

### **ACQUISITION DUE DILIGENCE ASSESSMENTS**

Green Star has completed numerous environmental site assessments associated with real estate transactions for a variety of industrial and commercial clients. Many of these assessments were completed as part of multi-site project acquisitions associated with national and/or regional companies.

Green Star's site evaluations range in scope from reconnaissance-level characterizations to comprehensive assessments involving facility compliance reviews, subsurface explorations, and various types of environmental sampling.

At a minimum, Green Star's environmental site assessments (ESAs) are conducted in general accordance with the American Standard for Testing Materials (ASTM) 1527-94 guidance document. ESAs conducted following this standard adequately address the issue of due diligence for the responsible or potentially responsible party. In addition to the ASTM standard, Green Star also works with individual clients to develop customized scopes of work that are project or lender-specific.

Green Star recognizes that significant business and risk management decisions are based on the data generated from the ESA. It is Green Star's practice to staff these projects with experienced senior personnel who ensure that the report is technically accurate, and has been conducted according to established standards. Each report undergoes a thorough two-part review. The report goes to the Office Manager to be reviewed for accuracy of analytical interpretation and the formation of conclusions and recommendations. Next, our administrative staff performs a review for grammar and format. Green Star prides itself on our ability to gather, interpret, and present materials pertinent to such an assessment in a manner that is concise, professional, and relevant to the parties involved in the transactions.

Optional services may be undertaken to further assess the history and condition of a site. These often include the review of historical title information and development of a chain of title for the site, sampling and analysis of suspect asbestos-containing materials (ACM), lead-based paint and/or lead in drinking water, and testing for radon gas.

