

For a **FREE**,
no obligation phone
consultation,
contact us today.



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ENVIRONMENTAL PROPERTY ASSESSMENTS

Protecting Your Health
and Your Investment



Environmental Solutions Group, Inc.

**BUYER
BEWARE**

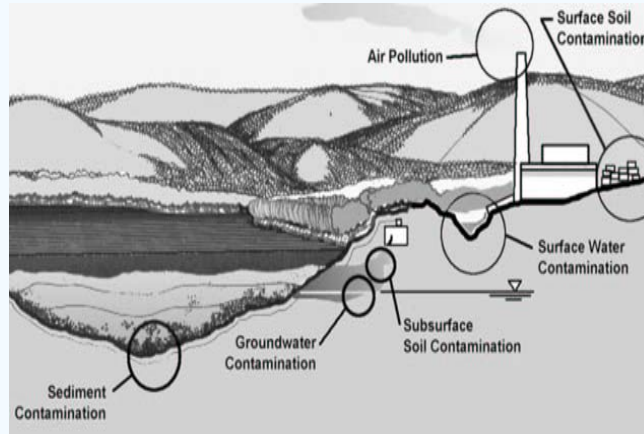
Environmental Liability

In recent years, the lease or sale of commercial, industrial, and multi-family real estate has become complicated by environmental liabilities, which may transfer along with the property. With the increase in scope and enforcement of environmental laws, potential owners and buyers of property have to become more concerned about property conditions and compliance status.

Find Out Before You Purchase or Loan

Since the enactment of the Comprehensive Environmental Response, Compensation, and Recovery Act (CERCLA) and the Superfund Amendments and Reauthorization Act (SARA), purchasers or mortgagors (in the event of default) of contaminated property may be held liable for costs associated with the investigation, remediation, and any health hazards associated with the contaminated property. The potential liability for anyone involved with a real estate purchase can be significant if Due Diligence is not conducted.

The Absence of Evidence IS NOT The Evidence of Absence



Credit: IDEM RISC Technical Guide, February 15, 2001

Limiting Liability

Environmental Property Site Assessments are conducted to satisfy Due Diligence requirements by evaluating past and current operations conducted on the property. The key to limiting environmental risk is by establishing environmental conditions prior to purchasing or occupying a property. If the property owner can demonstrate that all appropriate investigations into the previous ownership and uses of the property were undertaken prior to the purchase of a site, then liability may be limited or reduced if the presence of hazardous substances are subsequently discovered on the site.

Environmental Assessments

The Environmental Property Site Assessments are performed in Phases which are tailored to each specific property, whether agricultural, industrial or commercial.

◆ Phase I Site Assessments

A Phase I typically consists of an extensive background review and site inspection. Our Phase I Environmental Site Assessments will protect your assets by offering the degree of detail required to legally meet your Due Diligence obligations. Our reports meet the American Society of Testing and Materials (ASTM-E-1527-00) Standard for Phase I Environmental Site Assessments.

◆ Phase II site Investigations

If there is evidence of environmental concerns, we can provide site-specific, effective, economical, and a scientifically valid approach to further examine the property. The goal at this point is to ascertain whether an environmental liability truly exists and, if present, what the potential economic cost of the liability is before you buy.

ESG's Experience and Capabilities

All of ESG's Environmental Property Site Assessments are conducted by experienced personnel in a manner that identifies the potential liabilities that may be present. For a fraction of your potential purchase, let ESG provide you with a full understanding of the property. Contact ESG prior to your purchase.