

Would you like to find out if
your listing or sale property has known
hazardous substances or toxins
requiring a phase I
or higher environmental report ?

Go to

<http://geotracker.waterboards.ca.gov/>

Type in the property address and click search, (when the next screen pops up, be sure to check all the boxes at the left)

and see if your listing or sale property, (or nearby properties), have known environmental concerns, that may trigger the requirement for a phase I, and/or phase II, III, or IV environmental site assessment report.

What is a;

- Phase I environmental site assessment report?
- Phase II environmental site assessment report?
- Phase III environmental site assessment report?
- Phase IV environmental site assessment report ?

Phase I exploration - is there any evidence of toxic or hazardous substances on or around the subject property ? (Is there anything

there ?)

Phase II investigation - If anything was found in the phase I, then, physical samples testing to identify the hazard(s) and the extent of the toxins. This is a usually a soil, groundwater and surface water contamination assessment. (what is it, where is it, and what is the extent of it).

(If the phase II comes back with contaminates that need cleanup, we as a lender will require cleanup/closure and the borrower usually bails).

Phase III estimate the cost of cleanup - Remedial Investigation/Feasibilities Studies and/or Opinion of Remediation Cost Estimates and developing methods to remediate the property. (what procedures will be followed and what is the cost ?).

Phase IV Cleanup Execution - Clean it up. (do it), and obtain a closure letter or NFA, "no further action" letter.

Phase I's are almost always required on;

- Gas stations,
- Car washes
- Dry Cleaners
- Auto Repair
- Any other commercial or industrial property that shows possible evidence of contamination.
- Any other commercial or industrial property that is surrounded by, or has nearby it, another property that may be contaminated.
- SBA Loans over \$1,000,000

Is your listing or sale property located on, or near a known contamination site ?

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Best regards,



Scott Simmons

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