



ENVIRONMENTAL ADVISORY SERVICES REAL ESTATE AND ENVIRONMENTAL DAMAGES

Discovery of contamination often triggers concerns among property owners about presumed environmental risks. Owners of source properties and affected “downstream” properties worry about the cost and timing of remediation, potential health impact and whether the value of any property has been diminished. Environmental experts at Alvarez & Marsal assist owners, buyers, tenants, lenders and attorneys in evaluating environmental risks by quantifying and appropriately allocating costs, and by conducting real estate market research and analysis to assess diminution in property value, if any.

Alvarez & Marsal's senior real estate, economics, accounting and information technology experts, who are accredited in valuations and appraisals, bring deep experience, education, and training in environmental matters, and have provided affirmative and rebuttal expert witness testimony. We help you efficiently assess and resolve contaminated property disputes, and develop creative strategies for resolving disputes outside of litigation.

THE A&M ADVANTAGE

Alvarez & Marsal's Environmental Advisory Services professionals are a multi-disciplinary team with hands-on experience in providing environmental risk mitigation solutions and litigation consulting services. We work to ensure that the right steps are taken to bring quick and favorable resolution to environmental matters.

Specifically, our professionals:

- Apply industry-accepted analytical methodologies to quantification of environmental impacts associated with remediation costs, personal injury claims and property value diminution claims;
- Conduct rapid evaluations of the merits of each party's position in a dispute and cost-effective, early case evaluation for clients;
- Assist in evaluation of class certification status, employing statistical and analytical tools; and
- Develop and implement Value Assurance Programs (VAP) designed to avoid litigation in the resolution of property value diminution disputes that may involve classes of residential property owners.

OUR SERVICES

Damage Analysis and Expert Witness Testimony

- Property Value Diminution (PVD)
- Eminent Domain
- Statistical Analyses, including Regression, Forecasting and Sampling
- Mortgageability
- Remediation Cost Allocation
- Civil Enforcement Actions

Environmental and Real Estate Consulting

- Value Assurance Programs, both proactively and as litigation settlements
- Contaminated Property Valuation
- Highest and Best Use Analyses
- Contaminated Property Buy / Sell / Lease Decisions
- Mapping and Geographic Information Systems (GIS) Tools and Analysis

Class Action Lawsuits

- Certification Issues, including Numerosity, Commonality and Typicality
- Statistical Analyses of Members' Claims, including Stratification, Allocation and Verification
- Market Analysis and Evaluation of Demographic and Economic Data to Identify Control Neighborhoods



ABOUT ALVAREZ & MARSAL GLOBAL FORENSIC AND DISPUTE SERVICES

Alvarez & Marsal (A&M) is a global professional services firm specializing in turnaround and interim management, performance improvement and business advisory services. A&M delivers specialist operational, consulting and industry expertise to management and investors seeking to accelerate performance, overcome challenges and maximize value across the corporate and investment lifecycles. Founded in 1983, the firm is known for its distinctive restructuring heritage, hands-on approach and relentless focus on execution and results.

A&M's global forensic and dispute services practice has set a new standard for bringing a practical, results-oriented approach to solving problems related to business investigations, complex disputes and regulatory interventions. From the boardroom to the courtroom, the firm delivers a wide array of solutions to contentious situations by drawing on the deep skills, diverse disciplines and experiences of its professionals who offer a unique ability to articulate complex findings in a clear and meaningful manner. To learn more, visit www.alvarezandmarsal.com.

* Note: Alvarez & Marsal employs CPAs but is not a licensed CPA firm.