

Mandeep S. Sandhu | Vice President, Environmental Service Line

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Professional Summary:

Mr. Sandhu has over 26 years of experience conducting and supervising the execution of environmental, industrial hygiene, engineering and other forensic services to a wide variety of industries including insurance companies, finance institutions, government entities and commercial property managers. Mr. Sandhu has considerable experience managing large projects encompassing multiple facilities, including coordination of engineering and environmental catastrophe response.

With decades of experience in the due diligence consulting industry, Mr. Sandhu has conducted and managed Property Condition; Physical Needs; Seismic and Phase I and II Environmental Site Assessments and Construction Progress Monitoring and Cost Analysis of commercial, industrial and residential properties throughout the United States and Caribbean for a wide range of clients. As part of environmental investigations, he has performed and aided in indoor air quality (IAQ) assessments, geotechnical sub-surface explorations, groundwater well development, and remedial activity design and implementation. Mr. Sandhu meets the definition of an Environmental Professional as defined in 312.10 of 40 CFR 312.

Licenses and Certifications:

- Occupational Safety and Health Administration (OSHA) 40-Hour Basic Safety and Hazardous Materials Handler
- ASTM Property Condition Assessment Training
- AHERA Asbestos Inspector
- AHERA Asbestos Management Planner
- New York State Mold Assessor

Project Experience:

Engineering and Environmental Consulting Services, Santander Bank vs. Fong Zhou, Brooklyn, NY

Principal Project Manager/Expert Witness responsible for the investigation, design, and oversight of environmental and engineering services, including mechanical HVAC, plumbing and building construction/repairs, in a multi-tenant commercial retail building in Brooklyn. The investigation was performed as part of a legal conflict between a retail bank/landlord and its neighboring food market/tenant. Persistent fish odor complaints by employees of the bank resulted in investigation and modification of the building's mechanical and plumbing configurations, modifications to partitions and demising walls, removal of mold impacted building finishes in numerous locations and significant alterations and renovations within the banking facility, including relocation and construction of the security vault. Over a two year period, the project included investigation and project management of plumbing and mechanical configurations of building systems and complex commercial fish tank and refrigeration system; asbestos surveys, mold and moisture mapping evaluation; spec design, bidding assistance, food and health safety inspections, life safety system

inspections, abatement and demolition design and oversight. Significant work phasing and sequencing was required, with work occurring at off hours. Schedule deadlines were critical for construction and re-occupancy to work effectively. Due to legal matters and complexity of security concerns working within a bank facility, seamless coordination occurred with multiple parties, including legal counsel of both parties, property managers, employees, contractors, code officials and security services. As the Principal PM, provided expert witness testimony in a deposition on behalf of the plaintiff and successfully defended the actions needed to mitigate engineering and environmental concerns. Maximized cost control efforts by minimizing schedule delays directly reducing commercial business interruption, seamless coordination, and recommending design solutions and mitigation measures that worked for all parties.

Post-Fire Environmental Consulting, Commercial Recycling Facility, Attica, NY – Allianz Global Corporate Specialty Marine Insurance Company

Principal Environmental Project Manager responsible for conducting cause & origin and evaluating environmental impacts resulting from multiple fire occurrences in response to a property loss and business interruption claim filed by the insured (owner/operator). The claim reported that a fire in a large pile of recycled glass product used in asphalt and sandblasting materials caused a financial loss and business interruption to the insured. Industrial activities included collection of boiler slag material and processing it into abrasive blast media (sandblasting materials), then stored in large stockpiles across a 10-acre industrial site, before being sold for end products. EFI's scope of work was to determine cause and origin of the loss claim, what exactly occurred (how a determination was made that the raw material was burning), the mitigation measures taken, including regulatory agency requirements, and if an actual fire occurred. Responsibilities included interviewing and coordinating conferences and meetings between county, state and federal environmental regulatory agencies, including NYSDEC and USEPA, legal counsel representing the insured and insurance company, claim's analysts and adjusters, neighboring property owner, and fire investigators. Conducted extensive file review, researched environmental/business regulations and consent orders regarding industrial recycling operations, conducted site inspections and prepared a summary of issues and timeline of events over a four-year period. Worked with fire investigation and senior environmental case managers with the NYSDEC and EPA to determine that on-site operations resulted in biogenic and decaying residue factors, contributing to multiple spontaneous combustion events that had been occurring over a multi-year cycle, had impacted off-site neighboring properties and the insured and provided creative concrete solutions to insured to reduce business exposure liabilities for the future.

Environmental / Vapor Intrusion Investigation, Design and Remediation, Multi-Building Garden Apartment Complex, Annapolis, MD

Principal Client Manager responsible for overseeing the environmental services for a major remediation project that encompassed investigation and delineation of chlorinated solvent groundwater vapors impacting indoor air quality at a 20-building residential apartment complex with 608 apartment units. After a prior environmental consultant could not agree to an amenable remedial solution between a potential property purchaser, seller and the mortgage lender, EFI was retained to help find a solution. This project involved environmental due diligence, soil and groundwater delineation to determine the extent of groundwater plume from an off-site former dry cleaning facility, remedial pilot studies and design of sub-slab depressurization systems in select buildings, and new electrical power supplies for the remedial systems, all within sensitive time-frames allowing for property acquisition, mortgage financing, and post-closing requirements. Responsible for overseeing remedial cost analyses prepared for underwriting review and indemnification agreements between parties, then implementing

remedial measures once acquisition occurred within defined timelines and cost parameters. Seamless coordination efforts between investors, lenders, legal counsels, the regulatory governing agency, contractors (including drillers, electricians, engineers). Upon completion of services, achieved a cost savings over \$210,000 by carefully evaluating potential vapor concerns to residents and reducing the mitigation needs to a total of 10 SSDS systems across impacted structures.

Environmental and Engineering Forensic Investigation, Private Residence, Dansville, NY – Allstate Insurance Company

Senior Project Manager and oversight for a property insurance claim involving initial forensic origin and cause investigation at a private residence in a rural area of Upstate NY. EFI provided spill remediation/closure and oversight management associated with a fuel oil spill at the residence caused by a tank overflow. The objective was to ensure that the spill was remediated to the satisfaction of the residents, insurance company, and the NYSDEC, and in keeping with established practices and procedures in an efficient and cost-effective manner. Initial measures included soil and groundwater delineation to determine extent of impact. With approval from the insurance company and under regulatory oversight of the NYSDEC, conducted oversight to demolish the garage foundation, excavate impacted soil to shallow bedrock, install SSDS to mitigate vapor intrusion and lingering oil odor concerns, install a new concrete slab in the garage, build out interior walls within the garage and adjacent rooms, install a new potable groundwater well while abandoning the former water well due to oil impact, install a reverse osmosis water filtration system, all while managing timeline and cost control expectations of the insurance company, home owner, contractors and regulatory agency.

Soil & Groundwater Investigation, Remedial Action Design and Implementation, Cherry Cleaners, Rock Hill, SC

Principal Environmental Advisor responsible for overseeing EFI's environmental investigations, design and implementation of a fast track remediation project for chlorinated solvent contamination resulting from a dry cleaner. Chlorinated solvent impacted soil and ground water extended in a plume that was approximately 200 feet long by 160 feet wide. Commencing in 2017 under the South Carolina Department of Health and Environmental Control's Voluntary Cleanup Program, EFI working in conjunction with the landlord, tenants, and property manager, submitted a plan for an aggressive (comprehensive) pilot study to determine if soil and ground water could be remediated through oxidation by injecting sodium permanganate into the contaminated soil and ground water. The VCP program manager agreed with our recommendations to fast-track the project (as a test case) and by-pass the traditional slow 10 to 12-year remediation process. As of October 2020, our recommended approach has reduced contaminant concentrations in ground water by ~80% and we anticipate completion within the next two years, a significant savings of time and money to the end Client.

National FHLMC/FNMA Seller/Service – Multifamily– 20 multifamily apartment complexes in U.S.

Managed due diligence site assessments for over 500 apartment complexes throughout the US for acquisition and financing purposes between 2015-2021.

National CMBS Lender – Retail Strip Centers – 25 retail strip centers in U.S.

Managed ESAs and PCAs for 25 retail strip centers throughout the US as part of a \$175 million portfolio for financing purposes in 2015.

Banking Facilities – Environmental Assessments/Subsurface Remediation (NY, NJ and PA)

Managed environmental assessments at numerous bank branches throughout New York, New Jersey and Pennsylvania for a national bank chain at their offices and brick and mortar retail banking facilities in response to UST abandonment/closure and environmental emergency response actions.

Professional Experience:

EFI Global, Inc., Vice President, Env. SL, Oct 2020-Present; Sr. Branch Manager & Director of National Assessment Services, April 2015 to Oct 2020; District Manager, January 2014-March 2015; National Client Manager, March 2009-December 2013.

LandAmerica Assessment Corporation, Client Manager, July 2005-March 2009; Project Manager, held Jan 2005-July 2005.

Aaron & Wright Technical Services, Inc., Project Manager, Feb 2001-Dec 2004

AquaTerra Assessment Services Corporation, Environmental Scientist/Project Manager, May 1998-Feb 2001.

Staten Island University Hospital, Associate Counselor, 1996-1998; Environmental Services Technician, 1992-1996.

City University of New York – College of Staten Island, Adjunct Lab Technician, 1996-1997.

Specialized Education:

Due Diligence at Dawn/Dusk Seminars, Environmental Data Resources, Inc., 2007-2019

NJDEP Regulatory Training in Underground Storage Tanks, Rutgers University Office of Continuing Professional Education, May 2011

Mold Awareness Training, ALC Environmental, Inc. 2004

Certified Microbial Investigator (CMI) / Certified Microbial Consultant (CMC) Training, NAETI, 2011

AHERA Asbestos Inspector, NAETI, 2014

AHERA Asbestos Management Planner, NAETI, 2014

New York State Mold Assessor, NAETI, 2016-Current

Education:

Bachelor of Science, Biology, SUNY at Stony Brook, 1995

Affiliations:

Mortgage Bankers Association New York (MBA NY)

Mortgage Bankers Association

Environmental Bankers Association

Courses Instructed/ Guest Lecturer:

101 Seminars on Phase I ESA, Property Condition Assessments and Seismic Surveys.