

Environmental Due Diligence Services

SAS Environmental, Inc. (SAS) specializes in environmental assessments and remediation of contaminated commercial and industrial properties.

Environmental due diligence is generally conducted for the purpose of assessing a property involved in a real estate transaction for the presence of contamination. Contamination may represent significant financial and legal liability to the parties involved in the real estate for several reasons. Liability can result from: enforcement actions by the federal Environmental Protection Agency or state regulators; the impact of contamination on the marketability and, therefore, the value, of the subject property; litigation from off-site properties impacted by a release from the subject property; or litigation by persons who claim to have suffered adverse health effects from contamination at the subject property.

Industry professionals have created standards for conducting due diligence investigations to evaluate real estate for such potential liability. Congress codified the standards for conducting environment due diligence with the enactment of the Standards and Practices for All Appropriate Inquiries (AAI). In turn, ASTM E 1527, Standard Practice for Environmental Site Assessments (ESA): Phase I Environmental Site Assessment Process was updated to satisfy the requirements of the AAI rule. To date, ASTM E 1527 remains the most widely used industry standard for conducting the initial phase of environmental due diligence.

A Phase II ESA would be recommended if recognized environmental concern(s) are identified in the Phase I ESA. Phase II ESA could include the collection and analysis of surficial and sub-surface soil, groundwater, and/or soil vapor samples; installation of monitoring wells; or indoor air sampling, mold sampling, asbestos sampling, lead sampling, etc.

Overview of SAS's History, Experience, and Service Capabilities

After incorporation in 1995, SAS has continued to grow and expand to successfully implement projects in over 20 different states in addition to successfully completing more than 2,500 Phase I and Phase II ESAs.

SAS's due diligence work is performed in accordance with the ASTM Standard Practice E 1527-13 (Phase I ESA), which incorporates the requirements of the AAI Final Rule, ASTM E 1528-06 (Transaction Screen), ASTM E 1903 (Phase II ESA), and ASTM E 2600 (Vapor Encroachment Screening). In addition to the ASTM standards, SAS performs Phase I and II ESAs in accordance with the state voluntary action clean-up programs, Ohio Department of Transportation (ODOT), Small Business Administration (SBA), and Housing and Urban Development (HUD) requirements. SAS maintains the ability and flexibility to customize the due diligence investigation to the purchaser's and/or lender's requirements.

SAS is experienced in custom designing, implementing and completing Phase II ESAs to ensure compliance with the ASTM Standard for Environmental Site Assessments: the Phase II Environmental Site Assessment Process, and state and federal requirements.

SAS designs and implements a plan to meet the client and project goals, needs, budget and time constraints and to withstand the scrutiny of all stakeholders involved including lenders, regulators, attorneys and peers.

To protect the interests of its clients, SAS is comprehensively insured with a combined \$5 million general liability, errors and omissions, and contractors' pollution liability insurance policy. SAS has never been subjected to a lawsuit regarding the findings of a Phase I or Phase II ESA.

SAS's Due Diligence Technical Team

SAS's seasoned staff of Environmental Professionals, as defined by ASTM E 1527, are experienced in providing environmental and technical support services for a diverse group of clients.

Douglas P. Klicman, P.G., CP269 (Manager, Environmental Services Group) is a Certified Professional in Ohio, a licensed Professional Geologist in several states, and has provided environmental and hydrogeological assessments and remediation services to clients throughout the United States since 1989. He has experience supervising thousands of due diligence investigations, conducting projects under the Resource Conservation and Recovery Act, state voluntary clean-up programs, and numerous state underground storage tank programs.

Laurie B. Hillebrand, P.G. (Project Manager) has over 20 years of experience as a consultant focusing on all aspects of the environmental industry. She has been involved in completing ASTM, SBA, Ohio Voluntary Action Program, ODOT, and HUD Phase I and Phase II assessments for lending institutions, developers, industries, and municipalities.

Michael R. McVan (Project Manager) has more than 20 years of experience in the environmental consulting industry. He has been involved in completing ASTM, SBA, Ohio Voluntary Action Program, ODOT, and HUD Phase I and Phase II assessments for lending institutions, developers, industries, and municipalities. He is a Certified Asbestos Hazard Evaluation Specialist, performing asbestos surveys and sampling.

Jason L. King, P.G. (Project Geologist) has over nine years of experience in the environmental consulting industry. He has been involved in completing ASTM and SBA Phase I and Phase II assessments for lending institutions, developers, industries, and municipalities.

Testimonials

"SAS Environmental is the preferred environmental consultant for the Dalad Group. SAS has always been very responsive to our needs and those of our lenders, whether it has been for Phase I, Phase II, or asbestos services. As a developer, we are commonly under short time constraints for our due diligence. SAS has always been willing to meet project time requirements. Their work has always been accepted by our lenders, and letters of Reliance and updates to prior work to support financing requirements has been seamless." Keith Masters, Dalad Group

"SAS Environmental is very highly recommended. They are the most responsive Environmental Firm that we work with, while also being a very cost effective solution for our client's needs, whether it be for Transaction Screens, Phase I or Phase II services. As a Bank, we feel that we are getting high quality reports and advice from SAS and value them as one of our trusted advisors." Jamie Taylor, S&T Bank

"I have been using SAS for my environmental inspection needs since 2010. They were referred to me by a co-worker. They always do a great job and deliver on or before their commitment date. I won't use anyone else." Mario Abbattista, Huntington National Bank

"Doug Klicman and his team at SAS Environmental have been my go to for environmental reports for the past several years. They are knowledgeable, professional and I can always trust that they have the best interests of both the Bank and my clients. Doug and the staff have always made themselves readily available to answer any questions that I as a Lender or the Bank may have and they always meet the deadlines they set." Sean Ulik, Consumers Bank

"SAS has done a great job assisting us in the acquisition of real estate to support our growth. They are extremely knowledgeable, diligent and deliver their results on schedule." Peter Bastulli, Famous Supply



FOR MORE INFORMATION, Please contact:

Doug Klicman, (330)239-9800

Email: d.klicman@sasenvironmental.com

SAS Environmental, Inc.
1486 Medina Road, Suite 201
Medina, OH 44256

Environmental Due Diligence Assessment Services



SAS ENVIRONMENTAL, INC.

1486 Medina Road, Suite 201
Medina, OH 44256
(330)239-9800

www.sasenvironmental.com