



THE AIR COMPLIANCE GROUP, LLC

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Phase I Environmental Site Assessments

Phase I Environmental Site Assessments (Phase I ESAs) are non-invasive studies to determine the environmental conditions of a commercial property during transfer of ownership or refinancing. This is the opportunity for the purchaser, investor, or financial institution to do due diligence investigations and verify the material facts of a potential investment.

Phase I ESAs are designed to assess potentially hazardous conditions that may affect the sale or refinancing of a property under the Comprehensive Response, Compensation and Liability Act (CERCLA), whereby the results of the assessment creates a safe harbor, known as the “Innocent Landowner Defense”, for the purchaser and his investors.

The Air Compliance Group (ACG) will provide its clients with thorough assessments in accordance with the ASTM E-1527-05 and including the following services:

- Physical inspection of the property
- Interviews of knowledgeable persons
- Review of federal, state and local lists of known contaminated sites, hazardous materials users, spills, and storage tanks
- Evaluations of the potential effects of adjacent properties
- Property history searches at applicable register of deeds offices
- Review of existing environmental documents for the property
- Interpretation of photographs and maps
- Current and past property uses



ACG recognizes the importance of identifying potential hazards in determining if a real estate investment may be affected by prior chemical spills, hazardous waste sites, PCBs, abandoned industrial operations, underground storage tanks, current business activities, and adjacent property histories, whereby having a significant impact on the liability found by the buyer, seller, or lending institution. Phase I ESAs may identify the presence of potential hazardous materials and/or hazardous material sources on the property (i.e., leaking underground storage tanks), contaminated soil and/or groundwater, affected vegetation, asbestos, lead, chemicals, and biological agents such as bird droppings, wild animal wastes, mold and bacteria.

The Air Compliance Group operates all services out of two facilities in the eastern United States. The addresses, phone numbers, and fax numbers of these two full-service facilities are as follows:

Virginia Office:
5075 Hollins Road
Roanoke, VA 24019
(540) 265-1987 (phone)
(540) 265-0082 (fax)

Philadelphia Office:
449 Veit Road
Huntingdon Valley, PA 19006
(215) 364-8940 (phone)
(215) 364-4596 (fax)