



Your Property. Our Priority.

NATIONWIDE ENVIRONMENTAL & ENGINEERING CONSULTING SERVICES



HILLMANN CONSULTING, LLC is a full-service Environmental and Engineering Consulting firm providing an array of customized Environmental Health and Occupational Safety, Remediation Support, Sustainability Consulting, Environmental Due Diligence, Geotechnical, and Laboratory services. Our impressive portfolio also includes performing Emergency Planning and First Response Programs for major disasters such as terror incidents, hurricanes, typhoons, floods, earthquakes, fires, and building collapses.

Our goal is to provide innovative and cost effective solutions for your environmental needs while maintaining our ongoing commitment to safety. Our clientele includes Developers, Property Owners, Property Management Firms, Commercial Lenders, Insurance Companies, and Construction Management Firms to name a few. We service some of the highest profile clients in the most complex markets across the country.

Hillmann Consulting, LLC has been a well-recognized leader in the Environmental & Engineering Consulting industry since the 1980s. We offer a comprehensive range of services and continually seek to expand our service capabilities in an effort to meet the ever changing needs of our clients. We maintain a team of multi-disciplined professionals from a broad spectrum of occupational backgrounds. Our extensive list of certifications is constantly growing due to our emphasis on continuing education. Our commitment to service is simple, if you have environmental concerns, we have a solution.

At Hillmann Consulting, LLC, ***Your Property is Our Priority.***

For more information about how Hillmann can help you meet your Environmental, Health, and Safety goals, contact:

Kimberley Frederick, RA, AIA, NCARB

5252 Cherokee Avenue, Suite 215

Alexandria, Virginia 22312

Phone: (443) 761-5155

Email: kfrederick@hillmanngroup.com





Service Capabilities

◆ GEOLOGY & HYDROGEOLOGY

Hillmann Consulting, LLC maintains a highly experienced, specially trained team of professionals dedicated to investigating and assessing subsurface conditions and liabilities to provide cost effective, environmentally responsible solutions for our clients. Our multi-disciplined team is comprised of Licensed Site Remediation Professionals (NJ), Certified Environmental Managers, Certified Remediation Specialists, Certified Hazardous Materials Managers, Licensed Industrial N₂ Operators, and Licensed Underground Storage Tank Closure Specialists.

We offer a full spectrum of Geological and Hydrogeological services including:

- Site Investigation and Remediation
- Storm Wastewater Permitting, Compliance Monitoring and Treatment Systems
- Soil & Groundwater Vapor Intrusion
- UST/AST Decommissioning and Compliance
- RCRA Compliance
- SPCC Plan Development
- Third Party Compliance Reviews

◆ ENVIRONMENTAL PROGRAMS

Hillmann Consulting, LLC has earned a reputation as an industry leading provider of Environmental Programs for our clients. Environmental Programs serve to protect you and your staff. An effective program design and implementation will increase awareness and offer assurance to those who occupy your property. We design Environmental Programs for some of the highest profile clients in the most complex of marketplaces. We have nearly three decades of experience providing unique solutions to our clients' environmental concerns.

Our Environmental Programs include:

- Environmental Health & Safety Compliance
- Air Quality
- Asbestos Support
- Lead Support
- Emergency Response Planning
- Personal Protective Equipment
- Hazardous Waste & Wastewater
- Hazardous Materials Management
- Vapor Intrusion Delineation & Monitoring
- Compliance Training Programs

◆ ENGINEERING & CONSTRUCTION SERVICES

Hillmann Consulting, LLC has been providing Engineering and Construction Consulting Services to our clients for nearly two decades. Our highly specialized team comes from a diverse background in architecture, engineering, and construction. Our Engineers have consulted on thousands of projects of varying sizes in the most complex markets.

Our Engineering Consulting Services include:

- Property Condition Report/Assessments
- Plan & Cost Review
- Construction Loan Monitoring
- Construction Estimating
- Construction Consulting for Distressed Projects/Workout Situations
- Owner's Representation Services



◆ Service Capabilities

◆ REAL ESTATE DUE DILIGENCE

Hillmann Consulting, LLC is committed to protecting our client's investment when it comes to real estate transactions. Accordingly, we offer real estate due diligence services to assist our clients in making well-informed decisions with regard to their prospective investments. Beyond the physical condition of a property, we work tirelessly to gather all the pertinent information about the history and current usage of a property that could be cause for environmental concern. Our thorough report delivers a clear, easy to understand assessment of the subject property, and includes our professional recommendations.

Our Real Estate Due Diligence services include:

- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Third Party/Desktop Review Services
- Transaction Screen Environmental Site Assessment
- Property Condition Assessment

◆ ENVIRONMENTAL HEALTH & SAFETY

At Hillmann Consulting, LLC we realize the importance of ensuring and maintaining a safe and healthy environment both at work and at home. Our services are designed to identify contaminants that have the potential to cause adverse health effects. From the design of the initial assessment to the oversight and management of any necessary remediation, ensuring the health and safety of your property is our priority.

Our Environmental Health & Safety services include:

- Indoor Air Quality Evaluation & Monitoring
- Industrial Hygiene
- Potable Water Quality
- Water Intrusion Investigation
- Microbial Control Programs
- Microbial Delineation Programs & Remediation Management

◆ OCCUPATIONAL SAFETY

Hillmann Consulting, LLC is dedicated to providing cutting-edge, cost effective, occupational safety services for our clients. Our ultimate goal is to help our clients foster a safe work environment.

Our Occupational Safety services include:

- Safety Management Systems
- Construction Site Safety
- Vibration Monitoring & Control
- Exposure Assessment
- Safety Program Development
- Respiratory Protection Programs
- Noise Exposure Evaluation & Control
- Training Programs





◆ **EMERGENCY & DISASTER RESPONSE**

Hillmann Consulting, LLC provides a comprehensive range of environmental emergency management consulting services. These services are designed to support our clients in preparing for and preventing emergencies by putting a plan in place that allows you to respond and resume normal operating procedures quickly and efficiently. From prevention planning to response and recovery management, we provide practical solutions to the most complex emergency management issues.

We have over three decades of experience in providing emergency planning and response programs for major disasters such as earthquakes, hurricanes, typhoons, floods, and building collapses. We also provide these same services for more common issues such as broken pipes, sewer leaks, chemical spills, and fires.

Our Emergency/Disaster Response services include:

- Prevention Planning
- Preparedness Programs
- Disaster Response
- Recovery Management

◆ **TRAINING & AWARENESS**

Hillmann Consulting, LLC offers numerous Training and Awareness courses, covering a variety of topics. Our courses are designed to promote awareness of environmental concerns. Our staff of certified instructors works with our clients to design comprehensive training programs that promote overall awareness of the environmental issues pertinent to your business.

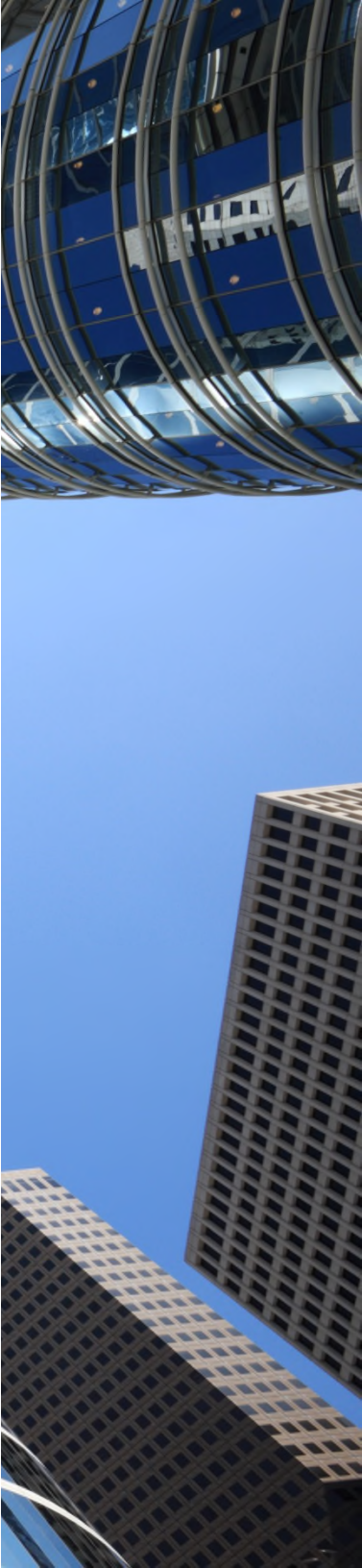
Hillmann Consulting, LLC's courses have assisted business owners and their tenants with compliance of EPA, OSHA, and Regional Agency Rules and Regulations. Our course catalog includes numerous courses classified under the following three categories:

- Occupational Health & Safety
- Hazardous Materials & Waste Management
- Environmental Awareness & Compliance

◆ **LABORATORY ANALYSIS ENGINEERING AND CONSTRUCTION SERVICES**

Hillmann Consulting, LLC maintains a fully licensed in-house laboratory that provides an ever expanding range of analytical services. Our laboratory is equipped to handle after-hours emergencies and provide around-the-clock analysis, if necessary.

Our analytical services include:

- Polarized Light Microscopy (PLM) analysis of bulk materials for asbestos content
 - Phase Contrast Microscopy (PCM) analysis of air samples for airborne concentration
 - Transmission Electron Microscopy (TEM) air sample analysis
 - Transmission Electron Microscopy (TEM) bulk sample analysis
 - Total Coliform/E.Coli in drinking water (Presence/Absence)
 - Enterococci (Presence/Absence)
 - Sewage Swab – Total Coliform/E.Coli/Enterococci (Presence/Absence)
 - Legionella
 - Nuisance Dust – Total Dust
 - Nuisance Dust – Respirable Dust
 - Fungal Spore Evaluation (Mold) via Direct Microscopy Analysis or Non-Viable Air Analysis
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REPRESENTATIVE EXPERIENCE

Hillmann Consulting, LLC has successfully managed a variety of projects nationwide. We have built a reputation of efficiency and integrity with property owners, commercial lenders, insurance providers, and contractors alike. Hillmann understands the business concerns of environmental hazards. Our ultimate goal is to protect the health and value of your investment to the best of our ability.

The Hillmann team oversees environmental, health and safety, and compliance issues with painstaking attention to the details. With our hands-on knowledge of procedures and required documentation, Hillmann can anticipate problems and eliminate costly delays. When a project is completed by Hillmann, you have the confidence of knowing that the project has been completed to the exact specification within any applicable time and budget constraints.

Our representative experience includes:

Tishman Speyer Properties

Mr. Ruston Cowasjee
1875 Eye Street, NW, Suite 300
Washington, DC 20006
(202) 420-2123

Hillmann has continuously provided phase I environmental site assessments, asbestos and lead surveys, geology and subsurface, remedial investigations, training services, air monitoring, bid administration, O&M programs, industrial hygiene, microbial testing and indoor air quality programs on properties throughout the Mid-Atlantic United States under a national contract.

Verizon

Mr. Anthony Porta
15 East Montgomery Street, Lower Level
Pittsburgh, PA 15212
(412) 633-4021

Since 1996, Hillmann has been providing the complete environmental program to Verizon, including asbestos and lead investigations, abatement design, air monitoring, mold and water sampling, emergency response services, IAQ, noise, confined space, waste characterization, and ventilation evaluation on sites throughout the Mid-Atlantic United States as part of a national contract.

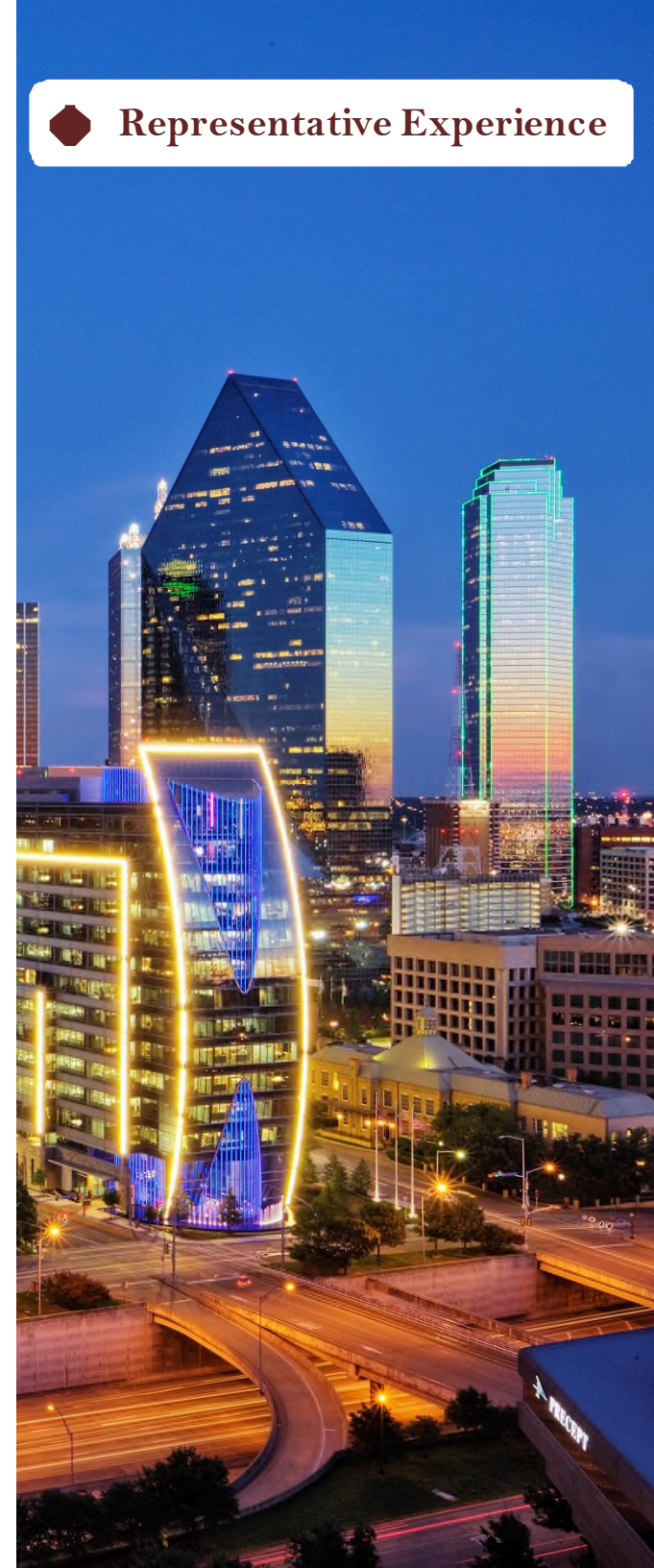
Wexford Development, LLC

Mr. Christopher Petersen
1090 King George Post Road, Suite 604
Edison, NJ 08037
(732) 738-4595

For over 10 years, Hillmann has performed subsurface investigations, soil segregation, remedial action programs, waste characterization, soil and groundwater monitoring, soil boring, UST/AST decommissioning and RCRA compliance services on numerous sites in the metropolitan Washington, DC area during the initial development and re-development project stages.



Representative Experience





Fairfield Properties

Mr. Michael Vissa
2400 South Glebe Road
Arlington, VA 22206
(571) 551-5531

Hillmann is currently an approved service provider for 186 Fairfield properties and multi-family complexes throughout the United States where we provide full-service environmental consulting. Our services include asbestos surveys, oversight and air monitoring during asbestos abatement procedures, water intrusion investigations, moisture control programs, microbial delineation and remediation management programs. Hillmann has continuously conducted environmental, health and safety services for Fairfield for nearly 10 years including 60 sites located in the Mid-Atlantic United States.

General Growth Properties

Mr. Kelly Webb
10300 Little Patuxent Parkway, Suite 1600
Columbia, MD 21044
(410) 992-6581

Hillmann has continuously provided complete environmental programs for General Growth Properties for over 15 years on locations throughout the United States. Our services include indoor air quality, microbial, water quality, geology and subsurface, hazardous materials surveys, air monitoring, bid administration, O&M programs, industrial hygiene, emergency response, geology and subsurface and training programs.

Kettler (Formerly KSI Services, Inc.)

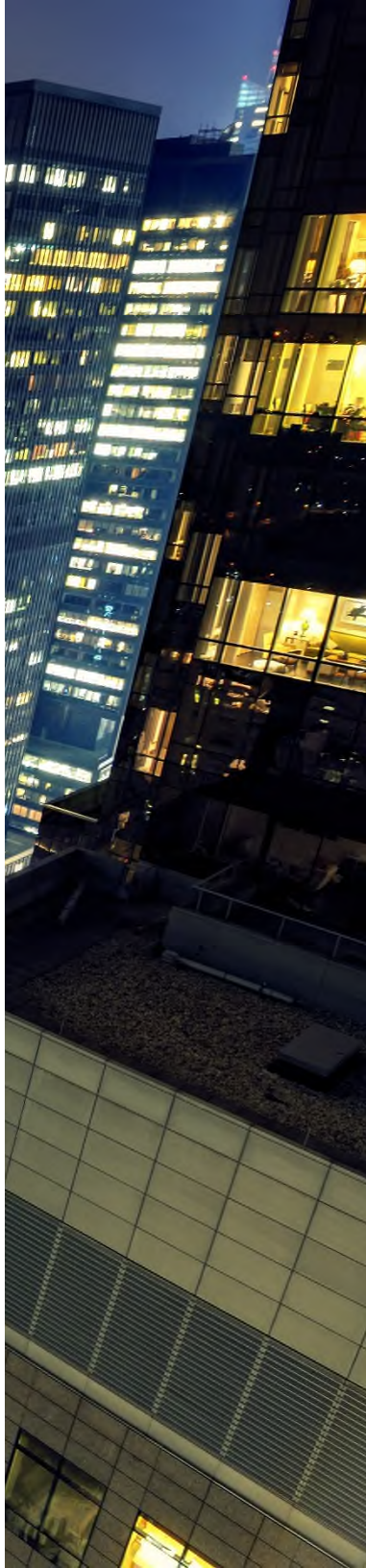
Mr. Leo Scafate
1751 Pinnacle Drive, Suite 700
McLean, VA 22102
(703) 641-5377

Since 2006, Hillmann has provided environmental services including hazardous materials surveys, moisture investigations, microbial delineation, air monitoring, bid administration, industrial hygiene and emergency response on commercial and multi-family locations in the Mid-Atlantic United States.

Monday Properties

Ms. Jennifer Burns
1515 Wilson Boulevard
Arlington, Virginia 22209
(703) 243-3202

For nearly 10 years, Hillmann has performed moisture investigations, microbial delineation, indoor air quality testing and monitoring and emergency response services on commercial and multi-family property locations throughout the Mid-Atlantic United States.





Mill Creek Mid-Atlantic Construction LLC

Mr. Craig Phillips
6701 Democracy Boulevard, Suite 500
Bethesda, MD 20817
(301) 881-4092

As part of a national service contract, Hillmann performs moisture inspections and microbial consulting services during construction on of numerous multi-family residential properties in the metropolitan Washington, DC area.

Capital One Bank

Mr. Peter Sitkowski
1000 Continental Drive, Suite 250
King of Prussia, PA 19406
(610) 254-4803

Hillmann performs property condition assessments and construction loan monitoring services on numerous commercial office and mixed use properties in the metropolitan Washington, DC area as part of a national service contract.

Wells Fargo Retechs - Construction/Engineering

Mr. Brett Morley
201 North Loudon Street, First Floor
Winchester, VA 22601
(717) 809-0342

Hillmann performs property condition assessments, plan and cost review and construction loan monitoring services on numerous multi-family residential properties in the metropolitan Washington, DC area as part of a national service contract.

CitiBank, N.A.

Mr. Steven Oehlich
5500 Maryland Way, Suite 350
Brentwood, TN 75039
(615) 372-6166

Hillmann performs plan and cost review and construction loan monitoring services on numerous multi-family residential properties in the metropolitan Washington, DC area as part of a national service contract.

CHRISTOPHER BAKER, LEED AP

Vice President of Operations

Education: B.A. Economics, University of Maryland

Certifications: LEED Accredited Professional, NIOSH 582 Certified, State of Virginia Licensed Project Designer, EPA Asbestos Abatement Contractor and Supervisor Course, State of VA Licensed Inspector/Manager Planner for Asbestos Inspection, State of Virginia Licensed Asbestos Project Monitor, AIHA Asbestos Analyst Registry Board Approved ID# 4593, EPA Trained in IAQ Evaluation and Remediation, Radiation Safety Trained, Scitec XRF Operator's License, Trained/certified in accordance with 29 CFR 1910.146 permit-required confined spaces.

Mr. Baker is a recognized industry expert with nearly 30 years of environmental consulting, industrial hygiene and hazard remediation experience. Mr. Baker's expertise encompasses establishing and developing protocols for Hazardous Material Response, Mold Delineation and Remediation Management, Environmental Site Assessment, and Industrial Hygiene Services. He has been personally responsible for the management of industrial hygiene services on over 2,500,000 square feet of asbestos abatement projects and has performed thousands of hazardous materials building investigations.

Mr. Baker is an ASTM Qualified Environmental Professional for Phase I and Phase II Environmental Site Assessments. He co-wrote Standard Operating Procedure for heavy construction contractors working in naturally occurring asbestos.

CHRIS KUALII, CMI

Operations Manager

Education: B.A. Environmental Analysis and Design, University of California, A.A. Environmental Science, Fullerton College

Certifications: AHERA Certified Asbestos Inspector, AHERA Certified Project Monitor, AHERA Certified Project Supervisor, Virginia Asbestos Inspector License, Virginia Asbestos Project Monitor License, ACAC Certified Microbial Investigator, NIOSH 582 Analyst Certified

For nearly 10 years, Mr. Kualii has been providing complete environmental support encompassing phase I environmental site assessments, asbestos surveys, air monitoring, bid administration, O&M programs, industrial hygiene and IAQ programs.

Mr. Kualii is responsible for performing asbestos surveys and investigations to identify asbestos materials and associated occupational hazards. He supervises work practices and controls in accordance with job specifications, current EPA, OSHA and State Regulations for Asbestos remediation projects in commercial, industrial and multi-family residential buildings. Mr. Kualii performs mold and moisture investigations in commercial, industrial and residential facilities nationwide.

KIMBERLEY FREDERICK, R.A.

Regional Manager Engineering Division

Education: Master of Architecture, Columbia University, B.F.A. Cornell University

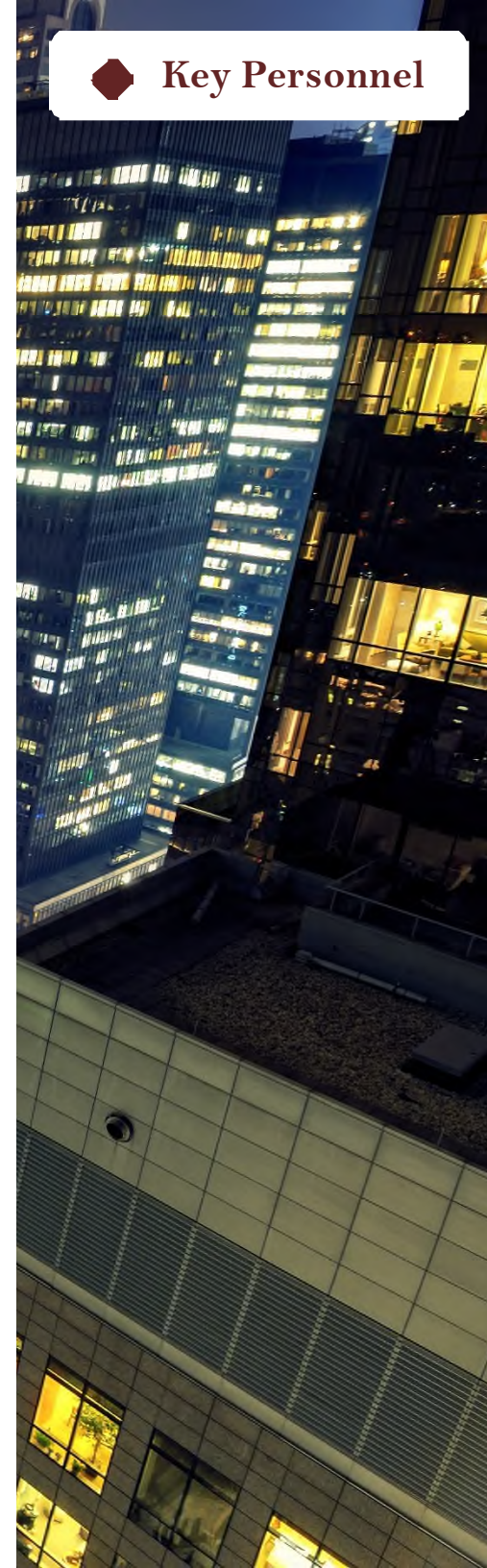
Certifications: Registered Architect – Maryland, Member AIA, Member NCARB, TS/SCI Clearance w/Full-Scope Polygraph, Licensed Realtor - Maryland

Ms. Frederick has over 25 years of experience in performing construction assessment and property development services. Her expertise encompasses design and architecture, construction defect analysis, construction management and capital asset assessment. Ms. Frederick is experienced in providing building system analysis including fire and life-safety systems, structural systems, energy-consuming equipment, construction defects, re-design, and construction administration of the solution.

Ms. Frederick is currently the Regional Director for Hillmann Consulting's Engineering Division in Virginia where she performs Plan and Cost Reviews, Monthly Construction Monitoring Services, and Property Condition Assessments on commercial and residential properties.



Key Personnel





JAMES M. RIGGS, MS, CHMM

Project Manager

Education: M.S. Environmental Management, University of Maryland, B.S. Environmental Science, Unity College
Certifications: Certified Hazardous Materials Manager #14391, OSHA 40-Hour HAZWOPER 29 CFR 1910.120, EPA AHERA Asbestos Inspector, Maryland and Virginia, EPA AHERA Management Planner, Maryland, Maryland 40-Hour Lead Inspector/Risk Assessor Training Certificate, Virginia 40-Hour Lead Inspector/Risk Assessor Training Certificate, Maryland Department of the Environment, Drinking Water Sampler Certificate, Niton Radiation Safety Training Course

Mr. Riggs has nearly 20 years of experience as an environmental scientist and project manager. He has managed and performed environmental investigation, remediation and on-site health and safety projects at various sites throughout Maryland, Virginia, District of Columbia, Pennsylvania, South Carolina, Massachusetts, and Illinois.

His expertise includes Phase I Environmental Site Assessments (ESAs); Phase II ESAs; supervising the removal of underground storage tanks (USTs) and associated contaminated soil; performing site investigations to characterize the extent and severity of soil and groundwater contamination; managing the remediation of site contamination; coordinating remedial strategies with regulatory agencies; regulatory reporting; managing hazardous waste characterization and disposal; and performing asbestos inspections for demolition and renovation purposes.

JOHN PERHACH

Project Manager

Education: B.S. Agriculture and Comprehensive Science, Cook College, Rutgers University
Certifications: NIOSH 582 Certified, AIHA Asbestos Analyst Registry Board Approved ID #7997, EPA AHERA Asbestos Inspector, EPA Asbestos Management Planner and Project Designer, State of Pennsylvania Licensed Asbestos Inspector, State of West Virginia Licensed Asbestos Inspector and Air Clearance Monitor, State of West Virginia Licensed Project Designer, State of Ohio Licensed Asbestos Inspector, EPA-HUD Accredited Lead Inspector/Risk Assessor

Mr. Perhach has nearly 20 years of experience conducting asbestos and lead paint surveys, and is responsible for supervising work practices and controls in accordance with job specifications, current EPA, OSHA and State Regulations for asbestos and lead abatement projects. He is responsible for the coordination of asbestos, lead paint, and mold remediation abatement projects including surveys, project design, documentation, project management, O & M plans, air monitoring and emergency response operations.

HENRY P. HILLMANN

Industrial Hygienist/Business Development Manager

Education: B.A. Economics, The Pennsylvania State University's Smeal College of Business
Certifications: Virginia Asbestos Project Monitor & Designer, Delaware Asbestos Project Monitor

Mr. Hillmann has over 10 years of experience in environmental health and safety management. He specializes in technical consulting for asbestos project management, industrial hygiene and environmental site assessments, and lead-based paint inspections and risk assessments. He has conducted hazard evaluations, prepared technical reports recommending management plans, hazard remediation, and abatement cost estimates for government, manufacturing, and public utility clients throughout the United States.

Mr. Hillmann is the lead responder of Hillmann's 24-hour emergency response team responding to numerous local and national emergencies. Mr. Hillmann performs all environmental aspects of building rehabilitation including environmental health risk assessments; water intrusion investigations; mold delineation and remediation management; asbestos air monitoring; air quality monitoring; and carbon monoxide and hydrocarbon testing on emergency response projects.