

MP-1 SCOPE OF WORK

This document provides guidelines for performing Mini-Phase I Environmental Site Assessments (MP-1). These guidelines were specifically designed for use in screening properties for potential environmental risks. The MP-1 is not a substitute for a Phase I Environmental Site Assessment.

Site Inspection

Personnel should visit the site and complete the MP-1 as provided in Attachment 1. It is not required that the checklist be typed prior to submittal. However, the MP-1 must be legible. All questions should be answered as completely as possible. If personnel determine that a cover letter is a suitable means to convey information, then a cover letter should be attached to the MP-1.

Interview

Personnel are required to interview a key site contact. The key site contact may be the current owner or other person knowledgeable of the site operations and site history. The realtor or borrower (unless the borrower is the current owner) do not qualify as key site contact. The information obtained from the interview should be verified to the extent practicable during the site inspection and incorporated into the MP-1.

Photographs

At a minimum, please provide the photographs listed below. Photographs of any potential environmental concerns are also required. A minimum of 16 photographs is acceptable; however, please submit additional photographs as necessary.

- Front, rear, and side views of the site,
- Interior of all the buildings on site (must photograph each room), and
- Adjacent properties, as visible from the site boundaries or other publicly accessible areas.
- Notable site observations.

Database Report

A third party environmental database report from an approved firm, such as the Environmental Data Resources, Inc. (EDR) Transaction Screen Map Report with GeoCheck (or equivalent), must be ordered and submitted with the completed with the MP-1.

Historical Source

Two sources of historical data are required. Personnel should choose the best available historical source(s) to assist in evaluating the historical uses of the site. Typical sources include aerial photographs, fire insurance maps, and city directories. Please provide a written summary of the findings in a cover letter and copies of the source material as an attachment.

Attachment 1

Mini-Phase I Questionnaire

Environmental Questionnaire

The questionnaire is to be completed at the site therefore; handwritten, yet legible, submittals are anticipated. Please attach site photographs and historical source information to this questionnaire.

Executive Summary

Based on the findings of this MP-1, concerns were identified at this site based on

- | | |
|---|--|
| Site Contact Interview Information | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Site Reconnaissance and Observations | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Historical Information | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Database Report | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Additional investigation is warranted for this site
If yes, please explain in a cover letter. | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Sponsor's Information

Sponsor's Name: _____

Sponsor Phone Number: _____

Project Information

Site Name: _____

Site Location: _____

Project Number: _____

Inspection Date: _____

To be completed by August Mack Environmental, Inc.

- No additional actions are required prior to loan closing.**
- Additional actions are required prior to loan closing.**

Authorized August Mack Signature

Date

The following section should be completed based on your interview with the site contact. If your site observations indicate something different than the site contact's answer(s), please describe the difference.

Site Contact Interview	
What is the name of the person interviewed? What is their relationship to the property (owner, tenant, purchaser, employee)? Number of years familiar with the property?	Explain:
Name of the current site owner (if different than above)?	Explain:
What is the name and operations of the current site occupant?	Explain:
How many buildings are onsite and what are the approximate sizes?	Explain:
What is the date(s) of construction for the site building(s)? What are the dates of any substantial additions or renovations?	Explain:
Who previously owned the site?	Explain:
What were the previous uses of the site?	Explain:
Does the site contact have knowledge of spills or leaks at the site (including releases from ASTs, USTs, or drums)?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, then explain.
Has a septic system or water well ever been used at the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, then explain.
Have the site operations ever generated regulated or hazardous waste?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, then explain.
Has any public agency ever investigated or cited operators of the site for violation or possible violation of any environmental law?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, then explain.
Have any environmental investigations (soil, sediment, groundwater, etc.) ever been performed at the site	<input type="checkbox"/> Yes <input type="checkbox"/> No;

Has an environmental cleanup or remediation ever occurred at the site or on any adjacent properties? ,	<input type="checkbox"/> Yes <input type="checkbox"/> No;
Has the site ever suffered damage from a fire or flood?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, describe the date and nature of the damage.
What are the current uses of the adjacent properties?	North: South: East: West:
Please describe any known prior uses of the adjacent properties.	North: South: East: West:
Have any landfilling or dumping activities occurred on the site or on any adjacent properties?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, then explain.

The following questions should be answered based on the visual observations of the inspector.

Site Observations	
Describe the current site operations.	
Are floor drains and/or sumps present in any of the buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No;
What is the discharge point of the floor drain/sump (if present)?	Explain:
What utilities currently service the site? When were they originally connected?	Electric: Gas: Heating Oil: Sanitary Sewer: Storm Sewer:
Are any large "wet" electrical transformers located on the site? Who owns the transformers?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If yes, please note location on Site Plan and explain
Is there any physical evidence of a septic system or well at the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, then explain.
Are there any industrial discharges to the septic system, if present?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, then explain.

Are any oil/water separators, wastewater treatment plants or sub-grade features present at the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If yes, please note location on Site Plan and explain.
Are any surface impoundments or detention ponds located onsite?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, please note location on Site Plan and explain.
Storage Tanks and Drums	
Are there any aboveground or underground tanks, present at the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, please note the location of the tanks on the Site Plan and complete table below.
Are there currently any regulated or non-regulated chemicals or substances store on the site in drums, containers, or otherwise?	<input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, then explain.

#	Type UST, AST, drum	Size (gallons)	Contents	Location Note on the Site Plan	Status Active (upgraded?), Abandoned, Removed	Comments Secondary containment? Tightness testing results? Inventory Records?
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

<p>Please provide August Mack with a copy of the most recent test results, if available.</p>	
<p>Did you notice any physical evidence of leaks or spills, such as signs of stressed vegetation or surface stains not explained by the site contact?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, then explain.</p>
<p><i>Asbestos, Waste Disposal, Mold</i></p>	
<p>For buildings constructed prior to 1980, are any of the following building materials present? Acoustic (popcorn) spray applied texture, spray-applied fireproofing or insulation, and pipe insulation.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No; If yes, please note location, approximate quantity and condition.</p>
<p>If asbestos-containing materials have been identified at the site, is an Asbestos Operations and Maintenance Program (O&M) in place? Please verify the O&M plan is in place.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, then explain. None identified</p>
<p>Is the site a generator of special or regulated wastes?</p>	<p>Explain: No</p>
<p>Is there any visual evidence of potential mold impacts to the building interior?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No; If Yes, then explain.</p>

Site Plan

Sketch or attach a map of the site, which includes the adjacent properties. Please identify the site boundary, layout of the site, bordering streets, any areas of concern, and level the adjacent sites by occupant or use.

