

Environmental Due Diligence Services

We have the resources to ensure your project is done efficiently, cost-effectively, and in accordance with ASTM and client-specific protocols.



Cardno ATC is a leading provider of environmental due diligence services across the nation. Each year, our multidisciplinary teams complete thousands of projects for the private, commercial, industrial, and government sectors. Cardno ATC's due diligence services include Phase I Environmental Site Assessments (ESAs), Phase II ESAs, Property Condition Assessments (PCAs), Seismic Studies (where regionally applicable), Environmental Protection Plans (EPPs), and Environmental Assessments (EAs).

Projects are conducted under client-specific scopes that may reference ASTM standards, the All Appropriate Inquiry rule, or the National Environmental Policy Act (NEPA).

Cardno ATC supports the real estate transaction needs of developers, insurers, investors, portfolio management firms and a wide variety of organizations. We can help you identify, analyze and resolve environmental conditions and business risk issues. With

offices around the country, we can quickly assess portfolios consisting of hundreds of properties, and have the depth of resources to evaluate properties with complex operations or unique issues.

Our customized ESA services typically include regulatory database review, interviews with knowledgeable property representatives, and detailed interpretations of prior studies and regulatory files.

We can also help you research and review readily available federal, state and local records and online databases. The ESA will also include research regarding site history and ownership, as well as a physical site inspection.

Cardno ATC has trained NEPA specialists in major metropolitan cities throughout the US to support your new build and collocation build requirements. This expertise can help you develop mitigation strategies and minimize delays associated with the Endangered Species Act, State Historic

Preservation Office or Tribal concerns.

If environmental conditions requiring further action are identified, Cardno ATC can help you conduct a Phase II ESA. An investigation can address whether contamination is present, delineate its extent and probable source, and estimate the cost of remediation.

Based upon your specific goals, Cardno ATC can help you design a sampling plan or remedial program, select a clean-up technology, prepare a comprehensive findings report, manage the permitting process, or provide expert witness testimony.

With Cardno ATC, you will have the resources you need to ensure your project is done efficiently, cost-effectively and in compliance with federal, state and local regulations.



PCA – Capital Needs Assessment – 4.4 Million Square Foot Building

Chicago, IL

The client was in process of refinancing its mortgage for one of the tallest buildings in the US. Cardno ATC was asked to help them identify capital needs over a twelve year period and complete the project within four weeks. The building includes 4.4 million square feet, 110 above-ground floors, three basements, 63 passenger elevators, and 14 service elevators.

Cardno ATC uncovered a \$30 million line item for immediate replacement. Discovery of this item helped protect the client from impending building transportation and health and safety issues. The project was completed within the fast-track schedule due to Cardno ATC's prior knowledge of the building during its acquisition.

Due Diligence Services – Mall Portfolio

Various Locations

Cardno ATC was engaged to conduct Phase I ESAs, Property Condition Assessments (PCAs) and Scenario Estimated Loss (SEL) Seismic Assessments at ten regional mall properties throughout the US as part of an acquisition/financing of the portfolio by a Canadian entity. Properties were located in California (8), Washington (1), and Maryland (1). The portfolio was centrally managed out of Cardno ATC's Los Angeles, California office.

Cardno ATC was selected to provide the referenced services with site inspections conducted during the Christmas 2011 holiday season. We assessed ten properties, several of which proved challenging in terms of their size, consisting of multiple separate shopping centers, a variety of office buildings, and one which comprised almost an entire city block in downtown San Diego. We also conducted one site inspection just days after a significant wind storm had damaged portions of the mall roof. To help our client quickly make an informed decision regarding the potential investment, we completed all assessments and provided draft reports to the client within approximately 20 business days.

Cardno ATC has seamlessly and discreetly worked behind the scenes for hundreds of Fortune 500 companies for more than 30 years. From working with the World Trade Center recovery and redevelopment efforts to environmental testing in the aftermath of Hurricanes Katrina and Rita, as well as providing geotechnical services and construction materials testing on hundreds of major capital improvement projects across the country, we have served as a one-stop resource for business leaders across all major business sectors.

Cardno is an ASX200 professional infrastructure and environmental services company, with expertise in the development and improvement of physical and social infrastructure for communities around the world. Cardno's team includes leading professionals who plan, design, manage and deliver sustainable projects and community programs. Cardno is an international company listed on the Australian Securities Exchange [ASX:CDD] www.cardno.com

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