

Site Assessment

Our legal and technical personnel have extensive experience in the Site Assessment process and can provide results that will help identify site contamination and potential environment liability.

Client Centered

TLI Solutions, Inc. (a TechLaw Company) has performed over 3,000 site assessments in approximately 35 states, for a variety of clients. Our results help identify site contamination and potential environmental liability.

TLI Solutions, Inc. (TLI) is a nationwide environmental consulting and information management firm. We specializes in issues comprised of both technical and legal elements. Our legal and technical staffs perform Site Assessments with highly specialized science, engineering, and legal capabilities to address a wide variety of environmental concerns.

Site Assessments identify the potential type and magnitude of contamination at a site and can be used to determine whether a piece of property requires remediation and whether it is a sound development opportunity. Site Assessments can take the form of Phase I and Phase II Environmental Site Assessments (ESAs), Preliminary Assessments (PAs), Site Investigations (SIs), and Expanded Site Investigations (ESIs).

Phase I and II Environmental Site Assessments

TLI conducts Phase I ESAs consistent with the U.S. Environmental Protection Agencies All Appropriate Inquiry (AAI) and the American Society for Testing and Materials (ASTM) standards E1527-05 and E1528-06 that address the Phase I ESA Process and the Transaction Screen Processes. These provide an appropriate level of inquiry into prior uses and ownership of real estate. We understand our

clients are interested in determining the potential liability associated with a property to avoid becoming involved with costly environmental concerns, or to identify issues associated with property that is already owned. Our Phase I ESAs include the following:

- A demonstration of due diligence necessary for an innocent landowner defense
- Evaluation of potential environmental liability
- Results that can strengthen your transaction bargaining position

If issues are identified that should be addressed, we will perform the necessary sampling and additional investigation and prepared a Phase II ESA.

How We Provide Value-added Services

- TLI's research revealed that a ring shaped mound, reputed to be an Indian burial mound, was simply a fire ring constructed adjacent to a Depression era bobsled run. The client developed the site into a transmission facility.
- Initial historical research conducted for an ESA at a parking lot indicated the site had been occupied by environmentally benign facilities. In seeking corroborative information, we discovered from historical aerial photographs and fire insurance maps that streets had been relocated—establishing that a foundry had formerly occupied the property. Sampling confirmed the presence of high lead levels and the client avoided potential liability.



Preliminary Assessments

TLI has conducted hundreds of PAs that have included a review of existing, readily available information about a site and the surrounding area. PAs are used to assess the relative threat associated with actual or potential releases of hazardous substances to groundwater, surface water, soil, and air by generating a preliminary hazard ranking system (HRS) score. Based on the review, TLI uses the PAScore software to generate PA score sheets, the Potential Hazardous Waste Site PA Form with associated documentation, and a narrative report including maps and background information.

Site Inspections

TLI has conducted SIs on hundreds of industrial and commercial properties, including HRS scoring to identify sites for the NPL listing process. These SIs eliminate releases that pose no significant threat to public health or the environment from further consideration and determine the potential need for removal actions. The SI incorporates and builds upon a PA and generally requires the collection of samples or the evaluation of existing analytical data to evaluate site conditions.

Expanded Site Inspections

An ESI supplements an SI by providing additional information required to support preparation of an HRS package. The objectives of the ESI are to collect or develop additional data, generate an HRS score for the site, and determine whether response actions are required. For ESIs, TLI conducts site visits to develop the work plan, sampling and analysis plan, and health and safety plan associated with sample collection, and performs field sampling. We conducted an ESI at a 2,000-acre environmentally-sensitive facility in Missouri, identifying 36 areas of concern, and collecting

approximately 2,200 samples from a variety of media.

Multimedia Environmental Assessments

TLI has conducted approximately 200 environmental multimedia assessments for Bureau of Land Management and Army facilities to identify deficiencies in compliance with 22 environmental and occupational safety and health administration regulations. The assessments also provide guidance regarding the development and implementation of environmental programs, including suggestions for pollution prevention activities. Compliance assessments were conducted at Fort Leavenworth, Kansas: about 50 facilities were assessed under 17 environmental regulatory areas, including closed sanitary landfills, pesticide storage and mixing areas, a stripped paint disposal area, and active fire training pits. We reviewed the results of a Resource Conservation and Recovery Act (RCRA) facility investigation and groundwater monitoring records, inspected eight land disposal sites, and monitored records for compliance with 40 CFR 264 Subparts F and G, and state requirements.

TLI Project Examples

Cellular/Wireless Company

TLI has performed ESAs for a cellular wireless company since 1998. We are familiar with the specific regulatory, environmental, and liability issues unique to the cellular telephone industry, including those of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Federal Communications Commission's (FCC's) environmental policy, and the ASTM standards. We have conducted numerous ESAs, surveys, audits, and environmental impact statements, including conducting

legal and regulatory research for this industry.

Construction Company

TLI conducted Phase I ESAs for a builder in Virginia and Maryland to identify documented and potential sources of contamination from on-site and off-site sources. The ESAs included a site visit and review of environmental regulatory databases and related agency information, prior ownership records, aerial photographs, and published geologic information.

U.S. Army Corps of Engineers, Albuquerque District

TLI assisted in the development of PAs at three former Army Air Fields; Carlsbad, Hobbs, and Fort Sumner in New Mexico. We conducted historical research at National Archives and Records Administration (NARA) facilities, USACE offices, and local information repositories; performed limited title searches at county clerk and recorders, tax assessors, and USACE Real Estate offices; investigated environmental and regulatory histories; performed pathway and target populations assessments; conducted site visits; compiled maps and aerial photographs; and prepared comprehensive preliminary assessments. TLI also placed ads in local newspapers to obtain information from individuals who had first-hand knowledge of the sites during World War II, the period of the air fields' operation.

U.S. Army Corps of Engineers, Sacramento District

TLI conducted SIs at five different installations including three in Alaska for the USACE-Sacramento District in support of U.S. Army Environmental Center. We identified all relevant stakeholders, coordinated the stakeholders' meeting, developed a Historical Record Review (HRR), coordinated the Technical Project Planning (TPP) meetings, planned the field work through the development of a Work Plan, assisted in the SI field work activities, and developed the SI report.

Army and Air Force Exchange Service

Phase I and II ESAs were conducted for Army and Air Force Exchange Service (AAFES) (under a subcontract). Phase I ESAs were conducted for three distribution center prospective sites, including historical research, site inspections, interviews, and review of governmental data reports. A Phase II ESA was then conducted at one site, including collection of subsurface soil and groundwater samples.