

ENVIRONMENTAL RISK PLAN

Last Updated:	
Project Name:	
Property Description (Size, Intended Use):	
Known or suspected issues:	
Developer:	
Outside Counsel:	
Internal Counsel:	
Distribution List:	
Phase I Consultant:	
Environmental Status:	
<input type="checkbox"/> Completed <input type="checkbox"/> Completed/contingencies noted below <input type="checkbox"/> Open – action items noted below <input type="checkbox"/> Approved to waive due diligence <input type="checkbox"/> Approved to close on acquisition <input type="checkbox"/> SPE Required <input type="checkbox"/> Separate environmental insurance policy required	
Environmental Documents	

Phase I Environmental Site Assessment			
	<u>Response</u>	<u>Further Action</u>	<u>Resolution</u>
Report date:			
Current site use:			
Site history:			
RECs:			
HREC/CREC:			
Environmental Business Risks:			
Use of adjacent properties:			
Offsite concerns:			
Regulatory findings:			
AUL/liens:			
Wetlands:			
Threatened and endangered species:			
Historical/cultural resources:			
Asbestos/Hazardous building materials:			
Pfas:			
Conclusions:			
Other conditions noted:			
EM Review Comments:			

Phase II Investigation	
Report date:	
Summary of findings:	
Recommendations:	

Checklist for Acquisition Closing	
Current Phase I [Report must be dated within 180 days of the acquisition closing date]	
Reliance Letters, if necessary	
Updated environmental budget	
<i>(Resolution of other environmental risk matters from list above)</i>	

Action Items for Development Tracking Guide			
Item	Resp. Party	Due Date/ Timing	Status/Comments
Phase I ESA	D		<i>(update required 2 months prior to closing if report will be more than 6 months old at closing)</i>
Phase II Report	D/EM		
Environmental Status Report	D/EM		
Environmental budget	D		
Asbestos Survey	D		
Abatement specification	D		
Remedial Action Plan (RAP)	EM		
RAP approval	EM		
Wetland Delineation/Permit	EM		
Environmental grant eligibility	EM		
<i>(Other environmental risk matters)</i>			
EM approval of ESR and risk analysis	EM		