

PHASE I ENVIRONMENTAL REPORT REQUIREMENTS

Borrower should provide these Requirements to the environmental consultant. Wisconsin Housing and Economic Development Authority ("Lender") will require strict compliance with these Requirements.

1. Consultant should provide to Lender one bound copy of the Phase I Environmental Site Assessment (the "**Report**"), which shall be prepared in accordance with (a) ASTM E1527-13, or as subsequently modified from time to time, and (b) the "All Appropriate Inquiries" Rule (40 C.F.R. § 312), promulgated by the U.S. Environmental Protection Agency. The Report should contain original color photos. Consultant should also provide to Lender an electronic copy of the Report. **Consultant should state in the transmittal letter, that the report was completed for the exclusive use of "Wisconsin Housing and Economic Development Authority" and [insert name of Borrower] and that "Wisconsin Housing and Economic Development Authority" may rely on the contents of the report.**
2. The report should contain a Title Page, a Table of Contents page and an Executive Summary. **The title page should also indicate that the report was prepared for "Wisconsin Housing and Economic Development Authority" and [insert name of Borrower].** The Executive Summary must include a clear conclusion (i.e., that there are no recognized environmental conditions affecting the property or a summary of the recognized environmental conditions that were discovered).
3. If the Report provides no definite conclusion, or if otherwise warranted by conditions at, on, or adjacent to the property, Lender will require a Phase II Environmental Site Assessment, which will further identify and quantify the scope of the recognized environmental conditions, if any.
4. The report's Historical Research Section should include a review of state and county records, interviews with past owners and tenants, title search information for a 50-year minimum search and historical aerial photos to pre-development. The Historical Research Section should also include information on adjacent sites when it is determined that past use may impact the subject site. Other information to be provided includes Sanborn fire insurance maps, city directories, phone books, and VFR maps.
5. The report's Site Inspection Section should contain two parts. Part One should include a disclosure after inspection of site features and anomalies, the existence or nonexistence of vegetation stress, UST's, PCB containing transformers, signs of contamination, oil and gas wells plus information of adjacent sites, general soil profile and ground water flow for subject site and adjacent properties. Part Two should include a disclosure after inspection



WHEDA

Tony Evers, Governor

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of Asbestos Containing Materials (ACM), radon, lead-based paint, lead in drinking water, and mold and unsatisfactory indoor air quality. All suspect ACM is to be sampled and analyzed for contents as per AHERA guidelines and any environmental policy in place by Lender at the time of inspection.

6. The report's Regulatory Agency File Review Section should include information disclosed by a review (a) of the State EPA files, including NPL and CERCUS sites (within one mile radius of subject site) and RCRA generators, Office of Emergency and Remedial Response List of Spills, and Treatment, Storage, and Disposal Facilities (TSDF) and Small Quantity Generators (SQG) (within one quarter mile radius of subject site); (b) of the State Fire Marshall's Office, Bureau of Underground Storage Tanks, including a list of all registered or leaking underground tanks for subject site and properties within a half mile radius; (c) of the County Health Department, including permits, complaints and violations for and landfills on the subject site; and (d) of the local fire department, including USTs, spills, releases and tank remediation projects on the subject site and adjacent properties.
7. In the case of undeveloped property, provide a wetlands evaluation and provide any information (a) from the State Department of Natural Resources, Division of Natural Areas and Preserves Natural Heritage Program, File of Endangered Species and Unique Habitats, or (b) from the State Historical Museum, Federal or State historical or archaeological sites on subject site or immediate vicinity.
8. The report should include Conclusions and Recommendations, a Bibliography of sources cited in text and Appendices of exhibits, letters from file review check, any analytical results and any other pertinent documentation.
9. The report should include site maps, plat maps, soil maps, USGS 7.5 Minute Quad Map, any aerial photos reviewed, reference map showing the proximity of regulatory file sites to the subject site, pertinent well log information for subject site and adjacent properties only, and color photos of site features and any anomalies.