



CASTLETON

ENVIRONMENTAL

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Statement of Qualifications



Environmental Consulting & Due Diligence



ABOUT US

Built upon solid relationships and the knowledge that strong client partnerships are the key to our success, Castleton Environmental is an environmental risk management firm offering commercial grade environmental services to lenders, businesses and property owners in New York and the tri state area. We understand the many challenges our clients face and have fashioned our approach to address each one of them. We evaluate a site's environmental liabilities and develop customized strategies to minimize our client's environmental risk, arming them with the necessary information to make sound decisions.

Castleton Environmental was founded with the idea that clients require high quality, professional services and guidance after the completion of a Phase I Environmental Site Assessment where environmental challenges are identified. After 25 years in the environmental consulting industry, company founders Frank P. Castellano and Donald J. Middleton, Jr. recognized that client's needs were simply not being adequately met beyond the completion of the Phase I Environmental Site Assessment and that a group of professionals geared specifically to assist clients address complex environmental issues would be of great value.

With offices in New York City and on Long Island, Castleton Environmental remains at the forefront of the ever-evolving field of environmental law and compliance. Committed to delivering the highest level of commercial grade environmental consulting, remediation, and risk management services to a range of industries, including real estate development, brokerages, law firms, lending institutions, and property owners, we partner with our clients to determine their objectives, define the environmental challenges, and develop a cost-efficient and effective solution. We ensure sound practices are in position to facilitate a safe and productive job site, minimizing the risk for all involved stakeholders.

Castleton Environmental prides itself on its ability to deliver highly customized, strategic approaches to complex environmental challenges. The firm is not focused solely on the completion of the Phase II Environmental Site Assessment but seeing the project or transaction ALL the way through to completion whether that be at the closing table, the ribbon cutting or the No Further Action letter.



OUR TEAM OF PROFESSIONALS

Committed to providing a high level of professional services to our clients, Castleton Environmental leverages the resources of its very experienced staff of professionals. Our clients benefit not only from the technical expertise of our staff, but also from their relationships with industry leaders including regulators, business leaders and public officials. Brief biographies of key staff are described below.

Frank P. Castellano, PG, President

After 23 years leading one of the region's most accomplished and diverse environmental consulting firms, Mr. Castellano founded Castleton Environmental to focus on providing high value environmental consulting services specifically geared to the commercial lending and real estate investment/management industries. Leveraging his many years of experience, Mr. Castellano has earned a reputation for developing strategic approaches to the environmental challenges of complex real estate transactions and portfolio management. These approaches enable the transactions to proceed to closing while managing the risks of the involved stakeholders. Frank was awarded his Master of Science in Hydrogeology from Adelphi University in 1993. His undergraduate degree was awarded by the State University of New York at Oneonta, where he received a Bachelor of Science in Water Resources in 1989.

Donald J. Middleton, Jr., Vice President

Concurrent with his role as Vice President at Castleton Environmental, Don Middleton Jr. serves as President of Middleton Environmental Incorporated, a firm focused on providing Phase I Environmental Site Assessments to the lending industry. Mr. Middleton serves as the manager of the Environmental Site Assessment Program, helping lenders to avoid clean up liability and litigation cost often associated with asbestos and hazardous waste contaminated properties. Don has prepared thousands of Environmental Site Assessment and Transaction Screen Process Reports on commercial, industrial, and multi-family properties for lending institutions in the tri-state area and throughout the nation. Assessments have also been conducted for real estate and law firms, the FDIC and RTC. Don received his Bachelor of Science from Fordham University's College of Business Administration in 1998 and attended Iona College in New Rochelle, New York from September 1985 May 1986. Don has also attended the NYU School for Continuing Education where he received his New York State Department of Health Asbestos Investigator and Management Planners Licenses.



Jessica Ferngren, PG, Senior Consultant

Ms. Ferngren serves as Senior Consultant for Castleton, responsible for the technical oversight of each of Castleton's projects. With over 25 years of environmental consulting experience and a geology based education, Jessica possesses the technical expertise to formulate the appropriate scope of investigative services required to assess a given site or set of circumstances. This approach permits the development of a customized strategy to assess each and every project. Jessica received her Bachelor of Science degree from the State University of New York at Geneseo in 2000 and has acquired a wide range of professional registrations and certifications over her career including licensure as a Professional Geologist in the State of New York.

Joseph P. Gavin, PG, Project Manager

Mr. Gavin brings almost 20 years of environmental consulting and Project Management experience to serve the needs of Castleton's clients. His areas of expertise include Phase I and Phase II Environmental Site Assessments, Petroleum Bulk Storage Tank assessments/closures, Remedial Investigations and Remedial Actions under New York State Department of Environmental Conservation Petroleum Bulk Storage, Spills, Hazardous Waste, and Brownfield Programs. Additionally, Mr. Gavin has experience working with the local regulatory agencies, Suffolk County Department of Health Services, Nassau County Department of Health, as well local town/hamlet/village municipalities. Relying on his many years of field experience, Mr. Gavin routinely develops investigation plans, Cost to Cure estimates, remedial plans and schedules that create a path for project closure. Mr. Gavin received his Bachelor of Arts degree from City University of New York, Queens College and his Master of Arts degree from City University of New York, Brooklyn College in Geology. Mr. Gavin is a New York State Professional Geologist, License No. 373.

Daren Murphy, Project Manager

Daren Murphy brings over 30 years of environmental consulting and Project Management experience to Castleton. Specializing in the execution of post-closing environmental obligations, Mr. Murphy works to ensure that those future commitments made as a condition of closing a transaction are performed in a manner that meets the expectations of the various stakeholders. Leveraging his many years of experience in the field, Mr. Murphy routinely develops Cost to Cure estimates, remedial plans and schedules that create a path to the closing table in advance of the work being completed. Mr. Murphy received his Bachelor of Science degree from Slippery Rock University and holds numerous certifications in the field.



The depth and unique experience of each of the Castleton team members complement one another in a way that provides our clients a level of service that exceeds the simple transaction and provides for a more strategic and partnered approach to move projects through to completion.

Detailed resumes for each of our professionals are available upon request.



OUR SERVICES

Committed to delivering the highest level of environmental consulting, remediation and risk management to builders, real estate investors and commercial lenders, Castleton Environmental offers the following services:

- Environmental Due Diligence and Risk Management
- Phase II and III Environmental Site Assessments
- Multi-media Investigations including Vapor, Soil and Water
- Remediation

Environmental Due Diligence and Risk Management

Environmental issues create unwanted risk and uncertainty. Castleton Environmental quantifies that risk and removes the uncertainty to permit their clients to make sound decisions. In addition to being able to execute remedial strategies to eliminate environmental risk, Castleton Environmental utilizes a variety of other risk mitigation tools to advance their client's objectives when remediation is not practical. These tools include cost to cure estimates, escrow agreements and insurance products.

Phase II Environmental Site Assessments

Potential environmental concerns identified in a Phase I Environmental Site Assessment are more specifically evaluated with a Phase II Environmental Site Assessment. Following industry standards for Phase II procedures (ASTM E1903-11) Castleton utilizes a variety of field sampling and testing techniques to meet the desired objective of characterizing environmental risk. Based upon the Phase II findings, Castleton develops appropriate strategies to remedy negative conditions and manage risk. The goal of Castleton Environmental for every Phase II is to develop the appropriate strategy to advance the transaction while protecting the interests of those involved.

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Subsurface Investigations

The geological experts at Castleton Environmental provide Subsurface Site Investigations to determine the degree of contaminants in the subsurface environment and determine the necessary means of removal and disposition. We assess subsurface conditions including soil, water and vapor, and recommend efficient and cost effective removal strategies based upon best practices and our clients' business objectives.

Remediation

Contaminated worksites present significant liabilities to industry and government stakeholders alike, however, the repercussions of subsurface contamination extend far beyond financial liability, impacting the environment, the community, and the population for decades to come. Environmental remediation pertains to the elimination of pollution or contaminants from soil, subsurface area, groundwater, sediment, vapor or surface water. Castleton Environmental specializes in remediation bespoke to our clients' unique environmental circumstances and objectives.

Facility Decommissioning & Closure

The re-purposing/re-development of industrial or commercial property for higher end uses (i.e. residential, healthcare, education) requires a comprehensive decommissioning and closure of the former site facilities to mitigate environmental risks to future users. Castleton Environmental specializes in the characterization and clean-up of multi-media contamination to ensure that environmental risks from historic site uses are eliminated and/or mitigated. Castleton has performed a wide variety facility closures ranging from former manufacturing facilities to dry cleaning tenant spaces in retail shopping centers.

Outside Resources and Partners

Castleton Environmental utilizes the resources of the myriad of specialty service providers that serve the environmental industry at large. This includes drilling companies, analytical laboratories and remediation contractors. Castleton's experienced staff members understand the unique capabilities (and limitations) of these vendors and can therefore leverage their strengths for specific assignments.



CONTACT US

The team at Castleton Environmental stands ready to assist you in meeting your environmental due diligence objectives. Please contact us today to discuss your specific needs.

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