

What is an ESA and Why do I Need One?

WILSON
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Environmental Site Assessment

Defined by 3 Phases

- Phase 1 ESA – Site and Document Review
- Phase 2 ESA – Site Investigation
- Phase 3 ESA - Remediation

Phase 1 ESA

- A **Phase 1 Environmental Site Assessment** is a report prepared for a real estate holding which identifies potential or existing environmental contamination liabilities (potential risk). Addresses both the underlying land as well as physical improvements to the property; however, techniques applied in a Phase I ESA never include actual collection of physical samples or chemical analyses of any kind. Scrutiny of the land includes examination of potential soil contamination, groundwater quality, Surface water quality and sometimes issues related to hazardous substance uptake by the plant and animal life of a region. The examination of a site may include: definition of any chemical residues within structures; identification of possible asbestos containing building materials; inventory of hazardous substances stored or used on site; assessment of mold and mildew; and evaluation of other indoor air quality parameters. Contaminated sites are often referred to as "Brownfield sites." In severe cases, Brownfield sites may be added to the National Priorities List where they will be subject to the U.S. Environmental Protection Agency's Superfund program.
- Actual sampling of soil, air, groundwater and/or building materials is typically not conducted during a Phase I ESA. The Phase I ESA is generally considered the first step in the process of environmental due diligence. This type of study is alternatively called a Level I Environmental Site Assessment. Standards for performing a Phase I site assessment have been promulgated by the US EPA and are based in part on ASTM in Standard E1527-05. If a site is considered contaminated, a Phase II Environmental Site Assessment may be conducted, ASTM test E1903, a more detailed investigation involving chemical analysis for hazardous substances and/or petroleum hydrocarbons.

Phase 1 ESA

Determination of Potential Risk

- Detailed Site Visit by Qualified Professional
- Review of Local Governmental Documentation Regarding the Usage of the Site
- Extensive Document Review of Surrounding Area

Phase 1 ESA

- Required by most lending Institutions for Commercial or Industrial real estate transactions
- Identification of Potential Risk to your project
- Qualify for CERCLA Landowner liability protection

Potential Risks

- Archeology
- Old Gas Station
- Landfill
- Spilled Chemicals
- Endangered Species

Phase II ESA

- Involves Testing of the Site
 - Soil
 - Water
 - Construction Materials
- Results in Determination of Warrants for Further Investigation or Remediation

Phase III ESA

- Remediation

DEFINING OUR *Culture*



HIGHER
Relationships



Relationships
HIGHER **WILSON**
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