



## NEAL HOLDRIDGE

### PRINCIPAL

3501 JAMBOREE ROAD

SUITE 230

NEWPORT BEACH, CA 92660

PH: 949.477.4719

NHOLDRIDGE@TRAMMELLCROW.COM

### SELECT PROJECT DEVELOPMENTS:

#### BROWNFIELD PROPERTIES SUCCESSFULLY DEVELOPED AND FORMERLY OWNED BY:

Allegheny Teledyne  
Ameron Pipe  
ASARCO Incorporated  
Atkinson Brick Manufacturing  
ATSF Railroad/Crown Coach  
Branford Landfill  
CalMat/Vulcan Materials  
Carrier Corporation  
Central Armature Works, Inc.  
Cisco Systems, Inc.  
Cookson America, Inc.  
Emerson Electric Company  
Green Water Treatment Plant  
Hanson Pipe & Products  
Huntsman Chemical  
Hughes Missile Systems  
Kraft Foods Global, Inc.  
Lockheed Corporation  
Marquardt Corporation  
Naval Undersea Research  
Northrop Grumman  
Raytheon Company  
Reynolds Metals Company  
Siemens USA  
Station Square Glasshouse  
TRW, Inc.  
TXI Operations, Inc.  
Unocal Corporation  
Xerox Corporation

As a Principal and Environmental Manager for Trammell Crow Company, Neal Holdridge is an authority on the management of environmental issues pertinent to real estate transactions and property management. Neal has been an integral participant in the development of more than 2 billion dollars in commercial real estate nationwide. His systematic and detailed approach to mitigating contingent liability and construction risks has led to the redevelopment of several dozen environmentally distressed Brownfield properties, including several Superfund sites. Neal also works with other TCC offices and clients to evaluate environmentally distressed real estate in the national marketplace, and serves as the environmental resource to the Company's Investment Committee. He is a member of the Alliance for Hazardous Materials Professionals (AHMP) and a Certified Hazardous Materials Manager at the Master level.

Integral in Neal's duties is the overall management of Environmental Asset Services, Inc., (a Trammell Crow Co. subsidiary), which provides environmental due diligence assistance and environmental inspection program services nationwide. The inspection program currently involves over 140 million square feet of industrial property with more than 1,200 tenants located in 32 major cities across the country. Neal's group also provides specialized project expertise to owners, asset managers, and lenders in managing environmental investigation and remediation projects, indoor air quality issues, asbestos, mold and lead-based paint abatements, and like environmental issues affecting property values and operations.

In addition to the above duties, Neal leads entitlement efforts and CEQA evaluations for industrial projects in the Inland Empire and elsewhere in Southern California, and has been involved in the entitlement of several million square feet of e-commerce and large-scale logistics projects in multiple municipalities/jurisdictions.

### PROFESSIONAL EXPERIENCE

Trammell Crow Company – Newport Beach, CA – 1996 to Present

Principal – Environmental Manager

Prior to joining TCC, Neal was the Western Division Manager with Ryan Murphy, Inc. (RMI) where he managed two departments for RMI: an engineering/geology department responsible for Phase I ESAs, Phase II site investigations and environmental project management activities and a construction department engaged in underground storage tank (UST) work and site remediation. Neal also managed a soil treatment facility as part of his duties at RMI. Prior to RMI, Neal was a Senior Environmental Project Manager with North Cal Construction and Groundwater Resource Industries where he performed field work, estimated projects, managed site remediation, and worked on UST removals and new construction associated with fueling systems. Fresh out of college, Neal worked for Core Laboratories, Inc. (Litton Industries) as Senior Analyst, and was responsible for core and sidewall sample collection and laboratory analysis to support oilfield exploration projects, including time spent on off-shore oil platforms.

### PROFESSIONAL AFFILIATIONS & COMMUNITY INVOLVEMENT

Certified Hazardous Materials Manager, Master level (CHMM #9640)

Alliance of Hazardous Materials Professionals (AHMP)

Member – National Brownfield Association

Hazardous Waste Operations & Supervisory Training (HAZWOPER CFR 1910.120)

Member – NAIOP, SoCal and Inland Empire Chapters

### EDUCATION & CREDENTIALS

M.S. Environmental Studies (Env. Science), California State University, Fullerton

Hazardous Materials Management Certificate Program, University of California, Irvine

B.A. Geography (Geology Minor), California State University, Northridge