

GRAND PRAIRIE FRIENDS ENVIRONMENTAL ASSESSMENT FORM

SITE/TRACT: _____

LOCATION (county; nearest city):

PREPARED BY: _____

DATE:

Grand Prairie Friends(GPF) requires an environmental assessment, or audit, on every tract of land GPF is proposing to acquire including conservation easements. In some situations, an assessment may also be required before GPF transfers land it owns. The scope of each assessment may vary depending on circumstances but, at a minimum, an assessment must include a physical inspection of the property and an appropriate inquiry into the historic uses of the property. Surrounding areas which could have an impact on the property in which Grand Prairie Friends is interested should be considered in the assessment as well.

GPF should undertake and record its environmental inspections to avoid situations where GPF assumes an interest in property which is or may become contaminated and to have a record of the condition of the property at or near the time GPF assumes an interest in the property. A thorough inspection and report lessens the possibility of GPF assuming an interest in contaminated or potentially contaminated property. The record may be important if an issue of liability arises.

The assessment should be conducted by a knowledgeable GPF member or a designated inspector under supervision of the Grand Prairie Friends Board. The assessment should be reviewed by the Grand Prairie Friends member or Board member responsible for the project.

The inspection is undertaken to reveal whether the property is contaminated or may become contaminated because of contaminants on the property or contaminants migrating from other property. Concerns include, but are not limited to, former commercial uses, dumping by third parties, seepage from adjacent properties, chemical usage in prior businesses, and the presence of hazardous conditions such as tanks and pesticides. Although each property must be evaluated on its merits, certain types of properties should not be acquired by GPF. These include: any site which is listed on the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA or Superfund) "National Priority List"; present or former dumps or landfills; present or former laundromats or dry cleaners; present or former industrial or manufacturing sites; any facility that had floor drains for draining solvents, fluids, etc; and present or former gasoline stations.

ASSESSMENT FORM: This environmental assessment form must be completed to document your evaluation of the property. Please complete the form as fully as possible using "don't know" or "not applicable" as appropriate for questions you cannot answer. Identify the source of specific information throughout the form whenever appropriate. Add additional pages/information where necessary. This form must be signed by the preparer and the reviewer. The original of this form (with attachments) should be retained by GPF. It is suggested that you take photographs of problem areas or areas where additional guidance is needed.

IMPORTANT REMINDER: Never place yourself in any situation which you believe may be dangerous to your own health or safety.

OVERALL ASSESSMENT:

1. Listed below are some sources of information which you may consult in conducting this assessment. Check those you actually relied on.

- Interviews with owner
- Interviews with fire, health, building, land use, environmental officials or others-identify: _____

- Aerial photos - current
- Aerial photos - historical (give years of photos)
- Topographic maps
- Neighborhood zoning maps/land use maps
- Chain of title history
- Title report
- Building specifications/plans
- CERCLIS list, National Priorities list or other similar list (type and date of list _____)
- State superfund or similar list (date of list _____)
- Other government records; identify these: _____

Previous environmental assessments or other; identify these:

2. Describe your visit(s) and how you inspected the property (e.g., walked perimeter, entered buildings, drove all passable roads).

Number of visits: ___ Date/Time Inspected _____

Identify all persons present during visits (including owner, GPF representative, others):

3. Attach a map of the property covered by this assessment (and adjacent property, if applicable). Take pictures of the property, particularly of any problem areas, and include them with this form or the baseline conditions report (if included with the baseline conditions report, specify this on this form).

PROPERTY HISTORY/USE:

1. List all known historical and current uses of the property (e.g., farming, manufacturing, undeveloped land, etc.). Identify all known owners/operators. Include dates/time periods as appropriate.
2. List all known historical and current uses of adjacent properties which might have an impact on this property. Include dates/time periods as appropriate.
3. List all buildings/structures on the property and their uses.

GENERAL PROPERTY CONDITION:

When visiting the property, did you observe any:

- Distressed vegetation or any areas which are bare for no apparent reason?
- Unusual odors or stains (unusual or around areas where chemicals are stored/used)?
- Evidence of dumping, trash or other debris?
- Drains?
- Any unusual depressions or mounds?

- Any sheens or unusual colors on the surface of any water bodies?
- Piping/vents for underground storage tanks?
- Other areas of concern?
- Comment on any yes answers above and locate those areas on the site map.

DRUMS:

Are any storage drums on the property? If yes, locate them on the map and indicate:

- a. Are they empty?
- b. What is/was in the drums?
- c. Any evidence of leaking?
- d. Will the drums need to be removed?
- e. Describe the area around the drums.

TRANSFORMERS:

Are any transformers (pole-mounted or pad-mounted) located at the property? If so, indicate:

- a. The types of the devices and who owns them.
- b. Are they labeled as containing PCBs or being PCB free?
- c. Is there any evidence of leaking or damage?

TANKS/WELLS/SEPTIC FIELDS/PITS/DITCHES:

Are or were there any above or below ground storage tanks on the property? If yes, locate each tank on the map and indicate:

- a. Is the tank above ground or underground? Its age ____ size ____
What was/is stored in the tank? _____
- b. Is the tank still there? If not, obtain details on removal.
____ Yes ____ No ____ Don't Know
- c. Have any permits been obtained for the tank? If yes, review permits.
____ Yes ____ No ____ Don't Know
- d. Has the tank and associated piping ever been tested? If yes, attach results.
____ Yes ____ No ____ Don't Know
- e. Describe the area around the tanks. Identify any evidence of leaking or spilling.
- f. ____ Yes ____ No ____ Don't Know

Does the property contain any septic tanks or fields? If yes, locate on the map and indicate:

- a. Are they in use or abandoned?
- b. Did they receive any industrial materials? If yes, discuss.

Are there wells on the property? If so, locate on map and indicate:

- a. What type of well is it? How is it used?
- b. Are the wells in use or abandoned?
- c. Are the wells locked or protected?
- d. Has the well water ever been tested? If yes, attach results:
- e. Have there been any complaints about the quality of the water or flow rate?
If yes, discuss.

Are any ditches, pits, ponds, lagoons, oil/water separators, surface impoundments, or sumps on the property? If

so, describe how are they used and what they contain.

MINERAL/PETROLEUM OPERATIONS: Have there ever been any oil or gas wells or other mining activities on the property? If yes, locate these operations on the map and indicate:

- a. The type of operations on the property. Where were the wastes from such operations disposed of?
- b. Are there any oil or gas pipelines?
Has the pipeline leaked? If yes, give details.
- c. Identify the owner/operator of any well, mine or pipeline.

RADON: Has a radon test been performed in any building at the property? If yes, attach results if possible.

ASBESTOS: Is there any evidence of materials that are likely to contain asbestos? (Check roof, exterior, pipe coverings, spray-on fire proofing, cement sheet.) If so, describe the types, amounts and condition of materials (intact or deteriorating).

FILL/GRADING: Has fill ever been brought on the property? If so, indicate where it was placed and when and where it came from. Yes No Don't Know

Has there been any grading or disturbance to the soil? If so, indicate why. Yes No Don't Know

CHEMICALS/WASTE DISPOSAL/SPILLS: Have chemicals been used on the property? (Consider "chemicals" to mean industrial materials and products such as cleaning compounds, lubricating agents, greases, oils, heating fluids, gasoline, pesticides, herbicides, fertilizers, metals.) If so, indicate the types of chemicals, how they were used, and where and how they were stored.

Yes No Do Not Know

Has the property ever contained any areas used to dispose of waste? If so, indicate below the kinds of materials disposed (e.g. appliances, automobiles, chemicals, asbestos, construction debris, household or incinerator trash, industrial or mining waste, pesticide containers, tires, etc.) and identify the method of disposal (e.g., burning, discharge to water body, dump, landfill, recycled, settling ponds, surface impoundment, etc.).

Yes No Do Not Know

Locate these activities on the property map.

How long were these activities conducted?

Has there ever been a chemical spill or leak on this property? If yes, indicate what was spilled, where it was spilled, how much was spilled and what actions were taken in response.

Have there been any chemical spills or leaks on adjacent property or in the surrounding area? If yes, discuss.

RECORDS/ENFORCEMENT:

Have any previous environmental assessments, tests, samplings, or impact statements been conducted for the property? If so, attach copies.

Has the current owner had any communications with any government agency concerning environmental conditions on the property? If yes, explain.

Have any government officials ever investigated, cited, or been involved with any violations of any environmental law at this property or on property in the immediate vicinity? If yes, explain.

Does this property or any property within one-half mile appear on any list of "problem" sites that is maintained by any environmental agency? If yes, explain.

SUMMARY:

Summarize the overall condition of the property and your conclusions/recommendations regarding the property. .
Based upon this inspection, does the inspector recommend that the Conservancy accept the property?

Signature of Preparer
Date

Signature of Reviewer
Date