



Environmental Consultants & Contractors

Environmental Support Services: Real Estate & Insurance Industry

Support to Legal Counsel

- Transaction support and strategies, liability transfer, and risk allocation mechanisms.
- Merger and acquisition liability evaluation.
- Contract environmental language.
- Litigation, expert witness, and responsible party steering committee support.
- Response to off-site migration and third party liability.
- Regulatory cleanup negotiations and settlement, cost allocation and recovery.
- Pre-purchase agreements.
- Dispute resolution and mediation.
- Tort liability assessments.
- Access and indemnity agreements.
- Technical support to counsel.

Asset Preservation

- Refinance and pre-foreclosure due diligence.
- Pre-foreclosure liability, risk and workout strategies.
- Valuation of contaminated properties; foreclosure bid consulting.
- Pre-foreclosure negotiation and positioning strategies.
- Innocent landowner analyses.
- Receiver support and technical assistance.
- Post-foreclosure cleanup and contingent liability analyses.
- Tenant risk management plans.

Development

- Historical land use assessment & pre-acquisition liability consulting.
- Environmental impact statements.
- Endangered species assessments, wetland delineations, and sensitive land use surveys.
- Air, water and land use modeling.
- Regulatory permitting and compliance, environmental infrastructure analyses, and construction.

- Environmental "greening" (products, systems, and service for global sustainability, carbon foot print auditing.
- Environmental covenant, institutional and engineering control consulting.

Transaction Closing & Post-Closure Administration

- Environmental contract language technical review.
- Post-closure event tracking and servicing (dry cleaner monitoring through loan term).
- Monitor environmental escrow conditions, development / tracking, severance consulting.
- Post-closing cleanup implementation and third party oversight.

Regulatory Support

- Regulatory assessment and interface.
- Administrative order's, consent degrees, and cleanup order analyses and negotiation.
- Closure negotiations, compliance options.
- Regulatory response and corrective action consulting.
- Institutional control negotiation.
- Listed site removal actions.
- De-minimis settlements.
- Cost recovery support (state tank fund, private cost recovery)
- Review of new legislation.

Outsourcing

- Qualify third party service providers.
- Contract and manage service providers.
- Scope of work preparation and review, alternatives analysis, and cost negotiation.
- Reliance letter negotiation.
- Review third party reports & field oversight.
- Manage/coordinate multiple site assessments.
- Remediation and removal actions.
- Operate and maintain remediation systems.

- Translate environmental information into transactional advice and strategies.

Corporate Leasing: RE Advisory Services-Facility Management

- Pre-lease building inspection-T.R.I.M.
- Corporate environmental policy development (asbestos present).
- Asbestos O&M plan development and management.
- Indoor air quality consulting and resolution, tenant interface.
- Environmental lease language review/ creation.
- Third party client risk consulting, including fiduciary risk management and environmental outsourced services.

Client Alliance Support

- Brokers, borrowers, correspondents.
- Joint venture subsidiaries, equity partners.
- Development partners.
- Pension fund customers.
- Real estate operating companies (REOCs)
- Property management companies, leasing companies, local counsel, and developers.
- Network service providers.
- Real estate advisory service companies.
- RESA, REITS and CMBS clientele.

SCS Engineers understands the entire real estate process from underwriting new loans, refinancing, and asset preservation, to foreclosure, acquisition, redevelopment, asset management, and the disposition of assets.

We develop the necessary environmental information, so our clients avoid risks and liabilities when purchasing real estate and it also creates the best value and opportunities for properties with potential environmental impairments.

For more information on this topic or any other relating to environmental responsibilities and implications of purchasing real estate, please contact: Nina G. Marshtein, P.G. nmarshtein@scsengineers.com www.scsengineers.com