



GLOBAL

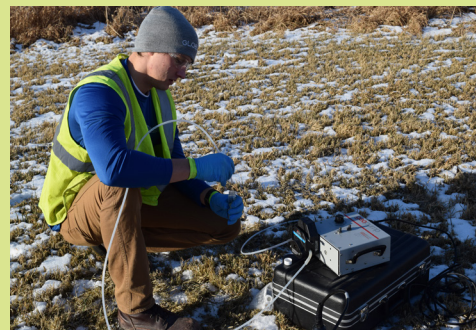
ENVIRONMENTAL ENGINEERING INC.

ENVIRONMENTAL ASSESSMENTS FOR REAL ESTATE TRANSACTIONS

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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