PROPERTY **TRANSACTIONS**

KU Resources has supported numerous buyers and sellers in meeting their due diligence requirements associated with industrial and commercial real estate transactions. We fully understand the ASTM standards, including the "All Appropriate Inquiries" Rule. In addition, we routinely incorporate client specific enhancements in our review.

We offer a wide range of services to support our clients through their property transaction, including:

- Phase I/phase II Environmental Site Assessments (ESA)
- Asbestos and lead surveys
- Compliance evaluations
- Geotechnical and structural evaluations

PHASE I ESA

A Phase I ESA identifies the environmental concerns of a site. Phase I ESAs may include: a physical survey; interviews with present owners; a review of past land uses; review of environmental records from database sources, including agency records; and preparation of an assessment report. Our personnel evaluate the information to determine the potential liability of the property and recommends further investigation, if necessary.

PHASE II ESA

Phase II ESAs evaluate the scope of the contamination by drilling, collecting, and analyzing environmental samples of a site. Armed with this information, our staff prepare a report to reaffirm any environmental concerns discovered during the Phase I ESAs. We also develop remedial solutions for our clients that reduce or eliminate any potential liabilities, if necessary. A Phase II report often outlines the contract for a property transaction.

ASBESTOS AND LEAD

Asbestos and lead surveys identify, locate, assess, and quantify asbestos- and lead-containing materials in residential, commercial, and industrial facilities. We have the capabilities and experience to develop cost-effective abatement and management plans. In addition, we have an understanding of the various regulations surrounding asbestos and lead, as well as the health and safety aspects associated with abatement activities.

COMPLIANCE EVALUATIONS

Our staff understand the complicated regulations surrounding a property transaction. We guide our clients through the often-complex regulatory process and related implications that may impact their investment.

GEOTECHNICAL AND STRUCTURAL EVALUATIONS

Our professionals can evaluate the structural and geotechnical elements of a property. Typically, these evaluations will determine any existing deterioration or present structural failures, foundation stability, or rock slope stability. This allows our clients to make confident decisions based on all the geotechnical and structural elements of the property.