

## ENVIRONMENTAL DUE DILIGENCE

### Representative Project Experience

#### ENVIRONMENTAL SITE ASSESSMENTS

KERAMIDA's experience with site assessments and investigations is unparalleled. KERAMIDA was one of the first firms in the nation to perform property evaluations in the 1980's and has been in the forefront ever since, as is evident from the volume of cases the firm handles, the many environmental due diligence lectures which our professionals have given over the years, and the training workshops KERAMIDA has conducted to advance the knowledge of affected parties. KERAMIDA provides services to major banks, including assistance with due diligence policies that several banks established in the early 1990's. KERAMIDA was also asked by a major bank to assist with the state-wide training of all its officers who deal with property transactions.

KERAMIDA has performed assessments for both purchasers and buyers, as well as on behalf of banks, law firms, cities, and insurance companies. Our experience has given us a broad perspective on both technical issues and regulatory constraints related to environmental site assessments in a wide variety of situations, such as housing developments, apartment complexes, farmland, service stations, manufacturing facilities, industrial complexes, health care facilities, and numerous other businesses.

#### PHASE I ASSESSMENTS

Phase I Environmental Site Assessments by KERAMIDA are performed following the American Society for Testing and Materials guidelines, ASTM E 1527-00, as the minimum requirement. KERAMIDA procedures exceed the ASTM E 1527-00 requirements in several critical areas, with the client's concurrence.

The following are examples of KERAMIDA's capacity for performing simultaneous multi-site Phase I and Phase II Assessments competently and in a timely manner:

- Fifteen Phase I Assessments in the Midwest performed for a major bank with a completion time requirement of 2 weeks.
- Five Phase I and Phase II Assessments of industrial facilities for an agribusiness interest in the western U.S. with quick turnaround requirements.
- Seven Phase I and Phase II Assessments of industrial facilities and vacant land for a national industrial client. Sites were in Indiana, Maryland, Florida, California, Missouri, Arizona and Pennsylvania and work required mobilization within 2-3 days from notification.
- Five Phase I and Phase II Assessments of industrial facilities in Indiana, New York, North Carolina and Kentucky with quick turnaround requirements.
- Forty-four Phase I Assessments for a development project in Indiana.

#### PHASE II / INVESTIGATIONS / REMEDIATION

The second phase of assessments has included, when required, electromagnetic ground surveys, sampling and analysis of soils, groundwater, surface water, air, asbestos, lead, and radon, and recommendations of appropriate clean-up activities. Finally, during the third phase KERAMIDA has designed and conducted remedial activities and certified their completion. KERAMIDA has been used in many occasions by law firms, banks and other clients to verify the findings obtained by other firms and/or complete the remediation in site assessment projects.

KERAMIDA's unique ability to handle contaminated properties is evidenced in the example cases summarized below:

- KERAMIDA proposed a winning, creative solution for a complex petroleum contaminated property and successfully negotiated with the state agency for the approval of the recommended approach. KERAMIDA's technical solution for remediation and ability to negotiate with the agency lowered the cost of remediating the site by over 50% of the cost projected by other consultants, thus enabling the client to purchase the property and develop it into a successful business.

- KERAMIDA's innovative investigation approach at an old bulk petroleum facility for a case undergoing litigation showed that no remediation was needed, while the consultant for the other party had performed expensive investigations and had claimed a remediation was needed at a cost of \$1 million. The case was settled favorably for our client.
- KERAMIDA was brought in to take over a case of extensive soil and groundwater contamination by chlorinated solvents, because of inadequacies in the investigation and remediation approach of the previous consulting firm. KERAMIDA's step approach in the investigation and use of new technologies in the remediation saved the client hundreds of thousands of dollars.
- KERAMIDA employed a new technology for remediating contaminated groundwater which employed the injection of an oxygen releasing compound (ORC). This was the first time this technology was approved in a Corrective Action Plan (CAP) by IDEM.
- KERAMIDA, in collaboration with its client, established the components for using natural attenuation as a viable alternative to remediation. This project was approved by IDEM and it was the first natural attenuation case handled by the agency.
- KERAMIDA's extensive Superfund experience is of great value to its clients when dealing with cleanup issues such as Environmental Fate/Risk Assessment, Feasibility Studies, and Remedial Action Plans, all common tasks in Superfund projects, and important elements under any cleanup project regardless of the nomenclature used for these tasks. KERAMIDA's Superfund project at the Tippecanoe County Landfill has gone through the Remedial Investigation/Feasibility Study Phase and has achieved completion of the Remedial Design/Remedial Action (construction of remedy) phase in record time.

### **VOLUNTARY CLEANUP PROGRAMS**

KERAMIDA has worked successfully and extensively under various state Voluntary Cleanup programs and has received completion on projects. Furthermore, KERAMIDA has been an active participant in the development of the Indiana Voluntary Cleanup program and the Indiana RISC program, is participating in Ohio's Voluntary Action Program review, and is involved with California's Private Site Manager/Environmental Assessor II Program.

### **BROWNFIELD REDEVELOPMENT**

KERAMIDA has been a leader in the Brownfield Redevelopment arena. The firm has undertaken the cleanup of several major industrial sites for redevelopment purposes and the firm's professionals are nationally recognized experts in the concept and application of the Brownfield Redevelopment principles.

\* **Note:** The names and locations of our clients have been withheld for reasons of confidentiality. References upon request.