

SERVICES

Commercial & Industrial

- Due diligence & compliance
- Data room reviews
- Liability estimate evaluation
- Corp. audit team support
- Phase II assessments
- Remedial alternatives analyses
- Cleanup cost liability estimates



ENVIRONMENTAL DUE DILIGENCE



"...without exception, Excalibur has delivered services of exceptional quality and value to our clients, usually under extremely tight deadlines..." — Baker Botts, LLP

"...the quality of Excalibur's work product is excellent and has consistently been delivered within time and budget projections. Excalibur has been a valuable partner in helping K-See execute its business strategy and we would use their services in the future without hesitation..." - K-Sea Transportation

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EXCALIBUR's experienced due diligence team understand and live by the three fundamental critical requirements of successful due diligence when buying or selling industrial businesses and industrial/commercial property. First, EXCALIBUR assessors collect and critically evaluate the information needed to *support the business decision*. This requires understanding the context of the transaction before the assessment is initiated. Second, EXCALIBUR assessors bring insight and experience to overcome the unavoidable shortcomings in the available information. Third, it is not enough to just report the facts; EXCALIBUR assessors also isolate what the salient facts mean in terms of time, money, and the appropriate balance of liabilities inherent to every transaction.

EXCALIBUR completes environmental due diligence and Phase I environmental site assessment (Phase I ESA) services consistently meeting these litmus test requirements. With over 25 years of due diligence experience, Mr. Geoffrey Back, leads EXCALIBUR's due diligence practice. Under his leadership, EXCALIBUR brings experience, insight, and reliable performance to each property or business transaction EXCALIBUR supports. Because EXCALIBUR offers a complete service package—compliance auditing, site assessments, engineering, and remediation services—clients retain

EXCALIBUR GROUP LLC

Cutting Edge Solutions



ENVIRONMENTAL DUE DILIGENCE

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For more information, please contact Mr. Geoffrey Back at (610) 280-9997 or geoffback@excaliburgrp LLC.com

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EXCALIBUR to identify and define the important environmental issues in terms relevant to the transaction.

Clients served by **EXCALIBUR** encompass the full spectrum of parties to a transaction, including buyers, sellers, insurers, investment funds, lenders, and the law firms that represent them. **EXCALIBUR** has earned the trust of these clients by consistently delivering consulting/assessment services, on time, and for a fair price. Furthermore, **EXCALIBUR** engages clients in thinking through the real needs behind the deceptively simple request “I need a Phase I ESA.” Through the use of a “key questions list” and our experience, **EXCALIBUR** helps flesh out the context in which our assessment team will play its supporting role. In other words, **EXCALIBUR** takes the time to make sure our information is on target rather than take a “cookie cutter” approach. Finally, **EXCALIBUR** brings to bear an extensive portfolio of relevant past experience. **EXCALIBUR** staff have assessed facilities in nearly every commercial/industrial sector and provide the associated cutting-edge site investigation and remediation services. Clients can rely on **EXCALIBUR** to add true value to each project.

EXCALIBUR's due diligence experience and efficient cost structure can also prove useful when there is a need to:

- Conduct efficient data room reviews;
- Critically review assessment reports produced by other consultants;
- Complete third party reviews of environmental liability disclosures, historical audit reports (to help define the proper scope of a subsequent due diligence effort), and seller-sponsored assessment and studies;
- Shadow other assessment teams;
- Assess internal compliance audit programs or complement internal audit teams;
- Help facilities prepare for purchaser-sponsored assessments; or
- Manage multi-consultant assessment teams.

In short, **EXCALIBUR** can fulfill valuable niche roles or handle your entire due diligence assessment project.