

PHASE 1 SITE ASSESSMENTS

LILBURN
CORPORATION

Phase I Site Assessments are completed to determine and assess environmental issues associated with prior uses of a property that may impact the owner's future use and liability. At the conclusion of the site assessment, a report is prepared that documents any observed potential impacts to the subject property that may have altered the site's ecology, environment, functional use, or economic value.

A site assessment only includes visual observations and inquiry into public records. No testing of soil, air, or water or any other matter is used to render a technical opinion in a Phase I Site Assessment. If the results of the Phase I investigation indicate that there may be the presence or likely presence of materials or conditions which could impact the suitability of the property for its intended use, a Phase II investigation would be recommended for completion by a qualified hazardous waste consulting firm. Phase II investigations are also required for properties currently improved with structures. Lilburn Corporation is experienced in preparing environmental assessments that follow the guidelines established by the American Society for Testing and Materials Standard Practice manual.

PROCESS

- Review available environmental reports
- Review historic land use records and files
- Review pertinent regulatory agency documents
- Review available current and historical aerial photographs of the sites and adjacent properties
- Perform a "windshield" reconnaissance of adjacent and immediately surrounding properties
- Perform an on-site reconnaissance of the properties
- Prepare a final report

REPRESENTATIVE PROJECTS

- County of San Bernardino's High Desert Detention Center (196-acre Apple Valley Site)
- County of San Bernardino's High Desert Detention Center (120-acre Apple Valley Site)
- County of San Bernardino's High Desert Detention Center (90-acre Victorville Site)
- Camper Clubs of America's Lytle Creek 146-Acre Campground Site
- County of San Bernardino Central Avenue Improvements & Widening
- Fontana Senior Housing Project
- Granite Construction Company's 112-acre Property in Indio

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