



## **ENVIRONMENTAL SITE ASSESSMENTS**

Environmental site assessments, or ESAs, are typically conducted as part of a real estate transaction or as an initial evaluation of a property with an unknown or questionable environmental history. Hagerty Environmental, LLC conducts each ESA with the Client's best interest at hand and considering the particular aspects of the property. We understand the difference between an ESA on a parcel of farmland and an ESA on an abandoned industrial facility. We also understand that the Client wants a timely, economical and accurate ESA without extraneous research and useless information.

Hagerty Environmental, LLC has the personnel and resources to conduct ESAs locally, nationally and internationally and in the time-frame to suit your project's needs. Qualifications of our staff meet the requirements of ASTM 1527-05 for "Environmental Professionals (EP)," which is required for an AAI-compliant ESA.



*Historic Map used for Records Review. (How far back do you have to go, and what resources are available to satisfy AAI?)*

ESAs are intended to identify if the property is subject to "recognized environmental conditions" (REC) and to satisfy EPA's new "all appropriate inquiry" (AAI) rule (40 CFR Part 312) released on November 1, 2005. ESAs must be conducted in accordance with the AAI requirements in order to make a claim under one of the following CERCLA Liability Protections:

- Innocent landowner;
- Contiguous property owner; or
- Bona fide prospective purchaser.



*Used Drums at a Scrap Yard (Is this an REC?)*

ESAs are conducted in accordance with procedures established by the American Society for Testing and Materials (ASTM), the industry standards for ESAs. Depending on the level of assessment desired by the Client or appropriate for the project, the ASTM standards include *Standard Practice for Environmental Site Assessments: Transaction Screen Process* (ASTM E 1528), *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527) and *Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process* (ASTM E 1903). A typical Phase I ESA consists of the following investigatory activities, at a minimum: 1) Records review, 2) Site reconnaissance, 3) Interviews, and 4) Report.

By conducting the ESA in accordance with the new ASTM standard (ASTM E1527-05), the federal AAI requirement is met; however, owner involvement in the ESA process is required to satisfy the provisions of AAI.