

# **APPENDIX H**

## ***SCOPE OF WORK***

The general purpose of the Phase I Environmental Site Assessment (ESA) will be to find recognized environmental conditions which may indicate hazardous substances or petroleum products have been released at the Property, whether the result of current or past activities on or near the Property. Coast 2 Coast endeavors to meet the criteria for "due diligence" as described in the Federal Superfund law and to meet the criteria of the American Society for Testing and Materials (ASTM) Standard E1527-00.

### Scope of Services

The scope of services will include:

- Development of an environmental history of the Property including agricultural, industrial, manufacturing or other operations which may have involved the presence of petroleum or other hazardous substances on the Property. Sources of information may include current ownership records, plat plans, assessor's records, oil and gas maps, building permit records, tenant lists, city and crisscross directories, fire insurance maps, aerial photograph review, interviews with persons knowledgeable about the Property, and interviews with hazardous materials response personnel concerning on site spills or releases of petroleum or hazardous substances. A fifty-year chain-of-title will not be provided as part of this assessment but existing title documents will be reviewed if they are made available by the client to Coast 2 Coast.
- Review topographic, geologic and hydrogeologic literature to establish surface and subsurface conditions, including groundwater depth and flow direction and water quality, if available;
- Conduct a detailed visual site inspection to document the present condition of the Property with respect to the current or past use of petroleum or other hazardous substances on the Property, including the presence of above or below ground storage tanks, electrical equipment that may contain polychlorinated biphenyl (PCB) oil, potential asbestos-containing materials, potential lead-based painted surfaces, drainage patterns onto and leaving the Property, septic systems, impoundments, sumps and other conditions that may create the risk of environmental liability or impairment;
- If petroleum or hazardous substances are or have been used on the Property, Coast 2 Coast will review management practices for the materials, including generation, use, storage, treatment, recycling and disposal; inventory acutely hazardous materials and other hazardous materials in containers larger than five gallons; and review Material Safety Data Sheets (MSDS) and disposal permits required by the Resource Conservation and Recovery Act (RCRA);
- Observe adjoining site usage and attempt to find information indicating whether the adjoining site has adversely affected the Property, including the review of aerial photographs of adjoining and nearby sites;

- Review records and databases, as required by ASTM Standard E1527-00, from federal, state, regional and local agencies to find if current or previous land uses or Property improvements could have generated hazardous substances or petroleum. An attempt will also be made to find the current regulatory status and to find if nearby sites may be hazardous sites with the potential to affect the Property. Where there are duplicate federal and state sources of information for the Property, Coast 2 Coast will review the most updated source.
- The written report will document the findings of the ESA including an executive summary and Coast 2 Coast's conclusions and recommendations as to whether the Property is or is not environmentally impaired or whether additional information needs to be obtained. The report will also include:
  - A statement of the scope of the assessment;
  - A physical and geological description of the Property;
  - A location map and a site map;
  - A summary of the available site history;
  - A summary of the records review;
  - A summary of the Property and area reconnaissance;
  - A description of the hazardous substances storage and the hazardous waste management practices on the Property;
  - A brief description of the historical resources reviewed;
  - Conclusions;
  - Recommendations;
  - References.