

Below is a typical outline of reporting for a Phase I Environmental Site Assessment carried out by COMMHEALTH - R. Dixon Associates



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CLIENT:	XXX Bank		
LOCATION:	Canada		
REPORT DATE:		SITE DATES:	FILE: RD.....
SUBJECT:	Phase 1 Environmental Site Assessment		

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1 EXECUTIVE SUMMARY

The objective of this Phase I ESA was to identify actual and potential sources of environmental contamination at the subject property. The ESA was conducted by Roger Dixon (Environmental Health and Safety Engineer and Industrial Hygienist,) and David Greer (Specialist, Building Structures and Integrity) generally according to the Canadian Standards Association (CSA) Z768-01 *Phase I Environmental Site Assessment*, including the requirements of Ontario Regulation 153/04. We understand that the Phase I ESA is required for bank financing purposes.

Based on the results of the historical review, and situational and operational observations made during the site visit, we conclude that there is no potential for environmental impacts by or to the subject property. This statement is made on the basis that there will be no future changes in operations involving the use or discharge of potentially hazardous materials.

2 SITE DESCRIPTION

XXXX

3 RECORDS REVIEW

3.1 Property

Documentation presented to this Assessor included:-

XXXXXX

There is no indication of environmental liabilities, liens implied or current on either any party, in the above documented severance.

3.2 Operations

There are no Ministry Orders relating to environmental operations. There are no Ministry Orders relating to directives issued by the XXXX Occupational Health and Safety Branch.

4 SITE INSPECTION

The attached photographs show the present condition of the exterior structure. We see no problems with the integrity of the structure from an environmental viewpoint.

4.1 Observations

4.2 Interviews

5 FINDINGS

We would have preferred to see some documentation confirming that satisfactory soil testing had been carried out following the removal of the underground storage tanks. Also preferable would be certified documentation on record regarding the method of disposal of XXXX and XXXX wastes during the period of operation as a XXXX.

6 CONCLUSIONS

This property as it stands presents no environmental risk. This statement is made on the basis that there will be no future changes in operations involving the use or discharge of potentially hazardous materials.

Signed:

Roger Dixon, B.Sc.(Eng.) P.Eng., MPH, CIH
Consultant, Health, Safety and Environment,
COMMHEALTH - R. Dixon Associates.

APPENDIX A - GOOGLE MAP

APPENDIX B - CONDITION OF PURCHASE

APPENDIX C - SITE PHOTOGRAPHS