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## Environmental Due Diligence & Audits

JBR Environmental Consultants, Inc. (JBR) has been preparing environmental due diligence and compliance audits for more than 15 years. We have completed audits on properties ranging in size from less than one acre to more than 10,000 acres. We have worked on properties ranging from large, complex industrial facilities to mainly undeveloped tracts of land.

Our environmental due diligence and compliance audits are designed to provide the client with the information necessary to understand potential liability prior to property acquisition or other transactions. Audits can also address the associated remediation and cleanup responsibilities prior to transactions. Our goal is to give our clients the information they need to make sound business decisions for regulatory compliance.

JBR's audit staff understands local, state, and federal regulations and compliance requirements. They can quickly assess the environmental condition of properties; evaluate potential liabilities and long-term commitments; and can provide a client with an estimated cost for remediation and closure.

### Project Experience

#### Brownfields Environmental Services, Washington Department of Consumer Trade & Development

JBR was contracted by the Washington Department of Consumer Trade and Economic Development (CTED) to provide environmental services for completing Phase I Environmental Site Assessments (ESAs) for the Aberdeen Redevelopment Project. The Aberdeen Redevelopment Project includes the development of retail, commercial office, and high density residential housing centered on the remodeled Hotel Morck. The Phase I ESA project encompassed more than two city blocks, and was completed in a brief 40-day period. JBR was again selected by CTED to complete the Phase II ESA/ABCA portion of the project. The sites included former fueling stations, existing Leaking Underground Storage Tank sites, and other commercial properties.



### Reasons for Environmental Audits

- Corporate mergers
- Internal facility risk assessment
- Property acquisition or divestiture
- Refinancing
- Real estate development, commercial, and industrial projects
- Facility closure
- Bankruptcy and foreclosure proceedings

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## Project Experience

### Compliance Audits for Multiple Coal-fired Power Plants

JBR has performed comprehensive environmental compliance audits at more than 10 coal-fired electrical generation power plants in the Mountain West periodically over the last 15 years. These comprehensive environmental audits included a thorough assessment of existing permits and regulations related to air quality, storm water, ground water, solid waste, spill prevention, landfills, and several other facets of environmental compliance. JBR's compliance audit teams performed on-site evaluations to identify any gaps in compliance and provide recommendations for remedying any deficiencies. Work was performed under terms of strict confidentiality and under attorney-client privilege to minimize any risk to our clients. JBR has been repeatedly awarded this contract based on our thoroughness, ability to work with both corporate and plant personnel, and by meeting strict deadlines for final audit submittals.

### Phase I Assessment of Environmental Conditions for Property Transaction

JBR has conducted Phase I ESAs for property transactions covering large and remote acreages proposed for potential mining development. The most expansive of these properties was visually inspected by fixed-wing aircraft using a flight grid system and ground checked. Site-specific areas of potential concern or interest were documented and reports prepared to ASTM Standard E 1527-05. JBR has also conducted natural resource database reviews and permitting status reviews for such clients, to describe the potential complexities of permitting these areas for development.

### Confidential Client, Multiple Locations

JBR conducted complete environmental due diligence investigations for a client's acquisition of over 500 natural gas wells, gathering systems, and natural gas plants in Kansas, Oklahoma, Texas, and New Mexico. On a tight schedule, JBR designed the overall approach and built a team of both JBR and client field staff to meet the client's schedule. Our team mobilized, completed all field work, and issued findings in less than three weeks. A formula for valuing environmental liability costs was developed and applied to each tank battery, gathering system, gas plant, and well. Representative wells were inspected and all tank batteries and gas plants were inspected. Records of all state oil and gas commissions were reviewed for issues associated with regulatory compliance. All permits issued under the Clean Air Act were reviewed and followed up with review of state agency compliance records. Other selected records at all natural gas plants were examined and interviews with appropriate plant and field environmental personnel or managers were conducted.

## Types of Facilities Audited by JBR

- Retail stores, offices, apartments, warehouses, and manufacturing facilities
- Ranches and farms
- Mines and mineral processing facilities
- Mineral and oil/gas leases
- Oil/gas production facilities
- Petroleum refineries and bulk storage facilities
- Thermal, hydro, and geothermal power plants
- Waste treatment, storage, disposal, and recycling facilities
- Pipelines
- Railroads

