

Reliance Engineering and Environmental Services, LLC offers services within a broad range of disciplines:

SITE ASSESSMENTS

- **Comprehensive Phase I Environmental Site Assessment**

Each assessment is prepared in substantial compliance with ASTM Standard E 1527-05: "Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process." Reliance Phase I comprehensive assessments typically exceed the ASTM standard.

In addition to physical site inspections by experienced professionals, each assessment includes a comprehensive review of several decades of aerial photographs from a variety of sources. Research also includes extensive review of prior and current uses and ownership of the subject site and adjacent properties using directories and a title review. Reports include topographical, geological, hydrogeological, faults and oil & gas evaluations, as well as flood plain and wetlands status. Federal, state and local databases exceeding the ASTM Standards are downloaded and reviewed. Photographs, maps, illustrations and two copies of the report are included.

Where property improvements include buildings, preliminary inspections for asbestos and lead-based paint can be included.

- **Standard Phase I Environmental Site Assessment**

Each assessment is prepared in compliance with ASTM Standard E 1527-05: "Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process." Reliance Standard Phase I assessments are compiled in a concise, user friendly format.

The Standard Phase I Report is ideal for undeveloped and low risk properties because the ASTM Standard acknowledges that it is not necessary to do exhaustive research on obviously clean properties. Reports include topographical, geological, hydrogeological, faults, and oil & gas evaluations, as well as flood plain and wetlands status. ASTM - designated federal, state and local databases are reviewed. Photographs, maps, illustrations, and two copies of the report are included.

- **Preliminary Risk Assessment**

This is a risk assessment designed for properties that may not be involved in current commercial transactions. This report provides an idea of current or future environmental problems based on an inspection by an environmental professional. Our environmental consultants can evaluate and offer solutions to many common environmental problems, from illegal dumping to wetlands, before these problems become evident in a Phase I.

- Phase I Environmental Screening Report (Preliminary Phase I)

Sometimes referred to as Transaction Screening, an Environmental Screening Report can satisfy some of the requirements to qualify for the innocent landowner defense to CERCLA liability if it constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC 9601(35)(B). The Environmental Screening identifies recognized environmental conditions such as release or threat of release of hazardous substances or petroleum products onto the property, or into the ground, groundwater or surface water of the property—even under conditions in compliance with applicable laws and regulations. Meets ASTM Standard E 1528-06: "Standard Practice for Environmental Site Assessments: Transaction Screen Process."

A Phase I Environmental Screening Report is often a cost effective way to provide preliminary environmental information at a site where the innocent landowner defense may not be the sole objective of the investigation. Where industrial, commercial or retail activity may have been absent, an Environmental Screening Report may demonstrate "due diligence" on the part of the property owner.

- Portfolio Property Environmental Scoring (Environmental Risk Evaluation)

Environmental Risk Information and Imaging Services (ERIIS) data bases are searched for information on the subject site, plus other sites located within the ASTM-established radii. Values are assigned to environmental considerations by ERIIS and the subject site receives an environmental score. Scores are also calculated for four other sites, each one-half mile to the north, south, east and west of the subject property, and these provide a comparison when evaluating the relative risk potential of the subject property.

The score is a weighted average of three factors: (1) The actual number of sites identified within each environmental threat category, (2) The nature of each environmental threat, (3) The distance of each environmental threat from the subject property. The higher the subject property's score the greater the potential for environmental risk.

These low cost evaluations are particularly useful where a determination is being made as to whether or not a Phase I would be appropriate and the cost is applicable towards a Phase I should one be needed.

- Wetland Consulting

Because of the ever increasing rules and regulations concerning what can and cannot be done regarding wetlands, Reliance Environmental offers a report that documents conditions that will legally qualify landowners for an exemption to wetland permitting under the Clean Water Act. Under today's rules if there are operations on properties that have any possibility of being a wetland, it is the landowner's responsibility to prove that those operations are not in violation.

- Geo-technical Investigations

Each survey is designed to meet the site-specific objectives of the client. Reliance can provide rapid response and cost effective drilling services. Reports include detailed information concerning soil, geologic formations, and design criteria for new structures.

- Groundwater Surveys

Following development of site-specific objectives and a scope of work, soil borings are advanced to groundwater using licensed drilling personnel. Samples are collected in accordance with established protocols. An independent and accredited laboratory analyzes samples.

- Property Condition Report

Prepared in conjunction with a Phase I Site Assessment, the Property Condition Report identifies deficiencies that may alter the value of the commercial asset, and the estimated costs to correct those deficiencies. Photo documentation and quantification make cost estimates readily accessible. Specialists evaluate HVAC, roofs, electrical and plumbing systems.

- Phase II Environmental Investigations

A Phase II Environmental Assessment can be initiated because of known environmental conditions, or can result from findings discovered in another investigation. Each Phase II investigation is undertaken to determine the extent of suspected contamination by hazardous substances or petroleum products. Data and samples are collected and evaluated for risk assessment. Where needed, remediation options are outlined and supported with preliminary cost estimates. These include asbestos, lead-based paint, soil, and groundwater.

- Residential Environmental Inspections

Residential environmental investigations are 'menu' driven and can include inspections for asbestos, lead-based paint, lead in drinking water, herbicides/pesticides, radon, urea-formaldehyde insulation, prior use of property, and a database search for recorded environmental risks at or near the property.

- Indoor Air Quality Monitoring

Indoor air quality monitoring programs are designed to meet the objectives of the client. A thorough air quality survey incorporates evaluation of activities within the building spaces, including cleaning techniques and materials, airflow, humidity, the HVAC system, number and location of occupants, and a wide variety of other considerations. Indoor Air Pollution can be as much as 1000 times higher than outside levels and has been attributed to many health problems which were thought to be allergies or viruses. Through indoor air quality monitoring programs, Reliance can establish the types of pollutants and suggest plans to help reduce high levels.

- **Asbestos Inspections and Surveys**

Experienced state-licensed professionals provide a full range of inspection services—from limited inspections to full AHERA surveys. All samples are analyzed by an independent accredited laboratory. Reports are concise and complete. Surveys fully quantify and qualify asbestos-containing materials.

- **Asbestos Abatement Project Specifications**

Detailed specifications are designed to meet project objectives while working within the framework of all applicable local, state and federal regulations. Project specifications provide the abatement contractor with thorough, precise instructions and working drawings showing the locations of all critical elements of the work. Reliance specifications are designed to provide a client with a high degree of protection on asbestos abatement projects.

- **Asbestos Abatement Project Management**

When providing Project Management, Reliance Engineering and Environmental Services, LLC serves as Client's Representative on a project. Keeping the project on schedule, within budget and in full compliance with regulations is the Project Manager's job. In addition to preparing project Scope of Work and Specifications, Reliance can assist a client in qualifying abatement contractors, securing bids, negotiating schedules and other details of an abatement contract. During the course of the project, licensed Reliance personnel provide full supervision. A licensed asbestos consultant inspects all containments, reviews and approves all air monitoring data and issues a written clearance upon successful completion. At the conclusion of the project, Client is given a bound copy of all applicable documents relating to the project.

- **Asbestos Abatement Project - Air Monitoring And Testing**

Air quality monitoring and testing is conducted at all times work is in progress. A qualified technician collects all area air samples using prescribed protocols. Sample cassettes are analyzed on-site by a licensed technician. In accordance with Reliance Engineering and Environmental Services, LLC quality control policies, not less than 5% of cassettes are subjected to a second analysis by other qualified personnel.

- **Asbestos Operating And Management (O&M) Plans**

When a client elects to manage asbestos-containing materials in place, rather than remove them, Reliance Engineering and Environmental Services, LLC produces detailed Operating and Maintenance Plans. Each O&M Plan is a straightforward document outlining practices to be followed when dealing with asbestos-containing

materials, response procedures in the event the material is disturbed, recommended documentation and reporting systems. Asbestos awareness training is provided to all personnel at the site.

- Lead-Based Paint

As with asbestos, a full range of services are available: Inspections and surveys, project management, project specifications, O&M programs, project air monitoring and testing.

- Underground and Aboveground Storage Tanks

Closure of petroleum storage tanks with investigation or remediation of soil or groundwater resulting from leaking petroleum storage tanks is a regulated activity requiring a registered Corrective Action Specialist. At Reliance, these activities are conducted under the direction of a Corrective Action Project Manager. Each scope of work is designed to meet site-specific objectives. Forms and reports to TNRCC specifications are prepared and submitted, including application for reimbursement of eligible expenses by the state.

Plan B Closure is an activity requiring a Corrective Action Plan which includes complex analyses of soil, soil vapor, groundwater and other site characterizations. Reliance utilizes computerized modeling programs to evaluate each site. All activity is under the direction of a Corrective Action Project Manager, and in compliance to EPA regulations.