

PHASE I ENVIRONMENTAL SITE ASSESSMENTS FOR COMMERCIAL REAL ESTATE

Environmental liabilities associated with purchasing commercial property can be extremely costly, and environmental due diligence has received increased scrutiny. A prudent purchaser or seller of commercial property, or their acting agents, will be aware of and adhere to new criteria and more stringent regulations to qualify for full disclosure and landowner liability protections.

Phase I Environmental Site Assessments (ESAs) are used to identify potential environmental liabilities on a property prior to purchase. US Environmental Protection Agency (EPA) legislation established new standards which a purchaser of commercial real estate must follow in order to qualify for landowner liability protections. The updated Phase I ESA process provides a more stringent framework for conforming with the new federal regulations in regards to the level of due diligence necessary to protect the purchaser. The investment made in performing a Phase I ESA is frequently a fraction of the cost of remediating environmental liabilities discovered after the property transfer.

TEAM Engineering & Management, Inc. (TEAM) has the qualifications and expertise to perform thorough Phase I ESAs which conform to the current All Appropriate Inquiry (AAI) and American Society for Testing and Materials (ASTM) E 1527-05 standards. TEAM also provides Business Environmental Risk assessments which seek to identify and consider additional environmental conditions that may affect a property but which are beyond the scope of a Phase I ESA. All of TEAM's Phase I ESAs are performed by California EPA Registered Environmental Assessors.

The main components of a TEAM Phase I ESA are the following:

Client Interview

An initial interview with the client to understand their needs, define a scope of work, and clearly state each party's responsibilities under the new AAI/ASTM standards.

Records Review

A thorough review of mandated Standard Environmental Record Sources, aerial photos, maps, and other sources to determine past and present uses of the site and of nearby properties. Historically recognized environmental conditions will be noted, as will any data gaps.

Interviews

Interviews with past and present owners, operators or occupants of the property, pertinent government officials and local agencies.

Site Reconnaissance

A site examination by a qualified environmental professional to inspect the property and observable contiguous properties for evidence of potential environmental liabilities.

Final Report

A concise report detailing the findings of any environmental conditions, or lack thereof, associated with the property. The report will include a discussion of the significance of any identified environmental conditions affecting the subject property. The Phase I ESA final report provides information upon which prudent business decisions can be made concerning potential environmental liabilities related to a property.

TEAM professionals have successfully resolved environmental regulatory issues in the Eastern Sierra for more than 21 years, including Phase I, Phase II and Phase III ESAs. This local knowledge provides TEAM with a high level of familiarity of the background environmental conditions and historical issues in the region, as well as an understanding of the regional regulatory framework. A Phase I ESA performed by TEAM will assist property owners with the requirements of full disclosure, and will also meet one of the critical requirements to qualify purchasers for landowner liability protections under federal regulations.