

Contamination

SWC offers a variety of contamination-related services, both to determine if a property has contamination, and if so, to clean it up. The firm complies strictly to federal and State standards to protect the liability of property buyers and owners.

Environmental Site Assessments

ESAs serve the purpose of addressing all requirements under the federal RCRA Act, and the process for conducting these assessments is established by federally-adopted guidelines. There are three types of ESAs:

- A **Phase I ESA** is generally conducted prior to completion of any commercial real estate transaction. The procedure is governed by ASTM E 1527-05 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, and involves a detailed site examination, interview, and review of local, State and federal databases regarding contamination on or near the property. The report generated by this study meets RCRA liability requirements so that a **new owner of property** who has acquired a Phase I ESA that follows ASTM guidelines **will not be responsible for cleanup** if contamination is later found on the property.
- A **Phase II ESA** is conducted if the presence of contamination is known or suspected on a parcel. It involves **sampling and testing** for particular contaminants, delineation of the limits of contamination, and preparation of a proposed clean-up plan.
- A **Phase III ESA** involves actual site **clean up**, follow-up sampling and testing, and preparation of a report documenting the final site status.

SWC has conducted many Phase I ESAs throughout the Florida Keys. Recent properties include:

- Sugarloaf Lodge, Monroe County
- Jabour's Trailer Park, Key West
- Parmer's Resort, Little Torch Key
- Niles Sales and Service, Key West
- Hickory House, Stock Island
- Seagrape Affordable Housing Project, Marathon
- Oceanside Marina, Stock Island

Examples of properties where SWC conducted Phase II assessments include the former dog track property on

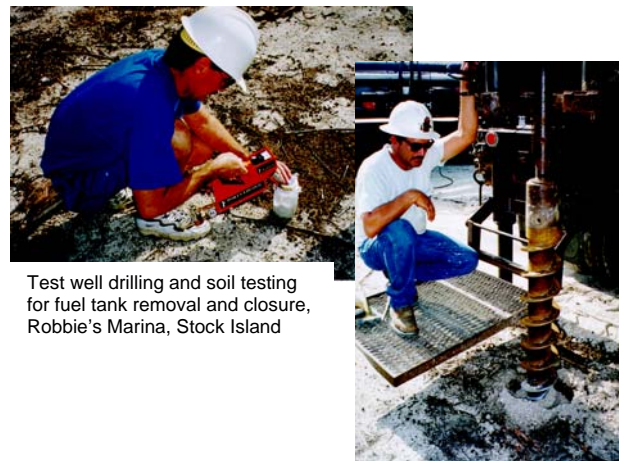
Stock Island and the former Wild Bill's property on Grassy Key. SWC associates have performed Phase III cleanup work for American Airlines at major international airports.

Other SWC Contamination Services

- Fuel storage tank removal and closure
 Examples: Tropical Reef Resort in Islamorada, Robbie's Marina on Stock Island
- Acquisition of "No Further Action" determinations from Florida Department of Environmental Protection for formerly contaminated sites
 Example: Bayview Inn, Conch Key



Fuel dock and storage tanks, Oceanside Marina, Stock Island



Test well drilling and soil testing for fuel tank removal and closure, Robbie's Marina, Stock Island

COMMITTED TO EXCELLENCE
 KEY WEST • MIAMI • FORT MYERS
 HOLLYWOOD