

PROJECT SUMMARY

CLIENT: Manufacturing

PROJECT: Potential Acquisition of Eight Building Material Manufacturing Facilities

PROJECT CHALLENGE:

Conduct Due Diligence and Regulatory Compliance Evaluations at Eight Facilities.

SCOPE OF WORK:

Mostardi Platt initially reviewed available data for each location in an online data room. Information was also obtained from commercial databases/available historical information for each location and via Freedom of Information Act (FOIA) requests. The initial information was presented in a High Level Risk Liability Summary Matrix.

Based on the initial information presented, further review was conducted to identify low, medium, and high risk liabilities. An onsite inspection was conducted at one facility which contained the most significant environmental issues.

The site inspection included confirmation of general conformance with environmental regulations and first hand inspection/interviews regarding open environmental issues. The primary environmental issue consisted of soil/groundwater impacts adjacent to the



downgradient property boundary from the historic use of a 200,000 gallon above ground fuel oil tank. In addition, State files obtained via the FOIA requests indicated that offsite parties had been notified by the current property owner of potential impact from the onsite release. During the interview, the current property owner indicated that the liability/cost associated with addressing this known soil/groundwater issue would be retained and not be transferred to the new owner.

All of the information from the onsite visit and data review was summarized into a matrix of potential environmental and regulatory issues that were ranked with a low, medium, or high priority. In addition, a cost evaluation of the potential environmental liabilities was performed.