

Selected Project References

Environmental Site Assessments (ESAs)

ESAs have to provide the client with an evaluation of environmental material, structural and technical issues, liabilities and cost associated with the sites. The comparable services P+R provides for all mentioned portfolios include:

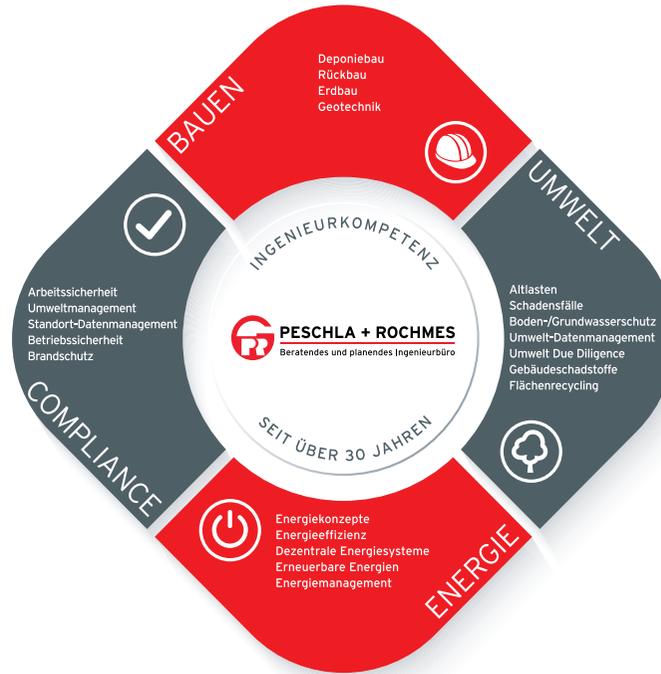
- Examination of data files provided in a web-based data room;
- Site visits of all assets;
- Preparation of CAPEX lists with short/medium/long term expenditures;
- Preparation of written reports with photo documentation.

Selection of recent projects

- TEDD of a portfolio (two sites in Germany and one site in Austria);
- Phase I ESA and substantive compliance review at two industrial sites in France;
- EDD Phase I and Phase II on three industrial sites in Germany;
- EDD of two automotive properties in Germany and Romania;
- Desktop surveys and selected site visits on a portfolio of 41 sites in Germany.

Real Estate Redevelopment

- Demolition of the fire brigade building in Homburg, Germany, and remediation of subsurface contaminations from a former gas plant;
- Demolition of former military buildings in Munich, Bamberg, Kaiserslautern and on the Rhine Main Air Base in Frankfurt;
- Demolition of a production facility for needles and circuit boards in Saxony;
- Complete redevelopment of a former refinery site in Wörth, Germany.



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- + **Regulatory Compliance Audits**
- + **Real Estate Redevelopment**
- + **Building & Transaction Services**



Statement of Competence

Environmental Site Assessments

PESCHLA + ROCHMES GMBH (P+R) is an independent EHS consulting company providing state of the art technology and engineering solutions in the fields of environmental due diligence, data management, subsurface investigation, remediation of subsurface contamination and renewable energies.

Founded in 1985, P+R provides flexible and high quality services in the environmental field to industrial and public sector clients as well as to the US Armed Forces in Europe. Our experts work from several locations in Germany (Kaiserslautern, Chemnitz and Homburg).

Over the years our experts have evaluated a number of large real estate portfolios as well as a wide range of facilities from various industries. This includes environmental site assessments, due diligence assessments with a compliance check as well as extensive online or physical data room research. International corporations and law firms have retained our services and teamed up with us for an ever growing number of environmental due diligence projects. These projects, often including various sites and multi-national portfolios, have been successfully accomplished by our teaming approach. In addition to our P+R core team, we can offer international clients unique network of due diligence and auditing experts, who work in partnership with P+R across Europe, South and North America, Middle and Far East.

Real Estate Services

Environmental Site Assessments (ESAs) generally comprise a non-intrusive assessment which – in subsequent phases – may result in soil and groundwater investigations.

Phase I (Site Analysis)

- Data compilation (on site history, contaminated sites register, hydrogeology, previous investigative and remedial actions);
- Review of current and pending local, regional and national environmental regulations as they pertain to the site operations;
- Facility compliance check including emissions, chemical storage and handling, waste and waste water issues, hazardous substances in buildings, occupational health and safety issues;
- Identification of areas with potential environmental hazards (APCs – areas of potential concern);
- If necessary: definition of a subsequent technical site investigation program.

In many projects, data obtained from Phase I assessments is not sufficient to make informed business decisions. In this case, which poses a relevant liability risk, it is advised to add a secondary technical investigation phase.



Phase II (Technical Site Investigation)

- Soil and groundwater sampling – based on a site investigation plan;
- Soil and groundwater analyses;
- Evaluation of encountered contamination
- Evaluation of available adequate clean-up/ remediation technologies;
- Estimate of potential clean-up costs.

Real Estate Redevelopment

Old and dilapidated buildings frequently prevent the successful commercialization and therefore need to be replaced. Our services include all necessary planning and investigation steps regarding the demolition of buildings:

- Investigation of building contaminants;
- Preparation of a bid invitation / tender;
- Complete project supervision.

Transaction Services

- Red flag report;
- CAPEX list;
- Allround TDD.