

"Quick, responsive, and client focused - that's why I use you. Your engineering is solid, but so are some other firms. What you do to stay on top of your accounts is why I keep using your services."

— *Joe Stevens, Director*  
*Kimco Realty Corporation*

"We have worked with Criterium Engineers numerous times over the years. On one of their first assignments for us, they found a structural problem in a parking garage that another engineering firm missed. Fortunately for us, the problem was found in time for us to have the seller fix the problem. Working with Criterium Engineers has been a very positive experience."

— *Fred Berliner*  
*Senior Vice President and Director of Acquisitions*  
*United Trust Fund*

"I like to use Criterium Engineers for construction loan monitoring. You understand all phases of the construction process, are fast, reliable, and have offices everywhere."

— *Pam Westman*  
*Presidential Bank*

"At Trus Joist™, a Weyerhaeuser Business, we warranty our products for the life of the building. Product application assurance is part of our founding values. We have come to rely on Criterium Engineers Installation Reviews as a key part of providing brand value. Our clients demand quality assurance and because of your large and talented network, we are able to provide just that - and catch the few major problems we might have had early enough to do something about it. Consistent, friendly, and timely service is what we have come to expect and count on."

— *Wendy Minichiello, General Manager*  
*Trus Joist™*

"Criterium Engineers performs comprehensive surveys that identify all key risks and issues, but they do not dwell on 'phantom' issues that needlessly impair negotiations. They are deal makers, not deal breakers. They offer single point of contact and excellent uniformity in reporting. They are on most major lenders' approved vendor lists, which facilitates financing. They are able to perform under the most rigorous time constraints."

— *H. Jay Wiseman Jr., Director, Acquisitions*  
*CBL & Associates Properties, Inc.*

# CRITERIUM ENGINEERS

Criterium Engineers  
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# CRITERIUM



## Criterion Engineers

is the nation's lead-

ing provider of build-

ing-related engineering

services. Since 1957, we

have consulted with clients on

nearly 750,000 properties of every type.

We are dedicated to providing unequaled quality  
in commercial real estate consulting.

With offices throughout the country, our  
services combine a strong knowledge of local  
markets with the resources of a major national  
firm. Our engineering staff includes special-  
ists in all building systems, providing the  
depth of expertise to address any issue.

Criterion Engineers' clients include  
the most distinguished names in  
real estate and finance: investment  
firms, pension funds, banks,  
insurance companies, real estate  
investment trusts, institutional  
advisors, developers, managers  
and users of commercial real  
estate.

### We Provide:

- Due Diligence Property Condition Reports
- Environmental Site Assessments
- Capital Reserve Analyses
- Construction Monitoring
- Energy Analysis
- Other Building-Related Consulting Services

Each authoritative analysis is customized to address a multi-family, office, retail, industrial, mixed-use, health care or hospitality property, guided by an understanding of the client's objective and scope.

Centralized account management ensures seamless services, while our quality-control staff of engineers and writers provide consistent, eminently readable reports.

Portfolios of dispersed assets can be assessed concurrently and quickly, with Criterion Engineers' unique geographical strength and local expertise. Multi-disciplined teams are assigned to large, single properties. When clients require real estate engineering services, Criterion Engineers responds with unmatched experience, flexibility, resources and commitment.



### Property Conditions Assessments/Reports

Criterion Engineers reports contain information about a structure and its components vital to investment and finance decision-making. The Property Condition Report provides appropriate due-diligence in a real estate transaction with regard to a property's physical condition and exceeds ASTM 2018.

Investigative scopes are designed to address the unique concerns and risk tolerance of each client. The standard systems evaluated include the site, foundation, superstructure, HVAC, plumbing, electrical, exterior, interior, roof, vertical transport and safety. Additional investigations are performed upon request.

Commercial real estate owners and managers, institutional investors and investment bankers have different objectives for their real estate portfolios. Criterion Engineers works with clients to understand those objectives, to develop scopes and formats that will serve their objectives and to deliver high quality reports.

### Experience Makes All the Difference

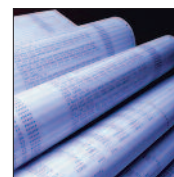
Criterion Engineers has consulted on thousands of commercial projects over the last five decades. We have experience with every building type from class A offices to historic retrofits, large shopping malls to strip centers, garden apartments to high-rise condominiums, motels to resort hotels, warehouses, mobile home parks, nursing homes and medical facilities.



### Environmental Site Assessments

Purchasers of commercial real estate today understand the impact that environmental conditions can have on the cost of owning or selling property. Hazardous substances or petroleum products, if improperly stored or disposed on-site, can be extremely expensive to clean up. The liability to do so will often extend to future owners.

Criterion Engineers Phase I Environmental Site Assessment studies generally follow the format of ASTM Standard 1527 and include a physical inspection of the site, a review of relevant records, and interviews with occupants, owners, neighbors and selected officials. The scope is often expanded to address issues specific to the subject property or client.



### Cost Segregation Studies

Cost Segregation Studies (CSS) identify building components that can be depreciated faster than the standard 27 or 39-year recovery period used for commercial property. This can dramatically reduce the taxes due in the early years of real estate ownership. Deferring taxes can mean a lower tax bill and can improve cash flow.

Real estate investments best suited to undergo a CSS include:

- Newly constructed buildings
- Newly acquired existing buildings valued over \$1 million
- Existing buildings undergoing renovations or expansions
- Office leasehold improvements and fit outs

A CSS can also be performed retroactively to "catch-up."

A CSS is a comprehensive analysis involving a review of plans, prints, and other documentation, site inspections, and an in-depth costing allocation. The study identifies and costs non-structural elements, site improvements, and indirect costs that may be re-classified to asset classes with more rapid depreciation allowances.



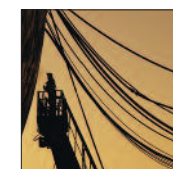
### Construction Loan Monitoring/Quality Assurance

Criterion Engineers provides plan and cost reviews and periodic reporting of construction for builders, lenders and investors. Our experts compare the construction in progress to plans and specifications and manage installment release payment schedules. In many cases, the lender has a preferred format for such reporting. Criterion Engineers will use your format if so desired, or one of the several we have developed based on extensive experience in this area.



### Green Building Engineering

Many of our licensed Professional Engineers are also LEED Accredited Professionals (LEED AP). They are available to certify LEED buildings, confirm Energy Star ratings, and evaluate energy efficiency and cost saving opportunities in all types of buildings.



### Additional Services

- FNMA Physical Needs Assessment
- Comprehensive Engineering Surveys
- Comprehensive Needs Assessment (HUD/USDA)
- Maintenance Planning
- Environmental Testing
- Insurance Claims Investigations
- Energy and Sustainability Studies
- Repair Design
- Facade Integrity Inspections (LL10)
- Feasibility Studies (Use Change)
- Handicap Accessibility (ADA, FHAA Compliance)
- Code Compliance Studies
- Fire/Life Safety Studies
- Probable Maximum Loss (PML) Studies
- Bid Specifications
- Owners Representation
- Forensic Engineering
- Litigation Support
- Third Party Quality Assurance

FOR MORE INFORMATION, OR TO SCHEDULE AN APPOINTMENT FOR CONSULTATION, PLEASE CONTACT US.

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