

VILLAGE OF BRADLEY

RESOLUTION NO. R-01-26-03

A RESOLUTION APPROVING A PROPOSAL FOR ENVIRONMENTAL SITE ASSESSMENT
SERVICES

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 26th DAY OF January, 2026

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 26th day of January, 2026

RESOLUTION NO. R-01-26-03

**A RESOLUTION APPROVING A PROPOSAL FOR ENVIRONMENTAL SITE
ASSESSMENT SERVICES**

WHEREAS, the Corporate Authorities of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Section 2-3-8 of the Illinois Municipal Code (65 ILCS 5/2-3-8), the Corporate Authorities of the Village have the power to authorize the execution of contracts in the name of the Village; and

WHEREAS, Ramaker & Associates, Inc. is a Wisconsin based corporation with a primary business office at 855 Community Drive, Sauk City, WI 53583 that provides master planning services for potential indoor waterpark facilities; and

WHEREAS, Weaver Consultants Group North Central, LLC (collectively the "Consultants") have provided the Village with a proposal for environmental testing services for the property located at pins: 17-09-09-303-037 & 17-09-09-303-023, a copy of which is attached hereto as Exhibit A and fully incorporated herein (the "Agreement"); and

WHEREAS, the Corporate Authorities of the Village have determined that entering into the Agreement with the Consultants is in the best interests of the Village and its citizens.

NOW THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. The Corporate Authorities of the Village hereby declare that the terms and provisions of the Agreement, attached hereto as Exhibit A and fully incorporated herein, are reasonable and acceptable to the Village and that said Agreement is hereby approved in form and substance.

SECTION 3. Michael Watson, Village President of the Village of Bradley, is hereby authorized and directed, in his capacity as such Village President, to execute the Agreement attached hereto as Exhibit A, along with any other documents necessary for the Village to enter into said Agreement with an amount not to exceed forty five thousand eight hundred dollars and 00/100 (\$45,800.00) and to further take any other action necessary for the Village to enter into the Agreement.

SECTION 4. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent

SECTION 4. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 5. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

SECTION 6. The Village Clerk is hereby directed to publish this Resolution in pamphlet form.

SECTION 7. This Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees on a roll call vote on the 26 day of Jan, 2026.

TRUSTEES:

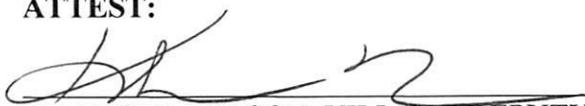
RYAN LEBRAN	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
BRIAN BILLINGSLEY	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
DARREN WESTPHAL	Aye - <u> </u>	Nay - <u> </u>	Absent - <u>X</u>
BRIAN TIERI	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
GRANT D. VANDENHOUT	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
GENE JORDAN	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>

VILLAGE PRESIDENT:

MICHAEL WATSON Non-Voting -

TOTALS: Aye - 5 Nay - 0 Absent - 1

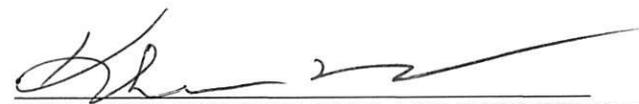
ATTEST:


KHAMSEO NELSON, VILLAGE DEPUTY CLERK

APPROVED this 26th day of January, 2026.


MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:


KHAMSEO NELSON, VILLAGE DEPUTY CLERK

STATE OF ILLINOIS)
) §§
COUNTY OF KANKAKEE)

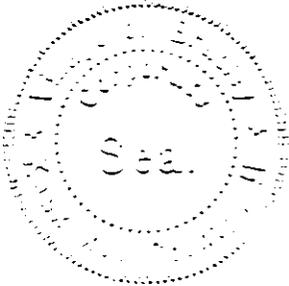
I, Khamseo Nelson, Village Deputy Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Resolution number R-01-26-03, “A RESOLUTION APPROVING A PROPOSAL FOR ENVIRONMENTAL SITE SERVICES” which was adopted by the Village Corporate Authorities at a meeting held on the 26th day of January, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 26th day of January, 2026.



Khamseo Nelson, VILLAGE DEPUTY CLERK

(SEAL)



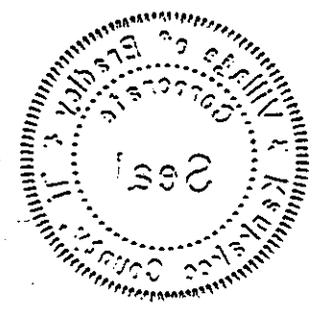


EXHIBIT A



January 12, 2026

Mr. Michael Watson
The Village of Bradley
147 South Michigan Avenue
Bradley, IL 60915

c/o

Ms. Jennifer J. Sackett Pohlenz
Leech Tishman
600 W. Jackson Blvd, Suite 100
Chicago, IL 60661

Re: **Proposal for Environmental Services**
1756 North State Route 50 and 1441 East 4000 Road North
Bourbonnais, Illinois 60914
Proposal No. WNCP-001-2026-08

Dear Mr. Watson:

In response to your request, **Weaver Consultants Group North Central, LLC (WCG)** is pleased to provide this Proposal to conduct Phase I and Phase II Environmental Site Assessment (ESA) activities for the above-referenced properties (the subject property). For purposes of this Proposal, WCG has assumed that the Phase I ESA will be conducted prior to implementation of the Phase II ESA. The following presents background information for the subject property and our Scope of Work followed by our Schedule and Cost Estimate for these services.

Background

WCG understands that the subject property consists of approximately 11.77 acres of land. According to the Kankakee County Parcel Viewer, the subject property is comprised of the following parcels:

Parcel Index Number (PIN)	Address
17-09-09-303-037	1756 North State Route 50
17-09-09-303-023	1441 East 4000 Road North

According to Google Earth Imagery, the 1441 East 4000 Road North property appears improved with one residential dwelling and adjoins the 1756 North State Route 50 property to the south. The western portion of the 1756 North State Route 50 property appears improved with at least one building, and the remaining

\\WBC-CHG-FS1\WBCDATA1\PROPOSAL\WNCP001 - WNCP999\TYPE 01 - ENVIRONMENTAL CONSULTING\WNCP-001-2026-08 (VILLAGE OF BRADLEY PI, PII)\ENVIRONMENTAL SERVICES PROPOSAL (1756 N STATE RTE 50 AND 1441 E 4000 RD N, BOURBONNAIS).DOCX

areas appear to be utilized for the storage of cars, boats, trailers, and/or material piles. No occupant is listed; however, the owner of both parcels is listed as Lemna, Thomas E.

According to our review, the subject property is not listed on the United States Environmental Protection Agency (USEPA) Envirofacts database or the Office of the State Fire Marshal (OSFM) Underground Storage Tank (UST) database. According to the Illinois Environmental Protection Agency (IEPA) Document Explorer database, the subject property is listed with records for the following:

- Lemna, Thomas E (1756 N Rte 50) with Bureau of Land (BOL) ID 0918013005 associated with media type – LAND.

In addition, a southern/western surrounding property (Take 5 Oil Change addressed 1413 East Larry Power Road, Bradley, Illinois) is listed on the on the IEPA Document Explorer database with IEPA ID 170001707927 associated with compliance and Site Remediation.

Leech Tishman provided WCG with several documents associated with the subject property obtained during a Freedom of Information (FOIA) request to the IEPA, including notices of violations from Kankakee County Planning Department Solid Waste Division and records associated with a 2010 third-party diesel fuel pipeline release. The IEMA incident numbers associated with the incident are H-2010-0290 and H-2010-0291. Additional information regarding the subject property and adjoining properties will be obtained as part of the Phase I ESA.

WCG has developed the following Scope of Work, which includes implementation of a Phase I ESA and a Phase II ESA. The Scope of Work considers our understanding of your objectives and our experience with similar properties.

Scope of Work

Based upon our recent communications, we have developed a Scope of Work subdivided into the following tasks, which are summarized below:

- Task 1: Phase I ESA; and
- Task 2: Phase II ESA.

Please note that the proposed Phase II ESA Scope of Work as summarized below may require modification based on the results of the Phase I ESA.

Task 1: Phase I Environmental Site Assessment

The objective of the Phase I ESA is to identify conditions that, through the review of certain reasonably available information, may indicate the presence of a recognized environmental condition (REC)¹. Please note that the presence of a REC and an evaluation of the potential risk associated with identified RECs at the subject property may require additional evaluation beyond the Scope of Work presented in this Proposal.

WCG will perform the proposed Phase I ESA) in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-21. The Phase I ESA will consist of the following general tasks:

- Review of publicly available, reasonably ascertainable, and practicably reviewable ASTM E1527-21 specified standard government records.
- Site reconnaissance in an effort to physically observe reasonably accessible interior and exterior areas of the subject property, structures present at the subject property and uses of adjoining properties from reasonably accessible public thoroughfares.
- Perform a Tier 1 Vapor Encroachment Screen (VES) to identify the presence or likely presence of contaminant of concern vapors in the subsurface of the subject property caused by the release of vapors from impacted soil or groundwater either on or near the subject property per ASTM E 2600-22.
- Interview reasonably available current and past owner(s) and occupant(s) of the subject property and local/state governmental agency representatives in an effort to obtain publicly available, reasonably ascertainable, and practicably reviewable information concerning the current and historical uses of the subject property and adjoining properties.
- Review of publicly available, reasonably ascertainable, and practicably reviewable historical records concerning the subject property and adjoining properties in an effort to obtain information concerning the historical uses of the subject property and adjoining properties.
- Prepare a written report that specifically lists any recognized environmental conditions identified during the course of the Phase I ESA, consolidates and discusses information gathered in the tasks described above, and appends any significant supporting documents.

¹ ASTM E1527-21 defines a recognized environmental condition as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

WCG will provide the Village of Bradley with an oral report of the Phase I ESA findings and identify any issues which may present RECs as early as practicable to allow as much time as possible to perform any additional work that may be warranted. WCG will provide the Village of Bradley with an electronic copy of the narrative of the draft report for review and comment. Additional comments, revisions, and draft reports requested by the Village of Bradley, their affiliates, legal counsel, or financial institution(s), beyond the initial draft will be billed on a time-and-expense basis in accordance with the attached Fee Schedule.

WCG will need the following information in support of the proposed Phase I ESA:

- A completed copy of the attached User-Provided Information Questionnaire (completed by the user);
- A completed copy of the attached Environmental Assessment Questionnaire (completed by the subject property owner and/or occupants);
- A plat of survey/site survey;
- Subject property legal description and PINs; and
- Any prior environmental reports.

ASTM E1527-21 requires the user to provide recorded land title records and records of environmental liens or activity and use limitations recorded against the subject property. If a review for recorded land title records needs to be obtained or completed by WCG, an additional fee will be incurred and will be invoiced in accordance with the attached Fee Schedule. WCG will inform the client of the additional cost associated with the recorded land title records review prior to incurring the cost, if requested.

It is important to note that in order for the user (i.e. the Village of Bradley) to qualify for one of the Landowner Liability Protections offered by 40 CFR 312, the user must provide the available information requested on the attached User-Provided Information Questionnaire. WCG requests that the user provide the requested information and/or any comments, such as if the information is not available, or unknown, and sign the last page of the questionnaire which affirms that the respondent has answered all questions to the best of the respondent's actual knowledge and in good faith. Lack of this requested information could result in data gaps in the findings of the Phase I ESA.

Task 2: Phase II Environmental Site Assessment(s)

The Phase II ESA will be conducted in general accordance with the ASTM Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process (ASTM E 1903-11). The Scope of Work outlined below is based on our preliminary understanding of the size and current use of the subject property. As stated in Task 1, WCG will provide the Village of Bradley with an oral report of the Phase I ESA findings and identify any issues which may present RECs as early as practicable to allow

as much time as possible to modify the proposed Scope of Work. WCG will notify the Village of Bradley of possible additional costs that may be necessary to address other potential environmental concerns that are not addressed in this Proposal.

For purposes of this Proposal, it is estimated that WCG will advance between eight and twelve (12) soil probes and install between three to five temporary monitoring wells at the subject property. Prior to conducting field activities, WCG will discuss the sampling plan with the Village of Bradley, including the number and locations of proposed soil probes and temporary groundwater monitoring wells. Prior to drilling efforts, utilities will be located through the local one-call utility locate network. WCG will also coordinate a private utility locator to clear proposed soil probe and monitoring well locations.

Soil Sampling Activities

It is anticipated that the soil probes will be advanced to approximately fifteen (15) to twenty (20) feet below ground surface (bgs) using a truck-mounted or track-mounted Geoprobe®. The probes will be abandoned by backfilling each probe with granular bentonite mixed with the soil cuttings and patched with like-surface material.

Soil samples will be collected continuously during probing activities. A WCG field representative will visually classify and log the soil samples using the Unified Soil Classification System. Upon retrieval of soil samples, a split sample will be placed in a separate sample container for organic vapor screening using a photoionization detector (PID). Soil will also be field screened for visual and olfactory indications of impacts. During sampling activities, non-disposable drilling and sampling equipment will be decontaminated between probe locations to mitigate cross-contamination concerns.

At least one discrete soil sample will be collected from each soil probe for laboratory analysis from the two-foot interval exhibiting the greatest indication of environmental impact based on field screening results (i.e., visual/olfactory indications and PID results). If no impacts are identified during field screening, a sample will be selected from the depth interval most likely to be impacted (e.g., at the surface, immediately above shallow zones of saturation, etc.). An additional sample from a deeper interval will also be collected and placed on hold. If the upper interval sample exhibits analytical results of contaminants of concern in excess of applicable remediation objectives, then additional laboratory analysis of the sample collected from the underlying interval may be conducted. Additional costs to analyze samples from underlying intervals has not been included within this Proposal at this time. Should the Village of Bradley authorize the analysis of additional samples beyond those initially proposed, we will provide you with an estimated cost at that time.

Groundwater Sampling Activities

The temporary groundwater monitoring wells will be screened within the uppermost water-bearing unit and will be constructed with one-inch PVC well casings/screens. Prior to sampling, WCG will purge the temporary groundwater monitoring wells using a peristaltic pump and polyethylene tubing in an effort to remove sediment that may have accumulated in the monitoring wells. Depth-to-water level measurements will be collected from the temporary groundwater monitoring wells prior to purging. WCG will use the peristaltic pump and polyethylene tubing to collect the groundwater samples using low-flow methodology (less than 500 milliliters per minute). The groundwater samples will be placed into the appropriate pre-preserved sample containers provided by the laboratory.

Laboratory Analysis

Soil and groundwater samples will be placed in a cooler and packed with ice to maintain a constant temperature near four degrees Celsius and submitted to a NELAP-certified laboratory for analyses. Sampling and laboratory analyses will be performed in general accordance with approved techniques and methods as outlined in *USEPA SW-846, Test Methods For Evaluating Solid Waste, Third Edition*, and other published sources.

Based on information available to WCG at this time, we have assumed that soil and groundwater samples will be collected for laboratory analysis of the following contaminants of concern:

Proposed Analyses	Number of Samples
VOCs	4-6 soil samples; Up to 3 groundwater samples
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)/Methyl Tert-Butyl Ether (MTBE)	4-6 soil samples; Up to 2 groundwater samples
Semi-volatile Organic Compounds (SVOCs)	4-6 soil samples; Up to 3 groundwater samples
Polynuclear Aromatic Hydrocarbons (PNAs)	4-6 soil samples; Up to 2 groundwater samples
Total Petroleum Hydrocarbons (TPH)	2-4 soil samples
Polychlorinated Biphenyls (PCBs)	4-6 soil samples; 1-3 groundwater samples
Pesticides	4-6 soil samples; 1-3 groundwater samples
Resource Conservation and Recovery Act (RCRA) Metals	4-6 soil samples; Up to 3 groundwater samples (total and dissolved)
Target Analyte List (TAL) Metals	4-6 soil samples; Up to 2 groundwater samples (total and dissolved)
pH	8-12 soil samples

The groundwater samples collected for metals analyses will be analyzed for total and dissolved metals. The actual number of analyses or parameters may be altered based upon conditions encountered in the field. Any modification to the proposed analytical sampling program will be discussed with you beforehand. The samples will be analyzed on a normal turnaround time of five to seven business days

unless expedited analyses are requested. A surcharge would be applicable if faster turnaround is necessary to meet a project schedule.

Phase II ESA Report Preparation

Upon receipt of analytical results, we will organize and evaluate the information collected. WCG will provide the Village of Bradley with an oral report of the results and our preliminary conclusions as early as practicable. WCG will compare the analytical results to applicable remediation objectives as per Illinois Environmental Protection Agency Tiered Approach to Corrective Action Objectives (TACO) 35 Illinois Administrative Code 742, Appendix B. WCG will provide an electronic copy of the draft report for review and comment. Following your approval, we will prepare a final version of the report. Under the authorized scope of work, WCG will provide the Village of Bradley with an electronic copy of the final Phase II ESA report. Hard copies of the report can be made available upon request for an additional fee.

Schedule

WCG understands that the Phase I and II ESA reports need to be completed within the allotted ninety-(90-) day due diligence period. Based upon the Scope of Work outlined, from the time that authorization to proceed is provided, we anticipate completion of the above tasks according to the schedule below. WCG will communicate any changes to the schedule directly to you throughout the project.

Task 1 – Phase I Environmental Site Assessment

WCG is prepared to begin Phase I ESA activities upon receipt of your authorization to proceed. WCG will coordinate the site reconnaissance within one to two weeks of your authorization to proceed. WCG anticipates completing an oral or email summary of the Phase I ESA findings and a modified Phase II ESA scope of work within two weeks of the site reconnaissance. The draft Phase I ESA report will be available within three to four weeks of conducting the site reconnaissance.

Task 2 – Phase II Environmental Site Assessment

WCG can initiate Phase II ESA coordination activities upon authorization to proceed. The Phase I ESA site reconnaissance will be utilized to confirm or modify the proposed Phase II ESA scope of work; therefore, WCG will coordinate the Phase II ESA field activities for two to three weeks following the Phase I ESA site visit. We anticipate that the Phase II ESA on-site field activities will be completed in three to four days. The laboratory analyses will be available within five to seven business days. WCG will provide you with an oral summary of findings and identify any issues which may be present as early as practicable. If requested, tabulated analytical data will be prepared for your review within one week after receipt of the laboratory analytical results. The draft Phase II ESA report will be available within two to three weeks of

receipt of the analytical results. For purposes of this Proposal, it is assumed that WCG will be provided unhindered access to the subject property.

Cost Estimate

Based upon our understanding of the project objectives, our knowledge of the subject property, and the Scope of Work presented in this Proposal, we estimate that the work can be conducted for the following estimated costs for each task:

Task 1: Phase I ESA	\$5,000
Task 2: Phase II ESA	
Field Activities Labor, Materials and Supplies.....	\$9,500 - \$11,700
Utility Locate.....	\$1,650 - \$1,750
Drilling Subcontractor.....	\$12,300 - \$12,650
Analytical Laboratory.....	\$5,900 - \$8,500
Phase II ESA Reporting.....	\$6,200
Task 2: Phase II ESA	<u>\$35,500 - \$40,800</u>
Total Costs	<u>\$40,500 - 45,800</u>

Please note that the cost of the Phase II ESA may vary based on the number and location of RECs identified during the Phase I ESA and any revisions to the proposed laboratory analysis. If you should wish expedited laboratory turnaround times, surcharges would apply to the laboratory costs.

This cost assumes that we will be provided with the information requested above for the Phase I ESA at the time of authorization, as well as a completed User-Provided Information Questionnaire within one week of authorization. In the event WCG must independently obtain and/or verify the needed information or if the project is delayed due to the lack of the needed information, additional costs may be incurred which will be invoiced on a time-and-materials basis in accordance with the attached Fee Schedule.

The estimated cost and proposed Scope of Work are based on information available to WCG at this time. In order to perform the above Scope of Work, it is assumed that WCG will be provided unhindered access to the subject property. If conditions change, work extends beyond the scheduled completion date, unforeseen circumstances are encountered, or work efforts are redirected, the cost estimate may require modification. We fully expect to conduct the proposed Scope of Work for the stated sum, which will not be exceeded without your prior authorization. Any additional consultation or services authorized by the Village of Bradley beyond the Scope of Work presented in this Proposal will be billed in accordance with the attached Fee Schedule.

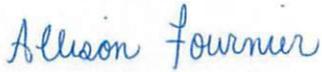
Authorization

Should this Proposal meet with your objectives, please indicate your authorization to proceed by signing and returning the attached Proposal Acceptance Sheet. Execution of the attached Proposal Acceptance Sheet will constitute acceptance of the attached Fee Schedule and the Terms and Conditions of the Master Services Agreement (MSA) between WCG and the Village of Bradley. Any modification to this Proposal, the Fee Schedule, or Terms and Conditions of the MSA must be accepted by both parties. This Proposal is valid if accepted within thirty (30) days of issuance and for work performed within ninety (90) days of acceptance.

We appreciate the opportunity to be of service and are looking forward to working with you on this project. If you should have any questions or comments concerning this Proposal, please do not hesitate to contact us at 312-922-1030.

Sincerely,

Weaver Consultants Group North Central, LLC



Allison Fournier
Senior Project Manager



Andrew S. Perdue
EPG, Chicago Operations Manager

- Attachments: Proposal Acceptance Sheet
Fee Schedule
User-Provided Information Questionnaire
Environmental Assessment Questionnaire

WEAVER CONSULTANTS GROUP NORTH CENTRAL, LLC

35 East Wacker Drive
Suite 1250
Chicago, Illinois 60601
Voice: 312-922-1030
Fax: 312-922-0201

PROPOSAL ACCEPTANCE SHEET

Description of Services: **Environmental Services**
Property Address: **1756 North State Route 50 and 1441 East 4000 Road North**

Project City/State: **Bourbonnais, Illinois**
WCG Proposal No: **WNCP-001-2026-08** Date: **January 12, 2026**
Client Contract No: _____ Date: _____

For approval and payment of charges, invoices will be charged to the account of:

Firm: **The Village of Bradley** Attention: **Ms. Jennifer J. Sackett Pohlenz**
Street Address 1: **147 South Michigan Avenue**
Street Address 2: _____ Email: jpohlenz@leechtishman.com
City/State: **Bradley, Illinois**
Zip Code: **60915**

This AGREEMENT is subject to the Terms and Conditions of the MSA between WCG and the Village of Bradley and the following special provisions/payment schedule:

Weaver Consultants Group North Central, LLC Proposal Number WNCP-001-2026-08 dated January 12, 2026 and all attachments.

Accepted by:

Village of BRADLEY
Client

Weaver Consultants Group North Central, LLC

Michael Watson
By (Signature)

By (Signature)

Michael Watson
By (Type/Print)

By (Type/Print)

Village President
Title

Title

Accepted _____, 2026
Acknowledge the Terms and Conditions

Accepted _____
Acknowledge the Terms and Conditions

WEAVER CONSULTANTS GROUP
Phase I Environmental Site Assessment
User-Provided Information Questionnaire

This questionnaire is based upon Section X3 of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-21).

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by 40 CFR 312, the user must provide the available information requested in inquiries 1 through 6, following. Failure to provide information could result in a determination that “all appropriate inquiries is not complete.

In addition, while the information requested in inquiries 7 through 19 is not required to qualify for one of the LLPs, it is typically necessary to assist us in completing the Phase I ESA. The absence of this requested information could result in data gaps within the Phase I ESA that may be deemed significant and require further assessment. Weaver Consultants Group requests that the respondent provide the requested information and include comments where applicable, such as the information is not available or unknown, and sign the last page of the questionnaire. This affirms that the respondent has answered all questions to the best of the respondent’s actual knowledge and in good faith.

1. **Environmental liens that are filed or recorded against the Property (40 CFR § 312.25).** Did a search of land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the subject property under federal, tribal, state, or local law?

2. **Activity and use limitations that are in place on the subject property or that have been filed or recorded against the subject property.** Did a search of land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded against the subject property under federal, tribal, state, or local law?

WEAVER CONSULTANTS GROUP
Phase I Environmental Site Assessment
User-Provided Information Questionnaire

This questionnaire is based upon Section X3 of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-21).

3. **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR § 312.28).** Do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

4. **Relationship of the purchase price to the fair market value of the subject property if it were not contaminated (40 CFR § 312.29).** Does the purchase price being paid for this subject property reflect fair market value of the property? If you conclude there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject property?

5. **Commonly known or reasonably ascertainable information about the subject property (40 CFR § 312.30).** Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of a release or threatened releases? For example,

a) *Do you know the past uses of the subject property or adjoining properties?*

WEAVER CONSULTANTS GROUP
Phase I Environmental Site Assessment
User-Provided Information Questionnaire

This questionnaire is based upon Section X3 of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-21).

b) *Do you know the specific chemicals that are present or once were present at the subject property or adjoining properties?*

c) *Do you know of spills or other chemical releases that have taken place at the subject property or adjoining properties?*

d) *Do you know of any environmental cleanups that have taken place at the subject property or adjoining properties?*

6. **The degree of obviousness of the presence or likely presence of contamination at the subject property, and the ability to detect the contamination by appropriate investigation (40 CFR § 312.31).** Based on your knowledge and experience related to the subject property, are there any obvious indicators that point to the presence or likely presence of releases at the subject property?

WEAVER CONSULTANTS GROUP
Phase I Environmental Site Assessment
User-Provided Information Questionnaire

This questionnaire is based upon Section X3 of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-21).

7. The reason why this Phase I ESA is being performed.

8. The type of property and type of property transaction (e.g., purchase, exchange, etc.).

9. Complete and correct address for the subject property (a map or other documentation showing the subject property and boundaries is helpful).

10. The scope of services desired for the Phase I (including whether any parties to the property transaction may have a required standard scope of services or whether any considerations beyond the requirements of ASTM E 1527-21 are to be considered).

11. Identification of all parties who will rely on the Phase I report.

WEAVER CONSULTANTS GROUP
Phase I Environmental Site Assessment
User-Provided Information Questionnaire

This questionnaire is based upon Section X3 of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-21).

12. Identification of the site contact and how the contact can be reached. (i.e., the key site manager, who will provide Weaver Consultants Group with access to the subject property and who possesses a good working knowledge of the uses and physical characteristics of the subject property and its history).

13. Any special terms and conditions (beyond those attached to this Proposal) which must be agreed upon by the environmental professional.

14. Any other knowledge or experience with the subject property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondences, etc., concerning the subject property and its environmental condition).

15. A legal description of the subject property and a plat of survey showing the configuration and boundaries of the subject property.

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16. The name of the owner of record of the subject property.

17. All known parcel index numbers (PINs or tax ID numbers) for the subject property.

18. Any and all known past owners of the subject property including time period of ownership and use of the subject property during ownership. Please include any contact information that you may have.

19. Any and all known past occupants of the subject property including time period of occupancy and use of the subject property during occupancy. Please include any contact information that you may have.

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The respondent of the questionnaire must complete and sign the following statement.

This questionnaire was completed by:

Name

Title

Firm

Address

Phone Number

Date

The respondent represents that to the best of the respondent's knowledge the above statements and facts are true and correct and to the best of the respondent's actual knowledge, no material facts have been suppressed or misstated.

Print Name (Respondent):

Signature (Respondent):

Date:

WEAVER CONSULTANTS GROUP
Environmental Site Assessment Questionnaire

WCG utilizes the following questionnaire as a tool to facilitate the Environmental Site Assessment (ESA) process. Please answer the following questions to the best of your knowledge. You have been selected to answer this questionnaire because you are (1) a current or past owner of the subject property, (2) a current or past occupant of the subject property, (3) a key site manager with respect to the subject property, or (4) a person that may have specific knowledge regarding current or historical operations at the subject property and adjoining properties. If you do not know an answer, please select "unknown". If possible and if applicable, please provide additional detail in the "Comments" section.

WCG requests that the respondent signs the last page of the form which affirms that the respondent has answered all questions to the best of the respondent's actual knowledge and in good faith. WCG would like to take this opportunity to thank you for your time and effort in assisting us with this task.

SUBJECT PROPERTY DATA

Date Completed _____

Subject Property Address _____

City _____ County _____ State _____ Zip _____

Subject Property is _____ Vacant Land _____ Improved

Respondent's Name _____ Relationship to the Subject Property _____

Company _____ Title _____

Address _____

City _____ State _____ Zip _____

Phone _____ Fax _____

1. To the best of your knowledge, is the subject property used for an industrial use? If yes, describe the current operations.

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

2. To the best of your knowledge, is any adjoining property used for an industrial use? If yes, describe the current operations.

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

3. To the best of your knowledge, has the subject property been used for an industrial use in the past? If yes, describe the past operations.

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

4. To the best of your knowledge, has any adjoining property been used for an industrial use in the past? If yes, describe the past operations.

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

5. To the best of your knowledge, is the subject property currently used or has formerly been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

If yes, please indicate which type of use and time period: _____

6. To the best of your knowledge, is any adjoining property currently used or has been formerly used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

If yes, please indicate which type of use and time period: _____

WEAVER CONSULTANTS GROUP
Environmental Site Assessment Questionnaire

7. To the best of your knowledge, are there currently, or to the best of your knowledge have there been previously, any damaged or discarded batteries, or pesticides, paints, or other chemicals in containers of greater than 5 gal (19L) in volume or 50 gal (190L) in the aggregate, stored on or used at the subject property?

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

8. To the best of your knowledge, are there currently, or to the best of your knowledge have there been previously, any drums (typically 55 gal (208L)) or sacks of chemicals located on the subject property?

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

9. Did you observe evidence or do you have prior knowledge that fill dirt has been brought onto the subject property? If yes, where did the fill dirt originate?

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

10. To the best of your knowledge, are there currently, or have there been previously, any pits, ponds, or lagoons located on the subject property?

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

11. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the subject property?

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

12. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

13. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways protruding from the ground on the Property or adjacent to any structure located on the subject property?

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

14. Is there currently, or to the best of your knowledge have there been previously, any evidence of leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the subject property?

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

15. Is the subject property currently, or to the best of your knowledge has the subject property been previously served by a private well or non-public water system?

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

16. Is the subject property currently, or to the best of your knowledge has the subject property been previously served by a septic system?

Respondent: _____ Comments: _____
Yes _____ No _____ Unknown _____

WEAVER CONSULTANTS GROUP
Environmental Site Assessment Questionnaire

17. Do you have any knowledge of environmental liens or governmental notifications relating to past or recurrent violations of environmental laws with respect to the subject property or know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the subject property?

Respondent:
Yes _____ No _____ Unknown _____

Comments:

18. To the best of your knowledge, does the subject property discharge waste water (not including sanitary waste or stormwater) on or adjacent to the subject property and/or into a stormwater or sanitary sewer system?

Respondent:
Yes _____ No _____ Unknown _____

Comments:

19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the subject property?

Respondent:
Yes _____ No _____ Unknown _____

Comments:

20. To the best of your knowledge, is there a transformer, capacitor, or any hydraulic equipment on the subject property? If yes, do you have any knowledge of records indicating the presence of PCBs?

Respondent:
Yes _____ No _____ Unknown _____

Comments:

21. To the best of your knowledge, can you list any and all known past owners of the subject property including time period of ownership and use of the subject property during ownership. Please include any contact information that you may have.

22. To the best of your knowledge, can you list any and all known past occupants of the subject property including time period of occupancy and use of the subject property during occupancy. Please include any contact information that you may have.

23. To the best of your knowledge, can you list the structures currently present on the subject property including age, dates of renovations (if any), size and building materials.

24. To the best of your knowledge, can you list the structures formerly present on the subject property (if any) including age, dates of renovations (if any), size and building materials.

25. To the best of your knowledge, can you list the current providers of the following utilities at the subject property (if applicable): drinking water, sanitary sewer, stormwater runoff, electricity, heat source, and telephone.

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Environmental Site Assessment Questionnaire

To the best of your knowledge, do you know if any of the environmental documents noted below exist for the Property:

- Prior environmental assessment, investigation, or audit reports (e.g., Phase I/II ESAs, subsurface investigations, remedial action reports, tank removal reports, etc.)

Respondent:

Yes _____ No _____ Unknown _____

- Environmental permits (e.g., stormwater, wastewater, air, water withdrawal, etc.)

Respondent:

Yes _____ No _____ Unknown _____

- Safety Data Sheets (SDS)

Respondent:

Yes _____ No _____ Unknown _____

- The subject property's community right-to-know plan (e.g., Tier II, Form R, etc.)

Respondent:

Yes _____ No _____ Unknown _____

- Spill prevention and other safety/preparedness plans (e.g., SPCC, SWPPP, etc.)

Respondent:

Yes _____ No _____ Unknown _____

- Reports regarding hydrogeologic conditions on the property and/or the surrounding area

Respondent:

Yes _____ No _____ Unknown _____

- Hazardous waste generator notices, manifests, or reports

Respondent:

Yes _____ No _____ Unknown _____

- Geotechnical studies

Respondent:

Yes _____ No _____ Unknown _____

RESPONDENT INFORMATION

Name _____

Title _____

Firm _____

Address _____

Phone Number _____

Relationship to the Subject Property _____

Date _____

I believe that the above statements and facts are true and correct to the best of my actual knowledge and that no material facts have been suppressed or misstated.

Print Name _____

Signature _____ Date _____

Respondent