

**ENVIRONMENTAL SITE ASSESSMENT**

**PHASE I**

**Prepared For:**

**Seminole Land Holding Company, Inc.  
Thomas L. Garvin, President  
Tom Warnes, Project Manager**

**Prepared By:**

**Central Environmental Services, Inc.  
Glenn Sheppard, President  
Glenn Sheppard, Environmental Professional**

**October 9, 1998**

**Location**

**Sections 1& 2 Township 5 South Range 78 West of the 6<sup>th</sup> Principal Meridian  
Smith Ranch ("Shirley Ranch") Silverthorn, Colorado, Summit County**







# Phase I Environmental Site Assessment

## Site Address

Sections 1 & 2 Township 5 South Range 78 West of the 6<sup>th</sup> Principal Meridian  
City: Silverthorn County: Summit State: Colorado

## Inspection Date

This report discusses the environmental condition of the subject property found during a phase I environmental assessment made on September 24, 1998.

## EXECUTIVE SUMMARY

### Conclusion

At the time of the Phase I Environmental Site Assessment, the subject site revealed **no indication of potential contamination.**

### Subject Site is a Vacant Lot

A full Phase I Environmental Site Assessment was done on this vacant lot to learn if any past use, dumping, or adjacent uses could have caused the presence of potentially contaminating substances that may concern the subject site.

Obviously, many items related to the possible presence of any contaminants inherently a part of structural elements will not apply in this report. Even so, due to the potential of any past use or incidental contamination from dumping or adjacent use affecting the subject site, these items are addressed as part of the site assessment.

### Summary

The existing conditions listed below have passed a visual inspection.

No signs or records indicate that any **storage tanks** exist, or have existed, on the site.

### Purpose

The purpose of this Phase I Environmental Site Assessment is to assess environmental impacts that may have affected the site. This report includes any observed potential impacts to this site that may have altered the site's ecology, environment, functional use, or economic value. This assessment documents visual observations and inquiry into public records only. No testing of soil, air, or water or any other matter was used to render a technical opinion except where mentioned in this report.

### Purpose

The purpose of this Phase I Environmental Site Assessment is to help defend the innocent purchaser in accordance with the *Comprehensive Environmental*

*Response, Compensation and Liability Act (CERCLA)* for commercial real estate. This is undertaken by appropriate inquiry for the innocent purchaser defense by obtaining the following information:

- a) building description
- b) recent use and activities on the property
- c) past tenants, users, and owners
- d) information regarding changes and improvements to the subject site and surrounding properties
- e) information regarding the use of potential contaminating substances on the site and surrounding properties
- f) general field observations of contaminants
- g) storage tank data
- h) municipal records search for present and past hazardous materials
- i) state emergency response records search for present and past leaks and spills
- j) test data
- k) location maps
- l) building sketches
- m) certification and statement of limiting conditions

Although the site assessor strives to investigate each site sufficiently to discover all possible sources of contamination, the assessor cannot warrant that the work undertaken for this report will provide a due diligence defense asserted under CERCLA or any other federal, state, or local laws.

### **Purpose**

*ASTM Standard Practice for Environmental Site Assessment Process. ASTM Designation E 1527-94:* This environmental assessment follows the guidelines established by the American Society for Testing and Materials Standard Practice manual for the *Phase I Environmental Site Assessment* process.

### **Project Objectives and Scope of Work**

The objective of this Environmental Site Assessment (ESA) is to evaluate the property for current and historical sources of environmental concerns, evidence of hazardous substance disposal or releases from or onto the property, evidence of environmental threats from adjacent properties, and whether further environmental testing of the property is warranted. This report meets and exceeds *ASTM Standards for ESAs*.

The walk-over investigation of the site was performed on 9/24/98 by Glenn Sheppard. The assessment included a review of the Site's current and previous occupancy and operations, a visual reconnaissance of the site buildings and property, a visual review of adjacent property uses and conditions from public right-of-ways, and a review of state and federal agency database records. In addition, the history of the Site and adjacent property uses were assessed by evaluating practically reviewable aerial photographs, Sanborn maps, city and

suburban directory listings, tax records, United States Geological Survey topographical maps, and by interviewing appropriate individuals that had knowledge of the Site and surrounding area.

### **Limitations and Exceptions of Assessment**

The professional environmental inspector has used his or her best judgment and has conducted the ASTM suggested inquiries when conducting this assessment.

This environmental site assessment cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions concerning the subject site or adjoining properties.

Due to the additional cost needed to obtain information or that the time required to gather it could outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions.

Not every property will require the same amount of site assessment work. Various factors will determine the appropriate level of involvement, such as the type of property being assessed, how it is used, the extent of contamination, and the amount and kind of data collected. Any one of these will determine the appropriate level of environmental site assessment.

Not all inquiries will identify a significant environmental condition existing on the subject property. All environmental assessments are governed by circumstances and conditions that existed on the day of inspection.

### **Certification of Inspection**

The environmental inspector certifies and agrees that:

- (1) The inspector has no present or contemplated future interest in the property inspected.
- (2) The inspector has no personal interest in or bias with respect to the subject matter of the assessment report or the participants to the sale. This Environmental Site Assessment Report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property inspected, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property inspected.
- (3) The inspector has personally inspected the property and has made an exterior inspection of all neighboring properties in the report. To the best of the inspector's knowledge and belief, all statements and information in this Site Assessment Report are true and correct, and the inspector has not knowingly withheld any significant information.
- (4) The legal description and address furnished is correct according to the

information furnished to the inspector.

(5) This inspection report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the environmental organizations with which the inspector is affiliated.

(6) All conclusions and opinions concerning the subject site that are set forth in the Site Assessment Report were prepared by the inspector whose signature appears on the Assessment Report.

### **General Qualifications**

In the professional judgment of the site assessor, the scope of this investigation was sufficient to determine whether further investigation was warranted, given the nature and specific circumstances of the site. The site assessor performed this Phase I ESA in conformance with the care and skill currently exercised by reputable environmental consulting firms practicing under similar conditions in the state of Colorado. No other warranty or representation of any kind, expressed or implied, at common law or created by statute, is extended, made or intended by the site assessor's rendering consulting services or furnishing oral and/or written reports of its findings.

The site assessor has no obligation to any third party who intends to, or will, rely on this report and specifically disclaims any such responsibility. The site assessor assumes no obligation for reporting any facts revealed by the environmental site assessment or contained in the Phase I ESA report to anyone other than the Client.

This report does not constitute legal advice, nor does the site assessor purport to give legal advice. Environmental conditions and regulations are subject to constant change and reinterpretation. It should not be assumed that current conditions and/or regulatory positions will remain constant. Furthermore, because the facts stated in this report are subject to professional interpretation, differing conclusions could be reached by other professionals.

Certain information contained in this report may have been obtained from agencies or through personal interviews. The site assessor cannot warrant that such information is accurate. Except as discussed in the report, the site assessor has not verified the accuracy of such information.

Contaminates may be hidden in the subsurface materials, having been placed there due to the actions of man, or covered by foliage, water, snow, concrete, asphalt, or other materials. This contamination may not be present in predictable locations. The most that the site assessor can do is formulate a logical assessment program to reduce the client's risk of later discovering previously unknown contamination. The greater the extent of exploration on a property, the greater the probability of finding contamination, if present. Even with extensive exploration, it is not possible to say with total certainty that contaminants are not

present at a particular site.

Many environmental assessments are undertaken to satisfy the "due diligence" requirement in the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and appropriate state requirements. The level of investigative work required to demonstrate "due diligence" has not been legislatively defined by Congress, the U.S. EPA, or appropriate state bodies. Although the site assessor strives to investigate each site to discover all possible sources of contamination, the site assessor cannot warrant that the work undertaken for this report will provide a due diligence defense asserted under CERCLA, or any other federal, state, or local laws.

No warranty can be made that conditions observed were representative of areas not observed. Tests or data collected for this report were obtained only for the purposes stated in this report, and should not be used for reasons other than those intended.

The inspector assumes no responsibility for legal issues affecting the property inspected, nor does the inspector render any opinion as to the marketability of title.

Any sketch(es) in the report may show approximate dimensions. Sketch(es) are only included to assist the reader in visualizing the property. The inspector did not survey the property.

Unless arrangements have been previously made, the inspector will not be required to give testimony or appear in court because of having made the Environmental Site Assessment with reference to the property in question.  
\*\*\*\*\* (This issue should also be addressed in the contract between the site assessor and the client.) \*\*\*\*\*

Possession of this Environmental Site Assessment Report does not carry with it the rights of publication, and any parts thereof may not be reproduced in any form without written permission of its writer, or the client who ordered the report.

The inspector assumes that there are no hidden, unapparent, or latent conditions or defects on the property, subsoil, or structures that would render it more valuable, less valuable or hazardous. The inspector assumes no responsibility for such conditions, or for the inspection, engineering, or repair that might be required to discover or correct such factors.

Information, estimates, and opinions furnished to the environmental inspector and contained in the report were obtained from sources considered reliable and believed to be true and correct. The inspector however, assumes no responsibility for the accuracy of such information.

This Environmental Site Assessment is not intended to (but indeed may) have a direct effect on the value of the property inspected. It is conducted solely for the educational benefit of the principal parties.

The contents of this report, including any conclusions as to value or hazards and the identity of the inspector shall not be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the environmental inspector.

### **Influence on Fair Market Value**

The presence of environmental liabilities and their associated clean up costs may influence the fair market value of the subject property. Market value is understood to be the most probable price estimated in terms of money that the property will bring if exposed for sale on the open market by a seller who is willing but not obliged to sell, allowing a reasonable time to find a buyer who is willing but not obliged to buy, both parties having full knowledge of all the uses to which it is adapted, for which it is capable of being used, or for which it has been used.

The environmental assessor assumes no responsibility for any changes in the fair market value of the property that might result from the performance of the environmental assessment activities, or disclosures of environmental conditions relating to the property.

Street Number:

City: Silverthorn

County: Summit

State: Colorado

### **Legal Description**

Shirley Ranch Recorded Under Reception Number 13508  
Section 1 & 2 Township 5 South Range 78 West of the 6<sup>th</sup> Principal Meridian

**Topography:** The site is **moderately sloped** toward the Northeast.

**Fencing:** The lot is **25 % enclosed** with barbed wire fencing.

**Water Front Property:** The subject site has **wetlands** with **Street Access**  
**Street Use:** There is a public street servicing the front of the subject property.

**Energy Supply to the Site:** The site receives its energy supply from Public Service Natural Gas and Electric.

**Drinking and Irrigation Water:** The property has well water for drinking

**Sanitary Sewers:** The property has an **on-site septic tank system**.

**Zoning Restrictions:** The subject property land is zoned for agricultural use.

**Energy Supply to the Adjacent Site:** The adjacent site receives its energy supply from Public Service Natural Gas and Electric.

**Drinking and Irrigation Water:** The adjacent property has city water for drinking **Sanitary Sewers:** The adjacent property is connected to a city sanitary sewer system.

**Zoning Restrictions:** The subject property land is zoned for agricultural use.

**Fire Station:** The local fire department has a firehouse located less than five miles from the subject property.

### **Present Use of the Subject Property**

The use(s) of the subject site observed by the environmental site assessor on the day of inspection is/are listed below along with common potential environmental contaminants associated with the use(s). Unless specific problems are discussed, this does not imply that these problems were observed, just that the site assessor looked for these possible problems.

Most buildings will have cleaning supplies stored on-site for janitorial uses. Although many of these supplies contain chemicals that include strong acids and caustic alkalis, these are usually in less than five gallon quantities. Most potential spills from these chemicals could be considered "*de minimis*" quantities, unless otherwise noted.

The subject property is used by or for: Agricultural, growing grass,

A **general farming use** that could have generated possible environmental contaminants including pesticides used for livestock washing and rinsing, elevated nitrate and ammonia from fertilizers and manure, petroleum substances from fuel and equipment, and discarded pesticide and chemical containers.

### **Past Tenants and Uses of the Subject Property**

The following data has been generated from municipal records, title searches, real estate companies, real estate data services, past tenants, past owners, neighboring property owners, neighboring tenants, and/or other reliable sources. Listed with each past user are the contaminants that they could have generated in their normal course of operation in accordance with typical methods of operation for that type of business.

The subject property was used by or for: Agricultural, growing grass,

A **general farming use** that could have generated possible environmental contaminants including pesticides used for livestock washing and rinsing,

elevated nitrate and ammonia from fertilizers and manure, petroleum substances from fuel and equipment, and discarded pesticide and chemical containers.

**Ecological Units (Biomes and Communities):**

The largest ecological unit of a biological survey is the biome. There are twelve biomes in the United States. Biomes are made up of communities of plants and animals. If any part of a community is seriously impacted, a domino effect is passed to its inhabitants. Following are the biome(s), community of vegetations, and the animals that are supported by them.

The subject property is in a **grassland** biome.

**Ecological Units (Biomes and Communities):**

The largest ecological unit of a biological survey is the biome. There are twelve biomes in the United States. Biomes are made up of communities of plants and animals. If any part of a community is seriously impacted, a domino effect is passed to its inhabitants. Following are the biome(s), community of vegetations, and the animals that are supported by them.

The subject property is in a **western coniferous forest** biome.

## 1.SCOPE

**1.1 Purpose-**The purpose of this practice, as well as Practice E-1528, is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC 9601 (35)(8). (See Appendix XI for an outline of CERCLA's liability and defense provisions.)

**1.1.1 Recognized Environmental Conditions-**In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products 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 includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

**1.1.2 Two Related practices-**This practice is closely related to Practice E 1528. Both are environmental site assessments for commercial real estate. See 4.3.

**1.1.3 Petroleum Products-**Petroleum products are included within the scope of both practices because they are of concern with respect to many parcels of commercial real estate and current custom and usage is to include an inquiry into the presence of petroleum products when doing an environmental site assessment of commercial real estate. Inclusion of petroleum products within the scope of this practice and Practice E 1528 is not based upon the applicability, if any, of CERCLA to petroleum products. (See Appendix XI for discussion of petroleum exclusion to CERCLA liability.)

**1.1.4 CERCLA Requirements Other Than Appropriate Inquiry -** This practice does not address whether requirements in addition to appropriate inquiry have been met in order to qualify for CERCLA's innocent landowner defense (for example, the duties specified in 42 USC 9607(b)(3)(a) and (b) and cited in Appendix XI).

**1.1.5 Other Federal, State, and Local Environmental Laws** - This practice does not address requirements of any state or local laws or of any federal laws other than the appropriate inquiry provisions of CERCLA's innocent landowner defense. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

**1.2 Objectives**-Objectives guiding the development of this practice and Practice E 1528 are (1) to synthesize and put in writing good commercial and customary practice for environmental site assessments for commercial real estate, (2) to facilitate high quality, standardized environmental site assessments, (3) to ensure that the standard of appropriate inquiry is practical and reasonable, and (4) to clarify an industry standard for appropriate inquiry in an effort to guide legal interpretation of CERCLA's innocent landowner defense.

**1.3 Considerations Beyond Scope** - The use of this practice is strictly limited to the scope set forth in this section. Section 12 of this Practice, identifies, for informational Purposes, certain environmental conditions (not an all inclusive list) that may exist on a Property that are beyond the scope of this practice but may warrant consideration by parties to a commercial real estate transaction.

**1.4 Organization of This Practice** - This Practice has several parts and two appendixes. Section 1 is the Scope. Section 2 is Referenced Documents. Section 3, Terminology, has definitions of terms not unique to this practice and descriptions of terms unique to this practice and acronyms. Section 4 is Significance and Use of this practice. Section 5 describes User's Responsibilities. Sections 6 through 11 are the main body of the Phase I Environmental Site Assessment, including evaluation and report preparation. Section 12 provides additional information regarding non-scope considerations (see 1.3). The appendixes are included for information and are not part of the procedures prescribed in either this practice or Practice E 1528. Appendix XI explains the liability and defense provisions of CERCLA that will assist the user in understanding the user's responsibilities under CERCLA it also contains other important information regarding CERCLA and this practice. Appendix X2 provides a recommended table of contents and report format for a Phase I Environmental Site Assessment Report.

**1.5 This standard does not purport to address all to the safety problems, if any, associated with its use.** It is the responsibility of the user of this standard to establish appropriate safety and health practices and determine the applicability of regulatory limitations prior to use.

## FINDINGS AND CONCLUSIONS

No indication of potential contamination was found to be associated with this property. The use of this property is and has always been as pasture or grass production for animal feed with no apparent recent use by livestock. There is no indication of historic or recent uses that could have imported contaminants or hazardous materials.

A separate report by Michael G. Pharo Associates, Inc. describes in detail the Wetlands associated with this property. CESI was not asked to review the Wetland Report and therefore has no opinion regarding the subject.

There was a small "yard" adjacent to the non-included Public Service facility on the north side of the study area that was used by a concrete contractor. An examination discovered no spills or contamination as a result of storing this type of equipment at this location.

Public Service has stored old poles on a rock prepared surface at the southwest corner of their facility. There was no indication of contamination from creosote associated with these treated, but weathered, wood products.

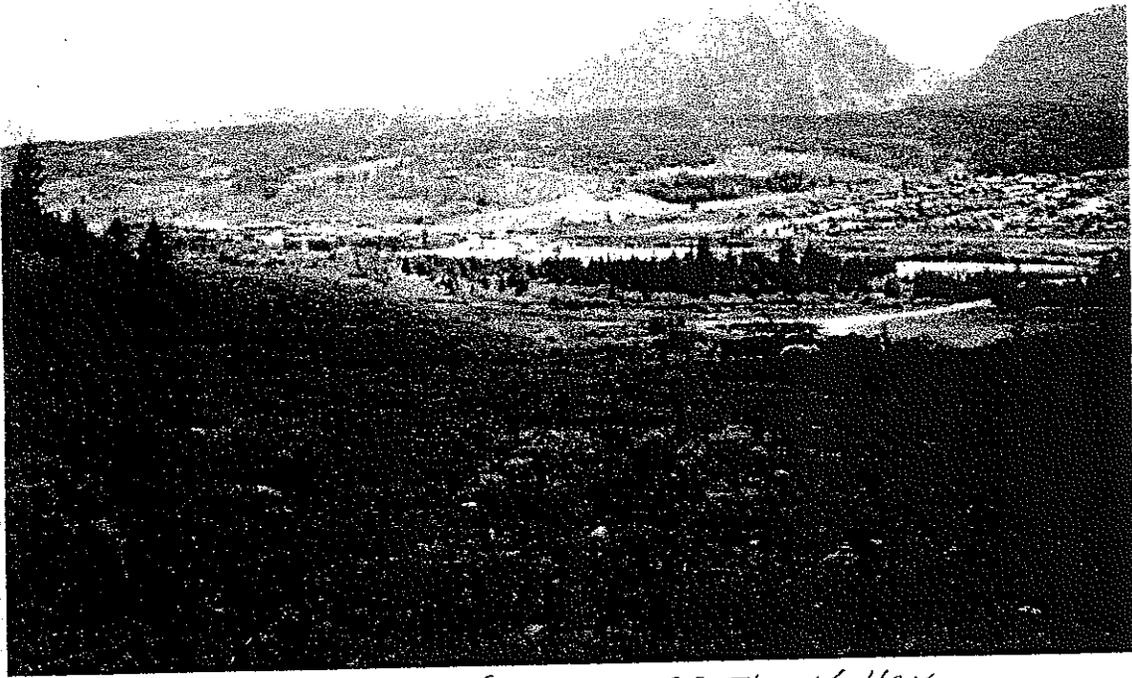
The original "Homestead" area included all significant buildings and since this portion was excluded from the scope of work it was not examined and no opinion is available relating to the presence or absence of contaminants.

**LEGAL DESCRIPTION**

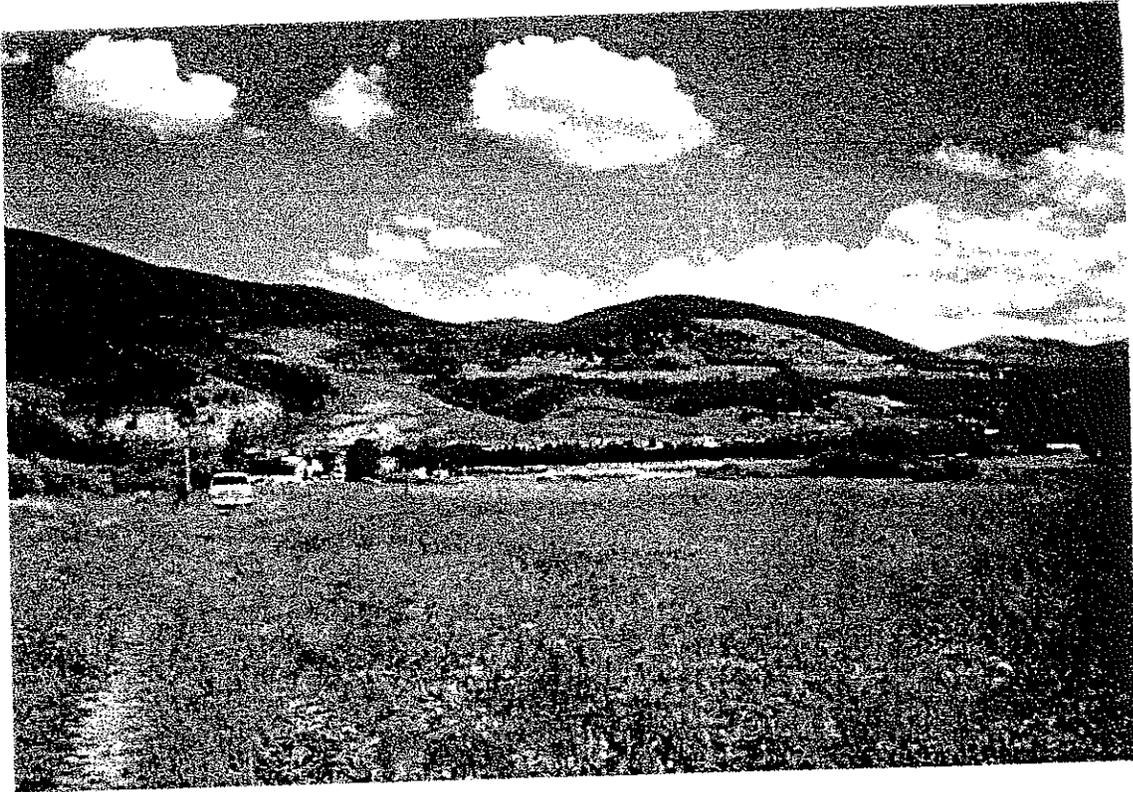
A PARCEL OF LAND BEING A PORTION OF THE SHIRLEY RANCH RECORDED UNDER RECEPTION NUMBER 13508 IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, LOCATED IN SECTIONS 1 & 2, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE ALONG THE SILVERTHORNE TOWN LINE THE FOLLOWING FOUR COURSES: 1) N11°35'14"E A DISTANCE OF 1599.86 FEET TO A POINT ON THE SOUTH LINE OF WILLOWBROOK MEADOWS SUBDIVISION FILING NO. 1 AMENDED, A SUBDIVISION AS FILED FOR RECORD IN OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER; 2) N89°39'02"W ALONG THE SOUTH LINE OF SAID WILLOWBROOK MEADOWS SUBDIVISION FILING NO. 1 AMENDED, WILLOWBROOK MEADOWS FILING NO. 2, AND WILLOWBROOK MEADOWS FILING NO. 3, SUBDIVISIONS AS FILED FOR RECORD IN OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, A DISTANCE OF 1729.91 FEET; 3) S01°35'06"E ALONG THE EAST LINE OF SAID WILLOWBROOK MEADOWS FILING NO. 3 A DISTANCE OF 329.44 FEET; 4) S78°36'24"W ALONG THE SAID SOUTH LINE OF SAID WILLOWBROOK MEADOWS FILING NO. 3 A DISTANCE OF 2.02 FEET TO THE WEST LINE OF THE SE1/4 NE 1/4 OF SAID SECTION 2; THENCE S01°34'28"E A DISTANCE OF 1240.06 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4 NE1/4; THENCE S89°38'38"E ALONG THE SOUTH LINE OF SAID SE1/4 NE1/4 A DISTANCE OF 1367.35 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM A 1.98 ACRE PARCEL OF LAND AS DESCRIBED ON PAGE 86 OF BOOK 197 AND PAGE 306 OF BOOK 203 IN OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER. THE NET AREA OF ABOVE DESCRIBED LAND IS APPROXIMATELY 53.824 ACRES.

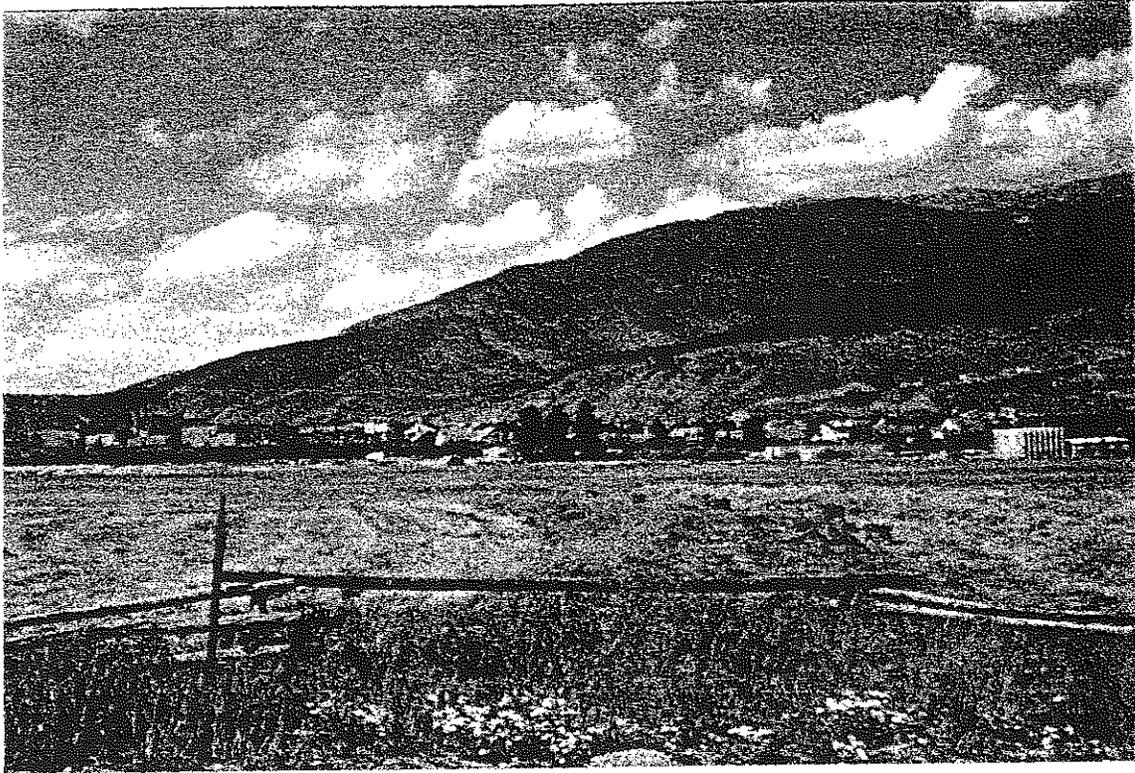
Ray -  
Neal will pick  
this up tonight -  
thanks - thanks



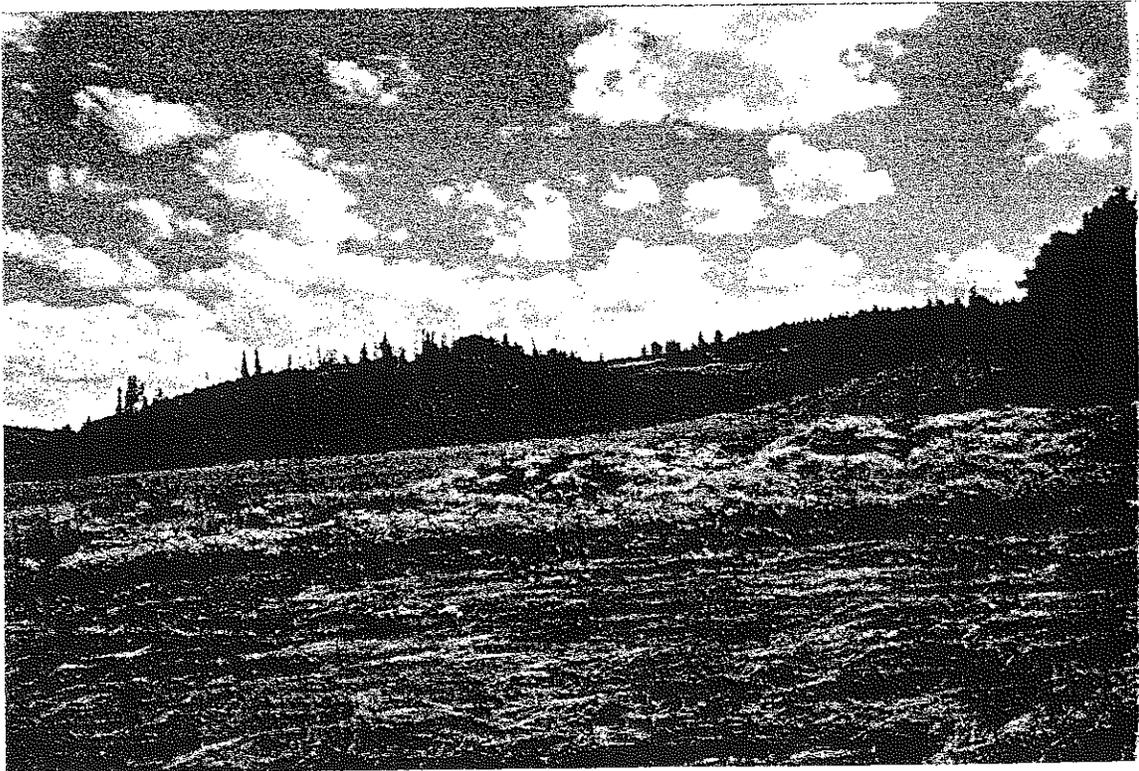
Looking West from across the Valley



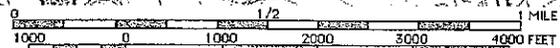
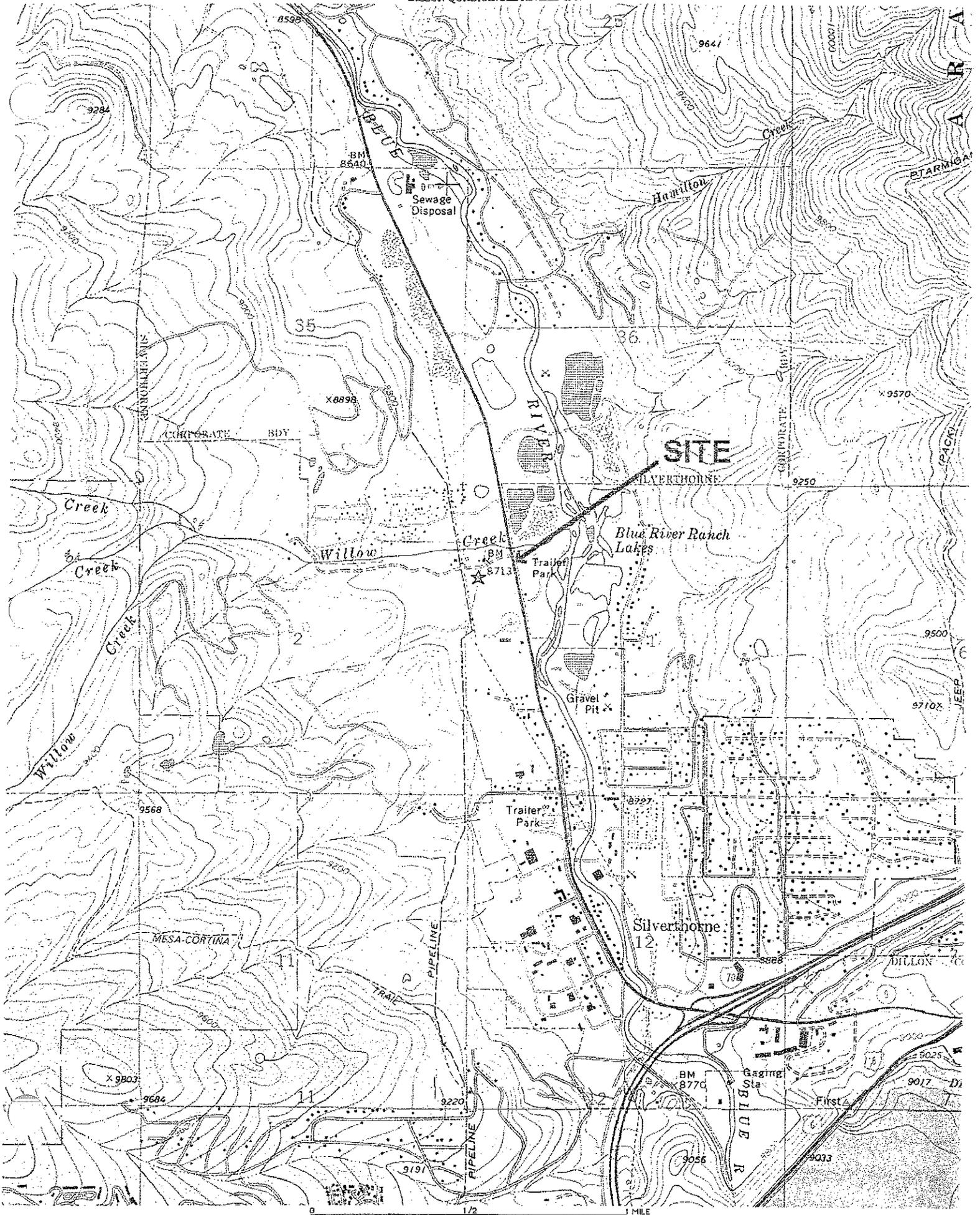
Looking East

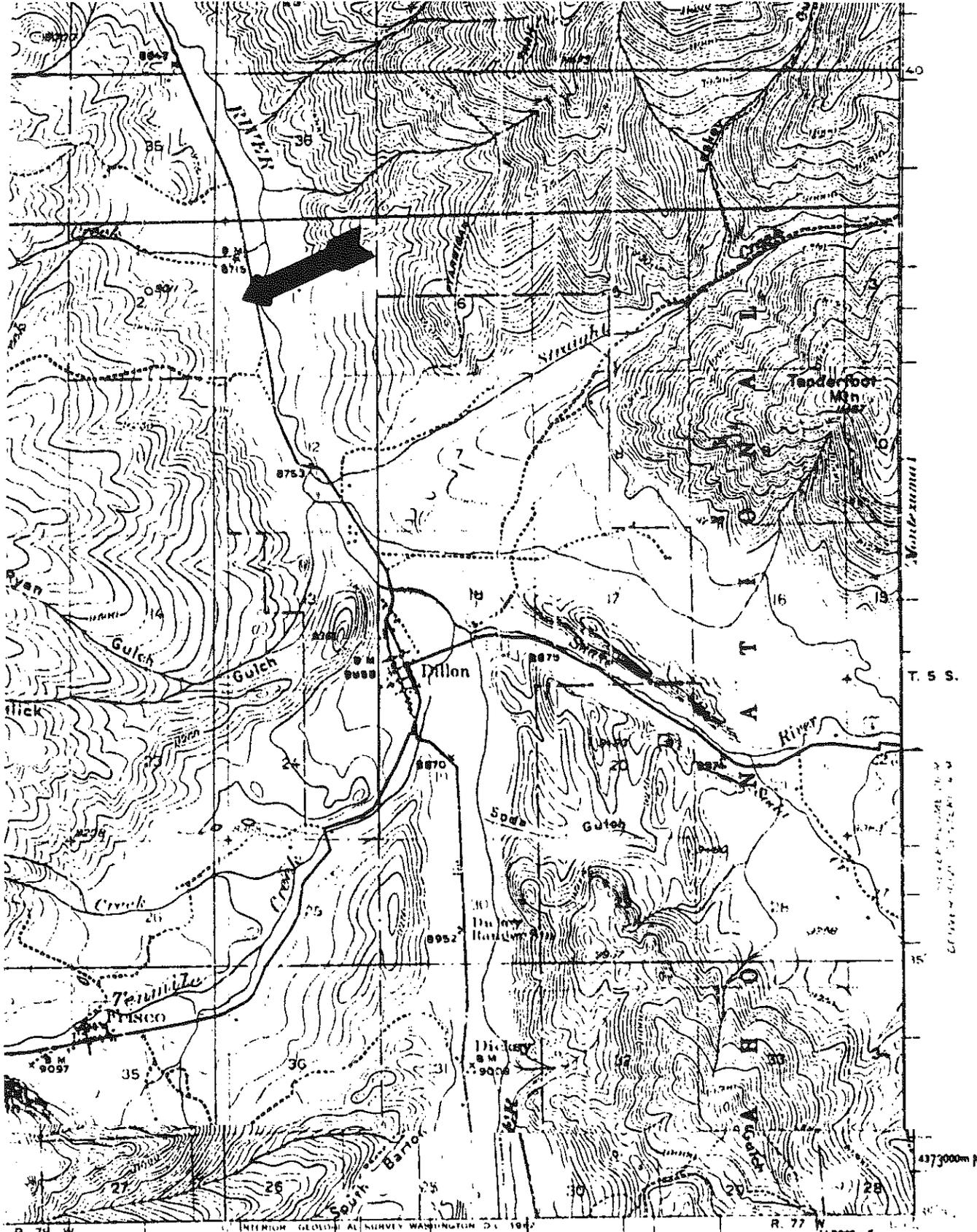


*Looking North*

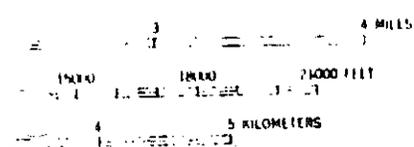


*Looking West*





INTERIOR GEOLOGICAL SURVEY WASHINGTON, D. C. 20515



U.S.G.S.

FILE COPY

Polyconic projection 1927 North American datum  
 10 000 foot grid based on Colorado rectangular  
 coordinate system - central zone  
 1000 meter Universal Transverse Mercator grid ticks,  
 zone 13, shown in blue  
 Land lines pertaining to T. 6 S., R. 79 W. are omitted  
 because land plat and topography cannot be reconciled

DILLON, COLO.  
 N4930 - W10600 - 15

1929

IDAHO OR WASHINGTON 25, D. C. TOPOGRAPHIC DIVISION

11520  
 77

-106 07' 50", 39 41' 57"

SUBJECT SITE



Blue River  
Ranch Lakes

Silverthorne

53

Dillon

Dillon  
Reservoir

9

Campground

3000 ft

-106 02' 01", 39 35' 45"

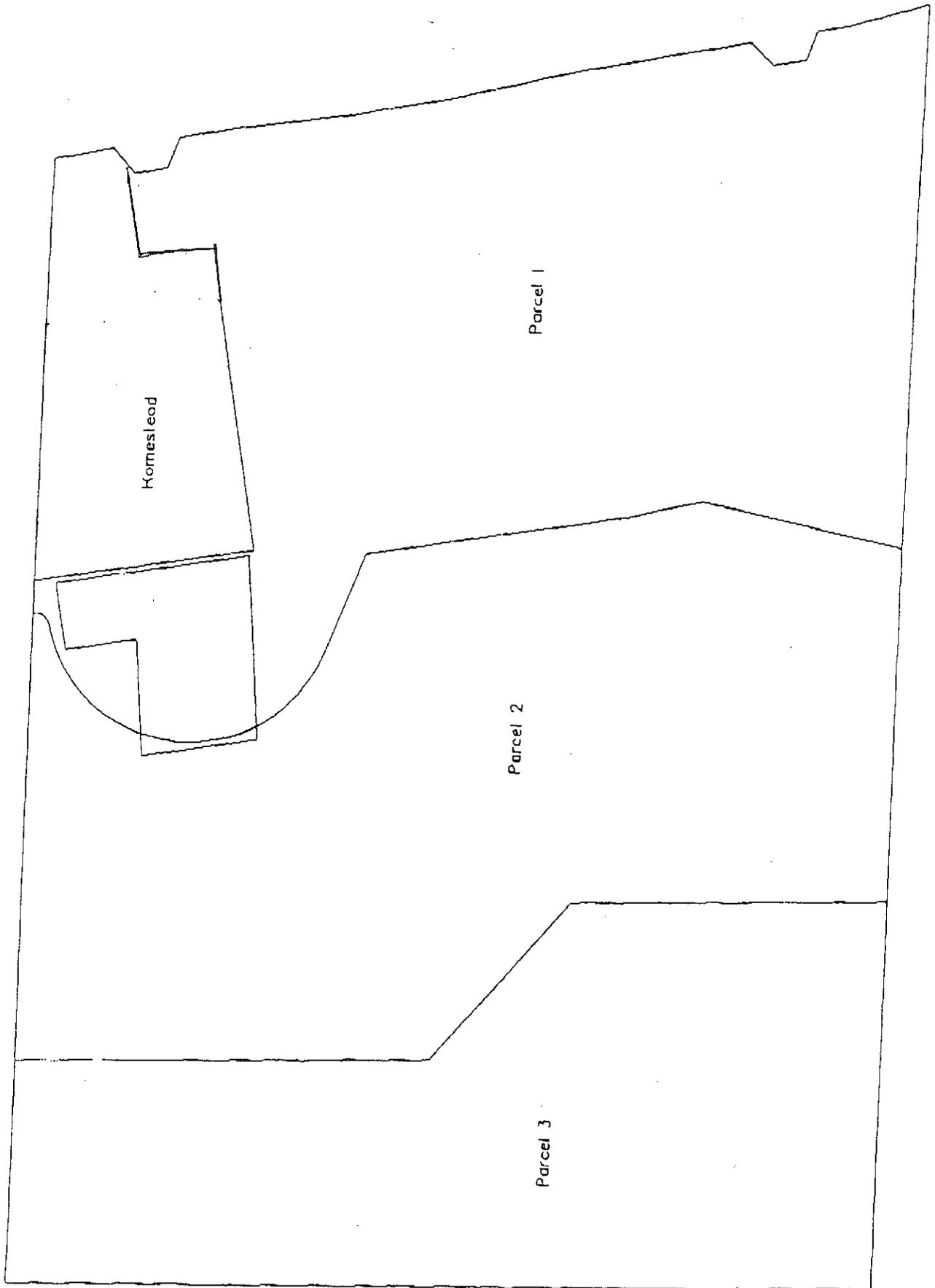
-106 05' 39", 39 39' 37"



1000 ft

-106 04' 12", 39 38' 04"





AUG-07-1998 17:27

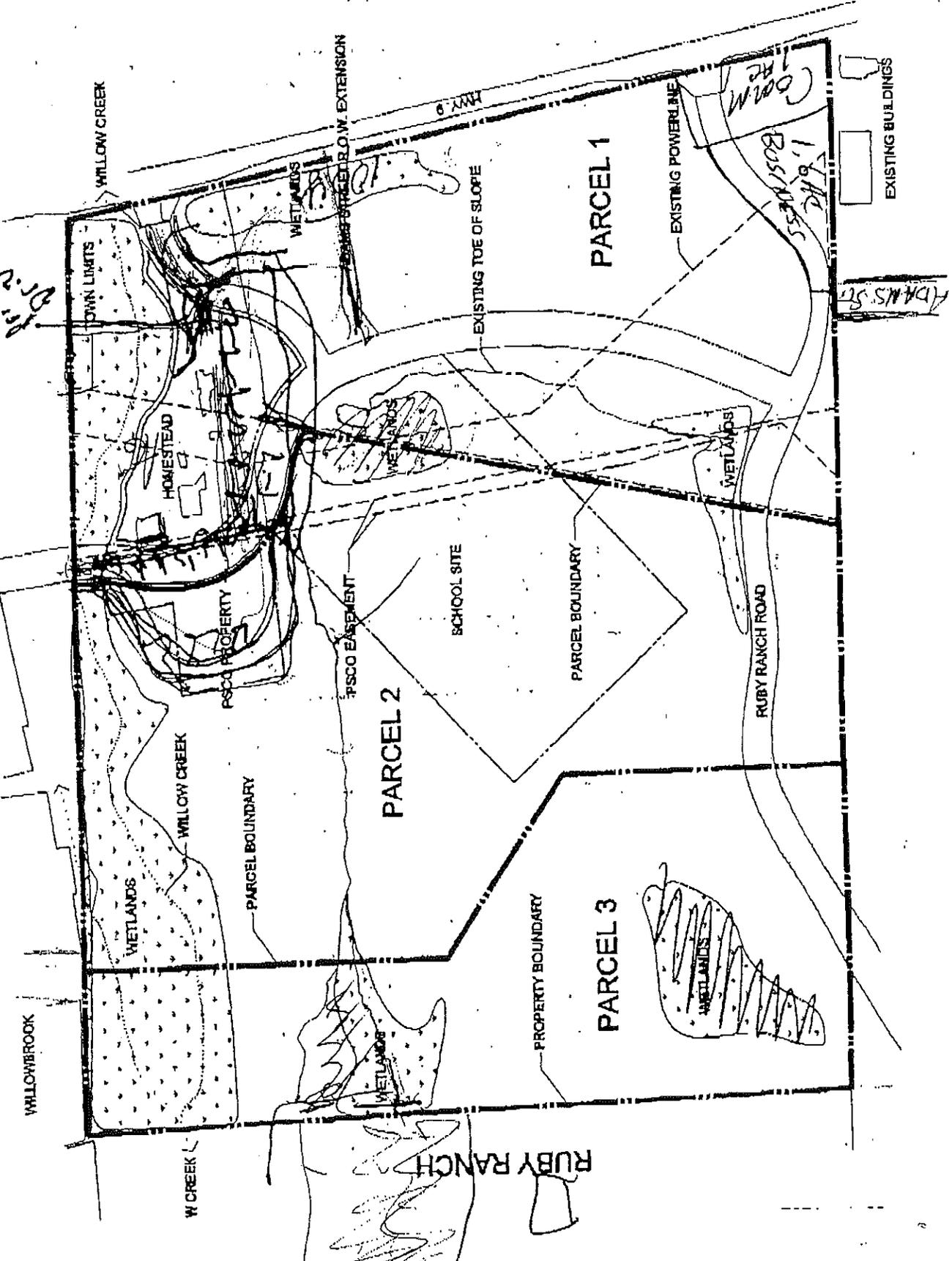
303 892 4984

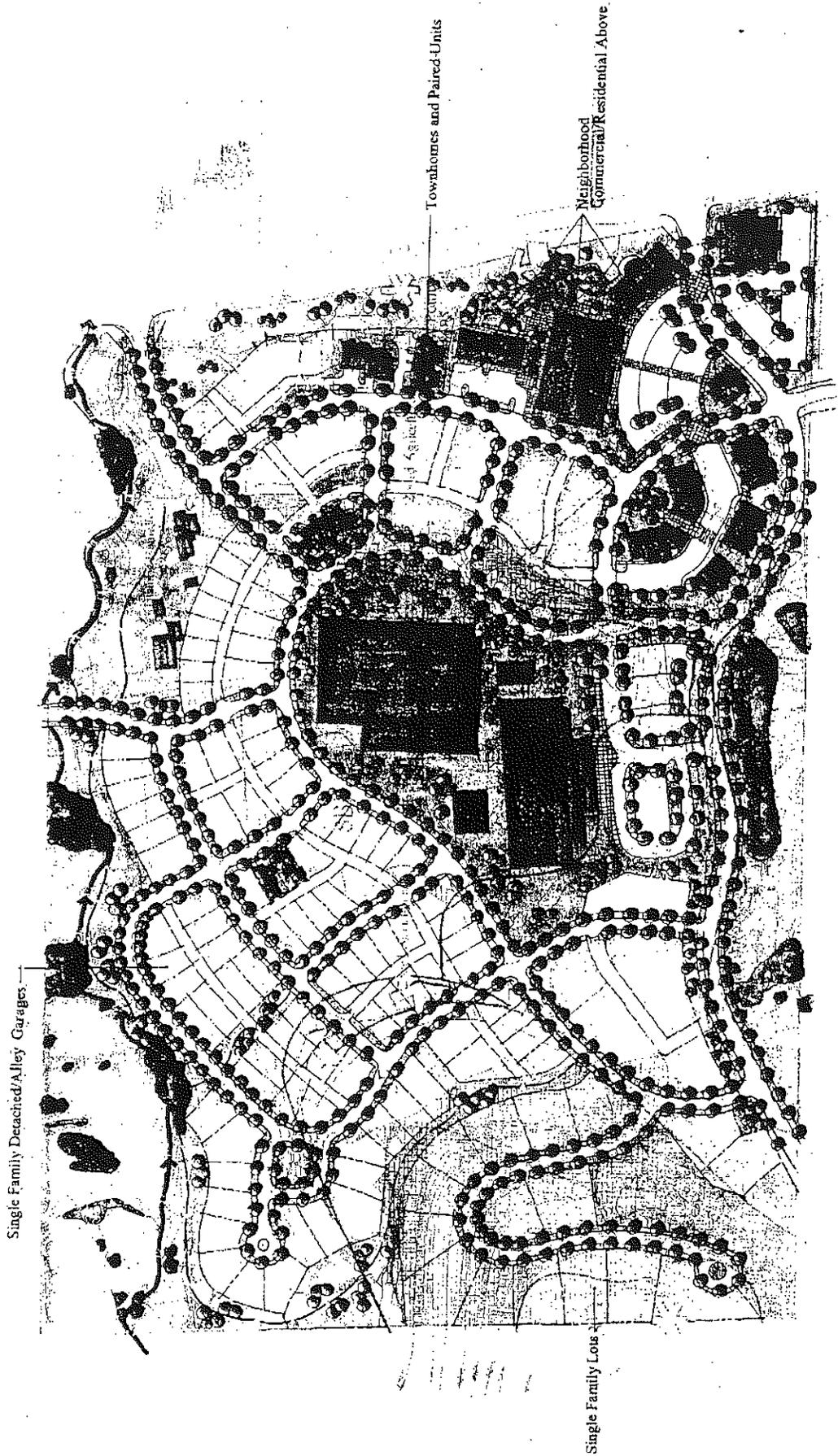
P.02/02

*Tract in Section 1 & 2 Twp. Slip 5*

*Drive 88 west of P.M.*

# EXHIBIT A SMITH RANCH SILVERTHORNE, COLORADO Range





Single Family Detached/Alley Garages

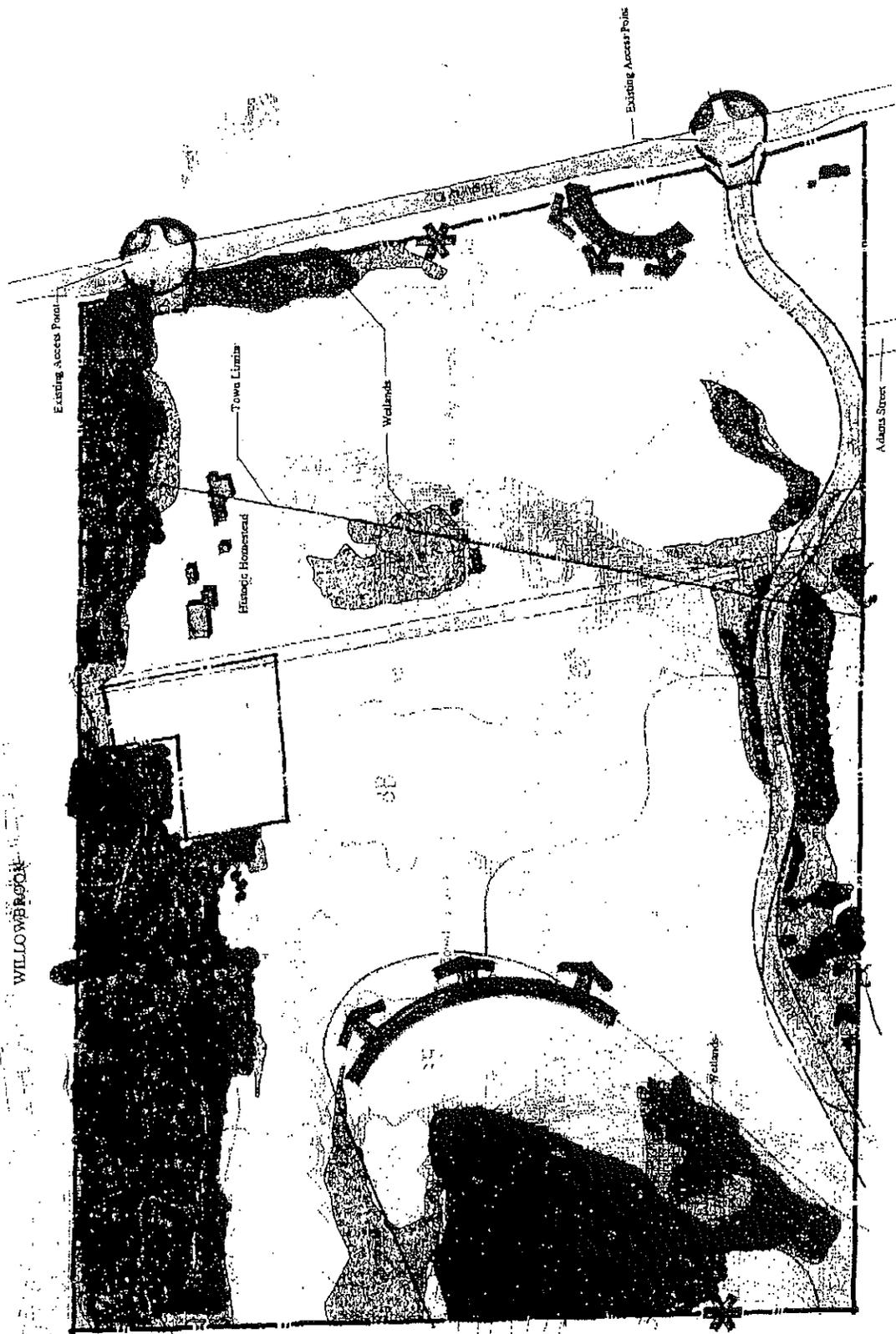
Townhomes and Paired Units

Neighborhood Commercial/Residential Above

Single Family Lots



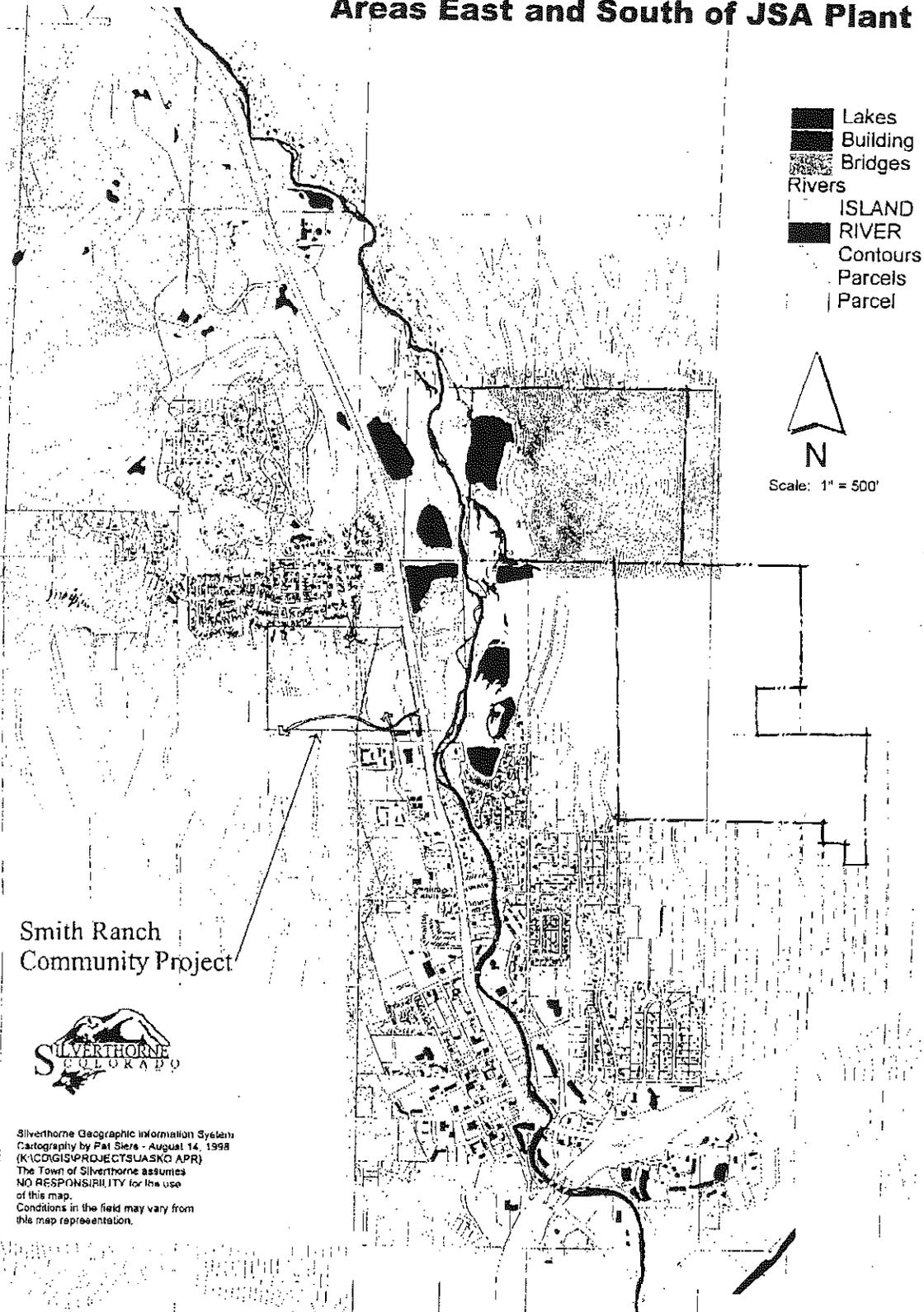
**Planning Concept**  
 Smith Ranch Community Project  
 A Mixed-Use Pedestrian-Oriented Neighborhood  
 Town of Silverthorne



**Site Analysis**  
 Smith Ranch Community Project  
 A Mixed-Use Pedestrian-Oriented Neighborhood  
 Town of Silverthorne



# Town of Silverthorne Areas East and South of JSA Plant



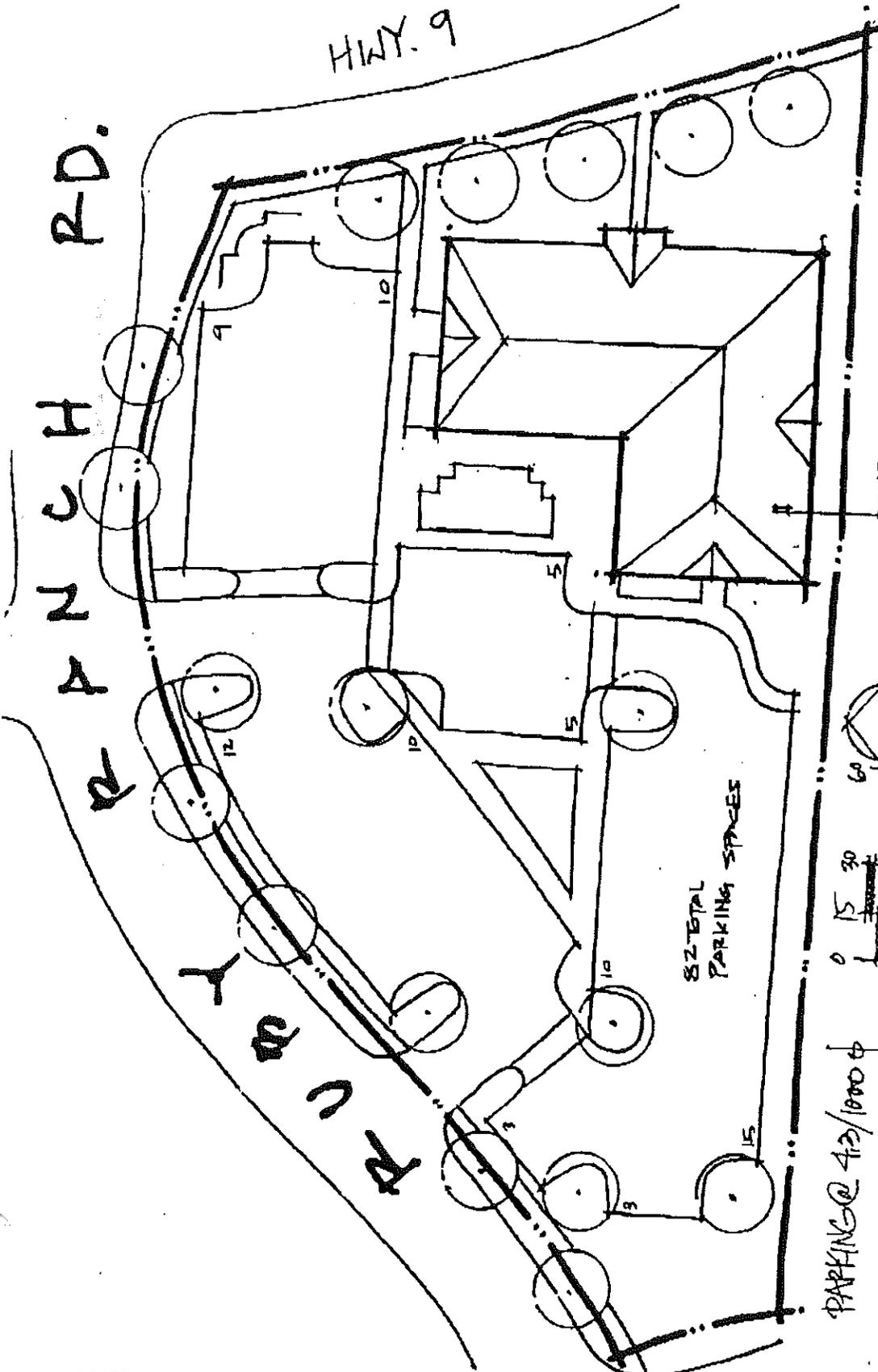
Smith Ranch  
Community Project



Silverthorne Geographic Information System  
 Cartography by Pat Siera - August 14, 1998  
 (K:\GIS\PROJECTS\SLASKO APR)  
 The Town of Silverthorne assumes  
 NO RESPONSIBILITY for the use  
 of this map.  
 Conditions in the field may vary from  
 this map representation.

PANUCH RD.

HWY. 9



19,200 S.F. (2-STORY) BUILDING

- RETAIL/OFFICE-GROUND FLOOR
- OFFICE-2ND. FLOOR

0 15 30 60

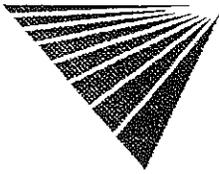
SCALE

NORTH

60' WIDTH

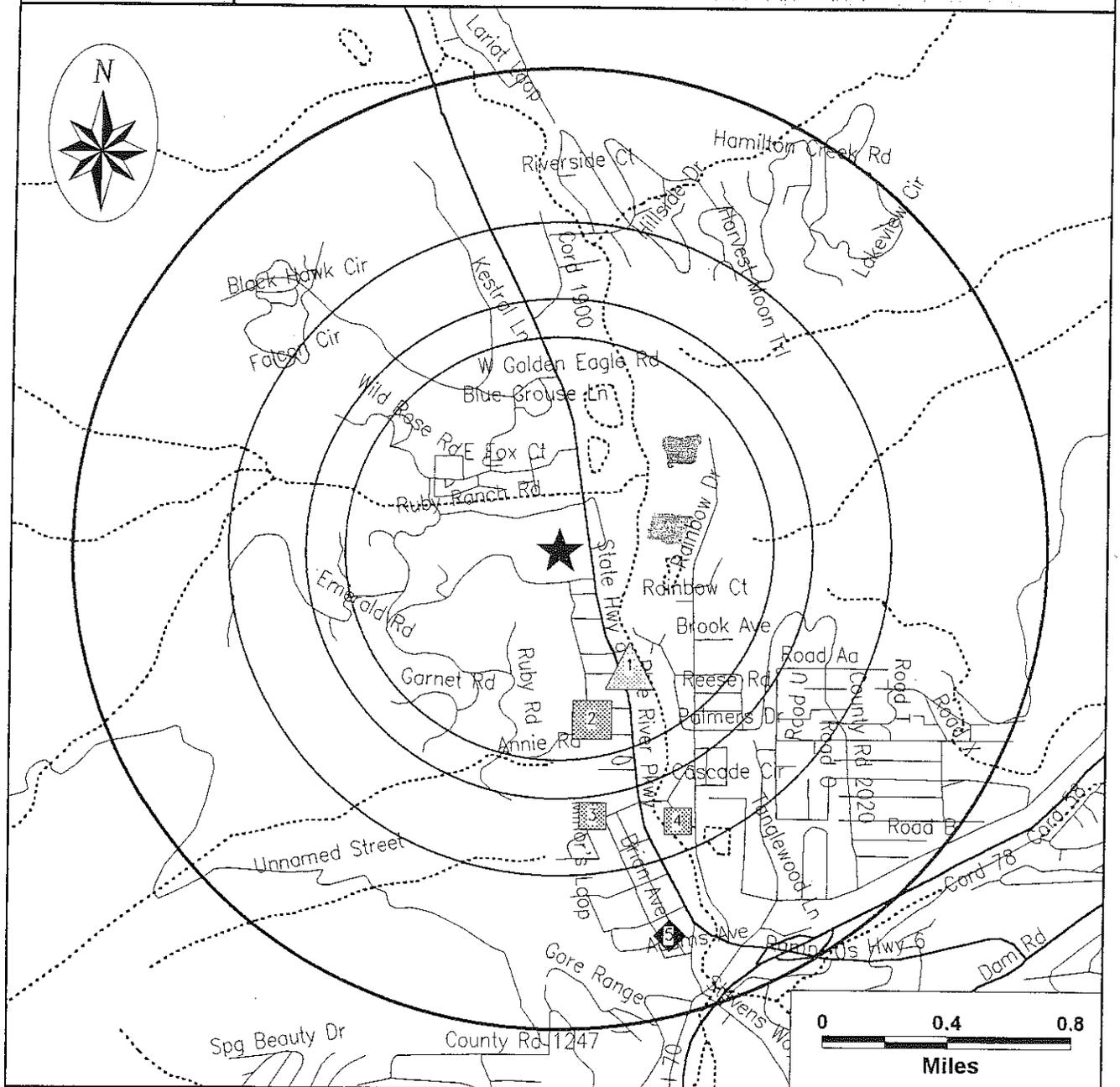
ALTERNATIVE A - SINGLE BUILDING - 60' WIDTH

SOUTH PARKING COMMERCIAL - LOT 1.

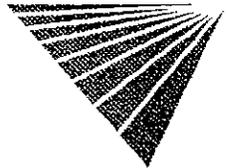


# SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/2 MILE)

## Map of Sites within 1 1/2 Miles

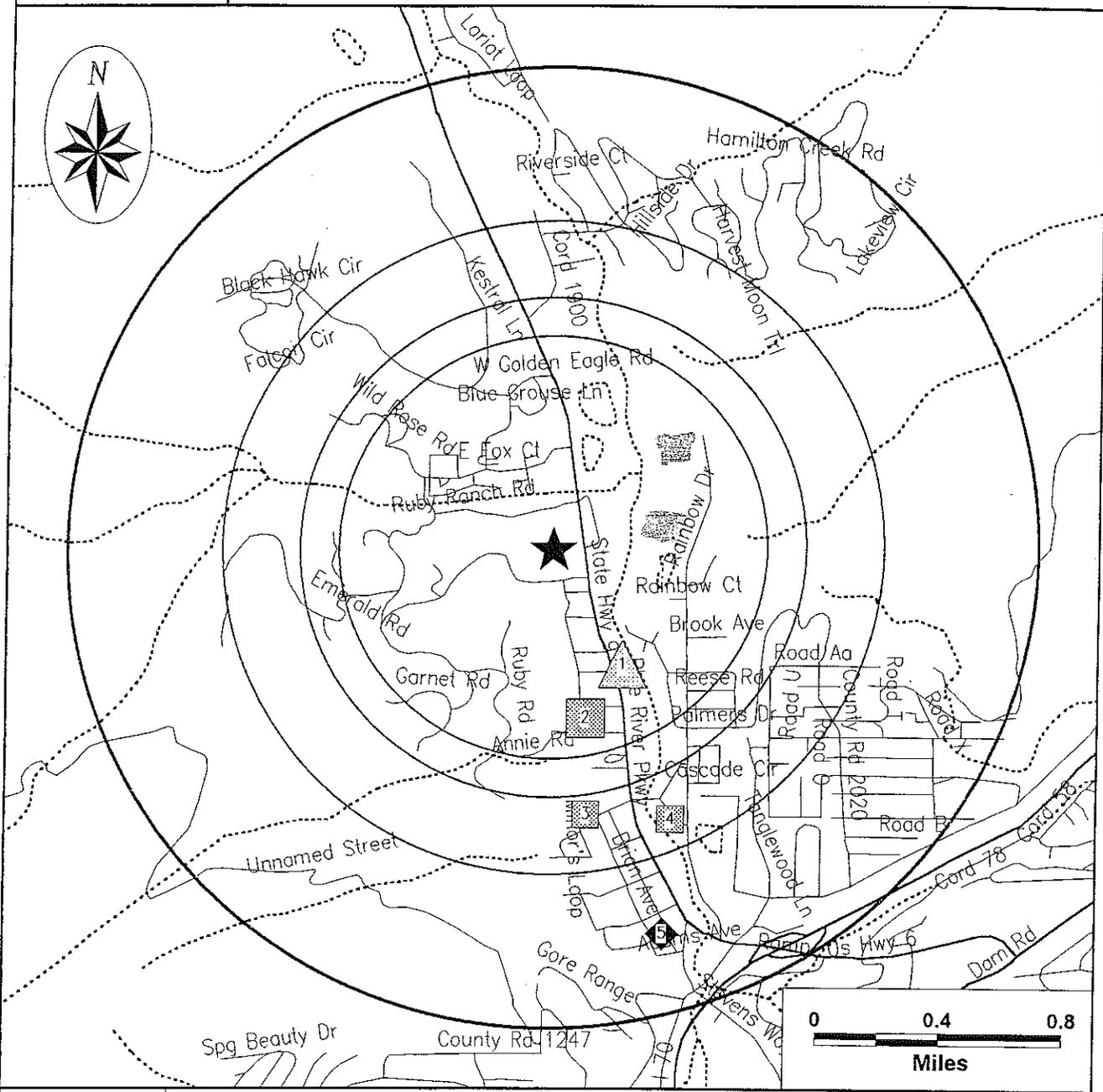


Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 1/2 mi.	1 mi.	3/4 mi.	5/8 mi.
	Single Sites	◆	■	▲	○
	Multiple Sites	◆	■	▲	○
	Highways and Major Roads	NPL, SPL, CORRACTS (TSD)			
	Roads	CERCLIS, NFRAP, TSD, LUST, SWLF, SCL			
	Railroads	UST			
	Rivers or Water Bodies	ERNS, GENERATORS			
	Utilities	If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.			



# SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/2 MILE)

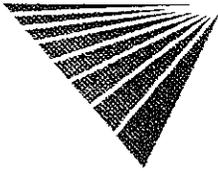
## Map of Sites within 1 1/2 Miles



Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 1/2 mi.	1 mi.	3/4 mi.	5/8 mi.
	Single Sites	◆	■	▲	○
	Multiple Sites	◆◆	■■	▲▲	○○
	Highways and Major Roads	NPL, SPL, CORRACTS (TSD)			
	Roads	CERCLIS, NFRAP, TSD, LUST, SWLF, SCL			
	Railroads	UST			
	Rivers or Water Bodies	ERNS, GENERATORS			
	Utilities	If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.			





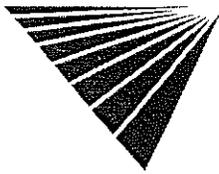


# SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/2 MILE)

## Map of Sites within 1 1/2 Miles

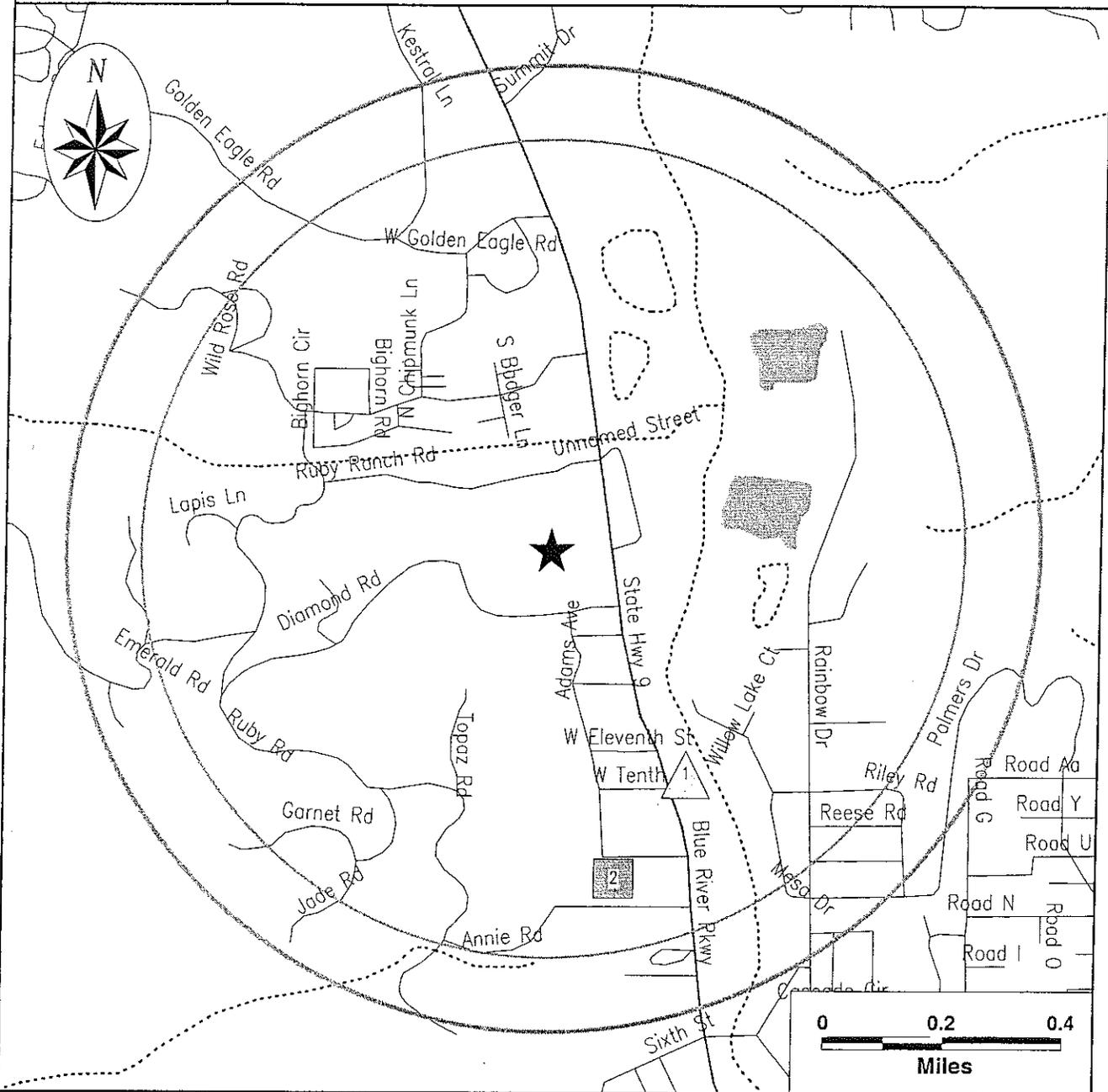


Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 1/2 mi.	1 mi.	3/4 mi.	5/8 mi.
	Single Sites	◆	▨	▲	○
	Multiple Sites	◆	▨	▲	○
	Highways and Major Roads	NPL, SPL, CORRACTS (TSD)		UST	ERNS, GENERATORS
	Roads	CERCLIS, NFRAP, TSD, LUST, SWLF, SCL			
	Railroads	If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.			
	Rivers or Water Bodies				
	Utilities				

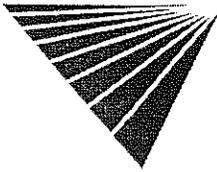


# SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/2 MILE)

## Map of Sites within 3/4 Miles

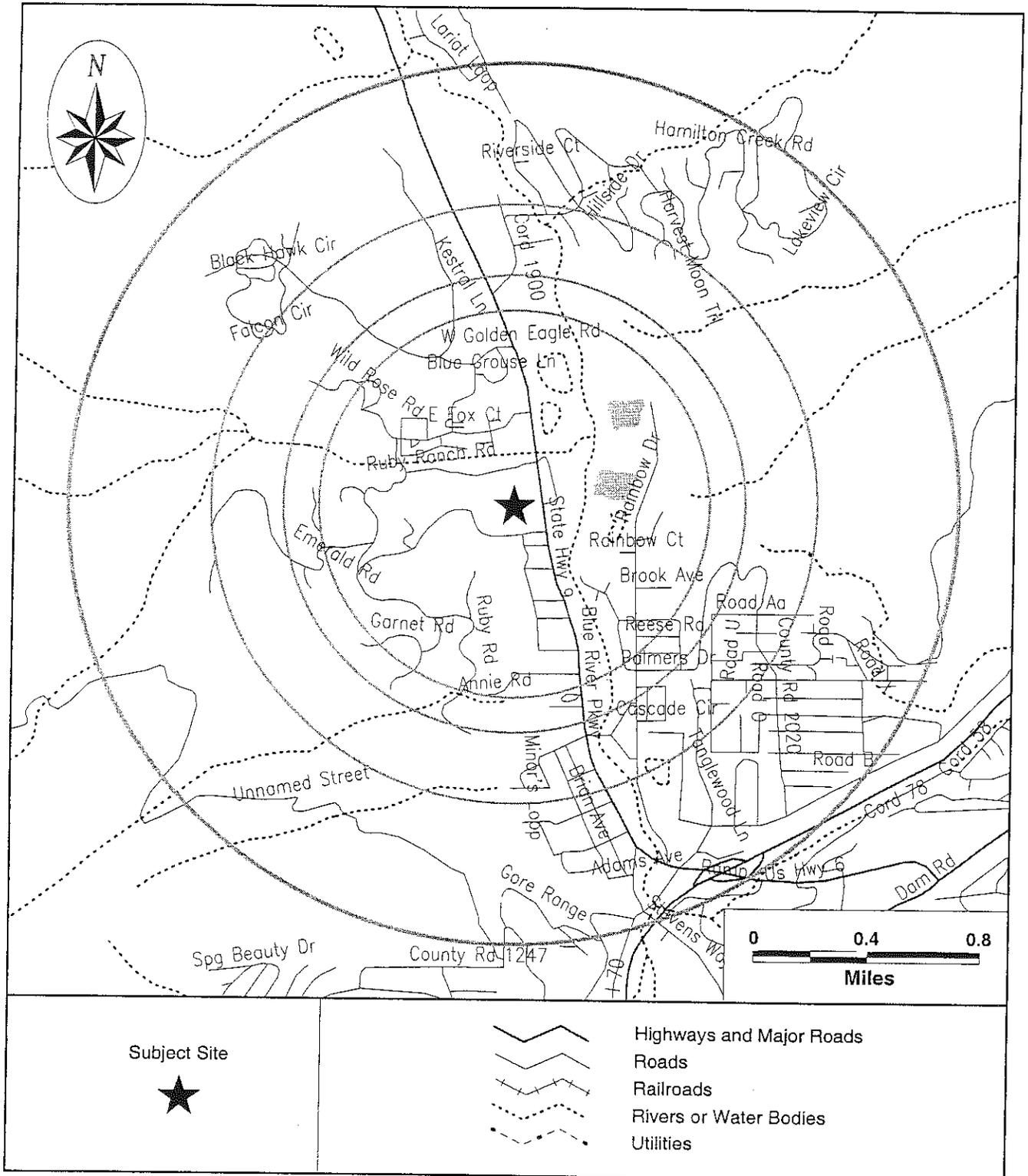


<b>Subject Site</b> 	<b>Category:</b> Databases Searched to:	<b>A</b> 1 1/2 mi. 	<b>B</b> 1 mi. 	<b>C</b> 3/4 mi. 	<b>D</b> 5/8 mi. 
	Single Sites Multiple Sites				
Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities	<b>NPL, SPL, CORRACTS (TSD)</b>	<b>CERCLIS, NFRAP, TSD, LUST, SWLF, SCL</b>	<b>UST</b>	<b>ERNS, GENERATORS</b>	If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.



# SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/2 MILE)

## Street Map



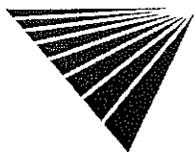
# SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/2 MILE)

## SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 5/8 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D			
			NPL	CORRACTS	SPL	CERCLIS/NFRAP	TSD	LUST	SWLF	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
1	GRANT MILLER INC (CONSTRUCTION EQUIP 1024 OLD HWY 9 SILVERTHORNE, CO 80498	7265305 0.38 MI SE									X			
1	ALPINE SPECIALTY SERVICES 1024 OLD HWY 9 SILVERTHORNE, CO 80498	7408369 0.38 MI SE									X			
2	GEORGE SUSY CULBREATH 171 W 9TH ST SILVERTHORNE, CO 80498	1510479 0.50 MI S									X			
2	HICKEY MOTORS 171 W 9TH AVE SILVERTHORNE, CO	5239510 0.50 MI S										X		

MAP ID	SITES IN THE SURROUNDING AREA (within 5/8 - 3/4 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D			
			NPL	CORRACTS	SPL	CERCLIS/NFRAP	TSD	LUST	SWLF	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
No Records Found														

MAP ID	SITES IN THE SURROUNDING AREA (within 3/4 - 1 mile)	VISTA ID DISTANCE DIRECTION	A			B			C		D			
			NPL	CORRACTS	SPL	CERCLIS/NFRAP	TSD	LUST	SWLF	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
3	SUMMIT COUNTY OPERATIONS CENTER 200 W 6TH ST SILVERTHORNE, CO 80498	1510287 0.81 MI S												
4	US WEST COMMUNICATIONS 507 CENTER CIRCLE SILVERTHORNE, CO 80498	1511587 0.90 MI SE												



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 981001001

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MAP ID	SITES IN THE SURROUNDING AREA (within 1 - 1 1/2 mile)	A		B			C		D				
		NPL	CORRACTS	SPL	CERCLIS/NFRAP	TSD	LUST	SWLF	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
5	COOKS WELDING 249 ADAMS AVE SILVERTHORNE, CO 80498		X										
	VISTA ID DISTANCE DIRECTION 6486172 1.24 MI S												

X = search criteria; • = tag-along (beyond search criteria).  
 For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.  
 Report ID: 981001001  
 Version 2.6  
 Date of Report: \_\_\_\_\_



# SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/2 MILE)

## DETAILS

### PROPERTY AND THE ADJACENT AREA (within 5/8 mile)

<b>VISTA Address*:</b>	<b>GRANT MILLER INC (CONSTRUCTION EQUIP)</b> 1024 OLD HWY 9 SILVERTHORNE, CO 80498	<b>VISTA ID#:</b>	7265305
		<b>Distance/Direction:</b>	0.38 MI / SE
		<b>Plotted as:</b>	Point
<b>AST - Above Ground Storage Tank / SRC# 4746</b>		<b>Agency ID:</b>	14217
<b>Agency Address:</b>	GRANT MILLER INC (CONSTRUCTION EQUIP) 1024 OLD HWY 9 SILVERTHORNE, CO 80498		
<b>Underground Tanks:</b>	NOT REPORTED		
<b>Aboveground Tanks:</b>	2		
<b>Tanks Removed:</b>	NOT REPORTED		
<b>Tank ID:</b>	NOT REPORTED	<b>Tank Status:</b>	NOT AVAILABLE
<b>Tank Contents:</b>	DIESEL	<b>Leak Monitoring:</b>	NOT AVAILABLE
<b>Tank Age:</b>	5	<b>Tank Piping:</b>	UNKNOWN
<b>Tank Size (Units):</b>	2000 (GALLONS)	<b>Tank Material:</b>	UNKNOWN
<b>Tank ID:</b>	NOT REPORTED	<b>Tank Status:</b>	NOT AVAILABLE
<b>Tank Contents:</b>	DIESEL	<b>Leak Monitoring:</b>	NOT AVAILABLE
<b>Tank Age:</b>	1	<b>Tank Piping:</b>	UNKNOWN
<b>Tank Size (Units):</b>	2000 (GALLONS)	<b>Tank Material:</b>	UNKNOWN

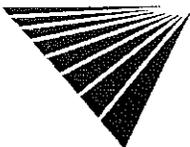
Map ID

1

<b>VISTA Address*:</b>	<b>ALPINE SPECIALTY SERVICES</b> 1024 OLD HWY 9 SILVERTHORNE, CO 80498	<b>VISTA ID#:</b>	7408369
		<b>Distance/Direction:</b>	0.38 MI / SE
		<b>Plotted as:</b>	Point
<b>AST - Above Ground Storage Tank / SRC# 4746</b>		<b>Agency ID:</b>	14289
<b>Agency Address:</b>	ALPINE SPECIALTY SERVICES 1024 OLD HWY 9 SILVERTHORNE, CO 80498		
<b>Underground Tanks:</b>	NOT REPORTED		
<b>Aboveground Tanks:</b>	1		
<b>Tanks Removed:</b>	NOT REPORTED		
<b>Tank ID:</b>	NOT REPORTED	<b>Tank Status:</b>	NOT AVAILABLE
<b>Tank Contents:</b>	DIESEL	<b>Leak Monitoring:</b>	NOT AVAILABLE
<b>Tank Age:</b>	1	<b>Tank Piping:</b>	UNKNOWN
<b>Tank Size (Units):</b>	1000 (GALLONS)	<b>Tank Material:</b>	UNKNOWN

Map ID

1



\* VISTA address includes enhanced city and ZIP.

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**PROPERTY AND THE ADJACENT AREA (within 5/8 mile) CONT.**

VISTA Address*:	<b>GEORGE SUSY CULBREATH</b> 171 W 9TH ST SILVERTHORNE, CO 80498	VISTA ID#:	1510479
		Distance/Direction:	0.50 MI / S
		Plotted as:	Point

Map ID

**2**

<b>STATE UST - State Underground Storage Tank / SRC# 4747</b>		Agency ID:	10243
Agency Address:	SAME AS ABOVE		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	NOT REPORTED	Tank Status:	NOT AVAILABLE
Tank Contents:	GASOLINE (UNSPECIFIED)	Leak Monitoring:	NOT AVAILABLE
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	NOT REPORTED (NOT AVAILABLE)	Tank Material:	UNKNOWN

VISTA Address*:	<b>HICKEY MOTORS</b> 171 W 9TH AVE SILVERTHORNE, CO	VISTA ID#:	5239510
		Distance/Direction:	0.50 MI / S
		Plotted as:	Point

Map ID

**2**

<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 4750</b>		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Remediation Status:	CASE CLOSED / CLEANUP COMPLETE		
Description / Comment:	COUNTY: SUMMIT		
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 4750</b>		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Remediation Status:	CASE OPEN		
Description / Comment:	COUNTY: SUMMIT		

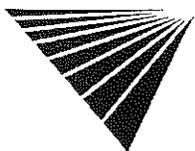
<b>SITES IN THE SURROUNDING AREA (within 5/8 - 3/4 mile)</b>	
No Records Found	

<b>SITES IN THE SURROUNDING AREA (within 3/4 - 1 mile)</b>	
--	--

VISTA Address*:	<b>SUMMIT COUNTY OPERATIONS CENTER</b> 200 W 6TH ST SILVERTHORNE, CO 80498	VISTA ID#:	1510287
		Distance/Direction:	0.81 MI / S
		Plotted as:	Point
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 4750</b>		EPA/Agency ID:	N/A
Agency Address:	SUMMIT COUNTY OPERATIONS CENTER 200 W 6TH AVE SILVERTHORNE, CO		
Remediation Status:	CASE CLOSED / CLEANUP COMPLETE		
Description / Comment:	COUNTY: SUMMIT		

Map ID

**3**



\* VISTA address includes enhanced city and ZIP.

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**SITES IN THE SURROUNDING AREA (within 3/4 - 1 mile) CONT.**

VISTA Address*:	<b>US WEST COMMUNICATIONS 507 CENTER CIRCLE SILVERTHORNE, CO 80498</b>	VISTA ID#:	1511587
		Distance/Direction:	0.90 MI / SE
		Plotted as:	Point
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 4750</b>		EPA/Agency ID:	N/A
Agency Address:	US WEST COMMUNICATIONS 507 CENTER CIRCLE SILVERTHORNE, CO		
Remediation Status:	CASE CLOSED / CLEANUP COMPLETE		
Description / Comment:	COUNTY: SUMMIT		

Map ID

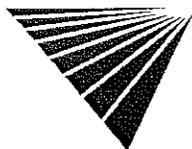
**4**

**SITES IN THE SURROUNDING AREA (within 1 - 1 1/2 mile)**

VISTA Address*:	<b>COOKS WELDING 249 ADAMS AVE SILVERTHORNE, CO 80498</b>	VISTA ID#:	6486172
		Distance/Direction:	1.24 MI / S
		Plotted as:	Point
<b>CORRACTS / SRC# 4467</b>		EPA ID:	COR000003723
Agency Address:	SAME AS ABOVE		
Prioritization Status:	"NOT REPORTED"		
RCRA Facility Assessment Completed:	YES		
Notice of Contamination:	NO		
Determination of need For a RFI (RCRA Facility Investigation):	YES		
RFI Imposed:	NO		
RFI Workplan Notice of Deficiency Issued:	NO		
RFI Workplan Approved:	NO		
RFI Report Received:	NO		
RFI Approved:	NO		
No Further Corrective Action at this Time:	NO		
Stabilization Measures Evaluation:	NO		
CMS (Corrective Measure Study) Imposition:	NO		
CMS Workplan Approved:	NO		
CMS Report Received:	NO		
CMS Approved:	NO		
Date for Remedy Selection (CM Imposed):	NO		
Corrective Measures Design Approved:	NO		
Corrective Measures Investigation Workplan Approved:	NO		
Certification of Remedy Completion:	NO		
Stabilization Measures Implementation:	NO		
Stabilization Measures Completed:	NO		
Corrective Action Process Termination:	YES		

Map ID

**5**



\* VISTA address includes enhanced city and ZIP.

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Report ID: 981001001

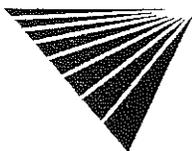
Date of Report: October 1, 1998

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**UNMAPPED SITES**

VISTA Address*:	<b>SILVERTHORNE #1 SILVERTHORNE, CO 80498</b>	VISTA ID#:	4939864
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 4748</b>		EPA/Agency ID:	N/A
Agency Address:	<i>SILVERTHORNE #1 SILVERTHORNE, CO</i>		
Description / Comment:	<i>COUNTY: SUMMIT</i>		
VISTA Address*:	<b>SILVERTHORNE #2 SILVERTHORNE, CO 80498</b>	VISTA ID#:	4939865
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 4748</b>		EPA/Agency ID:	N/A
Agency Address:	<i>SILVERTHORNE #2 SILVERTHORNE, CO</i>		
Description / Comment:	<i>COUNTY: SUMMIT</i>		



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

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# SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/2 MILE)

## DESCRIPTION OF DATABASES SEARCHED

### A) DATABASES SEARCHED TO 1 1/2 MILE

**NPL**  
**SRC#: 4938** VISTA conducts a database search to identify all sites within 1.5 mile of your property.  
**The agency release date for NPL was July, 1998.**

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

**SPL**  
**SRC#: 3175** VISTA conducts a database search to identify all sites within 1.5 mile of your property.  
**The agency release date for State Superfund Sites was November, 1997.**

This database is provided by the Colorado Department of Public Health and Environment, Haz Mat Waste Division. The agency may be contacted at: 303-692-3380.

**SPL**  
**SRC#: 4886** VISTA conducts a database search to identify all sites within 1.5 mile of your property.  
**The agency release date for Voluntary Cleanup List was May, 1998.**

This database is provided by the Colorado Department of Public Health and Environment, Haz Mat Waste Management. The agency may be contacted at: 303-692-3331.

**CORRACTS**  
**SRC#: 4467** VISTA conducts a database search to identify all sites within 1.5 mile of your property.  
**The agency release date for HWDMS/RCRIS was February, 1998.**

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

### B) DATABASES SEARCHED TO 1 MILE

**CERCLIS**  
**SRC#: 4941** VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for CERCLIS was June, 1998.**

The CERCLIS List 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. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.



**NFRAP**  
**SRC#: 4942**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for CERCLIS-NFRAP was June, 1998.**

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

**RCRA-TSD**  
**SRC#: 4467**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for HWDMS/RCRIS was February, 1998.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

**SWLF**  
**SRC#: 4570**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Inactive Solid Waste Facilities was December, 1997.**

This database is provided by the Colorado Department of Public Health and Environment. The agency may be contacted at: 303-692-3450.

**SWLF**  
**SRC#: 4572**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Solid Waste Sites List was December, 1997.**

This database is provided by the Colorado Department of Public Health and Environment. The agency may be contacted at: 303-692-3450.

**SWLF**  
**SRC#: 4573**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Colorado Transfer Stations List was December, 1997.**

This database is provided by the Colorado Department of Public Health and Environment. The agency may be contacted at: 303-692-3450.

**LUST**  
**SRC#: 4748**

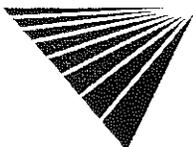
VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for LUST "Trust Fund" was April, 1998.**

This database is provided by the Department of Labor, State Oil Inspector. The agency may be contacted at: .

**LUST**  
**SRC#: 4750**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Location Of Reported Leaking Underground Storage Tanks was May, 1998.**

This database is provided by the Department of Labor, State Oil Inspector. The agency may be contacted at: 303-620-4302.



### C) DATABASES SEARCHED TO 3/4 MILE

**RCRA-VioIs/Enf** VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
**The agency release date for HWDMS/RCRIS was February, 1998.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcements are enforcement actions taken against RCRA violators.

**UST's** VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
**SRC#: 4747** **The agency release date for Underground Storage Tanks List was March, 1998.**

This database is provided by the Department of Labor, Oil Inspection Section. The agency may be contacted at: 303-620-4300; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

**AST's** VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
**SRC#: 4746** **The agency release date for Aboveground Storage Tanks List was March, 1998.**

This database is provided by the Department of Labor, Oil Inspection Section. The agency may be contacted at: 303-620-4300.

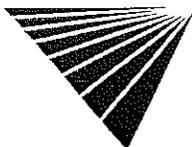
**TRIS** VISTA conducts a database search to identify all sites within 3/4 mile of your property.  
**SRC#: 4946** **The agency release date for TRIS was January, 1998.**

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities (Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form (Form R) for specified chemicals.

### D) DATABASES SEARCHED TO 5/8 MILE

**ERNS** VISTA conducts a database search to identify all sites within .625 mile of your property.  
**SRC#: 4939** **The agency release date for was July, 1998.**

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of transportation. A search of the database records for the period October 1986 through January 1998 revealed information regarding reported spills of oil or hazardous substances in the stated area.



**RCRA-LgGen**  
**SRC#: 4467**

VISTA conducts a database search to identify all sites within .625 mile of your property.  
**The agency release date for HWDMS/RCRIS was February, 1998.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste ( or 1 kg./month of acutely hazardous waste).

**RCRA-SmGen**  
**SRC#: 4467**

VISTA conducts a database search to identify all sites within .625 mile of your property.  
**The agency release date for HWDMS/RCRIS was February, 1998.**

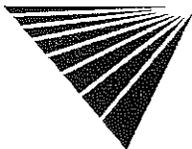
The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

**SPILL**  
**SRC#: 4885**

VISTA conducts a database search to identify all sites within .625 mile of your property.  
**The agency release date for Colorado Spill Events was May, 1998.**

This database is provided by the Colorado Department of Public Health Environment.  
The agency may be contacted at: 303-692-3023.

End of Report



# **GLENN SHEPPARD**

## **Statement of Qualifications**

Glenn Sheppard has over twenty five years experience relevant to the qualifications of an environmental professional.

Glenn Sheppard is the President of Central Environmental Services, Inc. (CESI), a Consulting Company specializing in the 400 square mile Central City/Clear Creek Superfund Study Area, facilitating construction activities related to Casino/hotel building, with over 60 separate client projects completed since 1992.

Glenn Sheppard earned a Master of Science Degree in Environmental Science from the School of Civil Engineering in 1976 following his Bachelor of Science Degree in Environmental Studies from the Division of Biology in 1974 at the University of Kansas.

Researches include: the Transmigration of Mercury in a Natural Ecosystem; Strontium 90 Migration in Soils; Correlation of Ground Truth and Remote Sensing Techniques in Limnology, Aquatic Ecology, and Lake Eutrophication Studies; Riparian Phreatophytes and Vadose Water Depletion Analysis by Multispectral Techniques; Hydrometallurgical extraction studies of Gold, Silver, Copper, Beryllium, and Fluorspar; and Remote Piloted Vehicles (RPV's) as Platforms for Remote Sensing Studies in Minerals Exploration and Agricultural Management.

Glenn Sheppard has worked as a Research Scientist and Project Manager for the National Aeronautics and Space Administration (NASA) Applied Remote Sensing Program; at the Space Technology Center for Research, Inc.; the San Francisco Bay Marine Research Institute; and Diamond Microcircuitry Corporation. His work in Geoscience Minerals Exploration Consulting includes: Geology, Geophysics, Geochemistry, Geomicrobial Techniques and Process Technology; Federal, State, and Local Governmental Coordination; Presentations and Contract Negotiations with over fifty Mining Companies; Landwork and Surveying. He also owned and operated a Private Laboratory for Analysis and Extractive Minerals Technology.

Glenn Sheppard is a Licensed California General Building Contractor specializing in Historic Restorations, Remodeling, and Market Upgrades, with Project Experience in the San Francisco Bay Area, Colorado, and Kansas. Mr. Sheppard owned, operated and restored the Historic Jackson Hotel; a Bed and Breakfast, 100 seat White-Table-Cloth Restaurant, European-Style Bakery, and Rustic-Bar Business.

**AGREEMENT FOR PROFESSIONAL SERVICES  
(Hereinafter "Agreement")**

**BETWEEN**

**Seminole Land Holding Company, Inc.  
(Hereinafter "Client")**

---

**2650 E. 40<sup>th</sup> Ave.  
(Street or Post Office Box)**

---

**Denver, Colorado 80205  
(City, State, and Zip Code)**

---

**AND**

**CENTRAL ENVIRONMENTAL SERVICES, INC.  
(Hereinafter "CESI")**

**P.O. Box 4111  
(Street or Post Office Box)**

---

**Evergreen, Colorado 80437-4111  
(City, State, and Zip Code)**

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**DATE OF AGREEMENT: September 22, 1998**

**AGREEMENT NUMBER: 98 AG2**

**The parties agree as follows:**

**ARTICLE I  
SCOPE OF SERVICES**

CESI agrees to perform for Client the professional Services (hereinafter, "Services") described in Addendum I \_\_\_\_\_, attached hereto and incorporated in this Agreement. Services shall be performed during the period mentioned and at the locations specified. Because of the uncertainties inherent in the Services, time schedules are only estimated schedules unless otherwise stated in writing.

Services to be performed shall not be materially different from, or more or less extensive than, that referenced above, unless such modifications are reduced to writing and signed by authorized representatives of Client and CESI.

**ARTICLE II  
COMPENSATION AND PAYMENT**

As full consideration for the performance of Services, Client shall pay to CESI the compensation provided for in \_\_\_ Addendum II \_\_\_\_\_, attached hereto and incorporated in this Agreement.

Unless otherwise stated in writing, the method of charging for the Services shall be on a time and materials basis and shall be based on the Schedule of Fees and Charges in effect when the Services are performed. CESI periodically shall submit invoices to Client. Client shall pay each invoice within thirty (30) days of the date of the invoice. However, if Client objects to all or any portion of any invoice, Client shall so notify CESI thereof within fifteen (15) days from date of the invoice, give reasons for the objection, and pay that portion of the invoice not in dispute. Client shall pay an additional charge of one and one half percent (1 & 1/2%) of the amount of the invoice per month or the maximum percentage allowed by law, whichever is the lesser, for any payment received by CESI more than thirty (30) days from date of invoice. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal. The additional charge shall not apply to any disputed portion of any invoice resolved in favor of Client. In the event of a legal action brought by CESI against Client for invoice amounts not paid, attorney's fees, court costs, and other related expenses shall be paid to the prevailing party by the other party.

Client shall compensate CESI for any sales or value-added taxes which apply to the Services rendered under this Agreement or any Addendum thereto. Client shall reimburse CESI for the amount of such taxes in addition to the compensation due for Services.

In addition to the above, if payment of CESI invoices is not maintained on a thirty (30) day current basis, CESI may, by ten (10) day written notice to Client, suspend further performance and withhold any and all data from Client until such invoice payment is restored to a current basis.

### **ARTICLE III** **CONSTRUCTION PROCEDURES**

CESI, except for its own Services, shall not specify construction procedures, manage or supervise construction, or implement or be responsible for health and safety procedures; shall not be responsible for the acts or omissions of contractors or other parties on the project; and shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs. In the event CESI, in writing, expressly assumes health and safety responsibility for certain concerns such as toxic concerns, the acceptance of such responsibility shall not be deemed as acceptance of responsibility for other health and safety requirements such as those relating to excavating, trenching, drilling and backfilling, unless expressly provided otherwise. CESI testing or inspection of portions of the work of other parties on a project shall not relieve such other parties of their responsibility for performing their work in accordance with applicable plans, specifications and safety requirements.

### **ARTICLE IV** **RECOGNITION OF RISK**

Client recognizes that environmental, geologic and geotechnical conditions will often vary from those encountered at the times and locations where data are obtained by CESI, and that the limited data result in uncertainty with respect to the interpretation of these conditions, despite the use of due professional care.

### **ARTICLE V** **PROFESSIONAL RESPONSIBILITY**

CESI represents that the Services shall be performed, within the limits prescribed by Client, in a manner consistent with that level of care and skill ordinarily exercised by other professional consultants under similar circumstances at the time the Services are performed. No other representations to Client, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document or otherwise.

**ARTICLE VI**  
**RISK ALLOCATION**

The liability of CESI, its employees, agents and subcontractors (hereinafter for purposes of this Article VI referred to collectively as "CESI"), for Client's claims of loss, injury, death, damage or expense, including, without limitation, Client's claims of contribution and indemnification with respect to third party claims relating to the Services or to obligations imposed under this Agreement (hereinafter, "Client's Claims"), shall not exceed in the aggregate under this Agreement: the total sum of \$50,000 or the fee for Services received by CESI, whichever is less, for Client's Claims arising out of professional negligence, including errors, omissions or other professional acts, and including unintentional breach of contract; or the total sum of \$10,000 for Client's Claims arising out of negligence, other than professional negligence or previously stated conditions, or other causes for which CESI has any legal liability and for which legal liability is found to rest upon CESI.

In no event shall either CESI or Client be liable for consequential damages, including without limitation, loss of use or loss of profits, incurred by another or their subsidiaries, or successors, regardless of whether such damages are caused by breach of contract, willful misconduct, negligent act or omission, or other wrongful act of either of them.

**ARTICLE VII**  
**INDEMNIFICATION**

If any claim is brought against CESI, its employees, agents or subcontractors (hereinafter for purposes of this Article VII referred to collectively as "CESI") and/or Client by a third party, relating in any way to the Services, the contribution and indemnification rights and obligations of CESI and Client, subject to the allocation of risk under Article VI above, shall be determined as follows: if any negligence, breach of contract, or willful misconduct of CESI caused any damage, injury or loss claimed by the third party, then CESI and Client shall each indemnify the other against any loss or judgement on a comparative responsibility basis under comparative negligence principles (Client responsibility to include that of its agents, employees and other contractors); and unless CESI was guilty of negligence, breach of contract, or willful misconduct which, in whole or in part, caused the damage, injury or loss asserted in the third party claim, Client shall indemnify CESI against the claim, liability, loss, legal fees, consulting fees and other costs of defense reasonably incurred.

**ARTICLE VIII**  
**INSURANCE**

CESI and Client agree to maintain, during the performance of the Services, (1) statutory Workers' Compensation coverage; and (2) Comprehensive General and Automobile Liability insurance coverage in the sum of not less than \$1,000,000.

**ARTICLE IX**  
**RIGHT OF ENTRY**

Client grants to CESI, and, if the project site is not owned by Client, warrants that permission has been granted for, a right of entry from time to time by CESI, its employees, agents, and subcontractors, upon the project site for the purpose of providing Services. Client recognizes that the use of exploration equipment may unavoidably alter the existing site conditions and affect the environment in the area being studied. Client is responsible for providing access to locked or otherwise secured areas requiring entry in order to perform services and shall be charged according to the Schedule of Fees and Charges in effect when Services are attempted and not completed due to Client failure to provide entry.

**ARTICLE X**  
**INDEPENDENT CONTRACTOR STATUS AND SUBCONTRACTORS**

Unless and only to the extent specifically provided to the contrary, CESI shall be an independent contractor and shall have responsibility for and control over the details and means for providing Services. CESI can use subcontractors to perform Services usually performed by subcontractors. If CESI wishes to use a subcontractor where it is not customary to do so, CESI shall obtain prior written approval or subsequent written confirmation from Client.

**ARTICLE XI**  
**SAMPLES**

CESI shall preserve such soil, rock, water and other samples obtained from the project site as it deems necessary for the project, for not longer than forty-five (45) days, unless otherwise legally required, after the issuance of any document that includes the data obtained from those samples, unless other arrangements are mutually agreed upon in writing. At any time, CESI can request in writing that Client remove samples. Client shall promptly comply with such request, and pay and be responsible for the removal and lawful disposal of samples, unless other arrangements are mutually agreed upon in writing.

**ARTICLE XII**  
**OWNERSHIP AND MAINTENANCE OF DOCUMENTS**

Provided that CESI has been fully paid for its Services, Client shall have the right to use the documents, maps, photographs, drawings and specifications and samples resulting from CESI's efforts on the project, for purposes reasonably contemplated by the parties. CESI shall have the right, but shall not be obligated, to retain copies of all such materials and shall have the right to use the same for any purpose, unless such use would be expected to cause harm to Client. Client shall specify in advance, in writing, and be charged for all arrangements for special or extended-period maintenance of such materials by CESI. CESI retains the right of ownership with respect to any patentable concepts or copyrightable materials arising from the Services.

Services provided within this Agreement are for the exclusive use of the Client. Reuse of any materials described above by Client on any other project without CESI's written authorization shall be at Client's risk, and Client agrees to indemnify, defend and hold harmless CESI, its employees, agents and subcontractors from all claims, damages, and expenses including attorney's fees arising out of such unauthorized reuse.

**ARTICLE XIII**  
**CLIENT ACTION TO BE TAKEN**

Prior to the commencement of the Services, and thereafter, Client shall notify CESI of any known potential or possible health or safety hazard existing on or near the project site upon which the Services are to be or are being performed by CESI, its employees, agents or subcontractors, with particular reference to hazardous substances or conditions. If hazardous substances or conditions are discovered during the performance of the Services that are different in type, amount or concentration from those disclosed to CESI prior to the commencement of the Services, then, upon notification, Client and CESI shall seek to determine the equitable adjustment (if any) to be made to this Agreement. If the parties are unable to agree, this Agreement will be terminated, and CESI shall be paid for all charges incurred to the date of termination plus reasonable termination charges. Client shall compensate CESI for any emergency measures necessary for health and safety. Client shall have the responsibility for properly reporting the discovery of hazardous substances to appropriate authorities.

Client shall provide CESI with all relevant data and information in its possession relating to the project and to the environmental, geologic and geotechnical conditions of the site and surrounding area.

Client shall correctly show, on plans to be furnished to CESI, the location of subsurface structures, such as pipes, tanks, cables and utilities. If the Services require CESI to investigate the location of such underground structures, then consistent with the agreed upon scope of such investigation, CESI shall be obligated to perform the investigation in accordance with reasonable standards of care. CESI shall not be responsible for damage to underground structures which occurs despite the use of such care.

Client shall provide CESI, in writing, all criteria, design and construction standards, and all other information relating to Client's requirements for the project.

Client shall give CESI prompt written notice of any suspected defects in the Services.

Client, with reasonable promptness, shall provide required approvals and decisions.

#### **ARTICLE XIV** **DELAYS**

In the event that CESI field or technical work is interrupted due to causes outside its control, CESI shall be equitably compensated for the additional labor, equipment, and other costs (in accordance with the Schedule of Fees and Charges in effect at the time of the Delay) associated with maintaining its work force and equipment available during the interruption, or at the option of Client, for such similar charges that are to be incurred by CESI for demobilization and subsequent remobilization. In no event shall CESI be required to maintain a field force in standby status in the field for a period in excess of two (2) calendar days.

Except for the foregoing provision, CESI shall not be responsible for damages or delays in performance caused by force majeure, acts of God, or other events beyond the control of CESI or that could not have been reasonably foreseen and prevented. For this purpose, such acts or events shall include, but not be limited to, unusual weather affecting performance of Services, floods, epidemics, war, riots, strikes, lockouts, or other industrial disturbances, protest demonstrations, unanticipated site conditions, and inability, with reasonable diligence, to supply personnel, equipment or material for the Services. Should such acts or events occur, both parties shall use their best efforts to overcome the difficulties arising and to resume as soon as reasonably possible the normal pursuit of the Services. Delays within the scope of this Article which cumulatively exceed 5 (5) days shall, at the option of CESI, make this Agreement subject to termination for convenience or to renegotiation.

#### **ARTICLE XV** **SUSPENSION OF WORK**

Client may, at any time, by ten (10) days written notice, suspend performance by CESI. If payment of invoices by Client is not maintained on a thirty (30) day current basis, CESI may, by five (5) day written notice to Client, suspend further performance until such payment is restored to a current basis. Suspension for any reason exceeding ten (10) days shall, at the option of CESI, make this Agreement subject to termination or to renegotiation. All suspensions shall extend the time schedule for performance in a mutually satisfactory manner, and CESI shall be paid for the Services performed and charges prior to the suspension date plus suspension charges. Suspension charges shall include, without limitation, the putting of documents and analyses in order, personnel and equipment rescheduling or reassignment adjustments, and all other related charges incurred directly attributable to suspension.

**ARTICLE XVI**  
**TERMINATION**

Client may terminate all or any portion of the Services for convenience, at its option, by sending a written Notice of Termination to CESI. CESI may similarly terminate for convenience in the event of delays or suspensions exceeding ten (10) days as provided in the foregoing Articles. The Notice of Termination shall specify when and which work will be discontinued and when termination shall be effective. Not later than thirty (30) days after termination, Client shall pay CESI upon invoice for the Services performed and charges prior to termination, plus termination charges. Termination charges shall include, without limitation, the putting of project documents and analyses in order, personnel and equipment, rescheduling or reassignment adjustments, and all other related charges incurred directly attributable to termination.

Either party can terminate this Agreement for cause if the other commits a material, uncured breach of this Agreement. Termination shall be effective five (5) days after receipt of a Notice of Termination, unless a later date is specified in the Notice. The Notice of Termination shall contain specific reasons for termination and both parties shall cooperate in good faith to cure causes for termination stated in the Notice. Termination shall not be effective if reasonable action to cure the breach has been taken before the effective date or the termination. In the event of termination for cause, CESI shall be paid the same as in the case of termination for convenience, and the parties shall have their remedies at law as to any other rights and obligations between them, subject to the other terms and conditions of this Agreement.

**ARTICLE XVII**  
**INTEGRATED WRITING**

This Agreement constitutes a final and complete repository of the Agreement between CESI and Client. It supersedes all prior or contemporaneous communications, representations or agreements, whether oral or written, relating to the subject matter of this Agreement. Modifications of this Agreement shall not be binding unless made in writing and signed by an authorized Representative of each party.

**ARTICLE XVIII**  
**MISCELLANEOUS**

Should any dispute arise from services caused by this Agreement which cannot be settled between CESI and the Client, the dispute shall be decided by arbitration. Should either party wish, the dispute may be submitted to the court, but only after the arbitrator's decision is given.

If a Client is a partnership, corporation, limited liability company, or other legal entity, Client expressly warrants that the individual signing this Agreement For Professional Services is fully authorized to sign on behalf of the Client.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed by their duly Authorized Representatives as follows:

**CLIENT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Tom Warnes

\_\_\_\_\_  
Typed Name

\_\_\_\_\_  
Project Manager

\_\_\_\_\_  
Title

\_\_\_\_\_  
September 22, 1998

\_\_\_\_\_  
Date of Signature

**CESI**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Glenn Sheppard

\_\_\_\_\_  
Typed Name

\_\_\_\_\_  
President

\_\_\_\_\_  
Title

\_\_\_\_\_  
September 22, 1998

\_\_\_\_\_  
Date of Signature



Pesticides  
Radon

Special Resources

Wetlands; Threatened and Endangered Species; Critical and Unique  
Habitat – out-sourced by Client, reviewed by CESI by written request.  
Wild and Scenic Rivers  
Coastal Dunes and Beaches  
Archaeological Resources  
Historic Buildings, Structures, Sites and Designated Natural Landmarks  
Recreational Areas  
Sole Source Aquifers

Exclusions

It is specifically understood that the “Homestead” site which includes all permanent buildings, well water, septic system, and agricultural associated equipment and accessories within the site is excluded from this assessment.

The above described Scope of Services and work areas constitutes the total of services to be performed without further written authorization.

Sincerely,

Central Environmental Services, Inc.

By:  Glenn Sheppard, President

Approved By Client:

Initials: \_\_\_\_\_

**FIELD REPORT**

## CHECKLIST GUIDE

### Checklist

### Title

#### ENVIRONMENTAL HAZARDS

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	Radon

#### SPECIAL RESOURCES

K	Wetlands; Threatened and Endangered Species; Critical and Unique Habitat
L	Wild and Scenic Rivers
M	Coastal Dunes and Beaches
N	Archaeological Resources
O	Historic Buildings, Structures, Sites and Designated Natural Landmarks
P	Recreational Areas
Q	Sole Source Aquifers

## CHECKLIST SELECTION FORM

**Instructions:** Do Not complete this form for single family residences unless a significant environmental issue is known or suspected to be present (except Questions 12 and 14). Complete this selection form for all other properties based on any available information. Following completion, identify the appropriate checklists to be completed during an on-site review. All checklists will be reviewed by the RTC Representative (or environmental specialist) to determine any appropriate and applicable follow-up activity at the property.

<u>QUESTION</u>	<u>Answer (circle one)</u>			<u>If YES or UNKNOWN, Checklist to be Completed</u>
1. 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	<input checked="" type="radio"/> NO	UNKNOWN	A
2. Is there any evidence that aboveground storage tanks may be located on the property?	YES	<input checked="" type="radio"/> NO		B
3. Is there any evidence that a landfill, dump, wastepile, wastewater lagoon, or other land disposal activity is currently present on the property?	YES	<input checked="" type="radio"/> NO	UNKNOWN	C
4. 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	<input checked="" type="radio"/> NO		D

<u>QUESTION</u>	<u>Answer (circle one)</u>			<u>If YES or UNKNOWN, Checklist to be Completed</u>
5. 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	<input checked="" type="radio"/> No		E
6. 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	<input checked="" type="radio"/> No	UNKNOWN	F
7. 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	<input checked="" type="radio"/> No		G
8. Is there any evidence of insulation or fire retardant materials such as pipe wrap and ceiling spray within the buildings on the property?	YES	<input checked="" type="radio"/> No	UNKNOWN	H
9. 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	<input checked="" type="radio"/> No		I

QUESTION	ANSWER (circle one)		IF YES, Checklist to be Completed
10. Are you aware of elevated levels of radon gas present in the area in which the property is located?	YES	<input checked="" type="radio"/> No	J
11. Are there any coastal areas, rivers, streams, springs, lakes, ponds, swamps, marshes, or other bodies of water on or immediately adjacent to the property, or does the property contain any area or areas containing natural vegetation greater than one acre in size? <sup>2</sup>	<input checked="" type="radio"/> YES	No	K & L
12. Is the property located within 1,000 feet of a coastal shoreline?	YES	<input checked="" type="radio"/> No	M
13. Is there reason to believe that there are or may be any archaeological resources on the property that have not been destroyed by human activity?	YES	<input checked="" type="radio"/> No	N
14. Is there any evidence that the property has a designated natural landmark or has buildings that are more than 50 years old or buildings that are less than 50 years old but may be considered historically significant?	YES	<input checked="" type="radio"/> No	O

<sup>1</sup> L if the body of water is a river.

<sup>2</sup> Do not include stormwater collection ponds, swimming pools, and other similar bodies of water. Natural vegetation does not include lawns, flower beds or other landscaped areas that are regularly maintained. However, it does include woodlots, brushy areas, fields and other overgrown areas, and areas that are subject to infrequent or irregular maintenance such as pastures and golf course roughs.

Revised

QUESTION

Answer (circle one)

If YES,  
Checklist  
to be  
Completed

15. Does the property contain natural features which could be used for public recreational purposes?

YES

No

P

16. Is there evidence that the property is located in an area that uses groundwater as the primary or sole source of drinking water?

YES

No

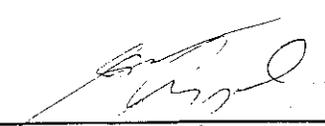
Q

17. If the subject property being appraised consists of fifty (50) acres or more, indicate whether the subject property is adjacent to or adjoins government owned, managed or protected land or coastal shore areas (i.e. federal, state, local government lands or coastal shores).

YES

No

If YES, please identify the government entity: \_\_\_\_\_

  
\_\_\_\_\_  
Signature of preparer

9/24/98  
Date

## GENERAL INSTRUCTIONS FOR COMPLETING FIELD CHECKLISTS .

Complete all Field Checklists identified by the Checklist Selection form. The field checklists should not be completed for single family residences unless a significant environmental issue is known or suspected to be present. All questions must be answered in the order in which they appear. Do not skip around as this may result in an incorrect outcome. Please make a good faith effort to answer the questions based on available information and site conditions. Onsite property managers, residents, or individuals familiar with the property are sources of information but may or may not be present at the time of the site visit. You are not expected to risk your personal safety, collect samples, or conduct tests to answer the questions. If you have any comments following completion of the Checklists, please attach a separate sheet. If you have any questions regarding the checklists, please contact the RTC Environmental Specialist at the Consolidated Field Office.

## CHECKLIST A

### UNDERGROUND STORAGE TANKS

#### 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). The purpose of UST regulations is 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 overflow tanks.

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 (i.e., county, municipal) environmental departments. 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.

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., CERCLA [Comprehensive Environmental Recovery, Compensation, and Liability Act]), and SARA [Superfund Amendments and Reauthorization Act], which have additional requirements for hazardous substance management.

CHECKLIST A

UNDERGROUND STORAGE TANKS  
(for Initial Screening)

This checklist does not apply to single family residences which have underground heating oil tanks that only service the premises.

**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 underground storage tank (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, and 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)?

Check One: Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

If YES, How many? \_\_\_\_\_ Proceed to Question 3.

If NO, proceed to Question 2.

If UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

2. Are any physical indicators (described above) of USTs present at the site?

Check One: Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

If NO, proceed to CHECKLIST OUTCOME, Item A.

3. Can the owner or operator demonstrate that all USTs have been tested and are not leaking (i.e., provide documentation)?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to Question 5.

If NO or UNKNOWN, proceed to Question 4.

4. Do any of the untested tanks contain product?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item D.

If NO, proceed to Question 8.

5. Are onsite personnel aware of any leaks or spills that have occurred from the UST(s) or from their use?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to Question 6.

If NO or UNKNOWN, proceed to Question 8.

6. Was the leak investigated by the tank owner, state, or other party?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, check Item C of CHECKLIST OUTCOME, then proceed to Question 7.

If NO or UNKNOWN, check Item F of CHECKLIST OUTCOME, then proceed to Question 8.

7. Answer the following questions "Yes", "No", or "Unknown" and proceed to Question 8.

a. Did the investigation require a cleanup action? \_\_\_\_\_

- b. Was the state/local authority involved with the investigation? \_\_\_\_\_
- c. Was cleanup completed? \_\_\_\_\_
- d. Did the state/local authority approve final closure?  
\_\_\_\_\_
8. Have any of the tanks been inactive for more than 12 months?  
Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item E.  
If NO, proceed to Question 9.
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).  
Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
If YES or UNKNOWN, proceed to Question 10.  
If NO, proceed to Question 11.
10. Were any leaks, stained soils, rusted tanks/piping, or pitted (containing holes) tanks/piping found during the closure process?  
Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item C.  
If NO, proceed to Question 11.
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:
- o EPA UST Notification Form or the content, age, and capacity of each UST.
  - o UST leak/spill investigation report.

- o UST abandonment/closure documentation.

CHECKLIST OUTCOME:

- A. Property is not recommended for further study X.

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 Environmental Assessment (Phase I ESA) should be conducted to determine if USTs are present. See Exhibit C 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 \_\_\_\_\_.

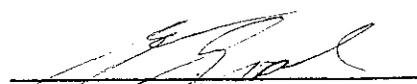
Untested USTs are present onsite. A Phase II study should be conducted to determine if the tank contains product and is leaking. This will require a precision tank and piping tightness test by an experienced tank testing firm.

- E. Property is recommended for an immediate action \_\_\_\_\_.

Inactive USTs are present onsite. Immediate action should be initiated to close or abandon 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 Exhibit D for guidance concerning Phase II ESAs.

  
\_\_\_\_\_  
Signature of Preparer

9/24/98  
Date

Note: Any environmental surveys or reports obtained on this property should be placed in the asset file.

CHECKLIST B

ABOVEGROUND STORAGE TANKS  
(for Initial Screening)

This checklist does not apply to single family residences that have aboveground heating oil storage tanks.

**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 aboveground storage tanks (AST). ASTs are generally spherical or cylindrical objects that may stand on-end, on one side, and may be mounted on legs. When examining tanks, it is important to observe the fill pipe area. The fill pipe for ASTs may be as far as 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)?

Check One: Yes \_\_\_\_\_ No ~~\_\_\_\_\_~~ Unknown \_\_\_\_\_

If YES, How many? \_\_\_\_\_ Proceed to Question 2.

If NO, proceed to CHECKLIST OUTCOME, Item A.

If UNKNOWN, proceed to CHECKLIST OUTCOME, Item D.

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)?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to Question 3.

If NO, proceed to Question 4.

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, etc. Proceed to Question 4 and complete Hazardous Substance Checklist.

\_\_\_\_\_ Petroleum products, including gasoline, diesel fuel, and oil (including heating oil). Proceed to Question 4.

\_\_\_\_\_ Propane. If no other tanks are present, proceed to CHECKLIST OUTCOME, Item B.

\_\_\_\_\_ Water, air, or inert material (e.g., sand). Type \_\_\_\_\_. If no other tanks are present, proceed to CHECKLIST OUTCOME, Item B.

\_\_\_\_\_ Other or Unknown. Type \_\_\_\_\_, proceed to CHECKLIST OUTCOME, Item D and proceed to Question 4.

4. Are onsite personnel aware of any leaks that have occurred from the ASTs or associated pipes and pumps.

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_

If YES, proceed to Question 5.

If NO, proceed to Question 6.

5. Was the leak investigated by the tank owner, state, or other party?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item D.

If NO or UNKNOWN, proceed to CHECKLIST OUTCOME, Item E.

6. Are any of the tanks inactive?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item C, and obtain information described in Question 7.

If NO, proceed to Question 7.

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:

- o Tank content, capacity, and age.
- o Tank spill/leak reporting and investigation documents.

CHECKLIST OUTCOME:

A. Property is not recommended for further study   X  .

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 Exhibit C for guidance on Phase I ESAs.

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 Exhibit C for guidance on Phase I ESAs and Exhibit D for guidance on Phase II ESAs.

  
\_\_\_\_\_  
Signature of Preparer

9/24/98  
\_\_\_\_\_  
Date

CHECKLIST C

DISPOSAL SITES  
LANDFILLS, DUMPS, SURFACE IMPOUNDMENTS  
(for Initial Screening)

This checklist does not apply to single family residences, unless a significant environmental issue is known or suspected to be present.

Instructions: Locate personnel onsite and inquire about landfills, dumps, and surface impoundments (see definitions on pages B-17 and B-18). 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.

Check One: Yes \_\_\_\_\_ No ~~\_\_\_\_\_~~ Unknown \_\_\_\_\_

If YES, proceed to Question 2.

If NO, proceed to CHECKLIST OUTCOME, Item A.

If UNKNOWN, proceed 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?

o 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.

o 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)

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN, proceed 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, stressed vegetation?

o 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.

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to Question 4.

If NO, proceed to Question 5.

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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN, proceed to Question 5.

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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN, proceed to Question 6.

6. Are surface impoundments used to contain storm water from a mining or quarrying operation?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN, proceed 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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

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 Exhibit C 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 Exhibit C for guidance on Phase I ESAs and Exhibit D for guidance on Phase II ESAs.

  
\_\_\_\_\_  
Signature of Preparer

9/24/98  
Date

CHECKLIST D

HAZARDOUS SUBSTANCE MANAGEMENT  
USE, STORAGE, AND DISPOSAL  
(for Initial Screening)

This checklist does not apply to single family residences unless a significant environmental issue is known or suspected to be present.

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.

Check One: Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

If YES, proceed to Question 4.

If NO or UNKNOWN, ask onsite persons the following questions.

- 1a. Did the facility participate in SARA Title III (311/312) reporting (also referred to as Community Right-to-Know reporting)?

Check One: Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

- 1b. Does the facility have material safety data sheets (MSDSs) for any products stored or used onsite?

Check One: Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

- 1c. Does the facility have an NPDES permit or RCRA hazardous waste generators permit?

Check One: Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

1d. 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)?

Check One: Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

If you answered YES to ANY of these Questions, proceed to Question 4.

If you answered NO or UNKNOWN to ANY 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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO, proceed to CHECKLIST OUTCOME, Item A.

If UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

If you answered NO or UNKNOWN to ANY of these Questions, proceed to Question 3.

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).
- c. \_\_\_\_\_ Repair/Servicing: 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).

If ONLY A is checked, proceed to CHECKLIST OUTCOME, Item A.

If B or C is checked (and not D or E), proceed to Question 4.

If D or E is checked, proceed to 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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN, ask onsite personnel the following questions.

- 4a. 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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

- 4b. 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, etc.

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If you answered YES to EITHER of these questions, proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN to both of these questions, proceed to Question 5.

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.)

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN, proceed 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.

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN, proceed to Question 7.

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.

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C..

If NO or UNKNOWN, answer the following question.

- 7a. 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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN, proceed to Question 8.

8. Are onsite persons aware of any investigations being conducted to identify/characterize hazardous contamination?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

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 Exhibit C 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 Exhibit C for guidance on Phase I ESAs and Exhibit D for guidance on Phase II ESAs.

If you checked B or C, obtain the following documentation and/or information (if available) before leaving the site.

- o SARA Section 311/312 and 313 reporting documentation, also referred to respectively as MSDS Reporting, Toxic Chemical Inventory Reporting and Toxic Chemical Release Reporting.
- o Chemical list and/or MSDSs (within reason).
- o Hazardous spill/release report and contamination investigation reports.
- o Company Standard Industrial Classification (SIC) code.
- o Company EPA waste generators or RCRA permit number.
- o Hazardous Waste Generator's Annual Report.
- o Facility NPDES Permit.
- o SARA Section 304 reporting documentation.

  
\_\_\_\_\_  
Signature of Preparer

9/24/98  
\_\_\_\_\_  
Date

Note: Any environmental surveys or reports obtained on this property should be placed in the asset file.

CHECKLIST E

RADIOLOGICAL HAZARDS  
(for Initial Screening)

This checklist does not apply to single family residences unless a significant environmental issue is known or suspected to be present.

Instructions: If the property is occupied, ask the maintenance supervisor or the building manager to assist you in answering these questions.

1. Based on discussions with onsite personnel, are any radioactive materials used on the property?

Check One: Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

If YES, proceed to Question 2.

If NO, proceed to CHECKLIST OUTCOME, Item A.

If UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

If no onsite personnel are present, proceed to 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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN, proceed to Question 4.

4. Has a radiological survey been conducted to identify radiation contamination on the property (excluding Radon)?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, obtain a copy of all radiological surveys and proceed to Question 5.

If NO or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

5. Did the survey result in any cleanup activities?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item C.

If NO, proceed to CHECKLIST OUTCOME, Item A.

CHECKLIST OUTCOME:

A. Property is not recommended for further study

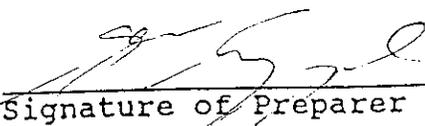
No radioactive materials are in use at the property or there is no evidence to indicate that a radiation hazard exists.

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 Exhibit C 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 Exhibit C for guidance on Phase I ESAs and Exhibit D for guidance on Phase II ESAs.

  
\_\_\_\_\_  
Signature of Preparer

9/24/98  
Date

CHECKLIST F

HISTORIC DISPOSAL/CONTAMINATION  
(for Initial Screening)

This checklist does not apply to single family residences unless a significant environmental issue is known or suspected to be present.

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)?

Check One: Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

If YES, answer Questions 1a and 1b.

If NO, proceed to Question 2.

If UNKNOWN, check CHECKLIST OUTCOME, Item B, and proceed to Question 2.

- 1a. Are the containers in bad condition (e.g. rusted, dented, broken, leaking, or torn)?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

- 1b. Are any stains present around the container(s)?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If you answered YES to either of these questions, proceed to CHECKLIST OUTCOME, Item C.

2. Are any manmade surface impoundments present? This includes lagoons, ponds, basins, and impoundments with raised sides.

Check One: Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

If YES, check CHECKLIST OUTCOME, Item C, and proceed to Question 3 (complete Disposal Sites Checklist).

If NO, proceed to Question 3.

If UNKNOWN, check B, and proceed 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 proceed to Question 4.

If none of the above activities are identified, proceed 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?

Check One: Yes  No  Unknown

If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

If NO, proceed to Question 5.

5. Are any discolored water or liquids present?

Check One: Yes  No  Unknown

If YES or UNKNOWN, check CHECKLIST OUTCOME, Item B, and proceed to Question 6.

If NO, proceed to Question 6.

6. Are any mounds or depressions present?

Check One: Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to Question 6a.

If NO, proceed to Question 7.

- 6a. 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)?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to Question 7.

If NO or UNKNOWN, proceed to Question 6b.

- 6b. Is the cause of the depression/mound related to underground storage tanks, fuel pipes, or landfills?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C (and complete Underground Storage Tank and/or Disposal Sites Checklist).

If NO or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

7. If after completing questions 1 through 6, no recommendation codes have been checked, proceed to CHECKLIST OUTCOME, Item A.

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 Exhibit C 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 Exhibit C for guidance on Phase I ESAs and Exhibit D for guidance on Phase II ESAs.

  
\_\_\_\_\_  
Signature of Preparer

9/24/98  
Date

CHECKLIST G

POLYCHLORINATED BIPHENYL  
(for Initial Screening)

This checklist does not apply to single family residences unless a significant environmental issue is known or suspected to be present.

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?

Check One: Yes \_\_\_\_\_ No   X   Unknown \_\_\_\_\_

If YES, obtain a copy of any survey reports, then proceed to Question 2.

If NO or UNKNOWN, proceed 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:

- 2a. OIL-FILLED ELECTRICAL TRANSFORMERS - A device which 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   X   Unknown \_\_\_\_\_

- 2b. 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   X   Unknown \_\_\_\_\_

2c. HYDRAULIC SYSTEMS - Machinery that contains hydraulic oil such as elevators, lifts, cranes, or industrial machinery:

Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

2e. WASTE OIL TANKS:

Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

2f. OTHER OIL-FILLED INDUSTRIAL EQUIPMENT:

Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

If YES to any of the above items, proceed to Question 3.

If NO to all of the above items, proceed to CHECKLIST OUTCOME, Item A.

If UNKNOWN, proceed to 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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

Proceed 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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item B.

If NO or UNKNOWN, proceed to CHECKLIST OUTCOME, Item C.

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.

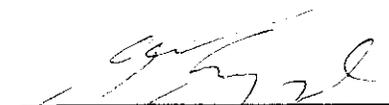
B. Property recommended for a Phase I ESA \_\_\_\_\_.

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 Exhibit C 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 Exhibit C for guidance on Phase I ESAs and Exhibit D for guidance on Phase II ESAs.

  
\_\_\_\_\_  
Signature of Preparer

9/24/98  
Date

Note: If a PCB survey was conducted on the property, it should be reviewed by an environmental professional to verify its adequacy or use as background information in developing the scope of work for a Phase I ESA. The survey should be placed in the asset file.

CHECKLIST H

ASBESTOS  
(for Initial Screening)

This checklist does not apply to single family residences unless demolition is planned.

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?

Check One: Yes \_\_\_\_\_ No   X   Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to Question 2.

If NO, proceed to 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.

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to Question 4.

If NO or UNKNOWN, proceed 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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item D.

If NO, proceed to CHECKLIST OUTCOME, Item C.

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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to Question 5.

If NO or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

5. Did the survey indicate that any of the asbestos materials was in a friable and/or damaged condition?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to Question 6.

If NO or UNKNOWN, proceed to Question 8.

6. Was the damaged/friable asbestos material removed? Inquire of onsite personnel.

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to Question 8.

If NO or UNKNOWN, proceed to Question 7.

7. Has an abatement specifications cost estimate and schedule been prepared for remediation of damaged and/or friable asbestos?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item F.

If NO or UNKNOWN, proceed to CHECKLIST OUTCOME, Item G.

8. Has all the known asbestos materials (friable and non-friable) been removed from the buildings? Inquire of knowledgeable onsite personnel.

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, obtain a copy of all asbestos removal documentation and proceed to CHECKLIST OUTCOME, Item E.

If NO or UNKNOWN, proceed to CHECKLIST OUTCOME, Item H.

CHECKLIST OUTCOME:

- A. Property is not recommended for further study ~~X~~.

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. A review of the asbestos survey documentation should be conducted by an AHERA-trained project manager, 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 Preliminary Asbestos Survey \_\_\_\_\_.

An asbestos survey has not been performed on this property. A preliminary asbestos survey is required to identify and sample suspect building materials and determine their condition and the presence of asbestos. If any renovation or demolition work is planned for this property, an asbestos survey needs to be implemented immediately and may require a comprehensive survey (see CHECKLIST OUTCOME, Item D for guidance). The primary purpose of a preliminary asbestos survey is to identify hazardous asbestos conditions (i.e., friable or damaged materials) and to roughly identify the location of asbestos materials. If the preliminary survey identifies hazardous asbestos conditions, then a comprehensive survey would be recommended. A preliminary asbestos survey generally includes the following components:

- o Review of building construction/renovation specifications, and drawings to identify asbestos building materials.
- o A thorough inspection by a trained asbestos inspector of building areas (including crawl spaces, shafts, mechanical areas, ceiling plenums, etc.) to identify location of suspect materials.
- o Collection of bulk samples of suspect materials using appropriate sampling protocols, and submittal of samples to a qualified lab for analysis of asbestos. There are no specific guidelines on which materials to sample or how many samples to collect. In general, it is appropriate to collect multiple samples of the same material at different locations in the building in order to verify the homogeneity of the material.

- o Compilation of data to identify asbestos materials, to roughly locate where asbestos materials are used, and to identify the hazardous asbestos conditions (i.e., friable/damaged materials).

D. Property is recommended for a 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.

The primary objective of a comprehensive survey is to identify the location, the quantities, and the condition of all asbestos materials. The components of a comprehensive survey are similar to those of a preliminary survey (see CHECKLIST OUTCOME, Item C), except that each step is generally more thorough. The primary difference is that many more samples are collected and the quantity of asbestos materials are measured/estimated (i.e., the square footage of surfacing materials, the linear feet of pipe lagging). 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.

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.

G. Property is recommended for further study \_\_\_\_.

An abatement plan, cost estimate, and schedule have not been prepared for damaged asbestos containing materials (ACM) identified at the property. An RTC response decision is required.

H. Property is recommended for further study \_\_\_\_.

Asbestos is present at the property and is in good condition. An RTC response decision is required.

  
\_\_\_\_\_  
Signature of Preparer

9/24/98  
Date

Note: Any environmental survey or report obtained on this property should be placed in the asset file.

CHECKLIST I  
PESTICIDES  
(for Initial Screening)

This checklist does not apply to single family residences that use typical household pesticides and herbicides. If a pesticide manufacturing, formulation, or application business is operated out of a single family residence, then the checklist should be completed.

**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?

Check One: Yes \_\_\_\_\_ No       X      

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO, proceed to Question 2.

2. Is this property used for agricultural purposes?

Check One: Yes       X       No \_\_\_\_\_

Proceed 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?

Check One: Yes \_\_\_\_\_ No       X       Unknown \_\_\_\_\_

If YES, proceed to Question 4.

If NO, proceed to CHECKLIST OUTCOME, Item A.

If UNKNOWN, proceed to Question 5.

4. Which of the following pesticides have been used? Obtain specific names of products, if possible.

Check one for each item:

GENERAL INSECTICIDES:

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
Product Name: \_\_\_\_\_

General HERBICIDES, RODENTICIDES, FUNGICIDES:

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_  
Product Name: \_\_\_\_\_

OTHER: Yes \_\_\_\_\_ No \_\_\_\_\_  
Product Name: \_\_\_\_\_

Proceed to Question 5.

5. Have there been any suspected pesticide spills or misapplications? Inquire of onsite personnel.

Check One: Yes \_\_\_\_\_, No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to Question 6.

If NO, proceed to Question 7.

6. Did any health complaints follow actual or suspected pesticide spills or misapplications?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO, proceed to Question 7.

7. Are there currently any "pesticide odors" ("bug spray" odors) noted in any of the buildings?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item B.

If NO, proceed to Question 8.

8. Are there a significant number of drums or other containers present on the property marked with pesticide labels?

If YES, proceed to CHECKLIST OUTCOME, Item B.

If NO, proceed to CHECKLIST OUTCOME, Item A.

CHECKLIST OUTCOME:

- A. Property is not recommended for further study X.

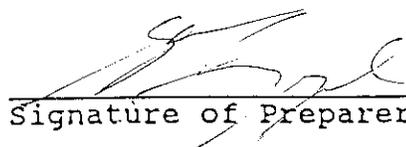
Information obtained during this survey indicates that pesticides are not normally used on this property; or that pesticides are used but that there is no evidence of potential contamination through its use. This site is not recommended for further study in regards to pesticides.

- 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 \_\_\_\_\_.

Either 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.

  
\_\_\_\_\_  
Signature of Preparer

9/24/98  
\_\_\_\_\_  
Date

CHECKLIST J

RADON  
(for Initial Screening)

This checklist is not to be completed for single family residences unless the residence is located in an area known to have elevated radon levels.

Instructions: If the property is occupied, ask the building manager, maintenance supervisor, or facilities engineer to assist you in obtaining the following information.

1. Is there reason to suspect that radon may be a concern in the locality in which the property is located based upon evidence from nearby structures or contacts with local regulatory agencies?

Check One: Yes \_\_\_\_\_ No  Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to Question 2.

If NO, proceed to CHECKLIST OUTCOME, Item A.

2. Has radon screening been conducted in any building?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, obtain a copy of any radon screening reports, then proceed to CHECKLIST OUTCOME, Item B.

If NO or UNKNOWN, then proceed to CHECKLIST OUTCOME, Item C.

CHECKLIST OUTCOME:

A. Property not recommended for further study .

B. Property recommended for further study \_\_\_\_\_.

The radon screening report should be reviewed to determine if follow-up action is required in accordance with EPA recommendations.

C. Property recommended for a Radon Screening Survey \_\_\_\_\_.

The survey should be conducted in accordance with Federal, state, and local guidelines and protocols and should be

conducted by a participant of the EPA National Radon Measurement Proficiency Program.

  
\_\_\_\_\_  
Signature of Preparer

9/24/98  
Date

Note: Any environmental survey or report obtained on this property should be placed in the asset file.

SPECIAL RESOURCE ADDENDUM

To be completed in conjunction with the Phase I Environmental Assessment; included within the scope of the report; and as an Attachment to the Phase I Report.

Asset Name: Smith Ranch

Asset Address: Silverthorn, Colorado

SPECIAL RESOURCE ADDENDUM

Asset Name: Smith Ranch

Asset Address: Silverthorn, Colorado

If YES,  
Checklist  
to be  
Completed

Question

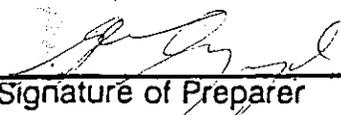
- |    |  |  |
|----|--|--|
| 1. | Are there any coastal areas, rivers, streams, springs, lakes, ponds, swamps, marshes, or other bodies of water on or immediately adjacent to the property? Do not include stormwater collection ponds, swimming pools, and other similar bodies of water.<br>Answer: <u>(circle one) Yes or No</u> | K & L<br>(Use<br>Checklist L<br>if the body<br>of water is<br>a river) |
| 2. | Is the property located within 1,000 feet of a coastal shoreline?<br>Answer: <u>(circle one) Yes or No</u>   | M  |
| 3. | Is there reason to believe that there are or may be any archaeological resources on the property that have not been destroyed by human activity?<br>Answer: <u>(circle one) Yes or No</u>  | N  |
| 4. | Is there any evidence that the property has a designated natural landmark or has buildings that are less than 50 years old but may be considered historically significant?<br>Answer: <u>(circle one) Yes or No</u>  | O  |
| 5. | Does the property contain natural features which could be used for public recreational purposes?<br>Answer: <u>(circle one) Yes or No</u>  | P  |
| 6. | Is there evidence that the property is located in an area that uses groundwater as the primary or sole source of drinking water?<br>Answer: <u>(circle one) Yes or No</u>  | Q  |

7. If the subject property being appraised consists of fifty (50) acres or more, indicate whether the subject property is adjacent to or adjoins government owned, managed or protected land or coastal shore areas (i.e., federal, state, local government lands or coastal shores.

Answer: (circle one) Yes or No

If YES, please identify the government entity: \_\_\_\_\_

If you answer YES to any of the questions above, please complete the designated Checklist (K thru Q) and attach all the completed Checklists to this Addendum to be submitted and attached to the appraisal of the subject property.

  
Signature of Preparer

9/24/98  
Date

CHECKLIST K

WETLANDS; CRITICAL AND UNIQUE HABITAT;  
THREATENED AND ENDANGERED SPECIES  
(for Initial Screening)

This checklist does not apply to single family residences unless a significant environmental issue is known or suspected to be present.

1. Are there any coastal areas, rivers, streams, springs, lakes, reservoirs, ponds, 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 appraisal but may contain water at other times as a result of rainfall or melting snow. Do not include stormwater collection ponds, wastewater collection ponds, swimming pools, reflection or fish pools, and other similar manmade bodies of water.

Check One: Yes  No  Unknown

If YES or UNKNOWN, proceed to Question 2.

If NO, proceed to Question 3.

2. Has a survey or any professional study been done on the property to assess wetlands, the presence of threatened and endangered species or critical and unique habitat? (You may be able to obtain this information from the property owner.)

Check One: Yes  No  Unknown

If YES, obtain a copy of the surveyor study and proceed to CHECKLIST OUTCOME, Item C.

If NO or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

3. Does the property contain any area or areas containing natural vegetation greater than one acre in size?

Natural vegetation does not include lawns, flower beds or other landscaped areas that are regularly maintained. However, it does include woodlots, brushy areas, fields and other overgrown areas, and areas that are subject to infrequent or irregular maintenance such as pastures and golf course roughs.

Check One: Yes  No  Unknown

If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

If NO, proceed to CHECKLIST OUTCOME, Item A.

CHECKLIST OUTCOME:

A. Property is not recommended for further study \_\_\_\_\_.

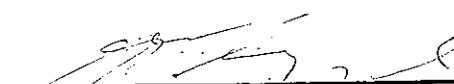
There is no evidence that the site is a critical and unique habitat, an area inhabited by threatened or endangered species or contains a wetland.

B. Property is recommended for further study X.

*See wetlands study conducted for owner*  
Contact appropriate local, state, and Federal agencies to determine if the site is in an area inhabited by threatened or endangered species, or is classified as a critical and unique habitat, or contains a wetland. See Exhibit F for lists of state and Federal agencies.

C. Property is recommended for further study \_\_\_\_\_.

A survey or professional study has been conducted to assess wetlands, the presence of threatened and endangered species, or critical and unique habitat. The report or study should be reviewed by an environmental professional, and appropriate state and Federal agencies should be contacted to verify the study or survey results. See Exhibit F for lists of state and Federal agencies.

  
Signature of Preparer

9/24/98  
Date

Note: Any environmental surveys or reports obtained on this property should be placed in the asset file.

CHECKLIST L

WILD AND SCENIC RIVERS  
(for Initial Screening)

This checklist does not apply to single family residences unless a significant environmental issue is known or suspected to be present.

1. Are there any rivers or streams on or immediately adjacent to the property which appear to be in pristine or near pristine condition?

Check One: Yes  No  Unknown

If YES, proceed to Question 2.

If NO, proceed to CHECKLIST OUTCOME, Item A.

If UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

2. Are the banks of the river or stream predominantly developed with industrial, commercial, or mid- to high-density residential uses?

Check One: Yes  No  Unknown

If YES, proceed to CHECKLIST OUTCOME, Item A.

If NO or UNKNOWN, proceed to Question 3.

3. Is there any reason to believe that the river or stream is protected under local, state, or Federal law?

Check One: Yes  No  Unknown

If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

If NO, proceed to CHECKLIST OUTCOME, Item A.

CHECKLIST OUTCOME:

- A. Property is not recommended for further study .

There is no information or evidence that the river or stream is a wild and scenic river under local, state, or Federal law.

- B. Property is recommended for further study .

A river or stream is present that may be protected under local, state, or Federal law. Contact appropriate agencies to determine the protected status of the river or stream. See Exhibit F for lists of Federal and state agencies.

  
\_\_\_\_\_  
Signature of Preparer

9/24/98  
Date

CHECKLIST M

COASTAL DUNES AND BEACHES  
(for Initial Screening)

Unlike other checklists, this checklist may apply to single family residences.

1. Is the property located within approximately 1,000 feet of the shoreline of the Atlantic or Pacific oceans, Gulf of Mexico, other major saltwater tributary (e.g., Chesapeake Bay or San Francisco Bay), or Great Lakes?

Check One: Yes \_\_\_\_\_ No X

If YES, proceed to Question 2.

If NO, proceed to CHECKLIST OUTCOME, Item A.

2. Is the area located within 1,000 feet of a shoreline and developed with industrial, commercial, or high-density residential uses which have eliminated or significantly degraded any existing coastal or beach resources?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item A.\*

If NO or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

CHECKLIST OUTCOME:

- A. Property is not recommended for further study X.

There is no information or evidence that the property is protected under local, state, and Federal development restrictions for coastal areas.

- B. Property is recommended for further study \_\_\_\_\_.

The property is or may be located in a coastal area protected under local, state, or Federal development or use regulations. Contact appropriate local, state or Federal agencies to determine the development or use restrictions. See Exhibit F for lists of state and Federal agencies.

\* The objective of this checklist is to identify coastal dunes and beaches that may be of special significance and require further study. Coastal properties not requiring further study as a resource of special significance may still be subject to the regulations outlined above.

[Signature]  
Signature of Preparer

9/24/98  
Date

CHECKLIST N

ARCHAEOLOGICAL RESOURCES  
(for Initial Screening)

This checklist does not apply to single family residences unless a significant environmental issue is known or suspected to be present.

1. 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?

Check One: Yes  No  Unknown

If YES, proceed to CHECKLIST OUTCOME, Item A.

If NO or UNKNOWN, proceed to Question 2.

2. Is this property covered or nearly covered by buildings and/or pavement (such as parking lots) that are less than 50 years old?

Check One: Yes  No  Unknown

If YES, proceed to CHECKLIST OUTCOME, Item A.

If NO or UNKNOWN, proceed to Question 3.

3. Is this property located in a region known to contain significant fossil collections or remnants of organisms of a past geologic age?

Check One: Yes  No  Unknown

If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

If NO, proceed to CHECKLIST OUTCOME, Item A.

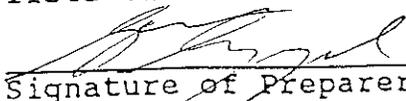
CHECKLIST OUTCOME:

- A. Property is not recommended for further study .

There is no evidence that the property may contain archaeological resources.

- B. Property is recommended for further study .

There is information or evidence that archaeological resources are or may be present on the property. Contact appropriate state and Federal agencies. See Exhibit F for lists of state and Federal agencies.

  
Signature of Preparer

9/24/98  
Date

CHECKLIST O

HISTORIC BUILDINGS, STRUCTURES, SITES AND  
DESIGNATED NATURAL LANDMARKS  
(for Initial Screening)

Unlike other checklists, this checklist applies to single family residences.

1. Does this property contain a designated natural landmark (look for plaques, markers, or other indications of landmark status)?

Check One: Yes \_\_\_\_\_ No

If YES, proceed to CHECKLIST OUTCOME, Item C.

If NO, proceed 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?

Check One: Yes  No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item A.

If NO or UNKNOWN, proceed to Question 3.

3. 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.)

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to Question 4.

If NO or UNKNOWN, proceed to Question 6.

4. Are any buildings or structures older than 50 years?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

If NO, proceed to Question 5.

5. 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)?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

If NO, proceed to Question 6.

6. Could this property be considered a Site (a place where a significant event or pattern of events occurred such as a battlefield or prehistoric settlement) whether or not buildings or structures are present?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to Question 7.

If NO or UNKNOWN, proceed to Question 9.

7. Did this significant event or pattern of events occur more than 50 years ago?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

If NO, proceed to Question 8.

8. 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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item B.

If NO or UNKNOWN, proceed to Question 9.

9. Could this property be considered part of a 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 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.

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to Question 10.

If NO or UNKNOWN, proceed to Question 12.

10. Is the District itself or the historical context that makes the District important more than 50 years old?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES, proceed to CHECKLIST OUTCOME, Item B.

If NO or UNKNOWN, proceed to Question 11.

11. 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?

Check One: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If YES or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

If NO, proceed to CHECKLIST OUTCOME, Item A.

CHECKLIST OUTCOME:

- A. Property is not recommended for further study X.

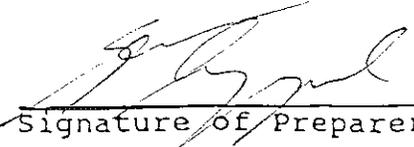
There is no evidence or information to indicate that the property is or contains a historic building, structure, or site.

- B. Property is recommended for further study \_\_\_\_\_.

This site may contain a historic building or structure or may be a historic site. Contact appropriate state or Federal agencies to determine whether the property is protected or registered. See Exhibit F for lists of state and Federal agencies.

- C. Property is recommended for further study \_\_\_\_\_.

Property contains a designated natural landmark to be included on the RTC property inventory.

  
\_\_\_\_\_  
Signature of Preparer

9/27/98  
Date



CHECKLIST Q

SOLE SOURCE AQUIPERS  
(for Initial Screening)

This checklist does not apply to single family residences unless a significant environmental issue is known or suspected to be present.

Instructions: 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?

Check One: Yes  No  Unknown

If YES, proceed to Question 2.

If NO, proceed to CHECKLIST OUTCOME, Item A.

If UNKNOWN, proceed to 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?

Check One: Yes  No  Unknown

If YES, proceed to Question 3.

If NO, proceed to CHECKLIST OUTCOME, Item A.

If UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

3. Is there any evidence, that alternative sources of drinking water may be available to the property?

Check One: Yes  No  Unknown

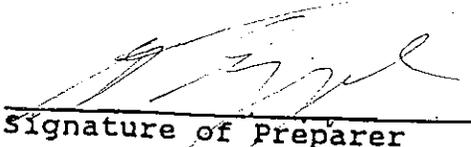
If YES, proceed to CHECKLIST OUTCOME, Item A.

If NO or UNKNOWN, proceed to CHECKLIST OUTCOME, Item B.

CHECKLIST OUTCOME:

- A. Further study of the property to determine the presence of a sole or principal source aquifer is not recommended .
- B. Further study of the property to determine the presence or designation of a sole source aquifer is recommended .

Contact appropriate state or Federal agencies. See Exhibit F for lists of state and Federal agencies.

  
\_\_\_\_\_  
Signature of Preparer

9/24/98  
\_\_\_\_\_  
Date

