

PHASE I ENVIRONMENTAL SITE ASSESSMENTS

Environmental Services

Finalizing a commercial real estate transaction typically involves submittal of a Phase I Environmental Site Assessment (ESA). A properly prepared Phase I ESA will satisfy at least one of the requirements to qualify for the innocent landowner defense under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

Providence professionals are skilled at providing quality services that meet the requirements of American Society of Testing and Materials (ASTM) Standard Practice E-1527-05 and U.S. Environmental Protection Agencies "All Appropriate Inquiry (AAI)" for commercial real estate transactions, including color photographs, and support documentation. Our outstanding technical staff can also provide follow-up services including Phase II Environmental Site Investigations and Risk Evaluation Correction Action Program (RECAP) activities.

OUR TYPICAL PHASE I ESA INCLUDES:

- Research and assessment of State and Federal regulatory agency databases
- A chain of title
- Historical aerial photography
- Historical topographic maps (if applicable)
- Cities Directories (if available)
- Sanborn Maps (if available)
- Soil and land use information
- Flood plain information
- Oil and gas well data
- Water well data
- U.S. Geological Survey 7.5 minute topographic maps

CONT'D

- Interviews with knowledgeable persons
- Site reconnaissance of project site and surrounding area
- Recommendations and conclusions
- Additional considerations associated with business risk:
- Asbestos-containing materials
- Lead-based paint
- Wetlands
- Threatened or endangered species
- Cultural resources
- Environmental regulatory compliance

PROVIDENCE HAS EXPERIENCE IN CONDUCTING ESAS ON THE FOLLOWING TYPES OF SITES:

- Undeveloped properties
- Agriculture parcels
- Developed parcels, commercial and/or industrial
- Environmental corridor assessments
- Brownfields redevelopment
- Railroad right-of-way purchases
- Pipeline right-of-way purchases
- Powerline right-of-way purchases



PROVIDENCE

Offices located throughout Louisiana, Texas and Mississippi

www.providenceeng.com

Providence Engineering and Environmental Group LLC