



INSITE GROUP, INC.

CASE STUDY

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Recreational Property
Rural Pennsylvania

BACKGROUND

Insite Group, Inc. (IGI) was retained to complete a Phase I Environmental Site Assessment (ESA) prior to a property purchase. The Client planned to purchase a 7,000-acre parcel formerly used as a recreational facility. The property was rural with steep topography and numerous structures, including a maintenance building, lodge, dining hall, shooting range, ski slope and swimming area. Numerous aboveground and underground tanks were used to store heating oil, gasoline and propane on the property.



FINDINGS

Two recognized environmental conditions (RECs) were identified:

- Areas of stressed vegetation and areas devoid of vegetation were observed on the shooting range.
- The underground storage tanks were greater than 60 years old and no longer in regulatory compliance.

IGI provided the Client information regarding the regulatory requirements for the swimming pond.

Based on the Phase I reported findings, the Client entered into negotiations on the purchase price of the property based on the environmental liability.

LOCATION:

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