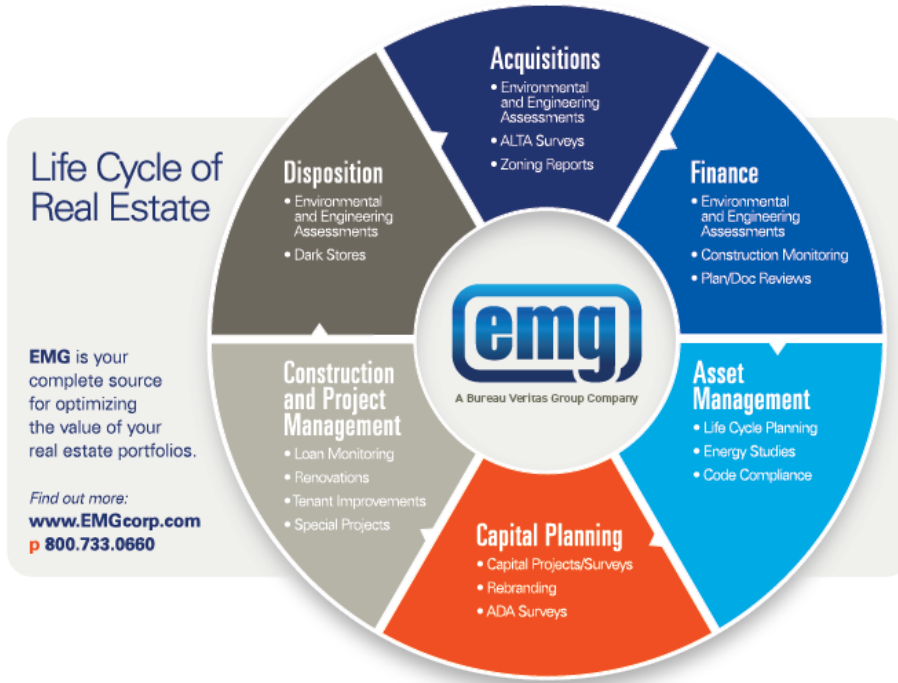


ENGINEERING - PROJECT MANAGEMENT – CAPITAL PLANNING - ENVIRONMENTAL



**SERVICES PROVIDED**

**Project Management**

- New Construction*
- Renovations*
- Program Rollouts*
- Capital Programs*
- Permitting*
- Branding/Rebranding*
- Tenant Improvements*
- Site Condition & Asset Surveys*
- ADA Programs*

**Architectural & Engineering**

- Property Condition Assessments*
- Building Systems Assessments*
- Construction/Renovation Monitoring*
- Capital Expenditure Planning*
- Energy Audits*
- Seismic Risk Assessments*
- Budget and Document Reviews*
- Annual Surveillance Reports*
- ADA Assessments*
- Roofing Studies*
- Paving Studies*
- Zoning Reports*
- Water Intrusion Assessments*
- Site Investigation Reports*
- ALTA Surveys*

**Environmental**

- Phase I ESAs*
- Regulatory Database Searches*
- Lien/AUL Searches*
- Phase II / Phase III Assessments*
- Asbestos and Lead Paint Surveys*
- Asbestos & Lead Paint O&Ms*
- Mold Prevention Plans*
- Radon Testing and Mitigation*
- Drinking Water Sampling*
- Vapor Intrusion Studies*
- Vapor Mitigation*
- Compliance Audits*

EMG is the premier engineering, environmental, capital planning and project management consulting firm that enables our clients to optimize the value of their real estate portfolios – from acquisitions and closing to project planning and execution.

**Who We Serve:**

- Commercial Lenders
- Real Estate Owners
- Retailers
- Institutional Owners
- Government Entities