

## ENVIRONMENTAL SITE ASSESSMENTS Project Locations Nationwide

**Taylor GeoServices (TGS)** conducts Phase I Environmental Site Assessments (ESAs) to assist our client's with their Environmental Due Diligence. TGS staff have completed hundreds of ESAs since the 1980's. Our ESA has always been comprehensive so that clients can make informed decisions, and we continually evolve to meet current industry standards. ESAs are conducted in conformance with ASTM's "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*" (E1527-13) and EPA's "*All Appropriate Inquiries Final Rule, 40 CFR Part 312*".

However TGS does not apply a cookie cutter, one ESA format fits all projects approach. We will discuss the goals and purpose of each project with our client. If needed, based on known site history or our findings, additional scope requirements or intrusive investigation can be incorporated. When a potential concern is identified we strive to find answers that give our client sound decision-making information. Likewise, a modified work scope to meet time constraints or other client objectives may be sufficient in certain cases.

Our project locations range across the east coast and midwest from New Jersey to Michigan, and New England to Florida. Projects have included all spectrums of sites and conditions from inner city redevelopment projects, residential, commercial, and industrial properties, to undeveloped and rural farmland.

Clients are updated with our findings as the project proceeds, and provided with a comprehensive written Phase I ESA Report that complies with AAI and ASTM. Ultimately, an ESA is as good as the effort and experience behind it. TGS provides a thorough ESA with conclusions and recommendations that can be relied on.



### PHASE I ESA - ENVIRONMENTAL LIABILITY PROTECTION

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), also known as “Superfund,” was established to address abandoned hazardous waste sites. Among other things, CERCLA establishes a liability scheme for determining who can be held accountable for releases of hazardous substances. Under CERCLA, persons may be held strictly liable for cleaning up hazardous substances at properties that they either currently own or operate or owned or operated in the past. Strict liability under CERCLA means that liability for environmental contamination may be assigned based solely on property ownership.

The Small Business Liability Relief and Brownfields Revitalization Act (the “Brownfields Amendments”) amended CERCLA to provide protections from liability for certain landowners and prospective purchasers of properties who can demonstrate compliance with specific statutory criteria and did not cause or contribute to contamination at the property. CERCLA provides three types of liability protections for landowners and prospective purchasers of real property:

- Innocent landowners are persons who can demonstrate, among other requirements, that they “did not know and had no reason to know” prior to purchasing a property that any hazardous substance that is the subject of a release or threatened release was disposed of on, in, or at the property. Innocent landowners must meet the criteria set forth in CERCLA §101(40).
- Contiguous property owners are persons who own property that is contiguous or otherwise similarly situated to, a facility that is the only source of contamination found on his property. Such persons must demonstrate that they had “no reason to know” prior to purchasing a property that any hazardous substance that is the subject of a release or threatened release was disposed of on, in, or at the property. Contiguous property owners must comply with the criteria set forth in CERCLA §107(q)(1)(A).
- Bona fide prospective purchasers may buy property with knowledge of contamination, provided they bought the property after January 11, 2002 and meet the criteria set forth in CERCLA §101(40).

To claim protection from liability as an innocent landowner, contiguous property owner, or bona fide prospective purchaser, property owners, including state and local governments, must conduct all appropriate inquiries prior to acquiring the property.

“All Appropriate Inquiries,” or AAI is the process of conducting due diligence or a Phase I Environmental Site Assessment to determine prior uses and ownership of a property and assess conditions at the property that may be indicative of releases or threatened releases of hazardous substances at, on, in, or to the property. The standards and practices established as comprising “All Appropriate Inquiries” are set forth in regulations promulgated at 40 CFR Part 312.

EPA recognizes two ASTM International Standards as compliant with the AAI requirements: ASTM E1527-13 “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” and E2247-08 “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property.”

<http://epa.gov/brownfields/aai/index.htm>

### PHASE I ESA – TYPICAL SCOPE OF WORK

Our ESA has always been comprehensive so that clients can make informed decisions, and we continually evolve to meet current industry standards. ESAs are conducted in conformance with ASTM's "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (E1527-13) and EPA's "All Appropriate Inquiries Final Rule, 40 CFR Part 312". The typical work scope for a Phase I ESA will include the following:

**Background information** on the subject property and surrounding area is sought and reviewed, including:

- Federal and State regulatory records.
- Interviews with local officials.
- Interviews with owners, past owners, occupants, neighbors.
- Environmental questionnaire completed by property owners and operators.
- Previous environmental reports for the subject property.
- Water well records.
- Property ownership deeds, documents, records, plans.
- Recorded environmental liens, activity and use limitations
- Maps of topography, geology, soils.
- Current and historic aerial photographs and satellite imagery,
- Maps of historic property use and topography
- Historic Sanborn Maps, Atlas, photographs.
- Relationship of purchase price to value of the property.

A **site visit** is conducted to visually observe current conditions, review available on-site documentation, and interview available site personnel. Representative and accessible portions of the property are visually observed and noted for such things as:

- General site setting, exterior observations, and interior observations.
- Evidence of staining, spills, odors, stressed vegetation, corrosion, pools of liquids, discolored water, releases, contamination, emissions, or ground surface alterations.
- Use, generation, storage, or discharge of hazardous substances or wastes.
- Existing or former underground and above ground storage tanks.
- Storage drums, PCB containing items, groundwater monitoring wells, pits, ponds, lagoons, drains, sumps, septic systems, dumping.
- Conditions and/or operations on adjacent properties that may adversely affect the environmental condition of the subject property.
- Physical imitations (e.g., snow-covered ground, limited access).

TGS provides a **comprehensive written report** that complies with AAI and ASTM. The report discusses the scope of work performed, findings, potential environmental concerns, and presents our opinion, significant data gaps, qualifications and recommendations for additional investigation. Any findings that would constitute recognized environmental conditions (RECs) associated with the subject property are contained in the report. The report includes a location map, figure and photographs showing current site conditions, along with other current and historic pertinent documentation obtained during the ESA such as maps, aerial photographs, and regulatory records. Clients are provided with an electronic copy of the report.

## PHASE I ESA – CLIENTS

**Taylor GeoServices (TGS)** staff have completed hundreds of Phase I Environmental Site Assessments (ESAs) since the 1980's. Projects have ranged from locations across the country and have included all spectrums of sites and conditions. A partial list of representative ESA clients is provided below:

Avondale Borough  
Commerce Bank  
Citizens Bank  
Cyndal Associates  
"Doc" Klunk's Furniture  
Durawood Products  
Engineering Design Consultants  
Fagan Engineers  
First Media Radio  
Ford Motor Company  
Great West Casualty Company  
Grumman Corporation  
Hoeganaes Corporation  
Kaiserman Company  
Key Bank  
Laboratory, Analytical & Biological Services, Inc.  
Little People/Mulberry Daycare  
Meadow Breeze, LLC  
Megha Real Estate  
METZLER North America  
NePo Associates, Inc.  
Northcentral Regional Planning Commission  
Ox Paper Tube and Core, Inc.  
PNC Bank  
Re/Max of Reading  
Redgo Properties  
Republic Services  
Sieck Floral Products  
Shultz Enterprises  
Stackhouse, Seitz & Bensinger  
Trilogy Development Co., Inc.  
Urban Engineers, Inc.  
Waste Management  
Wege Pretzel