



ERAS Environmental, Inc.

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Environmental Real Estate Newsletter

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Registered Environmental Assessors I and II

After over a year of qualification proceedings, David Siegel of ERAS Environmental, Inc. has been awarded registration as a Registered Environmental Assessor (REA) Class II.

The State of California REA is a registration of environmental professionals and is required by most banks for performance of due diligence projects.

The qualifications for both REA I and, the newer, REA II are based largely on "field" experience on the recognition of real or potential environmental hazards to human health and property value. The REA II is based on more experience (minimum of eight years) as compared to only three years for REA I.

REA II's must also demonstrate significant project management skills, technical expertise and regulatory interaction leading to site closure. At least one regulator must provide a professional reference for qualification.

The REA II is specifically named in current California legislation as a competent professional for performance of complex environmental projects for state agencies including the Department of Toxic Substances Control (DTSC). In essence, an REA II must be an expert project manager.

There are currently, approximately eight thousand registered REA I's and only two hundred twenty REA II's registered in the State of California.

If you have any questions regarding the information in this newsletter, ERAS services, or if you have a subject you would like to read about in a future newsletter, please call David Siegel at (510) 247- 9885 or send us email at eras@earthlink.net

Historical Research for Due Diligence Projects

A Phase 1 Environmental Site Assessment (ESA) must include historical research as an important part of evaluation of potential liabilities to property environmental condition.

ERAS Environmental, Inc. believes that only experienced assessors should perform this research since indications of environmental issues may be observed at any time, from any source of information obtained, during the project.

ERAS has seen the results of projects where this procedure was not followed as described below:

[Mississippi Street, San Francisco:](#)

ESA did not include review of San Francisco Fire Department records; these showed a former fuel tank located on the property and no laboratory results. A Phase 2 investigation that led to site closure was necessary prior to financing.

[Edes Avenue, Oakland:](#)

Previous Phase 1 did not include review of city building records. A review of local building microfilm records, then city directories and aerial photographs, by ERAS, indicated the property contained a Chevron station where the current medical office building was constructed in approximately 1985.

[3rd Street, San Francisco:](#)

Previous consultant performed ESA but did not compare current parcel map with former pre-divided site map showing layout of former truck facility. A multi-building condominium complex was constructed on the property in approximately 1986.

Sanborn fire maps indicated the former underground storage tanks might have been directly underlying the property.