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Blah Blah Waa Waaa, yeah, yeah, who didn't know that.....



FINALLY, SOMETHING I CAN ACTUALLY USE!

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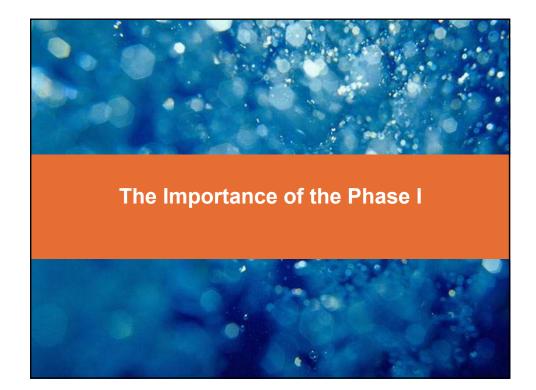
Environmental Responsibilities for the Lawyer

Three General Responsibilities:

- Reviewing/finalizing the environmental consulting engagement contract
- Reviewing/improving the Phase I Environmental Site Assessment and Phase II Environmental Site Investigation drafted by the consultant
- Negotiating Environmental Liability Provisions in Deal Docs

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What is a Phase I ESA?

- Non-invasive environmental review of property
 - Review current and historical records
 - Past ownership/uses
 - Restrictions
 - Commonly known environmental conditions
 - Walk-through investigation to find obvious visible potential environmental issues
- Does <u>not</u> involve the collection of any samples
- Covers releases of hazardous materials only

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Limited Scope! Does the Phase I ESA being offered need to be expanded to cover other environmental concerns?

- Wetlands
- Mold
- Asbestos
- Radon
- Lead paint

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Title search: Environmental Law Confidential: Useful Tips and Urban Myths in Real Estate Transactions

Also available as part of the eCourse 2016 Mortgage Lending eConference

First appeared as part of the conference materials for the 50th Annual William W. Gibson, Jr. Mortgage Lending Institute session "Environmental Law Confidential: Useful Tips and Urban Myths in Real Estate Transactions"