



# Triad International

Civil & Environmental  
Engineering

Commercial Real Estate  
Due Diligence Worldwide



Philadelphia

Los Angeles

Guam

## **Mission Statement**

Triad International strives to provide clients with exceptional service and peace of mind by implementing sound engineering and consulting practices, resulting in value-added solutions. Pride and integrity are the cornerstones of which Triad International has built its business and reputation.





### **Triad, At a Glance**

Triad International, A California Limited Liability Company, is a full service engineering and consulting firm consisting of civil, environmental, mechanical, chemical, and fire protection engineers that work with organizations in the public and private sectors to achieve superior results in engineering, environmental science, real estate and construction projects. Triad specializes in Due Diligence services to support the commercial lending industry, as well as many other quality services to support the needs of various institutions in both the public and private sectors. With offices in Philadelphia, Los Angeles, and Guam for increased accessibility and reliability and carrying the industry standard insurances, clients feel comfortable that their projects will receive the attention and detail that they require. Our professionals will provide that peace of mind for the competitive price you expect. Utilizing sound engineering practice and years of experience, Triad International's professionals continually strive to be at the forefront of the industry.



## Our Services

### Due Diligence Services

Property Condition Assessments (PCA)  
Probable Maximum Loss Analysis (PML)  
Phase I, II Environmental Site Assessments (ESA)  
Real Estate Appraising  
Groundwater, Surface Water, and Soil Sampling Services  
Lead and Asbestos Sampling, O&M, and Abatement Services

### Engineering

Remedial Investigation/ Feasibility Studies  
Remediation Management  
Oil Well Abandonment and Consulting  
Civil Engineering Design  
Environmental Engineering Design

### Construction

Construction Management/ Owners representation  
Construction Monitoring and Field reports  
Pre-construction Document Reviews/Constructability Reviews  
Inspection Services

### Environmental Health and Safety Support Services

Chemical Bar-coding Inventory Management Systems  
Environmental Health and Safety Program/Project/ Training Support  
Environmental Health and Safety Compliance Support  
Hazardous Materials/Waste Management Services  
Universal Waste and Electronic Waste Collection/Recycling/ Disposal  
HazWoper, Lead, Asbestos Trained Technical Staffing Support

### Hazardous Material Training Classes

HazWoper 24 Hours  
HazWoper 40 Hours  
HazWoper Refresher 8/16 Hours  
First Responder Operation (FRO)  
First Responder Awareness (FRA)  
Incident Commander (HazMat)  
General Site Worker  
Industry Technician  
First-Aid Classes  
CPR  
HazMat Technician A-D  
Safety Officer HazMat  
Hazardous Material Specialist  
Hospital Operation and Decon for Health Care  
Chemistry for the Non- Chemists  
Technician Refresher  
Confined Space Refresher  
Confined Space 8/24 hours  
Haz Comm  
DOT



## Our Current and Past Clients

Alameda Corridor Transportation Authority	Pacific Coast Mortgage PRC-Mojave
Apex Mortgage Services	Rancho California Water District
Bridger Power Plant	SDI
Bridges Coal Company	SF Phosphates
Citinvest	South Bay Funding
Coastal Financial	St Mary's Regional Med District
Conoco Phillips	Stinson Financial
Cortez Gold Mine	Ultramar
Dove Capital	Western Thrift and Loan District
Easter Municipal Water District	
Horizon Financial Mortgage	
IGT International Game Technology	
Land America Assessment Corporation	
LEI Financial	
Liberty One Lending	
Mortgage Options Financial	
Nova Consulting Group	
Ogden	



## About Triad's Founder

*Jonathan Nelson, President and Managing Principal*

Jonathan Nelson has been providing civil and environmental science and engineering services to companies, organizations, property owners, and government agencies for the past 15 years. Due to the dynamics of today's real estate market and construction industry, the need for quality professional consulting services is ever so important. Institutions need to be able to trust and rely on their consultants to deliver the work product on time, with accuracy and precision to support their efforts in making necessary timely decisions. With that in mind, Mr. Nelson believed that he could make a more substantial impact on the industry and be of greater service if he could work with professionals with a diversity of expertise who share his vision and passion under a single umbrella. As a result, Triad International was formed in May of 2001. Although Mr. Nelson oversees all aspects of the company, he still works closely with the other professionals on the project level in a team environment to make certain that clients receive the quality they deserve. Mr. Nelson values relationships with Triad clients and personally takes responsibility for the management of these relationships reminding clients that Triad is here and continually able to meet their needs.





#### PROFESSIONAL EDUCATION

**B.S., Civil and  
Environmental  
Engineering, Virginia  
Polytechnic Institute and  
State University**

**Lead Based Paint  
Abatement Management**  
January 2003

**Roof Design, Installation,  
and Maintenance**  
University of Wisconsin  
Madison, Wisconsin  
December 2004

#### REGISTRATIONS

State of California Professional Engineer, No. 70797  
National Society of Professional Engineers, No. 300009628  
DTSC Registered Environmental Assessor, No. 07688  
OSHA 30-hour Construction Safety and Health No. 600024404

#### SELECTED EXPERIENCE

Mr. Nelson specializes in preparing Architectural and Engineering Physical Condition Assessments, Document and Constructability Reviews, PML's, Construction Administration Services, Environmental Engineering Services, including Phase I Environmental Site Assessments and Construction Management Services for commercial properties throughout the country for many of the major real estate investors and providers of equity and debt financing. Mr. Nelson has worked on all types of properties that included industrial, office, retail, multi-family, mixed-use buildings and undeveloped land.

In addition, Mr. Nelson worked for construction companies and consulting firms where he functioned in Project and Program Management capacities as well as construction management roles for multi-million dollar projects including hospitals, jails, water treatment plants, sewer systems, bridges and railways.

Mr. Nelson has served as an engineer for several national environmental consulting firms where he performed and managed environmental site assessments on various industrial, commercial, institutional and residential properties. Assessments included limited and comprehensive surveys for asbestos, lead-based paint, lead-in-drinking-water and radon gas emissions. He also managed subsurface investigations to determine the presence of contamination in soil and groundwater that included the sampling of hazardous and non-hazardous groundwater from monitoring wells and streams; the managing and design of Granular Activated Carbon (GAC) groundwater pump and treatment systems; the preparation of discharge and sampling analytical reports to submit to the EPA and other environmental agencies; the performing of statistical analysis in order to predict groundwater flow and plume development characteristics; the preparation of written reports in formats prescribed by various fiduciary institutions, and performed peer reviews on reports completed by competing firms.

**Work samples furnished upon request.**



## Triad International

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