

WHAT IS A PHASE II ESA?



If a recognized environmental condition (REC), or a potential for contamination, has been identified through a Phase I Environmental Site Assessment (ESA), a Phase II ESA may be conducted to confirm the presence of contamination associated with the identified REC. During the Phase II ESA, samples of various media (soil, groundwater, soil-gas) may be collected and analyzed to determine whether hazardous substances are present on the property. The Phase II ESA results are utilized to evaluate potential remedial liability and response activities that may be appropriate to mitigate risks. Phase II ESAs are normally completed during property transactions and financing activity.

PHASE II ESA SCOPE

SITE ASSESSMENT

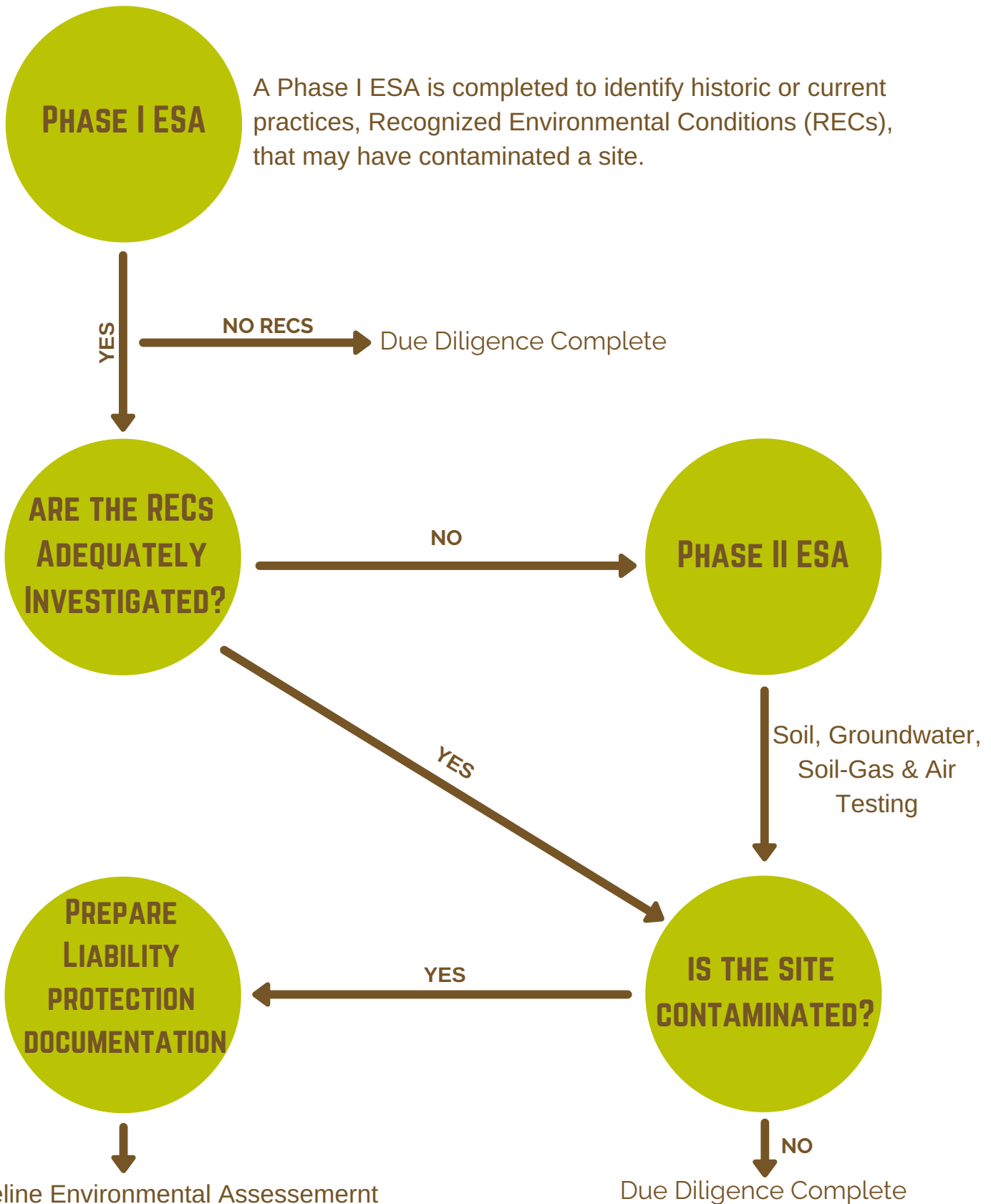
- Collection & laboratory analysis of soil, water, soil-gas and air samples
- Subsurface soil borings
- Groundwater monitoring well installation
- Soil-gas sampling point installation & vapor intrusion evaluation
- Non-invasive geophysical survey for buried features including underground storage tanks, drums and utilities
- Testing underground storage tanks
- Risk analysis and modeling
- Contaminant exposure pathway evaluations

ADDITIONAL ASSESSMENT OPTIONS

- Asbestos Surveys and Lead Inspections/Lead Risk Assessments (LI/LRA)
- Mold and Radon
- Wetland Surveys
- Threatened and Endangered Species Surveys



Due Diligence Flowchart



- Baseline Environmental Assessment
- Disclosure to State
- Due Care Evaluations
- Notifications, if Required