

CRG TEXAS, LLC

“Caring for Our Environment’s Future”



experience

integrity

quality

professionalism

“All Appropriate Inquiry”

*The New Standards for Conducting
Environmental Due Diligence*

CRG Texas Due Diligence Summary

- CRG Texas is the Leading Provider of Environmental Due Diligence Services in Central and South Texas
- Clients are: Banks and Lenders, Investors and Developers, Brokers and Realtors, Government and Private Industry
- We provide fast, accurate, and economical Environmental Solutions
- Core Business:
 - ✓ Phase I ESAs: in accordance with ASTM E-1527-05, and EPA All Appropriate Inquiry Standards
 - ✓ Phase II ESAs: In Accordance with ASTM E-1903-97, and Industry Standards
 - ✓ Soil and Groundwater Assessment, Specialty Sampling, and Remediation Services



All Appropriate Inquiry Overview

1. What is All Appropriate Inquiry (AAI)?
2. When is AAI Required?
3. Why is AAI Required for Phase I ESAs?
4. Who Must Follow AAI?
5. Who is Qualified to perform AAI Assessments?
6. What is involved in an AAI Compliant Phase I ESA?



Why Perform an ESA?

1. Purchase of a New Property
2. Refinance of an Existing Property
3. Partnership Buyout
4. Application to a Public Agency for Change of Land Use
5. Existing Owner's Desire to Understand Property's Environmental History
6. Federal, State, or Municipal Government Agency Request
7. Divestiture of Properties or Redistribution of Ownership



What, Why, and When- All Appropriate Inquiry?

1. What is AAI?

“All appropriate inquiries” is a process of evaluating a property’s environmental conditions and assessing potential liability for any contamination. All appropriate inquiries must be conducted to obtain certain protections from liability under the federal Superfund Law (CERCLA).

2. Why is AAI Required?

The 2002 Brownfield's Amendments to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) require EPA to promulgate regulations establishing standards and practices for conducting all appropriate inquiries.

3. When is AAI Required?

The final rule was made effective on November 1, 2006, one year after its publication date in the Federal Register.



Who Must Follow AAI?

- “Prospective property owners who do not conduct all appropriate inquiries prior to obtaining ownership of the property may lose their ability to claim protection from CERCLA liability as an innocent landowner, bona fide prospective purchaser or contiguous property owner.”
- AAI applies to all types of commercial real estate, not just Brown-fields sites, and even some residential properties if they are used for government entities or commercial use (i.e., a house turned into a medical or law office).



Who is Qualified to Perform AAI Phase I ESAs?

Environmental Professionals who have:

- P.E. or P.G. with 3 Years Experience
- B.A. or B.S. (Science) with 5 Years Relevant Experience
- B.A. or B.S. (Non-Science) with 10 Years Relevant Experience
- Individuals who have 10 Years or More Full Time Experience
- CRG Texas, LLC Meets the EPA's Definition of "Environmental Professional"



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What is Involved in an AAI Phase I ESA?

- Review of government records (Federal, State and Local)
- Review of historical records (Aerials, City Directories, Sanborn Maps, etc.)
- Interviews with both present and past property owners
- Visual inspections (site visit)
- Degree of obviousness of contamination
- Commonly known information about the property
- Searches for environmental cleanup liens (client provided)
- Specialized knowledge or experience (client provided)
- Purchase price vs. the value of property if not contaminated
- User and Property Owner Questionnaire and Disclosure Statements



CRG Texas Qualifications

- “Environmental Professional” Personnel
- 22+ Years Environmental Consulting Experience
- TCEQ Registered Corrective Action Specialist
- TCEQ Registered Corrective Action Project Manager
- TCEQ Licensed Petroleum Storage Tank Services
- Federal, State, Municipal, and Private Industry Experienced in Assessment and Corrective Action



Service Disciplines

- Transaction Screen Process: ASTM E 1528-06, Limited Environmental Due Diligence
- Phase I ESAs: ASTM E-1527-05, & EPA All Appropriate Inquiry Standards
- Phase II ESAs: ASTM E-1903-97, & Industry Standards
- Soil and Groundwater Sampling, Assessment, and Remediation: Federal & State Guidelines
- Surface Water & Sediment Sampling: Texas Surface Water Quality Standards and TRRP Guidelines
- Storm Water Pollution Prevention Planning (SWPPP): TCEQ/City of Houston; Plan Preparation, Inspections, Sampling, & Training
- Underground & Aboveground Petroleum Storage Tank Compliance: EPA and TCEQ Guidelines



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QUESTIONS? CONTACT US TODAY!

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