APPENDIX K

CORPORATE PROFILE

Peer Engineering, Inc. (Peer) is a specialized consulting firm with demonstrated capabilities in providing environmental engineering and related services to a broad base of clients. Peer offers comprehensive services in real estate environmental site assessments, petroleum and chemical storage tanks, soil and ground water remediation and solid and hazardous waste management. Services are provided to municipal, industrial, institutional and governmental clients.

Peer has participated in the development of national standards for the conduct of Environmental Site Assessments, has been qualified by major lenders and national institutions, and actively monitors legislative developments and related issues. Peer is committed to performing Environmental Site Assessments in accordance with the recognized industry standard of care to ensure that our client's environmental due diligence is satisfied.

Peer also provides information seminars and formal training to various associations and clients on environmental site assessments and related topics. We have assisted lenders with training and development of policies and procedures for their environmental risk program required by the Federal Deposit Insurance Corporation (FDIC). The feedback received from this experience provides Peer with greater insight and understanding of the special needs and concerns of lending institutions and other parties to a transaction.

Special concerns, such as asbestos, lead paint and radon can be fully addressed for clients whose properties present elevated risk due to age, type of construction or occupancy issues. Peer can perform screening sampling and analysis during the initial site visit, or complete a comprehensive survey, prepare abatement plans and specifications, and monitor repair and removal activities. Our experience includes development of Operations and Maintenance programs to assist clients in properly maintaining asbestos in-place and meeting financing covenants.

Peer has significant experience working with the MPCA's Voluntary Investigation and Cleanup Program. We have assisted clients in securing various no-action, site closure, and assurance letters, and where applicable reimbursement for cleanup costs from state funding programs – accomplishments that have been instrumental to the success of many transactions and development projects. The experience of managing projects under the authority of CERCLA, RCRA and various other federal and state law and regulations enables our professionals to apply the broad array of technical and regulatory tools available to resolve environmental problems and achieve project goals.

STEPHEN T. JANSEN, M.S.
PRINCIPAL

SUMMARY

Mr. Jansen is the President of Peer and is a registered professional geologist with 20 years of environmental consulting experience. Mr. Jansen is responsible for the operational aspects of the Company. He also supervises and provides oversight to technical staff involved with projects related to hazardous substance, petroleum and agricultural chemical releases. Mr. Jansen specializes in design and implementation of voluntary investigations and cleanups related to Brownfield redevelopment projects.

Mr. Jansen has directed investigation and cleanup actions on a wide variety of industrial, commercial and residential sites with soil and ground water contamination from chlorinated solvents, heavy metals, petroleum products, PCBs, solid waste, and agricultural chemicals. He is experienced in investigative methods and techniques related to drilling and well construction, sampling, geophysics and analytical testing. He has designed and implemented site cleanups using in-situ and ex-situ technologies including air and bio-sparging, soil venting, bioventing, solidification and stabilization, thermal desorption, and landfarming.

SELECTED EXPERIENCE

Most recently, Mr. Jansen has managed several large Brownfield voluntary investigation and cleanup projects under the direction of the Minnesota Pollution Control Agency (MPCA) and Minnesota Department of Agriculture (MDA). These include the Quarry Retail Shopping Center Development in Northeast Minneapolis, the Minnesota Library Access Center on the University of Minnesota West Bank Campus, and a former pesticide manufacturing facility in Minneapolis.

Mr. Jansen's work on Brownfield and investigation/cleanup projects routinely involves working with the MPCA VIC/VPIC and MDA Voluntary Cleanup and Technical Assistance (VCTAP) programs to obtain liability assurance letters. He also has hands-on experience with public cleanup funding programs including Department of Trade and Economic Development (DTED), Met Council, Petrofund and Agricultural Chemical Response and Reimbursement Account (ACRRA).

EDUCATION

Bachelor of Arts Degree, 1983, Geology, College of St. Thomas, St. Paul, Minnesota.

Master of Science Degree, 1987, Geology, Idaho State University, Pocatello, Idaho.

Continuing Education Courses in soil and ground water sampling methods, ground water and fate and transport modeling, well design and construction, and remediation technologies.

REGISTRATIONS/CERTIFICATIONS

Registered Professional Geologist, Minnesota.
Registered Professional Geologist, Wisconsin.
OSHA 40 Hour Hazardous Waste Operations Training (40 CFR 1910.120).

PROFESSIONAL AFFILIATIONS

Minnesota Ground Water Association.
Association of Ground Water Scientists and Engineers.

PRESENTATIONS AND PUBLICATIONS

Key Speaker, "Brownfield Reclamation", Recycling Association of America and Solid Waste Association of North America Conference, November 1998.

Co-speaker, "Minnesota Library Access Center, Environmental Issues and Solutions", Minnesota Ground Water Association Conference, November 1998.

Co-author, "Design Considerations Due to Groundwater Contamination, Minnesota Library Access Center", American Society of Civil Engineers, Geo-engineering for Underground Facilities Conference, December 1998 (under review).

Co-author, "Water, Water Everywhere", Civil Engineer Magazine, June 1999.

Co-speaker, Geologic, Hydrogeologic and Contamination Characterization – Minnesota Library Access Center", Minnesota Department of Health Well Conference, March 29, 2000.

Mr. Jansen's property transfer experience has involved management and/or oversight of more than 500 Phase I and Phase II environmental assessments on commercial, industrial and multi-family housing properties. He works on a regular basis with purchasers, owners and lenders to resolve identified environmental issues and to close property transactions on a timely basis.

VOLUNTARY INVESTIGATION AND CLEANUP PROJECTS

Elmer L. Andersen Library, University of Minnesota, Minneapolis, Minnesota. Project Manager responsible for evaluating and mitigating coal tar contaminated ground water that was impacting the Elmer L. Andersen Library (Minnesota Library Access Center or MLAC). Project included a pre-construction Phase II investigation to quantify soil and ground water contamination and to evaluate its potential impacts on the proposed construction design. A contingency plan was prepared and implemented to address contamination as part of construction. Contingency plan implementation included environmental monitoring, design and installation of engineering controls, disposal of contaminated soil and rock, and collection and treatment of contaminated ground water. Additional measures implemented following construction have included design and installation of a 460 foot long horizontal interceptor well system upgradient of the facility. The well system was designed to collect, remove and treat contaminated ground water before it enters into the underground portion of the facility. The horizontal interceptor well project received a Grand Award in the 2003 Engineering Excellence competition sponsored by the American Council of Engineering Companies of Minnesota. The project was also recognized in the national Engineering Excellence competition as one of the nation's 24 most significant engineering achievements of 2002.

Quarry Retail Development, Minneapolis, Minnesota. Project manager for services provided to the Minneapolis Community Development Agency prior to property acquisition and during construction of the Quarry shopping center. Pre-acquisition services included an extensive Phase II investigation of a planned re-development project. A portion of the site was a former limestone quarry later used as a dump. Investigation activities involved completion of 116 soil gas, soil, ground water and methane sampling probes and on-site analysis of the samples, completion of 41 soil borings, installation of 9 monitoring wells, a geophysical (electromagnetic) survey, monitoring well sampling, and analytical testing of soil and ground water samples. An investigation report was prepared which summarized all data. A detailed response action plan was prepared which evaluated response action alternatives and associated costs, and recommended the preferred alternatives. MPCA approved response actions included in-situ soil venting, venting of methane at the site perimeter and in new site structures, in-situ soil stabilization, excavation and treatment of contaminated soil, and long term ground water monitoring.

Site Investigation and Cleanup, Lightning and Transients Research Institute, Lauderdale, Minnesota. Senior project manager for investigation and cleanup services provided to the University of Minnesota prior to the sale of the property. An electrical substation and electrical research facility previously occupied the LTRI site. Past site activities had resulted in extensive polychlorinated biphenyls (PCB) contamination to soils and building materials. The site contamination prohibited its occupancy and redevelopment. Site investigation and cleanup was conducted in two stages. In 1995, additional investigation and interim cleanup activities were implemented which included testing, segregation, removal and disposition of over 100 drums and boxes of hazardous PCB waste and over 400 tons of non-hazardous debris and scrap material. A Response Action Plan for full site cleanup was prepared and approved by EPA Region V and the MPCA VIC Program. Subsequently, Peer assisted in preparation of a cleanup grant application to the Metropolitan Council's "Metropolitan Livable Communities Fund Tax Base Revitalization Account Grant" program. A sizable cleanup grant was awarded to the site. In 1997-1998, the full-scale cleanup was implemented which involved decontamination of the on-site building, excavation of PCB-contaminated soils, and disposal of soils and cleanup derived wastes at either a local landfill (non-hazardous PCB levels) or an out-of-state landfill (hazardous PCB levels). A "Certificate of Completion" was obtained from the MPCA, which allowed sale of the property to a private developer.

PETROLEUM STORAGE TANK INVESTIGATION/CLEANUP PROJECTS

Two Former Service Stations, New York Mills, Minnesota. Project manager for current owner trying to obtain file closure from the MPCA for petroleum releases from two former service stations. Initial services involved evaluation of existing hydrogeologic investigation data and a pump-and-treat corrective action design (CAD prepared for the site by a previous consultant. Mr. Jansen developed a more cost-effective cleanup approach involving in-situ air sparging and soil venting. A pilot study was conducted to demonstrate the effectiveness of air sparging and soil venting in remediating petroleum contaminated soil and ground water at the site. A revised CAD was prepared and regulatory approval was obtained. Two separate in-situ air sparging and soil venting systems were subsequently installed and operated at the site. File closure for both petroleum releases was obtained from the MPCA approximately three years after the start of remediation. Mr. Jansen assisted the client in obtaining maximum reimbursement from the state Petrofund.

Former Railyard Fueling Depot, Southern Minnesota. Project manager for current property owner of a former railyard site with past petroleum releases. Initial services included a detailed evaluation of existing hydrogeologic and analytical data from 50 soil borings, 12 monitoring wells, and 42 test pits previously generated by other consultants. The site data was summarized and interpreted to determine the extent and magnitude of petroleum contaminated soil and ground water. Remedial alternatives and remediation costs were evaluated and a free product recovery system was designed. A ground water pumping test was conducted to confirm the effectiveness of the proposed system. Follow-up investigation was completed to evaluate potential impacts to an underlying limestone bedrock drinking water aquifer. MPCA-approved remedial actions are in progress and include passive product recovery and ground water monitoring.

Former Bulk Oil Storage Facility, St. Paul, Minnesota. Project geologist for field investigation activities of a former, 7 million-gallon capacity bulk oil storage facility located on a bedrock bluff along the Mississippi River. Investigation activities included completion of soil borings, installation of monitoring wells in the St. Peter Sandstone bedrock formation, completion of test pits in the adjacent river flood plain, and soil and ground water sampling and analysis. An investigation report was prepared, and response action alternatives and cleanup cost estimates were developed.

AGRICULTURAL CHEMICAL INVESTIGATION/CLEANUP PROJECTS

Former Pesticide Manufacturing Facility, Minneapolis, Minnesota. Senior project manager for an ongoing investigation and cleanup project related to a former "grasshopper bait" manufacturing facility located within a commercial/residential area of Minneapolis. The property is targeted for sale and redevelopment. The project has involved an extensive investigation program to delineate the on-site and off-site extent of arsenic and lead-contaminated soil and ground water. The project is being conducted in cooperation with the Minnesota Department of Agriculture (MDA) Voluntary Cleanup and Technical Assistance Program (VCTAP). A preliminary corrective action design has been prepared and submitted to the MDA. Computer-aided ground water/fate and transport modeling, and health-based risk assessment are being conducted in support of site-specific cleanup goals.

Agricultural Research/Experimental Stations, Rural Minnesota. Project manager for the University of Minnesota related to agricultural chemical investigation and cleanup services at four active facilities. Initial project services included design and removal/disposal of six pesticide rinsate underground storage tanks located at four facilities. Pesticide releases were identified at each location. Visually contaminated soil was excavated, stockpiled on-site, and then treated by on-site land application. Remedial investigations were conducted at two of the facilities to define the extent of soil and ground water contamination. Additional investigation is in progress at these two facilities in support of obtaining file closure. Project has been conducted under the direction of MDA's VCTAP and Comprehensive Cleanup programs.

Former Grain Storage Facility, St. Paul, Minnesota. Project manager investigation and remediation services provided to the City of St. Paul in conjunction with demolition of a grain storage facility along the Mississippi River. During site wide demolition, releases were identified from PCB electrical transformers, an underground petroleum storage tank and an unidentified source of creosote. Investigation activities included risk assessment and fate and transport calculations to evaluate potential impacts to the river from ground water contamination. A clean-up plan was developed and approved by the MPCA VIC Program. Cleanup activities included off-site disposal of PCB contaminated materials and on-site biological treatment of creosote and petroleum impacted soil. A No Action letter was obtained from the MPCA following completion of post-cleanup monitoring. The site is currently being used for temporary parking and is part of the Upper Landing redevelopment area.

Agricultural Chemical Release Investigation and Cleanup, Rural Farm Sites, Minnesota. Project manager for investigation and cleanup services of agricultural chemical spills (herbicide and fungicide) at farm sites acquired by the U.S. Farmers Home Administration. Remediation of the herbicide spill included excavation of contaminated soil and land application per product label rates. Remediation of the fungicide spill involved excavation of contaminated soil and incineration at an out-of-state RCRA approved facility. File closure regarding both incidents was obtained from the MDA.

PROPERTY TRANSFER PROJECTS

Portfolio - Phase I and Phase II Environmental Assessments, 33 Apartment Complexes located throughout the Midwest. Senior project manager for a comprehensive Phase I Environmental Assessments of thirty-three apartment complexes conducted for a nationwide property management firm. The assessments were prepared in accordance with both ASTM and Fannie Mae guidelines and were completed within a 45-day time frame. Additional investigation was performed at six sites, either in the form of Phase II investigation or additional historical research, on a rush basis to facilitate the property transactions. The buyer and their lender used the environmental assessment results to successfully complete all of the property transactions.

Phase I and Phase II Environmental Assessment, Apartment Complex on Former Dump Site, Minneapolis, Minnesota. Project manager for a comprehensive environmental assessment of an apartment complex property completed for a prospective buyer. The Phase I identified that the apartments were built on a former un-permitted dump. A former underground fuel oil storage tank was also identified. The property was entered into the MPCA VIC Program to obtain liability assurances. A Phase II investigation was conducted to characterize the nature and extent of the dump materials present. The Phase II results were utilized to obtain a "No Association" determination from the MPCA for identified contamination, which allowed the buyer to obtain financing and purchase the property.

KELLY W. BROWN

EDUCATION

Bachelor of Geological Engineering Degree, 1985, University of Minnesota, Minneapolis, Minnesota.

CERTIFICATIONS

OSHA 40-Hour Hazardous Waste Operations Certification (29 CFR 1910.120).
AHERA Asbestos Building Inspector Certification (40 CFR Part 763).
Asbestos Site Supervisor (MN).
NIOSH 582 Sampling and Evaluation of Airborne Asbestos.
Lead Assessor (MN).

SUMMARY

Mr. Brown is an environmental professional with eighteen years of environmental consulting experience. He has completed environmental assessments, asbestos surveys and on-site project management of asbestos abatement projects. His other areas of experience include laboratory analysis of asbestos and industrial hygiene monitoring for asbestos and other contaminants, and property transfer assessments.

SELECTED EXPERIENCE

Conducted asbestos assessment surveying, sampling and abatement managing following AHERA, OSHA and EPA guidelines and regulations for several Minnesota School Districts, Minneapolis, St. Paul, Hennepin County, State of Minnesota, various federal agencies and numerous industrial/commercial properties. Prepared reports presenting survey and sampling results, protocols and recommendations for abatement measures and asbestos management.

Performed Phase I Environmental Assessments of industrial and manufacturing facilities, commercial and residential properties for property owners and managers, prospective buyers, insurers, lenders and investors, including institutions under the authority of the Resolution Trust Corporation. Provided comprehensive reports, following ASTM protocol, including recommendations, when appropriate for waste management, compliance audits and Phase II investigations. Duties included air, water, radon and soil sampling.

Performed Phase II Environmental Assessments of commercial properties for property owners and managers, prospective buyers, insurers, lenders and investors. Provided comprehensive reports, following required protocols, including recommendations, when appropriate for underground storage tank removals and groundwater monitoring well sampling. Duties included soil and groundwater sampling.