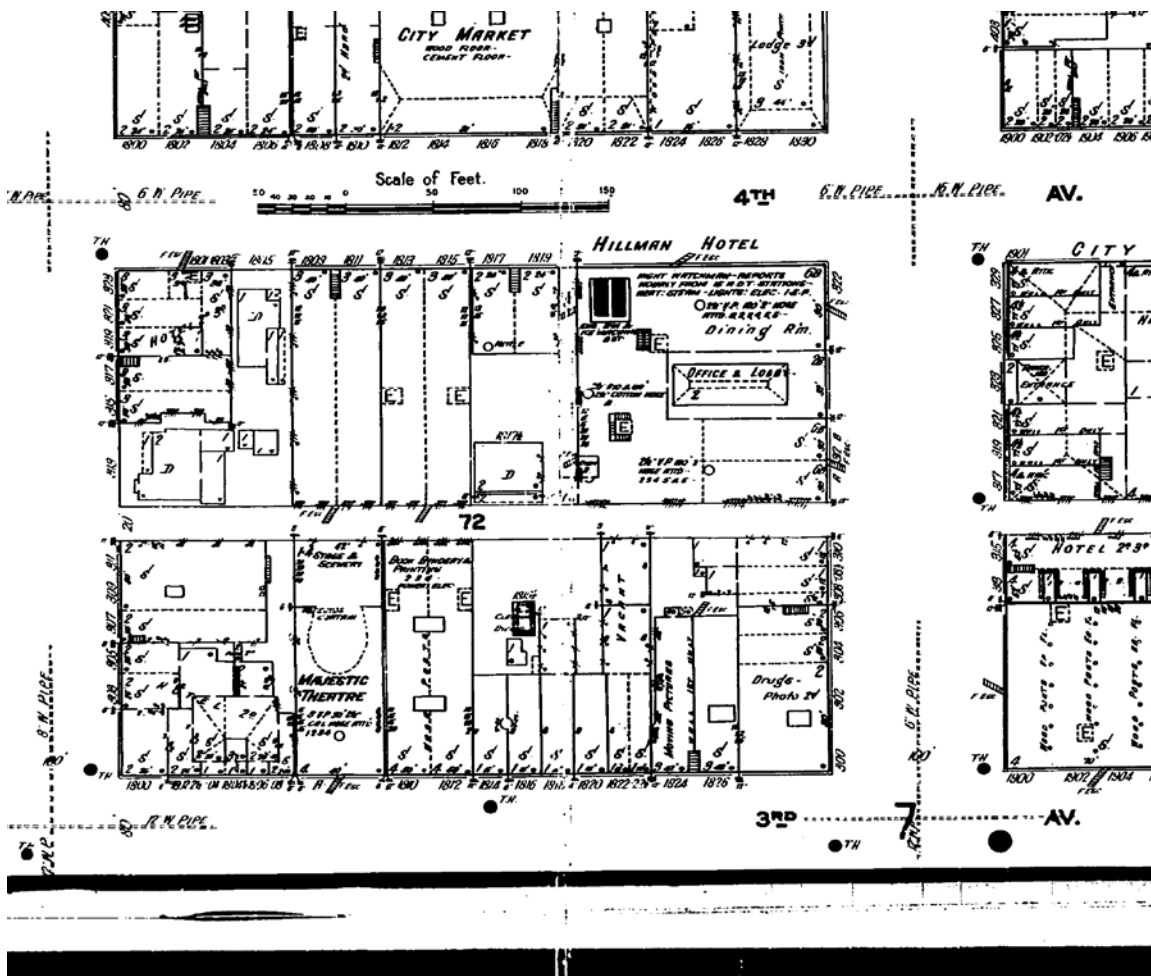


Environmental Due-Diligence Commercial Assemblage Birmingham, Jefferson County, Alabama

One Consulting Group, Inc. served as the environmental consultant for the brownfield redevelopment of ten mid- and high-rise commercial towers in downtown Birmingham, Alabama. These properties had environmental histories dating back to the early 1800s, and contained significant quantities of hazardous building materials. Prior to our client's acquisition, we performed environmental due-diligence to characterize the environmental liability and costs associated with redevelopment for commercial and residential purposes.

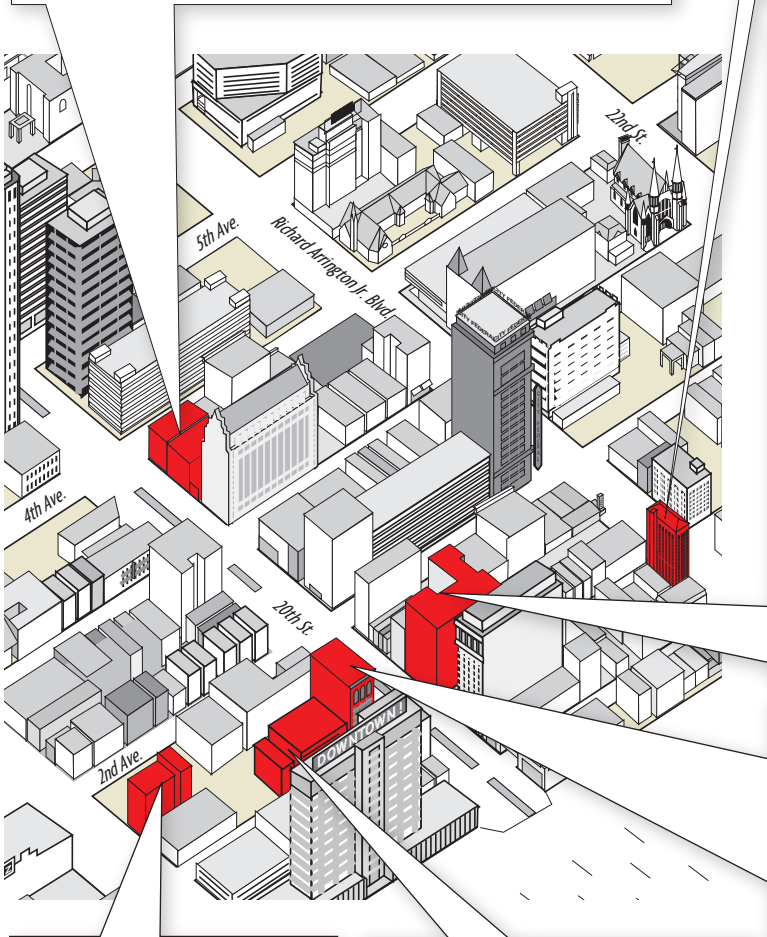




**FORMER
POST
OFFICE AND
TWO
ADJACENT
RETAIL
BUILDINGS**
317-323 20th
St. North
**\$2.05
million**



COMMERCE CENTER
2027 First Ave. North
\$3.5 million



BROWN MARX TOWER
2100 First Ave. North
\$3.5 million



IDEAL BUILDING
111 19th St. North
\$1.5 million



**FORMER ALAGASCO, JR. LEAGUE,
TOBY'S, BUILDINGS**
1914-1926 First Ave. North
\$2 million



EMPIRE BUILDING AND ANNEX
1928 First Ave. North (Empire) and
110 20th St. North (Annex)
\$3.5 million

The proposed project was a complicated assemblage of ten non-contiguous, commercial parcels owned by unrelated entities. Prior to acquisition, environmental site assessments, soil and groundwater assessments, hazardous building material surveys, detailed environmental summaries, cost estimates, and closure timelines were submitted to our client to properly structure the purchase contracts. Our scope of work was completed in 30 days prior to expiration of the inspection period.

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