



ASSET RESTORATION

STRATEGIC SOLUTIONS *for* ENVIRONMENTAL LIABILITIES

WHO SHOULD YOU TURN TO?

YOU HAVE A REAL ESTATE ASSET (OR A PORTFOLIO OF ASSETS)
WITH **POTENTIAL ENVIRONMENTAL LIABILITY**, A NUMBER OF
QUESTIONS ABOUT **HOW** TO ASSESS AND MITIGATE THAT LIABILITY,
AND NEED TO **OPTIMIZE YOUR RETURN ON INVESTMENT...**

ASSET RESTORATION STRATEGIC PORTFOLIO MANAGEMENT

No matter the severity of the environmental issue, regardless of how large the potential legal liability, how charged the political environment, or close the regulatory scrutiny, again and again, Asset Restoration has demonstrated that a client's portfolio is worth MORE with their help than without it. We provide a comprehensive approach that quantifies risk, identifies the uncertainties in knowledge and costs and then comprehensively evaluates all of this information to select fiscally responsible and strategic alternatives to protect and optimize your assets so they can be marketed, developed, sold or transferred.

OUR GOALS FOR ENVIRONMENTALLY-IMPACTED PROPERTIES AND ASSETS ARE THE SAME AS A SUCCESSFUL FINANCIAL MANAGER.

HOW WE RESOLVE THE ISSUE

ASSET RESTORATION SERVICES:

- Environmental risk management strategies including liability transfer to Asset Restoration
- Environmental site evaluations, alternative land-use, and site restoration strategies
- Decision theory and cost probabilistic analysis to perform cost-benefit analysis of asset value versus environmental liability
- Regulatory agency negotiations including technical and legal support for voluntary cleanup programs, risk-based closures, land-use zoning, and Brownfield programs
- Environmental insurance support including objective legal advice on various insurance coverage scenarios
- Current real-estate market analysis

ASSET RESTORATION'S PRINCIPALS HAVE COORDINATED EFFORTS TO SUCCESSFULLY MANAGE MORE THAN 500 ENVIRONMENTALLY-IMPACTED PROPERTIES AND PORTFOLIOS, INCLUDING:

- Industrial, Chemical and Energy Complexes
- Shopping Malls
- Mixed-Use and Residential Developments
- Stand-Alone Franchise Locations
- Gas Stations and other Environmentally-Sensitive Locations

Current trends in Federal Brownfield Initiatives as well as State and Municipal Property Redevelopment Programs have made the rehabilitation of former commercial and industrial properties an attractive and economically sound opportunity. In order to help our clients identify these opportunities, NewField's principals have formed Asset Restoration, LLC. Asset Restoration has been created to provide strategic and profitable solutions for the acquisition, divestment, and restoration of environmentally impaired properties. Asset Restoration is a unique team of equity partners consisting of environmental engineers, commercial real estate developers and brokers, and environmental and real estate attorneys. The combination of these experts allows for a unique understanding of the environmental perception issues that are faced when implementing property management decisions designed to maximize asset value while minimizing environmental liability.

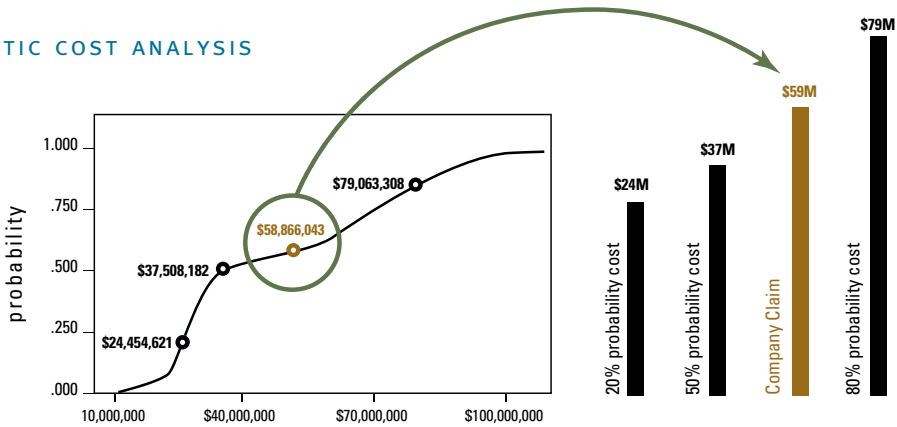
Asset Restoration provides innovative and cost-effective assessments to ensure prompt conveyance of valuable real estate assets. Our experts have worked closely with corporate real estate managers to develop strategies for acquiring or divesting multi-site real estate portfolios globally.

Frequently, many major companies are burdened with a portfolio of environmentally impaired properties that are no longer income producing and often appear as an endless cycle of environmental management costs that degrade P&L statements and stock-holder value. Asset Restoration offers to assume the known environmental liability in exchange for a negotiated sale or equity stake of the property. This in turn allows the owner to reduce their environmental reserve and management portfolio costs- which often translates into environmental management resources that can shift to higher priorities within your environmental program.

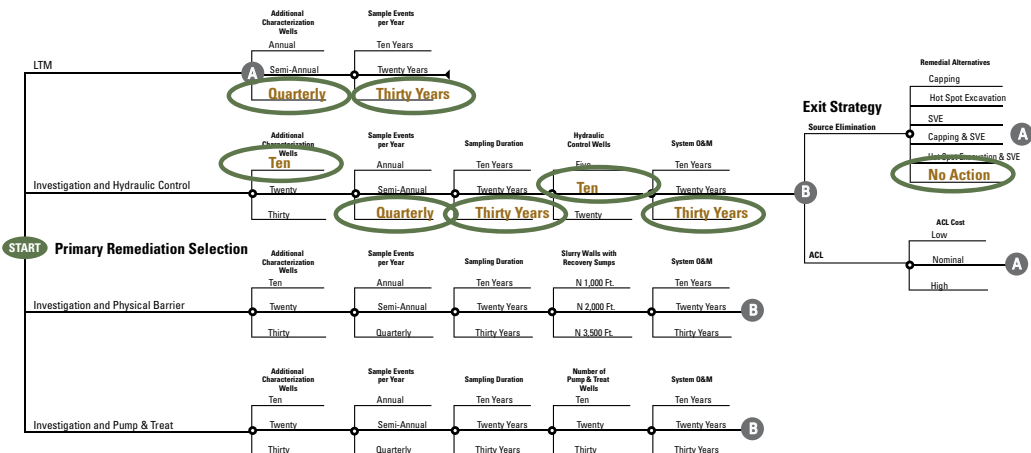
DECISION CONSEQUENCE ANALYSIS

Decision Consequence Analysis (DCA) is a structured process utilizing statistics and probability theory, utility theory, game theory and acknowledgement of psychological traps to help decision makers choose wisely under conditions of uncertainty. It addresses the fundamental issues in business and personal decisions of where resources of money, time, and energy should be invested for the best balanced achievement of objectives. Historically, the process has been applied in the pharmaceutical and petroleum exploration industries; Asset Restoration's principals have pioneered the application of DCA as a facilitation and mediation tool in the area of environmental liability.

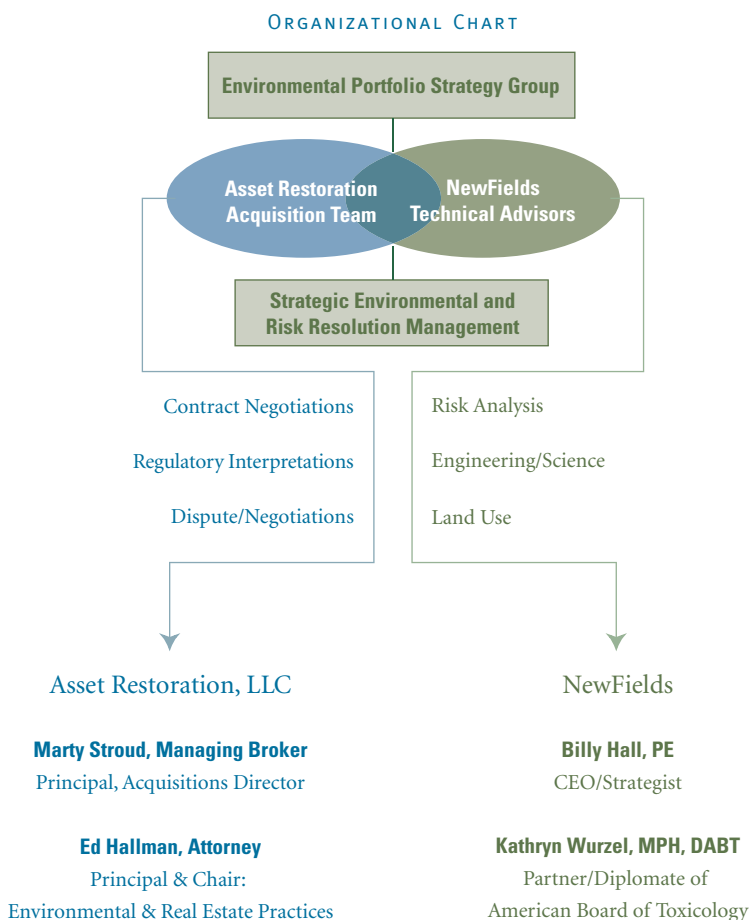
PROBABLISTIC COST ANALYSIS

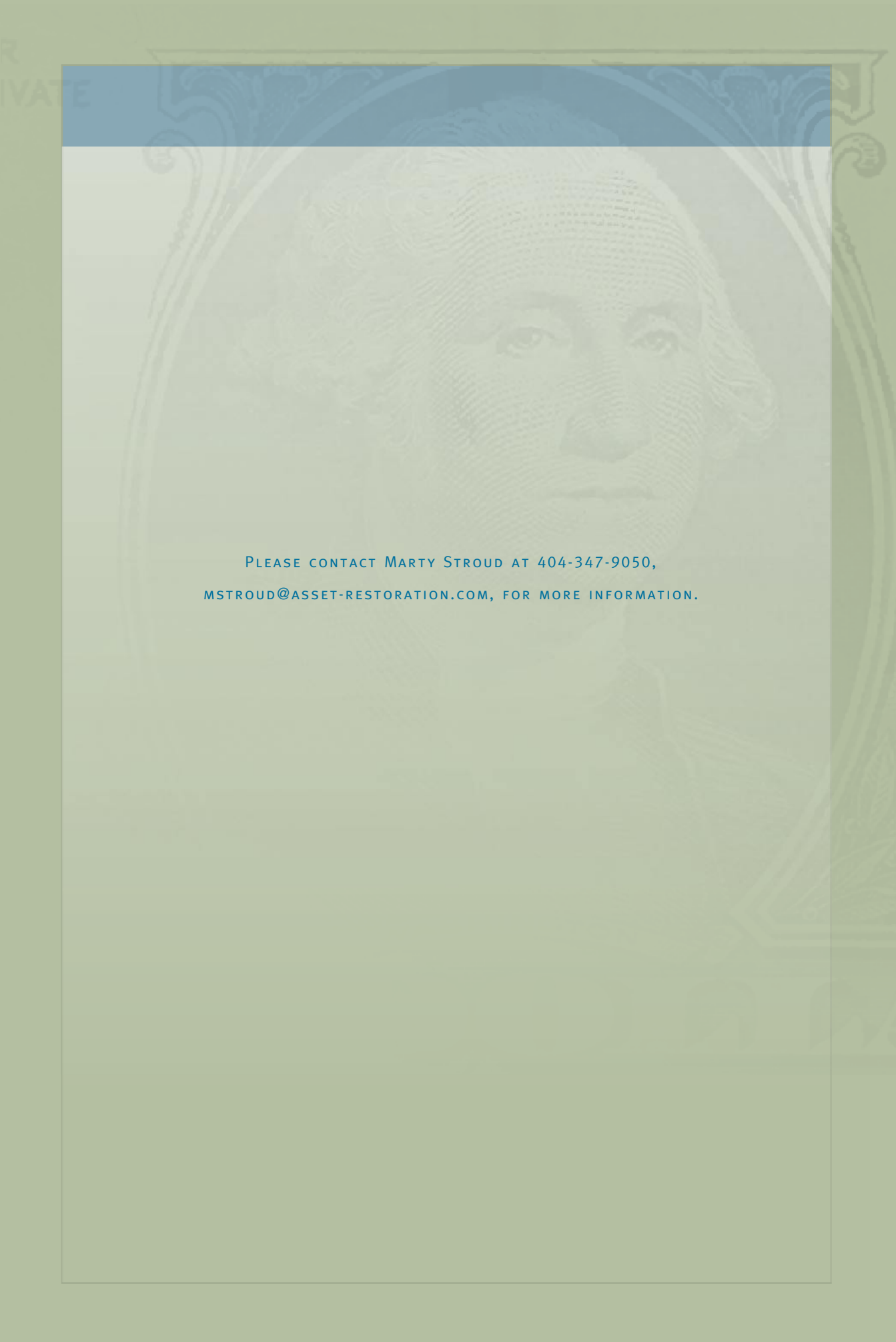


DECISION CONSEQUENCE ANALYSIS



Asset Restoration is one of the few companies in which the principals manage properties as owners, and have also designed, managed, and completed the remediation of some of the largest Superfund sites in the country. We are knowledgeable and comfortable with the legal strategies for controlling liability, having experience with the full range of outcomes, including extensive court room experience as expert witnesses in areas of insurance and third party property and personal injury claims.





PLEASE CONTACT MARTY STROUD AT 404-347-9050,
MSTROUD@ASSET-RESTORATION.COM, FOR MORE INFORMATION.



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(404) 347-9050
1349 W. Peachtree St, Suite 2000
Atlanta, GA 30309
www.asset-restoration.com