



The Experts in Brownfields Redevelopment

Viridian Partners acquires, remediates, repositions and manages risk, with the intent of selling or redeveloping surplus, distressed properties within highly constrained urban markets. Viridian's most recent Brownfield properties have been redeveloped in North Brunswick, Burlington Township, Cranbury Township, the City of Elizabeth, and East Windsor Township, all in New Jersey. Viridian is currently pursuing several new projects in Northern New Jersey, Los Angeles, California and Toronto, Canada.

Our Team has proven its effectiveness in the marketplace with the repositioning of over 40 Brownfield properties over the last ten years. Viridian uses a proven risk management template to protect Viridian and its Sellers, Buyers and Investors from the liability inherent in Brownfield ownership and development. The result is a revitalization of otherwise non-productive real estate, enhancing both the aesthetics and economics of the communities within which Viridian operates.

What Are "Brownfields"?

Brownfields are defined by the US Environmental Protection Agency as "abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination."

Viridian recently acquired five New Jersey properties totaling 600 acres, with a redevelopment value of nearly \$150,000,000. Viridian is currently pursuing several properties in Northern New Jersey, Los Angeles, California, and a number of other select port locations, and anticipates closing an additional \$30,000,000 of projects during 2009.

CREATIVE RENEWAL OF DISTRESSED REAL ESTATE