



# Statement of Qualifications



**Corporate Headquarters: 221 Circle Drive., Maitland, FL 32751**



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## Firm Introduction

**American Surveying & Mapping, Inc. (ASM)**, with corporate headquarters in Maitland, Florida, was established in 1992. For decades ASM has been providing professional Land Surveying Services, including Regional Land Development and New Home Construction. In working with local, custom and some of the largest production homebuilders in the nation, our expertise comes from providing our services for hundreds of thousands of new home starts and subdivision lots throughout the Region. In 2007, ASM expanded its services to include nationwide, commercial due diligence through our division known as **National Due Diligence Services (NDDS)**. ASM & NDDS share a professional staff of surveyors, environmental, property condition, zoning and seismic risk professionals and associates who take pride in the ability to provide accurate and responsive service. We provide these professional services to sophisticated clientele, including land owners, developers, brokers, attorneys, architects, civil engineering firms, lenders, title companies, municipalities, and utility companies across the nation.

**ASM & NDDS** remain on the cutting edge of technology and process all services accurately and efficiently at their corporate headquarters under the strictest of quality control monitoring. GPS surveying equipment along with UAV/UAS (Drone) systems allows us to provide clients with all the latest technology the industry has to offer. Our surveying and due diligence teams have worked with commercial real estate professionals in all markets, including Energy, Industrial, Healthcare, Multi-family, Retail, Office, Hospitality as well as Homebuilding and Land Development. Our multi-layered expertise allows us to guide our clients through complex single sites as well as multi-site, multi-state projects of all types.

### **Services Include:**

ALTA/NSPS Land Title Surveys  
Regional Homebuilding & Land Development  
Environmental Site Assessments  
Property Condition Assessments  
ADA Compliance Review  
Zoning Conformance Reports & Letters  
Elevation Certificates & Flood Determination  
Seismic Risk Assessments  
Aerial Exception Mapping (Zip Map)  
Customized Services & More

### **Mission:**

To continually create and deliver superior and innovative products and services for commercial real estate needs that exceed our commitments and promote the success of our clients.



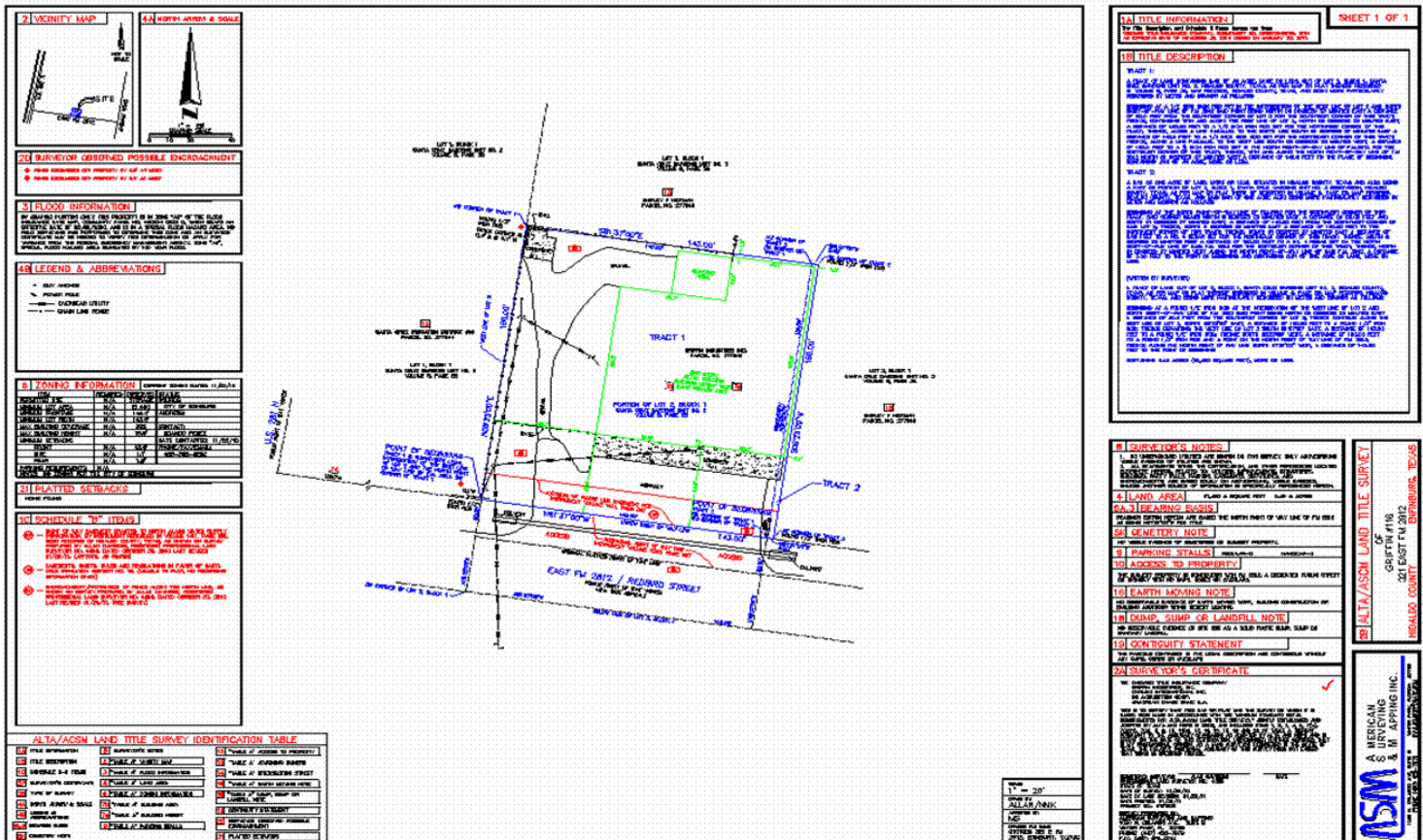


# ALTA/NSPS Land Title Surveys

**ASM/NDDS** performs nationwide & international ALTA/NSPS land surveying services that meet or exceed the 2021 ALTA Minimum Detail Standard Requirements effective February 23, 2021. Whether your need is a single site survey or a 500 site portfolio across the country, NDDS provides a "one stop shop " and single point of contact for all surveying needs. Clients are assured of the highest level of customer service and can rely on our experienced consultants.

**ASM/NDDS** offers strict quality control standards. In addition to project management, we provide the resources necessary to get the job done on time while meeting or exceeding our client's expectations and budget.

**ASM/NDDS** offers an easy to read, easy to review, standardized color format. Easements and possible encroachments are identified in red, boundary & descriptions with the associated calls denoted in blue and building footprint information is presented in green. The drawings allow potential title-related items to be quickly and easily recognized during the review process.





# Homebuilding & Land Development

## Regional Home Building

Established in 1992, American Surveying & Mapping, Inc. (ASM) provides land surveying, land planning & construction stake-outs to some of the largest regional and local production home builders. Our infrastructure allows us to produce thousands of quality controlled surveys per year. We understand timing is critical and work diligently to meet time-sensitive deadlines. Our experience allows us to guide our clients through the home building construction process. ASM becomes part of your team with personalized customer service and always aspiring to the highest level of excellence.

Plot Plans  
Lot Fit Study  
Site Plans  
House Staking  
Form Surveys  
Foundation Surveys  
Final Surveys  
Property Line Staking  
Property Corner Pin Sets  
Flood Certification

Platting  
UAV Aerial Mapping  
ROW Mapping  
Route Surveys  
ALTA Surveys  
Boundary Surveys  
Construction Stake-Out  
Topographic Surveys  
Elevation Certificates  
Flood Determination  
LOMA Applications  
Tree Surveys  
Condo & Subdivision Surveys

## Land Development

American Surveying & Mapping, Inc. (ASM) is one of the nation's premier surveying, mapping & land development firms. We specialize in platting subdivisions, surveys for entitlements, topographic surveys for design, platting and construction layout services. Whether your project is a residential subdivision, hospitality/resort, commercial or industrial project, we have the ability to provide you with a turnkey solution to your surveying needs.

## Cutting Edge Technology

With our clients in mind, ASM invests heavily in new technology. Our Unmanned Aerial Vehicle (UAV) systems allow us to provide accurate results in a safer, timely & more cost-effective manner. We also utilize the latest GPS systems for offering static observation for precise baseline positioning, rapid static for routine third order control points and RTK for precise real-time horizontal and vertical data for hydrographic and topographic surveys. Services





# Environmental Site Assessments

**NDDS's Environmental Site Assessment** teams are experts in identifying environmental conditions and contamination liabilities. Our in-house and nationwide professionals provide a growing need for identifying, protecting and keeping your project in compliance with federal, state, and local environmental regulations. Assessments are performed in accordance with ASTM 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment.

## **The Phase I ESA consists of:**

- Site reconnaissance
- Research of regulatory and historical record sources
- Client-provided information
- Completion of selective interviews to identify evidence of the presence or likely presence of hazardous substances or petroleum products at the property under conditions that indicate an existing or past release or material threat of future release, defined by the standard as a Recognized Environmental Condition (REC).

It is important to understand that EPA rules require due diligence which is not within the scope of the Phase I. EPA also requires defendants to search for environmental cleanup liens and consider their specialized knowledge of the subject and surrounding properties, as well as the relationship of the purchase price to fair market value and information commonly known within the community. NDDS can provide customized additional services to help satisfy these requirements and can vary depending upon client-specific scope of work, local and government agencies, small business administration (SBA) requirements, and Freddie Mac and Fannie Mae requirements. NDDS is also able to provide a full Phase II if recommended by the assessor on the Phase I report.

## **Additional Environmental services include:**

- Asbestos - sampling
- Lead based paint - sampling
- Lead in drinking water - contact water supplier to ensure compliance with federal laws
- Radon - sampling



# Environmental Database Review Report

**NDDS'** Environmental Assessment teams are experts in identifying environmental conditions and contamination liabilities. Our in-house and nationwide professionals provide a growing need for identifying, protecting and keeping your project in compliance with federal, state, and local environmental regulations.

In an effort to meet the demands of our clients, for both time and cost-saving measures, we offer a range of environmental reports. The Environmental Database Review Report (DBR) offers an excellent value for anticipated low risk asset types. The DBR is designed to help determine whether there are environmental findings of concern regarding the property or surrounding properties in federal, state or local agency environmental databases. These databases, including various Environmental Historical Reports, access many of the same resources as would a Phase I Environmental Site Assessment.

The search radii for the database conforms to the American Society of Testing & Measurements (ASTM) Standard E1527-21/AAl. However, the scope of the investigation will not conform to the requirements of "All Appropriate Inquiry".

## **NDDS' Environmental Database Review Report includes:**

- Research to identify the site, and surrounding site, parameters
- Access the various Environmental Historical Reports
- Identify any environmental findings of concern
- Review by an Environmental Professional
- Report risks, if any, associated with the site
- Does not include a site visit to identify all Recognized Environmental Conditions (REC)

It is important to understand that the Environmental Database Review is not adequate to support regulatory defenses to liability or to guarantee the identification of all possible environmental risks associated with the property. However, it can provide an overall sense of the risk that a significant release has occurred and can be useful to real estate owners, investors and lenders who are not concerned with CERCLA defenses to liability and do not require the degree of assurance provided by a Phase I ESA and similar assessment activities. The Report will recommend further investigation, including a Phase I ESA, if conditions warrant.



## Property Condition Assessment

**NDDS's** in-house and industry experts can prepare a property condition assessment for the due diligence required prior to a commercial real estate transaction. This assessment adheres to the current edition of the American Society for Testing and Materials Standard Guide for Property Condition Assessments, Baseline Property Condition Assessment Process.

The purpose of this assessment is to identify conspicuous and material defects, deficiencies, items of deferred maintenance and material building code violations (individually and collectively, physical deficiencies) as a result of a non-intrusive walk-around visual survey. Also to review available applicable documents, conduct interviews and perform research.

Site improvements	Structural systems
Exterior building systems	Roofs and roofing system components
Skylights and drainage	Interior improvements
Heating	Ventilation & air conditioning systems description
Plumbing systems description	Electrical system
Life Safety	Conveying systems description

Accessibility provisions as identified in the Americans with Disabilities Act (ADA)  
General and living facilities in the Fair Housing Accessibility Guidelines (FHAA)  
Other local governing codes and ordinances

**NDDS** will also review zoning requirements and other similar governing ordinances for the subject property and review records at the local building and fire departments to identify conspicuous and material non-complying conditions at the subject property.

An opinion of probable costs (OPC) for corrective work to remedy the physical deficiencies will be prepared in the written report for each property and that documents include:

- Visual survey of physical condition
- Review of available and applicable documents
- Photographs of representative systems and major physical deficiencies
- Recommendations and cost analysis

**NDDS** can provide several alternate levels of assessments if requested or required by clients who are acquiring or disposing assets, not just placing debt on properties. This scope of work performed in adherence to the most current ASTM Guidelines will satisfy most major lender's requirements. NDDS will provide a physical deficiencies, repair and replacement schedule.

**Detailed alternates can be performed by qualified specialists in the following categories :**

Structural	Mechanical, Electrical & Plumbing
Fire Protection/Life Safety	Exterior Building Façade
Roofing	Vertical Transportation and Replacement Schedules





## Tier II ADA Conformance Report

**NDDS** makes sure the goal of the ADA Compliance review is to make an existing facility more usable for people with disabilities. The Department of Justice recommends the development of an Implementation Plan, specifying what improvements need to be made to remove barriers and when each solution will be carried out: "Such a plan could serve as evidence of a good faith effort to comply."

A checklist details some of the requirements found in the ADA Accessibility Guidelines (ADAAG). However, keep in mind that full compliance with ADAAG is required only for new construction and alterations. The requirements are presented here as a guide to help determine what may be readily achievable barrier removal for existing facilities. Whenever possible, ADAAG should be used in making readily achievable modifications. If complying with ADAAG is not readily achievable, a modification may be undertaken that does not fully comply with ADAAG, as long as it poses no health or safety risk.

This checklist is based on the four priorities recommended by the Title III regulations for planning readily achievable barrier removal projects:

- Priority 1** Accessible entrance into the facility
- Priority 2** Access to goods and services
- Priority 3** Access to restrooms
- Priority 4** Any other measures necessary



## Essential Services

**ASM/NDDS** is committed to being a full service due diligence provider. Please refer to the below, additional essential, services that can be tailored specifically based upon request.

### Zoning Conformance Reports, Letters & Custom Services

**ASM/NDDS's** extensive in-house zoning division teams are experts assuring the zoning report will contain the appropriate jurisdictional letters identifying zoning of the property and permitted use. All documents and code sections will be reviewed for zoning, building, fire code violations and condemnation. We will issue a zoning status report noting conformance, site status, and site & parking requirements of property. Other customized reports are available, including a Zoning Summary meeting the 2021 ALTA/NSPS Minimum Standard Detail Requirements, Table A, Item 6(a) and 6(b).

### Seismic Risk Assessments

**NDDS** provides seismic studies in areas prone to seismic activity. These studies, also known as Probable Maximum Loss (PML) assessments are compliant with the current ASTM Guidelines. The assessment studies the proximity of faults within the geographic location of a subject property, expected possible strength, type of construction, physical setting of the property and geological conditions to render an estimate of cost to restore the structure to pre-earthquake conditions. The estimate is expressed as a percentage of the replacement value with regard to earthquake damage to improvements likely to occur during a seismic event.

### Flood Determination Report

**NDDS** has offers this nationwide service providing standard flood hazard determination information via the Department of Homeland Security - Federal Emergency Management Agency (FEMA). The current FEMA Form is supplied indicating the current flood hazard area and verifies the availability and requirements of flood insurance via the National Flood Insurance Program (NFIP). The determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building on the NFIP map.

### Zip Map

**NDDS** offers decision-makers a visual, graphic depiction of survey and title related issues or concerns at a fraction of the time and cost of an ALTA survey. A Zip Map is an aerial and exception map, not a field survey, that utilizes a current aerial photograph or an aerial from public sources, and will depict a scaled overlay of the boundary, as well as plotted Schedule B items including Easements, Right-of-Way, Access and more. The Zip Map can also be used as a marketing exhibit. This product is exclusively for clients of the Fidelity National Title Group.



## Professional Qualifications

### **Brett Moscovitz**

**Founder, Owner and  
President,  
American Surveying &  
Mapping, Inc. (ASM)**

**Director,  
National Due Diligence  
Services (NDDS),  
A Division of American  
Surveying & Mapping,  
Inc.**

**Mr. Moscovitz** is the founder and owner of American Surveying & Mapping, Inc. (ASM). In 1983, he began his surveying career in Winter Park, Florida and incorporated ASM in 1992. As ASM's presence grew across the United States, he expanded into the Caribbean, Latin America and Mexico. As owner of one of the largest privately owned surveying and mapping companies in the country, Mr. Moscovitz began to form strategic relationships. In 2009, he created National Due Diligence Services to become the service provider to the world's largest title insurer, the Fidelity National Title Group (FNTG). Now, with over 30 years in business, Mr. Moscovitz is recognized as an expert in land surveying, ALTA surveys and the commercial real estate transactional process. He has been instrumental in creating and establishing many of the best business practices for streamlining the land surveying and due diligence services business for a national platform. He has been directly involved in thousands of surveys throughout his career, including residential mortgage surveys as well as large scale, complex commercial portfolios and projects. His expertise and management has included some of the largest projects in the U.S., including multi-family, retail & office, industrial & commercial, energy sector, golf & resort communities, and thousands of acres for land development. He has worked with some of the largest homebuilders and title companies in the country. Understanding industry trends within the commercial real estate industry, he is constantly developing new products and investing heavily in the research and development of new technology. In 2009, Mr. Moscovitz developed the cutting-edge and innovative digital interactive review techniques for simplifying the review process of ALTA Land Surveys. This process has been adopted by many real estate attorneys, developers, capital market advisors & title companies. He has developed continuing education programs for multiple states and presented these programs to national audiences.

### **Jason Zagarella**

**Chief Financial  
Officer,  
American Surveying &  
Mapping, Inc. (ASM)**

**Finance, University of  
Central Florida**

**Mr. Zagarella** is Chief Financial Officer for American Surveying & Mapping, Inc. (ASM). Jason brings over 20 years of financial accounting experience to the company. He was instrumental in all aspects of creating National Due Diligence Services (NDDS), a division of ASM. He helped transform and diversify the business model in taking the company into the national arena. While continuing the company's local success, he helped form the strategy for creating additional vertical markets. These included forming and budgeting for Assessment and Zoning Divisions of NDDS. This strategy has transformed NDDS into a formidable, full service commercial due diligence firm that continues to see extensive growth year after year.



## Professional Qualifications

### Derek Klinkenborg

Director,  
Survey Operations  
PLS, RPLS, CFedS

Oregon Institute of Technology—  
CFedS  
University of Missouri—  
Legal Aspects & Advanced Land  
Surveying

Registered Professional  
Surveyor — 26 States  
and Certified Federal  
Surveyor (CFedS)

**Mr. Klinkenborg** is the Director of Survey Operations for National Due Diligence Services (NDDS), a Division of American Surveying & Mapping, Inc. (ASM). He is a registered professional surveyor in 26 states and a Certified Federal Surveyor (CFedS). He has over 35 years of experience in boundary, topographic, right-of-way, construction lay-out, GPS, ALTA/NSPS, engineering and architectural surveys and more.

Mr. Klinkenborg has more than 30 years of project management and managerial experience. His previous positions have entailed Chief of Surveys, Survey Management, VP of Field Services & Director of Surveying in some of the most respected firms in the nation. In his current role, he is responsible for personnel supervision, field work, budgeting, quality control/quality assurance, training, motivation and evaluation. He is skilled at writing, reviewing and editing legal descriptions and adept at researching municipal, state and federal records. He has supervised the preparation of legal plats and legal descriptions and has been responsible for all preliminary and final surveys required in the conduct of pipeline and energy related projects. He is Certified—Veriforce, Placement of Pipeline Markers & locator of buried pipelines and Certified (NCCER), Pipeline Maintenance Technician V3. As part of his position at NDDS/ASM, he will be available to provide expert client consultation. He is experienced in AutoCAD, Trimble Geomatics Office, TDS and other necessary digital technology to provide the necessary service and exceed the expectations of our high profile client base.

### Mark Fuller

Director of  
Operations

University of Oklahoma  
College of Architecture

**Mr. Fuller** is the Director of Operations for National Due Diligence Services (NDDS), a Division of American Surveying & Mapping, Inc. (ASM). He has spent his entire adult life working within the commercial real estate due diligence arena. After graduation from the University of Oklahoma's College of Architecture in 1989, he began learning the art of land surveying and its affect on commercial real estate transactions and title insurance. As an innovator in the industry and a senior executive with International Land Services, Mark was responsible for the development of many products and services used readily within the industry today. Upon the sale of what later became known as the Outland Group in 2006 to the First American Title Insurance Company, Mark was named FATCO's first division President over Commercial Due Diligence. His success in business has lead him to be appointed by the Governor of Oklahoma to the State's Small Business Commission two consecutive years and 10 years at the pleasure of two different Governor's to the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



## Professional Qualifications

### Kirk Lippi

Director, Homebuilding &  
Land Development

**Mr. Lippi**, with over 30 years of experience, Kirk has managed over 300,000 field hours on projects national and abroad. He is a strategic partner with the Owner and CFO on all operational, client, growth and development projects. He directly oversees Assistant Project Managers, field crews, drafters/CADD technicians, quality assurance/control, and administrative staff. Kirk's expertise includes all areas of survey. He and his staff process survey documents for permitting through DRI, Stormwater Management and Lake Toho Authority.

Kirk's skill in managing various clients, projects, crews and locations makes him a vital part of the management team. Kirk has developed strong relationship ties with high profile clients. His project successes have provided ASM's clients with a high level of expectation of perfection due in part to his oversight and accomplishments.

### David Herrin

National Marketing  
Director

Young Harris College  
University of Georgia  
Education System  
Mass Communications &  
Journalism

**Mr. Herrin** offers over 35 years of experience in public relations, marketing and the real estate industry. This includes ten years as a Georgia Licensed Real Estate Broker with GRS & CCIM designates & a member of RPAC. His experience also includes six years as a Regional Sales Manager for a major, national title insurance company, ten years as marketing consultant and business owner and 8 years as Marketing Director for National Due Diligence Services (NDDS), a division of American Surveying & Mapping, Inc. He has created national marketing, branding and public relations campaigns for numerous sectors of the real estate and related private industries. Mr. Herrin has been instrumental in creating and developing educational, motivational and business development classes for the real estate, legal and title insurance sectors. He is a qualified instructor for Mandatory Continuing Legal Education (MCLE) in multiple states. He has provided hundreds of speaking engagements, nationwide, to Law Offices, Title Insurance & Commercial Real Estate Professionals.

### Charles Nix, Esq.

Director, Zoning Services

University of Florida  
Stetson College, JD/MBA

**Mr. Charles "Chuck" Nix** offers over 20 years of experience in the real estate industry, primarily as a commercial real estate attorney with various law firms and in private practice. Chuck's legal practice centered on the representation of a wide variety of entities in connection with commercial real estate transactions including developers, investors (both institutional and private), commercial lenders (both conventional and portfolio lenders), private companies, contractors, large property owners and governmental agencies. Chuck has helped structure, negotiate and close a multitude of complex single sites as well as multi-site, multi-state commercial real estate transactions. He is extremely knowledgeable in land use & transactional zoning issues and brings the ability to consult with our clientele while meeting their zoning needs to help move their transaction across the finish line. He is well-versed in all commercial due diligence activities. His specialties include zoning analysis and verification, review and consultation of municipal processes, complex survey, zoning and title review, communicating with governmental entities, as well as acting as a closing and title agent.

Mr. Nix graduated from the University of Florida with honors. He received a J.D./M.B.A. dual degree from Stetson College of Law and Stetson University School of Business Administration, respectively. His former real estate licensure in the State of Florida and legal experience in the real estate industry, while focusing on the interpretation of land use, urban & regional development and zoning concerns brings a unique perspective to our clients.



## Professional Qualifications

### Scott Leonard, Ph.D.

Managing Director,  
Assessment Division

The Ohio State University, Ph.D.  
Youngstown State University

**Dr. Scott Leonard** joined National Due Diligence Services (NDDS) in 2023 as Managing Director of its Assessment Division. Dr. Leonard brings a wealth of academic, management, and organizational experience to our Assessment Team. He is tasked with optimizing processes, procedures, and quality control measures that will not only streamline and strengthen our assessment and report production processes but position NDDS for further growth as an industry leader.

Dr. Leonard's considerable field experience as site assessor, familiarity with ASTM guidelines and today's industry requirements, technical knowledge, and orientation to the transactional side of commercial real estate make him an invaluable asset and resource to our clients. Whether helping clients navigate CERCLA requirements, assess environmental conditions potentially affecting current assets and potential acquisitions, or developing detailed property condition or equity assessments, Scott understands the value of clear, accurate, and timely information to owners and investors managing portfolios, brokers negotiating the terms of a sale, and lenders managing risk.

Dr. Leonard graduated with his Ph.D. from The Ohio State University in 1992. He served as Professor of English at Youngstown State University, where his teaching duties included professional and technical writing and editing, research methods/data mining, and critical reading, writing, and thinking. Scott also served as Director of YSU's First-Year Writing Program. Dr. Leonard's background, essential industry knowledge, and easy way with people is uniquely suited to the needs of our sophisticated clientele.

### Scott Crow

VP, National Accounts,  
Assessment Division

B.S. Rensselaer Polytechnic Institute—Business & Management,  
Finance & Marketing

**Mr. Scott Crow** joined National Due Diligence Services (NDDS) in 2023 as Vice President, tasked with managing and growing National Accounts for our Assessment Division. Scott offers over 5 years of experience in the commercial real estate industry and is well versed in the due diligence process, particularly as it relates to the needed transactional services for the lending industry. His consultative approach with his clients helps him provide best-practice solutions while understanding the intricacies of an impending project, the contractual timelines and the clients' ultimate expectations. He is intimately familiar with the requirements needed to facilitate Environmental Site Assessments, Property Condition Reports, and Tier II Equity Reports.

Scott has excelled in facilitating the due diligence aspect in numerous multi-million dollar commercial transactions and nationwide portfolios. He has successfully worked with a very sophisticated clientele, including top-10 SBA lenders, numerous banks and credit unions as well as high-level real estate law firms across the U.S. Prior to becoming the Vice President for NDDS, Scott served as the Vice President of Business Development with CREtelligent and as an Account Executive for both S&P Global and CoStar.





## Professional Qualification

### Ronnie E. Long

CEM, CEC

Assessments Director

#### Licenses/Certifications

BS Agriculture, Missouri State

\* Certified Environmental

Manager # EA-FQXH62DP,  
Environmental Assessment Association

\* Certified Environmental  
Consultant # EAFQXH62DP,  
Environmental Assessment Association

\* Certified AHERA Asbestos  
Inspector #160393-5393,  
University of Florida

\* Certified AHERA Asbestos  
Management Planner  
#160394-5399

University of Florida

\* Certified AHERA Asbestos  
Project Design #160711-

5486—University of Florida

\* ASTM Training on Environmental  
Site Assessments, ASTM International

\* ASTM Training on Property Condi-  
tion Assessments,  
ASTM International

\* Wetland Delineation Training—  
Army Corps of Engineers

\* Certified Erosion and Sediment  
Control Inspector

Florida Department of Environmental  
Protection

\* Certified Erosion and Sediment  
Control Instructor,

Florida Department of Environmental  
Protection

\* Florida Lake Condition  
Assessment Audit

Florida Department of Environmental  
Protection

\* Florida Stream Condition  
Assessment Audit

Florida Department of Environmental  
Protection

\* Florida Stormwater Operator Lev-  
el 2

Florida Stormwater Association

\* Hazardous Waste Operations and  
Emergency Response Standard  
OSHA

Mr. Long has more than 20 years of experience in environmental investigation and assessment, property assessment and building forensics. Mr. Long has managed hundreds of Environmental Site Assessments (ESAs) and Property Condition Assessments (PCAs) nationwide including gas stations, dry cleaners, hotels, shopping malls, retail centers, high rise office buildings, multifamily residential, amusement parks, resorts, hospitals, industrial manufacturing facilities, assisted livings, government facilities, agricultural facilities, automobile dealerships, renewable energy projects and large land tracts.

He is an accomplished manager of numerous environmental assessment, remediation and monitoring projects with demonstrated knowledge of the principles, practices, technology, regulation and methods of environmental management and sustainability. His environmental background includes a detailed understanding of assessing risk associated with hazardous and regulated materials storage, use generation and disposal, above ground and underground storage tanks, polychlorinated biphenyls (PCBs), asbestos containing materials (ACM), lead-based paint (LBP), mold and radon. Mr. Long has managed numerous subsurface investigations to assess the horizontal and vertical extent of soil and groundwater contamination as well as monitoring and reporting groundwater and surface water contamination. He is a certified environmental manager, certified environmental consultant, certified asbestos inspector, asbestos project management planner and asbestos project designer. He is also trained and experienced in wetland delineation, stream condition assessment, lake condition assessment, soil sampling, surface water sampling and groundwater sampling.

Mr. Long is experienced in assessing site improvements, building structures and envelopes, mechanical, electrical and plumbing systems for evidence of deferred maintenance or problematic or deleterious materials. He is also skilled in identifying anticipated expenditures and preparing anticipated replacement reserve schedules



# Professional Qualifications

## LICENSED SURVEYORS

### **Charles Beresford**

Colorado

### **Kevin Blake**

Connecticut

Massachusetts

Maine

New Hampshire

Rhode Island

Vermont

New Mexico

Colorado

### **Alan Caviness**

Texas

### **Adam Christenberry**

Indiana

### **Christian De Guzman**

California

Washington

Texas

### **William R. Reeves, Jr**

Virginia

Delaware

North Carolina

Maryland

### **Barry Willis**

Michigan

### **Tony Downs**

Florida

### **L.J. Requinton**

California

Washington

Texas

## LICENSED SURVEYORS

### **Derek J. Klinkenborg**

Alabama

Arizona

Arkansas

California

Colorado

Idaho

Kansas

Kentucky

Mississippi

Missouri

Montana

Nebraska

Nevada

New Mexico

North Carolina

North Dakota

Ohio

Oklahoma

South Dakota

Tennessee

Texas

Utah

Virginia

Washington

West Virginia

Wisconsin

Wyoming

CFedS

### **Brett Moscovitz**

Florida

### **Frank Pakainis**

Nebraska

### **Xavier Aguirre**

Florida

### **Wayne Schutz**

Illinois

Wisconsin



## Corporate Contact Information

### Corporate Headquarters

221 Circle Drive, Maitland, Florida 32751

<b>Toll Free</b>	<b>877-439-2582</b>
<b>Office</b>	<b>321-527-2130 or 407-426-7979</b>
<b>Fax</b>	<b>407-426-9741</b>

### Customer Service Department:

(877) 439-2582 (4EZ-ALTA)

### Web Address:

[www.nationalduediligenceservices.com](http://www.nationalduediligenceservices.com)

[info@ndds-services.com](mailto:info@ndds-services.com)





## Insurance and Licensing

**ASM/NDDS** maintains high levels of insurance and specific licensing for your project needs. Please refer to the last page for the company Certificate of Insurance document.

### **General Liability**

**\$5 Million** Professional Liability Occurrence  
**\$2 Million** Commercial General Liability Aggregate  
**\$2 Million** Products-Completed Operations Aggregate  
**\$2 Million** Umbrella Liability Policy  
**\$1 Million** Commercial General Liability Occurrence

### **Auto Liability**

**\$1 Million** Combined Single Limit

### **Workers Compensation and Employer Liability**

**\$1 Million** Each Accident  
**\$1 Million** Disease Related to Job Incident  
**\$1 Million** Each Employee

### **Licensing**

**ASM/NDDS** staff members hold a variety of certificates and licenses. For more information please refer to the professional qualifications section or send us a request.

**ACORD**<sup>TM</sup>**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

6/09/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>USI Insurance Services, LLC</b> <b>2502 N Rocky Point Dr Ste 400</b> <b>Tampa, FL 33607-1421</b> <b>813 321-7500</b>	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext): 813 321-7500</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> <table border="1"> <tr> <th data-bbox="815 426 1433 447">INSURER(S) AFFORDING COVERAGE</th> <th data-bbox="1433 426 1563 447">NAIC #</th> </tr> <tr> <td data-bbox="815 453 1433 478"><b>INSURER A : Charter Oak Fire Insurance Company</b></td> <td data-bbox="1433 453 1563 478"><b>25615</b></td> </tr> <tr> <td data-bbox="815 485 1433 510"><b>INSURER B : Travelers Property Cas. Co. of America</b></td> <td data-bbox="1433 485 1563 510"><b>25674</b></td> </tr> <tr> <td data-bbox="815 516 1433 541"><b>INSURER C : XL Specialty Insurance Company</b></td> <td data-bbox="1433 516 1563 541"><b>37885</b></td> </tr> <tr> <td data-bbox="815 548 1433 573"><b>INSURER D : Travelers Indemnity Co of America</b></td> <td data-bbox="1433 548 1563 573"><b>25666</b></td> </tr> <tr> <td data-bbox="815 579 1433 604"><b>INSURER E :</b></td> <td data-bbox="1433 579 1563 604"></td> </tr> <tr> <td data-bbox="815 611 1433 636"><b>INSURER F :</b></td> <td data-bbox="1433 611 1563 636"></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	<b>INSURER A : Charter Oak Fire Insurance Company</b>	<b>25615</b>	<b>INSURER B : Travelers Property Cas. Co. of America</b>	<b>25674</b>	<b>INSURER C : XL Specialty Insurance Company</b>	<b>37885</b>	<b>INSURER D : Travelers Indemnity Co of America</b>	<b>25666</b>	<b>INSURER E :</b>		<b>INSURER F :</b>	
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<b>INSURER F :</b>															
<b>INSURED</b> <b>American Surveying &amp; Mapping, Inc.</b> <b>3191 Maguire Blvd., Suite 200</b> <b>Orlando, FL 32803</b>															

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
<b>A</b>	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	<b>X</b>	<b>X</b>	<b>6805N529734</b>	<b>05/01/2022</b>	<b>05/01/2023</b>	EACH OCCURRENCE <b>\$1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) <b>\$1,000,000</b> MED EXP (Any one person) <b>\$10,000</b> PERSONAL & ADV INJURY <b>\$1,000,000</b> GENERAL AGGREGATE <b>\$2,000,000</b> PRODUCTS - COMP/OP AGG <b>\$2,000,000</b> \$
<b>D</b>	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	<b>X</b>	<b>X</b>	<b>BA9R640904</b>	<b>05/01/2022</b>	<b>05/01/2023</b>	COMBINED SINGLE LIMIT (Ea accident) <b>\$1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
<b>B</b>	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION <b>\$10,000</b>	<b>X</b>	<b>X</b>	<b>CUP5N960456</b>	<b>05/01/2022</b>	<b>05/01/2023</b>	EACH OCCURRENCE <b>\$2,000,000</b> AGGREGATE <b>\$2,000,000</b> \$
<b>A</b>	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y / N <input checked="" type="checkbox"/> N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		<b>X</b>	<b>UB5P706068</b>	<b>05/01/2022</b>	<b>05/01/2023</b>	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT <b>\$1,000,000</b> E.L. DISEASE - EA EMPLOYEE <b>\$1,000,000</b> E.L. DISEASE - POLICY LIMIT <b>\$1,000,000</b>
<b>C</b>	<b>Professional</b>			<b>DPR9994660</b>	<b>06/17/2022</b>	<b>06/17/2023</b>	<b>\$5,000,000 Per Claim</b> <b>\$5,000,000 Annual Agg</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**Professional Liability coverage is written on a claims-made basis.**

**For Informational Purposes**

**CERTIFICATE HOLDER****CANCELLATION**

**American Surveying & Mapping, Inc.**  
**DBA National Due Diligence Services**  
**3191 Maguire Blvd., Suite 2**  
**Orlando, FL 32803**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*B. M. Cant*