
Environmental Site
Assessment References

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PMI is committed to providing each client with quality professional services in a cost effective manner.



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*Environmental
Site
Assessments*



Environmental Site
Assessments Phase I &
Transaction Screens
ASTM Standards
E 1527-05 & E 1528-06

Phase I Environmental Site Assessments for Commercial Property



Lending Institutions often require ESA's

In Today's fast paced real estate market, property is often purchased or sold without consideration of potential environmental consequences. The failure to take into

account environmental concerns may subject the buyer, the seller and/or the lender to liability for clean-up costs or other related fines or penalties. However, when appropriate inquiry and due diligence procedures are implemented, environmental concerns are discovered prior to commercial property transactions. This will allow you to make a more informative decision concerning your acquisition or investment. In a real estate transaction, smart business decisions include an Environmental Site Assessment (ESA) before any property transactions become final. It could be considered a type of insurance against unforeseen clean-up costs or related claims.

Appropriate Inquiry

This is a term used in the ASTM Standard for Environmental Site Assessments which defines as "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in EPA Comprehensive Environmental Response Compensation and Liability Act (CERCLA) regulations, that will allow a party to a commercial real estate transaction to take advantage of the innocent landowner defense to CERCLA liability should costly environmental conditions arise subsequent to the transaction.

Recognized Environmental Conditions

In defining a standard of good commercial and customary practice for conducting an Environmental Site Assessment (ESA) of a parcel of property, the goal of the processes established by the ESA practice is to identify recognized environmental conditions. The term recognized environmental conditions



Due diligence is the process of inquiry into the environmental characteristics of property

means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release,

or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. In order to identify any recognized environmental conditions in



Phase I ESA's minimize environmental risk and liability.

connection with a parcel of property, the Phase I ESA process has four major components. The first component of an ESA is a records review which includes obtaining and reviewing records that will help identify recognized environmental conditions in connection with the property. The second and third objectives are to perform a site reconnaissance of the property and to perform interviews with owners and occupants to obtain information indicating the likelihood of identifying recognized environmental conditions. The final component of a Phase I ESA is to provide an evaluation and report of the findings regarding the subject property in question. PMI has been assisting clients to help meet their due diligence and site assessment needs for over 18 years.

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