

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) PROJECT CAPSULES

1. Phase I ESA - Motorcycle Dealership, Parker, Colorado

This project was completed for the seller of the property and business. The Phase I ESA included such tasks as a site reconnaissance, interviews with past and present property and business owners, reviewed environmental databases and historical sources for the subject and nearby properties, reviewed prior Phase I ESAs for the property, contacted local regulatory agencies for environmental information on the subject and nearby properties, and prepared a Phase I ESA report. Project completed – property and business were sold to a large motorcycle sales firm.

2. Phase I ESA and File Review – Medical Clinic, Mount Pleasant Texas

This project was completed for a medical firm considering purchase of the business and property. Based on preliminary findings of Phase I ESA activities, several active storage tank facilities were identified adjacent to and nearby the subject property. We completed a file review with the Texas Department of Environmental Quality and discussed remediation efforts with State project managers. Project completed – business and property were purchased by the medical firm.

3. Phase I ESA and Limited Subsurface Assessment (LSA) - Former Hotel, Akron, Colorado

This project was completed for a bank considering purchase of property for a new branch location. Based on preliminary findings of Phase I ESA activities, a former automotive repair facility was identified adjacent to the subject property as well as an active gasoline station across the street. Several soil probes and samples of an existing monitoring well were completed on the subject property to obtain additional information regarding possible petroleum and solvent contamination. Significant contamination was not observed in soil and groundwater samples submitted from the site. Project completed – property was purchased by the bank.

3. Phase I ESA and Limited Asbestos Survey – Medical Office Building, Loveland, Colorado

This project was completed for a real estate management company. Based on observations during the Phase I ESA site reconnaissance, a Limited Asbestos Survey of an unoccupied, multi-story, medical office building was completed. Asbestos-containing materials were identified in several areas of the building. The project was cancelled prior to completion since the deal for the property fell through due to financial reasons including the cost of asbestos remediation.

4. Phase I ESAs for Multiple Facilities - Shopping and Office Centers, Fort Collins, Colorado

This project was completed for the owner of the multiple commercial properties for a refinance. The Phase I ESAs included site reconnaissances, interviews with present property and business owners, reviewed environmental databases and historical sources for the subject and nearby properties, contacted local regulatory agencies for environmental information on the subject and nearby properties, and prepared Phase I ESA reports in a relatively short period of time. Where applicable, reviews of prior ESAs and other assessment reports were completed for the subject property as well nearby properties that were identified as potential recognized environmental conditions. Project completed – refinance was completed on all the properties.