

Contact us for:  
Phase I & II Environmental Site Assessments  
Remedial Cost Opinions  
NFR Letters  
SBA/HUD Reliance letters  
Environmental Compliance Audits



**Deigan & Associates, LLC**  
Environmental Consultants  
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## Strategic Environmental Consulting Services to Financial Institutions

*Deigan & Associates, LLC* specializes in defining environmental business risk when lenders and underwriters are considering financing instruments for new projects or refinancing requests. We also specialize in managing environmentally impaired property portfolios that lenders have acquired through bankruptcy, loan default, and/or foreclosure. These properties require the financial institution to maintain a “due care” standard to ensure that environmental liability does not revert back to the property lien holder.



### *Closing the Deal While Minimizing Financial Risk...*

On numerous occasions our environmental work has resulted in successful, profitable loan transactions and project financing by simplifying and quantifying complex environmental issues. Our substantial remediation and regulatory agency (IEPA/USEPA) experience provides an opportunity to accurately define costs related to recognized environmental conditions (RECs) on a property.

We are particularly astute at accurately defining environmental conditions and providing innovative, economic engineering solutions to address environmentally impaired properties and return them to productive, profitable uses. Former industrial, manufacturing, and commercial use properties, particularly gasoline service stations and sites with former leaking underground storage tanks often represent a liability to their owners. These properties are undervalued on the market, due to perceived and/or real environmental conditions resulting from their former uses. The result is the properties are not transacted in the market and often become boarded-up and dilapidated, losing value despite surrounding redevelopment and growth.



*Deigan & Associates, LLC* combines cost-effective cleanup approaches with regulatory allowances to develop site conditions that reduce contaminant risks to acceptable levels that allow for timely redevelopment and transaction as mixed use residential, commercial, or industrial properties. Our expertise is called upon by financial institutions, individual property owners, small businesses, Fortune 500 companies, developers, attorneys, and municipalities to facilitate property divestitures and redevelopment without the prolonged obstacles caused by iterative environmental studies, ineffective remediation techniques, and incomplete regulatory submittals.

[www.deiganassociates.com](http://www.deiganassociates.com)

**Project/Client References Provided Upon Request**