

## Environmental Due Diligence Services

SERVICE OPTIONS	All Appropriate Inquiry (AAI)	Environmental Site Assessment (ESA)	Environmental Transaction Screen (ETS)	Environmental Database Summary (EDS)
Cost	Call for Pricing	Call for Pricing	Call for Pricing	Call for Pricing
Turn-Around Time	15 – 25 Days	7 - 12 Days	5 - 7 Days	3 - 5 Days
Purpose	<ul style="list-style-type: none"> <li>Qualify for CERCLA Liability Exemption</li> <li>Per ASTM E1527-05</li> </ul>	<ul style="list-style-type: none"> <li>Large transactions &amp; loans</li> <li>High risk properties</li> <li>Meets SBA Requirements</li> <li>Per ASTM E1527-00</li> </ul>	<ul style="list-style-type: none"> <li>Medium transactions &amp; loans</li> <li>Moderate risk properties</li> <li>Meets SBA Requirements</li> <li>Per ASTM E1528-06</li> </ul>	<ul style="list-style-type: none"> <li>Small transactions &amp; loans</li> <li>Low Risk Properties</li> <li>Meets SBA Requirements</li> </ul>
Report Shelf Life	<ul style="list-style-type: none"> <li>1-Year from date of property purchase</li> <li>Certain portions must be updated after 180-Days</li> </ul>	<ul style="list-style-type: none"> <li>180-Days from the date of property purchase</li> </ul>	<ul style="list-style-type: none"> <li>180-Days from the date of property purchase</li> </ul>	<ul style="list-style-type: none"> <li>180-Days from the date of property purchase</li> </ul>

SERVICE – SCOPE OF WORK	AAI	ESA	ETS	EDS
<b>SITE DESCRIPTION</b>				
• Subject Property Description, Improvements, Location, Legal Description, etc.	√	√	√	
• Current Use of Subject Property & Adjoining Properties	√	√	√	
<b>USER PROVIDED INFORMATION</b>				
• Title Records, Environmental Liens, Activity & Use Limitations, etc.	√			
• Subject Property Owner/Occupant Information & Specialized Knowledge	√			
• Subject Property Valuation Reduction for Environmental Issues	√			
<b>RECORDS REVIEW</b>				
• Review of Tribal Government Records	√			
• Review of Institutional & Engineering Controls ( <i>i.e. Zoning Restrictions, etc.</i> )	√			
• Review of Physical Setting Sources	√	√	√	
• Review of Historical Information on Subject Property & Adjoining Properties	√	√	√	
• Review of Environmental Record Sources/Databases ( <i>i.e. City Directories, Sanborn Maps/Fire Insurance Maps, etc.</i> )	√	√	√	√
• Review of Local, State, & Federal Government Records	√	√		
<b>SITE RECONAISSANCE</b>				
• On-Site Visual Inspection of Subject Property & Adjoining Properties	√	√	√	
• Interior & Exterior Observations	√	√	√	
<b>INTERVIEWS</b>				
• Interview with Current Owner, Occupants, & Site Manager	√	√		
• Interview with Others ( <i>i.e. local, state, federal government officials, etc.</i> )	√	√		
• Interview with Past Owners/Occupants	√			
<b>FINDINGS</b>				
• Identify Subject Property - Recognized Environmental Conditions (RECs) ... <i>existing, past, or material threat of a release of any hazardous substances or petroleum products onto the subject property...</i>	√	√		
<b>CONCLUSIONS</b>				
• Comment on Data Gaps	√			
<b>RECOMMENDATIONS</b>				
• Environmental Professional's (EP) opinion regarding additional investigation	√	√		
• Signature(s) of Environmental Professional(s)	√	√	√	√
• Qualification(s) of Environmental Professional(s)	√			
<b>APPENDICES</b>				
• Subject Property Photographs	√	√	√	
• Subject Property Topographic Map, Site Plan/Drawing, & Area Map	√	√		
• Subject Property Historical Aerial Photographs	√	√		

√ = Service Performed or Provided