

TRIANGLE ENVIRONMENTAL SCIENCE & ENGINEERING INC.

Triangle Environmental, for over 30 years, has been providing quality Professional Environmental services throughout Missouri



John Cable, Owner of Triangle Environmental, John Cable Jr.

John received his B.S. and M.S. in Geological engineering from the University of Missouri-Rolla

Our company continues to grow by maintaining excellent relationships with our clients and seeking new customers. Triangle would like to help you with your environmental needs.

.....Please give us a call!!.....

573-364-1864 Office
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TRIANGLE

Personnel and Affiliates

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Environmental Professional

Serving Missouri

for

Over 30 years.

TRIANGLE

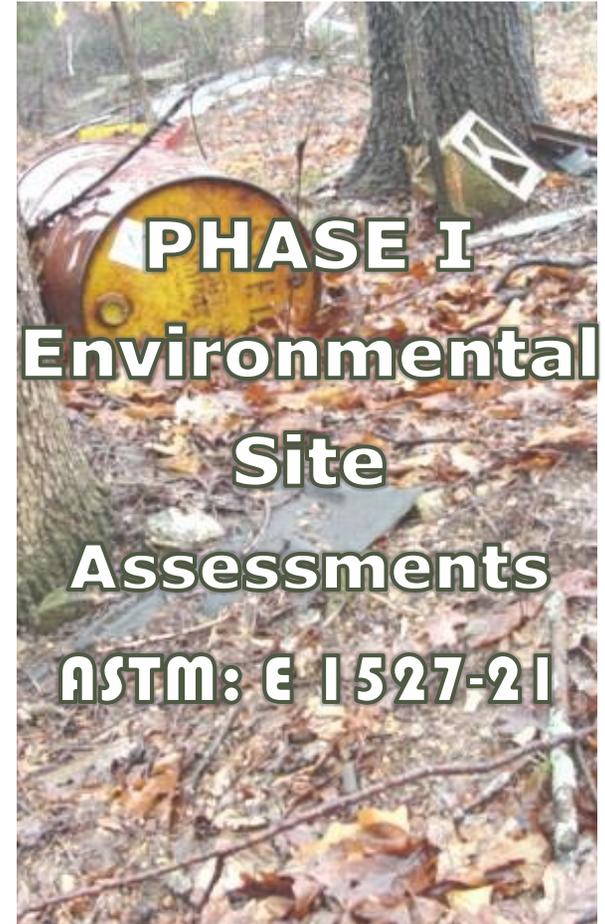
ENVIRONMENTAL SCIENCE
AND ENGINEERING INC

ROLLA
573-308-0140

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

is a qualitative assessment intended to help owners of property satisfy one of the requirements to qualify for CERCLA's innocent landowner defense. Since the mid-1980s, it has also been incorporated into the environmental policies of most lending organizations as a requirement of any loan application involving a parcel of commercial real estate.



HAZARDOUS WASTE DISCOVERED DURING A PHASE I ESA

Our Phase One ESA reports adhere to the new American Society for Testing and Materials (ASTM) Standard E-1527-21. This new ASTM standard adheres to the new All Appropriate Inquiries Rule (AAI) set forth by the Environmental Protection Agency. This is the type of report required by FDIC-member banks and most other lending institutions. Even if you are paying cash for a property, we highly recommend ordering a Phase I report prior to purchasing a property.

OUR PROFESSIONAL ENVIRONMENTAL PHASE I REPORTS INCLUDE:

A 50 Year chain of title documents insofar as it would indicate sources of pollution or environmental disturbances.

Aerial photograph review which may reflect prior uses of the real property.

Determination of existence of environmental clean-up liens against the property which have arisen pursuant to Federal, State, and local statutes and which are recorded in the county archives.

Review of reasonably obtainable Federal, State, and local government records of activities which are likely to cause or contribute to a release or threatened release of hazardous substance on the real property.

A visual environmental inspection of the real property and immediately adjacent properties

An investigation of the presence of asbestos containing building material or any chemical use, storage, treatment, and disposal on the property.

Identify the need for additional testing to evaluate the scope, location, source, and nature of any release or threat of releases of hazardous substances affecting the property.

Interview present and past owners, operators, and occupants of the property.

Professional evaluation and professional report.

AERIAL PHOTO REVIEW USED IN A PHASE I ENVIRONMENTAL SITE ASSESSMENT

Our Phase I Reports identify environmental conditions prior to entering into a contract for sale, re-financing, or option agreement, and ultimately to assist property owners to choose a site that presents manageable environmental risks.



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