the Environmental Professional's determination on whether any federally-listed threatened or endangered species, those proposed for listing, or their habitat (hereafter referred to as "Endangered Species") may exist at the Property.

The Environmental Professional shall use the following procedure in determining the presence of Endangered Species:

(a) Contact the state Natural Heritage Program and submit information on the Property for its review. In all cases, information submitted to the state Natural Heritage Program will include but not be limited to:

- i. a current U.S. Geological Survey (USGS) 7.5 Topographic Map (7.5 minute - 1:24,000 scale) with the Property boundaries delineated on the map(s);
- ii. the Property's name and address, including city, county, and state;
- iii. the Township, Range, and Section, if applicable;
- iv. a general description of the Property's physical characteristics (including acreage) based upon site reconnaissance, vegetation coverage observed, etc.;

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

- v. the Environmental Professional's name, address, and phone and fax number; and
- vi. any additional maps, such as a tax map, surveyors plat or map, floodplain map, neighborhood/site map showing crossroads, etc.

The Environmental Professional seeking an Endangered Species review must submit the current USGS 7.5 Minute Topographic Map with the Property boundaries delineated on it to the state Natural Heritage Program for analysis. Attachment D contains procedures for obtaining current USGS 7.5 Minute Topographic Maps and guidelines for delineating property boundaries on these maps. A USGS Map Price List/Order Form is also included.

(b) The Environmental Professional shall determine the presence of Endangered Species on the Property by applying the results of the state Natural Heritage Program's review to the Property and make a determination based upon the existence of suitable habitat. If Endangered Species (including their habitat) may exist on the Property, the Environmental Professional shall affirmatively state this determination in the Summary and Recommendations section of the Phase I Report.

(c) The Environmental Professional shall contact the U.S. Fish and Wildlife Service (FWS) Ecological Services Field Office within the state or closest to the Property location and determine whether the Endangered Species habitat is regulated, identify the types of activities regulated, and identify the regulatory agency (e.g., FWS or state fish and wildlife agency). This information is to be included in the Summary and Recommendations section of the Phase I Report.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

ii. Wetlands

If there are any Natural Areas on the Property (without regard to the size of any such Natural Area), obtain wetlands maps, (e.g., National Wetland Inventory maps or Natural Resource Conservation Service [NRCS] wetland determination maps) from federal, state, or local agencies. Based on these maps, aerial photographs, and site reconnaissance, ascertain whether there are Wetlands or restorable Wetlands, as defined in the Clean Water Act, on the Property. Incorporate into the identification process the presence of non-hydric soil that exhibits hydric characteristics and note whether or not, under unaltered conditions, hydrophytic vegetation is, or would be, present on the Property. Determine whether the Wetland is regulated, identify the types of activities regulated, and identify the regulatory agency (e.g., the Army Corps of Engineers or the Natural Resources Conservation Service). Determine if Wetland restoration is required or feasible as a condition of a permit or order.

iii. Covered Property (There are two different types of "Covered Property" under the Coastal Barrier Improvement Act of 1990.)

(a) Identify whether the Property, or any portion thereof, is located within a unit of the Coastal Barrier Resources System (i.e., Coastal Barrier Unit). See item xi: Undeveloped Coastal Zones/Coastal Barrier Units below for specific requirements.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

(b) Identify whether the Property is larger than fifty(50) acres. If so, based upon maps, aerial photographs, title records, adjacent land ownership, and site reconnaissance, ascertain whether it is Undeveloped and, if so, adjacent to or contiguous with any lands managed by a governmental agency (federal, state, or local) primarily for wildlife refuge, sanctuary, open space, recreational, historical, cultural, or natural resource conservation purposes (i.e., Fifty Acre Properties under the Coastal Barrier Improvement Act). Identify the agency responsible for administering the adjacent area. Identify the name of the area and recommend a contact.

iv. Undeveloped Floodplains/Wild and Scenic Rivers

If there are any Natural Areas on the Property (without regard to the size of any such Natural Area), then, based on Flood Insurance Rate Maps, a copy of the Property appraisal, a list of Wild and Scenic Rivers (including recreational and study rivers), aerial photographs, and site reconnaissance, ascertain whether there is any undeveloped 100-year Floodplain and any Wild and Scenic Rivers that are either designated or proposed for designation (including recreational and study rivers) under the Wild and Scenic Rivers Act on or adjacent to the Property. Identify the agency responsible for administering the Wild and Scenic River area, if applicable. Identify the name of the area and recommend a contact. If the Property is situated in a 100-year Floodplain or associated with an area designated, or proposed for designation (including study rivers) as a Wild and Scenic River, determine whether the area is regulated, identify the types of activities restricted, and identify the regulatory agency (e.g., local governmental unit).

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

v. Areas of Scientific Significance

If the Property is larger than 50 acres, and based upon maps, aerial photographs, and site reconnaissance, ascertain whether it is Undeveloped and, if so, whether there are any Areas of Scientific Significance, such as paleontological resources, artifacts, fossils, Archaeological Resources, or historic properties that are valued for scientific study or research, including areas set aside for scientific research. Determine whether the area is regulated, identify the types of activities restricted, and identify the regulatory agency, (e.g., local governmental unit).

vi. Wilderness Area

If there are any Natural Areas on the Property (without regard to the size of any such Natural Area), then, based upon available lists of Wilderness Areas, maps, aerial photographs, and site reconnaissance, ascertain whether the Property is an inholding in, contiguous with, or adjacent to federally-owned lands, or lands legally designated for acquisition by a federal agency, that are designated or proposed for designation as a part of the National Wilderness Preservation System. Identify the agency responsible for administering the Wilderness Area. Identify the name of the area and recommend a contact. Determine whether the area is regulated, identify the types of activities restricted, and identify the regulatory agency (e.g., federal agency, local governmental unit).

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

vii. National Natural Landmarks

If there are any Natural Areas on the Property (without regard to the size of any such Natural Area), then, based upon the National Registry of Natural Landmarks published by the National Park Service, maps, aerial photographs and site reconnaissance, ascertain whether there are any National Natural Landmarks on the Property. Determine whether the area is regulated, identify the types of activities restricted, and identify the regulatory agency, (e.g., local governmental unit).

viii. Undeveloped Sole Source Aquifers

(a) If there are any Natural Areas on the Property (without regard to the size of any such Natural Area), then, based upon the EPA list of sole source aquifers and site reconnaissance, ascertain whether the Property is located within the boundaries of a sole source aquifer that has been designated or proposed for designation by the EPA under the Safe Drinking Water Act. Determine whether the Property is Undeveloped and has features that would contribute to the recharge of the aquifer (e.g., wetlands, springs, watercourses, sink holes or karst topography). Determine if financial or other assistance provided through governmental programs for potential improvement(s) of the Property would be regulated, the types of assistance restricted, and identify the regulatory agency (e.g., EPA or the appropriate state office of groundwater protection).

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

(b) If the Property is within the boundaries of a designated or proposed sole source aquifer, determine whether the state or local government has designated the area as a “critical aquifer protection area” under the Safe Drinking Water Act. Determine if a comprehensive management plan for groundwater protection has been developed and obtain a copy of it. Determine if the limitations imposed by the comprehensive management plan restrict any types of activities on the Property, identify the types of activities restricted, and identify the regulatory agency (e.g., state or local governmental unit).

ix. Archaeological Resources/Historic Sites and Structures

Based upon maps, aerial photographs, site reconnaissance and other information on the Property, determine if: (1) there are any Natural Areas on the Property one acre or more; (2) there are any buildings and/or structures on the Property fifty years of age or older; and (3) there are any building and/or structures that are less than fifty years of age but exhibit features, or are associated with an event or pattern of events, that are exceptionally significant in American history, architecture, archaeology, engineering, or culture (such as the work of a renowned architect or a structure associated with a very significant individual). If any one of the conditions referenced above exists, the Environmental Professional shall contact the SHPO for the state in which the Property is located (refer to Attachment F: List of State Historic Preservation Officers) and the local unit of government (e.g., planning commission) having jurisdiction over the Property and provide these parties with information on the Property so that they can provide the Environmental Professional with information for the Environmental Professional’s determination on whether any Archaeological Resources or Historic Sites and Structures that are either listed or eligible for listing in the National Register of Historic Places exist on the Property, including whether the Property is located within a historic district (hereafter referred to as “cultural resources”).

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

The Environmental Professional shall use the following procedure to determine the presence of cultural resources:

(a) Contact the SHPO and the local unit of government having jurisdiction over the Property and submit information on the Property to them for their review. When contacting the SHPO and the local unit of government, in all cases, information submitted will include but not be limited to:

- i. photographs of the Property and its improvements, to include all sides of the exterior of any buildings or other structures based upon the Environmental Professional's site reconnaissance;
- ii. the Property's name and address, inclusive of city, county, and state;
- iii. the year that structures were built, age, and a general description of the physical condition of the structure(s);
- iv. the type of property (e.g., land, commercial, residential, multifamily), number of building structures on the Property, building size (square feet), and number of stories in the building(s)/structure(s);
- v. a general description of the Property's physical characteristics (including acreage) based upon site reconnaissance;
- vi. the township, range, and section, if applicable;
- vii. for properties with one acre or more of Natural Area, a current U.S. Geological Survey (USGS) Topographic Map (7.5 minute-1:24,000 scale) with the Property boundaries delineated on the map(s) (e.g., a duplication of the USGS map submitted for an Endangered Species review and an aerial photograph if available);

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

- viii. the Environmental Professional's name, address, and phone and fax number; and
- ix. any additional maps, such as a tax map, surveyors plat or map, floodplain map, neighborhood/site map(s) showing crossroads.

The Environmental Professional seeking a cultural resources review from the SHPO and local unit of government (e.g., planning commission) must submit photographs of the Property and its improvements, to include all sides of any buildings or other structures, and information on the year that the structures were built in order to obtain information on whether any of the buildings or structures are listed or eligible for listing in the National Register of Historic Places. For properties with one acre or more of Natural Area, the Environmental Professional seeking a cultural resources review from the state and local government must submit a USGS topographic map with the Property boundaries delineated on it for analysis in order to obtain information on whether or not there may be any Archaeological Resources listed or eligible for listing in the National Register of Historic Places.

(b) Contact with the local unit of government for purposes of identifying cultural resources shall also include a request for the identification of local and/or statewide historic preservation groups (i.e., non-profit historic preservation organizations). Should neither the SHPO nor the local unit of government respond to the Environmental Professional within a reasonable time or have any information on cultural resources affecting the Property, then the Environmental Professional shall contact local and/or statewide non-profit historic preservation organizations and provide the same information previously provided to the SHPO and the local authorities.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

(c) The Environmental Professional shall determine whether any cultural resources exist at the Property by applying the results of the SHPO review, the results of the review by local governmental officials, or, in the absence of a response from the state or local officials, the results of information obtained from a historic preservation organization determine whether there are any cultural resources that are either listed or eligible for listing in the National Register of Historic Places based upon the information provided and the Environmental Professional's knowledge of the physical characteristics of the Property. For Archaeological Resources, if there is a moderate to high probability that Archaeological Resources may exist on the Property, the Environmental Professional shall affirmatively state this determination and recommend whether an archaeological survey should be conducted if more definitive information is desired by the FDIC.

(d) The Environmental Professional shall determine whether the cultural resources on the Property are regulated by any state or local regulations and/or ordinances, identify the types of activities regulated, and identify the administering agencies, (e.g., local governmental unit). This information is to be included in the Summary and Recommendation section of the Phase I Report.

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

x. Recreational Areas

If there are any Natural Areas on the Property (without regard to the size of any such Natural Area), then, based upon maps, aerial photographs, and site reconnaissance, ascertain whether there are any Recreational Areas, primarily in terms of existing or potential public outdoor recreational value, including areas that are appropriate for, or in use as, a park or other outdoor recreational activity. If so, contact the appropriate state and local recreational authorities, including the State Comprehensive Outdoor Recreational Planner, to determine whether the Property has been identified for acquisition for recreational purposes and whether the Property is associated with a national recreational, scenic, or historic trail established under the National Trails System Act.

xi. Undeveloped Coastal Zones/Coastal Barrier Units

(a) If there are any Natural Areas on the Property (without regard to the size of any such Natural Area), then, based upon maps, aerial photographs, and site reconnaissance, ascertain whether there are any Undeveloped Coastal Zones that fall within the scope of the Coastal Zone Management Act on the Property. Determine whether development of the Property is regulated, identify the types of restrictions, and identify the regulatory agency (e.g., the State Coastal Zone Management Agency and local unit of government).

Statement of Work: FDIC Phase I ESA, continued

IV. Tasks, continued

(b) Identify whether the Property, or any portion thereof, is located within a Unit of the Coastal Barrier Resources System (Coastal Barrier Unit) even if the Property does not contain any Natural Area(s). Based upon the list of Coastal Barrier Units within counties of coastal states contained in Attachment G and site reconnaissance, ascertain whether the Property is located in proximity to the coast and within a county that contains a Unit of the Coastal Barrier Resources System designated under the Coastal Barrier Improvement Act of 1990. If so, contact the U.S. Fish and Wildlife Service Field Station for Ecological Services and ascertain whether the Property, or any portion thereof, is located within a Unit of the Coastal Barrier Resources System. Determine if financial or other assistance provided under the authority of federal law for improvement(s) of the Property would be restricted (i.e., availability of federal Flood Insurance) and identify the types of assistance restricted.

V. Contract deliverables

A. Overview

The Environmental Professional shall deliver a Phase I Report that identifies existing or potential Environmental Conditions and Special Resources in connection with the Property. In addition, the Phase I Report must summarize each item described in Section IV, "Tasks." The Phase I Report must be signed by the individual satisfying the task requirements set forth in Section IV and must be in accordance with the following report format.

Statement of Work: FDIC Phase I ESA, continued

V. Contract deliverables, continued

B. Report Format

The following is a summary of the minimum contents of the Phase I Report.

The Phase I Report shall be supplemented, as necessary, by the Environmental Professional.

1. Background

The Phase I Report shall include a brief discussion of the assumptions used in conducting the ESA and in determining its scope. This will include a brief review of any procedures not utilized. (The rationale for omitting these procedures will be discussed in the Summary and Recommendations Section of the Phase I Report.)

2. Asset Information

This section shall clearly set forth the following information:

- a. Asset name and address;
- b. Asset number;
- c. Name of financial institution;
- d. FDIC four-digit identifier of financial institution;
- e. City and state of financial institution;
- f. Whether the asset is real estate, secured collateral, or other;
- g. The name and address of the FDIC Service Center responsible for the Property; and
- h. The name and address of Account Officer (or Asset Manager, if applicable) for the Property.

Statement of Work: FDIC Phase I ESA, continued

V. Contract deliverables, continued

3. Site Background

a. Property Location and Description

This section shall include information about the Property, including

- i. Legal description (including lot, block, subdivision) and street address;
- ii. Type of Property and current and prior use;
- iii. Property size (acres);
- iv. Improvement(s) on Property, including structures or other improvements on the Property (e.g., number of building structures on the Property, building sizes (square feet); number of stories in each building, age of buildings, occupancy status; pavement, fences, or foundations/ruins on the Property; public thoroughfares adjoining the Property; and any roads, streets, and parking facilities on the Property; and
- v. Owner(s), operator(s), key site manager(s), and major occupant(s) of the Property.

b. Adjoining Properties and Surrounding Area

This section will provide a summary of current and prior land uses on any Adjoining Properties and in the area surrounding the Property.

c. Properties Adjacent to or Contiguous with the Property

For a Property that is over fifty acres in size and Undeveloped, this section will include an identification of Properties adjacent to or contiguous with the Property and managed by a governmental agency for wildlife refuge, sanctuary, open space, recreational, historical, cultural, or natural resource conservation purposes.

Statement of Work: FDIC Phase I ESA, continued

V. Contract deliverables, continued

4. Property History

This discussion will include a review of, and conclusions drawn from, a chain of title search, aerial photographs, local street directories, maps, and other historical sources. Significant information obtained from interviews with persons knowledgeable about the Property can be included here.

5. Regulatory Review

This section will include an evaluation of all records reviewed under Section IV, including general public records, the environmental database search and a summary of the results of all verbal and written inquiries of federal, state, tribal or local regulatory authorities. A brief synopsis of the results of the environmental database search as it affects the Property will also be provided.

Statement of Work: FDIC Phase I ESA, continued

V. Contract deliverables, continued

6. Site Investigation and Review of Environmental Conditions

This includes a site evaluation of

- a. Topography
- b. Geology
- c. Soils
- d. Hydrology
- e. Chemicals and Raw Materials
- f. Polychlorinated Biphenyls (PCBs)
- g. Asbestos-containing Materials (ACMs)
- h. Radon
- i. Drinking Water
- j. Lead-based Paint
- k. Hazardous Substances or Petroleum Products
- l. Landfills
- m. Pits, Sumps, Drywells, or Catch Basins
- n. On-site Aboveground and Underground Storage Tanks
- o. Off-site Storage Tanks
- p. Storm Water Drainage/Waste Water Discharge

Statement of Work: FDIC Phase I ESA, continued

V. Contract deliverables, continued

7. Site Investigation and Review of Special Resources

This includes a site evaluation of

- a. Endangered Species
- b. Wetlands
- c. Covered Property (pursuant to the Coastal Barrier Improvement Act of 1990):
 - i. Coastal Barrier Units
 - ii. Fifty Acre Properties Under the Coastal Barrier Improvement Act
- d. Undeveloped Floodplains/Wild and Scenic Rivers
- e. Areas of Scientific Significance
- f. Wilderness Area
- g. National Natural Landmarks
- h. Undeveloped Sole Source Aquifers
- i. Archaeological Resources/Historic Sites and Structures
- j. Recreational Areas
- k. Undeveloped Coastal Zones/Coastal Barrier Units

Statement of Work: FDIC Phase I ESA, continued

V. Contract deliverables, continued

8. Summary and Recommendations

This shall include, but not be limited to,

- a. A discussion of findings and conclusions, focusing on areas where there are potential or suspected Environmental Conditions and Special Resources. All findings and conclusions must be supported by, and referenced to, the preceding content of the Phase I ESA. All findings and conclusions must be presented, whether they apply to the Property, Adjoining Properties, surrounding area, or Properties adjacent to or contiguous with the Property. If available, the Environmental Professional's findings shall include a statement of the exceeded threshold for Environmental Conditions, as defined by federal, state, tribal or local law, and a statement regarding the development restrictions that may be applicable to any Special Resource area.
- b. Findings of the Environmental Database Search Report and the Environmental Professional's review of governmental agency records. The Environmental Professional will identify Environmental Conditions or potential Environmental Conditions, on the Property, or in the Adjoining Properties, based on the review and analysis of the search and records.
- c. A discussion of any data gaps that affect the ability of the Environmental Professional to adequately assess the Environmental Conditions at the site or identify a Special Resource including reasons for the data gap and additional sources that were researched.
- d. A discussion of any possible noncompliance issues with environmental laws, regulations, or standards, including any potential impact on the future use of the Property.

Statement of Work: FDIC Phase I ESA, continued

V. Contract deliverables, continued

- e. Recommendations for regulatory reporting which may be required by results of this investigation, including
 - i. Name of the agency, contact individual, telephone number, facsimile number (if available), and street and mailing address;
 - ii. Law or regulation which requires such reporting;
 - iii. Time periods during which such reports must be made; and
 - iv. Copy of reporting forms.

Recommendations on other actions necessary to comply with any federal, state, tribal or local law, ordinance, regulation or permit requirements or restrictions which may be applicable to the Property in connection with an identified Environmental Condition(s) or Special Resource(s).
- f. Recommendations on further investigations, if necessary, to evaluate whether Environmental Conditions or Special Resources exist on the Property. These recommended investigations shall be supported by the Phase I ESA's findings and the professional opinions of the Environmental Professional regarding the potential for an Environmental Condition(s) or Special Resource(s) to be present at the Property.
- g. An Environmental Professional statement which declares that "[I, We] have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in §312.10 of 40 CFR part 312".
- h. An Environmental Professional statement which declares, "[I, We] declare that, to the best of [my, our] professional knowledge and belief [I, we] meet the definition of Environmental Professional as defined in §312.10 of 40 CFR part 312"

Statement of Work: FDIC Phase I ESA, continued

V. Contract deliverables, continued

- i. For asbestos, the recommendations to be considered by the Environmental Professional must include response actions for removal, repair, encapsulation, enclosure, or implementation of an O&M Program. The Environmental Professional shall recommend the least costly response action that protects the health and safety of the building occupants for each homogeneous area, consistent with the hazard assessment criteria in the Asbestos Hazard Emergency Response Act (AHERA). A chart showing the recommended response action for each homogeneous area shall be provided. This chart should be presented in a matrix format, with cost estimates for the recommended response action(s) and the length of time required to complete the recommended response actions(s).

In developing any recommendation(s) for abatement procedures (repair, encapsulation, enclosure, or removal), the Environmental Professional shall recommend limited replacement and patching for repair of damaged ACM and the specific type of encapsulation method for each building material. If removal of friable, damaged asbestos is the recommended response action, the Environmental Professional shall identify permits required, proper techniques for air monitoring and disposal, equipment to be used, estimated building material replacement costs, and other relevant engineering costs. The Environmental Professional shall also indicate whether an O&M Program is recommended, and the elements of that program.

Statement of Work: FDIC Phase I ESA, continued

V. Contract deliverables, continued

9. Person(s) Performing the Phase I ESA

The Phase I ESA must be performed by an Environmental Professional or under the supervision or responsible charge of an individual meeting the definition of an Environmental Professional. The report shall identify the name and title of all individuals who conducted the ESA.

10. Appendix to ESA Report

This shall include, but not be limited to, the following applicable information:

- a. Abstract of Title or other written title search materials;
- b. Business quality aerial and other photographs (including one original copy that is 35-millimeter color) of the Property. The Property should be clearly identified on the aerial photograph;
- c. Maps and other data described in Section IV.B.1.d.i.(c) including a site plan drawing prepared by the Environmental Professional or photographs with appropriate labels, including orientation to road frontage, the Property location and/or compass direction or geographic features;
- d. Copies of permit applications or permits provided;
- e. List of agencies contacted for records search, date of initial contact, date request was filled, and name of person(s) contacted. Records of conversations via telephone or visits will be attached, as will copies of written inquiries and responses;
- f. List of persons interviewed, and records of conversations with these persons, including the date of the conversation and identity of individuals present during the conversation. The relationship of each person to the Property will be specified;
- g. Completed reporting or notification/registration forms submitted to state or local regulatory authorities;
- h. Copies of permit applications or permits completed or obtained for the Property;

Statement of Work: FDIC Phase I ESA, continued

V. Contract deliverables, continued

- i. Violation notices from federal, state, tribal or local regulatory authorities;
- j. Correspondence with federal, state, tribal or local agencies concerning the existence of Hazardous Substances, Petroleum Products, or Special Resources;
- k. Results of all inspections and laboratory tests for asbestos, radon, and/or lead-based paint, if applicable. Appendices for the Comprehensive Asbestos Survey are indicated in Section V.B.10.m. below;
- l. Technical memoranda on field activities;
- m. For asbestos:
 - i. Laboratory quality control procedures;
 - ii. Laboratory analytical data sheets and an evaluation of QA/QC procedure and results, including
 - (a) Environmental Professional sample number,
 - (b) Laboratory sample identification number,
 - (c) Analytical technique used,
 - (d) The date of the analysis, and
 - (e) The name and signature of the person performing the analysis;
 - iii. Color photographic (35-millimeter) log of all sample locations, and suspect building materials;
 - iv. Building blueprints, if available, or building diagrams, drawings, sketches with marked locations and detailed written descriptions of all sampling and of all confirmed ACM;
 - v. Sampling plan and sampling grids;

Statement of Work: FDIC Phase I ESA, continued

V. Contract deliverables, continued

- vi. A table showing all ACM identified, including a description of the material, location of the material, estimated quantity of the material, type and amount of asbestos, and the condition of the material, as determined in accordance with the guidelines established under AHERA;
- vii. A table showing all suspect materials that were reported to contain asbestos, including a description of the material, location of the material, estimated quantity of material, and number of samples collected;
- viii. A list of inaccessible areas and a summary of the impact of these inaccessible areas on the findings of the inspection. Also, a list of areas that are accessible to workers and tenants;
- ix. Health and safety plan for the services;
- x. Chain of custody forms;
- xi. Copies of all asbestos inspector and management planner accreditation, including the most recent annual (and other required recertification), for all persons performing the Comprehensive Asbestos Inspection; and
- xii. Copies of the analytical laboratory's current National Voluntary Laboratory Accreditation Program (NVLAP) certificates from the analytical laboratories;
- n. Results of any tank tightness tests performed, as well as monthly monitoring reports and inventory reports;
- o. Existing corrective action plans, communication, or public interaction plans;
- p. Reference documents, such as soil or water studies;
- q. Copies of completed RTC/FDIC Environmental Checklists;
- r. Copies of any previous Transaction Screen Questionnaires completed under a different Phase I ESA protocol;

Statement of Work: FDIC Phase I ESA, continued

V. Contract deliverables, continued

- s. Copy of the Environmental Database Search Report and tribal records search results;
- t. Copies of all licenses and certifications, as required by state or local law, for all persons who conducted the ESA. (**Note:** Licenses and certifications required in connection with the asbestos survey will have already been attached to the Comprehensive Asbestos Inspection Report);
- u. Copies of any state or local regulation or ordinance requiring radon, asbestos and/or lead-based paint inspections or notifications;
- v. Any other appropriate information or documentation; and
- w. FDIC SOW.

VI. Delivery

_____ (insert number that service center feels most appropriate) copies, including one (1) original, of the draft Phase I Report and revised Phase I Report(s), must initially be submitted to the FDIC Oversight Manager and one (1) copy to the FDIC Contracting Officer. The draft report shall be submitted to the FDIC no later than _____ (insert number of days that fit scheduling needs) business days after the contract award).

_____ (insert number that service center feels most appropriate) copies, including one (1) original of the final Phase I Report must be submitted to the FDIC Oversight Manager one (1) copy to the FDIC Contracting Officer.

Statement of Work: FDIC Phase I ESA, continued

VI. Delivery, continued

All draft Phase I Reports, as well as the final Phase I Reports, shall be submitted to the FDIC via regular or certified mail to the following FDIC officials. Copies may also be faxed, and followed up by mail.

FDIC Oversight Manager

Name: _____

Address: _____

Telephone Number: _____

Facsimile Number: _____

FDIC Contracting Officer

Name: _____

Address: _____

Telephone Number: _____

Facsimile Number: _____

VII. Inspection and acceptance criteria/task completion dates

Following delivery of copies of the draft Phase I Report to the FDIC, as per the terms required under Section VI, "Delivery," the FDIC will conduct a review of the Phase I Report. The FDIC Oversight Manager may request a legal review following the technical review. Under these circumstances, the FDIC Oversight Manager will simultaneously transmit any resulting comments, technical and legal, to the contractor, after having resolved any potential conflicting comments.

The entire FDIC review will last no longer than _____ (insert number of days that fit scheduling needs) business days to review the draft Phase I Report. The Environmental Professional will then have _____ (insert number of days that fit scheduling needs) business days (unless otherwise authorized by the FDIC Oversight Manager) to make any necessary changes in the draft Phase I Report, and to deliver copies of the revised draft Phase I Report to the FDIC, in accordance with the terms required under Section VI, "Delivery." The FDIC Oversight Manager may request additional revisions of the draft Phase I Report if the draft Phase I Report does not satisfactorily address the comments previously made by the FDIC Oversight Manager.

Statement of Work: FDIC Phase I ESA, continued

VII. Inspection and acceptance criteria/task completion dates, continued

When the draft Phase I Report is acceptable to the FDIC, the FDIC Oversight Manager will place the following statement on the Phase I Report's title page and clearly date and sign it: "Final acceptance by _____." The Environmental Professional, in turn, shall place the date of final acceptance on the upper right-hand corner of each page in the following format: month/day/year (00/00/00), and provide _____ (insert the number that the service center feels most appropriate) copies, including one original of the accepted report to the FDIC Oversight Manager and one (1) copy of the accepted report to the FDIC Contracting Officer, as per the terms of Section VI, "Delivery." Each copy will include a copy of the title page signed by the FDIC Oversight Manager. The invoice should also be included with the accepted report submitted to the FDIC Contracting Officer.

If the Environmental Professional receives any additional information about the Property after submission of the FDIC-accepted final report, Environmental Professional shall immediately notify the FDIC Oversight Manager of such information and shall mail or deliver to the FDIC Oversight Manager all written information so received, within two (2) business days from the Environmental Professional's receipt of such information.

VIII. Additional requirements

A. Property Condition

The Property shall be restored to the condition in which it was found, subject to cuttings, sampling, and other materials removed for the purpose of the investigation. The contractor will make every effort to minimize interference with the Property's condition and operations while conducting investigations on the Property.

Statement of Work: FDIC Phase I ESA, continued

VIII. Additional requirements, continued

B. Notifications

If, while performing the Phase I ESA, the Environmental Professional becomes aware of a situation that requires, in the judgment of the Environmental Professional, immediate attention because the situation presents or may present a threat to public health or safety or the environment, then Environmental Professional shall immediately provide oral notice to the FDIC Oversight Manager. Within forty-eight (48) hours of such oral notice, Environmental Professional shall submit in writing by facsimile a summary of the Environmental Professional's observations regarding the situation and why, in the judgment of Environmental Professional, the situation presents or may present a threat to public health or safety or the environment.

C. Attachments to Phase I ESA Report and Certifications

In addition to the information provided in the Appendix to the Phase I Report, the Environmental Professional will attach a copy of this SOW to the Phase I Report. The Environmental Professional and all subcontractors of the Environmental Professional must state in the bid proposal that they are properly licensed and/or certified to do the work described herein where required and provide evidence of such licenses and certificates. All laboratories for asbestos and other sampling and analysis must be accredited and in compliance with applicable federal and state requirements. See also Attachment B, "FDIC Qualifications Requirements for Environmental Professional" and Attachment C, "FDIC Insurance Requirements for Environmental Professional."

Statement of Work: FDIC Phase I ESA, continued

VIII. Additional requirements, continued

D. Bid Proposal Form

The Environmental Professional must submit a FDIC Bid Proposal Form showing the proposed cost for conducting the Phase I ESA. This form will contain information on the fee for conducting a standard Phase I ESA, as well as for additional procedures and/or tests which may be required of the Environmental Professional for specific assets under the criteria defined in Section IV, "Tasks." The FDIC Bid Proposal Form is Attachment A. It should be submitted to the FDIC Contracting Officer, and placed on top of the bid package along with the SOW, which is in response to the Solicitation of Services or Task Order. The Environmental Professional is not to perform any additional procedures or tasks or collect additional samples, without the written consent of the FDIC Contracting Officer. Phase I Firms bidding on the Phase I ESA may either perform the work themselves, or subcontract out portions such as the Special Resources component and/or the Comprehensive Asbestos Survey component of the Phase I ESA. The bidder's proposal must specifically identify any subcontractors proposed for use and their relevant qualifications in accordance with the requirements of the Phase I ESA.

Statement of Work: FDIC Phase I ESA, continued

IX. Definitions

A. Activity and Use Limitations

Legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the Property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the Property.

B. Adjacent Properties

The area immediately outside the Property boundaries. Specifically, adjacent means Properties that would otherwise be contiguous but for an intervening ownership, strip, watercourse, gore, road, or other feature. Adjacent also includes the Property if it is within the boundary of a governmental managed area (inholding) regardless of the degree of proximity. This definition is used when identifying whether Properties are covered by the Coastal Barrier Improvement Act of 1990.

C. Adjoining Properties

Adjoining Properties include 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.¹

D. All Appropriate Inquiry

Inquiry into the previous ownership and uses of the Property consistent with good commercial or industrial practice, that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the limited liability protections to CERCLA liability, assuming compliance with other elements of the defense.

¹ Source: ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2005.

E. Approximate Minimum Search Distance

Some records to be reviewed pertain not just to the Property but also pertain to Properties within an additional Approximate Minimum Search Distance in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. When the term Approximate Minimum Search Distance includes areas outside the Property, it shall be measured from the nearest Property boundary. The term Approximate Minimum Search Distance is used in lieu of radius in order to include irregularly shaped Properties. The Approximate Minimum Search Distance may be adjusted by the Environmental Professional for the following Standard Environmental Record Sources except the Federal NPL Site List and Federal RCRA TSD List.²

² Factors to consider when adjusting the Approximate Minimum Search Distance include (1) the density (e.g., urban, rural, or suburban) of the setting in which the property is located; (2) the distance that the hazardous substances or petroleum products are likely to migrate based on local geologic or hydrogeologic conditions; (3) the property type; (4) existing or past uses of surrounding properties and (5) other reasonable factors. The justification for each adjustment and the Approximate Minimum Search Distance actually used for any particular record shall be explained in Section V of the report. If the Approximate Minimum Search Distance is specified as "Property Only," then the search shall be limited to the Property and may not be reduced unless the particular record is not reasonably ascertainable. (Source: ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2005)

Statement of Work: FDIC Phase I ESA, continued

IX. Definitions, continued

Standard Environmental <u>Source List</u>	Approximate Minimum <u>Search Distance</u>
Federal NPL Site List	1.0 mile/1.6 kilometer
Federal Delisted NPL Site List	0.5 mile/0.8 kilometer
Federal CERCLIS List	0.5 mile/0.8 kilometer
Federal CERCLIS NFRAP Site List	0.5 mile/0.8 kilometer
Federal RCRA CORRACTS Facilities List	1.0 mile/1.6 kilometer
Federal RCRA non-CORRACTS TSD Facilities List	0.5 mile/0.8 kilometer
Federal RCRA Generators List	Property and Adjoining Properties
Federal Institutional Control/engineering Control Registries	Property Only
Federal ERNS List	Property Only
State and Tribal Lists of Hazardous Waste Sites Identified for Investigation or Remediation:	
State- and Tribal-Equivalent NPL	1.0 mile/1.6 kilometers
State- and Tribal-Equivalent CERCLIS	0.5 mile/0.8 kilometers
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile/0.8 kilometers
State and Tribal Leaking Storage Tank Lists	0.5 mile/0.8 kilometers
State and Tribal Registered Storage Tank Lists	Property and Adjoining Properties

State and Tribal Institutional Control/ Engineering Control Registries	Property Only
State and Tribal Voluntary Cleanup Sites	0.5 mile/0.8 kilometers
State and Tribal Brownfield Sites	0.5 mile/0.8 kilometers ³

³ Source: ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2005.

Statement of Work: FDIC Phase I ESA, continued

IX. Definitions, continued

F. Asbestos-Containing Material

Any material containing greater than one (1) percent asbestos.

G. Comprehensive Asbestos Survey

A survey to determine the presence of asbestos, and conducted in accordance with all applicable or relevant federal, state, tribal and local laws, rules, and regulations relating to asbestos, including Asbestos Hazard Emergency Response Act (AHERA [as implemented by regulations published at 40 C.F.R. part 763, subparts E and F]), the Clean Air Act, and the Occupational Safety and Health Act.

H. Contiguous Properties

Contiguous Properties means Properties that share a common boundary or point regardless of the degree of contiguity. This definition is used when identifying whether Properties are covered by the Coastal Barrier Improvement Act of 1990.

I. Environmental Condition

The presence or likely presence of any Hazardous Substance or Petroleum Product on, in, or below the Property under conditions that indicate an existing release, a past release, or a material threat of a release of any Hazardous Substance or Petroleum Product into structures on the Property or into the ground, groundwater, or surface water of the Property.

J. FDIC Contracting Officer

The FDIC representative with delegated authority to bind the FDIC contractually and with sufficient warrant level designation to sign the dollar value of the specific contract.

K. FDIC Oversight Manager

The Oversight Manager is a person designated by the Program Office to monitor the activities of a contractor. Oversight Managers are provided with a letter of authority from the Contracting Officer containing a description of their authority and responsibility in performing designated functions on behalf of the FDIC.

Statement of Work: FDIC Phase I ESA, continued

IX. Definitions, continued

L. Hazardous Substance

Any substance defined as a hazardous substance pursuant to CERCLA 42 U.S.C. 9601 (14), as interpreted by EPA and the courts.

M. Natural Area(s)

Natural Areas include woodlots, brush areas, fields and other overgrown areas, and areas that are subject to infrequent or irregular maintenance, such as pastures and golf course roughs. A Natural Area does not include lawns, flower beds, or other landscaped areas that are regularly maintained.

N. Petroleum Product

Any substance included within the petroleum exclusion of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. 9601 (14); 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 42 U.S.C. 9601 (14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or moisturize of natural gas and such synthetic gas).⁴

O. Presumed Asbestos-Containing Material

Thermal system insulation and sprayed on and troweled on surfacing material (e.g., fireproofing, acoustic, and decorative finished, asphalt and vinyl material [consisting of vinyl sheeting, and vinyl and asphalt containing tile, including associated mastic and backing]) installed no later than 1980, and debris in work areas where such material is present, unless rebutted by analytical results.

P. Property

One or more Properties described in the Solicitation or Task Order for which an environmental assessment is sought.

⁴ Source: ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2005.

Statement of Work: FDIC Phase I ESA, continued

IX. Definitions, continued

Q. Special Resources

Site attribute which indicates a resource of natural, cultural, recreational, or scientific value of special significance including, but not limited to,

1. **Archaeological Resources**

Any material remains of human life that are listed or eligible for listing in the National Register of Historic Places under the National Historic Preservation Act.

2. **Covered Property (Under the Coastal Barrier Improvement Act of 1990)**

a. Coastal Barrier Units

Properties, or portions thereof, included within Units of the Coastal Barrier Resources System pursuant to the Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990; or

b. Fifty Acre Properties Under the Coastal Barrier Improvement Act

Property that contains any one or more of the Special Resources defined in this section and that is undeveloped, greater than fifty (50) acres in size, and adjacent to or contiguous with any lands managed by a governmental agency primarily for wildlife refuge, sanctuary, open space, recreational, historical, cultural or natural resource conservation purposes.

3. **Historic Sites and Structures**

Historic sites, structures, buildings, objects, and Properties within historic districts (historic Properties) that are listed or eligible for listing in the National Register of Historic Places under the National Historic Preservation Act.

4. **National Natural Landmarks**

Sites that are listed in the National Registry of Natural Landmarks administered by the National Park Service.

Statement of Work: FDIC Phase I ESA, continued

IX. Definitions, continued

5. Recreational Areas

Recreational areas that are appropriate for, or are in use as, a park or other outdoor recreational activity (e.g., camping, hiking, fishing or hunting, including National Trails).

6. Areas of Scientific Significance

Properties having scientific importance, (e.g., paleontological resources, artifacts, fossils or historic Properties that have value for scientific study or research), including areas set aside for scientific research.

7. Undeveloped Sole Source Aquifers

Undeveloped Properties located within the boundaries of Sole Source Aquifers designated or proposed for designation by the Environmental Protection Agency under the Safe Drinking Water Act.

8. Endangered Species

Threatened or endangered species of plants and animals that are either listed as threatened or endangered or proposed for listing, including their habitat, pursuant to the Endangered Species Act of 1973, as amended.

9. Undeveloped

The term “undeveloped” means containing few man-made structures (less than one (1) aboveground, four-walled structure per five (5) acres when looking at the ratio of total acres of the Property to total structures at the site) and having geomorphic and ecological processes that are not significantly impeded by any such structures or human activity.

10. Undeveloped Coastal Zones

Undeveloped coastal areas that fall within the scope of the Coastal Zone Management Act.

Statement of Work: FDIC Phase I ESA, continued

IX. Definitions, continued

11. Undeveloped Floodplains

Undeveloped floodplains that include the 100-year or “base” floodplain as defined in Executive Order 11988, “Floodplain Management.”

12. Wetlands

Wetlands means land that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions as defined in the Emergency Wetlands Resources Act of 1986 and Executive Order 11990, “Protection of Wetlands.”

13. Wild and Scenic Rivers

Wild and scenic rivers, including recreational and study rivers, that are designated or proposed for designation under the Wild and Scenic Rivers Act.

14. Wilderness Area

Wilderness areas that are designated or proposed for designation under the National Wilderness Preservation Act.

P. Surrounding Area

The term surrounding area (which is synonymous with “area surrounding the Property”) refers, at a minimum, to Adjoining Properties, as described in definition B of this Section. When the term surrounding area is used in the context of the Environmental Professional’s research of land uses (as per Section IV.B.1.b.), the definition of the surrounding area includes the Adjoining Properties, as well as the search distance determined by the Environmental Professional, in accordance with the guidance provided in Footnote 2 to that section.

Statement of Work: FDIC Phase I ESA, continued

X. Attachments

- A. FDIC Bid Proposal Form
- B. FDIC Qualifications Requirements for Environmental Professional
- C. FDIC Insurance Requirements for Environmental Professional
- D. Map Ordering Form
- E. List of the Network of State Natural Heritage Programs
- F. List of the State Historic Preservation Officers
- G. List of States and Counties Containing Units of the Coastal Barrier Resources System

Attachment A: FDIC Bid Proposal Form

Instructions

- I. If the Environmental Professional determines to subcontract out portions of the Phase I ESA (such as the Special Resources and asbestos components), the Phase I ESA Bid Sheet must reflect cost estimates of all work to be performed, including that of any subcontractors.
- II. The Phase I Bid Sheet has been developed to provide both consistency and flexibility in securing and receiving all bids offered to the FDIC.
 - A. In all instances, the Environmental Professional must complete Section 1 of the Bid Sheet.
 - B. The Environmental Professional shall complete all other sections of the Bid Sheet unless the following circumstances apply:

The Property was constructed after 1981 and/or (a) the Property is a single family one-to-four unit residence (unless there is a state or local law requiring testing for single-family residences); (b) the Property has been renovated and asbestos removed; (c) the Property has been renovated and/or a current Operations and Maintenance Program is in existence. In this instance, no cost estimates are required for Sections 2 through 6.

- III. With the exception of Section 1 of the Bid Sheet, entitled "Site Assessment," the remaining categories pertaining to asbestos (Sections 2 through 6) will be bid on a per sample basis.
- IV. Prior to awarding the contract, the FDIC Contracting Officer, with the assistance of the FDIC Environmental Specialist, will determine a maximum number of samples which can be obtained for each of the above categories without prior approval from the FDIC.
 - A. The estimated number of samples will be based upon the Environmental Specialist's knowledge of the asset (if such information is available) or experience in dealing with similar assets.

Attachment A: FDIC Bid Proposal Form, continued

Instructions, continued

- B. Factors to consider in developing the estimate will include age of the building and type of structure.
- C. Since the actual number of samples to be collected may not be determined until the Phase I ESA on-site investigation commences, the Contracting Officer should determine for budgeting purposes a "Not To Exceed Amount" based upon the estimated maximum number of samples.
- V. If, during the Environmental Specialist's technical review of the draft Phase I ESA, it is determined that either the number of samples taken, or the protocols followed are not in accordance with industry standards, the Environmental Specialist shall inform the FDIC Contracting Officer that the work has been performed unsatisfactorily. In that instance, the Environmental Professional will not receive full payment.

[Place This Page on Top of Your Proposal]

CONTRACTOR PROPOSAL PRICE/COST BID SHEET

For Phase I ESA

NAME HERE: _____

DATE: _____

Note: Firms bidding on the Phase I ESA may either perform the work themselves or subcontract out portions, such as the special resources component, comprehensive asbestos inspection, and/or lead-based paint survey components of the Phase I ESA with all subcontractors identified in the bid (*read all assumptions on next page*).

Note: All bids should be *all inclusive* (i.e., all travel, per diem, overhead, profit, car rentals, equipment rentals, lab fees, etc.). There will be no reimbursable.

Table 1. Example of a Bid Proposal Breakdown

#1 Site Assessment Please address all items in the SOW with the exception of asbestos, radon, and lead-based paint, which should be addressed separately below	Asset Description (If Available) (Sample) Shannon Plaza 2100 Heatherwood Lawrence, Kansas ORE Property, Multifamily, 4 Bldgs, 64 Units, Built 1987, Reinforced Concrete and Wood Frame *Access: Bruce Brune (913) 962-9068 *Site Questions: Kathy Burkhart (913) 381-0300	Total Fixed Price \$ _____ *
#2 Comprehensive Asbestos Survey	\$ _____ per sample	
#3 Radon Testing (Only if Property is in a jurisdiction requiring tests) Charcoal Canister Alpha Detector Other	\$ _____ per sample \$ _____ per sample \$ _____ per sample	
#4 Lead-based paint (Only if property is in a jurisdiction requiring tests). Portable X-Ray Florescent Analyzer Laboratory Analysis Other	\$ _____ per sample \$ _____ per sample \$ _____ per sample	
Options—Asbestos		

#5 Air Monitoring/Testing	\$ _____ per sample	
#6 Point Sampling	\$ _____ per sample	
#7 Transmission Electron Microscopy	\$ _____ per sample	
#8 Asbestos O & M Plan	\$ _____	

* This bid amount should be for the Phase I portion of the SOW, exclusive of items #2 through #8 below.

Attachment A: FDIC Bid Proposal Form, continued

Assumptions

For the purpose of preparing cost estimates for a Comprehensive Asbestos Inspection, the contractor will provide a “per sample” estimate. The per sample estimate is for bidding purposes only and does not affect the actual number of samples which may be collected. If contractors have the option of visiting the Property before preparing a cost estimate, they are encouraged to do so. Bid proposals should state, if appropriate, that the site has been visited.

The per sample estimate must include all costs, such as field work and laboratory analysis, as part of the per hourly rate per AHERA-Certified Building Inspector. The number of samples to be collected will be determined once the EPA-Certified Building Inspector commences the Comprehensive Asbestos Inspection.

Attachment B: FDIC Qualifications Requirements for Environmental Professional

General

All Environmental Professionals and subcontractors must certify in their bid proposal that they are properly licensed and/or certified to conduct inspections and testing.

Specifically, the following minimum requirements must be met:

A. Requirements for Basic Components of Phase I ESA

1. Environmental Professional

- a. The Contractor must certify in the Bid Proposal that the basic components of the Phase I ESA (exclusive of any special requirements for a Comprehensive Asbestos Inspection) will be performed by, or under the supervision of an individual who meets the definition of an Environmental Professional. The following are the minimum qualifications for an Environmental Professional:
 - i. a Professional Engineer or Geologist as licensed or registered from a state, tribe or U.S. territory and have the equivalent of three (3) years full time relevant experience⁵; or
 - ii. be licensed or certified by the federal government, a state, tribe or U.S. territory to perform environmental inquiries and have the equivalent of three (3) years full-time relevant experience; or
 - iii. have a Baccalaureate or higher degree from an accredited institution of higher education in science or engineering and the equivalent of five (5) years full-time relevant experience; or
 - iv. have the equivalent of 10 years of full-time relevant experience.

⁵ Relevant experience, as used in the definition of Environmental Professional, means participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include analyses, investigations and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of the releases or threatened releases to the subject property. (Source: ASTM Standard Practice for Environmental Sites Assessments: Phase I Environmental Site Assessment Process, 2005).

2. The Contractor must also provide the names, addresses, and telephone numbers of a minimum of three (3) references who, as employers or clients, can attest to the professional competence of Environmental Professional in performing Phase I ESAs.

Attachment B: FDIC Qualifications Requirements for Environmental Professional, continued

General, continued

- B. Requirements for Comprehensive Asbestos Inspection**
 - 1. Project Manager**
 - a. The Environmental Professional performing the services shall certify that any Comprehensive Asbestos Inspection will be performed by, or under the supervision of, a Certified Industrial Hygienist who has been accredited as a Project Designer and Asbestos Abatement Supervisor, as well as an Asbestos Inspector and Management Planner under the EPA/Asbestos Hazard Emergency Response Act (AHERA) program and is licensed to design and perform Comprehensive Asbestos Inspections under all applicable state and local ordinances, including current annual refresher course recertification programs.
 - b. The project supervisor should have a minimum of four (4) years experience in performing Comprehensive Asbestos Inspections and designing specifications for asbestos projects.
 - 2. Personnel Conducting the Comprehensive Asbestos Inspection**
 - a. The Environmental Professional must certify that the individuals who perform the tasks under the Comprehensive Asbestos Inspection have Asbestos Inspector and Management Planner training and certifications, as appropriate, under the AHERA and applicable state and local laws and ordinances, including current annual refresher course recertifications, to conduct the asbestos survey required by this SOW.
 - b. Environmental Professional individuals performing the Comprehensive Asbestos Inspection shall possess a minimum of three (3) years substantial experience in performing Comprehensive Asbestos Inspections, conducting asbestos hazard assessments, and recommending asbestos response actions.

Attachment B: FDIC Qualifications Requirements for Environmental Professional, continued

General, continued

3. The Environmental Professional must provide the names, addresses, and telephone numbers of a minimum of three (3) references who, as employers or clients, can attest to the professional competence of Environmental Professional in performing Comprehensive Asbestos Inspections, conducting asbestos hazard assessments, and recommending asbestos response actions.

C. Requirements for Lead-Based Paint and Radon Survey

1. The Environmental Professional must be properly licensed and/or certified (if licensing and/or certification requirements exist) in the state and/or jurisdiction in which the Property is located, and in which the work is to be performed.
2. The Environmental Professional must provide the names, addresses, and telephone numbers of a minimum of three (3) references who, as employers or clients, can attest to the professional competence of Environmental Professional in performing lead-based paint surveys or radon survey.

Attachment C: FDIC Insurance Requirements for Environmental Professional

General

Environmental Professional shall maintain, at a minimum, the following types of insurance in the specified amounts, in order to perform the services in this SOW.

- A. Commercial General Liability: \$1,000,000 combined single limit per occurrence.
- B. Professional Liability (Errors and Omissions): \$1,000,000 per claim, written on a claims-made basis.
- C. Automobile Liability: \$1,000,000 combined single limit per occurrence.
- D. Worker's Compensation: As required by statute.

Attachment D: Map Ordering Form

USGS Maps Ordering Form

Attachment D was downloaded from the USGS web site and then cut and pasted into this document.

Attachment D: Map Ordering Form, continued

USGS Maps and Pricing Information

Attachment D: Map Ordering Form, continued

USGS Maps and Pricing Information, continued

Attachment E: List of the Network of Natural Heritage Programs

Regional Offices

Asia/Pacific Regional Office

1116 Smith Street, Suite 201
Honolulu, HI 96817
(808) 537-4508
Kelvin Taketa, Vice President

Great Lakes Program

8 South Michigan Avenue, Suite 2301
Chicago, IL 60603
(312) 759-8017
Fax: (312) 759-8409
John Andersen Jr, Program Director

Asia/Pacific Region Major Projects

The Nature Conservancy
88 First Street, Suite 600
San Francisco, CA 94105
(415) 904-9930
Fax: (415) 904-9935

Latin America & Caribbean Division

4245 N. Fairfax Drive
Arlington, VA 22203-1606
(703) 871-4227
Jennifer Denney, Vice President

California Regional Office

201 Mission Street
4th Floor
San Francisco, CA 94105
(415) 777-0487
Mark Burget, Director

Midwest Regional Office

1101 W River Pkwy
Minneapolis, MN 55415
(612) 331-0700
Ron Nargang, Director

Eastern Regional Office

11th Ave. De Laffayette
5th Floor
Boston, MA 02111
(617) 542-1908
Sarah Moore, Operations Manager

The Nature Conservancy

New York Regional Office
415 River Street, 4th floor
Troy, NY 12180
(518) 273-9408
Fax (518) 273-5022
Carol Ash, Director

Florida Regional Office

222 S. Westmonte Drive
Suite 300
Altamonte Springs, FL 32714
(407) 682-3664
Robert Bendick, Vice President

Southeast Regional Office

P.O. Box 2267
Chapel Hill, NC 27515-2267
(919) 967-5493
Michael Andrews, Director

Western Regional Office

4424 Spruce Street
Boulder, CO 80302
(303) 444-1060
Bryan McPeak, Associate State Director

Attachment E: List of the Network of Natural Heritage Programs, continued

State Offices**Alabama Field office**

2100 1st Ave. North
Suite 500
Birmingham, AL 35203
(205) 251-1155
Jeff Danter, Director

Alaska Field office

715 L Street, Suite 100
Anchorage, AK 99501
(907) 276-3133
David Banks, Vice President

Arizona Field office

1510 E. Ft. Lowell
Tucson, AZ 85719
(520) 622-3861
Pat Graham., Vice President

Arkansas Field office

601 N. University Avenue
Little Rock, AR 72205
(501) 663-6699
Scott Simon, State Director

California Field Office

201 Mission Street
4th Floor
San Francisco, CA 94105
(415) 777-0487
Mark Burget, Director

Colorado Field office

2424 Spruce Street
Boulder, CO 80302
(303) 444-2950
Bryan McPeak, Director

Connecticut Field office

55 High Street
Middletown, CT 06457
(860) 344-0716
Lisa Hanners, Director

Delaware Field office

100 West 10th Street, Suite 1107
Newark, DE 19801
(302) 654-4707
Roger Jones, Vice President

Florida Field Office

222 South Westmonte Drive
Suite 300
Altamonte Springs, FL 32714
(407) 682-3664 x129
Vikki Tschinkel, Director

Georgia Field office

1330 Peachtree Street
Suite 410
Atlanta, GA 30309
(404) 873-6946
Octavia McCuean, Vice President

Hawaii Field office

923 Nuuanu Avenue
Honolulu, HI 96817
(808) 537-4508
Rex Johnson, Director

Idaho Field office

116 1st Avenue North
Hailey, ID 83333
(208) 788-8988
Laura Hubbard, State Director

Attachment E: List of the Network of Natural Heritage Programs, continued

State Offices, continued**Illinois Field office**

8 S. Michigan Avenue, Suite 900
Chicago, IL 60603
(312) 346-8166
Bruce Boyd, Director

Indiana Field office

1505 N. Delaware Street, Suite 200
Indianapolis, IN 46202
(317) 951-8818
Chip Sutton, Director

Iowa Field office

303 Locust Street, Suite 402
Des Moines, IA 50309
(515) 244-5044
(515) 244-8890
Alan, Pollom, State Director

Kansas Chapter

700 SW Jackson, Suite 804
Topeka, KS 66603
Phone: 785/233-4400
Fax: 785/233-2022

Kentucky Field office

642 W. Main Street
Lexington, KY 40508
(606) 259-9655
Jim Aldrich, Vice President

Louisiana Field office

P.O. Box 4125
Baton Rouge, LA 70821
(504) 338-1040
Kieth Ouchly, Director

Maine Field office

14 Maine Street, Suite 401
Brunswick, ME 04011
(207) 729-5182
Mike Tetreault, Vice President

Maryland/DC Field office

5410 Grosvenor Lane
Suite 100
Bethesda, MD 20814
(301) 897-8570
Nathaniel Williams, Vice President

Massachusetts Field office

205 Portland Street
Boston, MA 02114
(617) 227-7017
Wayne A. Klockner, Director

Michigan Field office

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(517) 316-0300
Helen Taylor, Vice President

Minnesota Field office

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(612) 331-0750

Mississippi Field office

964 North Jefferson Street
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(601) 713-3355
Robbie Fisher, Director

Missouri Field office

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Susan Harris, Director

Attachment E: List of the Network of Natural Heritage Programs, continued

State Offices, continued

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Jamie Williams, Director

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Vincent E. Shay, Vice President

Nevada Field office

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Steve Hobbs, Director

New Hampshire Field office

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Daryl Burtnett, Director

New Jersey Field office

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Barbara Brummer, Director

New Mexico Field office

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Bill Waldman, Director

New York Offices:

Adirondack Chapter

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Timothy Barnett, Director

Central and Western NY Chapter

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David Klein, Director

Eastern NY Chapter

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(914) 244-3271
Peg Olsen, Director

Long Island Chapter

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Cold Spring Harbor, NY 11724
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Paul Rabinovitch, Acting Director
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South Fork/Shelter Is. Chapter

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Nancy Kelley, Exec. Dir. for the
South Fork-Shelter Island Chapter

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North Carolina Field office

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Attachment E: List of the Network of Natural Heritage Programs, continued

State Offices, continued**North Dakota Field office**

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Representative

Ohio Field office

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Dr. Richard Shank, Director

Oklahoma Field office

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Mike Fuhr, Director

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William Kunze, Director

Rhode Island Field office

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Douglas Parker, Director

South Carolina Field office

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Mark Robertson, Director

South Dakota Field office

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Scott Davis, Director

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Carter Smith, Director

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Utah Field office

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David Livermore, Vice President

Attachment E: List of the Network of Natural Heritage Programs, continued

State Offices, continued

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Mary Jean Huston, Vice President

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Michael Lipford, Director

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Andrea Quiroz, Director

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David Weekes, Director

**Center for Compatible Economic
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(703) 779-1728

West Virginia Field office

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Attachment F: List of the State Historic Preservation Officers**SHPO and Deputy SHPO List****Alabama**

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American Samoa

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Arizona State Parks
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Attachment F: List of the State Historic Preservation Officers, continued

SHPO and Deputy SHPO List, continued

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Delaware

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Attachment F: List of the State Historic Preservation Officers, continued**SHPO and Deputy SHPO List, continued****Hawaii**

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Attachment F: List of the State Historic Preservation Officers, continued

SHPO and Deputy SHPO List, continued

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Maine

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Marshall Islands, Republic Of The

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Attachment F: List of the State Historic Preservation Officers, continued**SHPO and Deputy SHPO List, continued****Micronesia, Federated States Of**

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FSM National Government
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FSM includes four States, whose HPOs
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Mr. David Welle, Chuuk SHPO
Department of Commerce & Industry
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Mr. Emensio Eperiam, HPO
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Mississippi

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Missouri

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Attachment F: List of the State Historic Preservation Officers, continued

SHPO and Deputy SHPO List, continued

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Attachment F: List of the State Historic Preservation Officers, continued**SHPO and Deputy SHPO List, continued****New York**

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**Northern Mariana Islands,
Commonwealth Of The**

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Oklahoma

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Attachment F: List of the State Historic Preservation Officers, continued

SHPO and Deputy SHPO List, continued

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Palau, Republic Of

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Pennsylvania

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Rhode Island

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South Carolina

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South Dakota

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Attachment F: List of the State Historic Preservation Officers, continued**SHPO and Deputy SHPO List, continued****Tennessee**

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Vermont

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Deputy: Mr. Eric Gilbertson, Director
802-828-3043 FAX 802-828-3206
E-Mail: ergilbertson@state.vt.us
www.state.vt.us/dca/historic/

Virgin Islands

Mr. Dean C. Plaskett, SHPO
Dept Plan & Natural Resources
Div Archaeology & Historic Pres
Cyril E. King Airport
Terminal Building 2nd Floor
St. Thomas, VI 00802
Deputy: Mr. Myron Jackson, Director
340-776-8605 FAX: 340-776-7236

Virginia

Ms. Kathleen Kilpatrick, SHPO
Department of Historic Resources
2801 Kensington Avenue
Richmond, VA 23221
804-367-2323 FAX: 804-367-2391
E-Mail:
Kathleen.kilpatrick@dhr.virginia.gov

Attachment F: List of the State Historic Preservation Officers, continued

SHPO and Deputy SHPO List, continued

Washington

Dr. Allyson Brooks, SHPO
Ofc of Archeology & Historic
Preservation
PO Box 48343
Olympia, WA 98504-8343
360-586-3065
allysonb@dahp.wa.gov
Deputy: Mr. Greg Griffith
360-407-0753
E-Mail: greg.griffith@dahp.wa.gov

West Virginia

Mr. Troy Brody, Interim SHPO
West Virginia Division of Culture &
History
Historic Preservation Office
1900 Kanawha Boulevard East
Charleston, WV 25305-0300
304-558-0220 FAX: 304-558-2779
Deputy: Ms. Susan Pierce
E-Mail: susan.pierce@wvculture.org

Wisconsin

Dr. Michael Stevens, SHPO
State Historical Society of Wisconsin
816 State Street
Madison WI 53706
608-264-6464 FAX: 608-264-6404
E-Mail: mestevens@whs.wisc.edu
Deputy: Mr. Jim Draeger
E-Mail: jrdraeger@whs.wisc.edu

Wyoming

Ms. Sara Needles, Interim SHPO
Wyoming State Hist. Pres. Ofc.
2301 Central Avenue, 3rd Floor
Cheyenne, WY 82002
307-777-7697 FAX 307-777-6421
E-Mail: sneedl@state.wy.us

Attachment F: List of the State Historic Preservation Officers, continued

Associate Members

Navajo Nation

Dr. Alan Downer, HPO
PO Box 4950
Window Rock, AZ 86515
520-871-6437 FAX: 520-871-7886

**Lac Du Flambeau of Lake Superior Band
Chippewa Indians**

Ms. Patricia A. Hrabik Sebby, THPO
PO Box 67
Lac Du Flambeau, WI 54538
715-588-3303

Leech Lake Band of Chippewa Indians

Ms. Rose A. Kluth, THPO
Leech Lake Reservation
RR3, Box 100
Cass Lake, MN 56633
218-335-8200 FAX: 218-335-8309
E-Mail: rkluth@aol.com
National Governors Association
National Alliance of Preservation
Commissions
National Trust for Historic Preservation
Preservation Action

NCSHPO Officers, Board and Staff

President: Judith Bittner, Alaska
Vice President: F. Lawrence Oaks,
Texas
Secretary: Judith McDonough,
Massachusetts
Treasurer: Cathryn Slater, Arkansas
Directors:
Brenda Barrett, Pennsylvania
Britta Bloomberg, Minnesota
Theodore Hild, Illinois
Wilson Martin, Utah
Amos Loveday, Ohio
Ken P'Pool, Mississippi
James Hamrick, Oregon
J. Rodney Little, Maryland
Lawrence Sommer, Nebraska
H. Alexander Wise, Jr., Virginia
Ted Sanderson, Rhode Island
Melvena Heisch, Oklahoma
Executive Director:
Eric Hertfelderehncshpo@sso.org
Deputy Director:
Nancy Millernmncshpo@sso.org
Office Manager:
Anita Zeppazncshpo@sso.org
Senior Program Manager:
Andra Reinholz andra.reinholz@nps.gov

**National Park Service--Systems Support
Offices**

Anchorage.....907-257-2690
Philadelphia.....215-597-0652
Denver.....303-969-2875
Atlanta.....404-562-3157
San Francisco.....415-427-1300

Attachment F: List of the State Historic Preservation Officers, continued

Associate Members, continued

**Advisory Council On Historic
Preservation**

<http://www.achp.gov>

John Fowler, Executive Director
202-606-8503

Ron Anzalone, Assistant to Executive
Director 202-606-8505

Don Klima, Director, Office of Planning
& Review, Eastern and Western
Regions 202-606-8505

National Trust

<http://www.nthp.org>

Main Number--Washington, DC.....202-
588-6000

Northeast Regional Office, Wendy
Nicholas, Dir.....617-523-0885

Northeast Field Office, Patrick Hauck,
Sr Prog Assoc.....215-991-5778

Southern Field Office, Lisa Burcham, Sr
Prog Assoc.....202-588-6107

Southern Regional Office, John Hildreth,
Dir.....843-722-8552

Midwest Regional Office, Jim Mann,
Dir.....312-939-5547

Southwest Field Office, Jane Jenkins,
Dir..... 817-332-4398

Mountains/Plains Regional Office,
Barbara Pahl, Dir.....303-623-1504

Western Regional Office, Elizabeth
Goldstein, Dir.....415-956-0610

Preservation Action

www.preservationaction.org

Susan West Montgomery,
President.....202-659-0915

**Attachment G: List of States and Counties Containing Units of the Coastal
Barrier Resources System**

States and counties

Alabama	Baldwin, Mobile
Connecticut	Fairfield, New Haven, New London, Middlesex
Delaware	Kent, Sussex
Florida	Nassau, Duval, St. John's, Flagler, Volusia, Brevard, Indian River, St. Lucie, Martin, Palm Beach, Broward, Dade, Monroe, Collier, Lee, Charlotte, Sarasota, Manatee, Hillsborough, Pinellas, Levy, Dixie, Franklin, Gulf, Bay, Walton, Escambia, Santa Rosa
Georgia	Camden, Chatham, Glynn, Liberty, McIntosh
Louisiana	Cameron, Jefferson, Lafourche, Plaquemines, St. Bernard, Terrebonne, Vermilion, Iberia
Maine	Cumberland, Hancock, Knox, Sagadahoc, Waldo, Washington, York
Maryland	Calvert, Dorchester, Kent, Queen Anne's, St. Mary's, Somerset, Talbot, Worcester
Massachusetts	Barnstable, Bristol, Dukes, Essex, Nantucket, Plymouth, Suffolk, Norfolk
Michigan	Alger, Alpena, Arenac, Baraga, Benzie, Chippewa, Delta, Emmet, Huron, Keweenaw, Luce, Mackinac, Manistee, Marquette, Menominee, Monroe, Muskegon, Schoolcraft, Wayne
Minnesota	St. Louis
Mississippi	Jackson, Hancock, Harrison
New Jersey	Atlantic, Cape May, Middlesex, Monmouth, Ocean
New York	Cayuga, Erie, Monroe, Nassau, Oswego, Suffolk, Wayne, Queens
North Carolina	Brunswick, Carteret, Currituck, Dare, Onslow, Pender, New Hanover, Hyde

**Attachment G: List of States and Counties Containing Units of the Coastal
Barrier Resources System, continued**

States and counties, continued

Ohio	Ottawa, Lake
Rhode Island	Bristol, Kent, Newport, Washington
South Carolina	Beaufort, Charleston, Colleton, Georgetown, Horry
Texas	Brazoria, Calhoun, Cameron, Galveston, Jefferson, Kleberg, Matagorda, Nueces
Virginia	Accomack, Gloucester, Lancaster, Mathews, Middlesex, Northampton, Northumberland, Westmoreland, Poquoson City and Virginia Beach (independent)
Wisconsin	Bayfield, Brown, Manitowoc, Marinette
Puerto Rico	Aguadilla, Arecibo, Cabo Rojo, Camuy, Fajardo, Guanica, Guayama, Hatillo, Isabela, Juana Diaz, Loiza, Luquillo, Manati, Maunabo, Patillas, Ponce, Rio Grande, Salinas, Toa Baja, Yabucoa, Naguabo, Lajas, Hormigueros, Isla Culebra, Isla de Vieques

Sample Statement of Work—Environmental Checklists

I. Scope

The work to be performed under this Agreement involves completion of the FDIC's environmental checklists with respect to FDIC owned real estate or property in which the FDIC has a lien or other interest.

II. Background

The FDIC uses a system of environmental checklists to gain initial information about properties in which it has an interest. Completed environmental checklists enable the FDIC to focus future environmental assessments about a property more accurately when the completed Field Checklists (as defined below) indicate a potential environmental concern. If a completed environmental checklist indicates that no environmental issue is present, the FDIC is able to proceed with business decisions about the property without performing additional environmental assessments or without making further inquiry about environmental issues.

The checklists system used by the FDIC consists of an Initial Selection Form and 16 individual Field Checklists (Checklists A-P). While each Field Checklist is focused on a particular environmental concern or issue, some are interrelated. The Initial Selection Form will indicate which of the individual Field Checklists must be completed. Depending upon the conditions found on a given property, Environmental Professional might complete several individual Field Checklists.

III. Applicable documents

The FDIC will provide the FDIC environmental checklists.

IV. Tasks

- Inspect visually, on-site, the Property.
- Observe all aspects of the Property, including boundaries, and any structure(s) located on the Property.
- Take, duplicate, and provide photographs representative of the property, its conditions, and its structures.

Sample Statement of Work—Environmental Checklists, continued

IV. Tasks, continued

- If during the performance of the Services, the Environmental Professional becomes aware of a situation requiring, in the judgment of the Environmental Professional, immediate attention because the situation presents or may present a threat to public health or safety or the environment, then the Environmental Professional shall immediately provide oral notice to the FDIC Oversight Manager. Within 48 hours of such oral notice, Environmental Professional shall submit in writing by facsimile a summary of observations regarding the situation and why, in the judgment of Environmental Professional, the situation presents or may present a threat to public health or safety or the environment.
- First complete the Initial Selection Form based upon physical evidence observed on the Property and/or information obtained from interviews with the current owner, on-site property managers, tenants, or other individuals familiar with the Property.
- Review the completed Initial Selection Form to determine which of the individual Field Checklists (A-P) must then be completed.
- Complete each applicable individual Field Checklist as follows:
 - Read the “Introduction” to the Field Checklist if you are not already familiar with the subject matter covered by the Field Checklist.
 - Follow the “Instructions” provided at the beginning of each Field Checklist.
 - Complete individual Field Checklists based upon physical evidence observed on the Property and information obtained from interviews with the current owner, on-site property managers, tenants, or other individuals familiar with the Property.

Sample Statement of Work—Environmental Checklists, continued

IV. Tasks, continued

- Answer all questions on each applicable individual Field Checklist in the order in which they appear.
- Provide additional comments, if any, on a separate sheet attached to the completed Field Checklist. Any observation relevant to environmental conditions on or affecting the Property that are not reflected in an individual Field Checklist should be described or noted in the letter transmitting the completed checklists to the FDIC.
- Sign and date each completed Field Checklist and the completed Initial Selection Form.

Note: Sampling or testing is NOT required to complete the checklists, and you are specifically prohibited from taking samples or conducting tests at the site unless specifically required to do so under the terms of this Agreement.

V. Insurance requirements

Environmental Professional shall obtain and maintain, at a minimum, the following types of insurance in the specified amounts:

- Commercial General Liability: \$1,000,000 combined single limit per occurrence.
- Professional Liability (Errors and Omissions): \$1,000,000 per claim, written on a claims made basis.
- Automobile Liability: \$1,000,000 combined single limit per occurrence.
- Workers' Compensation: As required by statute.

Sample Statement of Work—Environmental Checklists, continued

VI. Qualifications

Environmental Professionals must certify that they possess skills, knowledge, or experience in the following:

- Preparation of ESAs (Phase I Studies).
- Preparation of FDIC Environmental Field Checklists, ASTM Standard Practice E 1528 Environmental “Transaction Screen,” or equivalents.
- State certification or state licensing to perform environmental assessments in the state where the property is located (if the state provides such certification or licensing).
- Bachelor of Science degree in environmental science, biology, environmental engineering, geology, hydrogeology, or related discipline.
- Broad knowledge of environmental laws and regulations and familiarity with professional environmental engineering practices, technology, and methods.

VII. Contract deliverables

- Completed Initial Selection Form.
- Completed individual Field Checklists, indicated as applicable by the Initial Selection Form.
- Photographs.
- Narrative summarizing the Environmental Professional’s professional interpretation of the property’s existing environmental condition with regard to both Special Resources and environmental hazards.

Sample Statement of Work—Environmental Checklists, continued

VIII. Delivery

An original and one (1) copy of all completed Field Checklists and the Initial Selection Form to the FDIC Contracting Officer.

FDIC Contracting Officer: _____

Address: _____

Telephone: _____

Facsimile: _____

IX. Inspection and acceptance criteria

Services shall be performed in accordance with the terms and conditions of the Agreement and this Statement of Work, to the satisfaction of the FDIC in its sole discretion.

X. Tasks completion dates

Environmental Professional shall submit the completed Initial Selection Form and completed individual Field Checklists to the FDIC Oversight Manager by _____. The FDIC shall have thirty (30) days from the date of delivery of the completed Initial Selection Form and individual Field Checklists to determine if they are acceptable. The FDIC shall be deemed to have accepted the completed checklists if the FDIC Oversight Manager does not reject them within thirty (30) days of their receipt.

Checklist Guide

Environmental hazards

Checklist and Title

- A. Underground Storage Tanks
- B. Aboveground Storage Tanks
- C. Disposal Sites: Landfills, Dumps, and Surface Impoundments
- D. Hazardous Substance Management: Use, Storage, and Disposal
- E. Radiological Hazards
- F. Historic Disposal/Contamination
- G. Polychlorinated Biphenyls
- H. Asbestos
- I. Pesticides
- J. Lead-Based Paint

Special Resources

Checklist and Title

- K. Wetlands
 - L. Endangered Species
 - M. Coastal Barrier Improvement Act Properties and Properties within a Coastal Zone
 - N. Historic Buildings, Structures, Sites, and Designated National Historic Landmarks, and Archaeological Resources
 - O. Recreational Areas
 - P. Sole Source Aquifers
-

Checklist Selection Form

Instructions

Complete this selection form for all ORE that is a single-family residential structure or land less than one acre. Complete this selection form for all real estate collateral for non-performing loans that are 90-days or more past due except for single-family residential structures. Following completion, identify the appropriate checklists to be completed during an on-site review. The Account Officer and the Environmental Specialist will review all checklists to determine any follow-up activity at the property.

Asset Name: _____		
NPS Number: _____		
Question	Circle One	If YES or UNKNOWN, Checklist to be Completed
Is there any evidence of the presence of current or former service stations, or of commercial or industrial activities that suggest that underground storage tanks may be located on the property?	YES NO UNKNOWN	A
Is there any evidence that aboveground storage tanks may be located on the property?	YES NO	B
Is there any evidence that a landfill, dump, waste pile, wastewater lagoon, or other land disposal activity is currently present on the property?	YES NO UNKNOWN	C
Is there any evidence that hazardous substances such as paints, solvents, acids, bases, flammables, compressed gases, poisons, or other chemical materials are currently used on the property (other than normal household use)?	YES NO	D
Is there any evidence that radiological materials or radiological equipment such as found in research laboratories, medical equipment, or industrial operations may be used on the property?	YES NO	E

Checklist Selection Form, continued**Instructions, continued**

Asset Name: _____		
NPS Number: _____		
		If YES or UNKNOWN, Checklist to be
Question	Circle One	Completed
Is there any evidence that past operations located on the property used hazardous substances or radiological materials that may have been released into the environment, or that the property may have been used for dumping, landfilling, or disposing of hazardous or radiological materials in the past?	YES NO UNKNOWN	F
Is there any evidence that electrical equipment, such as transformers, capacitors, and light ballasts or hydraulic equipment (found in machinery and elevators) is present on the property?	YES NO	G
Is there any evidence of insulation or fire retardant materials such as pipe wrap and ceiling spray within the buildings on the property?	YES NO UNKNOWN	H
Is there any evidence that pesticides (including insecticides, fungicides, and rodenticides) have been manufactured or used on the property (other than normal household use)?	YES NO	I
Are there any residential structures on the property that were built before 1978 or is there any commercial facility on the property, such as a day care center or school, built prior to 1978 where children seven years of age or younger may be found?	YES NO UNKNOWN	J
Are there any coastal areas, rivers, streams, springs, lakes ponds, swamps, marshes, or other bodies of water on or immediately adjacent to the property? Do not include stormwater collection ponds, swimming pools, and other similar bodies of water.	YES NO	K

Checklist Selection Form, continued

Instructions, continued

Asset Name: _____		
NPS Number: _____		
		If YES or UNKNOWN, Checklist to be
Question	Circle One	Completed
Does the property contain an undeveloped area or areas one acre or more in size that exhibit natural vegetation? Include woodlots, brush areas, fields and other overgrown areas, and areas that are subject to infrequent or irregular maintenance such as pastures and golf course roughs.	YES NO	L
Is the property located within 1,000 feet of a coastal shoreline (include the Great Lakes shoreline)?	YES NO	M
Is the property undeveloped, greater than 50 acres in size, and adjacent to or contiguous with lands managed by a governmental agency primarily for wildlife, refuge, sanctuary, open space, recreational, historical, cultural, or natural resource conservation purposes?	YES NO	M
Does the property contain buildings or structures that are 50 years or more in age?	YES NO	N
If the property contains buildings or structures that are less than 50 years old, can they be considered exceptionally significant in American history, architecture, engineering or culture OR can the property be considered an historic site or part of an historic district?	YES NO	N
Does the property contain natural features which could be used for outdoor recreational purposes?	YES NO	O
Does the property contain an area or areas one acre or more in size and is the property located in an area that uses groundwater as the primary or sole source of drinking water	YES NO	P

Signature of Preparer

Date

Checklist A

Underground Storage Tanks

Overview

Checklist A describes Underground Storage Tanks (USTs): what conditions make them hazardous, what regulatory context governs them, and what procedures to follow to screen property with USTs.

Contents

This chapter contains the following topics and tables:

Topic Title	Page Number
General	CA-2
Underground Storage Tanks (For Initial Screening)	CA-4

General

Introduction

Leaking underground storage tanks (USTs) used to store petroleum products or other hazardous substances present a hazard to the environment and surrounding properties. Types of hazards include contamination of soil and groundwater and migration of leaked product into utility conduits (i.e., underground pipes) or basements of nearby structures. The risk to humans includes exposure to toxic fumes or contaminated drinking water. In addition, flammable materials migrating to conduits or basements present a risk of fire or explosion.

Regulatory context

USTs containing petroleum products (e.g., fuels, oil) or hazardous substances (e.g., solvents, poisons, acids) are regulated by the U.S. Environmental Protection Agency (EPA) through the Resource Conservation and Recovery Act (RCRA). UST regulations aim to reduce the risks of contamination and explosion from leaking tanks. RCRA regulations contain procedures and requirements for notifying EPA (or an authorized state agency) of a UST's presence, installing new USTs, upgrading old USTs, testing for leaking USTs, and closing inactive USTs. By definition, USTs are tanks, including associated piping, that are more than 10 percent below the ground surface. RCRA specifically excludes some tanks, including farm and residential tanks less than 1,100 gallons that contain motor fuel for noncommercial use, tanks containing heating oil used on the premises, septic tanks and systems, flow-through process tanks, and emergency spill or overfill tanks.

In many instances, EPA has delegated authority for RCRA UST programs to the states. In general, state environmental departments or water resource departments monitor the UST programs; however, some states have delegated this responsibility to local municipalities. **It should be noted that some state and local agencies may have a more stringent UST program than that set up by EPA that regulates some tanks specifically excluded by RCRA and requires permits for USTs.**

General, continued

Regulatory context, continued

Additional regulations that may apply to a site with USTs include the Clean Water Act (CWA), which requires emergency spill response planning for certain facilities, and hazardous substance regulations (i.e., Comprehensive Environmental Response, Compensation, and Liability Act [CERCLA], and Superfund Amendments and Reauthorization Act [SARA]), which have additional requirements for hazardous substance management.

Underground Storage Tanks (For Initial Screening)

Instructions

If the property is abandoned and no person is available with knowledge of the site, search for physical evidence that may indicate the presence of an UST. Physical evidence may include depressions; manholes (other than utility manholes, which will be labeled as such); fill pipes (generally the size of a water meter manhole, or similar to a fire hydrant mounted on an exterior wall); vent pipes (typically a 2-inch-diameter pipe extending 3 to 6 feet above the ground, and at least 6 feet from the tank or against the nearest wall); a sign posted on the nearest wall; or a pump (such as a gas pump).

If the property is occupied, locate the maintenance supervisor, building engineer, or shop foreman and inquire about USTs. Also, look for the physical indicators discussed above.

WARNING !! DO NOT attempt to open tanks, enter tanks, or identify tank contents by touch, taste, smell, or sight. **DO NOT** light matches or other ignition sources near any tank.

1. Are any underground storage tanks present at the site (including all active, inactive, closed, and abandoned tanks)?
 - ☐ Yes How many? _____ Go to Question 3
 - ☐ No, go to Question 2
 - ☐ Unknown, check Checklist Outcome, Item B
2. Are any physical evidence (described above) of USTs present at the site?
 - ☐ Yes, check Checklist Outcome, Item B
 - ☐ No, check Checklist Outcome, Item A
 - ☐ Unknown, check Checklist Outcome, Item B
3. Can the owner or operator demonstrate (i.e., provide documentation) that all USTs have been tested and are not leaking?
 - ☐ Yes, go to Question 5
 - ☐ No, go to Question 4
 - ☐ Unknown, go to Question 4

Underground Storage Tanks (For Initial Screening), continued

Instructions, continued

4. Do any of the untested tanks contain product?
- ☐ Yes, check Checklist Outcome, Item D
- ☐ No, go to Question 8
- ☐ Unknown, check Checklist Outcome, Item D
5. Are onsite personnel aware of any leaks or spills that have occurred from the UST(s) or from their use?
- ☐ Yes, go to Question 6
- ☐ No, go to Question 8
- ☐ Unknown, go to Question 8
6. Was the leak investigated by the tank owner, state, or other party?
- ☐ Yes, check Checklist Outcome, Item C AND go to Question 7
- ☐ No, check Checklist Outcome, Item F AND go to Question 8
- ☐ Unknown, check Checklist Outcome, Item F AND go to Question 8
7. Answer the following AND go to Question 8.
- Did the investigation require a cleanup action?
- ☐ Yes ☐ No ☐ Unknown
- Was the state/local authority involved with the investigation?
- ☐ Yes ☐ No ☐ Unknown
- Was cleanup completed?
- ☐ Yes ☐ No ☐ Unknown
- Did the state/local authority approve final closure?
- ☐ Yes ☐ No ☐ Unknown

Underground Storage Tanks (For Initial Screening), continued

Instructions, continued

8. Have any of the tanks been inactive for more than 12 months?
- ☐ Yes, check Checklist Outcome, Item E
 - ☐ No, go to Question 9
 - ☐ Unknown, check Checklist Outcome, Item E
9. Have any tanks been closed or abandoned? Include tanks that have been removed (taken out of the ground) or abandoned in place (emptied and/or filled with water, inert materials [sand, concrete], or foam).
- ☐ Yes, go to Question 10
 - ☐ No, go to Question 11
 - ☐ Unknown, go to Question 10
10. Were any leaks, stained soils, rusted tanks/piping, tanks/piping containing holes found during the closure process?
- ☐ Yes, check Checklist Outcome, Item C
 - ☐ No, go to Question 11
 - ☐ Unknown, check Checklist Outcome, Item C
11. If no recommendation codes have been identified, check Checklist Outcome, Item A. In addition, before leaving the site, obtain the following applicable documentation/information if possible:
- EPA UST Notification Form or the content, age, and capacity of each UST.
 - UST leak/spill investigation report.
 - UST abandonment/closure documentation

Underground Storage Tanks (For Initial Screening), continued

Checklist outcome

- A. Property is not recommended for further study ☐

There is no information or physical indication of USTs being present at the site. This site is not recommended for additional investigation concerning USTs.

- B. Property is recommended for a Phase I ESA ☐

It is unknown whether USTs are present on the property. A Phase I ESA should be conducted to determine if USTs are present. See Appendix D for guidance concerning Phase I ESAs.

- C. Property is recommended for a Phase I ESA ☐

USTs are present and a potential leak has been investigated or detected by the owner or a regulatory agency. A Phase I ESA should be conducted to determine whether an appropriate contamination investigation and/or remediation (cleanup) action has been conducted.

- D. Property is recommended for a Phase II ESA ☐

Untested USTs are present onsite. A Phase II study should be conducted to determine if the tank contains product and is leaking. This will require a precision tank and piping tightness test by an experienced tank testing firm.

- E. Property is recommended for an *immediate* action ☐

Inactive USTs are present onsite. Immediate action should be initiated to close the tanks in accordance with appropriate federal, state, and local regulations. The tank closure procedure will identify the need for a Phase II ESA.

- F. Property is recommended for an *immediate* Phase II ESA ☐

Contamination of this property is likely due to UST operations. A Phase II study should be initiated immediately to determine the extent of any contamination. See your Environmental Specialist and Environmental Attorney for guidance concerning Phase II ESAs.

Signature of Preparer _____ Date _____

Note: Any environmental surveys or reports obtained on this property should be placed in the asset file.

Checklist B

Aboveground Storage Tanks

Overview

Checklist B describes Aboveground Storage Tanks (ASTs): what conditions make them hazardous, what regulatory context governs them, and what procedures to follow to screen property with ASTs.

Contents

This chapter contains the following topics and tables:

Topic Title	Page Number
General	CB-2
Aboveground Storage Tanks (For Initial Screening)	CB-4

General

Introduction

The hazards posed by aboveground storage tanks (ASTs) are similar to those of underground storage tanks (USTs). All tanks not classified as UST are AST (i.e., tanks and associated piping that are more than 90 percent aboveground). ASTs can serve a variety of functions, such as portable tanks used on construction sites, fiberglass tanks used in chemical processing operations, or large cylindrical steel tanks used at oil refineries.

A leaking AST used to store a petroleum product or other hazardous substance presents a risk of contaminating surface soils and surface waters (i.e., streams, ponds, lakes, rivers, oceans) as well as groundwater if a large leak or spill is not rapidly detected and cleaned up. An AST also poses a fire/explosion hazard if it contains flammable, combustible, or reactive materials.

Regulatory context

Tanks that contain hazardous substances can be divided into two categories: petroleum products and other hazardous substances. Tanks containing petroleum products are regulated by EPA under the Clean Water Act. EPA's regulations require certain facilities with ASTs to establish emergency response procedures that would aid in rapid response to contain and clean up a spill or leak (i.e., Spill Prevention Control and Countermeasures or SPCC Plans). ASTs are also required to have containment systems that consist of curbs, berms, or dikes, and, in some cases, floors.

Chemical tanks used to store hazardous wastes are regulated under the Resource Conservation and Recovery Act (RCRA). RCRA regulations are similar to the CWA requirements for petroleum ASTs in that RCRA requires emergency response planning and containment systems. RCRA also has permitting, closure, and tank integrity testing requirements for hazardous waste ASTs. ASTs used to store hazardous substances (not wastes) must be properly identified in accordance with OSHA's Hazards Communications Act and implementing standards. These standards require (1) that Material Safety Data Sheets (MSDSs) be kept onsite to identify the composition and hazards of the substances and (2) that a training program be implemented to ensure that employees are adequately informed about these hazards.

General, continued

Regulatory context, continued

The Emergency Planning & Community Right-to-Know Act of 1986 (SARA Title III) requires reporting to appropriate state and local authorities for the storage of SARA “extremely hazardous substances” and OSHA hazardous substances in excess of applicable reporting thresholds. These thresholds for both types of substances are contained in the SARA regulations.

Aboveground Storage Tanks (For Initial Screening)

Instructions

If the property is abandoned and no person is available with knowledge of the site, search the entire property, including interior of structures, for ASTs. ASTs are generally spherical or cylindrical objects that may stand on-end, on one side, or on legs. When examining tanks, it is important to observe the fill pipe area. The fill pipe for ASTs may be 200 or more feet from the tank. For ASTs located in buildings (in particular, heating oil tanks in basements), the fill pipe is typically mounted on an exterior wall and looks similar to a wall-mounted fire hydrant or stand pipe.

If the property is occupied, locate the maintenance supervisor, building engineer, or shop foreman and inquire about ASTs. Also, look for the physical indicators discussed above.

WARNING!! DO NOT attempt to open tanks, enter tanks, or identify tank contents by touch, taste, smell, or sight. DO NOT light matches or other ignition sources near any tank.

Note: If more than one outcome results from completing this checklist, please check the outcome requiring the highest level of response.

1. Are any aboveground tanks present on the property or inside structures (including basement areas)?
 - ☐ Yes, How many? _____ Go to Question 2
 - ☐ No, check Checklist Outcome, Item A
 - ☐ Unknown, check Checklist Outcome, Item B
 2. Do any of the tanks have a capacity greater than 500 gallons (i.e., height x width x length greater than 67 cubic feet)?
 - ☐ Yes, go to Question 3
 - ☐ No, go to Question 4
 - ☐ Unknown, go to Question 3
-

Aboveground Storage Tanks (For Initial Screening), continued

Instructions, continued

3. Identify the contents of the tank(s) by asking onsite personnel or by reading tank labels. If more than one tank is present, check as many categories as apply.
 - ☐ Hazardous substances (other than petroleum products) such as solvents, acids, caustics, corrosives, toxic materials, and so on. Go to Question 4 and complete Hazardous Substance Checklist.
 - ☐ Petroleum products, including gasoline, diesel fuel, and oil (including heating oil). Go to Question 4.
 - ☐ Propane. If no other tanks are present, check Checklist Outcome, Item B.
 - ☐ Water, air, or inert material (e.g., sand). Type _____. If no other tanks are present, check Checklist Outcome, Item B.
 - ☐ Other or Unknown. Type _____, check Checklist Outcome, Item D and go to Question 4
4. Are onsite personnel aware of any leaks that have occurred from the ASTs or associated pipes and pumps?
 - ☐ Yes, go to Question 5
 - ☐ No, go to Question 6
 - ☐ Unknown, go to Question 6
5. Was the leak investigated by the tank owner, state, or other party?
 - ☐ Yes, check Checklist Outcome, Item D
 - ☐ No, check Checklist Outcome, Item E
 - ☐ Unknown, check Checklist Outcome, Item E
6. Are any of the tanks inactive?
 - ☐ Yes, check Checklist Outcome, Item C AND go to Question 7
 - ☐ No, go to Question 7
 - ☐ Unknown, check Checklist Outcome, Item C AND go to Question 7

Aboveground Storage Tanks (For Initial Screening), continued

Instructions, continued

7. If no recommendation codes have been identified, proceed to CHECKLIST OUTCOME, Item B. In addition, before leaving the site, obtain the following applicable documentation/information if possible:
- Tank content, capacity, and age.
 - Tank spill/leak reporting and investigation documents.

Checklist outcome

- A. Property is not recommended for further study ☐

No ASTs are present onsite. This site is not recommended for further study in regard to ASTs.

- B. Property is not recommended for further study ☐

ASTs are present at this site, but further investigation to determine whether these tanks have caused contamination of this site is not recommended for one of the following two reasons: (1) the contents of the tank are not hazardous, or the tank contains propane (which would not cause contamination if a leak developed) and (2) there is no immediate indication that the tanks have leaked or caused contamination of the property.

- C. Property is recommended for *immediate* tank closure action ☐

Tank closure for this property may be required. If no one onsite is responsible for tank management, procedures to close the tank should be implemented immediately. The tank closure process should identify whether the tank has been leaking.

- D. Property is recommended for a Phase I ESA ☐

ASTs may or may not be present onsite. A Phase I ESA is required to determine if ASTs are present and/or if ASTs have contributed to contamination of the site. See Appendix D for guidance on Phase I ESAs.

Aboveground Storage Tanks (For Initial Screening), continued

Checklist outcome, continued

- E. Property is recommended for an *immediate* Phase I ESA ☐

Contamination of this property is very likely due to ASTs. A Phase I ESA should be initiated as soon as possible to obtain background information concerning ASTs, and a Phase II ESA may be required to determine the presence and extent of any contamination. See Appendix D for guidance on Phase I ESAs and contact your Environmental Specialist and Environmental Attorney for guidance on Phase II ESAs.

Signature of Preparer _____ Date _____

Checklist C

Disposal Sites: Landfills, Dumps, and Surface Impoundments

Overview

Checklist C first defines the different types of disposal sites (i.e., landfills, dumps, or surface impoundments) then describes what conditions make them hazardous, what regulatory context governs them, and what procedures to follow to screen property with them.

Contents

This chapter contains the following topics and tables:

Topic Title	Page Number
General	CC-2
Disposal Sites: Landfills, Dumps, and Surface Impoundments (For Initial Screening)	CC-4

General

Introduction

Land disposal of hazardous substances may occur at open dumps, at surface impoundments or lagoons, at underground injection wells, or at landfills. These are defined below. Several hazards are associated with land disposal methods. For example, when a hazardous substance (e.g., solvents, fuels, toxins) is disposed of in one of these land disposal sites, a potential exists for soil, surface water, and groundwater contamination to occur. This contamination can threaten the environment and neighboring population (particularly when such groundwater or surface water is used for drinking water). Also, landfills and dumps that are used to dispose of organic materials (e.g., municipal waste, sewage sludge, vegetation) can generate methane. If engineering controls are not incorporated into the landfill/dump to vent the methane or reduce the rate at which it is produced, the methane can move through the soils and present a risk of explosion in subsurface areas (e.g., basements, excavations, utility conduits).

Descriptions of the various land disposal methods are as follows:

- **LANDFILLS.** A landfill is a system for waste disposal in which the waste is buried and compacted between layers of earth. Depending on the type of waste accepted, landfills can be classified as hazardous wastes, sewage sludge, municipal waste, land clearing debris, construction/demolition debris, and nonhazardous industrial process wastes.
 - **SURFACE IMPOUNDMENTS.** A surface impoundment typically refers to a man-made basin, lagoon, or pond used to hold a waste material that has solid and/or liquid components. The solids are allowed to separate from the liquids. The liquids may be treated to remove hazardous components and then discharged to the ground surface, injected into groundwater, discharged to a sanitary system, or sprayed on adjacent land. The solids would then be dredged from the basin, possibly treated, and disposed of in a landfill. Most waste materials that contain hazardous substances are discharged to a surface impoundment specifically designed and constructed for that purpose. However, some operations discharge waste materials to a natural surface water body (e.g., pond, lake, lagoon).
-

General, continued

Introduction, continued

- **DUMPS.** An open dump or waste pile refers to a site where wastes have been indiscriminately disposed not in accordance with any federal, state, or local requirements. Dumps may include waste materials thrown into a ravine, quarry pit, ditch, culvert, or other depressed area; wastes thrown over a hillside; or wastes deposited in piles at random locations, particularly along the roadside or dirt roads.

Regulatory context

There are a number of federal laws and regulations governing the disposal of waste materials including the Resource Conservation and Recovery Act (RCRA) and the Clean Water Act (CWA).

- RCRA was enacted to reduce risks to the environment and public health from hazardous wastes. RCRA specifies which wastes are classified as hazardous and provides strict regulation of these wastes from point of generation to disposal (cradle to grave). Land disposal of hazardous wastes is permitted only at authorized land disposal facilities that are designed to meet minimum technological requirements to prevent any releases of waste to the environment. Land disposal options were further restricted in 1984 with passage of the Hazardous and Solid Waste Amendments (HSWA). This statute prohibits the land disposal of all untreated hazardous wastes by 1990 and promotes waste minimization and recycling as alternative disposal options.
- The CWA prohibits discharge of many hazardous substances to navigable waterways, such as rivers and lakes; however, many states have extended this prohibition to any surface water body (including landlocked ponds) and sometimes to groundwater. As a result of these regulations, many facilities have installed treatment systems to remove pollutants prior to discharging the remaining effluent to surface waters. Many of these treatment systems incorporate a surface impoundment, such as a specially designed pond, basin, or lagoon. Any discharge of pollutants covered by CWA requires a permit referred to as the National Pollution Discharge and Elimination System (NPDES) permit. These permits are usually issued by the state water quality agency.

Disposal Sites: Landfills, Dumps, and Surface Impoundments (For Initial Screening)

Instructions

Locate personnel onsite and inquire about landfills, dumps, and surface impoundments (see definitions on page CC-2). In addition, inspect the site for physical indicators of a landfill, dump, and surface impoundment. Be sure to walk the entire perimeter, search for vehicle access routes (including dirt roads and paths), and inspect along all vehicle access routes.

WARNING !! If abandoned tanks or containers are present, DO NOT attempt to open, touch, kick, or roll over the tank/container, and do not attempt to identify the contents by touch, sight, taste, or smell.

EXERCISE CAUTION around unstable piles and dumps.

1. Are any landfills, dumps, surface impoundments, or natural ponds/lagoons present onsite? Include those identified by onsite personnel and those for which physical indicators exist.
 - ☐ Yes, go to Question 2
 - ☐ No, check Checklist Outcome, Item A
 - ☐ Unknown, go to Question 3
 2. Does the landfill, dump, or surface impoundment receive or accept hazardous substances (see definition below); or are onsite personnel aware that any hazardous substances have been disposed of in the landfill, dump, surface impoundment, or natural pond/lagoon?
 - **HAZARDOUS SUBSTANCE:** Any material that can cause harm to human health or the environment including vegetation and wildlife. Examples of hazardous substances include materials that are flammable, corrosive, reactive, or toxic such as solvents, acids, fuels, paints, thinners, and pesticides.
-

Disposal Sites: Landfills, Dumps, and Surface Impoundments (For Initial Screening), continued

Instructions, continued

- **PHYSICAL INDICATORS:** Containers (e.g., drums, cans, pails, jars, jugs); labels with hazard warnings (e.g., Caution, Danger, Warning irritating to eyes/skin, Flammable, Corrosive)

☐ Yes, check Checklist Outcome, Item C

☐ No, go to Question 3

☐ Unknown, go to Question 3

3. Are any of the following indicators present on the site: containers, machinery, transformers, or other large mechanical/electrical equipment; stained areas, colored waters, or leachate (see definition below); or dead, dying, or stressed vegetation?

- **LEACHATE:** Leachate is storm water or other liquid that passes through or over a landfill/dump extracting dissolved or suspended materials from the waste. Physical indicators of leachate include stained soils/water or dead/dying vegetation.

☐ Yes, go to Question 4

☐ No, go to Question 5

☐ Unknown, go to Question 4

4. Is the stained area or leachate trail greater than 5 feet in diameter; or does the stain or leachate trail lead to a surface water body or storm drain; or are containers or tanks leaking any contents?

☐ Yes, check Checklist Outcome, Item C

☐ No, go to Question 5

☐ Unknown, go to Question 5

Disposal Sites: Landfills, Dumps, and Surface Impoundments (For Initial Screening), continued

Instructions, continued

5. Do any onsite industrial processes or operations discharge water, liquids, or other materials (other than solely storm water) into a surface impoundment or dispose of wastes into onsite landfills or dumps?
 - ☐ Yes, check Checklist Outcome, Item C
 - ☐ No, go to Question 6
 - ☐ Unknown, go to Question 6
 6. Are surface impoundments used to contain storm water from a mining or quarrying operation?
 - ☐ Yes, check Checklist Outcome, Item C
 - ☐ No, go to Question 7
 - ☐ Unknown, go to Question 7
 7. Are onsite personnel aware of any past or present investigations that have been or are being conducted to identify and/or characterize hazardous contamination?
 - ☐ Yes, check Checklist Outcome, Item C
 - ☐ No, check Checklist Outcome, Item B
 - ☐ Unknown, check Checklist Outcome, Item B
-

Disposal Sites: Landfills, Dumps, and Surface Impoundments (For Initial Screening), continued

Checklist outcome

- A. Site is not recommended for further study ☐

No landfills, dumps, or surface impoundments are present on this site. This site is not recommended for further investigation concerning current land disposal activities.

- B. Site is recommended for a Phase I ESA ☐

A landfill, dump, surface impoundment, and/or natural pond/lagoon IS PRESENT on this site, but THERE IS *NO* INDICATION that any hazardous substances were disposed of or discharged into these areas. A Phase I ESA should be initiated to obtain background information to evaluate land disposal activities and to determine if any potential exists for contamination. See Appendix D for guidance on Phase I ESAs.

- C. Site recommended for *immediate* Phase I ESA ☐

A landfill, dump, surface impoundment, and/or natural pond/lagoon IS PRESENT on this site, and THERE IS AN INDICATION that hazardous substances were (are) disposed of or discharged into these areas. A Phase I ESA should be initiated as soon as possible to obtain background information on land disposal activities, and a Phase II ESA may be required to determine the presence and extent of any contamination. See Appendix D for guidance on Phase I ESAs and your Environmental Specialist and Environmental Attorney for guidance on Phase II ESAs.

Signature of Preparer _____ Date _____

Checklist D

Hazardous Substance Management: Use, Storage, and Disposal

Overview

Checklist D describes how to manage hazardous substances. Specifically, Checklist D explains what materials are considered hazardous, what regulatory context governs hazardous materials, and what procedures to follow to screen property that might contain hazardous materials.

Contents

This chapter contains the following topics:

Topic Title	Page Number
General	CD-2
Hazardous Substance Management: Use, Storage, and Disposal (For Initial Screening)	CD-5

General

Introduction

The term hazardous substances refers to a wide range of chemical, radioactive, and biological substances or materials. These substances pose health and safety risks due to specific characteristics related to the material including flammability, combustibility, corrosivity, toxicity, reactivity, or explosivity. Hazardous materials can cause contamination to a property or its surroundings should a spill or fire release them into the environment. In addition, the improper disposal of a hazardous substance can result in contamination of soil, groundwater, or surface water at the disposal location. This contamination can pose health and safety hazards to humans, vegetation, and wildlife as a result of either direct exposure to the hazardous substance or via indirect exposure from contaminated soils or drinking water supplies.

Hazardous substances include a variety of materials ranging from household products to chemicals used in specific industrial processes. Hazardous substances may include soaps, detergents, and cleaning preparations (particularly industrial strength preparations, bleach, ammonia, polishes, rust and stain-removing agents); solvents (e.g., paint thinners, dry cleaning solvent, degreasing solvents, refrigerants); paints and allied products (e.g., varnishes, lacquers, enamels); petroleum products (e.g., fuels, heating oil, grease, oil); agricultural chemicals (e.g., fertilizers, pesticides); biological products (e.g., allergens, antitoxins, bacteria vaccines, blood derivatives); and equipment containing hazardous substances (e.g., x-ray equipment, batteries, electrical transformers). Other substances which may be hazardous include pharmaceutical drugs; compressed gases; pigments and dyes; plasticizers; printing ink; boiler and heat insulating compounds; water treating and proofing compounds; and fire extinguishing media.

General, continued

Introduction, continued

The U.S. Congress and state and local legislatures have passed numerous laws in an attempt to prevent environmental contamination from improper management and disposal of hazardous substances. Federal laws that address these issues and the disposal of hazardous wastes include the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended by the Superfund Amendments and Reauthorization Act (SARA), the Resource Conservation and Recovery Act (RCRA), Hazardous and Solid Waste Amendment (to RCRA) of 1984, the Emergency Planning and Community Right-to-Know Act (EPCRA-Subtitle III of SARA) and the Federal Water Pollution Control Act (also known as the Clean Water Act [CWA]). A summary of the major Federal laws follows (see also Appendix A):

- CERCLA, as amended by SARA, provides Federal enforcement authority and funding for cleaning up hazardous materials released into the environment. CERCLA established a comprehensive response system for handling hazardous waste contamination from past activities, and for responding to current spills and noncontinuous releases of hazardous substances. SARA amended CERCLA and contains provisions specifying who is liable for cleanup of contamination caused by past activities.
- EPCRA has two purposes: (1) to establish a local emergency planning and response procedure to facilitate a rapid, coordinated cleanup of leaks/releases of listed hazardous substances and (2) to obtain information from facilities that store, use, and/or manufacture hazardous substances concerning those substances. As a result of this Act, facilities/operations have had to prepare a list of hazardous substances that are stored onsite and a list of hazardous substances that are released to the environment through routine operations.

General, continued

Introduction, continued

- RCRA establishes requirements for the characterization (i.e., identification), management, and disposal of hazardous wastes and operation/construction/management requirements for facilities/operations that generate, transport, treat, store, and/or dispose of hazardous wastes. While EPA has the primary responsibility for monitoring and enforcing RCRA, most states have federally approved RCRA programs where the state environmental agencies are responsible for implementing and enforcing RCRA within their state. RCRA allows disposal and/or treatment of hazardous wastes only at specific facilities approved by EPA or the authorized state agency. The two primary types of RCRA disposal facilities are specially designed and constructed landfills and incinerators. RCRA's goal of reducing the annual volume of hazardous waste was substantially strengthened with the Hazardous and Solid Waste Amendments of 1984 (HSWA). These amendments expand RCRA's hazardous waste management provisions and mandate waste minimization and prohibitions on the land disposal of untreated waste. Facility standards were tightened, and all new or existing land disposal facilities must now meet "minimum technological requirements," such as having double liners, leachate collection systems, and groundwater monitoring before permit approval. HSWA also strengthened RCRA's underground storage tank program.
- The CWA prohibits discharges of many hazardous substances to navigable waterways, and many states have extended this prohibition to all surface water bodies and groundwater. As a result, many facilities have installed treatment systems to remove pollutants prior to discharging the remaining effluent to surface waters. Any discharge of pollutants covered by CWA requires a permit known as a National Pollution Discharge and Elimination System (NPDES) permit. These permits are usually issued by the state water quality agency. The CWA does not directly cover discharges of sanitary effluent or of industrial discharges to publicly-owned treatment works (POTW systems); however, local sanitation departments usually do.

Hazardous Substance Management: Use, Storage, and Disposal (For Initial Screening)

Instructions

Locate personnel onsite and inquire about use, storage, and disposal of hazardous substances. Hazardous substances are materials or products (liquid, solid, or gas) that exhibit one or more of the following characteristics: flammable, combustible, corrosive, caustic, toxic, reactive, explosive, or radioactive.

WARNING !! DO NOT attempt to open, touch, kick, or roll over any containers or tanks, and DO NOT attempt to identify the contents by sight, touch, taste, or smell. EXERCISE CAUTION around unstable containers.

1. Do onsite personnel have any knowledge of hazardous substances being present on the property? If no one is present onsite, proceed to Question 2.

☐ Yes, go to Question 4

☐ No, ask onsite persons the following questions

☐ Unknown, ask onsite persons the following questions

- a. Did the facility participate in SARA Title III (311/312) reporting (also referred to as Community Right-to-Know reporting)?

☐ Yes ☐ No ☐ Unknown

- b. Does the facility have material safety data sheets (MSDSs) for any products stored or used onsite?

☐ Yes ☐ No ☐ Unknown

- c. Does the facility have an NPDES permit or RCRA hazardous waste generators permit?

☐ Yes ☐ No ☐ Unknown

Hazardous Substance Management: Use, Storage, and Disposal (For Initial Screening), continued

Instructions, continued

- d. Are any containers (e.g., drums, cans, pails, jars, jugs) or cabinets present onsite with hazard warnings or labels (e.g., Caution, Danger, Warning, irritating to eyes/skin, flammable, corrosive)?

☐ Yes ☐ No ☐ Unknown

If you answered Yes to ANY of these Questions, proceed to Question 4.

If you answered No or Unknown to ALL of these Questions, proceed to Question 3.

2. In the absence of onsite personnel, are any containers or cabinets present as described in Question 1d based upon a visual review of the property?

☐ Yes, check Checklist Outcome, Item C

☐ No, check Checklist Outcome, Item A

☐ Unknown, check Checklist Outcome, Item B

3. Do onsite persons perform any of the activities listed below on the subject property? Check the item(s) that apply; check more than one, if necessary. Examples of activities that typically use and/or generate hazardous substances and wastes are also provided below.

a. ☐ Wholesale/Retail Distribution of prepackaged hazardous substances.

b. ☐ Building/Grounds Maintenance: Landscaping, lawn, and garden care; disinfectant and pest control; building cleaning and maintenance (painting, utility service/repair).

Hazardous Substance Management: Use, Storage, and Disposal (For Initial Screening), continued

Instructions, continued

- c. ☐ Repair/Service: Automotive servicing/repair (engine, body, upholstery, paint, car wash); furniture refinishing (staining, stripping, coating, painting); laundering or dry cleaning (clothing, carpets, upholstery); shoe repair/dyeing; photocopying and duplicating (blueprints); construction, remodeling, renovating; equipment and vehicle rental/leasing; equipment and machinery maintenance/repair (appliances, computers); photographic processing (developing, printing, offset print production); commercial arts and graphic design.
- d. ☐ Mining, quarrying, oil, and gas extraction.
- e. ☐ Manufacturing: Textile apparel and other finished fabric processing (dyeing, bleaching, printing, mercerizing, preshrinking, finishing); lumber and wood production (wood preserving, water proofing, fire proofing; veneer, plywood, and reconstituted wood [flake/particle board] manufacture); wood and non-wood furniture and fixtures (staining, finishing); paper and allied products; printing, publishing and allied industries (lithographic, offset and gravure printing; plate etching; book binding); chemicals and allied products (drugs, plastics, paints, fertilizers); petroleum refinery and related industries (petroleum-based plastics, rubber and wax manufacture); leather and leather products (tanning and finishing); stone, clay, glass and concrete products; primary metals industry (mills, foundries, blast furnaces, smelting, extruding, die-casting, rolling and finishing); fabricated metal production (forging, stamping, coating, engraving, electroplating, anodizing); industrial, commercial, electronic and transportation equipment (machinery, computers, appliances, circuit boards, transformers, vehicles, aircraft, boats, rail cars); measuring, analyzing and control instruments (photographic, medical, optical, laboratory).

Hazardous Substance Management: Use, Storage, and Disposal (For Initial Screening), continued

Instructions, continued

If ONLY A is checked, check Checklist Outcome, Item A.

If B or C is checked (and not D or E), go to Question 4.

If D or E is checked, check Checklist Outcome, Item C.

4. Are any wastes generated onsite classified as hazardous; or are any wastes processed for disposal through a hazardous waste treatment/storage/disposal (TSD) facility; or is a hazardous waste TSD facility at the site?

☐ Yes, check Checklist Outcome, Item C

☐ No, ask onsite personnel the following questions

☐ Unknown, ask onsite personnel the following questions

- a. Does the facility/property have an EPA/state-issued waste generator identification number or RCRA permit number (e.g., VAD000167534 or VAP000004587) or a RCRA Part A or Part B permit?

☐ Yes ☐ No ☐ Unknown

- b. Does any outside vendor/contractor maintain any equipment onsite that recycles, filters, or in some other fashion treats onsite process chemicals? For example, a parts cleaning or dry cleaning unit for which an outside vendor routinely changes the solvent drum, a silver recovery unit on photographic processing equipment, and so on.

☐ Yes ☐ No ☐ Unknown

If you answered Yes to EITHER of these questions, check Checklist Outcome, Item C.

If No or Unknown to both of these questions, go to Question 5.

Hazardous Substance Management: Use, Storage, and Disposal (For Initial Screening), continued

Instructions, continued

5. Are there any waste and/or water treatment systems present onsite? (Do not include drinking water systems that treat onsite groundwater or sanitary waste systems that treat sanitary wastes generated onsite.)

☐ Yes, check Checklist Outcome, Item C

☐ No, go to Question 6

☐ Unknown, go to Question 6

6. Are any hazardous substances disposed of in one of the following manners?

a. Discarded in a dumpster or with other rubbish/garbage generated onsite.

b. Discharged into drains, sinks, or septic system (including onsite sanitary waste treatment systems).

c. Discarded onsite in a dump, landfill, surface impoundment, pond, lake or other site.

d. Injected into groundwater.

☐ Yes, check Checklist Outcome, Item C

☐ No, go to Question 7

☐ Unknown, go to Question 7

Hazardous Substance Management: Use, Storage, and Disposal (For Initial Screening), continued

Instructions, continued

7. Are (have) any hazardous substances been released to the environment either accidentally or through routine operations? For example, chemical air emissions from onsite exhaust fans, hood, incinerators, or other equipment; spill or release of hazardous substances; or evidence of a past fire that involved or that consumed hazardous substances.

☐ Yes, check Checklist Outcome, Item C

☐ No, answer the following question

☐ Unknown, answer the following question

- a. Does or has the facility participate(d) in SARA Section 313 reporting (also referred to as Toxic Chemical Release Reporting); SARA Section 304 Emergency Notification of Releases of Listed Extremely Hazardous Substances; or CERCLA reporting?

☐ Yes, check Checklist Outcome, Item C

☐ No, go to Question 8

☐ Unknown, go to Question 8

8. Are onsite persons aware of any investigations being conducted to identify/characterize hazardous contamination?

☐ Yes, check Checklist Outcome, Item C

☐ No, check Checklist Outcome, Item B

☐ Unknown, check Checklist Outcome, Item B

Hazardous Substance Management: Use, Storage, and Disposal (For Initial Screening), continued

Checklist outcome

- A. Site is not recommended for further study ☐

No hazardous substances were reported to be, or appear to be, present onsite. This site is not recommended for further study in regards to hazardous substance use, storage, and/or disposal.

- B. Site recommended for a Phase I ESA ☐

Hazardous substances ARE OR MAY BE PRESENT onsite, but there is no immediate indication that these materials are disposed of improperly or that they have contributed to onsite contamination. A Phase I ESA should be initiated to verify that hazardous substances are being managed properly and/or that hazardous wastes are being disposed of in accordance with RCRA regulations. See Appendix D for guidance on Phase I ESAs.

- C. Site recommended for an *immediate* Phase I ESA ☐

Hazardous substances ARE PRESENT onsite that may pose an environmental hazard if mismanaged. An immediate Phase I ESA is required to obtain background information and to evaluate storage and disposal procedures for hazardous substances. A Phase II ESA may be required to determine the presence and/or extent of any contamination. See Appendix D for guidance on Phase I ESAs and your Environmental Specialist and Environmental Attorney for guidance on Phase II ESAs.

Hazardous Substance Management: Use, Storage, and Disposal (For Initial Screening), continued

Checklist Outcome, continued

If you checked B or C, obtain the following documentation and/or information (if available) before leaving the site:

- SARA Section 311/312 and 313 reporting documentation, also referred to respectively as MSDS Reporting, Toxic Chemical Inventory Reporting and Toxic Chemical Release Reporting.
- Chemical list and/or MSDSs (within reason).
- Hazardous spill/release report and contamination investigation reports.
- Company Standard Industrial Classification (SIC) code.
- Company EPA waste generators or RCRA permit number.
- Hazardous Waste Generator's Annual Report.
- Facility NPDES Permit.
- SARA Section 304 reporting documentation.

Signature of Preparer _____ Date _____

Checklist E

Radiological Hazards

Overview

Checklist E defines radiological hazards, explains the regulatory context(s) that govern radiological hazards, and details the procedures to follow to screen property that might contain such hazards.

Contents

This chapter contains the following topics and tables:

Topic Title	Page Number
General	CE-2
Radiological Hazards (For Initial Screening)	CE-3

General

Introduction

A substance is radioactive when the nuclei (i.e., the center) of the atoms in the material break apart to form other elements. During this process, the nuclei give off energy in the form of particles and electromagnetic waves. This radioactive energy can cause changes in the cell structure of plants and animals. A change in the cell structure can result in the cell dying or becoming cancerous. With a large enough dose of radioactive energy, a plant or animal can die. In reviewing FDIC assets, concern regarding radioactive materials is focused on radioactive wastes generated at medical facilities and at nuclear power plants. Radioactive wastes can be highly toxic, are highly regulated, and are complicated to dispose of.

Regulatory context

Regulations have been established for protecting individuals against radiation hazards. The Nuclear Regulatory Commission (NRC) regulates the licensing of nuclear power plants. The Environmental Protection Agency (EPA) has established radiation protection standards for the general public. Also, EPA regulates radioactive materials which might be released into the environment, the management and disposal of spent nuclear fuel, and high level radioactivity wastes at facilities. Additionally, the EPA regulates uranium mill tailings.

Radiological Hazards (For Initial Screening)

Instructions

If the property is occupied, ask the maintenance supervisor or the building manager to assist you in answering these questions. If no onsite personnel are present, check Checklist Outcome, Item B.

1. Based on discussions with onsite personnel, are any radioactive materials used on the property?
 - ☐ Yes, go to Question 2
 - ☐ No, check Checklist Outcome, Item A
 - ☐ Unknown, check Checklist Outcome, Item B
2. Describe all radioactive sources and proceed to Question 3.
3. Has any equipment containing a radioactive source ever been recalled by the manufacturer due to leakage?
 - ☐ Yes, check Checklist Outcome, Item C
 - ☐ No, go to Question 4
 - ☐ Unknown, go to Question 4
4. Has a radiological survey been conducted to identify radiation contamination on the property (excluding Radon)?
 - ☐ Yes, obtain a copy of all radiological surveys and go to Question 5
 - ☐ No, check Checklist Outcome, Item B
 - ☐ Unknown, check Checklist Outcome, Item B
5. Did the survey result in any cleanup activities?
 - ☐ Yes, check Checklist Outcome, Item C
 - ☐ No, check Checklist Outcome, Item A
 - ☐ Unknown, check Checklist Outcome, Item C

Radiological Hazards (For Initial Screening), continued

Checklist outcome

- A. Property is not recommended for further study ☐

No radioactive materials are in use at the property or there is no evidence to indicate that a radiation hazard exists.

- B. Property is recommended for a Phase I ESA ☐

Radioactive materials may be present on the property. A Phase I ESA should be conducted to determine if radioactive materials are present and, if so, whether they have caused any contamination of the site. See Appendix D for guidance on Phase I ESAs.

- C. Property is recommended for a Phase I ESA ☐

Radioactive materials are present on site and may have contaminated the property. A Phase I ESA should be conducted to obtain background information, to evaluate any potential contamination, and to determine if further investigation is required under a Phase II ESA. See Appendix D for guidance on Phase I ESAs and your Environmental Specialist and Environmental Attorney for guidance on Phase II ESAs.

Signature of Preparer _____ Date _____

Checklist F

Historic Disposal/Contamination

Overview

Checklist F first defines the different types of historic contamination (i.e., stains or stressed vegetation), then explains the regulatory context that governs them and the procedures to follow to screen property that might exhibit these characteristics.

Contents

This chapter contains the following topics and tables:

Topic Title	Page Number
General	CF-2
Historic Disposal/Contamination (For Initial Screening)	CF-5

General

Introduction

Although current activities at a property may not cause contamination, past activities at that property may have resulted in contamination. An example is Love Canal, where a residential community was constructed on property that had previously been used as a chemical dump. Subsequently, the community had to be evacuated because of contamination from the underlying dump. It is difficult to assess the historic activities of a site without doing in-depth research. However, there may be physical evidence indicating that contamination is present, such as stressed or dying vegetation, depressions, mounds, and stained soils and water. These indicators are defined below. They can be looked for during an onsite visual survey, but it should be understood that the lack of these physical indicators does not mean that no historic contamination exists. Typical indicators of historical contamination include

- **STAINS:** Stains result from a spill or leak of a chemical substance, such as oil or paint, and may appear on any surface where such a material was spilled, including soil, ground, pavement, or floors.
- **STRESSED VEGETATION:** Stressed vegetation refers to plants that are dead, dying, or stunted including yellowing, wilted, or dried plants. The term “stressed vegetation” is also used to refer to an area where vegetation should be growing, but for some unknown reason is not. Vegetation may be stressed in several ways due to contamination: (1) if hazardous substances have been buried or spilled, vegetation may not grow or may be dead or dying within the landfill or spill boundary. If such is the case, there is usually a clear line between the stressed/dead vegetation and healthy vegetation that identifies the landfill/spill boundary, and (2) vegetation may also be stressed along a surface water or storm water pathway. This may occur when rain water flows over and away from a dump, landfill, or spill. The hazardous substances carried with the rainwater may then kill the vegetation it contacts along the way.

Other incidents that cause stressed vegetation but that do not indicate contamination include fires, prolonged covering by another object that blocks the sun and inhibits growth, and heavy water flow from storm water discharge pipes (including roof drains). If one of these cases is suspect, the site inspector should determine if the stressed vegetation is associated with other physical indicators of contamination at the site.

General, continued

Introduction, continued

- **MOUNDS AND DEPRESSIONS:** The presence of mounds (an area with built-up ground) or depressions (an area where the ground has subsided) may indicate the presence of landfills or underground tanks. Smaller depressions and mounds are more likely to be indicative of a storage tank. A large-scale depression or numerous smaller depressions may be indicative of a landfill where the compaction and/or decomposition of waste materials has caused the ground to subside. Larger mounds, particularly those with steep embankments or with step-like embankments, are also a sign of landfills.
- **LEACHATE OR COLORED LIQUID/WATER:** Leachate is formed when storm water or other liquid passes through or over a landfill/dump and extracts dissolved or suspended materials from the waste. In addition, if a dump or landfill has containers of hazardous substances, the hazardous substances may leak out, also resulting in a discolored leachate. Physical indicators of leachate include stained soils, colored liquid/water, stressed vegetation, and a film on nearby surface waters. A recent spill of hazardous materials will also cause these types of stains.
- **DUMPS/CONTAINERS:** A dump generally refers to any pile of waste materials. While it is usually not possible to identify all the contents of a dump, the presence of any containers with chemical or hazard markings (e.g., drums) *may indicate a potential for hazardous substances.*
- **SURFACE IMPOUNDMENTS:** Surface impoundment usually refers to a man-made basin, lagoon, or pond used to hold a waste material that has liquid and/or solid components; however, some natural surface water bodies (e.g., ponds, lagoons, lakes) have been used for this purpose. A surface impoundment typically has raised sides (e.g., dike, berm, curb) and is either earthen or concrete. Earthen impoundments may be lined with some impenetrable materials, though liners are not usually visually evident. Physical indicators include oval or rectangular ponds, pools, basins, or lagoons; depressed areas with built-up earthen or concrete sides (other than those surrounding a tank); and man-made structures (usually concrete) located outside with no top (i.e., open to the air) that can hold liquid or semi-liquid material.

General, continued

Introduction, continued

There are no specific federal statutes or regulations that require assessments of historic activities; however, due to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA-also known as Superfund), many property buyers are investigating historic activities prior to purchasing a property. CERCLA requires cleanup of chemically contaminated sites by the person/corporation responsible for the contamination. It also can hold the current owner/operator liable for the cleanup as well even if that owner/operator did not cause the contamination.

There are no established national standards or federal regulations for conducting a historic assessment, often referred to as a Phase I ESA. However, there are numerous environmental assessment guidelines that have been prepared by professional organizations. Techniques used to assess historic operations include interviews with previous owners, tenants, and employees; review of historic maps and aerial photographs; and a site reconnaissance of the property. Appendix D of these procedures provides guidance on the content of a Phase I ESA.

Historic Disposal/Contamination (For Initial Screening)

Instructions

Conduct a site reconnaissance of the subject property searching for physical indicators, such as stressed/dying vegetation, stained soils, mounds, and depressions. Be sure to inspect all access roads, including dirt roads and trails.

If the site is occupied, ask onsite personnel, tenants, and residents for information concerning historic activities.

WARNING!! If abandoned tanks or containers are present on the property, DO NOT attempt to open, touch, kick, or roll over the container/tank, and DO NOT attempt to identify the contents by sight, touch, taste, or smell. EXERCISE CAUTION around unstable piles and dumps.

1. Are any abandoned/discarded containers present that have chemical or hazard markings (e.g., pails, drums)?

☐ Yes, answer Questions 1a and 1b

☐ No, go to Question 2

☐ Unknown, check Checklist Outcome, Item B, and go to Question 2

- a. Are the containers in bad condition (e.g., rusted, dented, broken, leaking, or torn)?

☐ Yes ☐ No ☐ Unknown

- b. Are any stains present around the container(s)?

☐ Yes ☐ No ☐ Unknown

If you answered Yes to either of these questions, check Checklist Outcome, Item C.

If you answered No to both of these questions, go to Question 2.

If you answered Unknown to either of these questions, check Checklist Outcome, Item B, and go to Question 2.

Historic Disposal/Contamination (For Initial Screening), continued

Instructions, continued

2. Are any man-made surface impoundments present? This includes lagoons, ponds, basins, and impoundments with raised sides.
- ☐ Yes, check Checklist Outcome, Item C, and go to Question 3 (complete Disposal Sites Checklist)
 - ☐ No, go to Question 3
 - ☐ Unknown, check Checklist Outcome, Item B, and go to Question 3
3. If anyone is present onsite who is aware of historic activities, ask those persons if any of the following activities occurred at the site:
- a. ☐ Landfill or dumping (complete Disposal Sites Checklist)
 - b. ☐ Spills or leaks of hazardous substances or radiological materials
 - c. ☐ Application of pesticides (including insecticides, herbicides, rodenticides, algicides) other than household use
 - d. ☐ Equipment repair operations (Type _____)
 - e. ☐ Gasoline station or automobile servicing shop
 - f. ☐ Mining, quarrying, or oil/gas extraction
 - g. ☐ Industrial or manufacturing operations (Type _____)
- If any of the above activities are identified, check Checklist Outcome, Item B, and go to Question 4.
- If none of the above activities are identified, go to Question 4.
4. Are any dumps (i.e., piles of discarded or abandoned materials) visible or is there reason to believe that a dump may be present that is not readily visible?
- ☐ Yes, check Checklist Outcome, Item B
 - ☐ No, go to Question 5
 - ☐ Unknown, check Checklist Outcome, Item B

Historic Disposal/Contamination (For Initial Screening), continued

Instructions, continued

5. Are any discolored water or liquids present?
- ☐ Yes, check Checklist Outcome, Item B, and go to Question 6
 - ☐ No, go to Question 6
 - ☐ Unknown, check Checklist Outcome, Item B, and go to Question 6
6. Are any mounds or depressions present?
- ☐ Yes, go to Question 6a
 - ☐ No, go to Question 7
 - ☐ Unknown, go to Question 6a
- a. Is the cause of the depression/mound one of the following: septic system, borrow pit, onsite excavation (other than for the purposes of landfilling), or utility installation/repair (other than for underground fuel pipes)?
- ☐ Yes, go to Question 7
 - ☐ No, go to Question 6b
 - ☐ Unknown, go to Question 6b
- b. Is the cause of the depression/mound related to underground storage tanks, fuel pipes, or landfills?
- ☐ Yes, check Checklist Outcome, Item C (and complete Underground Storage Tank and/or Disposal Sites Checklist)
 - ☐ No, check Checklist Outcome, Item B
 - ☐ Unknown, check Checklist Outcome, Item B
7. If, after completing questions 1 through 6, no recommendation codes have been checked, check Checklist Outcome, Item A.

Historic Disposal/Contamination (For Initial Screening), continued

Checklist outcome

- A. Site is not recommended for further study ☐

There is no evidence or reason to believe that the site is contaminated from past operations.

- B. Site is recommended for a Phase I ESA ☐

There is reason to believe that historic disposal/contamination activities may be present based on file information, past operations, or physical indicators. A Phase I ESA should be conducted to obtain historic information concerning past activities at the property and to verify and/or determine if contamination is present. See Appendix D for guidance on Phase I ESAs.

- C. Site is recommended for an *immediate* Phase I ESA ☐

A physical indicator is present identifying potential onsite contamination. An immediate Phase I ESA should be conducted to obtain background information concerning past activities at the site and to determine if contamination is present. A Phase II ESA may be required to evaluate the presence and extent of contamination. See Appendix D for guidance on Phase I ESAs and your Environmental Specialist and Environmental Attorney for guidance on Phase II ESAs.

Signature of Preparer _____ Date _____

Checklist G

Polychlorinated Biphenyls

Overview

Checklist G defines polychlorinated biphenyls (PCBs) and their dangers, explains the regulatory context that governs PCBs, and lists the procedures to follow to screen property with PCBs.

Contents

This chapter contains the following topics and tables:

Topic Title	Page Number
General	CG-2
Polychlorinated Biphenyls (For Initial Screening)	CG-3

General

Introduction

Polychlorinated biphenyls (PCBs) belong to a broad family of organic chemicals known as chlorinated hydrocarbons. Virtually all PCBs in existence today have been synthetically manufactured. PCBs have been primarily used in electrical equipment but were also included in hydraulic systems and oil-filled heat transfer systems. PCBs are deleterious because, once released into the environment, they do not break down into harmless chemical substances. It is known that PCBs cause chloracne: a painful, disfiguring skin illness. Animal studies also indicate that PCBs may be carcinogenic and teratogenic (fetus damaging), and the EPA has determined that PCB contamination may pose a public health concern.

Regulatory context

In 1976, Congress enacted the Toxic Substances Control Act (TSCA) that directed EPA to regulate PCBs. By 1978, EPA had developed labeling rules and disposal regulations. In 1979, EPA implemented rules governing the manufacture, use, and disposal of PCBs. Disposal of PCBs can be costly, for they can only be disposed of at a hazardous waste facility. Use of PCB-containing equipment has been phased.

Polychlorinated Biphenyls (For Initial Screening)

Instructions

If the property is occupied, ask the maintenance supervisor or the building manager to assist you in answering these questions.

1. Has a survey been conducted for PCBs on the property?

☐ Yes, obtain a copy of any survey reports, then go to Question 2

☐ No, go to Question 2

☐ Unknown, go to Question 2

2. Are any of the following located on the property? Do not include items that have "non-PCB" labels (a blue circle with white lettering).

Check one for each item:

- a. **OIL-FILLED ELECTRICAL TRANSFORMERS:** A device that converts current and voltage from a primary circuit to a secondary circuit. Transformers may be located in electrical substations outside a building, mounted on poles (cylindrical metal objects), or located in a building's electrical rooms (small to large metal boxes with or without cooling fans). Oil-filled transformers, without a PCB or non-PCB label, must be considered PCB contaminated:

☐ Yes ☐ No ☐ Unknown

- b. **OIL-FILLED ELECTRICAL CAPACITORS:** A device that stores electricity and is used for multiple purposes, including reducing voltage fluctuations and transmitting pulsed signals. Capacitors are found in electrical rooms and numerous types of industrial equipment. Capacitors are generally square or rectangular in shape and larger than a typewriter. They may not have PCB or non-PCB labels:

☐ Yes ☐ No ☐ Unknown

- c. **HYDRAULIC SYSTEMS:** Machinery that contains hydraulic oil such as elevators, lifts, cranes, or industrial machinery:

☐ Yes ☐ No ☐ Unknown

Polychlorinated Biphenyls (For Initial Screening), continued

Instructions, continued

d. WASTE OIL TANKS:

☐ Yes ☐ No ☐ Unknown

e. OTHER OIL-FILLED INDUSTRIAL EQUIPMENT:

☐ Yes ☐ No ☐ Unknown

If Yes to any of the above items, go to Question 3.

If No to all of the above items, check Checklist Outcome, Item A.

If Unknown, check Checklist Outcome, Item B.

3. Is there any evidence of spills or leaks around or from the equipment identified in Question 2, or have there been any fires involving this equipment?

☐ Yes ☐ No ☐ Unknown

Go to to Question 4.

4. Based on discussions with onsite personnel, has any equipment or spilled material containing PCBs ever been removed or cleaned up at the property?

☐ Yes, check Checklist Outcome, Item B

☐ No, check Checklist Outcome, Item C

☐ Unknown, check Checklist Outcome, Item C

Polychlorinated Biphenyls (For Initial Screening), continued

Checklist outcome

- A. Property is not recommended for further study ☐

No equipment that may contain PCBs is present onsite. This property is not recommended for further study in regards to PCBs.

- B. Property recommended for a Phase I ESA ☐

PCB equipment is or may be present onsite, but there is no evidence of contamination from the equipment. A Phase I ESA should be conducted to determine if PCB equipment is present onsite. See Appendix D for guidance on Phase I ESAs.

- C. Property is recommended for an *immediate* Phase I ESA ☐

Equipment that may potentially contain PCBs is present onsite and may have caused contamination. A Phase I ESA should be initiated as soon as possible to obtain background information concerning PCB equipment. A Phase II ESA may be required to determine the presence and extent of any contamination. See Appendix D for guidance on Phase I ESAs and your Environmental Specialist and Environmental Attorney for guidance on Phase II ESAs.

Signature of Preparer _____ Date _____

Note: If a PCB survey was conducted on the property, it should be reviewed by your Environmental Specialist to verify its adequacy or use as background information in developing the scope of work for a Phase II ESA. The survey should be placed in the asset file.

Checklist H

Asbestos

Overview

Checklist H describes the potential dangers that asbestos poses to the environment, the regulatory context that governs asbestos, and the procedures to screen a property that might contain asbestos.

Contents

This chapter contains the following topics:

Topic Title	Page Number
General	CH-2
Asbestos (For Initial Screening)	CH-3

General

Introduction

Asbestos is a naturally occurring mineral used since ancient times for a variety of purposes. This mineral occurs as a strong fiber with characteristics for heat insulation, sound insulation, and fire resistance. Over 3,000 different uses have been developed for asbestos including building materials, which have been extensively used in the United States since the mid-1900s.

As the use of asbestos in building materials increased, so did lung diseases among those who worked with asbestos. These diseases include asbestosis (a scarring of the lung), lung cancer, and mesothelioma (a cancer of the lung lining). Typically, these diseases take between 10 and 40 years to appear after exposure to asbestos in the air.

Regulatory context

In 1971, the Occupational Safety and Health Administration (OSHA) started regulating how much asbestos a worker could be exposed to in the air. The airborne level of asbestos to which a worker could be exposed started at 12.0 fibers per cubic centimeter (f/cc) of air. OSHA has steadily reduced this exposure level since 1971, and the level now stands at 0.2 f/cc. OSHA requires workers exposed to airborne asbestos above the regulated levels to wear respirators to protect their lungs.

In 1971, the same time OSHA started regulating asbestos, the EPA listed asbestos as a hazardous air pollutant under the Clean Air Act. The following year, EPA banned the installation of new fireproofing materials that contained asbestos. By 1975, EPA mandated that no visible emissions could occur during asbestos materials manufacturing, buildings demolition, and waste asbestos collection and disposal operations. The use of mechanical insulation and plaster ceilings containing asbestos was banned by 1978. Under the Toxic Substance Control Act in 1982, EPA required schools to identify friable asbestos-containing material and to notify parents of the presence of the asbestos-containing material. *Friable asbestos-containing material is material that can be easily crumbled by hand pressure.* Many schools did not follow the 1982 law. As a result, in 1986 Congress passed the Asbestos Hazard Emergency Response Act (AHERA), which set deadlines and guidelines for complying with the 1982 law and set fines for schools that did not comply with this law. In 1989, EPA started phasing out nearly all uses of asbestos.

General, continued

Private context

As OSHA and EPA strengthened the regulations governing asbestos, some insurance and financial companies became concerned about losing money if a building occupant sued the owner after the occupant developed an asbestos-related disease. As a result, insurance and financial companies started requiring building owners to identify and manage or remove asbestos within their buildings.

Asbestos (For Initial Screening)

Instructions

If the property is occupied, ask the maintenance supervisor or the building manager to assist you in answering these questions. (This checklist is intended for properties with buildings present.)

1. Were any structures on the property constructed prior to 1987?
 - ☐ Yes, go to Question 2
 - ☐ No, check Checklist Outcome, Item A
 - ☐ Unknown, check Checklist Outcome, Item A
2. Has an asbestos survey been performed on each building constructed prior to 1987? Inquire of onsite personnel and obtain copies of all survey reports if possible.
 - ☐ Yes, go to Question 4
 - ☐ No, go to Question 3
 - ☐ Unknown, go to Question 3
3. Is the property currently being used to teach any students in kindergarten through 12th grade or is any demolition or renovation planned for buildings on the property?
 - ☐ Yes, check Checklist Outcome, Item D
 - ☐ No, check Checklist Outcome, Item C

Asbestos (For Initial Screening), continued

Instructions, continued

4. Briefly review the survey's conclusions and ask knowledgeable onsite personnel for information concerning the results of the survey. Did the survey identify any asbestos materials or do onsite personnel know of asbestos materials in any buildings?
 - ☐ Yes, go to Question 5
 - ☐ No, check Checklist Outcome, Item B
 - ☐ Unknown, check Checklist Outcome, Item B
5. Did the survey indicate that any of the asbestos materials was in a friable and/or damaged condition?
 - ☐ Yes, go to Question 6
 - ☐ No, go to Question 8
 - ☐ Unknown, go to Question 8
6. Was the damaged/friable asbestos material removed? Inquire of onsite personnel.
 - ☐ Yes, go to Question 8
 - ☐ No, go to Question 7
 - ☐ Unknown, go to Question 7
7. Has an abatement specifications cost estimate and schedule been prepared for remediation of damaged and/or friable asbestos?
 - ☐ Yes, check Checklist Outcome, Item F
 - ☐ No, check Checklist Outcome, Item G
 - ☐ Unknown, check Checklist Outcome, Item G
8. Has all the known asbestos materials (friable and nonfriable) been removed from the buildings? Inquire of knowledgeable onsite personnel.
 - ☐ Yes, obtain a copy of all asbestos removal documentation and check Checklist Outcome, Item E
 - ☐ No, check Checklist Outcome, Item H
 - ☐ Unknown, check Checklist Outcome, Item H

Asbestos (For Initial Screening), continued

Checklist outcome

- A. Property is not recommended for further study ☐

Buildings on this property were constructed after most asbestos materials were banned for use in construction materials and after most stockpiles of asbestos materials were exhausted. This property is not recommended for further study in regards to asbestos materials.

- B. Property is recommended for a review of asbestos survey documentation ☐

An asbestos survey has been completed on this property, but no asbestos materials were found. An AHERA-trained project manager should conduct a review of the asbestos survey documentation to verify that all suspect building materials were sampled, that all suspect materials do not contain asbestos, and that appropriate sampling protocols were followed. This review may require an inspection of the property by an AHERA-trained asbestos inspector. If unsampled suspect materials are found, an additional asbestos survey may be required. (See CHECKLIST OUTCOME, Item C for guidance on asbestos surveys.)

- C. Property is recommended for a Comprehensive Asbestos Survey ☐

An asbestos survey has not been performed on this property. A comprehensive asbestos survey is required to identify and sample suspect building materials and determine their condition and the presence of asbestos. The primary objective of a comprehensive survey is to identify the location, the quantities, and the condition of all asbestos materials. If desired or required, a cost estimate for removal of the asbestos materials can be made from the results of or as a part of a comprehensive survey. An abatement cost estimate cannot be made from data derived in a preliminary asbestos survey. If any renovation or demolition work is planned for this property, an asbestos survey needs to be implemented immediately.

Asbestos (For Initial Screening), continued

Checklist outcome, continued

- D. Property is recommended for an immediate Comprehensive Asbestos Survey ☐

The property has been identified as a school for grades kindergarten through 12, or as a property where demolition or renovation has been planned, but no asbestos survey has been conducted. Federal regulation required that all schools complete an asbestos survey by May 1989, and current Federal and state regulations require that asbestos materials be removed in an appropriate manner (see CHECKLIST OUTCOME, Item F for guidance) prior to any demolition or renovation. A comprehensive survey should be performed immediately on schools and should be conducted in accordance with AHERA requirements. In addition, a comprehensive survey may be required for properties where an estimate of overall liabilities related to asbestos is required.

- E. Property is recommended for review of asbestos removal/abatement documentation ☐

Asbestos materials (friable and non-friable) have been removed from buildings on this property. A review of the asbestos abatement documentation should be conducted by an AHERA-trained project manager to verify that all abatement actions were conducted properly. This review may require an inspection of the property by an AHERA-trained asbestos inspector. If asbestos materials were not removed properly, a survey may be required to verify that the building has not been contaminated as a result of improper abatement.

In addition, it would be appropriate to conduct an asbestos survey review as discussed in CHECKLIST OUTCOME, Item B to verify that all asbestos materials were identified.

- F. Property is recommended for further study ☐

Damaged asbestos-containing materials are present but have not been removed. An abatement plan, cost estimate, and schedule have been prepared and should be obtained and reviewed to determine further action.

Asbestos (For Initial Screening), continued

Checklist outcome, continued

G. Property is recommended for further study ☐

An abatement plan, cost estimate, and schedule have not been prepared for damaged asbestos containing materials identified at the property. A response decision by the Environmental Specialist is required.

H. Property is recommended for further study ☐

Asbestos is present at the property and is in good condition. A response decision by the Environmental Specialist is required.

Signature of Preparer _____ Date _____

Note: Any environmental survey or report obtained on this property should be placed in the asset file.

Checklist I

Pesticides

Overview

Checklist I defines pesticides and describes what dangers pesticides pose to the environment, what regulatory context governs them, and what procedures to follow to screen property that might have been exposed to pesticides.

Contents

This chapter contains the following topics:

Topic Title	Page Number
General	CI-2
Pesticides (For Initial Screening)	CI-3

General

Introduction

Pesticides are chemical products developed to eradicate a target species. Pesticides include insecticides, herbicides, rodenticides, fungicides, disinfectants, and plant growth regulators and have been developed to control insects, weeds, fungi, and rodents. Pesticides can significantly reduce agricultural crop losses, structural damage to property, and public health concerns (diseases). However, because these materials are “designed poisons,” they pose a toxic health hazard if they are misused or improperly disposed.

Regulatory context

The U.S. Environmental Protection Agency (EPA) regulates the manufacture and use of pesticides under the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA). Under the Act, manufacturers are required to register or license pesticide products, and no pesticide may be legally sold or used in the United States unless it bears an EPA-approved label and shows an EPA registration number. In addition, the use of pesticide products for purposes other than those stated on the label is prohibited.

Pesticides (For Initial Screening)

Instructions

If the property is occupied, ask the maintenance or housekeeping supervisor to assist you in answering the questions below.

WARNING!! DO NOT attempt to open any containers that may contain pesticides. **DO NOT** attempt to identify container contents or any suspect material inside or outside of a container by touch, taste, smell, or sight.

1. Is this property used for a business involved in pesticide manufacturing, formulation, or application?
☐ Yes, check Checklist Outcome, Item C
☐ No, go to Question 2
2. Is this property used for agricultural purposes?
☐ Yes, go to Question 3
☐ No, go to Question 3
3. Has there been routine or occasional use of pesticides in excess of typical household use on the land or in the buildings on the property?
☐ Yes, go to Question 4
☐ No, check Checklist Outcome, Item A
☐ Unknown, go to Question 5
4. Which of the following pesticides have been used? Obtain specific names of products, if possible.

GENERAL INSECTICIDES:

☐ Yes ☐ No ☐ Unknown

Product Name: _____

General HERBICIDES, RODENTICIDES, FUNGICIDES:

☐ Yes ☐ No ☐ Unknown

Product Name: _____

Pesticides (For Initial Screening), continued

Instructions, continued

OTHER:

☐ Yes ☐ No

Product Name: _____

Go to Question 5.

5. Have there been any suspected pesticide spills or misapplications?
Inquire of onsite personnel.
 - ☐ Yes, go to Question 6
 - ☐ No, go to Question 7
 - ☐ Unknown, go to Question 6
6. Did any health complaints follow actual or suspected pesticide spills or misapplications?
 - ☐ Yes, check Checklist Outcome, Item C
 - ☐ No, go to Question 7
7. Are there currently any "pesticide odors" ("bug spray" odors) noted in any of the buildings?
 - ☐ Yes, check Checklist Outcome, Item B
 - ☐ No, go to Question 8
8. Are there a significant number of drums or other containers present on the property marked with pesticide labels?
 - ☐ Yes, check Checklist Outcome, Item B
 - ☐ No, check Checklist Outcome, Item A

Pesticides (For Initial Screening), continued

Checklist outcome

- A. Property is not recommended for further study ☐

Information obtained during this survey indicates (1) that pesticides are not normally used on this property or (2) that pesticides are used but that there is no evidence of potential contamination through its use. This site is not recommended for further study in regards to pesticides.

- B. Property is recommended for a Phase I ESA ☐

Information obtained during this survey indicates that onsite contamination may have resulted through use of pesticides. A Phase I ESA should be initiated to further evaluate onsite conditions and determine if onsite pesticide use or storage resulted in contamination.

- C. Property is recommended for an *immediate* Phase I ESA ☐

A pesticide manufacturing, formulation, or application business is present onsite, or a pesticide spill/misapplication occurred and potentially resulted in harmful health effects. A Phase I ESA should be initiated on this property to determine whether onsite contamination has resulted from pesticide use.

Checklist J

Lead-Based Paint

Overview

Checklist J identifies the potential health hazard associated with exposure to lead-based paint in residential housing and provides a brief overview of the regulatory context associated with lead-based paint.

Contents

Topic	Page Number
General	CJ-2
Lead-Based Paint (For Initial Screening)	CJ-5

General

Introduction

Lead-based paint is a significant source of childhood lead poisoning that may cause permanent physical and mental disability to children who ingest lead-based paint. Lead-based paint located in residential property is a significant source of lead poisoning for young children. Residential application of lead-based paint was widespread through the 1940s. Although the application of interior lead-based paint declined during the 1950s and 1960s, the interior and exterior use of lead-based paint at residential property continued into the late 1970s. In 1978 the federal government banned the manufacture of paint containing greater than 0.06 % lead for use on interior or exterior residential surfaces.

Regulatory context

With the increased awareness of the adverse health effects to young children from ingesting lead-based paint, statutory and regulatory activity at both the federal and state level increased in the 1990s. A number of states have promulgated laws and regulations that permit health authorities to inspect for lead-based paint hazards and require abatement activities in residential property. Federal regulations require the disclosure of the existence of lead-based paint when selling or leasing most pre-1978 residential housing.

In addition to these statutory considerations the FDIC must consider common law obligations (i.e., tort liability for lead poisoning), local ordinances, and general landlord-tenant obligations. The risk of common law tort liability to the owner of a property where a child is exposed to a lead-based paint hazard increased significantly in the 1990s. The FDIC should be aware of this potential common law tort liability as it manages residential property.

The most significant lead-based law applicable to the FDIC is the federal requirement that applies to any seller or lessor of residential housing constructed prior to 1978. As of December 6, 1996, federal regulations require that as part of the sale or lease of most residential housing constructed prior to 1978 the seller or lessor must

1. Disclose to the purchaser or lessee the presence of any known lead-based and/or lead-based paint hazards,
2. Provide to the purchaser or lessee available records and reports concerning lead-based paint and/or lead-based paint hazards,

General, continued

Regulatory context, continued

3. Provide the purchaser or lessee with a lead hazard information pamphlet,
4. Give purchasers a 10-day opportunity to conduct a risk assessment or inspection, and
5. Attach specific disclosure and warning language to the sales or leasing contract before the purchaser or lessee is obligated under a contract to purchase or lease the property.

It should be noted that an exemption from this requirement is the foreclosure of pre-1978 residential housing. Thus, the disclosure requirements do not apply to the foreclosure, or any other similar transfer of title, of a residential housing property for the purposes of enforcing the payment of a debt. However, the subsequent re-sale of the property is subject to the disclosure requirements.

The other significant federal statutory lead-based based paint requirement that relates to the FDIC concerns “HUD-associated housing.” For the purposes of the FDIC, “HUD-associated housing” is property the FDIC is attempting to sell to a buyer seeking FHA mortgage insurance or property the FDIC leases to a person receiving federal housing assistance. The law requires that no FHA insurance or housing assistance shall be granted for buildings at which there is defective lead-based paint. If the FDIC sells a pre-1978 property to someone who intends to secure financing from the FHA, any defective lead-based paint should be abated. However, it should be noted that the FDIC is under no obligation to sell the property to someone who intends to use FHA financing. If the FDIC owns a pre-1978 residential housing property at which there is defective lead-based paint and rental assistance is being received on behalf of a tenant from a public housing authority, the public housing authority may require the owner (i.e., FDIC) to abate the defective lead-based paint or cancel the assistance payments.

General, continued

Regulatory context, continued

In summary, with respect to selling residential property, the FDIC must comply with the federal lead-based paint disclosure requirements that apply to any seller or lessor of most pre-1978 residential property. These disclosure requirements apply irrespective of whether a property contains lead-based paint. In addition, if the FDIC intends to sell pre-1978 residential property to someone who intends to obtain financing from FHA, the property must be free of defective lead-based paint. However, as noted above, the FDIC is under no obligation to sell the property to someone who intends to obtain FHA financing. If the FDIC owns property where rental assistance is being or will be received by a tenant from a public housing authority, the public housing authority may require the FDIC as owner of the property to eliminate the defective lead-based paint, or it may cancel the housing assistance payments.

With respect to the FDIC management of pre-1978 residential property, the FDIC may be subject to common law tort liability if a child ingests lead-based paint located at the residential property and experiences adverse health effects from lead poisoning. The FDIC should manage its residential property in a manner that minimizes this risk of common law tort liability.

Lead-Based Paint (For Initial Screening)

Instructions

This checklist should be used for single family residences, multi-family residences, and commercial facilities where children under six years of age may be found, such as a day care center or school.

1. Are there any residential structures on the property that were built before 1978, or is there any commercial facility on the property, such as a day care center or school, built prior to 1978 where children six years of age or younger may be located?

☐ YES, go to Question 2.

☐ NO, go to Checklist Outcome, Item A.

2. Are any of the residential structures on the property currently occupied by children six years of age or younger, or are any of the commercial facilities on the property that may be frequented by children six years of age or younger currently in use?

☐ YES, go to Checklist Outcome, Item B and go to Question 3.

☐ NO, go to Question 3.

☐ UNKNOWN, go to Checklist Outcome, Item B and go to Question 3.

3. Do any of the residential structures or commercial facilities on the property that are referenced immediately above have defective paint surfaces, such as peeling, cracking, or loose interior or exterior painted surfaces?

☐ YES, go to Checklist Outcome, Item C.

☐ NO, go to Checklist Outcome, Item B.

Lead-Based Paint (For Initial Screening), continued

Checklist outcome

- A. The property is not recommended for further study ☐
- B. It will be necessary for the Account Officer to consult with the Environmental Specialist and the Environmental Attorney regarding ORE management and sales. Refer to the lead-based paint hazard disclosure requirements for the sale of pre-1987 property contained in *Chapter X-E* of the *Asset Disposition Manual*. With regard to property management, it will be necessary to determine if a Phase I ESA, lead-based paint inspection/survey, or if there are other courses of action (e.g., assisting tenants in obtaining alternative housing, etc.) that are potentially beneficial to the FDIC. ☐
- C. The property is recommended for a Phase I ESA or Lead-based Paint Inspection/Survey. ☐

Test the paint to determine if it has a lead content above the applicable legally permissible threshold for lead-based paint in housing.

Signature of Preparer _____ Date _____

Checklist K

Wetlands

Overview

Checklist K describes the special conditions that characterize wetlands, the regulatory context that governs wetlands protection, and the procedures for evaluating property that might contain wetlands.

Contents

This chapter contains the following topics and tables:

Topic Title	Page Number
General	CK-3
Wetlands (For Initial Screening)	CK-5

General

Introduction

Wetlands are areas that are temporarily or permanently inundated or saturated by surface or groundwater and support vegetation adapted for life in saturated soil. Typically envisioned as marshy or swampy areas adjacent to coastal regions (e.g., tidal wetlands), wetlands also encompass areas that are far inland of tidal waters and that may or may not appear to be marshy or swampy (e.g., nontidal wetlands). For example, nontidal wetlands can include prairie potholes, playa lakes, and bottomland hardwoods that might be mistaken by the untrained observer to be a dry or upland site.

The functions and values of wetlands have been well documented in recent years. These benefits will vary with the size, type, location, and composition of the wetland, but can include

- habitat for a wide variety of wildlife and unusual plant life including rare species protected by law;
 - improvement of water quality by providing areas where, due to a decrease in the speed with which water is flowing, silt and other sediment transported by flowing waters is deposited and nutrients found in the water are taken up by wetland plants;
 - flood control through the temporary storage and gradual release of flood waters;
 - stabilization of shoreline by providing areas where water flow is decreased, thereby reducing the impact of natural and man-induced erosion;
 - breeding, nursery, and feeding areas for commercial and recreational fishes; and
 - recreational uses such as hunting, fishing, boating, bird watching, and photography.
-

General, continued

Regulatory context

Unfortunately, wetlands have historically been considered wasteland. Consequently, over 50 percent of all wetlands in the conterminous United States have been converted to other uses in the past 200 years. Wetland losses today continue to occur at an estimated rate of approximately 117,000 acres per year. To combat this trend and in recognition of their special value, a wetlands protection program has been developed through the U.S. Congress and the U.S. courts to protect wetlands from damage or destruction.

The U.S. Army Corps of Engineers (Corps) is the federal agency responsible for controlling and permitting wetland-disturbing activities under Section 404 of the Clean Water Act. The Corps' regulatory authority was initially limited to navigable waters. However, the Corps' authority has been significantly expanded in the past 15 years through a series of court rulings and other legal actions. The Corps now has permitting authority over all "waters of the U.S.," which includes coastal areas, lakes, rivers, streams, springs, ponds, mudflats, and sandflats, as well as tidal and nontidal wetlands. Thus, a Corps permit may be required for activities disturbing any of these areas.

Activities regulated by the Corps include the placement of fill for construction of any structure; site-development fills for recreational, industrial, commercial, residential, and other uses; and road fills. Many states also have wetlands protection programs and have permitting controls over these and other activities. Finally, additional federal wetlands legislation is currently pending in Congress.

In addition to employing hydrology (the scientific study of the properties, distribution, and effects of water) to identify wetlands, the Corps looks for evidence of hydrophytic plants and hydric soils. In this case, the focus is on the presence or absence of water. Hydrophytic plants are ones that grow in water or soil too waterlogged for most plants to survive. Hydric soils are soils that are saturated, flooded, or ponded for periods of sufficient length or frequency to favor the growth of hydrophytic plants. The criteria used by state agencies to identify and, therefore, regulate wetlands may differ from those used by the Corps.

Wetlands (For Initial Screening)

Instructions

1. Are there any coastal areas, rivers, streams, springs, lakes, swamps, marshes, bogs, ponds, pools or other bodies of water on or immediately adjacent to the property?

In answering this question, include areas that appear dry at the time of the site visit but may at other times be flooded or saturated. Do not include stormwater collection ponds, wastewater collection ponds, swimming pools, reflecting pools, or decorative fish ponds or other similar, man-made bodies of water.

☐ Yes, check Checklist Outcome, Item B

☐ No, check Checklist Outcome, Item A

☐ Unknown, check Checklist Outcome, Item B

Checklist outcome

- A. Property is not recommended for further study ☐

There is no evidence that the site contains a wetland.

- B. Property is recommended for further study ☐

The property contains, or may contain, a wetland. Coordinating through the Environmental Specialist, ensure that a Phase I ESA, wetlands survey or professional study is completed and includes contacting federal, state, and local agencies to determine conclusively if the site contains a wetland, undeveloped floodplain, and/or designated or proposed Wild and Scenic River and the type of restrictions to land use that may apply.

Signature of Preparer _____ Date _____

Checklist L

Endangered Species

Overview

Checklist L describes and defines threatened and endangered (T/E) species, the regulatory context that governs asset disposition for property with T/E species, and the procedures for evaluating property with potential T/E species.

Contents

This chapter contains the following topics and tables:

Topic Title	Page Number
General	CL-2
Endangered Species (For Initial Screening)	CL-3

General

Introduction

Threatened and endangered (T/E) species are species that are rare or extremely uncommon and may be close to extinction. T/E species include all varieties of animals and plants (e.g., mammals, fish, birds, wildflowers and other plants, insects, mushrooms, and reptiles). Examples of some of the more commonly recognized T/E species are the bald eagle, peregrine falcon, black-footed ferret, or humpback whale.

Regulatory context

In recognition of the importance of preserving our natural resources, the U.S. Congress enacted the Endangered Species Act (Act). The principal agency responsible for protecting T/E species and implementing the Act is the U.S. Fish and Wildlife Service (FWS), a component of the Department of the Interior. Additionally, the U.S. Department of Commerce is responsible for the protection of some species of marine or oceanic mammals (e.g., whales and seals), and the U.S. Forest Service (Department of Agriculture) works closely with the FWS to maintain and properly manage the habitats of these species. Additionally, the U.S. Department of Agriculture enforces import/export regulations for rare species. These agencies maintain listings of protected and candidate (i.e., being considered for protection) T/E species.

Restrictions under the Act apply to both federal agencies and private parties. When private projects may adversely affect endangered species or their habitat, the private entity must seek a permit from the Fish and Wildlife Service. Prior to issuing any approvals or permits to a private project, the Fish and Wildlife Service must consider direct or indirect impacts to the species and can deny permits on the basis of the findings in this regard.

Many states also have endangered species programs that may protect species not covered by the federal act. Such species may be rare within the subject state but are more common within other areas of the country.

In addition to protecting the species itself, the Act also protects the habitat of the species. "Critical and unique habitat" generally refers to habitat of significance designated under the Act due to its role in supporting listed plant or animal species.

Endangered Species (For Initial Screening)

Instructions

1. Does the property (larger than one acre) contain an undeveloped area or areas that exhibit natural vegetation?

Natural vegetation does not include lawns, flower beds, or other landscaped areas that are regularly maintained. However, it does include woodlots, brush areas, fields, other overgrown areas, and areas that are subject to infrequent or irregular maintenance such as pastures and golf course roughs.

☐ Yes, check Checklist Outcome, Item B

☐ No, check Checklist Outcome, Item A

☐ Unknown, check Checklist Outcome, Item B

Checklist outcome

- A. Property is not recommended for further study ☐

There is no evidence that the site is an area inhabited by threatened or endangered species.

- B. Property is recommended for further study ☐

The property may contain threatened or endangered species. Coordinating through the Environmental Specialist, ensure that a Phase I ESA, biological survey, or professional study is completed and includes contacting federal, state, and local agencies to determine conclusively if threatened or endangered species or their habitat are present and the type of restrictions to land use that may apply.

Signature of Preparer _____ Date _____

Note: Any environmental surveys or reports obtained on this property should be placed in the asset file.

Checklist M

Coastal Barrier Improvement Act Properties and Properties within a Coastal Zone

Overview

Checklist M describes properties that fall within the Coastal Barrier Improvement Act or Coastal Zone definitions. This checklist also provides the regulatory context governing such properties and a procedures to screen properties that might fall within these areas.

Contents

This chapter contains the following topics and tables:

Topic Title	Page Number
General	CM-2
Coastal Areas	CM-4
Coastal Barrier Improvement Act Properties and Properties within a Coastal Zone (For Initial Screening)	CM-5
Checklist M (Attachment 1)	CM-7

General

Introduction

Properties within designated coastal barrier areas, known as Coastal Barrier Units, as well as certain other undeveloped properties may be subject to the marketing and disposition restrictions of the Coastal Barrier Improvement Act of 1990 as described below. Properties located within Units of the Coastal Barrier Resources System are not eligible for most types of federal financial assistance, such as flood insurance.

Regulatory context

On November 16, 1990, President Bush signed into law the “Coastal Barrier Improvement Act of 1990,” P.L. 101-591 (Act), which imposes certain limitations on the sale or transfer of covered properties. The FDIC may not sell or transfer any property covered by the Act unless it first publishes a notice in the **Federal Register** of the availability of the property for purchase or other transfer. For a 90-day period from the date the notice is published, any governmental agency or qualified non-profit organization may submit a written “notice of serious interest” for purchase or other transfer of the property.

For purposes of the Act, a covered property is any property, title to which is held by the FDIC in its Corporate capacity, the former FSLIC in its Corporate capacity, or the RTC in its Corporate or Receivership capacity prior to its sunset (December 31, 1995), and that is

1. located within a designated unit of the Coastal Barrier Resources System. To determine if a property is located in one of the designated units of the System, reference must be made to maps of the System prepared and published by the United States Department of the Interior. Covered properties may be identified by reference to the Coastal Barrier Resources System Maps available from any DRR Office and the Regional and Field Offices of the U.S. Fish and Wildlife Service (FWS). Names and addresses of the FWS offices are maintained by the Environmental Specialist. OR

General, continued

Regulatory context, continued

2. *undeveloped*, larger than 50 acres, *and* has the following characteristics:
 - a. is adjacent to or contiguous with lands managed by a governmental agency primarily for wildlife refuge, sanctuary, open space, recreational, historical, cultural, or natural resource conservation purposes;
 - b. contains a few man-made structures and has geomorphic and ecological processes that are not significantly impeded by the man-made structures or human activity; and
 - c. has natural, cultural, recreational, or scientific value of special significance (Special Resources).

Coastal Areas

Introduction

Coastal areas and coastal zones are low-lying strips of land that may be found along the ocean and Great Lakes coastlines. Coastal dune and beach systems are composed of sand and other sediments moved and deposited by winds, waves, tides, and current; therefore, the system is constantly changing shape in response to these coastal processes. Coastal dune and beach systems are valued for their natural beauty, recreational opportunities, shoreline protection functions, and plant and wildlife habitat.

Regulatory context

Several programs at the federal, state, and local levels protect coastal areas. The Coastal Zone Management Act requires the development and approval of state coastal zone management plans, which may restrict development and coastal dune and beach activities. The program is administered by the National Oceanic and Atmospheric Administration or by approved states. Federal or state protection may be provided to areas that contain rare plant and animal species or their habitat. Other state and local regulations and ordinances may be in place that protect the natural resource values of coastal areas including permitting for activities in coastal areas and coastal consistency certifications from the administering agency.

The U.S. Army Corps of Engineers may also require permits for activities within the open water areas under the Rivers and Harbors Act of 1899 and the Clean Water Act. Communities that wish to participate in the National Flood Insurance Program, as administered by the Federal Emergency Management Agency, must implement and enforce a floodplain management plan that meets minimum standards. These floodplain management plans may restrict land development activities.

Coastal Barrier Improvement Act Properties and Properties within a Coastal Zone (For Initial Screening)

Instructions

1. Is the property located within approximately 1,000 feet of the shoreline of the Atlantic or Pacific Oceans, Gulf of Mexico, or other saltwater tributary (e.g., Chesapeake Bay or San Francisco Bay), or the Great Lakes?
☐ Yes, check Checklist Outcome, Item B AND go to Question 2
☐ No, go to Question 3
2. Is the property located within a state and county of the Coastal Barrier Resources System (Refer to Attachment 1 to this Checklist)?
☐ Yes, check Checklist Outcome, Item B
☐ No, go to Question 3
3. Is the property more than 50 acres in size?
☐ Yes, go to Question 4
☐ No, check Checklist Outcome, Item A
4. Is the property undeveloped?
Undeveloped is defined as containing few man-made structures (less than one [1] aboveground, four-walled structure per five [5] acres when looking at the ratio of total acres of the Property to total structures at the site) and having geomorphic and ecological processes that are not significantly impeded by any such structures or human activity.
☐ Yes, go to Question 5
☐ No, check Checklist Outcome, Item A
5. Is the property adjacent to or contiguous with lands managed by a governmental agency primarily for wildlife refuge, sanctuary, open space, recreational, historical, cultural, or natural resources conservation purposes?
☐ Yes, check Checklist Outcome, Item B
☐ No, check Checklist Outcome, Item A
☐ Unknown, check Checklist Outcome, Item B

Coastal Barrier Improvement Act Properties and Properties within a Coastal Zone (For Initial Screening), continued

Checklist outcome

A. Property is not recommended for further study ☐

There is no information or evidence that the property is within a coastal zone or within the Coastal Barrier Resources System.

B. Property is recommended for further study ☐

The property is or may be located in a coastal zone or the Coastal Barrier Resources System or may be subject to the restrictions of the Coastal Barrier Improvement Act as described herein. Further investigation is required, and the Environmental Specialist in your office must be contacted. Coordinating through the Environmental Specialist, ensure that a Phase I ESA, Special Resources survey or professional study is completed and includes contacting federal, state, and local agencies to determine the type of restrictions to land use that may apply.

Signature of Preparer _____ Date _____

Checklist M (Attachment 1)*

States and Counties Containing Units of the Coastal Barrier Resources System as Amended

Alabama

Baldwin, Mobile

Connecticut

Fairfield, New Haven, New London, Middlesex

Delaware

Kent, Sussex

Florida

Nassau, Duval, St. John's, Flagler, Volusia, Brevard, Indian River, St. Lucie, Martin, Palm Beach, Broward, Dade, Monroe, Collier, Lee, Charlotte, Sarasota, Manatee, Hillsborough, Pinellas, Levy, Dixie, Franklin, Gulf, Bay, Walton, Escambia, Santa Rosa

Georgia

Camden, Chatham, Glynn, Liberty, McIntosh

Louisiana

Cameron, Jefferson, Lafourche, Plaquemines, St. Bernard, Terrebonne, Vermilion, Iberia

Maine

Cumberland, Hancock, Knox, Sagadahoc, Waldo, Washington, York

Maryland

Calvert, Dorchester, Kent, Queen Anne's, St. Mary's, Somerset, Talbot, Worcester

Massachusetts

Barnstable, Bristol, Dukes, Essex, Nantucket, Plymouth, Suffolk, Norfolk

* Revised July 1, 1993

Checklist M (Attachment 1), continued

States and Counties Containing Units of the Coastal Barrier Resources System as Amended, continued

Michigan

Alger, Alpena, Arenac, Baraga, Benzie, Chippewa, Delta, Emmet, Huron, Keweenaw, Luce, Mackinac, Manistee, Marquette, Menominee, Monroe, Muskegon, Schoolcraft, Wayne

Minnesota

St. Louis

Mississippi

Jackson, Hancock, Harrison

New Jersey

Atlantic, Cape May, Middlesex, Monmouth, Ocean

New York

Cayuga, Erie, Monroe, Nassau, Oswego, Suffolk, Wayne, Queens

North Carolina

Brunswick, Carteret, Currituck, Dare, Onslow, Pender, New Hanover, Hyde

Ohio

Ottawa, Lake

Rhode Island

Bristol, Kent, Newport, Washington

South Carolina

Beaufort, Charleston, Colleton, Georgetown, Horry

Texas

Brazoria, Calhoun, Cameron, Galveston, Jefferson, Kleberg, Matagorda, Nueces

Checklist M (Attachment 1), continued

States and Counties Containing Units of the Coastal Barrier Resources System as Amended, continued

Virginia

Accomack, Gloucester, Lancaster, Mathews, Middlesex, Northampton, Northumberland, Westmoreland, Poquoson City and Virginia Beach (independent)

Wisconsin

Bayfield, Brown, Manitowoc, Marinette

Puerto Rico

Aguadilla, Arecibo, Cabo Rojo, Camuy, Fajardo, Guanica, Guayama, Hatillo, Isabela, Juana Diaz, Loiza, Luquillo, Manati, Maunabo, Patillas, Ponce, Rio Grande, Salinas, Toa Baja, Yabucoa, Naguabo, Lajas, Hormigueros, Isla Culebra, Isla de Vieques

Virgin Islands

St. Croix, St. John, St. Thomas

Checklist N

Historic Buildings, Structures, Sites, and Designated National Historic Landmarks, and Archaeological Resources

Overview

Checklist N defines and describes property that might contain Historic Buildings, Structures, Sites, and Designated National Historic Landmarks, and Archaeological Resources. This checklist also provides the regulatory context that governs the asset disposition of property that falls within these definitions and the procedures to screen property that might be classified as one of these.

Contents

This chapter contains the following topics and tables:

Topic Title	Page Number
General	CN-2
Historic Buildings, Structures, Sites, and Designated National Historic Landmarks, and Archaeological Resources (For Initial Screening)	CN-3

General

Introduction

Historic buildings, structures, and sites are irreplaceable repositories of important cultural information that can be destroyed by careless handling. Certain significant types of historic resources are protected from activity that may damage their historic value. This damage may occur in obvious ways, such as tearing down an important old building, but also in less obvious ways, such as removing an object so that its relationship to other parts of the historic location is lost, though the object itself is not actually damaged.

Archaeological sites usually contain buried evidence of past conditions on earth, although occasionally the evidence is not buried or is only partially buried. Archaeological resources may include plant and animal life, human settlements, and evidence of human activity. Fossil remains of plants and animals are one type of evidence of past life that interest archaeologists, as are objects and building foundations. These resources must be identified and protected before land is altered by human intervention, such as development.

Regulatory context

The preservation of historic properties (including archaeological resources) is governed by the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended. These last two laws made the Secretary of the Interior responsible for maintaining a list of properties that are significant in American history, architecture, archaeology, engineering, and culture, and are worthy of preservation. This list is the National Register of Historic Places and is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.

To be listed in the Register, a property must contain a building, structure, site, object, or be part of a district that is significant in American history, architecture, archaeology, engineering, and culture and have integrity of location, design, setting, materials, workmanship, feeling, and association. (This can mean that a building has not been dramatically remodeled or been moved.)

If the property has any historic characteristics, these may be identified in the appraisal.

Historic Buildings, Structures, Sites, and Designated National Historic Landmarks, and Archaeological Resources (For Initial Screening)

Instructions

1. Is this property covered or nearly covered by buildings and/or pavement (such as parking lots) that are less than 50 years old?
☐ Yes, go to Question 5
☐ No, go to Question 2
2. Has this property recently been developed, excavated, mined, graded, or otherwise experienced significant disturbance by human activity over all or nearly all of its area?
☐ Yes, go to Question 5
☐ No, go to Question 3
3. Does this property contain archeological resources, is it close to or similar to property where such resources have been or commonly are found, or does the property contain any area or areas containing natural vegetation one acre or more in size?

Natural vegetation does not include lawns, flowerbeds, or other landscaped areas that are regularly maintained. However, it does include woodlots, brush areas, fields, other overgrown areas, and areas that are subject to infrequent or irregular maintenance, such as pastures and golf course roughs.

☐ Yes, check Checklist Outcome, Item C
☐ No, go to Question 4
4. Is this property located in a region known to contain significant fossil collections or remnants of organisms of a past geologic age?
☐ Yes, check Checklist Outcome, Item C
☐ No, check Checklist Outcome, Item A
5. Does this property contain a designated natural landmark (look for plaques, markers, or other indications of landmark status)?
☐ Yes, check Checklist Outcome, Item C
☐ No, go to Question 6

**Historic Buildings, Structures, Sites, and Designated National Historic Landmarks, and Archaeological Resources (For Initial Screening),
continued**

Instructions, continued

6. Are there any buildings or structures on the property? (A structure includes objects such as bridges or dams, which are created by humans and are permanently located on the property.)
- ☐ Yes, go to Question 7
- ☐ No, go to Question 9
- ☐ Unknown, go to Question 9
7. Are any buildings or structures older than 50 years?
- ☐ Yes, check Checklist Outcome, Item B
- ☐ No, go to Question 8
- ☐ Unknown, go to Question 8
8. Are there any buildings or structures less than 50 years old that may be considered exceptionally significant in American history, architecture, archaeology, engineering, or culture (such as the work of a renowned architect or a structure associated with a very significant individual)?
- ☐ Yes, check Checklist Outcome, Item B
- ☐ No, go to Question 9
- ☐ Unknown, check Checklist Outcome, Item B
9. Could this property be considered a historic site (a place where a significant event or pattern of events occurred, such as a battlefield or prehistoric settlement) whether buildings or structures are present?
- ☐ Yes, go to Question 10
- ☐ No, go to Question 12
- ☐ Unknown, go to Question 12

**Historic Buildings, Structures, Sites, and Designated National Historic Landmarks, and Archaeological Resources (For Initial Screening),
continued**

Instructions, continued

10. Did this significant event or pattern of events occur more than 50 years ago?
- ☐ Yes, check Checklist Outcome, Item B
 - ☐ No, go to Question 11
 - ☐ Unknown, check Checklist Outcome, Item B
11. If this significant event or pattern of events occurred less than 50 years ago, may it be considered exceptionally significant in American history, architecture, archaeology, engineering, or culture?
- ☐ Yes, check Checklist Outcome, Item B
 - ☐ No, go to Question 12
 - ☐ Unknown, go to Question 12
12. Could this property be considered part of a Historic District (an area with a significant concentration, association, or connection of sites, buildings, structures, or objects united by past events or development, such as a group of buildings and the public square they face)? To be part of a Historic District, the property itself does not necessarily have to have great historical significance if it is strongly related to properties that, as a group, have great significance.
- ☐ Yes, go to Question 13
 - ☐ No, check Checklist Outcome, Item A
 - ☐ Unknown, check Checklist Outcome, Item A

**Historic Buildings, Structures, Sites, and Designated National Historic Landmarks, and Archaeological Resources (For Initial Screening),
continued**

Instructions, continued

13. Is the District itself or the historical context that makes the District important more than 50 years old?
- ☐ Yes, check Checklist Outcome, Item B
 - ☐ No, go to Question 14
 - ☐ Unknown, go to Question 14
14. If the District itself or the historical context that makes this District important is less than 50 years old, may it be considered exceptionally significant in American history, architecture, archaeology, engineering, or culture?
- ☐ Yes, check Checklist Outcome, Item B
 - ☐ No, check Checklist Outcome, Item A
 - ☐ Unknown, check Checklist Outcome, Item B

**Historic Buildings, Structures, Sites, and Designated National Historic Landmarks, and Archaeological Resources (For Initial Screening),
continued**

Checklist outcome

- A. Property is not recommended for further study ☐

There is no evidence or information to indicate that the property is or contains an historic building, structure, or site of archaeological resources.

- B. Property is recommended for further study ☐

This site may contain a historic building or structure or may be a historic site or contain archaeological resources. Contact your Environmental Specialist and ensure that a Phase I ESA, historic property survey, or professional study is completed and includes contacting federal, state, and local agencies to determine conclusively if the property is listed or eligible for listing on the National Register.

- C. Property is recommended for further study ☐

Property contains an historic building or structure or may be a historic site or contain archaeological resources. Contact your Environmental Specialist and ensure that a Phase I ESA, historic property survey, or professional study is completed and includes contacting federal, state, and local agencies to determine conclusively if the property is listed or eligible for listing on the National Register.

Signature of Preparer _____ Date _____

Checklist O

Recreational Areas

Overview

Checklist O defines recreation areas, describes their regulatory context, and details the procedures for screening assets that might be considered recreations areas.

Contents

This chapter contains the following topics and tables:

Topic Title	Page Number
General	CO-2
Recreational Areas (For Initial Screening)	CO-3

General

Introduction

Recreational areas include national and state parks, forests, and wilderness areas. Recreational opportunities on these typically large tracts of land include camping, fishing, hiking, horseback riding, and many other outdoor activities. The areas often possess outstanding visual qualities, such as mountain ranges, free-flowing rivers, and abundant wildlife. Additionally, wilderness areas are also established and recognized for their pristine environments; that is, they exhibit no or few indications of past or present human activities. Nationally, areas set aside as federal or state parks, forests, and wilderness areas comprise several hundred million acres. Recreational areas may be developed from undeveloped land that has recreation potential.

Regulatory context

With few exceptions, the U.S. Congress must approve the addition of each new unit to the National Park, Refuge, Forest, and Wilderness systems. Once approved, these areas are maintained and operated by the designated federal agency. The National Park Service of the U.S. Department of the Interior (DOI) has jurisdiction over the National Park System. The U.S. Department of Agriculture's Forest Service manages national forests. Both of these agencies and the Bureau of Land Management of DOI manage the units within the National Wilderness System.

Recreational Areas (For Initial Screening)

Instructions

Asset No. _____ Institution Name: _____

1. Is the property an inholding or adjacent to publicly managed recreational lands or does the property currently support outdoor recreational activities such as fishing, hiking, or boating, or does the property have the potential for being developed for such activities?
☐ Yes, check Checklist Outcome, Item B
☐ No, go to Question 2
2. Does the property contain special natural features that could be of public interest? For example: caves, unusual outcroppings, a stand of exceptionally old trees, or a pristine water body (e.g., natural landmarks, etc.)?
☐ Yes, check Checklist Outcome, Item B
☐ No, check Checklist Outcome, Item A

Checklist outcome

- A. Property is not recommended for further study ☐

There is no reason to believe that the property is or may be used for outdoor recreational purposes.

- B. Property is recommended for further study ☐

The property is or may be used for outdoor recreation or contains natural qualities whereby the property may be a designated natural landmark. Coordinating through the Environmental Specialist, ensure that a Phase I ESA or professional study is completed and includes contacting federal, state, and local agencies to determine conclusively if the site has outdoor recreational value or is a designated natural landmark and the type of restrictions to land use that may apply.

Signature of Preparer _____ Date _____

Checklist P

Sole Source Aquifers

Overview

Checklist P defines sole source aquifers, describes their regulatory context, and provides procedures for screening assets with potential sole source aquifers.

Contents

This chapter contains the following topics and tables:

Topic Title	Page Number
General	CP-2
Sole Source Aquifers (For Initial Screening)	CP-3

General

Introduction

During the past decade, groundwater quality has received increased attention and regulatory protection by the states and the federal government. Some areas of the country have, by necessity, been involved in groundwater protection for many years, but today the vulnerability of groundwater to many sources of contamination and the need to protect this resource is better understood across the country.

As part of this effort, the U.S. Environmental Protection Agency (EPA) established an Office of Groundwater Protection in 1984 and adopted a Groundwater Protection Strategy. The purpose of the strategy was to improve state and federal groundwater protection programs and to recognize and identify the states as having primary responsibility for the protection of groundwater resources.

Regulatory context

In 1986, amendments to the Safe Drinking Water Act (SDWA) were adopted and included the Sole Source Aquifer Demonstration Program. Under Section 1427 (e) of the SDWA, any individual or organization may petition the EPA to designate an aquifer as the sole or principal source of drinking water in an area. A sole or principal source aquifer is an aquifer that supplies 50 percent or more of the drinking water for an area. States and local jurisdictions often impose stringent development and land use restrictions to areas designated as sole source aquifers.

Once an aquifer has been designated by EPA as a Sole Source Aquifer, any state or local government, municipality, or political subdivision may designate the area as a critical aquifer protection area (CAPA). These areas have comprehensive management plans for groundwater protection that limit the types of development and land use that may occur.

Sole Source Aquifers (For Initial Screening)

Instructions

Asset No. _____ Institution Name: _____

The information required by this checklist may generally be obtained by the local water utility or city and county health departments.

1. Is the property located in an area where groundwater is used for drinking water purposes?
 - ☐ Yes, go to Question 2
 - ☐ No, check Checklist Outcome, Item A
 - ☐ Unknown, check Checklist Outcome, Item B
2. Does groundwater supply greater than 50 percent of the drinking water to the area in which the property is located?
 - ☐ Yes, go to Question 3
 - ☐ No, check Checklist Outcome, Item A
 - ☐ Unknown, check Checklist Outcome, Item B
3. Is there any evidence that alternative sources of drinking water may be available to the property?
 - ☐ Yes, check Checklist Outcome, Item A
 - ☐ No, check Checklist Outcome, Item B
 - ☐ Unknown, check Checklist Outcome, Item B

Sole Source Aquifers (For Initial Screening), continued

Checklist outcome

- A. Property is not recommended for further study ☐

There is no evidence that the property is within the boundaries of a designated or proposed sole source aquifer.

- B. Property is recommended for further study ☐

The property is within, or may be within, the boundaries of a designated or proposed sole source aquifer. Coordinating through the Environmental Specialist, ensure that a Phase I ESA or professional study is completed and includes contacting federal, state, and local agencies to determine conclusively if the site is within a sole source aquifer and the type of restrictions to land use that may apply.