



GLOBAL

ENVIRONMENTAL ENGINEERING INC.

ENVIRONMENTAL ASSESSMENTS FOR REAL ESTATE TRANSACTIONS

REDUCE LIABILITY

Federal Liability laws for environmental contamination are “Joint and Several”. This means that if an individual owned a property that is now contaminated, he or she may be liable for the costs associated with cleanup. The best way to avoid potential liability is by conducting **Due Diligence** prior to purchasing the property. By conducting Due Diligence, an individual can show that he or she made a significant effort, or all appropriate inquiry (AAI), to determine the environmental health of the property. An individual can then qualify for the “Innocent Landowner Defense” under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), if the property is found to be contaminated. Properly conducted Phase I, Phase II and Baseline Environmental Assessments (BEA) meet the requirements for the “Innocent Landowner Defense” and, therefore, reduce the potential liability to landowners for costs associated with environmental contamination.

THE GLOBAL DIFFERENCE

Global Environmental Engineering has been conducting environmental assessments in Michigan for over 20 years. The variety of projects completed by the company has resulted in a firm that is well versed with all levels of regulations, including local, state, and federal. Global works closely with the buyer, seller, and financial institution and/or realtor to complete a successful real estate transaction while reducing fear of potential liability.

PRICE SCHEDULE

Prices are approximations only and vary based on the number and type of samples to be collected.

- **PHASE I:** \$2,000
- **PHASE II:** Starting at \$2,500
- **BASELINE ENVIRONMENTAL ASSESSMENT (BEA):** \$2,500
- **DUE CARE:** \$1,800

A Phase I ESA, on average, takes two to three weeks to complete. Rush jobs can be accommodated for an additional fee. If a file review is required, the report may require an extended schedule.



FOR MORE INFORMATION

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UNDERSTANDING THE PROCESS

Phase I Environmental Site Assessments (ESA) are the first step in conducting Due Diligence. The comprehensive Phase I ESA report, completed by a qualified Environmental Professional, includes an investigation into current and historical property uses, surrounding property uses, listed sites of contamination, interviews with local government officials, interviews with current and past occupants, and a site reconnaissance. Global conducts Phase I ESA reports adhering to the American Society for Testing and Materials (ASTM) Standard E1527-13. Often times, Global's process exceeds the most current ASTM Standards.

In the event that evidence of contamination is identified, Global will conduct a Phase II ESA. A Phase II ESA includes sampling of environmental media (groundwater, soil, air) to quantify potential contamination. All analytical results and sampling information will be compiled into a report. If contamination is found, Global will then complete a Baseline Environmental Assessment (BEA) and submit this report to the Michigan Department of Environmental Quality (MDEQ). This BEA allows the landowner to establish pre-existing contamination, and as long as a landowner does not exacerbate contamination, liability associated with the contamination is reduced and/or eliminated and the property can be safely operated. If necessary, Global will also prepare a Due Care report with recommendations to reduce exposure pathways, which allows the property to operate safely with limitations even though contamination is present.



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