

# STATEMENT OF QUALIFICATIONS

2006-2007



**THE  
JAVELIN  
GROUP**

ENVIRONMENTAL ARCHITECTURAL ENGINEERING  
CONSULTANTS

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10125 CROSSTOWN CIRCLE  
SUITE 107  
EDEN PRAIRIE, MN 55344  
TEL: 952 380-3668 FAX: 952 380-3669  
[www.thejavelingroupinc.com](http://www.thejavelingroupinc.com)

## CORPORATE PROFILE



The Javelin Group, Inc. is a full service environmental, architectural, and engineering consulting firm specializing in meeting the due diligence needs of the real estate community. Our staff is experienced with real estate transactions and understands the role of due diligence in closing a deal. Javelin's professional staff has performed consulting and testing services for governmental, institutional, financial, and real estate companies.

The Javelin Group's environmental capabilities can effectively handle the complex regulatory, technical, and economic issues that encompass environmental problems. Our services include: phase I/II environmental site assessments, brownfield redevelopment, state voluntary program assistance, grant funding application assistance, asbestos consulting & testing, lead-based paint inspections and risk assessments, operations and maintenance (O&M) programs, and underground storage tank assessments.



The Javelin Group's professional staff is experienced in conducting assessments of building systems and components to identify deferred maintenance, physical deficiencies, or code compliance issues. Our services include: property condition assessments, capital needs assessments, construction monitoring, and third party desktop reviews.

The Javelin Group provides a multidisciplinary approach to ensure that our clients' needs are not only met, but also exceeded. Our staff understands the impact that environmental and building system evaluations have on real estate transactions.

## ENVIRONMENTAL DUE DILIGENCE SERVICES



Environmental assessments conducted for commercial real estate transactions are focused on assessing the potential for environmental liability and identifying any recognized environmental conditions associated with a Site. The Javelin Group's professional staff has significant experience in conducting environmental assessments on a wide variety of properties, including commercial, industrial, multi-family, and office facilities. We are familiar and have significant experience with ASTM E1527/1528, Fannie Mae, Freddie Mac, Standard & Poor, and numerous lender environmental assessment protocols. Javelin's professional staff has completed multi-site assessment portfolios for major institutional investors, mortgage bankers, REITs, commercial lenders, and Wall Street investment banks.



### PHASE I ENVIRONMENTAL SITE ASSESSMENT

The purpose of the Phase I Environmental Site Assessment is to identify any recognized environmental conditions, or additionally, any business environmental risk in connection with a property. The Javelin Group's Phase I Environmental Site Assessment meets or exceeds the ASTM requirements and typically consists of four components:

**Records Review** - Javelin reviews federal, state, and local government records in accordance with ASTM protocol to help identify recognized environmental conditions. Additionally, historical records are thoroughly reviewed to determine the property's obvious first developed use, or back to 1940, whichever is earlier.

**Interviews** - Javelin conducts interviews of owners and operators of the property as well as local governmental officials to determine uses of the property and to identify any recognized environmental conditions.

**Site Inspection** – Javelin's environmental professionals perform a visual and physical reconnaissance to determine the property's and adjoining property's current and past uses and physical, geologic, hydrologic, hydrogeologic, and topographic conditions.

**Report of Findings** – Javelin prepares a clear and concise written report delineating all findings, opinions and conclusions with full documentation in accordance with ASTM protocol.

## **TRANSACTION SCREEN (ASTM E 1528)**

The Transaction Screen was developed to provide a reduced scope of environmental inquiry for small cap loans and/or properties perceived to represent a low environmental risk. Javelin's staff has completed numerous transaction screens and can determine whether a transaction screen is appropriate for a specific property. Transaction Screens consists of the following components:

- Owner/occupant questionnaire
- Site Visit
- Limited Historical Records Review
- Limited Governmental Records Review

## **PHASE I REPORT UPDATE**

According to the ASTM Phase I Environmental Site Assessment Standard, a Phase I report is valid for 180 days. Javelin provides updates to existing reports in compliance with ASTM standards including; new site inspections, interviews, and records review updates.



## **THIRD PARTY DESKTOP REVIEW**

Javelin provides third party review of reports to determine compliance with ASTM or other industry standards. Additionally, Javelin evaluates the soundness and economic impact of consultant's recommendations for further investigations.

## **PHASE II ENVIRONMENTAL SITE ASSESSMENT**

If potential recognized environmental conditions are identified during a Phase I Environmental Assessment, then a Phase II investigation is often needed. The purpose of this investigation is to determine whether suspected contamination is present on the property and to provide an understanding of potential environmental liabilities. Javelin's professional staff is experienced conducting Phase II activities including field sampling and laboratory testing of soil, groundwater, air, and building materials to assess the presence of hazardous materials. Javelin can provide the following Phase II services:



- Soil and Groundwater Investigations
- Asbestos Building Surveys
- Lead-based Paint Surveys
- Operation & Maintenance Programs (Asbestos/Lead-based paint)
- Indoor Air Quality Assessments

## PROPERTY CONDITION ASSESSMENT SERVICES



Identifying significant physical deficiencies or deferred maintenance of Site improvements is crucial to assessing the economic viability of commercial real estate transactions. Building code compliance, zoning, and accessibility requirements (ADA) are also important to evaluate during the due diligence process. The Javelin Group's professional staff is experienced in conducting property condition assessments on commercial, industrial, multi-family, and office facilities. We have significant experience with industry protocols, including ASTM, Fannie Mae, Freddie Mac, Standard & Poor, and institutional investors. We understand the nature of real estate transactions and respond quickly and effectively to the due diligence requirements of our clients.



### PROPERTY CONDITION ASSESSMENT REPORT

The purpose of the Property Condition Assessment is to document the physical condition of the property and to identify material physical deficiencies of building systems and components. Typically these systems include, the structural frame and building envelope, roofing, plumbing, HVAC, electrical, vertical transportation, life safety/fire protection, and interior elements. Additionally Javelin inspects site conditions including, storm water drainage, paving, sidewalks, landscaping, and any recreational facilities. The Javelin Group's Property Condition Assessment meets or exceeds the ASTM requirements and includes the following components:

**Documentation Review and Interviews** – Javelin reviews government agency records including the base building certificate of occupancy, building code violations, and fire code violations. We also conduct interviews of owners and property managers and review any documents regarding the physical condition of the property in accordance with ASTM protocol.

**Walk-through Survey** – Javelin conducts an on-site visual reconnaissance to observe the overall general physical condition of the property and identify observable physical deficiencies of building systems and components.

**Opinions of Probable Cost** – Javelin develops cost estimates for immediate or near-term repair of building components due to damage, deferred maintenance, or life safety issues. Based on condition, age of components, and estimated useful life, we also develop capital reserve cost estimates over the finance term for major future capital expenditures.

**Property Condition Report** – Javelin prepares a concise, clear written report of findings and opinions in accordance with ASTM, Fannie Mae, Freddie Mac, or rating agency protocols.





### **THIRD PARTY DESKTOP REVIEW**

Javelin provides third party review of reports to evaluate compliance with ASTM, Fannie Mae, Freddie Mac, or other industry protocols. Cost estimates for immediate repair needs or replacement reserve schedules proposed by other consultants can be reviewed and verified by Javelin's experienced staff.

### **CONSTRUCTION MONITORING AND INSPECTION**

Javelin performs periodic site observations to document that construction is progressing as planned and is in substantial compliance with plans, specifications, and applicable building codes. Our Construction Monitoring and Inspection services include:

- Verification of conformance with plans and specifications and building codes
- Review of the quality of materials and workmanship
- Review of change orders and evaluation of impact to total project cost
- Verification and approval of progress payment requests
- Documentation of quantities of materials stored on-site or off-site
- Preparation of final project punchlist



## BROWNFIELD INVESTIGATION & REDEVELOPMENT SERVICES



Brownfields are defined as the expansion, redevelopment, or reuse of real estate, which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvestment in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The Javelin Group's professional staff is experienced in conducting site investigations and cleanup of potentially contaminated commercial, industrial, multi-family, and office facilities. We have significant experience with industry protocols, including ASTM, Fannie Mae, Freddie Mac, Standard & Poor, and institutional investors. We understand the nature of real estate transactions and respond quickly and effectively to the due diligence requirements of our clients.



### SITE CHARACTERIZATION & INVESTIGATION

At JAVELIN, our environmental professionals work collectively to design and implement efficient, cost-effective solutions to fully investigate and remediate contaminated sites. We interact with the appropriate federal, state, and local regulatory agencies to ensure that cost-effective investigation and remediation proceeds to closure, on time and within budget. Our staff is experienced with investigations ranging from underground storage tank investigations to complex, multiple media contaminated sites such as former circuit board manufacturing, dry-cleaners, and railroad yards.

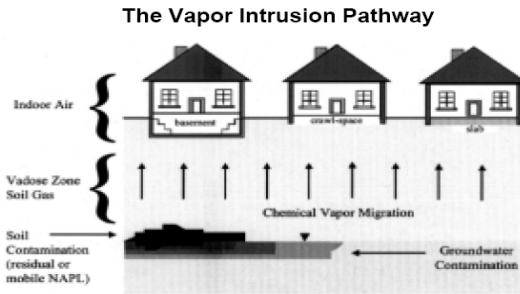


**Soil & Groundwater** – JAVELIN performs soil and groundwater investigations to determine whether contamination is present on a property, and to what extent. JAVELIN has significant experience conducting soil investigations ranging from underground storage tank assessments to subsurface sampling programs covering large numbers of boreholes placed in strategic locations on a suspect property. JAVELIN personnel are experienced in all soil sampling protocols, as well as the oversight of all related field equipment and machinery sourced through subcontractors.

Groundwater investigations conducted by JAVELIN include well installation and development, field sampling & analysis, delineation of capture zones, groundwater flow determination and modeling, and interpretative contaminant hydrogeology. Our remediation projects often require the development and implementation of ongoing groundwater monitoring programs. JAVELIN personnel have conducted investigations for the complete range of chemical contaminants including: petroleum hydrocarbons, solvents, metals, PCBs, polynuclear aromatic hydrocarbons (PAHs), and other contaminants.



**Vapor Intrusion** – Vapor intrusion has become a significant concern for industrial, commercial and residential buildings. Volatile organic compounds (VOCs) in soil or groundwater can result in vapors migrating upwards into a building, and may pose health hazards to people living or working in that building. The recognition of this exposure pathway has increased in recent years and many state regulatory agencies have developed vapor intrusion assessment policies and regulatory guidance. JAVELIN has the full range of technical capabilities and experience necessary to fully investigate and mitigate vapor intrusion issues. JAVELIN provides the following services:



- Soil Vapor Investigations
- Vapor Intrusion Modeling Assessments
- Indoor air quality assessments
- Vapor barrier design and installation
- Subsurface vent system design & installation



**Response Action Implementation & Cleanup** – The development of Brownfields for residential and commercial uses often require the implementation of various environmental response actions to protect human health and the environment. JAVELIN has extensive experience investigating underutilized and blighted properties, and preparing Development Response Action Plans (DRAPs) to address the identified environmental concerns. DRAPs prepared by JAVELIN are unique to each redevelopment project, and are formulated to provide the most cost-effective solutions for cleanup in accordance with MPCA requirements. A typical DRAP includes a comprehensive description of the site characteristics (i.e. identified contaminants and unusual conditions), a detailed development plan, proposed corrective actions/remedies and cleanup goals {i.e. established soil reference values (SRVs) and soil leaching values (SLVs)}, environmental contingencies, health and safety procedures, and an implementation schedule. The response actions implemented through an MPCA approved DRAP can include but are not limited to:

- Contamination source removal/disposal (i.e. USTs, sumps, traps etc.)
- Hazardous waste characterization, removal and disposal
- Contaminated soil excavation, re-use and/or treatment at off-site disposal facilities
- Contaminated ground water management, treatment and/or monitoring
- Installation of passive or active engineering controls (i.e. soil vapor extraction, ventilation and/or barrier systems)
- Subsurface utility inspection and protection

Additional elements of a JAVELIN DRAP could include Institutional Control Consideration, Work Zone Practices, Soil Management Plans and Sampling and Analysis Plans. As part of a turnkey cleanup approach, JAVELIN often coordinates the contractor bidding process and prepares relevant applications to various public-funding sources to streamline the redevelopment process, and ensure that construction progress and financial goals are achieved.

### **BUILDING DEMOLITION & HAZARDOUS MATERIALS MANAGEMENT**

Redevelopment of real estate often includes demolition of existing buildings. Regulatory agencies require identification and removal of asbestos-containing building materials (ACBMs), damaged lead-based paint, mercury-containing devices, PCB-containing fluorescent light ballasts, freon-containing equipment, hydraulic oil filled devices and other hazardous materials. JAVELIN has significant experience in conducting pre-demolition building inspections that identify hazardous materials requiring removal and proper disposal prior to demolition, providing cost estimates for removal, and conducting on-site monitoring during abatement activities. JAVELIN provides turnkey services for the decommissioning of buildings prior to demolition that includes preparation of project specifications, management of the contractor bidding process, oversight of the environmental contractors, on-site monitoring during hazardous materials abatement, and preparation of building decommissioning closeout reports.



### **STATE ENVIRONMENTAL VOLUNTARY CLEANUP PROGRAM ASSISTANCE**

Numerous states have implemented Voluntary Cleanup Programs (VCPs) intended to relieve developers of uncertain liability risks that link regulatory flexibility and liability relief to various forms of financial support for redevelopment. JAVELIN has extensive experience working with state VCPs to obtain liability assurance letters and file closure of contaminated sites for our clients. We can assist with the application process as well as act on your behalf in negotiations with regulatory officials. JAVELIN has significant experience conducting site investigations and preparing site investigation reports in accordance with state VCPs.

## **PUBLIC FUNDING/GRANT APPLICATION ASSISTANCE**

To ensure that Brownfield redevelopment is protective of human health and the environment, public financial assistance to property owners and developers is often required. JAVELIN is experienced in assessing the nature of the environmental measures necessary for redevelopment, and the appropriate funding sources available through local government entities. Low interest loan, grant and reimbursement assistance for environmental investigation, cleanup and abatement costs are available through the following programs:



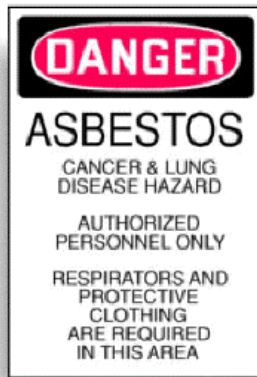
- Minnesota Department of Employment and Economic Development (DEED) Contamination Cleanup Grant
- The Metropolitan Council Tax Base Revitalization Account (TBRA)
- Hennepin County Environmental Response Fund (ERF) and Revolving Loan Program
- Ramsey County ERF
- Minnesota Department of Commerce Petroleum Tank Release Compensation Fund (Petrofund)

In preparing an application for public funding assistance, JAVELIN considers each of the program requirements/policies, along with the nature of the environmental issues and applicable marketplace factors including: Job Creation, Property Valuation, Tax Generation, and Public Community Support/Influences. Through diligent correspondence and our extensive consulting experience, JAVELIN strives to facilitate the maximum assistance to our clients to achieve financial success throughout the redevelopment project process.

# ASBESTOS CONSULTING SERVICES

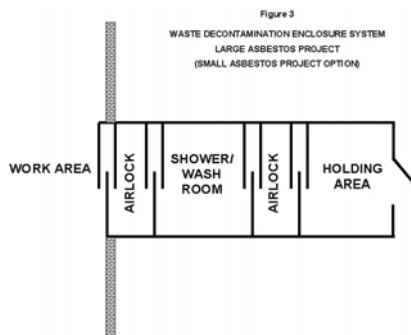


State and federal regulations require building owners and employers to protect employees, building occupants, and outside contractors from exposure to asbestos. The Javelin Group has the technical experience and regulatory knowledge essential for providing asbestos management services to ensure regulatory compliance, promote health & safety, and reduce liability associated with asbestos-containing building materials.



## BUILDING SURVEY AND HAZARD ASSESSMENT

Identifying asbestos-containing building materials (ACBM) within a facility is an important component of an asbestos management program. EPA regulations require owners to identify ACBM prior to renovation or demolition activities. OSHA requires building owners to determine the presence and location of asbestos containing materials by performing a survey in accordance with the Asbestos Hazard Emergency Response Act (AHERA), or presume the materials contain asbestos prior to commencing any construction project. Javelin's asbestos surveys are conducted by accredited and licensed asbestos inspectors to determine the presence, location, current condition, potential for damage, and estimated quantity of ACBM. Javelin's accredited and licensed professionals have conducted asbestos surveys on facilities ranging from school buildings and universities to multi-story office buildings and industrial facilities.



## ABATEMENT PROJECT DESIGN AND CONTRACT ADMINISTRATION

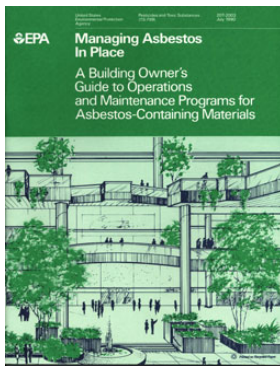
Javelin provides cost-effective abatement project designs and prepares contract specifications, coordinates the bid phase of the project, and assists with the selection of a qualified asbestos abatement contractor. Project specifications adhere to regulatory requirements and include:

- Safety and Health Requirements
- Work area containment
- Decontamination facilities
- Abatement methods
- Air monitoring protocol
- Clean-up procedures
- Final air clearance stds.



## PROJECT MANAGEMENT AND AIR MONITORING

JAVELIN ensures safe and proper work practices are utilized by the abatement contractor by closely monitoring all contractor activities. Our accredited and licensed project managers prepare daily logs of contractor activities, collect and analyze air samples, perform containment inspections, monitor containment pressure differential, and conduct final clearance visual inspections and air monitoring. At the completion of the abatement project, Javelin prepares an abatement project report documenting all abatement activities. Documentation provided includes air monitoring data, project daily logs, final clearance results, and copies of waste manifests.



## OPERATIONS AND MAINTENANCE (O&M) PROGRAMS

If ACBMs are identified in a building, then an asbestos O&M program should be implemented. The purpose of an O&M program is to minimize exposure of building occupants and maintenance staff to asbestos fibers. Javelin's professional staff has significant experience in the development and implementation of asbestos O&M programs for facilities, including schools, hospitals, office buildings, and industrial complexes. Training for maintenance and custodial personnel and the O&M Program Manager is a key component of an effective O&M program. The Javelin Group can provide 2 hour Awareness Training and 16 hour O&M training for your building occupants and maintenance/custodial staff.

## LEAD-BASED PAINT CONSULTING SERVICES



Lead is a naturally occurring element that is toxic to humans of all ages, but it is children under the age of 6 that are most vulnerable. Current studies suggest that the primary sources of lead exposure for most children are deteriorating lead-based paint, lead contaminated dust, and lead contaminated residential soil. Numerous federal and state laws, regulations and guidelines have been promulgated in an effort to minimize the effects of lead-based paint exposure. The Javelin Group can provide comprehensive lead-based paint inspections and risk assessments in compliance with regulatory requirements. Our accredited staff has experience with Fannie Mae, Freddie Mac, and HUD testing protocols.



### LEAD-BASED PAINT INSPECTION AND RISK ASSESSMENT

Testing for lead in paint and soil is conducted by trained and accredited staff utilizing XRF technology to assess the presence, location, and quantity of lead-based paint and lead-contaminated soil in and around buildings. Javelin's lead inspectors assess the condition of all painted surfaces and document areas of chipping, peeling, or cracking. Lead-contaminated dust is one of the most

common sources of lead exposure for adults and children. Javelin evaluates the levels of lead-contaminated dust levels within a building by collecting "dust wipes" samples and submitting the samples to an accredited laboratory for analysis. Ingestion of lead-contaminated soil is a significant source of lead exposure for children. We evaluate soil lead levels by collecting samples around buildings and play areas and then submitting the samples for analysis by an accredited laboratory. Javelin provides a comprehensive lead-based paint inspection and hazard assessment report that documents the presence and condition of lead-based paint and provides action items necessary for compliance with federal, state, and local regulations.



### LEAD HAZARD CONTROL PLAN

After determining the presence and condition of lead-based paint in a building, proper procedures to minimize exposure to building occupants and workers should be implemented. Javelin's experienced lead assessors have developed Lead Hazard Control Plans for multi-family facilities in accordance with HUD guidelines. Typically, a Lead Hazard Control Plan is comprised of the following elements:



- Federal, state and local regulations under which the facility must comply

- Tenant notification requirements in accordance with the *Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X)*.
- Interim management controls to effectively manage lead-paint hazards including worker training, medical surveillance, work practices for unit turnover and maintenance, and record keeping
- Lead-paint abatement strategies



#### **LEAD ABATEMENT SPECIFICATION, MONITORING, AND CLEARANCE TESTING**

The Javelin Group provides cost-effective abatement project specifications, coordination of the bid phase of the project, and assistance with the selection of a qualified lead-paint abatement contractor. During the abatement project, we closely monitor contractor activities to ensure safe and proper work practices are utilized. Our accredited and licensed lead professionals prepare daily logs of contractor activities, perform containment inspections, and conduct final clearance testing to ensure the area is in compliance with regulations and is safe to reoccupy. At the completion of the abatement project, Javelin prepares an abatement project report documenting all abatement activities and providing air monitoring data, project daily logs, final clearance results, and copies of waste manifests.

## SELECTED PROJECT EXPERIENCE

The Javelin Group's professional staff has significant experience providing consulting services to the real estate community. Examples of key projects representative of their experience are provided for your review:

**Nationwide Hotel Developer** – Served as national client manager and conducted/coordinated Phase I ESAs, ALTA surveys, wetland delineations, and geotechnical investigations. Responsibilities included preparation of proposals, subcontractor management, project schedule, client updates, and report review.

**Mid-Rise Office Building** – Conducted Property Condition Assessment and Phase I ESA of a 26-story downtown office building. The building was constructed in 1929 and is listed on the National Historic Property Register.

**Office/Warehouse Facility** – Conducted Property Condition Assessment and Phase I ESA of a 250,000 SF office/warehouse facility. Provided cost estimates for immediate repair needs and replacement reserves over the term of the loan. Lender was a national life insurance company.

**National Real Estate Investment Trust** – Project Manager for the performance of 200 Phase I ESAs on multi-family apartment complexes within 14 states. The project was conducted in accordance with Fannie Mae protocol including sampling and analysis of suspect asbestos-containing building materials (ACBMs), testing of painted surfaces for lead, and radon testing. Phase II Environmental Assessments were conducted on approximately 50 properties to identify or define potential environmental concerns including comprehensive asbestos/lead-paint surveys, radon surveys, and subsurface investigations.

**Regional Commercial Property Developer** – Served as Project Manager on 15-acre redevelopment project involving the demolition of existing buildings on project site. Conducted Phase I ESA in accordance with ASTM E1527. Performed asbestos surveys of existing buildings, developed asbestos abatement specifications, submitted State regulatory notifications, reviewed contractor bids, and provided contractor oversight of abatement project. Coordinated geotechnical investigation for the determination of soil characteristics for foundations and parking lot areas of new development. Directed subsurface investigation to determine if any environmental impacts occurred due to the former presence of an underground storage tank.

**National Investment Banking Firm** – Project Manager on due diligence project requiring Phase I ESAs on 45 industrial/warehouse facilities located throughout the Midwest. Project included asbestos/lead-paint surveys, drinking water testing for lead, and radon monitoring of each facility. Additionally, air quality assessments, including CO<sub>2</sub>, relative humidity, and temperature monitoring were conducted within each facility.

Coordinated and reviewed Phase II assessments conducted on several of the facilities to identify potential environmental concerns.

**State of Minnesota** – Managed asbestos abatement project at the Minnesota State Capitol complex. Responsibilities included project design, specification development, contract administration, air monitoring, and supervision of field personnel. An Asbestos Operations and Maintenance program was also developed for the complex.

**United States Postal Service** – Program Manager for IDEQ Environmental / Architectural / Engineering contract throughout the Midwest region. Projects included Phase I ESAs, lead in drinking water testing, lead-paint assessments, asbestos surveys, and geotechnical investigations. Responsibilities included developing cost estimates, scheduling, technical review, and contract administration.

**Regional Retail Mall Developer** – Project Manager for redevelopment of a property into a strip mall anchored by a national chain grocery store. Project included conducting a Phase I ESA, performing an asbestos survey, and coordinating removal of an underground storage tank. Developed specifications for asbestos abatement, reviewed contractor bids, and provided contractor oversight of abatement project. Coordinated removal of UST and soil testing in accordance with state guidelines.

**Multi-Family Apartment Complex** – Performed Physical Needs Assessment of apartment complex in accordance with Fannie Mae protocol. Project included the inspection of the property to document the physical condition and to identify material physical deficiencies of building systems and components. Review of files at the local building code, zoning, and fire departments offices for reported violations was conducted. Estimated costs to correct any items of deferred maintenance were provided. Future replacement reserves schedules were developed for replacement/repair of components that reached the end of their estimated useful life during the loan term.

**Former Hospital/Nursing Home** – Conducted Phase I Environmental Site Assessment, and comprehensive asbestos and lead-based paint surveys of former hospital/nursing home facility for acquisition by nonprofit low income housing developer. Phase II Environmental Site Assessment conducted by Javelin identified petroleum contamination of soil and groundwater associated with fuel oil underground storage tanks. Conducted Limited Subsurface Investigation to define the horizontal and vertical extent of petroleum contamination. Submitted reports to state agency and successful in obtaining file closure for the petroleum release site.

## SELECTED PROFESSIONAL STAFF CREDENTIALS

### **JOHN E. FINDLEY, M.S.** **SENIOR PROJECT MANAGER**

Mr. Findley has 15 years experience with Phase I Environmental Site Assessments (ESAs), which he performed in accordance with ASTM E1527, Standard and Poor, Fannie Mae, Freddie Mac and other national client protocols. He also serves as a technical reviewer for Phase I ESAs to ensure adherence with established protocols. In addition, Mr. Findley has significant experience in the development, implementation and technical review of Phase II investigations.

Additionally, Mr. Findley is experienced with Federal, State, and Local regulations regarding asbestos and lead-paint issues. He has conducted numerous asbestos and lead-paint facility surveys, developed cost estimates for management or abatement, prepared project specifications and bid documents, and conducted project management/air monitoring during abatement activities. Mr. Findley has developed Operations and Maintenance programs for the management of asbestos and lead-based paint within multi-family, commercial, and industrial facilities.

Mr. Findley has coordinated services for development projects on a nationwide basis. Projects include the development of hotels, motels, retail facilities, and commercial structures. He has been responsible for initial site acquisitions services including geotechnical, ALTA surveys, real estate appraisals, asbestos/lead-paint assessments, wetland delineation, and Phase I ESAs. Projects range from individual properties to multi-site portfolios located nationwide.

### **EDUCATION**

1979	University of Michigan Ann Arbor, MI	Bachelor of Science Degree Natural Resource Management/Biology
1983	University of Wisconsin LaCrosse, WI	Master of Science Degree Environmental Biology

### **CERTIFICATIONS/CONTINUING EDUCATION**

MN Certified Asbestos Inspector (Minnesota No. AI7997)  
WI Certified Asbestos Inspector (Wisconsin No. AII-16128)  
MN Certified Asbestos Site Supervisor (Minnesota No. AS7997)  
Asbestos Management Planner Training Course  
NIOSH 582 Asbestos Sampling Course  
Identification of Asbestos Bulk Sample Analysis Course  
OSHA Health & Safety Training  
HUD MAP Training



## SELECTED PROFESSIONAL STAFF CREDENTIALS

**JAMES C. ROEHL**  
**PROPERTY CONDITION ASSESSOR**

### **PROFESSIONAL EXPERIENCE**

- ❑ Over fifteen years of experience in commercial and multi-family property inspection, including project oversight, cost estimating, and specifying materials and methods.
- ❑ Lead Property Evaluator for thousands of building units utilizing comprehensive engineering/architectural practices. Experienced in utilization of the technical standards applied to the inspection of commercial and multi-family facilities for financial underwriting by Standard & Poor's, Fannie Mae, Freddie Mac, HUD, conduit lenders, institutional lenders, life companies, and major financial institutional banks.
- ❑ Knowledgeable with Americans with Disabilities Act requirements as pertaining to building standards and practices.
- ❑ Former instructor for residential and commercial drafting, computerized commercial estimating, residential and commercial design, mechanical and electrical systems, project scheduling, and construction contract documents.
- ❑ Conducted loan monitoring construction inspections for lenders. Duties included monthly site inspections, contractor payment request review and approval, change-order review, and report preparation.

### **EDUCATION**

1998	University of Minnesota Minneapolis, MN	Bachelor of Science Degree Vocational Education
1970	Dunwoody Institute Minneapolis, MN	Associates Degree Architectural Drafting/Estimating Technology

### **CERTIFICATIONS/LICENSES**

- ❑ Certified Professional Estimator (# 1184683)
- ❑ Minnesota State Board of Vocational Technical Education License
- ❑ Seminar on ADA Compliance

## SELECTED PROFESSIONAL STAFF CREDENTIALS

**Gary P. Turpening**  
**Registered Architect**

### **Professional Experience**

Mr. Turpening has over 30 years inspecting buildings and potential building sites in responsible capacities, which include:

- Project Architect for *Architecture Direct* and previous firms owned by Mr. Turpening since 1972. Projects have ranged from Residential projects to industrial, apartment buildings and dormitories, retail stores, restaurants, offices and a stadium. Site review, purchase recommendations, and design have been part of many restaurant projects.
- Project Architect of projects including new and remodeling projects in a large range of occupant types including: detailed and complex industrial projects for 3M, major renovations to several hospitals, a new airport (at Wadena, Minnesota), medical clinics, historic renovations and conversions, a major railroad station on the Washington METRO, and detailing of roofs and interiors on a 200,00 SF casino.
- Conducted numerous Property Condition Assessments of buildings ranging from office/warehouse, hotels, high-rise office buildings, and multi-family facilities. Developed immediate repair cost estimates and replacement reserves analysis over the term of the loan. Familiar with Fannie Mae, Freddie Mac, Standard & Poor's, and numerous lenders and life insurance company protocols.
- State Building Inspector under contract to the Minnesota Department of Codes and Standards.

### **Education**

1969	Ohio State University	Bachelor of Science in Architecture
1969	Ohio State University	Bachelor of Arts in Sociology

### **Registrations, Certifications and Continuing Education**

- Registered Architect Minnesota 13584
- Other certifications and registrations for architect available for renewal: NCARB (national), Wisconsin, Ohio, Pennsylvania
- Numerous seminars and workshops have been completed, especially on the Building Code, ADA Compliance, and healthy environments.

## REFERENCES

- Mr. Bradley Hammitt  
American Property Financing  
14225 Dayton Circle  
Suite 8  
Omaha, Nebraska 68137  
402 894-2714
- Mr. Peter Austin / Mr. George Zeller  
Welsh Capital  
8200 Normandale Blvd.  
Suite 200  
Minneapolis, MN 55437-1060  
612 897-7813
- Mr. Jim Knutson  
NorthMarq Capital Group  
3500 West 80<sup>th</sup> Street  
Suite 500  
Bloomington, MN 55431-4435  
952 356-0104
- Mr. Stu Stender  
Apex Asset Management Corporation  
600 South HWY 169  
Suite 1580  
Minneapolis, MN 55426  
612 545-1565
- Mr. Dave Rasmussen  
Collateral Mortgage Capital, LLC  
220 South 6<sup>th</sup> Street  
Suite 810  
Minneapolis, MN 55402  
612 868-9187
- Mr. Murray Kornberg  
LJ Melody & Company  
81 S. 9<sup>th</sup> Street  
Suite 400  
Minneapolis, MN 55402-3227  
612 336-4230
- Mr. Gary Jacobson  
ING Investment Management  
100 Washington Avenue South  
Suite 800  
Minneapolis, MN 55401-2121  
612 372-5200
- Mr. Kyle Hanson  
US Bank  
First Bank Place-MPFP 0509  
601 Second Avenue South  
Minneapolis, MN 55402-4302
- Mr. Jay Wiltout  
TCF National Bank  
801 Marquette Avenue  
Minneapolis, MN 55402  
612 661-8374
- Mr. Greg Boderman  
United Properties  
3500 W. 80<sup>th</sup> Street  
Suite 200  
Minneapolis, MN 55402

## **INSURANCE AND LIMITS OF LIABILITY**

### **WORKER'S COMPENSATION**

Auto-Owners Insurance Company

- Statutory limits

### **EMPLOYER'S LIABILITY**

Auto-Owners Insurance Company

- \$500,000 Policy Limit
- \$100,000 Bodily Injury by Accident
- \$100,000 Bodily Injury by Disease Each Person

### **COMMERCIAL GENERAL LIABILITY**

Gulf Underwriters Insurance Company

- \$2,000,000 General Aggregate
- \$2,000,000 Products & Completed Operation Aggregate
- \$1,000,000 Each Occurrence
- \$1,000,000 Personal & Advertising Injury

### **AUTOMOBILE LIABILITY**

Auto-Owners Insurance Company

- \$1,000,000 Hired and Non-Owned
- \$1,000,000 Combined Single Limit

### **UMBRELLA EXCESS LIABILITY**

Auto-Owners Insurance Company

- \$2,000,000 Any One Occurrence (Includes Environmental Professional Liability)
- \$2,000,000 General Aggregate
- \$1,000,000 Products/Completed Operations Aggregate

### **ENVIRONMENTAL CONSULTANT'S PROFESSIONAL LIABILITY**

Gulf Underwriters Insurance Company

*Claims Made Policy*

- \$1,000,000 Each Occurrence
- \$2,000,000 Aggregate

### **CONTRACTORS POLLUTION LIABILITY**

Gulf Underwriters Insurance Company

*Claims Made Policy*

- \$1,000,000 Each Occurrence
- \$2,000,000 Aggregate