

ENVIRONMENTAL DESKTOP SCREENING REPORT

SAMPLE REPORT | ALL CLIENT NAMES, PROPERTY DETAILS, AND FINDINGS IN THIS DOCUMENT ARE FICTITIOUS AND PROVIDED FOR DEMONSTRATION PURPOSES ONLY.

Prepared for	Maple Ridge Acquisition Group, LLC (fictional sample client)
Prepared by	Brooks Geoconsulting
Sample report date	May 7, 2026
Subject property	Fictitious 18.4-acre parcel, 1180 Quarry View Road, Monclova Township, Ohio
Client reference	BG-SAMPLE-EDS-001
Report scope	Desktop environmental screening, map-based constraints review, and historical imagery summary
Representative package	Full Environmental Desktop Screening - typical starting range \$895-\$1,250+. A shorter red-flag screen may start at \$595 when scoped narrowly.

1. Executive Summary

Brooks Geoconsulting was retained by Maple Ridge Acquisition Group, LLC, a fictional sample client, to prepare a desktop environmental screening report for a fictitious 18.4-acre parcel represented as 1180 Quarry View Road, Monclova Township, Ohio. This sample report demonstrates the format, depth, and presentation style of a planning-level desktop screening deliverable.

The subject property was reviewed using public-records databases, readily available map sources, historical aerial imagery references, and general site context information. Based on the fictional desktop information summarized in this sample, no obvious condition was identified that by itself would prevent further consideration of the property for acquisition. However, the sample review identified several items that would warrant follow-up in a real transaction, including nearby historical petroleum activity, mapped wetland features near the northeastern edge of the parcel area, and the need to confirm whether prior site structures included any regulated material handling.

This sample concludes that a cautious buyer could continue early due diligence, while understanding that a real transaction with material financial exposure would likely justify a formal Phase I Environmental Site Assessment, targeted file review, and site reconnaissance.

1.1 Summary of Sample Findings

- No fictional evidence was identified showing the subject parcel as an active regulated facility in the sample desktop databases reviewed.
- A former service-station property approximately 0.35 mile southwest of the subject area appears in the sample off-site context and would merit attention in a real due-diligence review.
- Mapped flood risk was limited in the sample review, with the parcel represented as predominantly outside the special flood hazard area.
- Mapped wetland features and drainage swales were shown adjacent to or near the northeastern edge of the sample parcel context.
- Historical imagery narrative suggests agricultural use transitioning to light storage and vacant land conditions over time.

2. Property and Assignment Information

Client name: Maple Ridge Acquisition Group, LLC (fictional)

Property name used in this sample: Quarry View Tract

Approximate parcel size used for demonstration: 18.4 acres

Intended client use represented in this sample: preliminary acquisition review for light commercial redevelopment

Geographic setting represented in this sample: western Lucas County / Monclova Township context

3. Scope of Work

This sample report reflects a desktop-only screening scope. No site visit, sampling, drilling, surveying, or agency file pull was completed. The following sample tasks are represented in this report:

- Review of general public environmental and regulatory database pathways typically used in a planning-level screen.
- Review of floodplain and wetlands mapping context.
- Review of historical imagery narrative and generalized land-use transition.
- Preparation of written observations and planning-level recommendations.
- Preparation of sample exhibit placeholders showing how appendices would be organized in an issued report.

4. Methodology and Sources Reviewed

The following source categories are represented in this sample report. The list reflects the type of public and desktop materials Brooks Geoconsulting may review for a planning-level screening product, depending on state, property type, and client objective.

Source Category	Sample Status	Purpose in a Desktop Screen
EPA and state regulatory database pathways	Reviewed	Identify whether the subject property or nearby properties

		appear tied to permits, spills, tanks, or other environmental records.
Historical imagery references	Reviewed	Evaluate broad land-use change and possible former structures.
Floodplain mapping	Reviewed	Flag whether the parcel appears within or near mapped flood-risk areas.
Wetlands mapping	Reviewed	Identify whether mapped wetlands or drainage features may affect site use.
Current aerial and parcel context	Reviewed	Provide a visual planning reference for the parcel and nearby land use.
Site reconnaissance	Not included	May be recommended in a real assignment; outside this sample scope.

5. Site Setting and Current Context

For purposes of this sample, the property is represented as a mostly vacant tract with mixed grass cover, gravel access, scattered tree lines, and nearby commercial and agricultural land uses. Road frontage is assumed along the western boundary. A drainage feature and low-lying swale are represented near the northeastern edge of the parcel context.

Surrounding fictional land use is summarized as follows:

- North: agricultural field and drainage corridor
- East: wooded edge and open undeveloped tract
- South: light commercial yard use and local road corridor
- West: county road frontage with scattered small business parcels

6. Historical Use Review

Historical-use interpretation in this sample is fictional and is included solely to illustrate how a desktop screening narrative may be written.

Approx. Period	Sample Interpreted Use	Sample Notes
1950s-1970s	Agricultural / open field	No sample indication of major structural development. Broad field use and drainage modifications appear likely.
1980s-1990s	Rural service yard / outbuildings	Two small structures are represented in the sample narrative near the southwest portion of the parcel area.
2000s	Transitional storage / partially vacant	Sample imagery narrative suggests one outbuilding remained for part of the period and was later removed.
2010s-present	Predominantly vacant tract	Current sample context suggests open yard / grass cover with residual gravel access and mixed edge vegetation.

7. Database and Regulatory Review

The table below illustrates a sample findings presentation. All findings are fictional and are provided solely to demonstrate report structure and language style.

Review Item	Sample Result	Location Context	Sample Comment
Subject property listed as active regulated site	No	On-site	No fictional indication in the sample review that the subject parcel is itself an active regulated facility.
Underground storage	No on-site record noted	On-site	No direct sample UST

tank record			record was associated with the parcel itself in this fictional review.
Nearby petroleum-related record	Yes	Approx. 0.35 mi SW	A former off-site fuel station is represented in the sample context. In a real assignment, distance, hydraulic gradient, and closure status would be evaluated.
Spill / release record in broader area	Yes, historical	Approx. 0.6 mi S	Sample only. Would justify file review if the client risk tolerance were low.
Current permit / violation concern on parcel	No sample concern identified	On-site	No obvious sample permit or violation issue tied directly to the subject parcel.
Mapped floodplain overlap	Limited / edge review	Parcel vicinity	Parcel represented as mostly outside the mapped special flood hazard area, but confirmation would be recommended in a real project.
Mapped wetlands	Nearby / edge feature	NE edge vicinity	A mapped wetland or drainage feature is represented near the northeastern portion of the parcel context.

8. Environmental Setting Review

8.1 Floodplain Context

In this sample, the subject parcel is represented as predominantly outside the mapped special flood hazard area, with low-lying drainage context near one edge. A real assignment would cite the actual FEMA panel, map effective date, and any observed limitations in available mapping.

8.2 Wetlands and Drainage Context

The sample review represents a mapped wetland or drainage corridor near the northeastern parcel margin. This does not establish wetland jurisdiction or field conditions. In a real project, if site design were planned near this area, further review or field delineation support might be recommended.

8.3 General Land Use Compatibility

Based on the fictional land-use setting used for this sample, the parcel could be considered broadly compatible with continued early-stage due diligence for light commercial use, subject to routine buyer follow-up on drainage, access, site history, and any lender or attorney requirements.

9. Issues of Potential Concern

Potential Concern	Priority	Recommended Follow-Up	Why It Matters
Nearby historical petroleum site	Medium	File review / Phase I if transaction is sensitive	Off-site records do not automatically impair the parcel, but they can influence lender and buyer comfort.
Mapped wetland or drainage feature near parcel edge	Medium	Site planning caution / possible field review	Could affect layout, earthwork, access, or entitlement assumptions.
Former outbuilding area in historical imagery	Low to Medium	Site reconnaissance	A simple walkover can often determine whether visible remnants, fill, or storage evidence remain.
Desktop-only scope limitations	High	Do not over-rely on desktop review	A desktop screen is a useful first pass, but it is not a substitute for a formal ASTM Phase I ESA when transaction exposure is meaningful.

10. Conclusions and Recommendations

10.1 Sample Conclusion

Based on the fictional desktop information represented in this report, the subject property does not show an obvious on-site red flag that would automatically terminate early acquisition interest at the planning level. However, the sample review identifies enough context, including nearby petroleum history and parcel-edge wetland or drainage considerations, that prudent follow-up would be reasonable before closing on a real transaction.

10.2 Sample Recommendations

- For a real acquisition with meaningful financial or lender exposure, consider a formal Phase I Environmental Site Assessment performed under ASTM E1527 by a qualified Environmental Professional.
- Consider a targeted site reconnaissance to visually confirm current conditions, drainage features, and whether remnants of former structures or storage areas remain.
- If site layout or development is contemplated near the northeastern portion of the parcel, consider additional wetlands or drainage review appropriate to the project objective.
- Retain this desktop screening as an early-stage planning tool rather than a definitive environmental clearance document.

12. Prepared By

Prepared by	Brooks Geoconsulting
Sample preparer	Jacob Brooks / Brooks Geoconsulting brand demonstration
Date	May 7, 2026
Document status	Sample only, not for transaction use

Appendix A. Example Exhibit List

The blocks below are sample exhibit placeholders showing how a finished report may organize supporting graphics. In an actual issued report, these would be replaced with project-specific maps, screenshots, or source excerpts.

Exhibit A-1 | Site Location Map (sample placeholder)

SAMPLE EXHIBIT PLACEHOLDER

Insert project-specific map, database screenshot, or imagery panel here.

Exhibit A-2 | Parcel and Aerial Context (sample placeholder)

SAMPLE EXHIBIT PLACEHOLDER

Insert project-specific map, database screenshot, or imagery panel here.

Exhibit A-3 | Floodplain Review Exhibit (sample placeholder)

SAMPLE EXHIBIT PLACEHOLDER

Insert project-specific map, database screenshot, or imagery panel here.

Exhibit A-4 | Wetlands Review Exhibit (sample placeholder)

SAMPLE EXHIBIT PLACEHOLDER

Insert project-specific map, database screenshot, or imagery panel here.

Exhibit A-5 | Historical Imagery Comparison (sample placeholder)

SAMPLE EXHIBIT PLACEHOLDER

Insert project-specific map, database screenshot, or imagery panel here.

Fine print: Sample content is fictional. This is a planning-level desktop screening based on public records and available mapping sources. It is not an ASTM E1527-21 Phase I Environmental Site Assessment, does not satisfy All Appropriate Inquiries, does not provide CERCLA liability protection, and is not a legal opinion or certification of environmental condition.